



HILLINGDON
LONDON



Major Applications Planning Committee

To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor Ian Edwards (Vice-Chairman)
Councillor Peter Curling
Councillor Janet Duncan
Councillor Henry Higgins
Councillor John Morgan
Councillor John Oswell
Councillor Brian Stead
Councillor David Yarrow

Date: WEDNESDAY, 1
FEBRUARY 2017

Time: 6.00 PM

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

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

Published: Tuesday, 24 January 2017

Contact: Luke Taylor
Tel: 01895 250693
Email: ltaylor3@hillington.gov.uk

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=325&Year=0>

Putting our residents first

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

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.

Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short way away. Limited parking is available at the Civic Centre. For details on availability and how to book parking space, please contact Democratic Service. Please enter from the Council's main reception where you will be directed to the Committee Room.

Accessibility

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

Emergency procedures

If there is a FIRE, you will hear a continuous alarm EXIT and assemble on the Civic Centre forecourt. Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



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;

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

About the Committee's decision

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

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

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

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

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meetings held on 26 October 2016 and 11 January 2017 1 - 10
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

PART I - Members, Public and Press

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

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Warrender Primary School 4311/APP/2016/4295	Eastcote & East Ruislip	Provision of new two-storey classroom block comprising eight new classrooms, staff room, library/ICT suite, technology suite, studio, breakfast club, plus ancillary facilities; increased parking provision; rearrangement of sports pitches and provision of new multi-use games area (MUGA) together with associated steps and ramp; removal of existing modular building and demolition of existing breakfast club building; and ancillary development. Recommendation: Approval	11 - 48 156 - 167

7	Berkeley Apartments 31642/APP/2016/4411	Heathrow Villages	Proposed Change of Use from C1 (APARTMENTS HOTEL) to SUI-GENERIS Homeless persons hostel use and associated external works. Recommendation: Approval	49 - 62 168 - 176
8	Harefield Place, The Drive 12571/APP/2016/3950	Ickenham	Section 73 application to vary condition 2 (drawing nos.) for a Minor Material Amendment (MMA) to planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U-shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) comprising changes to basement layout. Recommendation: Approval	63 - 92 177 - 181

9	Harefield Place, The Drive 12571/APP/2016/4137	Ickenham	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for variation of condition 2 (drawing nos.) for an amendment to Listed Building Consent ref. 12571/APP/2015/3650 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on 'The Drive' and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent) comprising changes to basement layout). Recommendation: Approval	93 - 106 182 - 186
10	Former West Drayton Police Station 12768/APP/2016/1580	West Drayton	Residential development of 53 units, comprising 13 houses and 40 flats, together with associated parking, access road and landscaping, involving the part retention of the listed walls and demolition of the existing Police Station, outbuildings and concrete hardstandings. Recommendation: Approval	107 - 154 187 - 208

Agenda Item 3

Minutes



HILLINGDON
LONDON

MAJOR Applications Planning Committee

26 October 2016

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Henry Higgins, John Morgan, Brian Stead, David Yarrow, Peter Curling (Labour Lead), Janet Duncan and John Oswell</p> <p>LBH Officers Present: Kate Boulter (Democratic Services Officer), Roisin Hogan (Planning Lawyer), Peter Loveday (Highway Development Engineer), Neil McClellan (Major Applications Team Leader), Jyoti Mehta (Trainee Solicitor) and James Rodger (Head of Planning and Enforcement)</p>
74.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies.</p>
75.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Peter Curling declared a pecuniary interest in agenda item 10, arising from the fact that he was an employee of Brunel University, and stated that he would leave the meeting during the discussion of the item.</p>
76.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>There were no minutes for approval.</p>
77.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
78.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were Part I and would be heard in public.</p>
79.	<p>WATERLOO WHARF, WATERLOO ROAD (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>A petitioner, speaking in objection to the application, made the following points:</p>

- The proposed development was in a busy community area which would be impacted by the size and scale of the development, which would not complement the area. The building would be up to five storeys in height which would overlook residents' properties and invade privacy.
- The community was concerned about the impact on Uxbridge Boat Centre. It was estimated that it could suffer a 50% loss of business if the development went ahead.
- Access to and from the development would put pressure on the surrounding roads and cause safety concerns as it was located on a bend with poor visibility.
- Residents believed there would be overspill parking from the development which would impact on surrounding roads. The development was on the outskirts of town and people tended to drive there rather than use public transport. The petitioners asked if the residents of the new development could be excluded from the area parking scheme.

The agent for the applicant addressed the meeting and made the following points:

- The area was characterised by large developments of residential and commercial buildings of various styles. The building currently on the site was prominent at three storeys high with significant plot coverage. The proposed development was more visually appealing and would improve the area. A high quality building finish had been selected and there would be a landscaping scheme.
- Historic England had recognised the tall gabled fronted bays incorporated into the design preserved the character of the area.
- The applicant had carried out extensive negotiation with the Planning Department and taken into consideration objectors' comments.

A Ward Councillor, speaking in objection, raised the following points:

- The owners of the boatyard were worried that they would be pushed out. Residents and businesses were concerned about the impact of the development on their lives, both during demolition and construction, and after the building was erected.

In response to questions from Members, officers advised that:

- It would not be possible to exclude residents of the new development from the area parking scheme.

The following points were made by Members during discussion on the item:

- A site visit had taken place which Members had found useful.
- The proposed development was of a high quality and the gables were an attractive feature. A condition should be added to make clear that the space behind the gables could not be occupied.
- Some Members were concerned about the height and would have preferred a development one storey lower.
- The officer's recommendation included protection for the Uxbridge Boat Centre.

A motion for the application to be refused on the grounds of size, height and bulk was moved and seconded. Upon being put to a vote, this was lost.

	<p>A motion for the application to be approved with an additional condition was moved, seconded and upon being put to a vote was agreed.</p> <p>RESOLVED: The application was approved as per the officer's recommendation with the following additional condition:</p> <p>"Condition 28:</p> <p>Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the roof space(s) shall not be used or converted to any form of habitable room or for any purpose ancillary to any of the dwellings hereby approved, including as a living room, bedroom, kitchen, bathroom, study or storage area."</p>
80.	<p>KINGSWAY HOUSE, HORTON ROAD (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report and provided an overview of the application and drew Members' attention to the amendments on the Addendum.</p> <p>A motion for the application to be approved with an additional informative was moved, seconded and upon being put to a vote was agreed.</p> <p>RESOLVED: The application was approved as per the officer's recommendation in the report and Addendum, with the following additional informative:</p> <p>"The Council will expect the applicant to take into account the following comments of the Canal and River Trust in any future reserved matters application: "We are keen to avoid a canyoning effect on the canal corridor. We would therefore like to see the future reserved matters proposal move the development further back from the towpath, with a reduced height, stepping down towards the canalside..."."</p>
81.	<p>BOWLS PAVILION & GREEN HILL END ROAD (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>A motion for the application to be approved was moved, seconded and upon being put to a vote was agreed.</p> <p>RESOLVED: That the application was approved.</p>
82.	<p>THE ARENA, BENNETSFIELD ROAD, STOCKLEY PARK (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and provided an overview of the application and drew Members' attention to the amendments on the Addendum.</p> <p>During discussion on the item, Members expressed disappointment that the proposed development was not visually attractive, particularly in view of Stockley's status as a landmark business park.</p> <p>A motion for the application to be approved with an additional informative was moved, seconded and upon being put to a vote was agreed.</p> <p>RESOLVED: The application was approved as per the officer's recommendation in the report and Addendum, with the following additional informative:</p>

	" The Council will expect the external materials and details submitted pursuant to condition 17 to compliment the external materials and detailing of the adjacent Grade II Listed Arena building."
83.	<p>BRUNEL UNIVERSITY, KINGSTON LANE (<i>Agenda Item 10</i>)</p> <p>Councillor Peter Curling, having declared a pecuniary interest, left the meeting for consideration of this item.</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>A motion for the application to be approved with an additional informative was moved, seconded and upon being put to a vote was agreed.</p> <p>RESOLVED: That the application was approved.</p>
	The meeting, which commenced at 6.00 pm, closed at 7.07 pm.

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

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

Minutes



MAJOR Applications Planning Committee

11 January 2017

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Peter Curling, Janet Duncan, Henry Higgins, John Morgan, Brian Stead and David Yarrow</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Neil McClellan (Major Applications Team Leader), Manmohan Ranger (Transport Consultant), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
107.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies of absence were received from Cllr John Oswell, with Cllr June Nelson substituting.</p>
108.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Peter Curling declared an interest in Item 9, as an employee of Brunel University, and left the room during the discussion of this item.</p>
109.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 6 December 2016 were agreed.</p>
110.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
111.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all of the items on the agenda would be heard in public.</p>
112.	<p>LIDL, FORMER IMPERIAL HOUSE AND UNITS 1 & 2, VICTORIA ROAD - 5039/APP/2015/4395 (<i>Agenda Item 6</i>)</p> <p>Construction of a 2,554sqm GIA (1,687sqm sales area) Class A1 discount food store with associated access arrangements, car parking and landscaping (involving the demolition of Imperial House, former Comet building and vacant</p>

Value Windows Ltd building) and external refurbishment / re-cladding of Bensons for Beds unit. REVISED PLANS.

Officers introduced the report and highlighted the addendum. The proposal sought to re-develop the site of Imperial House for a part-single, part two-storey retail foodstore for use by Lidl, with the re-configuration of the car parking, access and delivery arrangements across the site, together with the external refurbishment of the Benson for Beds building and associated landscaping.

It was confirmed that there was a petition in support of the application, although the petitioner chose not to speak at the meeting, and instead were available to answer any questions from Councillors.

Members commented that the report stated that if the s106 agreement was not agreed by 31 January 2017, then the application would be delegated for refusal. It was proposed that the date be changed to 31 March 2017 to allow further consultation on the s106 agreement, as the current date was too soon.

Responding to questioning, Officers confirmed that it would be possible to change the wording of Condition 18 so that it read "no deliveries can occur in the following hours" and that authorisation be delegated to the Head of Planning and Enforcement to confirm this.

The officer's recommendation, subject to the s106 agreement and additional conditions, was moved, seconded, and upon being put to a vote, unanimously agreed.

- **RESOLVED:** That the application was approved subject to s106 agreement and additional conditions.

113. **MUSIC BOX, TOVF - 59872/APP/2016/4461** (*Agenda Item 7*)

Details pursuant to the discharge of Condition 3 (Proposed Imagine) of planning application reference 59872/APP/2016/1930 (Reserved Matters Application regarding the appearance and landscaping for Phase 5 'The Music Box' (formally the Record Stack) of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission reference 59872/APP/2013/3775).

The Chairman confirmed that Item 7 and 8 would be considered concurrently as they considered applications at the same site, although both items would be put to a vote separately.

The report that was introduced by officers proposed images to be included on the building's external cladding, and the addendum was noted.

The Committee considered the proposed images and confirmed that they were very supportive of the second image, which was iconic, relevant, and reflects the history of the site. There was some concern that the first image, while distinctive, may not be as

	<p>widely recognisable and was not representative of the ethnic diversity in Hayes.</p> <p>Members confirmed their personal preference for the second imagine, and asked that the applicants take the opinion of the Committee onboard.</p> <p>The officer's recommendation on Item 7 was moved, seconded and put to a vote. Members voted in favour of the proposal, with five votes in favour and two votes against.</p> <p>– RESOLVED: That the application was approved.</p>
114.	<p>MUSIC BOX, TOVF - 59872/APP/2016/4462 (<i>Agenda Item 8</i>)</p> <p>Details pursuant to the discharge of Condition 3 (Proposed Image) of planning application reference 59872/APP/2016/1930 (Reserved Matters Application regarding the appearance and landscaping for Phase 5 'The Music Box' (formally the Record Stack) of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission reference: 59872/APP/2013/3775).</p> <p>The minutes for Item 8 are included in Item 7, as both items were considered concurrently.</p> <p>Members moved the officer's recommendation and voted unanimously in favour of the application.</p> <p>– RESOLVED: That the application be approved.</p>
115.	<p>BRUNEL UNIVERSITY, KINGSTON LANE SITE 3 (S73) - 532/APP/2016/3489 (<i>Agenda Item 9</i>)</p> <p>(Variation of Condition 1 (in order to permanently extend opening hours until 22:00 Monday to Saturday) of planning permission reference 532/APP/2014/4036: Provision of replacement sports pitches (including new synthetic playing surfaces), erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements (Site 3) (S73 application).</p> <p>Councillor Curling had declared an interest in Item 9 as an employee of Brunel University, and left the room during the discussion and vote on this item.</p> <p>Officers introduced the report which sought to extend the opening hours of the sports pitches on Brunel University's campus until 22:00 Monday to Saturday. Members proposed, seconded and unanimously agreed the officer's recommendation.</p> <p>– RESOLVED: That the application be approved.</p>

116.	<p>HILLSIDE JUNIOR & INFANT SCHOOL - 18495/APP/2016/3957 (<i>Agenda Item 10</i>)</p> <p>Provision of a new Junior School building including new hall, kitchen, admin and teaching facilities set over 2/3 storeys; rearrangement of existing retained grass pitches; provision of new multi-use games area, alterations to vehicular access; increased parking provision; creation of a parent drop-off facility; internal reconfiguration works to Infant School; landscaping; and associated works.</p> <p>The report was introduced by officers, who also highlighted the lengthy addendum to the Committee and additional condition for approval. The proposals included the provision of a new classroom block with associated facilities, reconfiguration of the staff car park and playing field, and provision of a multi-use games area and landscaping.</p> <p>Responding to questioning, Members heard that the two-storey building has been subject to 111 consultations, and only two objections had been received, both regarding highways issues and not the impact on neighbouring properties.</p> <p>The officers recommendation was proposed and seconded, and upon being put to a vote, was unanimously agreed.</p> <p style="padding-left: 40px;">– RESOLVED: That the application was approved, subject to additional condition.</p>
117.	<p>PHASE 6, ST. ANDREWS - 585/APP/2016/3733 (<i>Agenda Item 11</i>)</p> <p>This item was withdrawn prior to the start of the meeting.</p>
118.	<p>1 UNION BUSINESS PARK - 43562/APP/2016/3401 (<i>Agenda Item 12</i>)</p> <p>Change of use of the existing B8 unit to uses within classes B1c, B2 and B8 of the use classes order. Alterations to the layout of existing parking areas and associated landscaping and alterations to part of the external alterations.</p> <p>Officers introduced the report which sought to change the use of the existing warehouse building to light industrial, general industrial and storage/warehouse uses, together with alterations to the layout of the existing parking and associated landscaping, and alterations to the external elevations of the building. Officers also highlighted the addendum, and commented that five motorcycle spaces would also be proposed in the application adjacent to parking space nine, with the wording delegated to the Head of Planning and Enforcement.</p> <p>Members expressed concern that noise from light industrial work on the site may have an impact of residents, and confirmed that power be delegated to the Head of Planning and Enforcement to condition noise, hours of operation and HGV use on the site.</p> <p>The Committee proposed, seconded, and unanimously agreed the officer's recommendation.</p>

	<p>– RESOLVED: That the application was approved, subject to additional conditions.</p>
119.	<p>PADCROFT WORKS - 45200/APP/2016/3886 (<i>Agenda Item 13</i>)</p> <p>Variation of conditions 2 (Accordance with approved plans), 15 (Pedestrian Link) and 23 (Car Parking Stackers) of planning permission reference 45200/APP/2014/3638 dated 10/12/2015: Demolition of all existing buildings on the site enclosed by Bentinck Road and Tavistock Road (as shown outlined in red on the submitted application site plan) including Globe House, Globe Court, Padcroft Works, the former Dairy Crest dairy and TiGi Warehouse and comprehensive redevelopment to provide three buildings rising from three to eight storeys comprising 308 residential units, 175sqm of Class B1 floorspace, public and private amenity space, hard and soft landscaping and lower ground floor parking space for 293 vehicles, to allow for the extension of the basement car park involving the omission of car parking stackers and an infill extension between blocks to add 645sqm of additional residential floorspace.</p> <p>Officers introduced the report and Members noted the addendum. The proposal sought an extension to the basement, removal of car-parking stackers, an infill extension to add additional residential floorspace and changes to the distribution of the unit mix across the site.</p> <p>The officer's recommendation was proposed, seconded, and upon being put to a vote, was unanimously agreed.</p> <p>– RESOLVED: That the application was approved.</p>
	<p>The meeting, which commenced at Time Not Specified, closed at Time Not Specified.</p>

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

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

This page is intentionally left blank

Agenda Item 6

Report of the Head of Planning, Sport and Green Spaces

Address WARRENDER PRIMARY SCHOOL OLD HATCH MANOR RUISLIP

Development: Provision of new two-storey classroom block comprising 8 new classrooms, staff room, library/ICT suite, technology suite, studio, breakfast club, plus ancillary facilities; increased parking provision; rearrangement of sports pitches and provision of new multi-use games area (MUGA) together with associated steps and ramp; removal of existing modular building and demolition of existing breakfast club building; and ancillary development.

LBH Ref Nos: 4311/APP/2016/4295

Drawing Nos: Surface Water Drainage Strategy Design Note, prepared by Arcadis dated 13/01/17
Design & Access Statement Rev.4, prepared by Callison RTKI dated 13/01/17
A-10000 Rev.E (Proposed Site Plan)
A-12000 Rev.4 (General Arrangements Plan)
M289-200 Rev.P2 (Landscape Plan)
UA008837-ARC-M2-MM-H-014 Rev.P1.1 (Roof Plan Indicative Layout
Flood Risk Assessment and Drainage Strategy, Third Issue, prepared by Waterco dated 17/01/16
Unnumbered Topographical Survey
Archaeological Desk-Based Assessment, prepared by AOC dated July 2016
Lighting Strategy Report, prepared by Arcadis dated November 2016
Stage 1 / 2 Road Safety Audit, prepared by Local Transport Projects dated November 2016
Transport Assessment, prepared by Local Transport Projects dated November 2016
Travel Plan, prepared by Local Transport Projects dated November 2016
Arboricultural Constraints Report, prepared by SES dated August 2016
Arboricultural Impact Assessment, prepared by SES dated 22/11/16
Energy Statement, prepared by Arcadis dated September 2016
Bat Building and Tree Inspection, prepared by EPR dated August 2016
Ecological Appraisal, prepared by EPR dated July 2016
35311100/WAR/PL01 (Site Location Plan)
35311100/WAR/PL02 (Existing Site Layout Plan)
Noise Impact Assessment, prepared by PaceConsult dated 30/09/16
A-10100 Rev.A (Existing Tree Retention Plan)
A-10100 Rev.A (Existing Tree Retention Plan)
A-30100 Rev.A (Proposed Site Sections & 3D images)
A-20100 (Large Scale Elevations)

Date Plans Received: 29/11/2016 **Date(s) of Amendment(s):** 29/11/2016

Date Application Valid: 29/11/2016 16/01/2017

1. SUMMARY

This application seeks full planning permission for the provision of a new Junior School building and associated works at Warrender Primary School in Eastcote. The proposals involve the provision of a new 2-storey classroom block comprising eight classrooms and

associated facilities, reconfiguration of the car park and provision of a Multi-Use Games Area (MUGA) in addition to removal of two existing modular buildings and ancillary works.

The proposals would enable the expansion of the school from one form of entry (1FE) to two forms of entry (2FE) allowing them to cater for a total of 460 pupils (including nursery).

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon School Expansion Programme is part of the Council's legal requirement to meet the educational needs of the borough.

In the main metropolitan areas throughout the country there has been a significant increase in the need for school places and this holds true for London. This increase reflects rising birth rates, migration changes and housing development. The latest forecast for school places indicates a sustained residual need for additional forms of entry in primary schools in the north of the borough and there is therefore a requirement to expand Warrender Primary School to help meet this need.

The existing school would be expanded from 1FE to 2FE to provide additional places for the children of the borough. Internal reconfiguration works would take place to the existing school building such that it would provide for an expanded nursery and Key Stage 1 cohort and the new building would be occupied by Key Stage 2 pupils.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and Local Plan: Part 2 policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. Furthermore, whilst it would result in some loss of playing field, it is considered that the provision of alternative high quality sporting facilities and improvements to the existing drainage would be of sufficient benefit to sport so as to outweigh this loss, such that the proposals would not be contrary to current policies which seek to preserve existing playing fields and sports provision. Despite being contacted and asked various times if they have comments on the application Sport England have not commented on the scheme. Should Sport England object to the scheme with respect to loss of playing field land a referral to the Secretary of State would be required.

It is not considered that the proposed development would result in an unacceptable impact on the visual amenities of the school site or on the surrounding area. Furthermore, it is not considered that the proposal would have any significant detrimental impact on the amenities of the occupiers of neighbouring residential units.

The proposal is supported by a detailed Transport Assessment and provides for mitigation measures to reduce its impact on the local highway network. The Council's Highway Engineer has reviewed this information in detail and confirmed that the proposed development would be acceptable in terms of traffic impact, pedestrian and highway safety.

The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, it is recommended that delegated powers be given to the Head of Planning and Enforcement to approve the scheme, subject to any referral that might be required to the Secretary of State.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 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.

3 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 35311100/WAR/PL01, A-10000 Rev.E, A-12000 Rev.4, A-30100 Rev.A, A-20100, M289-200 Rev.P2 & UA008837-ARC-M2-MM-H-014 Rev.P1.1, 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).

4 COM5 General compliance with supporting documentation

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

Flood Risk Assessment and Drainage Strategy, Third Issue, prepared by Waterco dated 17/01/16

Surface Water Drainage Strategy Design Note, prepared by Arcadis dated 13/01/17

Archaeological Desk-Based Assessment, prepared by AOC dated July 2015

Lighting Strategy Report, prepared by Arcadis dated November 2016

Stage 1 / 2 Road Safety Audit, prepared by Local Transport Projects dated November 2016

Transport Assessment, prepared by Local Transport Projects dated November 2016

Travel Plan, prepared by Local Transport Projects dated November 2016

Arboricultural Constraints Report, prepared by SES dated August 2015

Arboricultural Impact Assessment, prepared by SES dated 22/11/16

Energy Statement, prepared by Arcadis dated September 2016

Bat Building and Tree Inspection, prepared by EPR dated August 2015

Ecological Appraisal, prepared by EPR dated July 2015

Noise Impact Assessment, prepared by PaceConsult dated 30/09/16

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

REASON

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

5 COM7 Materials (Submission)

No development shall proceed beyond the steel/timber/concrete superstructure (including roof structure) of any building proposed until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter

the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

6 COM8 Tree Protection

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

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

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

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

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

REASON

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

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

Within three months of commencement of works on site a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle and Scooter Storage for 40 bicycles/scooters (exact ratios to be agreed)
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (to show 20 car parking spaces and one motorcycle parking space, including demonstration that 20% of all parking spaces are served by electrical charging points, 10% to be active and 10% passive)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs

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

5. Schedule for Implementation

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

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

REASON

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

8 COM10 Tree to be retained

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

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape

Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

9 COM17 Control of site noise rating level

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

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).

10 COM26 Ecology

Within three months of commencement of works on site a scheme for the protection, creation of biodiversity features and enhancement of opportunities for wildlife shall be submitted to and approved in writing by the Local Planning Authority. The plans shall detail measures to promote, encourage and support wildlife through the use of, but not limited to, bat and bird boxes and specific wildlife areas within the landscape scheme. The development must proceed in accordance with the approved plans.

REASON

To ensure the development makes a positive contribution to the protection and enhancement of flora and fauna in an urban setting in accordance with policy BE1 of the Local Plan: Part One Strategic Policies, policy EC5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.19.

11 COM31 Secured by Design

The building(s) shall adhere to 'Secured by Design' principles as set out in the document 'Secure by Design Design - New Schools 2014' published on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until relevant security measures have been implemented.

REASON

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

12 NONSC Travel Plan

Prior to first occupation of the development hereby approved a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the Travel Plan shall be implemented in perpetuity and it shall be reviewed at regular intervals to monitor its impact and, if required, it shall be updated and/or amended in order that its

aims and objectives are achieved.

The Travel Plan shall demonstrate a commitment to the ongoing promotion of sustainable travel to users of the development and include targets for sustainable travel arrangements, effective measures for the ongoing monitoring of the Travel Plan, a commitment to delivering the Travel Plan objectives and details of effective mechanisms to achieve the objectives of the Travel Plan. It shall also include measures, such as expansion of breakfast/after school clubs, staggering of the start/end school times, implementation of car sharing initiatives and the promotion of walking and cycling initiatives, aimed at reducing peak time congestion.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (July 2016) policies 6.1 and 6.3.

13 NONSC Traffic Management Plan

Prior to the commencement of development a traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall provide details in relation to access (vehicular and pedestrian) and the parking provision for school and contracting staff and the delivery of materials during construction.

REASON

To ensure that the construction 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).

14 NONSC Car Park Management Strategy

Prior to occupation of the development a Car Park Management Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The submitted strategy shall contain details of parking allocation of the staff car park; details as to how the drop-off and pick-up area will be managed to ensure its efficient operation; security measures; any parking management equipment such as barriers/ticket machines, etc; and a detailed scheme of management for the areas including within and outside of peak school pick up and drop off hours.

Thereafter the area shall be maintained and managed in accordance with the approved details in perpetuity.

The drop-off/pick-up area must be provided prior to occupation of the development.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies AM2 and AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 6.1 and 6.3.

15 NONSC Delivery & Servicing Plan

Prior to occupation of the development hereby approved a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours.

Thereafter and prior to occupation, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 NONSC Fire Strategy

No development shall proceed beyond the steel/timber/concrete superstructure (including roof structure) of any building proposed until a comprehensive fire emergency plan that demonstrates how disabled people will be safeguarded from fire and enabled to evacuate the building has been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and AM16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 7.2.

17 NONSC Automatic Light Switch Off

Measures shall be put in place to ensure that lights, including car park lighting, are automatically turned off when the buildings are not in use.

REASON

To safeguard residential amenity in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to reduce energy demands in accordance with London Plan (2015) Policy 5.2.

18 NONSC Construction Training

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority, detailing how Construction training will be provided for construction workers on the site. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the provision of construction training within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document on Planning Obligations.

19 NONSC PV details

No development shall proceed beyond the steel/timber/concrete superstructure (including roof structure) of any building proposed until full details, including specifications, of the Photovoltaics, as required to deliver the CO2 reductions and set out in the Energy Statement (September 2016, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the type and size of PVs, as well as a roof plan showing their incorporation on the roof space and the method for fixing them to the roof. The details shall also include the methods for monitoring the use of the PVs and the collection and use of any 'feed in tariffs'. The development must thereafter proceed in accordance with the approved details.

Reason

To ensure the development achieves CO2 reductions in accordance with London Plan (2016) policy 5.2.

20 COM15 Sustainable Water Management

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

The scheme shall follow the strategy set out in the hereby approved 'Flood Risk Assessment and Drainage Strategy,' produced by Waterco and the additional design note produced by Arcadis.

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

a) Suds features:

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

b) Capacity of Receptors

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

c) Minimise water use.

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

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

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

e) From commencement on site

- i. How temporary measures will be implemented to ensure no increase in flood risk from commencement on site including any clearance or demolition works.

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

REASON

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

- * Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012),
- * Policy 5.12 Flood Risk Management of the London Plan (March 2016) and
- * To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and
- * Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).
- * National Planning Policy Framework (March 2012), and the
- * Planning Practice Guidance (March 2014).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R4	Proposals that would involve the loss of recreational open space
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
R16	Accessibility for elderly people, people with disabilities, women and children
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.18	(2016) Education Facilities
LPP 3.19	(2016) Sports Facilities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 6.1	(2016) Strategic Approach
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
LPP 8.3	(2016) Community infrastructure levy
NPPF	National Planning Policy Framework

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 11 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved

drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

5 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application 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 I3 Building Regulations - Demolition and Building Works

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

7 I11 The Construction (Design and Management) Regulations 1994

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

8 I12 Notification to Building Contractors

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

9 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

10 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.

11 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

12 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

13 I28 Food Hygiene

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

14 I34 Building Regulations 'Access to and use of buildings'

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

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

- The Building Regulations 2000 Approved Document Part M 'Access to and use of

buildings', or with

· BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

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

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

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

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

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

15

The Council's Access Officer has advised as follows:

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

b) Inclusive design principles should be applied to all learning activities and school functions. This ensures an environment to help children with Special Educational Needs and disabilities take part in school activities on an equal basis alongside their non-disabled peers.

c) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be

considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

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

e) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

f) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

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

16

The Council's Waste Strategy Manager has advised as follows:

General points on waste storage area: -

a) The bin enclosures must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins by school staff, and if multiple bins are installed for the bins to be rotated in between collections. The dimensions of an 1,100 litre bulk bin are 1,370 mm x 990 mm x 1,260 mm.

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

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

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

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

f) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a

width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

g) The roadway should be strong enough to withstand the load of a 26 tonne refuse collection vehicle.

3. CONSIDERATIONS

3.1 Site and Locality

Warrender Primary School occupies an approximately 1.2 hectare plot located on the north west side of Old Hatch Manor in Ruislip. The school comprises a single-storey building located towards the centre of the site, a number of temporary classroom units, playgrounds, playing field, parking and associated development. A single-storey caretakers bungalow occupies the eastern corner of the site. Vehicular and pedestrian access is currently via Old Hatch Manor, although a maintenance vehicle access also exists via Eastcote Road.

The site lies within a predominantly residential area, largely characterised by two-storey detached and semi-detached properties. It is bounded by residential gardens on all sides.

The site generally slopes down towards Eastcote Road to the north west and there is a notable level change between the areas of hardstanding to the south east of the site and the playing fields to the north west. There is also a significant level change between the residential gardens to the south and the school playground, reflected by relatively steep grass banks/bunds around parts of the school's south east and south west boundaries. Mature trees and play equipment located on grass verges define the site's boundaries, particularly around the playground areas.

The site falls within the developed area as designated in the Hillingdon Local Plan. Eastcote Road to the north is designated as a Local Distributor Road and falls within an Archaeological Priority Area.

3.2 Proposed Scheme

This application seeks full planning permission for the erection of a new two-storey classroom block and associated works including the provision of a Multi-Use Games Area (MUGA), reconfiguration of the car park, landscaping, removal of two modular classroom units and ancillary works at Warrender Primary School in Ruislip.

The new classroom block would be located on the current playground to the north east of the existing school building. At ground floor level it would accommodate two standard classrooms, a design technology room, studio, breakfast club room, small group room, a staff room and separate staff work room, a Special Educational Needs Co-Ordinator (SENCO) room, WCs, plant rooms, circulation spaces and associated facilities. At first floor level the building would accommodate six standard classrooms, an ICT suite and library, a small group room, WCs, stores, circulation space and ancillary facilities.

A Multi-Use Games Area, enclosed by 2.4m high fencing and capable of accommodating a range of sports, including tennis, netball, basketball and five-a-side football, would be

provided to the north east of the playing field. The remaining grassed area provides sufficient space to accommodate two smaller or one larger football pitch and running track as per the existing.

The existing car park would be reconfigured and adjacent footpaths and grassed areas remodelled to accommodate an additional eight car parking spaces, such that a total of 20 car parking spaces, including two disability standard spaces, and improved access for refuse collection would be provided.

Some tree removal would be required to accommodate the new building and the increased need to maximise playground space. Replacement planting would however be provided around the site boundaries to enhance the visual amenities of the site and to maintain screening to adjoining residential gardens.

Once complete, the new building would accommodate the school's KS2 pupils. Internal refurbishment works, not requiring planning permission, would take place to the existing building to allow the expansion of the KS1 cohort into the newly created space. It is understood that refurbishment works would also seek to improve some of the existing shortcomings of the building where several classrooms are undersized. The additional space provided through the provision of new accommodation would also enable two existing single-storey modular classrooms, currently located towards the north west of the existing building, to be removed.

Following the expansion, the school would cater for a total of 460 pupils (including nursery) and 40 full time equivalent (FTE) staff. This would represent increases of 210 pupils and 20 FTE staff.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (2015)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document - Planning Obligations

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM1 (2012) Climate Change Adaptation and Mitigation

**Major Applications Planning Committee -
PART 1 - MEMBERS, PUBLIC & PRESS**

- PT1.EM5 (2012) Sport and Leisure
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM11 (2012) Sustainable Waste Management

Part 2 Policies:

- 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.

- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- R4 Proposals that would involve the loss of recreational open space
- 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
- R16 Accessibility for elderly people, people with disabilities, women and children
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- LPP 3.18 (2016) Education Facilities
- LPP 3.19 (2016) Sports Facilities

LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 6.1	(2016) Strategic Approach
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
LPP 8.3	(2016) Community infrastructure levy
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

Consultation letters were sent to 128 local owner/occupiers and the Ruislip Residents' Association. Site and press notices were also posted. 11 letters of objection have been received which raise the following concerns:

- i) The Travel Plan fails to address existing parking issues, including illegal parking.
- ii) The Travel Plan fails to address the impact of the 84% increase in pupil numbers on parking.
- iii) CCTV and traffic wardens are needed.
- iv) A Cabinet Member Petition Hearing was held on 9th November following a call for on-street parking restrictions from 28 households in Old Hatch Manor, half of the street.
- v) The regular parking attendant patrols and numerous H-Bar markings, which attempt to restrict parking across driveways, signify an existing problem.
- vi) Safety is a high priority as the pupils are all under 12 and crossing the road is hazardous.
- vii) The Transport Assessment relies on surveys all taken on an exceptionally warm and dry July day just before the end of term. The statistics quoted are therefore unrepresentative of normal traffic conditions. Failure to disclose this information is disingenuous.
- viii) The Transport Assessment makes a number of inaccurate assumptions which understate the parking demand from commuters, staff and parents in Old Hatch Manor.
- ix) Eastcote Road and Windmill Hill do not lend themselves to on-street parking and Old Hatch Manor, The Ridgeway and Warrender Way are at saturation from Warrender and Bishop Ramsey

Schools.

x) Increase in peak time traffic.

xi) Use of Windmill Hill for dropping off slows traffic and impedes access to/egress from residents' properties.

xii) The Transport Assessment is based on historic data and it underestimates the numbers travelling by car and parking demand.

xiii) Ecological and Bat Surveys were carried out 12 months prior to any traffic surveys. If the Transport Assessment is approved in its current form this would suggest the Council gives greater consideration to its bat population than to pupils or residents.

xiv) The school has drainage problems and the field is rarely used due to waterlogging. This will worsen the situation.

xv) When it rains the after school building floods. Existing problems need to be sorted.

xvi) Properties in Eastcote Road and The Ridgeway have experienced significant flood damage due to run-off from the school site. Measures must be put in place to prevent a reoccurrence of this problem.

xvii) Houses in Eastcote Road are inaccurately shown. These have attached extensions meaning extra water cannot escape.

xviii) The opposite corner of the playing field should be hardsurfaced instead and a drain installed along the school's boundary with The Ridgeway.

xix) Overlooking.

xx) Tree planting should be provided along the northern boundary to provide screening and a noise buffer.

xxi) Removal of trees (group G6), which will not be directly replaced, will cause a detrimental impact on screening currently provided to properties in Windmill Hill.

xxii) The existing hall is woefully inadequate to meet the schools existing needs. The proposals do not do enough to address this issue. There is space to provide a new stand alone sports hall between the existing and proposed buildings, which would have limited visual impact.

xxiii) New planting should be provided but tree roots could damage property.

xxiv) No information is provided regarding lighting of the MUGA and playing field. Assurance should be given that none will be provided.

xxv) Overdevelopment of the site.

xxvi) Overshadowing.

xxvii) Noise from out of hours use.

METROPOLITAN POLICE DESIGNING OUT CRIME OFFICER (DOCO)

The Design and Access statement clearly identifies Secured by Design adherence and as such, I would insist on this development meeting the Secured by Design Schools 2014 design guide.

The developers / architects should make early contact with the CPDA.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS)

Recommend No Archaeological Requirement

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

The site does not lie within an Archaeological Priority Area and, as noted in the desk-based assessment, it has low archaeological potential for all periods reflecting a paucity of recorded archaeology in the vicinity and its historical location within medieval open fields. The site will also have been disturbed by construction of the school. Whilst some as yet undiscovered archaeological features could be present there is no evidence for a significant heritage asset.

No further assessment or conditions are therefore necessary.

SPORT ENGLAND

To be reported at Committee.

Internal Consultees

FLOOD AND WATER MANAGEMENT OFFICER

Detailed comments were provided by the Flood and Water Management Officer and a revised Floor Risk Assessment provided. The Flood and Water Management Officer has advised that this does not address her concerns so planning conditions will be required.

TREES/LANDSCAPING OFFICER

The site lies within a 1.22 hectare plot surrounded by residential properties whose rear gardens contain the site.

The main entrance is off Old Hatch Lane to the south and there is an emergency access between the houses to the north onto Eastcote Road.

The existing built development, comprising low single-storey buildings, and hard surfacing is concentrated in the southern half of the site on elevated ground. The playing fields occupy the northern half of the site at a lower level, surrounded by short embankments.

Boundary structure planting around the southern half of the site is composed of established trees which contribute to the character and appearance of the area and provide a high level landscape buffer between the school and its neighbours.

An Arboricultural Constraints Report and Arboricultural Impact Assessment has been prepared by SES. 9No individual trees and 7No. groups have been surveyed and assessed.

No 'A' grade trees have been identified. 'B' grade trees include: G1 is a double row of mature trees on the east boundary (including maples, cherries, alder and whitebeam), T3 a white poplar, off-site on the west boundary, G2 maples, thorn (centre of site), T4 white poplar and T5 ash, both off-site in the south-east corner, G5 mature maples, on the southern boundary immediately west of the site entrance and T8, a pine on the southern boundary to the east of the site entrance.

The remaining trees are 'C' rated. However, most of the trees, collectively, add landscape value to the site, creating visual interest, screening and wider environmental benefits.

In order to accommodate the development the inner row of mature trees in G1 will be removed, as will G2 and G3, together with 'c' grade trees G6 (on the west boundary).

No tree protection or arboricultural method statement has been prepared at this stage.

A minimum of 15 trees will be removed, many of which are large trees with high landscape / visual value. However, due to the changes in level across the site and the need to cut into earth embankments / root protection areas it is very likely that additional trees will be sacrificed to accommodate the proposed works (T7 part of G5).

A Landscape Plan, by IJLA, indicates approximately 20No. new young trees planted mainly along the east boundary, west boundary and in the north-east corner of the site.

In my view the selected species should be reviewed in the north-east corner where potentially large trees with spreading habits (Q. robur) are shown next to the MUGA - where more upright / fastigate trees might be more suitable.

Additional tree planting should be indicated along the southern boundary (west side) and along the west / northwest boundaries. - Tree planting along the northern boundary could usefully contribute to the control of surface/ ground water run-off which is known to be an issue on this site.

If the application is recommended for approval, landscape conditions will be necessary to protect retained trees and ensure that a robust landscape scheme secures suitable replacement planting. At the moment the replacement provision is inadequate.

Recommendation:

If the application is recommended for approval please add conditions COM6 (levels), COM7 (materials), COM8 (tree protection), COM9 (parts 1,2,3,4,5 and 6) (landscaping) and COM10 (trees to be retained).

Officer comment:

Amended plans have been received which show additional tree planting and amendments to the species proposed. The Trees/Landscape Officer has confirmed that this adequately reflects the above mentioned recommendations, but has re-emphasised the need for conditions requiring tree protection and a method statement to ensure no harm occurs to retained trees.

WASTE STRATEGY MANAGER

Overall satisfactory from the point of view of waste storage.

Informatives relating to waste storage should be attached should approval be granted.

ENVIRONMENTAL OFFICER

Energy comments:

No objections are raised to the proposed development.

The energy strategy shows the development will achieve the minimum requirement of a 35% reduction in CO2 from 2013 Building Regulations. However, the solution proposed relies on the use of PV panels on the roof of the new building. The elevations and CGI images do not show any PVs on the roof of the new building.

Accordingly, the following conditions are necessary:

Condition

Prior to the commencement of development full details including specifications of the Photovoltaics as required to deliver the CO2 reductions and set out in the Energy Statement (September 2016). The details shall include the type and size of PVs, as well as a roof plan showing their incorporation on the roof space and the method for fixing them to the roof. The details shall also include the methods for monitoring the use of the PVs and the collection and use of any 'feed in tariffs'. The development must proceed in accordance with the approved plans.

Reason

To ensure the development achieves CO2 reductions in accordance with London Plan Policy 5.2.

Ecology Comments:

No objections are raised to the proposed development.

The development needs to make a positive contribution to wildlife protection, creation and enhancement. The ecology assessment provides no recommendations. Accordingly, the following

condition is required:

Condition

Prior to the commencement of development a scheme for the creation of biodiversity features and enhancement of wildlife shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans showing the incorporation of measures such as bird and bat boxes and a specific wildlife area for educational purposes. The plans shall also show the use of living walls/screens and living roofs. The development must proceed in accordance with the approved plans.

Reason

To ensure the development makes a positive contribution to the protection and enhancement of flora and fauna in an urban setting in accordance with Policy BE1 of the Local Plan.

HIGHWAY ENGINEER

This is a major extension to the existing Warrender Primary School at Old Hatch Manor. The school has been on the site since 1971. There were pre-app discussions over the expansion proposals.

The applicant provided a Transport Assessment (TA) by Local Transport Projects (November 2016) as part of the application.

The school has a a vehicular access off Old Hatch Manor, a local road in the Council's Road Network. The access leads to staff parking with 12 spaces. The properties in Old Hatch Manor are predominantly detached houses with their own off-street parking available.

The site has a PTAL value of 3 (moderate) which is a result of nearby bus services.

The school access off Old Hatch Manor is shared with an adjacent property. There is also an emergency access off Eastcote Road (B466 - a classified road). There are 'School Keep Clear' markings at the school access in Old Hatch Manor.

The 2012 School Travel Plan showed that approximately 32% of pupils were car borne so there is a large percentage of trips by sustainable modes (over 60% walk).

There were traffic and parking counts carried out by the consultants on a warm day in July and this data was used as the basis for analysis. This trip making along with non-school traffic meant that there were approximately 160 two-way vehicle movements per hour in Old Hatch Manor.

The TA provided results of parking surveys that showed parking levels in close proximity to the school were already approximately 50% of capacity at 7 am before school started as a result of resident and commuter cars.

The existing school arrangements produce parking stress generated by drop-off and pick up activities in the morning and afternoon respectively which is the case in most primary schools in the Borough.

It is proposed to expand the school from 250 pupils to 460 pupils and staffing will increase from 20 FTE (currently 27 staff) to 40 FTE. This 84% increase in the number of pupils will result in additional traffic along with additional parking demand.

The proposals for the site involve the re-configuration of the existing staff car park to increase the number of staff car parking spaces by 8. This will help to reduce the impact of the proposals on the surrounding streets.

The parking surveys undertaken showed that within 200m of the existing school entrance that the average parking capacity was 58%. Close to the school entrance the available parking spaces were full during peak pick up and drop off times. The parking surveys showed that prior to the start of school the parking stress was approximately 46% whereas at peak times it was 55%.

With the new school in place the level of traffic in Old Hatch Manor would approximately double from 160 vph to 320 vph which would be significant but not such that capacity was being met.

A new School Travel Plan is proposed in support of the latest application and measures should be considered that help to reduce car travel for a school that already has a small catchment. These measures should also include initiatives that ensure that any on-street parking does not create safety issues and does not penalise local residents in terms of their access and egress.

It is recommended that a Construction Management Plan is also conditioned.

In light of the above comments, notwithstanding the proposed significant growth in numbers of pupils and staff and localised congestion at peak times, there is adequate on-street car parking capacity within the wider locality.

Therefore, no significant concerns over the proposals are raised providing a School Travel Plan with appropriate trip reduction measures as well as the involvement of local residents is progressed.

ENVIRONMENTAL PROTECTION UNIT

The noise report prepared by Paceconsult dated 30 September 2016 ref: PC-16-0229-RP.1.1 has been reviewed.

The report addresses the indoor ambient noise levels as per BB93 for the new building but has not addressed the noise impact on sensitive receptors from the new football and athletics pitch, the new MUGA facilities which will be operational all season.

The report also recommends in table 4, page 14 the rating level for new mechanical plants. The rating levels recommended are the same as the the current background noise. Our recommendation is that the rated level should be at least 5dB below the background noise. Accordingly, a condition to require this should be imposed, should approval be granted, in addition to the standard informative regarding the control of environmental nuisance from construction work.

EDUCATION

The Council subscribes to the GLA School Rolls Projection Service. Its forecasting model is robust, having been developed over many years. The number of pupils in the borough has grown due to rising birth rates and changes to migration patterns. A successful programme of primary school expansions and new schools has already taken place across the Borough. This will meet the majority of forecast need.

However, a few localised place pressures remain and this includes some areas in the north of the Borough. In these areas, it can be difficult to place pupils within a reasonable distance of their homes due to the travelling distance to the nearest available place and further places are needed to manage demand.

Warrender Primary is centrally located in the north of the Borough and is therefore well-located for expansion, as the additional places will be accessible (i.e. within the 'statutory' two mile walking route) to a wide area. Being an over-subscribed school, the additional places will also reduce pressure on other popular local schools. Therefore, in addition to increasing overall capacity, the

expansion of Warrender Primary will also result in a geographical distribution of available places that better matches demand.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is an established educational facility which falls within the developed area as designated in the Hillingdon Local Plan. It does not fall in or adjacent to the Green Belt and does not comprise land designated as public open space. It has no other specific designations. Accordingly, the key issues pertaining to the principle of development relate to education and impact on the playing fields.

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

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

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

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

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together pro actively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet existing and future demand.

The Council's Education Team have provided a strong justification in terms of the future demand for the development. It is also noted that the NPPF and ministerial statement are strongly supportive of all educational provision and it is not therefore considered that it is necessary to establish a need for educational development under the current policy context. To the contrary the context is quite clear that all enhancements to educational provision are supported.

The proposal is considered to fully comply with this strong local, regional and national policy support for new, enhanced and expanded educational facilities. However, notwithstanding this, it should be noted that the proposed development would result in a loss of playing field.

Policies R4 and R5 of the Local Plan: Part 2 seek to resist the loss of playing field "unless adequate, accessible, alternative facilities are available."

Part B of London Plan policy 3.19 states:

"Development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Proposals that result in a net loss of sports and recreation facilities, including playing fields should be resisted."

Sport England's Playing Field Policy - A Sporting Future for the Playing Fields of England, confirms that Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or part of a playing field, unless one of five exceptions applies. Exception E5, quoted below, is considered to be most relevant to this application:

"E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport so as to outweigh the detriment caused by the loss of the playing field or playing fields."

Paragraph 74 of the NPPF reiterates the objectives set out in Sport England's Policy Statement. It confirms that sports and recreational buildings and land, including playing fields, should not be built on unless (amongst other criteria)

- i) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- ii) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The applicant's Planning Statement seeks to justify the development against the relevant policy criteria by demonstrating that there would in fact be no overall loss in quantity and a marked improvement in quality of sports facilities to be provided at the site.

With regard to existing sports provision, this is currently very limited at the site. The internal layout of the building and small size of the existing school hall is such that it does not lend itself to formal sports provision. Furthermore, the shape of the playgrounds and their close proximity to buildings restricts their use for formal sport. The Design and Access Statement (DAS) confirms that the existing playing field typically accommodates two five-a-

side pitches and a running track. Aerial photos suggest it alternatively accommodates rounders pitches during summer months. The DAS goes on to confirm that due to the relatively narrow shape of the playing field, the maximum sports provision it would be capable of providing, taking into account Sport England recommended pitch sizes, would be a single U9/U10 pitch and a single five-a-side pitch, although insufficient space would be available for recommended run-off areas. The applicant has advised that the existing playing field suffers from poor drainage, which renders it unusable for much of the year. This was confirmed by the school during officers' site visit and has also been confirmed by residents in their comments on this scheme.

By comparison, the proposed scheme would provide a playing field which could be laid out to accommodate the same size and quantum of pitches in addition to a purpose built MUGA capable of accommodating a range of sports. Drainage improvements would also be carried out to reduce existing issues of waterlogging and flooding which restricts use of the playing field for much of the year. It is considered that the proposed drainage improvements in addition to the provision of a MUGA would, in effect, result in superior sports facilities to the existing, which are more capable of meeting the school's year-round sporting needs and curriculum delivery.

Notwithstanding the above, officers have undertaken a search of appeal decisions concerning new education developments that affect either playing fields or open space to understand how Planning Inspectors have interpreted the above mentioned Ministerial Statement and the 'weighting' that should be given to this as a material planning consideration.

A search of a national appeals database identified 3 appeal cases where loss of open space or playing field was involved.

Where the schemes are of direct relevance is that in each case the decision maker had, in effect, to decide whether a clear education need outweighed other strong material planning considerations. All 3 appeals (namely the appeal by Chapel Street Community Schools Trust for a free school on open space in Oxfordshire, a new free secondary school by 'Great Schools for all Children' in Warrington on public open space involving the loss of a sports pitch and Poulton Church of England Primary and Nursery School's planning application in Poulton-Le-Flyde Lancashire which proposed modular buildings on urban open space) were allowed and significant weight was given by the appeal inspector to the education need in every case.

In the Warrington case (which is a 2014 case and therefore was based on the NPF, Ministerial statement and most up to date national Planning Policies) the Council in refusing the planning application stated:

"The playing fields offer significant benefits to the local community due to the sports pitches available and their accessibility and close proximity to residents, community groups and schools."

Sport England did not object subject to,

"Conditions regarding the submission, agreement and implementation of a sports development plan and community use agreement, the details and specifications of the sports hall, changing rooms and artificial grass pitch and a scheme for the improvement of the remaining playing fields are required to ensure that there is sufficient benefit to the

development of sport, suitable arrangements for community access and that the loss of the existing playing fields on the site is effectively mitigated."

It should be noted that Sport England therefore appear to have been satisfied that conditions could be used to address potential policy conflicts.

The Inspector in allowing the appeal stated;

"There are differing views as to the potential effects on existing schools and the justification for the proposed school in terms of the need to raise educational standards. What is clear however is that the proposal will create an additional school, increasing the number of school places available and creating greater choice and diversity for secondary education in the area. In the context of the Framework and the Ministerial Policy Statement, this constitutes a significant benefit that carries substantial weight."

It should be noted that the appeal was then called in by the Secretary of State who then confirmed that he agreed with the Inspector's original decision letter.

In the Poulton Church of England Primary and Nursery School case the Planning Inspector cites the text in the Ministerial statement which says that the development of state-funded schools is in the 'national interest' and that planning decision makers should support that objective, in a manner consistent with their statutory obligations. The Planning Inspector then openly criticises the Local Planning Authority in his decision letter for not giving sufficient consideration to the Ministerial Statement.

What these recent appeal cases show is that decision makers are expected to place substantial weighting on the Ministerial Statement and that it is a very important material planning consideration. As such officers consider that the educational need argument outlined by the applicant and the Council's Education Team with respect to Warrender Primary School should be given substantial weighting as a material planning consideration.

In this instance Sport England are a statutory consultee. However, despite acknowledging receipt of the Council's consultation on 30th November and subsequent follow-up emails from officers chasing for a response, no comments have been received at the time of writing this report.

Whilst every application must be assessed on its own merits, Sport England's approach to past applications is of relevance. Officers are aware of several primary school sites within Hillingdon where Sport England have raised no objection to the provision of MUGAs on playing fields. Also of note is Sport England's more recent objection to loss of playing field at nearby Northwood School (application ref: 12850/APP/2014/4492), which was neither upheld by the GLA or the Secretary of State. It is difficult to argue that those decisions don't set at least some form of precedent.

The applicant has put forward a strong, well reasoned justification for the proposal and demonstrated that there would be no loss in overall sports provision in terms of quantity or quality. Taking everything into consideration, including current planning policy wording at local, regional and national level, even if Sport England were to object, it is very difficult to see how this could be upheld in this instance.

Conclusion:

The proposal is considered to fully comply with current planning policy which seeks to support the improvement, enhancement and expansion of existing school sites. Furthermore, the proposal is also considered to comply with current policy which allows the loss of existing playing fields, providing the loss resulting from the proposed development would be off-set by alternative facilities. Even if it could be argued that a loss in quantity of sports provision would occur, it is considered that this would be so negligible that it would not amount to such exceptional circumstances that it would outweigh the educational need for the development.

On the basis of the above, the proposal is considered to comply with current local, London Plan and national policies relating to educational provision and sports facilities and no objections are raised to the principle of the development, subject to the proposals meeting site specific criteria.

7.02 Density of the proposed development

The application relates to new educational development. Residential density is therefore not relevant to the consideration of this application.

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

There are no Conservation Areas, Listed Buildings or Areas of Special Local Character within the vicinity. Although the application site does not fall within an Archaeological Priority Area, nearby Eastcote Road to the north west of the site does. An Archaeological Desk-Based Assessment has been submitted in support of the application and the Greater London Archaeological Advisory Service have been consulted. No objection or requirement for conditions has been raised.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

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

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of an area is not compromised by new development.

The school's location, bounded by residential properties on all sides, combined with its topography is such that public views into the site are very limited. The proposed new two-storey building and the MUGA would be heavily screened from public view by surrounding development and tree planting. Accordingly, it is not considered that the development would have any significant detrimental impact on the Old Hatch Manor and Eastcote Road streetscenes or the wider surrounding area.

At two-storeys in height the new building would be more visible than the existing buildings on site from neighbouring residential properties. However, given existing on and off-site planting, in addition to proposed new tree planting to infill gaps around the site boundaries, it is not considered that it would appear as a visually prominent or discordant feature which would be of such harm to the visual amenities of the school site or immediately surrounding area that refusal could be justified.

7.08 Impact on neighbours

Local Plan: Part 2 policies BE19, BE20, BE21 and BE24, in addition to the Council's Supplementary Planning Document on Residential Layouts, seek to safeguard residential

amenity.

The Council's Supplementary Planning Document (SPD) on Residential Layouts states that in order to protect the daylight and sunlight available to adjoining properties, and to protect against potential over domination, a minimum distance of 15m should be maintained between adjoining two or more storey buildings. Furthermore, a minimum distance of 21m should be retained between facing habitable room windows in order to ensure there is no unacceptable overlooking.

The nearest residential properties to the proposed new building would be located in The Ridgeway. A distance in excess of 40m would be retained between the rear elevations of those properties and the nearest part of the proposed new building. Notably a distance in excess of 27m would also be retained between the proposed fencing to the Multi-Use Games Area and the nearest residents in Eastcote Road. Given these distances, which exceed minimum Council guidelines, in addition to existing and proposed boundary planting, it is not considered that the development would have any significant detrimental impact on residential amenity in terms of overlooking, overshadowing or overdominance.

7.09 Living conditions for future occupiers

This consideration relates to the quality of residential accommodation and is not applicable to this type of development. However, it is considered that the proposed development, which has been designed to accord with Department for Education standards, would provide an appropriate environment for the future staff and pupils.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

A Transport Assessment, accompanied by a Travel Plan, has been submitted in support of the application.

The proposals seek to expand the school from 1FE to 2FE. Total pupil numbers would increase from 250 to 460 (including nursery) and staff numbers would increase from 20 (full time equivalent (FTE)) to 40 FTE, representing increases of 210 and 20 respectively.

Currently staff parking only is provided on site. Visitors and parents are required to use on-street parking available along local roads. The proposals seek to increase the number of on-site car parking spaces from 12 to 20. Furthermore, cycle storage facilities for 40 bicycles will be provided.

No reference is made to the provision of electric vehicle charging points in the submission. In accordance with London Plan requirements 20% (10% active and 10% passive) of spaces should be served by electric vehicle charging points. This would be required by way of condition.

Based on current trip generation data, the Transport Assessment suggests that traffic levels will increase on the surrounding roads by as many as 150 two way trips in the morning arrival and evening departure hours. However, it concludes that whilst this will create an increased demand for short-term parking in the surrounding roads, providing appropriate mitigation measures are put in place through the adoption of a robust school Travel Plan, there is capacity to cope with this within a short distance of the school.

Residents' concerns that the Transport Assessment is insufficiently robust are noted and it is acknowledged that commuter parking associated with nearby Ruislip Manor station contributes to parking demand within the locality. It is also acknowledged that the surveys undertaken were carried out on a warm summer day where a higher number of people are likely to walk. Nevertheless, the school has a relatively small catchment area and a large proportion of its pupils live within walking distance. Accordingly a large proportion of pupils do already regularly walk to school. Given the relatively small catchment, through robust Travel Plan measures there is opportunity to significantly increase existing numbers travelling by sustainable modes of transport. The Council's Highway Engineer has confirmed that residents' comments have been taken into consideration in assessing the scheme but that the Transport Assessment is satisfactory in this instance.

Residents comments regarding inconsiderate driver behaviour and peak time parking stress are also noted. It is also acknowledged that the Cabinet Member for Planning, Transportation and Recycling heard residents' views on this matter at the Petition Hearing of 9th November 2016, where it was agreed that their request for a parking scheme in Old Hatch Manor would be taken forward for further investigation and more detailed consultation when resources permit. That is a matter for the Council's Highway Authority to investigate and not a matter for consideration as part of this application. The introduction of a parking management scheme can have far reaching repercussions which would need to be carefully considered and fall outside the remit of this application. Furthermore, whilst the school undoubtedly contributes towards parking demand at peak times, it would not create such a significant increase in traffic or parking demand and nor is it the sole contributor to the problem such that it would be reasonable to require a parking management scheme through this application.

Congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times for the school and traffic disperses relatively quickly. Accordingly, it is not considered that the scheme would result in such a significant impact on the surrounding highway network that refusal could be justified. Whilst it is acknowledged that congestion along Old Hatch Manor increases at peak pick-up and drop-off times, notably there is ample capacity within the surrounding area, a short walk away from the school. Indeed, during site visits to both Warrender Primary School and nearby Bishop Ramsey School over the past year officers noted that on each occasion nearby on-street parking was available.

The site constraints are such that the ability to provide a significant increase in on-site parking and an on site drop-off/pick-up area for pupils is simply not viable in this instance. However, the Travel Plan will assist in spreading the peak demand period and encouraging use of more sustainable modes of transport.

In terms of staff travel this is unlikely to occur during peak times as the majority of staff arrive before and depart after peak pupil start/finish times. Accordingly, it is not considered that the additional trips generated by staff would lead to a significant demand for additional parking or have any significant impact on the highway network.

It is not considered that the proposed development would have such a detrimental impact on the local highway network that refusal could be justified, providing a robust school travel plan is provided to encourage the use of more sustainable modes of transport to/from school. This would be required by way of condition should approval be granted. Notably, the Council's Highway Engineer has raised no objections to the proposed development. Whilst residents' strong concerns are noted, the traffic impacts are not considered to outweigh

the educational need for the development in this instance.

7.11 Urban design, access and security

- Urban Design

This issue has been largely addressed in part 7.07 of the report.

Although the existing school buildings are all single-storey, the surrounding area is predominantly characterised by two-storey properties and, as such, no objections are raised to the height of the building in this location. The building's rectangular layout allows for efficient use of indoor space, which in-turn allows the footprint to be minimised and its location on the site and the presence of boundary planting helps to reduce its visual impact

The ground floor would be finished in brick, with the first floor finished in render. The fenestration and coloured infill panels would punctuate the facades and add some visual interest and colour. Such designs and materials are typical of many modern school buildings across the borough and considered to be acceptable in this location.

Taking into consideration the site constraints and the character and appearance of the surrounding area, the size, scale, height and design of the proposed development is considered to be visually acceptable in this instance.

- Security

The submitted Design and Access Statement confirms that security has been carefully considered by the applicant to ensure that a secure and welcoming environment is provided for pupils, whilst limiting opportunities for trespassing and vandalism.

It demonstrates that daytime and out of hours security has been carefully considered and that a series of measures would be employed to ensure a safe and secure environment is retained. It confirms that access controlled entry would be provided and that the design has sought to avoid isolated alcoves around the building perimeter or areas where passive supervision would be limited. It confirms that the new building would adhere to the principles of Secure by Design and that the following measures would be incorporated:

- The existing boundary fence will be retained. Where damaged or ineffective due to adjacent property/trees, this will be reviewed and amendments made accordingly to reinstate it;
- Lockable gates will be provided where appropriate;
- CCTV to cover pedestrian and vehicular access points. Further CCTV will be provided in the ground floor common areas linked to the main alarm system;
- Appropriate zoning for site / building lock down for out of 24 hours community use;
- Windows and doors are to be designed in accordance with SBD principles;
- New intruder alarm system to be provided and will be linked to the existing school alarm system.

The Metropolitan Police Designing Out Crime Officer has raised no objections subject to a condition requiring the development to meet Secure by Design criteria.

7.12 Disabled access

The submitted Design and Access Statement confirms that the proposed development will achieve reasonable levels of accessibility with level access provided throughout, appropriate corridor and door widths, disability standard parking bays and provision of lifts. Ramped access would also be provided to the proposed MUGA.

It confirms that the development will comply with relevant educational design standards (BB99), Part M of the Building Regulations, BS5839 and BS8300.

Following initial comments from the Council's Access Officer amended plans have been received which show that a hygiene room will be provided within the new building. Accordingly, subject to a condition to ensure an appropriate emergency evacuation strategy is put in place for disabled persons, the Council's Access Officer has raised no objections.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

The NPPF states that development proposals should seek to respect and retain, where possible, existing landforms and natural features of development sites, including trees of amenity value, hedges and other landscape features. It states that development should make suitable provision for high quality hard and soft landscape treatments around buildings. Landscape proposals will need to ensure that new development is integrated and positively contributes to or enhances the streetscene. In addition, proposals should seek to create, conserve or enhance biodiversity and improve access to nature by sustaining and, where possible, improving the quality and extent of natural habitat enhancing biodiversity in green spaces and among developments. Local Plan: Part 2 policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

Planting across the site predominantly consists of boundary structure planting composed of established trees which contribute to the character and appearance of the area and provide a high level landscape buffer between the school and its neighbours.

Several trees would be removed to facilitate the development, including the inner row of Grade 'B' trees along the north east boundary, one Grade 'B' tree to the south of the existing car park and a number of Grade 'C' trees.

Following comments from the Council's Trees/Landscape Officer amended plans have been received which show replacement tree planting (approximately 38 trees) would be provided to fill gaps around the site boundaries and to provide screening along the boundaries with the playing field and MUGA. Comments regarding species have also been taken on board.

In terms of ecological impacts, an Ecological Appraisal and a Bat Building and Tree Inspection Report has been submitted in support of the application. These confirm that there are no protected species present on site. The Council's Sustainability Officer has confirmed that no objections are raised. However, given the tree loss which would occur a range of ecological enhancements should be implemented to ensure that biodiversity features and enhancement of opportunities for wildlife are provided. A condition to this effect would therefore be attached should approval be granted.

7.15 Sustainable waste management

The plans indicate that refuse storage facilities would be provided within an accessible location. The proposed facilities are considered to be acceptable in the location shown and full details would be required by way of condition should planning permission be granted. Notably, neither the Council's Waste Manager or Highway Engineer have raised any objections to the proposals. However, it should be noted that the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be

accompanied by an energy assessment to demonstrate how a 35% target reduction in carbon dioxide emissions will be achieved from 2013 Building Regulations, where feasible.

In accordance with this policy the applicant has submitted an Energy Statement to demonstrate how the London Plan objectives will be met. In addition to energy efficient building measures such as ensuring the building will be well insulated, use of high efficiency boilers, energy efficient lighting, natural ventilation, etc, photovoltaic panels would be provided to provide a portion of the site's energy needs through the use of a renewable energy.

These measures would achieve a 36% reduction in carbon dioxide emissions above Part L of the Building Regulations in compliance with London Plan requirements. The Council's Sustainability Officer has notably raised no objections to the details submitted, subject to a condition requiring further details of the photovoltaic panels.

7.17 Flooding or Drainage Issues

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

The site does not fall within a flood zone or critical drainage area. However, officers are aware that the playing fields suffer from poor drainage and that properties in Eastcote Road have experienced flooding in recent years. This has been confirmed verbally by the school and is reflected in residents' comments on this application. Accordingly, a robust drainage strategy is required.

In accordance with London Plan policy a Flood Risk Assessment & Drainage Strategy has been provided. This makes a number of recommendations regarding potential sustainable drainage measures which could be incorporated including the provision of permeable paving, below ground cellular storage and rainwater harvesting.

Following initial concerns raised by the Council's Flood and Water Management Officer additional information has been provided to demonstrate that a suitable and feasible drainage strategy could be provided on site. These fail to fully address the Flood and Water Management Officers concerns and, accordingly, relevant conditions will be required.

7.18 Noise or Air Quality Issues

Air quality

It is not considered that the proposed development would lead to such an increase in traffic over and above its existing consented use that it would have a significant impact on local air quality. Notably, officers in the Council's Environmental Protection Unit have raised no objections on these grounds.

Noise

This is an existing and established school with no current restrictions over use of its indoor or outdoor facilities. The MUGA, in particular, would increase the intensity of use of the north east side of the existing playing field. However, no floodlighting is proposed and, as such, use of MUGA (and other outdoor space) would be restricted to reasonable daylight hours only. Notably, whilst officers in the Council's Environmental Protection Unit have noted the intensification of use, no objections have been raised in this regard. Furthermore, subject to a condition to control noise from plant and machinery, it is not considered that the proposed building would give rise to any significant unacceptable increase in noise

levels.

Overall, it is not considered that the proposed development would result in any significant increase in noise levels such that refusal could be justified.

7.19 Comments on Public Consultations

Points (i) to (xii) raised by residents relate to traffic and parking issues. These have been addressed in the body of the report.

Point (xiii) questions why ecology surveys were carried out prior to traffic surveys. The Local Planning Authority has no control over when applicants/developers choose to commission surveys. However, an array of initial surveys would need to be carried out at early feasibility stage to ensure development is viable. It is likely the ecology surveys were carried out as part of that process.

Points (xiv) to (xviii) raise concerns regarding drainage and flooding. These matters are addressed in the body of the report.

Point (xvii) suggests the plans are inaccurate as they fail to show residential extensions to properties in Eastcote Road. The CGIs provided are indicative only.

Points (xix) and (xxvi) respectively raise concerns regarding overlooking and overshadowing. These matters are addressed in the report.

Points (xx), (xxi) and (xxiii) raise concerns regarding trees and landscaping. These are addressed in the report. A landscaping condition would be attached should approval be granted to ensure appropriate planting is provided.

Point (xxii) suggests the existing hall is too small and a new one should be provided. The adequacy of the existing and proposed facilities for the school's needs would be covered by Education rather than Planning legislation. It is however understood that the proposals have been developed in consultation with the school and, notably, no objections have been received from the Council's Education Team or the school in this regard.

Point (xxiv) raises concern over floodlighting. No floodlighting is proposed as part of this application.

Point (xxvii) raises concerns over noise. This is addressed in the report.

7.20 Planning obligations

Policy R17 of the Local Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open spaces, facilities to support arts, culture and entertainment facilities through planning obligations in conjunction with other development proposals.'

In this instance no off-site mitigation works are proposed. A requirement for Construction Training and also for a Travel Plan can be secured by way of planning condition.

Notably, as the development is for educational use it would not necessitate a contribution towards the Mayoral or Hillingdon Community Infrastructure Levy.

7.21 Expediency of enforcement action

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

The proposed development is considered to fully comply with local, regional and national planning policies relating to the provision of new and/or enhanced educational facilities. Furthermore, the development would provide alternative sports provision through the creation of a MUGA and indoor hall, and other enhancements including drainage improvements to the playing field, which are considered sufficient to outweigh the loss playing field. It is also considered that, on balance, the educational need for the development outweighs any impact the development might have on sports provision.

It is not considered that the proposed development would result in an unacceptable impact on the visual amenities of the school site or on the surrounding area. The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential properties and it is not considered that the development would lead to such a significant increase in traffic and parking demand that refusal could be justified on highway grounds.

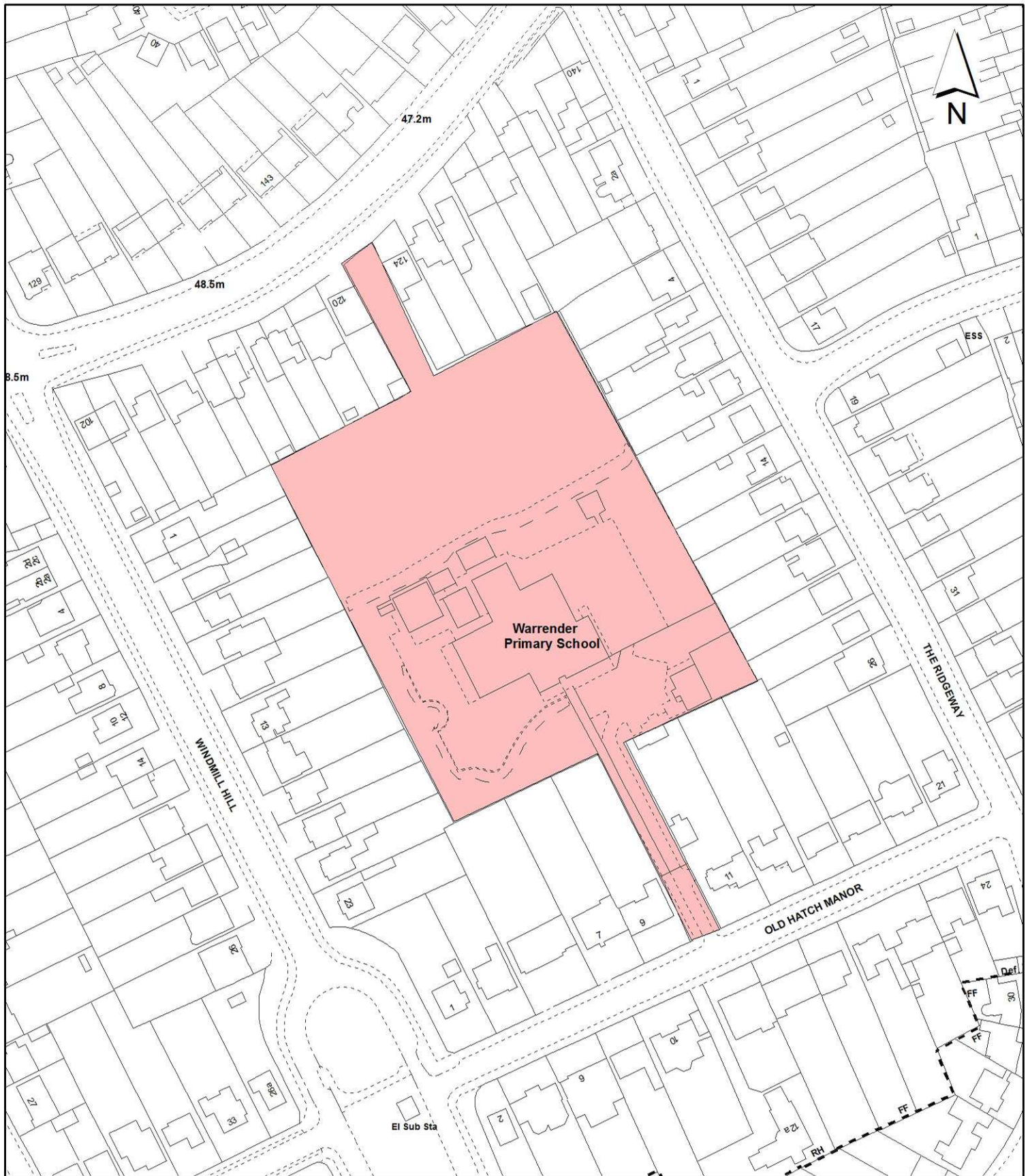
The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended, subject to referral of the scheme to the Secretary of State if needed.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (2015)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document - Planning Obligations

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Warrender Primary School
 Eastcote & East Ruislip**

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

Planning Application Ref:
4311/APP/2016/4295

Scale:
1:1,500

Planning Committee:
Major Page 48

Date:
February 2017



Report of the Head of Planning, Sport and Green Spaces

Address	BERKELEY PARK APARTMENTS MARLBOROUGH CRESCENT HARLINGTON		
Development:	Proposed change of use from apartment hotel (Use Class C1) to a homeless persons hostel and associated external works		
LBH Ref Nos:	31642/APP/2016/4411		
Drawing Nos:	2016/D/204/P/004 Rev A 2016/D/204/P/002 Rev A 2016/D/204/P/003 Rev A 2016/D/204/P/006 Rev A 2016/D/204/P/007 Rev A 2016/D/204/P008 2016/D/204/P/005 2016/D/204/P/001 Transport Statement 3249_005_R01 v2		
Date Plans Received:	08/12/2016	Date(s) of Amendment(s):	07/12/2016
Date Application Valid:	08/12/2016		12/12/2016 19/01/2017

1. SUMMARY

The application seeks consent for the proposed Change of Use from C1 (APARTMENT HOTEL) to SUI-GENERIS Homeless persons hostel use and associated external works for the Berkeley Park Apartments on Marlborough Crescent, just behind the Bath Road in Harlington.

The existing building has been designed as an apartment hotel which provides temporary accommodation, as such the proposed use of the site to provide temporary accommodation for homeless persons is considered to be appropriate and acceptable. No alterations are proposed to the external appearance of the building or landscaping. One of the existing car parking spaces will be reallocated for motorcycle parking as requested by the Councils Highways Engineer.

No objections have been raised on highways grounds and a condition is recommended to ensure the proposal meets Secure by Design standards.

The proposed Change of Use is therefore considered to accord with policies contained within the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012), the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan (March 2016) and the National Planning Policy Framework (NPPF).

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

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

2016/D/204/P/001

2016/D/204/P/002 Rev A

2016/D/204/P/003 Rev A

2016/D/204/P/004 Rev A

2016/D/204/P/005

2016/D/204/P/006 Rev A

2016/D/204/P/007 Rev A; 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 COM5 General compliance with supporting documentation

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

Design and Access Statement 2016/D204/P008

Transport Statement 3249_005_R01 v2

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

REASON

To ensure that the development complies with the objectives of Policies contained within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 COM31 Secured by Design

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

REASON

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

5 NONSC Non Standard Condition

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

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

6 NONSC Non Standard Condition

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

REASON

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

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.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE18	Design considerations - pedestrian security and safety
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
LPP 3.17	(2016) Health and social care facilities
LPP 6.13	(2016) Parking
LPP 7.16	(2016) Green Belt
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character

LPP 8.2	(2016) Planning obligations
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
R16	Accessibility for elderly people, people with disabilities, women and children
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
T2	Location of tourist accommodation and conference facilities

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is known as Berkeley Park, located on Marlborough Crescent, just behind the Bath Road in Harlington. The site currently contains three 3 storey, pitched and hipped roofed brick built buildings. The blocks are currently occupied by serviced apartments. There are 28 existing parking spaces, 5 of these are located outside the gates for visitors and there are 3 disabled parking bays on site.

The site has a Public Transport Accessibility Level (PTAL) score of 3, and is situated within a Developed Area whilst land to the north of the site is allocated as green belt as designated by the policies contained within the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The current use of the site is of fully serviced apartments or apartment hotel (Use Class C1) providing 50 fully furnished studios or one bedroom apartments. The current GIA of the serviced apartments comprise of 2525m². The proposal is to continue using the apartments as designed but specifically for temporary accommodation for homeless persons (Use Class Sui Generis). The proposed scheme involves some minor changes internally to accommodate a small number of larger units. The proposed change of use will be from a 50 Services Apartments into 43 units (1, 2 and 3 bedroom apartments) with no change to the GIA.

No alterations are proposed to the external appearance of the building or landscaping. One of the existing car parking spaces will be reallocated for motorcycle parking as requested by the Councils Highways Engineer.

3.3 Relevant Planning History

Comment on Relevant Planning History

Consent was granted on 02/04/2001 for the 'ERECTION OF 43 APARTMENTS IN FOUR BLOCKS TOGETHER WITH ACCESS ROAD, CAR PARKING AND LANDSCAPING WORKS'.

Since that time there have been a number of applications to create small extensions to the development leading to an increase in the number of apartments to 50. There have been no applications submitted since the development was constructed to alter the use of the site.

4. Planning Policies and Standards

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

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

London Plan (March 2016)

National Planning Policy Framework (NPPF)

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -

(i) Dial-a-ride and mobility bus services

(ii) Shopmobility schemes

(iii) Convenient parking spaces

(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

AM15 Provision of reserved parking spaces for disabled persons

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

BE18 Design considerations - pedestrian security and safety

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

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

LPP 3.17 (2016) Health and social care facilities

LPP 6.13 (2016) Parking

LPP 7.16 (2016) Green Belt

LPP 7.3 (2016) Designing out crime

LPP 7.4 (2016) Local character

LPP 8.2 (2016) Planning obligations

NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
R16	Accessibility for elderly people, people with disabilities, women and children
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
T2	Location of tourist accommodation and conference facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th January 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent out to circa 110 local properties and occupiers on the 21.12.17 and three site notices were posted in the immediate vicinity of the site. 5 letters of objection to the proposed change of use have been received that can be summarised to raise the following points:

- Inappropriate location in a small village for such a hostel
- Increase in crime/trespassing onto adjacent property/anti social behaviour
- Detrimental impact on residential amenity
- Inappropriate display of the planning notice
- Detrimental impact on the character of the area
- Extra car traffic and noise
- Devaluation of properties

Case Officer's comments:

The principle of the change of use, security, impact on residential amenity, impact on the character of the area and traffic issues are discussed within the body of this report. The impact of the development on property values is not a material planning consideration in this case and is not therefore considered. Site notices have been displayed correctly and the statutory consultation process has been adhered to.

SECURE BY DESIGN OFFICER

As this application seeks to develop 90 rooms for the homeless, I also note that a short distance away, it has been indicated that The Former Douglas Webb Section site is seeking to develop a possible similar type of premises. I have concerns about the impact of this on the local area. As within the local area, there is a full range of crime types ranging from theft from motor vehicle, local hotel crime and burglary.

I would say that at a minimum, the development has a Secured by Design condition imposed. Security at this site will be an imperative and in the absence of a robust security strategy.

Case Officer's comment:

An appropriate Secure by Design condition is recommended to be attached to any grant of planning consent for the proposed change of use.

Internal Consultees

WASTE STRATEGY OFFICER

The site currently receives a waste collection from a private sector company. The space currently allocated for waste storage can be allocated for the same purpose in the new site operation.

HIGHWAYS

Current use of the site is serviced apartments/apartment hotel providing 50 fully furnished studios or 1 bed apartments. Proposed use is for temporary accommodation for homeless persons comprising 43 units of 2 and 3 bedroom apartments for tenants who will be rehoused when suitable accommodation is found. There is no change in the GIA.

A transport statement has been provided with the application confirming a reduction in the vehicular trips to the site and a much lower demand for on site parking. As such the existing parking provision of 28 is acceptable, 5 of these are located outside the gates for visitors. 3 disabled bays have been provided. One of the parking spaces should be used/marked for motorcycle parking.

Cycle parking, minimum 10 spaces, ought to be provided in a covered and secure location. Refuse will be collected from within the site as is the current arrangement. Bin locations should be shown on plans, and covered and secure.

Marlborough Crescent is not an adopted highway but has waiting restrictions in place. Subject to amendments being carried out as mentioned above no objections would be raised on highway grounds.

Case Officer's comments:

The Applicant has provided an amended layout plan to show the information required (plan reference 2016/D/204/P/002 Rev A).

ENVIRONMENTAL PROTECTION UNIT

As this was a hotel it is expected there would be high level sound insulation already in place, and having reviewed the application it appears there is no information on the level of existing sound insulation and ventilation that will be provided. As such we would expect them to demonstrate before occupation that internal noise levels of 35dB LAeq, 16 hours (07:00-2300) are being achieved for living rooms and bedrooms for daytime and LAeq,30dB, 8 hours(23:00 -07:00 are being achieved in bedrooms for night time. Alternative mechanical ventilation will need to be provided as the windows will have to be kept closed due to high external noise levels.

Case Officer's comments:

The Applicant has provided the following response:

For clarity all the blocks are traditional construction comprising brick/cavity/block dab and plaster finish with concrete floors and tiled pitched roof. Internal party walls, between units are either 250mm, 300mm cavity walls or solid 215 mm block walls. All the habitable rooms have upvc double glazed windows with secondary glazing. In addition all the habitable rooms have acoustic background ventilation units fixed to the external walls or through the roof.

All the doors to habitable rooms are 44 mm thick with self closing closures. The party floors are 150mm thick concrete planks finishes with resilient layer and 75 mm screed and soffit lined with 60mm insulation and plasterboard with skim finish. All the blocks appear to be well constructed. The current use is designed to accommodate families with children and the proposed use is likewise to accommodate families moving on to permanent homes after temporary stay.

Based on the construction details described above I believe the buildings are well insulated as being

nearer to the airport and the sound reduction values would meet standards set for the proposed use.

ENVIRONMENTAL PROTECTION UNIT 2nd comments:

Based on the information provided, a noise condition would not be necessary as the existing noise mitigation measures are sufficient.

ACCESS OFFICER

Having reviewed the supporting Design & Access Statement, I conclude that the accessibility measures proposed are commensurate with a proposal of this type.

Conclusion: acceptable

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The existing building has been designed as an apartment hotel which provides temporary accommodation, as such the proposed use of the site to provide temporary accommodation for homeless persons is considered to be acceptable.

Policy T2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Local Planning Authority will encourage the provision of a range of accommodation on sites that are easily accessible from Heathrow Airport, underground and railway stations and from the main road network provided the development does not conflict with the aim to maintain and improve the environment. Given that the proposed scheme is an alternative type accommodation and no external alterations are proposed the scheme is deemed to accord with Policy T2.

The proposed Change of Use from C1 to Sui Generis is therefore considered to accord with policies contained within the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012), the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan (March 2016) and the National Planning Policy Framework (NPPF).

7.02 Density of the proposed development

The London Plan density matrix and HDAS density guidelines relate specifically to residential developments. As such, the density of Sui Generis temporary housing schemes needs to be assessed on a case by case basis taking into account issues such as urban design, landscaping, parking and traffic impact. These issues are all discussed later in the report.

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

The site does not fall within close proximity to any listed buildings, conservation areas, or areas of special local character.

7.04 Airport safeguarding

Not applicable to the proposed change of use as no external changes are proposed to the building.

7.05 Impact on the green belt

The application site lies directly to the south of an area of land allocated as green belt. However there are no external alterations proposed to the buildings and as such the impact of the change of use on the adjacent green belt is deemed minimal and acceptable.

7.07 Impact on the character & appearance of the area

No alterations are proposed to the external appearance of the building, parking provision or landscaping.

7.08 Impact on neighbours

No external alterations are proposed to the existing buildings. Concerns have been raised

by some local residents regarding potential detrimental impacts on residential amenity as a result of the proposed change of use. The predominant concern relates to an increase in crime. The Metropolitan Police Designing out Crime Officer has been consulted on the proposals and has raised no objections subject to the inclusion of a Secure by Design condition. This condition is therefore recommended to be attached to any grant of planning consent for the change of use.

A further condition which has successfully been used to mitigate harm caused by HMO type changes of use (a site supervision management plan) is also proposed to ensure neighbour impacts are minimised.

7.09 Living conditions for future occupiers

The NPPF, London Plan and Local Policies on living conditions for new developments relate specifically to residential developments (Use Class C3). As such, the living conditions of Sui Generis temporary housing schemes needs to be assessed on a case by case basis.

The existing building has been designed as an apartment hotel which provides temporary accommodation, as such the proposed use of the site to provide temporary accommodation for homeless persons is considered to be appropriate and acceptable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Council's Highways Engineer has reviewed the submitted proposals and raised no objections to the development, noting that the existing parking provision is acceptable and traffic would be reduced as a result of the change of use.

7.11 Urban design, access and security

No alterations are proposed to the external appearance of the building or landscaping. As discussed above a Secure by Design condition is recommended.

7.12 Disabled access

The existing building has been designed as an apartment hotel which provides temporary accommodation, as such the proposed use of the site to provide temporary accommodation for homeless persons is considered to be appropriate and acceptable.

The Council's Access Officer was consulted as part of the application process and no objections have been received.

7.13 Provision of affordable & special needs housing

The proposed change of use is to provide temporary accommodation for homeless persons, as such the provision of affordable and special needs housing is not applicable to this application.

7.14 Trees, landscaping and Ecology

No alterations are proposed to the existing landscaping.

7.15 Sustainable waste management

The existing facilities will be utilised for waste management. The Council's Waste Management Officer has been consulted as part of the application process and raised no objections to the change of use.

7.16 Renewable energy / Sustainability

Not applicable to this change of use application.

7.17 Flooding or Drainage Issues

The proposals would not result in any significant change to the overall area of hardstanding on the site and therefore there would be no significant implications for flood risk.

7.18 Noise or Air Quality Issues

The Council's Environmental Protection Unit have been consulted as part of the proposals and have requested a condition to protect future residents from external noise. The applicant has provided a response that details the build quality and design of the existing building, including the existing acoustic background ventilation units. This information has been passed to the Council's Environmental Protection Unit and no objections have been received.

7.19 Comments on Public Consultations

The principle of the change of use, security, impact on residential amenity, impact on the character of the area and traffic issues are discussed within the body of this report. The impact of the development on property values is not a material planning consideration in this case and is not therefore considered. Site notices have been displayed correctly and the statutory consultation process has been adhered to.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

No enforcement issues are raised by this development.

7.22 Other Issues

There are no other planning issues raised by this development.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

None

10. CONCLUSION

The application seeks consent for the proposed Change of Use from C1 (APARTMENT HOTEL) to SUI-GENERIS Homeless persons hostel use and associated external works for the Berkeley Park Apartments on Marlborough Crescent, just behind the Bath Road in Harlington.

The existing building has been designed as an apartment hotel which provides temporary accommodation, as such the proposed use of the site to provide temporary accommodation for homeless persons is considered to be appropriate and acceptable. No alterations are proposed to the external appearance of the building or landscaping. One of the car parking spaces will be reallocated for motorcycle parking as requested by the Councils Highways Engineer.

No objections have been raised on highways grounds and a condition is recommended to ensure the proposal meets Secure by Design standards.

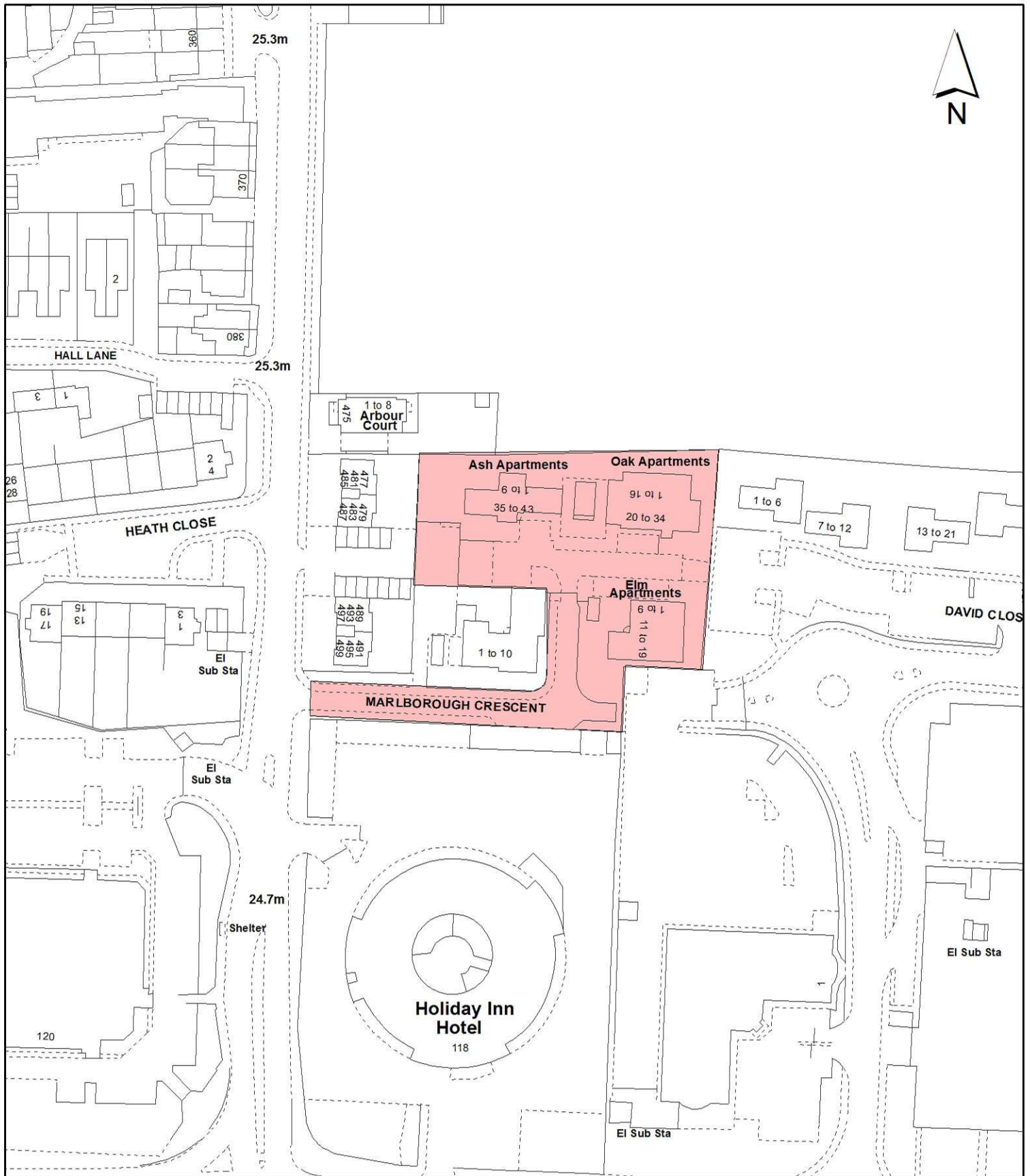
The proposed Change of Use is therefore considered to accord with policies contained within the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012), the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan (March 2016) and the National Planning Policy Framework (NPPF).

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (March 2016)
National Planning Policy Framework (NPPF)

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Berkeley Apartments
 Heathrow Village**

Planning Application Ref:
31642/APP/2016/4411

Planning Committee:
Major Page 61

Scale:
1:1,250

Date:
February 2017

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



This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

- Address** HAREFIELD PLACE THE DRIVE ICKENHAM
- Development:** Section 73 application to vary condition 2 (drawing nos.) for a Minor Material Amendment (MMA) to planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) comprising changes to basement layout.
- LBH Ref Nos:** 12571/APP/2016/3950
- Drawing Nos:**
- 2009-PL-03 (Revised Basement Plan Sheet 2)
 - 2009-PL-02 (Revised Basement Plan Sheet 1)
 - 2009-PL-04 (Revised Basement Plan Sheet 3)
 - 182-PL-2022-01 Proposed Second Floor Plan 2 of 2
 - 182-PL-220-03 Ground Floor Alterations Plan
 - 182-PL-221-03 First Floor Alterations Plan
 - 182-PL-222-03 Second Floor Alterations Plan
 - 182-PL-223-03 Roof Alterations Plan
 - 182-PL-229-03 Basement Alterations Plan
 - 182-PL-250-01-Proposed Out Buildings 1 of 2
 - 182-PL-251-01-Proposed Out Buildings 2 of 2
 - 182-PL-320-02 Alterations Elevation North East 1 of 2
 - 182-PL-321-02 Alterations Elevation North East 2 of 2
 - Archaeological DBA
 - Contamination DBA
 - Energy Statement ES1 Rev 1
 - FRA Final 1 with Appendices
 - Great Crested Newt Survey Mitigation Report ER ST
 - Heritage Statement_PART 1
 - Heritage Statement_PART 2
 - Landscape Masterplan Statement Part I
 - Landscape Masterplan Statement Part I
 - Phase 1 Habitat Assessment Revised
 - 182-PL-300-02 Proposed Elevations AB
 - 182-PL-301-02 Proposed Elevations CD
 - 182-PL-302-01 Proposed Elevations EF
 - 182-PL-400-01 Proposed Site Sections
 - 182-PL-1001-02 Proposed Site Plan
 - 182-PL-2001-01 Proposed Ground Floor Plan 1 of 2
 - 182-PL-2002-01 Proposed Ground Floor Plan 2 of 2
 - 182-PL-2011-01 Proposed First Floor Plan 1 of 2
 - 182-PL-2012-01 Proposed First Floor Plan 2 of 2
 - 182-PL-2021-01 Proposed Second Floor Plan 1 of 2
 - 182-PL-322-02 Alterations Elevation South West 1 of 3
 - 182-PL-323-02 Alterations Elevation South West 2 of 3
 - 182-PL-327-02 Alterations Elevation South West 3 of 3

182-PL-324-02 Alterations Elevation South East
 182-PL-325-02 Alterations Elevation North West 1 of 2
 182-PL-326-02 Alterations Elevation North West 2 of 2
 182-PL-2031-02 Proposed Roof Plan 1 of 2
 182-PL-2032-02 Proposed Roof Plan 2 of 2
 SAP Report Refurbishment
 SAP Report New Build Part 1
 SAP Report New Build Part 2
 D&A Accessibility Addendum
 Supplemental Waste Response Statement
 SPS APPDX 3 Landscape Addendum Report
 Tree Survey
 Transport Assessment
 SPS APPDX 5 Visibility Splay Onto The Drive rev k
 Flood Risk Addendum Report
 Method Statements for Works to Listed Building
 Ecological Enhancements Addendum TMA
 AMENDED SAP CALCS 09-15-54188
 Revised Energy Statement 09-15-54188 ES2
 182- DAS sections 4-8
 Supplemental Planning Statement
 Planning Statement Part 2
 Planning Statement Part 1
 182-PL-010-03-Site Location Plan
 182- DAS sections 1-3
 Design and Access Statement Addendum

Date Plans Received: 26/10/2016 **Date(s) of Amendment(s):**

Date Application Valid: 04/11/2016

1. SUMMARY

The original planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) was granted on the 27th January 2016.

This application seeks a Minor Material Amendment (MMA) to change the basement layout resulting in a reduction of floor area overall. However, it would not change the external appearance of the original development. Despite the smaller basement, the level of car, motorcycle, and bicycle parking would remain unchanged from the original scheme. The Council's Highway Engineer raises no objection.

The Council's Conservation and Urban Design Officer has been consulted to consider the impact of the proposed change on the Listed Building and archaeology of the site. No objection has been raised as the proposed change is not considered to significantly affect archaeology or the heritage value of the Listed Building.

Overall, the development is considered to remain good quality and would be acceptable, subject to the conditions and the satisfactory completion of a section 106 Legal Agreement as per the original application.

2. RECOMMENDATION

The proposed Minor Material Amendment (MMA) is considered to be acceptable in planning policy terms. Therefore, this application has been recommended for approval, subject to a legal agreement and appropriate conditions.

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans referenced below and shall thereafter be retained/maintained for as long as the development remains in existence:

182-PL-300-02 Proposed Elevations AB
182-PL-301-02 Proposed Elevations CD
182-PL-302-01 Proposed Elevations EF
182-PL-400-01 Proposed Site Sections
182-PL-1001-02 Proposed Site Plan
182-PL-2001-01 Proposed Ground Floor Plan 1 of 2
182-PL-2002-01 Proposed Ground Floor Plan 2 of 2
182-PL-2011-01 Proposed First Floor Plan 1 of 2
182-PL-2012-01 Proposed First Floor Plan 2 of 2
182-PL-2021-01 Proposed Second Floor Plan 1 of 2
182-PL-2022-01 Proposed Second Floor Plan 2 of 2
2009-PL-02 (Revised Basement Plan Sheet 1)
2009-PL-03 (Revised Basement Plan Sheet 2)
2009-PL-04 (Revised Basement Plan Sheet 3)
182-PL-220-03 Ground Floor Alterations Plan
182-PL-221-03 First Floor Alterations Plan
182-PL-222-03 Second Floor Alterations Plan
182-PL-223-03 Roof Alterations Plan
182-PL-229-03 Basement Alterations Plan
182-PL-250-01-Proposed Out Buildings 1 of 2
182-PL-251-01-Proposed Out Buildings 2 of 2
182-PL-320-02 Alterations Elevation North East 1 of 2
182-PL-321-02 Alterations Elevation North East 2 of 2
182-PL-322-02 Alterations Elevation South West 1 of 3
182-PL-323-02 Alterations Elevation South West 2 of 3
182-PL-327-02 Alterations Elevation South West 3 of 3
182-PL-324-02 Alterations Elevation South East
182-PL-325-02 Alterations Elevation North West 1 of 2
182-PL-326-02 Alterations Elevation North West 2 of 2
182-PL-2031-02 Proposed Roof Plan 1 of 2
182-PL-2032-02 Proposed Roof Plan 2 of 2

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (2016).

3 COM5 General compliance with supporting documentation

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

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

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (2016).

4 OM19 Construction Management Plan

The development shall be carried out in complete accordance with the details (Demolition and Construction Management Plan) approved under application ref. 12571/APP/2016/3054 dated 24-10-16. The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with policy OE1 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012).

5 COM6 Levels

The development shall be carried out in complete accordance with the details (Ground Levels) approved under application ref. 12571/APP/2016/2647 dated 12-01-17.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 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 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

7 RES8 Tree Protection

The development shall be implemented and carried out in complete accordance with the details (Tree Protection) approved under application ref. 12571/APP/2016/3054 dated 24-10-16 and 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 (Nov 2012)

8 RES9 Landscaping (including for the refuse storage areas)

Prior to first occupation of the development, the landscaping scheme as approved under application ref. 12571/APP/2016/3054 dated 24-10-16 shall be implemented and completed in full accordance with the approved details and shall be retained/maintained in perpetuity.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and contributes to a number of objectives in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012), and policy 5.17 (refuse storage) of the London Plan (2016).

9 NONSC Scheme for Ecological Enhancement

Prior to first occupation of the development, the ecological enhancement scheme as approved under application ref. 12571/APP/2016/2343 dated 30-08-16 shall be implemented and completed in full accordance with the approved details and shall be retained and maintained in perpetuity as agreed.

REASON

To ensure the development contributes to ecological enhancement in accordance with policy EM7 in the Hillingdon Local Plan: Part 1 Strategic Policies (Nov 2012); policy 7.28 of the London Plan (2016); and National Planning Policy Framework (2012).

10 NONSC Inclusion of living walls/roofs

Prior to first occupation of the development, the living roofs as approved under application ref. 12571/APP/2016/2647 dated 12-01-17 shall be implemented and completed in full accordance with the agreed details. Thereafter, the living roofs shall be retained and maintained in perpetuity.

REASON: To ensure the development contributes to a number of objectives in compliance with policy 5.11 of the London Plan (2016); and the National Planning Policy Framework (2012).

11 NONSC External Lighting

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

REASON

To safeguard the ecological interest of the site and to ensure highway safety in accordance with policies 6.3 and 7.19 of the London Plan (2016); and National Planning Policy Framework (2012).

12 COM15 Sustainable Water Management

Prior to first occupation of the development, the sustainable water management scheme as approved under application ref. 12571/APP/2016/2927 dated 12-01-17 shall be implemented and completed in full accordance with the agreed details. Thereafter, the approved details as set out in the scheme shall be retained and maintained in perpetuity as agreed.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding, conserves water supplies, and suitable infrastructure is in place to support and improve water quality in accordance with policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part 1 Strategic Policies (Nov 2012); policies 5.12, 5.13, 5.14, and 5.15 of the London Plan (2016); and National Planning Policy Framework (2012).

13 COM30 Soil Testing for Contamination

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

REASON: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 5.21 of the London Plan (2016); and National Planning Policy Framework (2012).

14 NONSC EA Condition 1

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

remediation strategy shall be implemented as approved.

REASON

To ensure protection of controlled waters in accordance with policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 5.12 of the London Plan (2016) .

15 NONSC GLAAS - Archaeological

For land that is included within the stage 1 WSI as approved under application ref. 12571/APP/2016/2343 dated 30-08-16, no demolition or development shall take place other than in accordance with this approved WSI. For heritage assets of archaeological interest that have been identified by the stage 1 WSI (approved under application ref. 12571/APP/2016/2343 dated 30-08-16) then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

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

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

REASON

To safeguard the potential archaeological interest of the site in accordance with policies BE1 and BE3 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

16 NONSC Removal of existing hardstanding

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

Reason:

To reduce the number of car parking spaces in accordance with sustainable transport objectives as described in chapter 6 (policy 6.13) of the London Plan (2016); the design objectives as described in chapter 7 of the London Plan (2016); and the National Planning Policy Framework (2012).

17 NONSC Cycle Storage

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

REASON

To ensure that the development provides a quantum of cycle parking in accordance with policy 6.9 of the London Plan (2016).

18 RES16 Car Parking

Prior to first occupation of the development, 50 car parking spaces (inclusive of 5 disabled bays, 10 electric charging bays with a further 10 bays with passive provision) shall have been provided. Thereafter the parking bays/areas shall be permanently retained and used for no other purpose than the parking of motor vehicles associated with the consented residential units at the site.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site and meet the objectives of policy AM14 of the adopted Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and Chapter 6 of the London Plan (2016).

19 NONSC Details of gate

Prior to first occupation of the development, the pedestrian/vehicular gates/barriers into the site as approved under application ref. 12571/APP/2016/2647 dated 12-01-17 shall be implemented and completed in full accordance with the agreed details. Thereafter, the gates/barriers shall be retained and maintained in perpetuity.

REASON

In order to ensure that the development achieves an appropriate level of accessibility in accordance with policy 3.8 of the London Plan (2016) and the HDAS -Accessible Hillingdon.

20 NONSC Details of Access Road

Prior to first occupation of the development, the main access road into the site as approved under application ref. 12571/APP/2016/2647 dated 12-01-17 shall be implemented and completed in full accordance with the agreed details. Thereafter, the access road shall be retained and maintained in perpetuity.

REASON

To provide adequate access and safeguard highway safety in accordance with policy AM14 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policy 6.3 of the London Plan (2016).

21 COM7 Refuse Management Plan

Prior to first occupation of the development, the refuse hold at basement level and main refuse store shall be provided as shown on drawing Nos. 182-PL-2093 Rev 01, and 182-PL-250 Rev 01, in accordance with the Supplemental Planning Statement and 'Response to comments from Waste Development Manager' document, dated November 2015. Thereafter these arrangements shall remain in place in perpetuity.

REASON

In order to safeguard the amenities of the area, in accordance with policy OE1 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policy 5.17 of the London Plan (2016).

22 MCD10 Refuse Facilities

Prior to first occupation of the development, the refuse facilities for the site as approved under application ref. 12571/APP/2016/2647 dated 12-01-17 shall be implemented and completed in full accordance with the agreed details. Thereafter, the refuse facilities shall be retained and maintained in perpetuity.

REASON

In order to safeguard the amenities of the area, in accordance with policy OE1 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policy 5.17 of the London Plan (2016).

23 RES18 Accessible Homes/Wheelchair Units

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

REASON

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

24 NONSC Minimising Water Usage

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

REASON

In the interests of sustainability in accordance with policy 5.3 (Sustainable Design & Construction) of the London Plan (2016).

25 NONSC Overlooking

Prior to first occupation of the development, the privacy screens for the development as approved under application ref. 12571/APP/2016/2897 shall be implemented and completed in full accordance with the agreed details. Thereafter, the privacy screens shall be retained and maintained in perpetuity.

REASON

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

26 NONSC Outdoor Amenity Areas

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

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 7.1 of the London Plan (2016).

27 NONSC Completion of works to the Listed Building

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

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

28 NONSC Details of Finish

Prior to first occupation of the development, the details (external materials/details of finish) for the development as approved under application ref. 12571/APP/2016/2897 shall be implemented and completed in full accordance with the agreed details. Thereafter, the approved details shall be retained and maintained in perpetuity.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

29 NONSC Gym and Pool for Residents only

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

REASON

To safeguard the residential amenity of occupiers of the development to ensure there is appropriate transport arrangements in accordance with policies 6.3 and 6.13 of the London Plan (2016).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2016) and national guidance.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
------	--

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
BE10	Proposals detrimental to the setting of a listed building
BE11	Proposals for the demolition of statutory listed buildings
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
EC6	Retention of wildlife habitats on derelict or vacant land
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
H11	Provision of affordable housing
H4	Mix of housing units
H6	Considerations influencing appropriate density in residential development.
H8	Change of use from non-residential to residential
H9	Provision for people with disabilities in new residential developments
R16	Accessibility for elderly people, people with disabilities, women and children
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 2.6	(2016) Outer London: vision and strategy

LPP 2.8	(2016) Outer London: Transport
LPP 2.18	(2016) Green Infrastructure: the multi functional network of open and green spaces
LPP 3.1	(2016) Ensuring equal life chances for all
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 3.6	(2016) Children and young people's play and informal recreation facilities
LPP 3.8	(2016) Housing Choice
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 3.10	(2016) Definition of affordable housing
LPP 3.11	(2016) Affordable housing targets
LPP 3.12	(2016) Negotiating affordable housing on individual private residential and mixed-use schemes
LPP 3.13	(2016) Affordable housing thresholds
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.4	(2016) Retrofitting
LPP 5.7	(2016) Renewable energy
LPP 5.8	(2016) Innovative energy technologies
LPP 5.9	(2016) Overheating and cooling
LPP 5.10	(2016) Urban Greening
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.17	(2016) Waste capacity
LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.21	(2016) Contaminated land
LPP 6.1	(2016) Strategic Approach
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.5	(2016) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2016) Cycling
LPP 6.11	(2016) Smoothing Traffic Flow and Tackling Congestion
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.9	(2016) Heritage-led regeneration
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.
LPP 7.16	(2016) Green Belt
LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
LPP 8.1	(2016) Implementation
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review
NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 I1 Building to Approved Drawing

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

5 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

6

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

7 I2 Encroachment

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

8 I21 Street Naming and Numbering

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

9 I3 Building Regulations - Demolition and Building Works

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

10 I45 Discharge of Conditions

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

11 I48 Refuse/Storage Areas

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply

with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

12

The Council's Waste Service should be consulted about refuse storage and collection arrangements. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

13

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

14

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

15

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

16

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

17

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

18

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804).

19

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

20

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

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

21 I47A Damage to Verge - For Private Roads:

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

22 I62 Potential Bird Hazards from Buildings

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

The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff. In some instances it may be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The contact would be Gary Hudson, The Development Assurance Deliverer for Heathrow Airport on 020 8745 6459.

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

23 IT05 Wildlife and Countryside Act 1981

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The site known as Harefield Place measures approximately 3.69 hectares and comprises office accommodation with associated parking and landscaped grounds. The land falls dramatically away from the existing buildings to the south west and rises up to a plateau to

the north east, beyond the main front of the building. There are some remnants of early landscaping remaining such as a large informal pond located to the east of the house.

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

The grade II listed building was originally known as Harefield Lodge and was built in 1785/86 by Architect Henry Couchman for Sir Rodger Newdigate. It was significantly extended around 1805 by Jane Parker and again in the early 20th Century. In 1935 Harefield Place was acquired by Middlesex County Council for use as an annexe to Hillingdon County Hospital. It was named the Harefield Country Hospital and had 51 beds and 12 cots. In 1958, the old stable was demolished because of its dangerous condition and its site made into a car park. At this time, the driveway was also resurfaced. The Hospital closed in 1965 but before this the wards were temporarily converted to provide accommodation for nursing staff from Hillingdon Hospital.

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

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

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

3.2 Proposed Scheme

The proposal relates to a Section 73 application to vary condition 2 (drawing nos.) for a Minor Material Amendment (MMA) to planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing

entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) comprising changes to the basement layout.

Therefore, the only material change to the scheme relates to the basement. The changes are as follows:

1. Reduction of basement floor area ("Triangular Section" measuring approximately 18sqm) located immediately south of the ramp that was to be used for storage units
3. Reduction of basement floor area ("Northern section" measuring approximately 225sqm) located immediately north of where the ramp enters the basement that was to accommodate 10 car parking spaces
3. Enlargement of basement on its eastern side ("Eastern Section" measuring approximately 180sqm) and re-arrangement of general parking layout including moving the doorway to the main core to re-provide 10 car parking spaces and to create a plant room.

Overall, the proposal would result in a reduction of floor area of approximately 27sqm. However, the level of car and cycle parking would remain as existing.

3.3 Relevant Planning History

12571/APP/2015/3649 Harefield Place The Drive Ickenham

Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings.

Decision: 27-01-2016 Approved

12571/APP/2015/3650 Harefield Place The Drive Ickenham

Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent).

Decision: 20-01-2016 Approved

12571/APP/2016/2343 Harefield Place The Drive Ickenham

Details pursuant to condition 9 (Ecological Enhancement Scheme) and partial discharge of condition 15 (stage 1 - Archaeological Written Scheme of Investigation) of planning permission 12571/APP/2015/3649 dated 03-06-2016 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings).

Decision: 30-08-2016 Approved

12571/APP/2016/2647 Harefield Place The Drive Ickenham

Submission of details pursuant to conditions 5 (Levels), 10 (Living Roof), 17 (Cycle Parking), 19 (Gates/Barriers), 20 (Access Road) and 22 (Refuse Storage) of planning permission ref: 12571/APP/2015/3649 dated 03-06-2016 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings).

Decision: 12-01-2017 Approved

12571/APP/2016/2927 Harefield Place The Drive Ickenham

Submission of details pursuant to condition 12 (Water Management) of planning permission ref: 12571/APP/2015/3649 dated 03-06-2016 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings).

Decision: 12-01-2017 Approved

12571/APP/2016/3054 Harefield Place The Drive Ickenham

Details pursuant to conditions 4 (Demolition & Construction Management), 7 (Tree Protection) and 8 (Landscaping Scheme) of planning permission ref. 12571/APP/2015/3649 dated 03-06-2016 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings).

Decision: 24-10-2016 Approved

12571/APP/2016/4137 Harefield Place The Drive Ickenham

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1999 for variation of condition 2 (drawing nos.) for an amendment to Listed Building Consent ref. 12571/APP/2015/3650 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on 'The Drive' and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent) comprising changes to basement layout.)

Decision:

Comment on Relevant Planning History

The original planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a

replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) was granted on the 27th January 2016.

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

Part 2 Policies:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- BE10 Proposals detrimental to the setting of a listed building
- BE11 Proposals for the demolition of statutory listed buildings
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
EC6	Retention of wildlife habitats on derelict or vacant land
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
H11	Provision of affordable housing
H4	Mix of housing units
H6	Considerations influencing appropriate density in residential development.
H8	Change of use from non-residential to residential
H9	Provision for people with disabilities in new residential developments
R16	Accessibility for elderly people, people with disabilities, women and children
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 2.6	(2016) Outer London: vision and strategy
LPP 2.8	(2016) Outer London: Transport
LPP 2.18	(2016) Green Infrastructure: the multi functional network of open and green spaces
LPP 3.1	(2016) Ensuring equal life chances for all
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 3.6	(2016) Children and young people's play and informal recreation facilities
LPP 3.8	(2016) Housing Choice
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 3.10	(2016) Definition of affordable housing

- LPP 3.11 (2016) Affordable housing targets
- LPP 3.12 (2016) Negotiating affordable housing on individual private residential and mixed-use schemes
- LPP 3.13 (2016) Affordable housing thresholds
- LPP 5.1 (2016) Climate Change Mitigation
- LPP 5.2 (2016) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2016) Sustainable design and construction
- LPP 5.4 (2016) Retrofitting
- LPP 5.7 (2016) Renewable energy
- LPP 5.8 (2016) Innovative energy technologies
- LPP 5.9 (2016) Overheating and cooling
- LPP 5.10 (2016) Urban Greening
- LPP 5.11 (2016) Green roofs and development site environs
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 5.14 (2016) Water quality and wastewater infrastructure
- LPP 5.17 (2016) Waste capacity
- LPP 5.18 (2016) Construction, excavation and demolition waste
- LPP 5.21 (2016) Contaminated land
- LPP 6.1 (2016) Strategic Approach
- LPP 6.3 (2016) Assessing effects of development on transport capacity
- LPP 6.5 (2016) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.9 (2016) Cycling
- LPP 6.11 (2016) Smoothing Traffic Flow and Tackling Congestion
- LPP 6.12 (2016) Road Network Capacity
- LPP 6.13 (2016) Parking
- LPP 7.1 (2016) Lifetime Neighbourhoods
- LPP 7.2 (2016) An inclusive environment
- LPP 7.3 (2016) Designing out crime
- LPP 7.4 (2016) Local character
- LPP 7.5 (2016) Public realm
- LPP 7.6 (2016) Architecture
- LPP 7.8 (2016) Heritage assets and archaeology
- LPP 7.9 (2016) Heritage-led regeneration
- 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.
- LPP 7.16 (2016) Green Belt

LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
LPP 8.1	(2016) Implementation
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review
NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th December 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 neighbour notification letters were sent the 10th November 2016, site notices were erected on the 14th November 2016 and 23rd November 2016, and an advert published on the 23rd November 2016. The statutory neighbour consultation period expired the 14th December 2016. No public consultation responses were received.

ENVIRONMENT AGENCY

No comment

TFL

No objection

HISTORIC ENGLAND

No comment

GLAAS

No objection

GLA

No objection. No further referral required.

DESIGNING OUT CRIME OFFICER (METROPOLITAN POLICE)

No objection

NATURAL ENGLAND

No comment

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No objection

CONSERVATION AND URBAN DESIGN OFFICER

No objection

HIGHWAYS

No objection

TREE & LANDSCAPING OFFICER

No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development has already been established under the original planning permission ref. 12571/APP/2015/3649. The principle is considered to be compliant with adopted local policies, the London Plan, and the NPPF.

7.02 Density of the proposed development

The proposal would not affect the density of development that was established under the original planning permission ref. 12571/APP/2015/3649.

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

The Council's Conservation and Urban Design Officer has been consulted to consider the impact of the proposed change on the Listed Building and archaeology of the site. No objection has been raised as the proposed change is not considered to significantly affect archaeology or the heritage value of the Listed Building. On this basis, the proposal is considered to be acceptable.

7.04 Airport safeguarding

The proposal would not be considered to raise any new airport safeguarding concerns.

7.05 Impact on the green belt

The proposed Minor Material Amendment hereby sought relates to the basement of the development. The original scheme would not differ in its external appearance. Therefore, the impact on the Green Belt would be acceptable.

7.06 Environmental Impact

Please see other relevant parts of this report for consideration of the environmental impact of the proposal.

7.07 Impact on the character & appearance of the area

The proposed Minor Material Amendment hereby sought relates to the basement of the development. The original scheme would not differ in its external appearance. Therefore,

the impact on the character and appearance of the area is considered to be acceptable.

7.08 Impact on neighbours

The proposed Minor Material Amendment hereby sought relates to the basement of the development. The original scheme would not differ in its external appearance. The change would not materially differ in its relationship with neighbouring properties. On this basis, the proposal would be acceptable in this regard.

7.09 Living conditions for future occupiers

The proposed Minor Material Amendment hereby sought relates to the basement of the development. It involves marginally enlarging it and altering its layout. The proposal would not detrimentally impact the quality of the accommodation available for future occupants.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The level of car, motorcycle, and bicycle parking would remain unchanged from the original scheme. The Council's Highway Engineer has been consulted and assessed the merits of the change. No objection has been raised and the proposal is not considered to raise any traffic, parking, or highway safety issues. Therefore, it is acceptable in this regard.

7.11 Urban design, access and security

The proposal is not considered to raise any new issues with regards to urban design, access, or security.

7.12 Disabled access

The proposal would not alter the number or layout of the originally approved accessible parking bays. The pedestrian access from the main core to the basement would be re-positioned. However, it would not raise any concerns with regards to disabled access.

7.13 Provision of affordable & special needs housing

The proposal would not change the level of affordable and special needs housing provision

7.14 Trees, Landscaping and Ecology

The proposed Minor Material Amendment hereby sought relates to the basement of the development. The original scheme would not differ in its external appearance. The removal of the Northern Section and Triangular Section (as described in the 'Proposal Scheme' segment of this report) are likely to enable better protection of existing trees and allow for some improved landscaping as there would be a greater root area available for plants. The additional Eastern Section of the basement hereby sought would be largely located under existing and proposed hardstanding. Therefore, on this basis, the proposal would be acceptable in terms of trees, landscaping, and ecology.

7.15 Sustainable waste management

The proposal would not change the waste arrangements to the original development.

7.16 Renewable energy / Sustainability

The proposal would not change the renewable or sustainability arrangements to the original development.

7.17 Flooding or Drainage Issues

The proposal would reduce the overall footprint of the basement. Nor would it increase the overall width or depth of the basement. Therefore, the proposal is not considered to raise any new flooding or drainage issues beyond that considered on the original planning application.

7.18 Noise or Air Quality Issues

The proposal would not raise any new noise or air quality issues.

7.19 Comments on Public Consultations

Please see 'External Consultees' section of this report for consideration of comments from the public.

7.20 Planning Obligations

The proposal would not change any planning obligations associated with the original planning permission.

7.21 Expediency of enforcement action

Not relevant to the determination of 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.

10. CONCLUSION

The original planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) was granted on the 27th January 2016.

This application seeks a Minor Material Amendment (MMA) to change the basement layout resulting in a reduction of floor area overall. However, it would not change the external appearance of the original development. Despite the smaller basement, the level of car, motorcycle, and bicycle parking would remain unchanged from the original scheme. The Council's Highway Engineer raises no objection.

The Council's Conservation and Urban Design Officer has been consulted to consider the impact of the proposed change on the Listed Building and archaeology of the site. No objection has been raised as the proposed change is not considered to significantly affect archaeology or the heritage value of the Listed Building.

Overall, the development is considered to remain good quality and would be acceptable, subject to the conditions and the satisfactory completion of a section 106 Legal Agreement as per the original application.

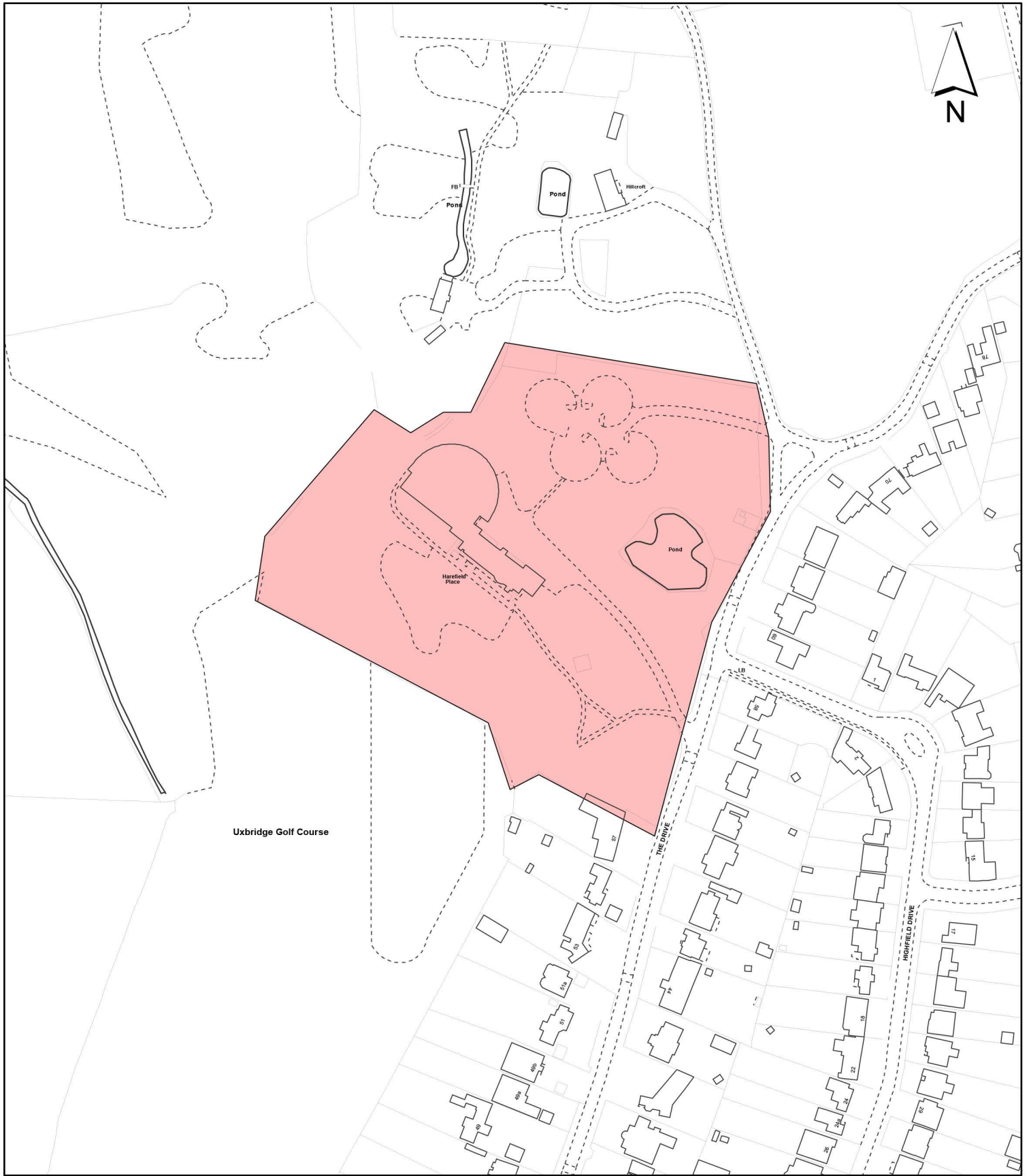
11. Reference Documents

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)
Technical Housing Standards - Nationally described space standards (2015)
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Guidance - Community Safety
Council's Supplementary Planning Guidance - Land Contamination
Council's Supplementary Planning Document - Accessible Hillingdon
Council's Supplementary Planning Document - Affordable Housing
Council's Supplementary Planning Document - Noise
Council's Supplementary Planning Document - Planning Obligations

The Mayor's Housing Supplementary Planning Guidance

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

Harefield Place, The Drive

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

Planning Application Ref:
12571/APP/2016/3950

Scale:
1:2,500

Planning Committee:
Major Page 91

Date:
February 2017



This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD PLACE THE DRIVE ICKENHAM

Development: Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for variation of condition 2 (drawing nos.) for an amendment to Listed Building Consent ref. 12571/APP/2015/3650 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on 'The Drive' and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent) comprising changes to basement layout.)

LBH Ref Nos: 12571/APP/2016/4137

Drawing Nos: 2009-PL-03 Revised Basement Plan Sheet 2
2009-PL-02 Revised Basement Plan Sheet 1
2009-PL-04 Revised Basement Plan Sheet 3

Date Plans Received: 14/11/2016

Date(s) of Amendment(s):

Date Application Valid: 14/11/2016

1. **SUMMARY**

The original Listed Building Consent ref. 12571/APP/2015/3649 was granted on the 27th January 2016. It accompanied planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings).

This application has been submitted with Minor Material Amendment (MMA) application ref. 12571/APP/2016/3950 to change the basement layout resulting in a reduction of floor area overall.

The proposal would not change the external appearance of the original development, nor would it adversely impact the heritage value of the Listed Building.

The Council's Conservation and Urban Design Officer has been consulted to consider the impact of the proposed change on the Listed Building and no objection has been raised.

This variation to condition 2 of the original Listed Building Consent should be approved as it would not materially affect the Listed Building and would be acceptable in planning policy terms.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans referenced below and shall thereafter be retained/maintained for as long as the development remains in existence:

2009-PL-02 Revised Basement Plan Sheet 1
2009-PL-03 Revised Basement Plan Sheet 2
2009-PL-04 Revised Basement Plan Sheet 3
182-PL-300-02 Proposed Elevations AB
182-PL-301-02 Proposed Elevations CD
182-PL-302-01 Proposed Elevations EF
182-PL-400-01 Proposed Site Sections
182-PL-1001-02 Proposed Site Plan
182-PL-2001-01 Proposed Ground Floor Plan 1 of 2
182-PL-2002-01 Proposed Ground Floor Plan 2 of 2
182-PL-2011-01 Proposed First Floor Plan 1 of 2
182-PL-2012-01 Proposed First Floor Plan 2 of 2
182-PL-2021-01 Proposed Second Floor Plan 1 of 2
182-PL-2022-01 Proposed Second Floor Plan 2 of 2
182-PL-220-03 Ground Floor Alterations Plan
182-PL-221-03 First Floor Alterations Plan
182-PL-222-03 Second Floor Alterations Plan
182-PL-223-03 Roof Alterations Plan
182-PL-229-03 Basement Alterations Plan
182-PL-250-01-Proposed Out Buildings 1 of 2
182-PL-251-01-Proposed Out Buildings 2 of 2
182-PL-320-02 Alterations Elevation North East 1 of 2
182-PL-321-02 Alterations Elevation North East 2 of 2
182-PL-322-02 Alterations Elevation South West 1 of 3
182-PL-323-02 Alterations Elevation South West 2 of 3
182-PL-327-02 Alterations Elevation South West 3 of 3
182-PL-324-02 Alterations Elevation South East
182-PL-325-02 Alterations Elevation North West 1 of 2
182-PL-326-02 Alterations Elevation North West 2 of 2
182-PL-2031-02 Proposed Roof Plan 1 of 2
182-PL-2032-02 Proposed Roof Plan 2 of 2
Method Statement for Works to Listed Building

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (2016).

3 NONSC Historic Recording

Copies of the final report (recording of the building) as approved under application ref. 12571/APP/2016/2989 shall be made available to the LPA, Local History Library and

Historic England.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

4 NONSC Schedule of repairs and methodology of works

The scheme of repairs, method of works, and materials as agreed under application ref. 12571/APP/2016/2989 shall be carried out in full accordance with the approved details and shall be completed prior to first occupation.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

5 NONSC Details of new works to Listed Building

The new works to the Listed Building as agreed under application ref. 12571/APP/2016/2989 shall be carried out in full accordance with the approved details and shall be completed prior to first occupation.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

6 NONSC Details of basement door

Prior to commencement of development, details of the widened basement entrance and doorway at the front of the building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in full accordance with the approved details and completed as agreed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

7 NONSC Details of basement protection measures

Prior to commencement of development, details of the method of protecting the existing basement wall during the excavation works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in full accordance with the approved details and completed as agreed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

8 NONSC Measures to protect the Listed Building

The measures to protect the Listed Building during construction as agreed under application ref. 12571/APP/2016/2989 shall be carried out in full accordance with the approved details.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

9 NONSC Sample of External Materials

Prior to occupation of the development, all external surfaces of the listed building shall be completed in materials to match those of the existing building, unless otherwise agreed in writing. Details and samples shall be submitted to and approved by the Local Planning Authority before commencement of any part of the development where the new materials differ in any way from those of the existing building.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

10 NONSC Finishes to match the fabric of the Listed Building

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile, unless otherwise agreed in writing.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

11 NONSC Damage to be made good

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 3 months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

12 NONSC Conservation Management Plan

Prior to first occupation of the development, a Conservation Management Plan shall be submitted to and approved in writing by the Local Planning Authority for the long term maintenance and management of the original house and garden structures.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved

UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

13 NONSC Method of Excavation

Within the area of the existing vaults to the front of the building the excavation of the basement car park is to be undertaken using small scale tools/equipment so that the extent and form of the existing vaults can be understood and recorded. Information obtained is to be included within the recording document provided under condition 3.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

14 NONSC Completion of works to the Listed Building

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

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

15 NONSC Construction contract for the completion of works

The partial demolition works hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works approved under planning permission and listed building consent (Refs: 12571/APP/2015/3640 and 3650), including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

16 NONSC Details of Finish

The external materials and finish as agreed under application ref. 12571/APP/2016/2989 shall be carried out in full accordance with the approved details and shall be completed prior to first occupation. The approved details shall be implemented and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

17 NONSC Fabric Uncovered by Works

The removal of the attic floor and roof of the listed building have been agreed on the basis that no original or early fabric remain. During the course of the these works, should any

original fabric be uncovered, works must stop until the advice of the Local Planning Authority is sought on the potential to retain and incorporate such features into the agreed works. Agreement from the Local Planning Authority must thereafter be obtained in order to commence works again.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

INFORMATIVES

1 152 **Compulsory Informative (1)**

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

2 153 **Compulsory Informative (2)**

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

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
BE11	Proposals for the demolition of statutory listed buildings
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
NPPF12	NPPF - Conserving & enhancing the historic environment

3 145 **Discharge of Conditions**

Your attention is drawn to condition 13. The developer has provided a letter in application ref. 12571/APP/2016/2989 that sets out how the works would be completed in full.

4

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

3. CONSIDERATIONS

3.1 Site and Locality

The site known as Harefield Place measures approximately 3.69 hectares and comprises office accommodation with associated parking and landscaped grounds. The land falls dramatically away from the existing buildings to the south west and rises up to a plateau to

the north east, beyond the main front of the building. There are some remnants of early landscaping remaining such as a large informal pond located to the east of the house.

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

The grade II listed building was originally known as Harefield Lodge and was built in 1785/86 by Architect Henry Couchman for Sir Rodger Newdigate. It was significantly extended around 1805 by Jane Parker and again in the early 20th Century. In 1935 Harefield Place was acquired by Middlesex County Council for use as an annexe to Hillingdon County Hospital. It was named the Harefield Country Hospital and had 51 beds and 12 cots. In 1958, the old stable was demolished because of its dangerous condition and its site made into a car park. At this time, the driveway was also resurfaced. The Hospital closed in 1965 but before this the wards were temporarily converted to provide accommodation for nursing staff from Hillingdon Hospital.

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

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

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

3.2 Proposed Scheme

This is an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for variation of condition 2 (drawing nos.) for an amendment to Listed Building Consent ref. 12571/APP/2015/3650 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and

landscape enhancement, retaining existing entrance piers, the main vehicular entrance on 'The Drive' and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent) comprising changes to basement layout)

3.3 Relevant Planning History

12571/APP/2015/3649 Harefield Place The Drive Ickenham

Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings.

Decision: 27-01-2016 Approved

12571/APP/2015/3650 Harefield Place The Drive Ickenham

Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent).

Decision: 20-01-2016 Approved

12571/APP/2016/2989 Harefield Place The Drive Ickenham

Submission of details pursuant to conditions 3 (Recording of building), 4 (Schedule of repairs/works), 5 (New works), 13 (Contract for complete works), and 14 (Samples/Materials) of Listed Building Consent ref. 12571/APP/2015/3650 dated 03-06-2016 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings).

Decision:

12571/APP/2016/3950 Harefield Place The Drive Ickenham

Section 73 application to vary condition 2 (drawing nos.) for a Minor Material Amendment (MMA) to planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) comprising changes to basement layout.

Decision:

Comment on Relevant Planning History

Please see 'Proposed Scheme' section above for more details regarding planning history.

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.HE1 (2012) Heritage

Part 2 Policies:

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

BE11 Proposals for the demolition of statutory listed buildings

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

LPP 7.8 (2015) Heritage assets and archaeology

LPP 7.9 (2015) Heritage-led regeneration

NPPF12 NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on the 28th November 2016 and an advertisement published 1st December 2016. The statutory consultation period expired 21st December 2016. 2 neighbour responses were received which raised concerns regarding the number of flats that were being proposed and impact on transport. The number of units being proposed is not greater than the previous approval. The change to the basement would not raise any new transport concerns. Please see associated planning application for more details.

GLA

No objection

Internal Consultees

CONSERVATION AND URBAN DESIGN

No objection, subject to conditions to safeguard the Listed Building.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development has already been established under the original Listed Building Consent. The principle is considered to be compliant with adopted local policies, the London Plan, and the NPPF.

7.02 Density of the proposed development

- Not applicable.
- 7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**
The proposed changes to the basement would not significantly affect the Listed Building. Therefore, the proposed change is considered acceptable.
- 7.04 Airport safeguarding**
Not applicable.
- 7.05 Impact on the green belt**
Not applicable.
- 7.06 Environmental Impact**
Not applicable.
- 7.07 Impact on the character & appearance of the area**
The changes are located within the basement. The original development would not change externally. Therefore, the proposal would not adversely impact the character and appearance of the area.
- 7.08 Impact on neighbours**
Not applicable to the determination of this application.
- 7.09 Living conditions for future occupiers**
Not applicable to the determination of this application.
- 7.10 Traffic impact, car/cycle parking, pedestrian safety**
Not applicable to the determination of this application.
- 7.11 Urban design, access and security**
Not applicable to the determination of this application.
- 7.12 Disabled access**
Not applicable to the determination of this application.
- 7.13 Provision of affordable & special needs housing**
Not applicable to the determination of this application.
- 7.14 Trees, Landscaping and Ecology**
Not applicable to the determination of this application.
- 7.15 Sustainable waste management**
Not applicable to the determination of this application.
- 7.16 Renewable energy / Sustainability**
Not applicable to the determination of this application.
- 7.17 Flooding or Drainage Issues**
Not applicable to the determination of this application.
- 7.18 Noise or Air Quality Issues**
Not applicable to the determination of this application.
- 7.19 Comments on Public Consultations**
Please see 'External Consultees' section of this report.
- 7.20 Planning Obligations**
Not applicable to the determination of this application.
- 7.21 Expediency of enforcement action**
Not applicable to the determination of 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

None.

10. CONCLUSION

The original Listed Building Consent ref. 12571/APP/2015/3649 was granted on the 27th January 2016. It accompanied planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings).

This application has been submitted with Minor Material Amendment (MMA) application ref. 12571/APP/2016/3950 to change the basement layout resulting in a reduction of floor area overall.

The proposal would not change the external appearance of the original development, nor would it adversely impact the heritage value of the Listed Building.

The Council's Conservation and Urban Design Officer has been consulted to consider the impact of the proposed change on the Listed Building and no objection has been raised.

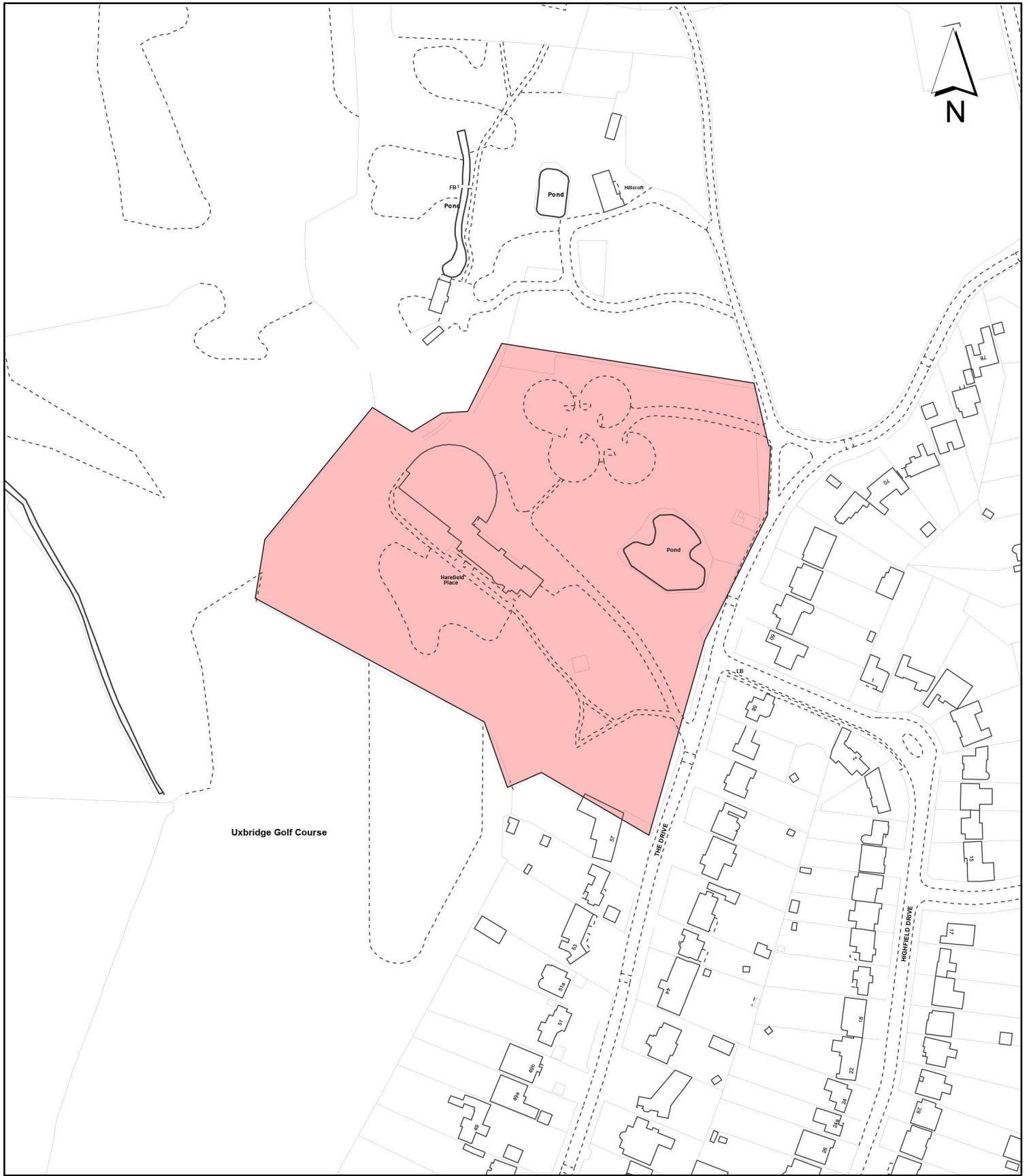
This variation to condition 2 of the original Listed Building Consent should be approved as it would not materially affect the Listed Building and would be acceptable in planning policy terms.

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)

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

Harefield Place, The Drive

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

Planning Application Ref:
12571/APP/2016/4137

Scale:
1:2,500

Planning Committee:
Major Page 105

Date:
February 2017



This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

- Address** FORMER WEST DRAYTON POLICE STATION STATION ROAD WEST
DRAYTON
- Development:** Residential development of 53 units, comprising 13 houses and 40 flats, together with associated parking, access road and landscaping, involving the part retention of the listed walls and demolition of the existing Police Station, outbuildings and concrete hardstandings.
- LBH Ref Nos:** 12768/APP/2016/1580
- Drawing Nos:** 13041_TOPO Existing site plan
Geo Desk Sudy Ref: 1445/Rpt 1v2
Solar slate PV tiles brochure
Noise Assessment Report 11221.NIA.01
Heritage statement
Energy Assessment Rev 3 28/5/2016
ARBORICULTURAL IMPACT ASSESSMENT
AIR QUALITY REPORT June 2014
940-002 Sweep path - houses
940-001 sweep path - flats
16-047-53-S4-P-F-30-A Flat Types Layout amended
603-LA-P-04 Rev A Wild flower meadow
16-047-53-P-LP- Location Plan
16-047 - 53 - P - 01 Proposed Site Plan
16-047 - 53 - P - 02 Proposed Basement Block Plan
16-047 - 53 - P - 03 Proposed Ground Floor Block Plan
16-047 - 53 - P - AS Accomodation Schdule
16-047 - 53 - P - DAS Design and access statement
16-047 - 53 - P - E - 01 Rev. A amenity space
16-047 - 53 - P - E - 02 Secure by design layout
16-047 - 53 - P - E - 03 Highways
16-047 - 53 - P - E - 04 Street lighting
16-047 53 - P - F - FT - C C flat type layouts
16-047 53 - P - F - FT - D D flat type layouts
16-047 53 - P - F - FT - E E flat type layouts
16-047 53 - P - F - FT - F F flat type layouts
16-047 53 P HT 01 Houses block elevations
16-047 53 P HT W 01 House type floor plans
16-047 53 P HT W 02 House type elevations and section
16-047 53 P HT X 01 House type floor plans
16-047 53 P HT X 02 House type elevations and section
16-047 53 P HT Y 01 House type floor plans
16-047-53-P-F-FT-F Internal flat layout
16-047-53-P-F-FT-E Internal flat layout
16-047-53-P-F-FT-D Internal flat layout
16-047-53-P-F-FT-C Internal flat layout
16-047-53-P-F-FT-B Internal flat layout
6570.FormerPoliceStation.EcoMEP.Rev1
13041_TOPO (Rev B).
TRANSPORT ASSESSMENT

16-047 53 P HT Y 02 House type elevations and section
 16-047 53 P HT Z 01 House type floor plans
 16-047 53 P HT Z 02 House type elevations and section
 SuDs Report and Flood Risk Assessment
 16-047-53-P-E-12 Indicative landscaping layout
 Archaeological evaluation report CBAS0557
 Vehicle and Pedestrian Access Control
 ECOLOGICAL MITIGATION AND ENHANCEMENT PLAN OCTOBER 201
 16-047-53-P-E-10 Tenure layout
 16-047 - 53 - P - E - 05 Service trench layout
 16-047 - 53 - P - E - 06 Hardsurfaces layout
 16-047 - 53 - P - E - 07 Refuse layout
 16-047 - 53 - P - E - 08 Site welfare layout
 16-047 - 53 - P - E D - 01 Entrance gates
 16-047-53-P-ED-02 Boundary wall on Station Road
 16-047-53-P-ED-03 Garden wall to plots 41 and 53
 16-047-53-P-LW-01 Listed wall detail
 16-047-53-P-LW-03 Listed wall elevations
 16-047 53 - P - F - 01 Floor plans - Basement
 16-047 53 - P - F - 02 Floor plans - first and second floor
 16-047 53 - P - F - 03 Floor plans - third floor and roof plan
 16-047 53 - P - F - 10 Front elevations
 16-047 53 - P - F - 11 Rear and side elevations
 16-047 53 - P - F - 20 Sections
 16-047 53 - P - F - 30 Flat type layout
 16-047 53 - P - F - 40 Area measurement
 16-047 53 - P - F - FT - A A flat type layouts
 16-047 53 - P - F - FT - B B flat type layouts

Date Plans Received:	22/04/2016	Date(s) of Amendment(s):	10/08/2016
Date Application Valid:	18/07/2016		20/12/2016
			22/04/2016
			22/11/2016
			11/01/2017
			18/07/2016
			02/11/2016
			13/01/2017
			25/11/2016
			30/08/2016
			18/01/2017
			23/08/2016

1. SUMMARY

Planning permission is sought for a residential development involving the demolition of all the existing buildings on the former West Drayton Police Station Site site and the erection of a 4-storey block containing 40 flats to be located on the front part of the site and 13 3-storey houses to be located to the rear of the site, together with associated car parking, access and landscaping.

The entire site is located within the West Drayton Green Conservation Area and within an Archaeological Priority Area. Drayton Hall, which abuts the site to the north, is a Grade II Listed building.

The current application is a modification to a previously approved scheme ref:12768/APP/2014/1870 dated 2/2/2016 for 43 residential units on the site. The principle of residential development and the loss of the former Police Station on this site has already been established by virtue of this consent.

The Mayor's Office for Policing and Crime has disposed of the site on the basis that it is surplus to its requirements and replacement facilities are being provided in the vicinity, which adequately meet the policing needs of the local population. In addition, the site has been marketed since 2013, but no community based operators have expressed an interest in acquiring the site for these purposes.

The proposed scheme would be within the London Plan density guidelines, providing good internal and external living space. The proposed layout would not have an adverse impact on the living conditions of surrounding occupiers in terms of over-dominance, loss of privacy and loss of daylight/sunlight. It is considered that the scale and layout of the proposed development would be compatible with sustainable residential quality, having regard to the specific Conservation Area constraints of this site.

The proposed sustainability measures will enable a reduction in CO2 emissions and the provision of on-site renewable energy. Given the applicant's agreement in principle to provide renewable energy measures as part of the development, it is considered that this matter could be dealt with by a suitable planning condition in the event of planning permission being granted.

There are no adverse impacts upon ecology or archaeology and highway and pedestrian impacts are considered to be acceptable. Flood and drainage issues can be addressed by suitable conditions. A viable level of affordable housing provision has been agreed at 22%. The application is therefore recommended for approval, subject to conditions and a S106/278 Agreement.

2. RECOMMENDATION

A. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

(i) Transport: All on site and off site highways works as a result of this proposal, including improvements to the site access widening along the site access road and at the junction with Station Road, (which shall be constructed as a Heavy Duty Crossover), and the details of Keep Clear road markings adjacent to the site access.

(ii) Construction Training: Either a construction training scheme delivered during the construction phase of the development or a financial contribution of £35,000

(iii) Air Quality: The applicant provides a financial contribution in the sum of £12,500.

(iv) Affordable Housing at 22% in habitable room terms, comprising 3 x three bed houses (Affordable Rent Tenure) and 3 x three bed flats (Shared Ownership Tenure).

(v) Travel Plan to include a £20,000 Bond.

(vi) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution to enable the management and monitoring of the resulting

agreement.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

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

D) If the Legal Agreements have not been finalised by 1 March 2017 (or such other time-frame as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The applicant has failed to provide measures to mitigate the impacts of the development through enhancements to services and the environment necessary as a consequence of demands created by the proposed development (in respect of highways, affordable housing, air quality and construction training). The proposal therefore conflicts with 'saved' policies AM7 and R17 of the Unitary Development Plan (2012) and the Council's Planning Obligations SPD and Air Quality SPG, and the London Plan (2016).'

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

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

1 T8 Time Limit - full planning application 3 years

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

- 16-047-53-S4-P-F-30-A Flat Types Layout amended
- 16-047-53-P-LP- Location Plan
- 16-047 - 53 - P - 01 Proposed Site Plan
- 16-047 - 53 - P - 02 Proposed Basement Block Plan
- 16-047 - 53 - P - 03 Proposed Ground Floor Block Plan
- 16-047 - 53 - P - AS Accomodation Schdule
- 16-047 - 53 - P - E - 01 Rev. A amenity space
- 16-047 - 53 - P - E - 02 Secure by design layout
- 16-047 - 53 - P - E - 03 Highways
- 16-047 - 53 - P - E - 04 Street lighting
- 16-047 53 - P - F - 40 Area measurement

16-047 53 - P - F - 01 Floor plans - Basement
 16-047 53 - P - F - 02 Floor plans - first and second floor
 16-047 53 - P - F - 03 Floor plans - third floor and roof plan
 16-047 53 - P - F - 10 Front elevations
 16-047 53 - P - F - 11 Rear and side elevations
 16-047 53 - P - F - 20 Sections
 16-047 53 - P - F - 30 Flat type layout
 16-047-53-S4-P-F-30-A Flat Types Layout amended
 16-047 53 - P - F - FT - A A flat type layouts
 16-047 53 - P - F - FT - B B flat type layouts
 16-047 53 - P - F - FT - C C flat type layouts
 16-047 53 - P - F - FT - D D flat type layouts
 16-047 53 - P - F - FT - E E flat type layouts
 16-047 53 - P - F - FT - F F flat type layouts
 16-047-53-P-F-FT-E Internal flat layout
 16-047-53-P-F-FT-D Internal flat layout
 16-047-53-P-F-FT-C Internal flat layout
 16-047-53-P-F-FT-B Internal flat layout
 16-047 53 P HT 01 Houses block elevations
 16-047 53 P HT W 01 House type floor plans
 16-047 53 P HT W 02 House type elevations and section
 16-047 53 P HT X 01 House type floor plans
 16-047 53 P HT X 02 House type elevations and section
 16-047 53 P HT Y 01 House type floor plans
 603-LA-P-04 Rev A Wild flower meadow
 16-047-53-P-E-12 Indicative landscaping layout
 16-047 53 P HT Y 02 House type elevations and section
 16-047 53 P HT Z 01 House type floor plans
 16-047 53 P HT Z 02 House type elevations and section
 16-047 - 53 - P - E - 05 Service trench layout
 16-047 - 53 - P - E - 06 Hardsurfaces layout
 16-047 - 53 - P - E - 07 Refuse layout
 16-047 - 53 - P - E - 08 Site welfare layout
 16-047 - 53 - P - E D - 01 Entrance gates
 Boundary wall east - facing Station Road
 Garden wall to plots 41 and 53
 6-047-53-P-LW-01 Listed wall detail
 16-047-53-P-LW-03 Listed wall elevations
 Solar slate PV tiles brochure
 16-047-53-P-E-10 Tenure layout

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 RES6 Levels

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

carried out other than in accordance with the approved details.

REASON

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

4 RES7 Materials (Submission)

Notwithstanding the submitted plans, 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:

- (i) fenestration and doors
- (ii) balconies including obscure screening (where applicable)
- (iii) boundary walls, retaining walls and railings
- (iv) comprehensive colour scheme for all built details
- (v) make, product/type, colour and photographs/images.
- (vi) bricks, render, cladding, roof finishes

REASON

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

5 RES8 Tree Protection

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

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

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

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

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not

damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 RES10 Tree to be retained

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

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

REASON

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

7 RES11 Play Area provision of details

No development shall commence until details of play areas for children have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the play areas shall be provided prior to the occupation of any unit within the development and maintained for this purpose.

REASON

To ensure that the development makes adequate provision of children's play space in accordance with Policy R1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 3.16.

8 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 Cycle Storage (13 secure spaces for the flats)
- 2.b Means of enclosure/boundary treatments
- 2.c Surface level car parking layouts for 24 vehicles, including 2 disabled parking bays and demonstration that 10 of the parking spaces (5 active and 5 passive) are served by electrical charging points and parking for 5 motor cycles.
- 2.d Hard Surfacing Materials
- 2.e External Lighting
- 2.f Other structures (such as play equipment and furniture)

- 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

- 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, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2016).

9 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 houses on plots 41 to 53 hereby approved.

REASON

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

10 NONSC Fenestration Details

Notwithstanding the submitted plans, details of the first floor oriel bedroom windows to plots 41 to 44 facing the Yewsley and West Drayton Community Centre shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To ensure that the development presents a satisfactory appearance and to prevent overlooking to adjoining properties in accordance with Policies BE13 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 RES14 Outbuildings, extensions and roof alterations

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 garages, sheds or other outbuildings, nor extension or roof alteration to any dwellinghouses 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 BE4, BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 RES15 Sustainable Water Management (changed from SUDS)

Notwithstanding the submitted plans, 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

13 RES19 Ecology

Prior to commencement of development an ecological enhancement scheme based on the recommendations contained in the submitted Ecological Mitigation and Enhancement Plan October 2016, Tree Assessment for Bats and Arboricultural Survey Report dated May 2014, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings. These shall include, living screens against walls of the development, bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development shall proceed in accordance with the approved scheme.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 Hillingdon Local Plan: Part Two Saved UDP Policies

(November 2012) and London Plan (2016) Policy 7.19.

14 RES20 Traffic Arrangements - submission of details

The approved development shall not be occupied until the traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose for the lifetime of the development. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.13 (20%) of the parking

spaces shall be served by active electric charging points and 13 (20%) of the parking spaces shall be served by passive electric charging points.

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)

15 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

16 RES23 Visibility Splays - Pedestrian

The access for the proposed site entrance shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

17 RES25 No floodlighting

Notwithstanding the submitted plans, no floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties and to protect the ecological value of the area in accordance with policies BE13, OE1 and EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

18 RES26 Contaminated Land

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

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

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

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

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

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

REASON:

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

19 RES5 General compliance with supporting documentation

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

- ENERGY ASSESSMENT REV. 3 dated 28/5/2016
- ARBORICULTURAL IMPACT ASSESSMENT
- AIR QUALITY REPORT dated June 2014
- ECOLOGICAL MITIGATION AND ENHANCEMENT PLAN OCTOBER 2016
- PEDESTRIAN ACCESS CONTROL Rbm84 | CAME UK

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

REASON

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

20 NONSC Noise

Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed residential development from road traffic, air traffic and other noise has been submitted to and approved in writing by the Local Planning Authority. The scheme should ensure that internal LAeq,T and LMax noise levels meet appropriate noise criteria. All works which form part of the scheme shall be fully implemented before the residential 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 residential development is not adversely affected by road traffic, air traffic and other noise in accordance with policy OE5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

21 NONSC Plant and Machinery

Before the development is commenced details of any plant, machinery and fuel burnt, as part of the energy provision and the location of the flue at the development shall be submitted to the Local Planning Authority for approval. This shall include pollutant emission rates at the flue with or without mitigation technologies. The use of ultra low NOx emission gas-fired CHPs and boilers is recommended. The development should as a minimum be 'air quality neutral' and demonstrably below the building emissions benchmark.

REASON

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

22 NONSC Accessibility Condition 1

The dwellings hereby approved shall be constructed to meet the standards for a Category 2M4(2) dwelling, 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 in accordance with London Plan (2016)policy 3.8c, is achieved and maintained.

23 NONSC Accessibility Condition 2

The development hereby approved shall ensure that 10% of the residential units are constructed to meet the standards for Category 3M4(3) dwelling, with the remaining units designed to the standards for Category 2M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) and all such provisions shall remain in place for the life of the building.

REASON:

To ensure an appropriate standard of housing stock in accordance with London Plan (2016)Policy 3. 8d, is achieved and maintained.

24 NONSC Access Gate

Prior to the commencement of the development, details of the operation of any access gate to the car park by disabled persons, and manual operation of any gates in the event of power failure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the secure access arrangements shall be installed in accordance with the approved details and maintained so long as the development remains on site.

REASON

In order to ensure the development achieves an appropriate level of accessibility in accordance with Policy 3.8 of the London Plan (2016).

INFORMATIVES

1

When preparing any submission of details pursuant to Condition 4 of this decision (external materials) it should be noted that the Council's Conservation Officer has advised that the indicative brick type proposed in the application would not be considered acceptable. You are advised to consider a traditional yellow stock brick. Suggested examples are Ibstock Chailey, Wienerberger Smeed Dean, Freshfield Danehill Yellow or Freshfield Lindfield Yellow Multi.

2 I1 **Building to Approved Drawing**

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

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

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

4 I12 **Notification to Building Contractors**

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

5 I13 **Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

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

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

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

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

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

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

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

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

7 117 Communal Amenity Space

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

8 118 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

9 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

10 12 Encroachment

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

11 121 Street Naming and Numbering

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

12 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

13 I43 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

14 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.

15 I3 Building Regulations - Demolition and Building Works

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

16 I32 Trees in a Conservation Area

As the application site is within a conservation area, not less than 6 weeks notice must be given to the Local Planning Authority of any intention to cut down, top, lop or uproot or

otherwise damage or destroy any trees on the application site. Please contact the Trees & Landscape Officer, Residents Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

17 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).

18 I49 Secured by Design

The Council has identified the specific security needs of the application site to be: CCTV and boundary treatments. You are advised to submit details to overcome the specified security needs in order to comply with condition 20 of this planning permission.

19 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).

20 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 (July 2011) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE1	Development within archaeological priority areas
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE11	Proposals for the demolition of statutory listed buildings
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE8	Planning applications for alteration or extension of listed buildings
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.13	(2016) Parking
LPP 7.14	(2016) Improving air quality
LPP 7.3	(2016) Designing out crime
LPP 7.8	(2016) Heritage assets and archaeology
LPP 8.3	(2016) Community infrastructure levy
NPPF	National Planning Policy Framework

21 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. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Council's 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.

22 I6 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.

23

In accordance with the provisions of the NPPF, the Local Planning Authority has actively engaged with the applicant both at the pre application and application stage of the planning process, in order to achieve an acceptable outcome. The Local Planning Authority has worked proactively with the applicants to secure a development that improves the economic, social and environmental conditions of the area. In assessing and determining the development proposal, the Local Planning Authority has applied the presumption in favour of sustainable development Accordingly, the planning application has been recommended for approval.

24

In the event that works to the access road reveal human remains, they must be handled in accordance with the relevant provisions of The Burial Grounds Act 1857.

25

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy, which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority.

In addition, the development hereby approved represents chargeable development under the Hillingdon Community Infrastructure Levy. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738"

26

All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work -Recommendations' in order not to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the former West Drayton Police Station which is currently vacant. The site is occupied by a three storey former police station, a 1960's building which is set back some way from the main road and part-concealed behind two tree belts. Single and two storey buildings are sited to the rear of the main Police Station. The front of the site comprises an area of grass land with various trees and shrubs and an access road leading up to the main building. The rear of the site which has been used as a car park since the 1960's is mainly hard surfaced and bordered by high boundary fencing and a listed wall.

Part of the southern boundary is formed by existing out buildings. The front boundary with Station Road is planted with large conifer trees. Trees on the site and nearby are not protected by TPO but are afforded protection by virtue of their location within the West Drayton Conservation Area.

There is a fall in levels from east to west from Station Road to the main building of approximately 2 and a half metres. The surrounding area is characterised by a mixture of

two and three storey buildings, which are mainly residential, with a range of commercial uses at street level opposite the site. These buildings are predominantly 1930's style with brick, pebble dash and painted rendered walls and clay tiled roofs.

To the south of the site is the Yiewsley and West Drayton Community Centre, whilst to the north is the statutory Grade 2 listed Drayton Hall, set in extensive grounds. The site falls within the West Drayton Green Conservation Area and the proposed Colne Valley Archaeological Priority Area.

3.2 Proposed Scheme

Planning permission is sought for the erection of a four storey block at the front of the site containing 31 flats, 6 pairs of semi detached 3 storey town houses and one detached house at the rear of the site, together with associated car parking, access and landscaping.

The current application is a modification to a previously approved scheme ref:12768/APP/2014/1870 dated 2/2/2016 for 43 residential units on the site. 10 additional units are now proposed (9 flats and one detached house).

This application was originally submitted for the erection of 37 houses. However the application was amended to provide a mixture of houses and flats, similar to the approved scheme.

A summary of the revised mix of housing is set out in the following accommodation schedule:

Type of Accommodation

- 1 bed 2 person: flats x 2
- 2 bed 3 person flats x 31
- 3 bed x person flats x 7
- 3 bed 5 person houses x 12
- 4 bed 6 person house x 1

Total 53

The development would retain the open area in front of the site providing amenity space for residents of the proposed apartments, together with a children's play area.

Access to the site would be via Station Road, utilising the existing access arrangement. The single access road would run through the site providing access to the flats as well as the houses located to the rear. The remaining areas would be retained or returned to soft landscaping as private amenity spaces for the occupants of the development.

The 13 houses would be served by 25 car parking spaces generally situated within a courtyard between the residential units to which they serve, with landscaping. The 40 flats would be served by 40 car parking spaces within a lower ground floor car park. There is also provision for 40 cycle spaces in this lower ground floor car park.

The proposal will involve the demolition of all the existing buildings on the site.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

- Heritage Statement

This statement sets out the history of the site and provides a context of the development in relation to the nearby Drayton Hall (Grade 2 listed) and the West Drayton Green Conservation Area, together with commentary on the listed garden walls at the rear of the site (part retained).

- Design and Access Statement

This report outlines the context for the development and provides a justification for the design, number of units, layout, scale, landscaping, appearance and access for the proposed development.

- Energy Assessment

The sustainability credentials of the scheme are assessed in the design and access statement respect of renewable energy resources and achieving savings in terms of CO2. The assessment concludes that the use of Photo Voltaic panels is the preferred option for renewable energy technology.

- Arboricultural survey

The statement has been prepared to ensure good practise in the protection of trees during the construction and post construction phases of the development.

- Biodiversity Survey and Report

The report summarises the findings of a walk over survey, desk study and protected species assessment. Recommendations for protected species surveys have been made.

- Noise Impact Assessment

The assessment concludes that the site is suitable for residential development subject to a suitable scheme of mitigation measures being incorporated into the design.

- Transport Assessment

The assessment considers the accessibility of the site, examines predicted generation trips by all modes, assesses the effect of the development on surrounding transport infrastructure and considers surfacing and refuse collection facilities. The assessment concludes that the development benefits from good levels of public transport accessibility, that net trip generation can be accommodated on the surrounding transport infrastructure and that the development through its design, will encourage the use of sustainable modes of transport.

SuD's Report and Flood Risk Assessment

The assessment concludes that the proposed development will greatly reduce the surface water run off leaving the site, and therefore reduce flood risk at the site and elsewhere.

Archaeological Evaluation Report

The report recommended that no further archaeological works be undertaken at the site.

Geo Desk Study Ref: 1445/Rpt 1v2

A geo-environmental desk study and site investigation report has been submitted, which shows that there are unacceptable concentrations of lead and poly aromatic hydrocarbons within the made ground. A number of recommendations are made, including further geo-technical and geo-environmental site investigation and a pre-demolition asbestos survey.

3.3 Relevant Planning History

12768/APP/2014/1870 Former West Drayton Police Station Station Road West Drayton

Demolition of the existing Police Station, outbuildings and concrete hardstandings, part retention of the listed walls and the construction of 12 semi-detached houses, together with a 4 storey block of 31 flats, with associated car and cycle parking and access road.

Decision: 02-02-2016 Approved

12768/APP/2014/4071 Former West Drayton Police Station Station Road West Drayton

Alterations to the garden wall situated in the rear area of the former police station site including: existing bricked up opening to be re-opened; formation of two new openings to match existing opening; formation of new inner wall; and formation of a rooflight (Application for Listed Building Consent).

Decision: 08-02-2016 Approved

Comment on Relevant Planning History

Planning permission (ref:12768/APP/2014/1870) was granted on 2nd February 2016 for residential development involving the demolition of all the existing buildings on the former West Drayton Police Station Site site and the erection of a 4 storey block at the front of the site containing 31 flats, with 6 pairs 3 storey semi detached houses at the rear of the site, together with associated car parking, access and landscaping.

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.CI1 (2012) Community Infrastructure Provision
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.H1 (2012) Housing Growth
- PT1.H2 (2012) Affordable Housing
- PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE1	Development within archaeological priority areas
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE11	Proposals for the demolition of statutory listed buildings
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE8	Planning applications for alteration or extension of listed buildings
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction

- LPP 5.7 (2016) Renewable energy
- LPP 6.13 (2016) Parking
- LPP 7.14 (2016) Improving air quality
- LPP 7.3 (2016) Designing out crime
- LPP 7.8 (2016) Heritage assets and archaeology
- LPP 8.3 (2016) Community infrastructure levy
- NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **15th August 2016**

5.2 Site Notice Expiry Date:- Not applicable

17th August 2016

6. Consultations

External Consultees

The application has been advertised under Article 13 of the Town and Country Planning General Development Management Order 2010 as a Major Development. The application has been advertised as a development that affects the character and appearance of the West Drayton Green Conservation Area and the setting of the Grade 2 listed building, Drayton Hall.

106 surrounding property owners/occupiers have been consulted. At the time of writing the report, 6 letters have been received objecting to the proposal. The contents are summarised below:

- Will the block of flats be laid back from the main road and are the trees adjacent to the road way going to remain and where will the entrance be located?
- I am concerned about safety and security to my property. Will you provide anti-climb facilities or security so my garden cannot be entered by residents?
- Will flats or top windows be over looking into my property?
- Will this be a private housing estate or council?
- Will building work be carried out during and throughout the evening?
- I have grave concerns at yet more homes being built in this area without the supporting infrastructure. Almost every primary school in the borough is already being enlarged and there is currently no local secondary school in West Drayton.
- My biggest concern is the deterioration of the service provided by the existing local doctors.
- I am all for sites such as these being developed but such a densely populated area needs a police station
- Planners cannot keep adding dwellings without providing services and taking into account the impact on local roads.
- I am pleased to see that houses are being provided but there are far too many children living in flats with no gardens
- This is a conservation area and the surrounding areas are already saturated with new housing developments making the area too congested.
- This will cause a lot of noise and disruption.
- The houses being built may overlook my house and garden.
- The plan are for too many houses. I would support fewer houses built in a way that didn't mean they could overlook my house.

HISTORIC ENGLAND

Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you. In returning the application to you without comment, Historic England stresses that it is not expressing any views on the merits of the proposals which are the subject of the application.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

HISTORIC ENGLAND (GLAAS)

Recommend No Archaeological Requirement

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

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

This site was subject to an archaeological evaluation in 2014 which showed that most of it has been quarried removing any archaeological interest whilst no burials were found next to the historic cemetery which it was thought might have extended into the site. No further assessment or conditions are therefore necessary.

WEST DRAYTON CONSERVATION AREA ADVISORY PANEL

We are concerned at the spiralling number of housing units being proposed for this site with each successive application or amendment that is made. Approval was granted in February for 43 units (12 large houses and 31 smaller flats), we were told in May that a house-only scheme was required, and now we have a revised proposal for 53 units (13 houses and 40 flats).

Although flats are not the typical housing form in the Conservation Area, or the area to the north-west of this site, the scheme that was approved had been well-designed so the block containing the flats had a stepped facade and did not fill the full width of the site. By fitting the top floor into the roof it also gave a less massive and monolithic appearance than the present proposals. The block of flats shown in the current, revised plans is higher, longer and possibly deeper than that approved - presumably so it can accommodate the extra 9 flats. Its proposed design is not appropriate for this site, as it fails to enhance the appearance of the Conservation Area, overpowers Drayton Hall and is, we consider, over-development of this part of the site.

The houses that are now proposed do at least have adequately-sized gardens and have avoided the dreadful pastiche facades of the previous submission. It is not clear from the plans submitted how the listed walls are retained and incorporated into the scheme as this is an essential requirement. Although some features of the amended plans are improvements on the earlier application (that still has to be determined) others are completely unacceptable so we hope permission will not be granted for this new scheme.

(Officer Note: Amended plans have been received revising the design of the block of flats).

METROPOLITAN POLICE CRIME PREVENTION OFFICER

I am content with the build design. I would ask that due to its location, it has a SBD planning condition. In addition to the above, with regard the existing front dwarf boundary wall, I would ask that a close boarded fence is placed on top in order to achieve a 1.8 metre height. This is primarily to stop rubbish and drinkers sitting on it which will spill over from the 7/11 Tesco's store opposite.

(Officer Note: Brick piers and railings above the dwarf boundary wall are considered more in keeping with the Conservation Area).

Internal Consultees

HIGHWAY ENGINEER

**Major Applications Planning Committee -
PART 1 - MEMBERS, PUBLIC & PRESS**

This application is for the development of the former West Drayton Police Station site. The site has a previous planning permission (12768/APP/2014/1870) for 12 houses and 31 flats and this latest application is for 13 houses and 40 flats which is effectively 10 more dwellings.

The site is located on Station Road West Drayton immediately adjacent to the signalised junction with Harmondsworth Road. Station Road is a classified road on Council's Road Network and the site has an existing vehicular access on Station Road. The site is adjacent to a traffic signalled junction that provides pedestrian crossing facilities. There is also a cycle-way along the Station Road frontage and a bus stop opposite. The site has a PTAL value of 2 (poor) which suggests there will be a strong reliance on private cars for trips to and from the site. This proposal has 36x2 bed +4x3 bed flats +12x3 bed houses and 1x4 bed house on the site. There are 66 car parking spaces, 66 cycle parking spaces and 6 motorcycle parking spaces proposed in the latest scheme. The previous permitted scheme had 12 houses and 31 flats with the 55 car parking spaces allocated on the basis of 1 space per flat and 2 spaces per house. If the same ratio is applied to the latest scheme 26 spaces for the houses and 40 spaces for the flats will be provided.

A Transport Statement (TS) by GTA dated April 2014 was provided as part of the supporting material but this document seems to relate to the previous application and not the current one. This document has provided some historical context. The TS estimated the trips for the consented development at approximately 0.5 trips per house during the peak hour so it would be likely that with 10 more dwellings it is unlikely that trip generation will not be significantly different than the consented scheme with another 5 trips in the peak hours. The access arrangements are the same as the situation that was operating when the site was a Police Station and for the consented scheme. In terms of on-site car parking the proposed 66 car parking spaces have been provided on the basis as the same ratios that were applied in the previous consented scheme. The provision of 66 cycle parking spaces and 6 motorcycle spaces is supported. The service road providing access to the basement parking area has been designed to accommodate a refuse vehicle and there is sufficient geometry to turn around.

On the basis of the above comments I have no significant concerns relating to this application given the previous permission on the site. In terms of any likely permission I would like conditions applied in terms of 20% active and 20% passive EV charging points for the car parking spaces provided as well as a car parking management plan for the site. I would also like a condition relating to the operation of a Residential Travel Plan for the site.

SUSTAINABILITY OFFICER

Ecology

The information submitted is an improvement and the wildflower meadow will provide a suitable ecological corridor.

Energy

The elevations do not show the PVs outlined in the energy strategy. This is a conservation area and it is important that the development can accommodate the PVs as this is the only method for achieve the energy reduction.

(Officer Note: . Details of PV panels have been provided).

ENVIRONMENTAL PROTECTION UNIT

1. Noise survey was taken at the front of the existing building which slopes down from Station Road, there is also an existing boundary wall separating the road from the site. Therefore it appears measurement was made in the shadow zone which would underestimate the traffic noise levels received at the site.

2. The site noise exposure levels (table 4.1) are given as single figures but the building fabric and glazing specifications (tables 6.1 and 6.2 respectively) are given in octaves. A direct comparison/calculations cannot therefore be made. Could they provide the single figure Rw for the building fabric and glazing.

3. No mention is made of how ventilation is to be provided.

4. I note there will be external balconies as part of this proposal but the report is silent as to noise levels in the external amenity areas.

(Officer Note: It is considered that the issue of sound insulation can be addressed by the imposition of suitable conditions).

TREE AND LANDSCAPE OFFICER

The current proposal is for a residential development of 53 units, comprising 13 houses and 40 flats, together with associated parking, access road and landscaping, involving the part retention of the listed walls and demolition of the existing police station, outbuilding and concrete hard standings.

COMMENT

The current layout is similar to the 2014/1870 approved scheme, with an intensification of dwellings. In this scheme the footprint of the flats extends further towards the southern boundary. The essential master plan arrangement, including tree retention, open space provision, built development and road layout remains similar or the same. If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the site.

This application includes Planting Plan 4 of 4, dwg. ref. 603-LA-P-04 Rev A, which shows the wildflower area parallel to the road. A gated fence line is indicated on plan. Although not specified on plan, the drawing refers to Phlorum's Ecological Mitigation and Enhancement Plan (document) - which specifies a low chain link fence. This will be visually intrusive and serve no useful purpose. However, the interface between the short-mown grass and the wildflower meadow will need some sort of delineation to guide the mowing operatives. - Occasional low wooden posts, or a low trip rail would be more appropriate.

RECOMMENDATION

No objection, subject to the above observations and RES6, RES8 (as submitted), COM9 (parts 1,2,4,5, and 6) and RES10.

S106 OFFICER

Heads of Terms

1. Highway Works: S278/S38 for required Highways Works subject to surrounding network adoption status and Highway Engineers Comments
2. Construction Training: A financial contribution to the sum of: Training costs: £2500 per £1m build cost plus Coordinator Costs - £9,600 per phase or an in kind scheme to be provided.
3. Air Quality Monitoring: A financial contribution to the sum of £12,500 is likely to be required. However, the monetary contribution is subject to comments from LBH air quality specialists. Please also note that this contribution was not required for the previously approved scheme for this site.
4. Travel Plan to include £20,000 Bond.
5. Affordable Housing subject to verification of the FVA (if applicable)
6. Affordable Housing Review Mechanism subject to verification of the FVA (if applicable)
7. Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions

Additional Comments:

The report and confirmation of Affordable Housing offer by the Council's appointed independent viability consultant has been received. The Affordable Housing provision has been considered viable at;

Affordable Rent Tenure: 3 x 3-Bedroom Houses

Shared Ownership Tenure: 3 x 3-Bedroom Houses & 3 x 3-Bedroom Flats.

HOUSING OFFICER

This is a much improved offer for affordable housing which is considered satisfactory.

ACCESS OFFICER

The Supporting Design & Access Statement states that the development would satisfy the Equality Act 2010, Category M4(1) as set out in Approved Document M, as well as Part B to the Building Regulations.

There is an immediate and obvious disparity between the standards required by the policy referred to above, and the standards upon the development appears to have been designed.

With the exception of the four-bedroom houses proposed at the front of the site, all other houses should meet a minimum of Category 2, M4 (2), with 10% of those upgraded to satisfy Category 3, M4(3), as prescribed in Approved Document M.

In order to satisfy the Council that all possible options have been explored, the Design & Access Statement should should fully discuss the other options explored prior to settling on the design which features four inaccessible townhouses at the front of the site. The amended statement should fully justify why the site could not be reconfigured to achieve an acceptable 'level access' solution into all the proposed houses.

Conclusion: Revised plans should be requested as a prerequisite to any planning approval.

(Officer Note: Amended plans have been submitted deleting the town houses in front of the site and replacing these with a block of flats. Conditions have been included as per the Access Officer's recommendations)

FLOOD AND DRAINAGE OFFICER

The site is located in Flood Zone 1 and is at risk of surface water flooding according to the Environment Agency Flood Maps. A SuDS report and Flood Risk Assessment has been provided with this application. However this doesn't satisfy all the requirements for approval of the SuDS proposed.

Comments on the Planning Application:

A SuDS report and Flood Risk Assessment by Nimbus Engineering Consultants dated 18/07/2016 has been submitted with this application.

Sustainable Drainage

. A new surface water drainage connection to the main sewer is proposed. In addition the proposals although sustainable appear to suggest that a new connection to the Thames Water sewer is required which will then mean pumping from the site. At this stage this is not considered a sustainable solution and it is unclear if the existing drainage is pumped and why a new connection is needed.

- . A basement car park is included as part of this proposal. The investigation which provides the information on the groundwater should be submitted. Groundwater was found at 3.2m below ground level and standing water was found at 2.7m below ground level. A sump pump will be installed in the basement which will remove any excess groundwater entering the basement.
- . However it is not just the risk to the proposal from groundwater but the risk from the site which must also be managed, and mitigated as the groundwater levels appear so high.
- . Surface water runoff peak flow rate calculations have been provided. The flow rate for the 1 in 1 year event is 89.4 l/s and 1 in 100 year 283 l/s. The development will restrict runoff to 5l/s.
- . Permeable paving or porous tarmac will be used across the site which will further increase the permeability of the site. The permeable paving will sit over a substrate of free draining material such as 300mm Type 6N DoTSfHW, or similar approved. This is acceptable.
- . Any sloped areas will be caught by aco drains or gullies, and the surface water run off from these will be conveyed into two attenuation tanks, as shown on drawing number C1667-01, where the flow is attenuated for 1 in100 year storm event plus climate change, with restricted discharge of 5 l/s leaving the site. This is acceptable.
- . The majority of roof run off will be treated in rain garden planters before being discharged, also with overflows into underground attenuation system, where the flow is attenuated for 1 in 100 year storm event plus climate change, with restricted discharge of 5 l/s leaving the site. A list of the plants that flourish in wet and drought conditions has been included. This is acceptable.
- . 800 litre outdoor wall mounted rainwater harvesters have been proposed at each home, and where possible at the apartment building. This is acceptable and these should be included on the drawings.
- . Storage calculations for a 1 in 100 year storm event plus climate change show that 163.5m³ of storage is required, and this storage will be provided in an aqua-cell or similar approved tank system, conveying the restricted flow to 5 l/s into an existing surface water manhole at the proposed development site. Two storage tanks have been included in the drawings and these are acceptable.
- . A maintenance and management plan has been provided and these drainage systems should be maintained in accordance with this.

REASON

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

- . Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1-Strategic Policies (Nov 2012),
- . Policy 5.12 Flood Risk Management of the London Plan (March 2016) and
- . To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and
- . Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).
- . National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

(Officer Note: A drainage strategy has been submitted. Drainage details can be secured by condition).

URBAN DESIGN AND CONSERVATION OFFICER

The revised plans are an improvement on the previous proposals. I remain concerned about the increase in the width of the building across the site over that agreed as part of the approved scheme. With regards to the current scheme, I would suggest that the ground floor windows go down to the floor and that the expanse of brickwork adjacent to the vehicle entrance at basement level is screened with planting and/or possibly a green wall. There would be an opportunity to include balconies for the flats over this area.

The dark brickwork needs to be reconsidered for this scheme, I would advise a traditional yellow stock- this would need to be the same for the houses. Suggested examples are Ibstock Chailey,

Wienerberger Smeed Dean, Freshfield Danehill Yellow or Freshfield Lindfield Yellow Multi- the latter is a mix of colours that might work. We would need to see samples for agreement.

Officer Comment: A number of issues raised by the conservation officer would be detailed condition matters. The concern regarding the increase in width is addressed in the body of the report.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of residential development and the loss of the former Police Station on this site has already been established by virtue of planning permission ref:12768/APP/2014/1870 dated 2/2/2016.

The loss of the West Drayton Police Station is part of a more radical strategy by the Mayor's Office for Policing and Crime. Furthermore, it is noted that the police station was purpose built for this use and therefore does not lend itself well to conversion to an alternative community use.

In addition, the site has been marketed since 2013, but no community based operators have expressed an interest in acquiring the site for these purposes. It is worth noting here that this is a relatively large site, which would make it unviable for typical local community uses such as meeting halls.

Saved Policy H8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states amongst other things, that the conversion or change of use of premises to residential use will only be acceptable if a satisfactory residential environment can be achieved. As detailed in other sections of this report, the proposed use could provide an adequate residential environment, notwithstanding the specific site constraints.

In light of the above considerations, it is concluded that the proposed change of use of the land meets the policy requirements of the adopted Development Plan. No objections are therefore raised to the principle of residential use on the site.

7.02 Density of the proposed development

Policy 3.4 of the London Plan has regard to density. It seeks to optimise housing potential on sites taking into account local constraints. The site is in a suburban setting with a Public Transport Accessibility Level (PTAL) of 2 (on a scale of 1 to 6). These guidelines take into account public transport accessibility, the character of the area and type of housing proposed.

Table 3.2 of the London Plan recommends that for a PTAL of 2, a density of 150-250 hr/ha or between 55-145 u/ha, (assuming 3.1-3.7 hr/unit) can be achieved for the application site.

The proposal seeks to provide 53 residential units totalling 176 habitable rooms. This equates to a density of 272 hr/ha or 88 u/ha. This level of development is well within the guidelines set out within Table 3.2 density matrix of the London Plan, assuming a PTAL of 2, in terms of units per hectare, but slightly over in terms of habitable rooms per hectare for a suburban site.

Nevertheless it will be important to demonstrate that the units will have good internal and external living space, and that the scale and layout of the proposed development is compatible with sustainable residential quality, having regard to the specific constraints of this site, including its conservation area designation and proximity to a grade 2 listed building. As set out in relevant sections of this report, it is considered that this residential scheme has been designed at to meet the relevant policy standards and targets, by

making effective and efficient use of redundant brownfield land whilst respecting the surrounding context.

In light of this, the 53 dwellings proposed on a site area of 0.646 ha is considered appropriate

UNIT MIX

Saved Policies H4 and H5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure a practicable mix of housing units are provided within residential schemes. One and two bedroom developments are encouraged within town centres, while larger family units are promoted elsewhere. A mixture of 2 x 1 bedroom, 31 x 2 bedroom and 7 x 3 bedroom flats, together with 12 x 3 bedroom and 1 x 4 bedroom houses are proposed and this mix of units is considered appropriate for this location.

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

The site is within the West Drayton Green Conservation Area towards its eastern periphery. Part of the walls in the rear car park which relate to the adjoining Drayton Hall are listed. Drayton Hall, a grade II listed building, which was first listed in 1950 lies to the north. Drayton Hall is the principal building of architectural merit within the Conservation Area and the grounds of the Hall form a significant component in the Conservation Area. Also to the north is West Drayton Cemetery.

ARCHAEOLOGY

The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation.

Policy BE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Local Planning Authority will only allow development, which would disturb remains of importance in archaeological priority areas where exceptional circumstances can be demonstrated. Part 2 Saved Policy BE3 states that the applicant will be expected to have properly assessed and planned for the archaeological implications of their proposal. Proposals which destroy important remains will not be permitted.

The site lies within the Colne Valley Archaeological Priority Area on the edge of West Drayton Green Conservation Area and its burial ground in the former grounds of Drayton Hall.

An archaeological evaluation report was submitted as part of the planning application. An archaeological evaluation excavation was also carried out at the site. The fieldwork revealed poor below ground survival of the 19th and 20th century outbuildings in the former walled garden of Drayton Hall, as the walls were demolished down to their foundations for the construction of the police station car park in the 1960s. Construction of the police station also appears to have truncated the natural deposit at the rear, west end of the site. Quarry activity was recorded within the front lawn of the site and at the east end of the walled car park. Clay was extracted for an adjacent brickfield, which map evidence suggests was out of use by 1828. The brick field extended into the north end of the site, within the footprint of the present driveway. Infilling of the clay pits took place between the late 19th and early 20th centuries, with that to the west being infilled earlier for the construction of the walled garden. There was no evidence that the Post Medieval cemetery beside Drayton Hall extended south into the northern extent of the site.

The report recommended that no further archaeological works be undertaken at the site as the building remains are poorly preserved and recorded on historic mapping; a large part of site has been quarried away or truncated, and there is no evidence of the Post Medieval cemetery.

The Greater London Archaeological Advisory Service (GLAAS) advise that no further assessment or archaeological conditions are necessary.

LISTED BUILDINGS

Policy BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that development proposals should not be detrimental to the setting of a listed building. This includes views to listed buildings (i.e. Drayton Hall). Any development would therefore be expected to address these matters.

The site directly abuts the grounds of Drayton Hall, a Statutory Grade 2 listed building,

Listed Walls:

The existing car park area in the north-west zone of the site formed part of the kitchen garden to the original Drayton Hall grounds. The walls defining this area are original, with the exception of the eastern boundary which is modern and presumably related to the construction of the police station. The condition of the original walls is mixed with some parts retaining their original character, some parts rendered to disguise their poor condition and some parts completely replaced.

The walls on the boundary will remain as garden walls to the new houses. However, the western wall now falls in the middle of the proposed housing development and requires sensitive treatment. It is proposed to retain the wall and integrate it with house units 38-41 inclusive.

One of the existing bricked up openings will be re-opened to form the entrance to number 38. However, new openings are proposed in the wall to allow access to the front doors to numbers 39 & 40. The listed wall currently has two different sections of kerb at its base to provide protection from cars. The western section of this protection will be replaced by a public planted area. However the eastern section of kerbing will be retained to protect the wall from the new parking layout.

The Urban Design and Conservation Officer considers that this is an acceptable solution, allowing the wall to form a significant and unique element in the new mews area of the development.

Setting of Drayton Hall:

With regard to the impact of the development on the setting of Drayton Hall itself, which is located approximately 70/85 metres from the site boundaries, it is screened from the site by an original high brick wall and a significant number intervening trees.

The development has been limited to four storeys so as not to appear overly dominant within the setting of the heritage assets. The flatted accommodation which at 4 storeys is the highest element of the development has also been carefully positioned towards the front of the site, to allow a greater separation distance between the proposed development and Drayton Hall. This also means that the most dense element of the development is read in the context of the more urban aspects of the surrounding area on Harmonswoth Road,

Station Road and Sipson Road.

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

CONSERVATION AREA

Policy BE4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that new development within or on the fringes of conservation areas will be expected to preserve or enhance the features, which contribute to the Conservation Area's special architectural or visual qualities.

The site is located within the West Drayton Green Conservation Area. The West Drayton Green Conservation Area's most notable features are the pockets of open space, the collection of listed buildings around Church Road and most notably, Drayton Hall to the north of the application site. Other buildings within the conservation area are mainly comprised of typical 1930's residential development.

Demolition of Existing Structures:

The former police station was built in 1965 and is constructed mostly in a light brown brick with pre-cast concrete panels on the east elevation and white metal windows. The entrance is located on the north elevation which in addition to the brick is defined by wooden doors and an adjoining slate panel. The most attractive feature of the building is the copper roof and its landscaped setting. The rear of the site contains functional outbuildings, some original in the matching brick, with some pre-fabricated buildings of poor quality. The rear is also dominated by the extent of car parking and its associated concrete hard-standing.

The main building is typical of its period and the architectural quality is not considered to justify its retention. As such, it is not considered to contribute positively to the character of the Conservation Area and its loss would be acceptable. Similarly, the functional outbuildings, which are almost derelict, do not contribute to character of the conservation area. No objections are therefore raised to the demolition of the existing buildings on the site.

The only redeeming feature of the rear is the listed wall that originally related to Drayton Hall. This is to be largely retained and integrated within the proposed development.

Impact on the Conservation Area:

By maintaining a tree lined frontage and grassed area in front of the flatted accommodation, views within the Conservation Area will be largely maintained. The front of the site would retain a fairly pleasant quality, mostly due to its setting.

The proposed homes will incorporate solar photo-voltaic roof tiles. It is noted that the pitch of the roof is very low, the site is well shielded with trees, a significant number being conifers, along and adjoining its perimeter and the view from Drayton Hall is a relatively long at approximately 90 metres. It is not considered that the impact of the PV roof panels on external views of the site, particularly from views from Station Road, the parkland to the west of the site and Drayton Hall would be detrimental to the character of the conservation

area.

Overall, it is considered that the scheme will introduce a built form that is appropriate to its Conservation Area context and will improve the townscape character of the area, by removing redundant and degraded commercial buildings. The proposals will conserve and enhance the setting for the listed wall and also enhance the quality of the conservation area, in compliance with Policy BE4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

There are no airport safeguarding issues related to this development.

7.05 Impact on the green belt

There are no Green Belt issues associated with this site.

7.06 Environmental Impact

A geo-environmental desk study and site investigation report has been submitted in support of the application. The Tier I Human Health Risk Assessment has determined that there are unacceptable concentrations of lead and poly aromatic hydrocarbons (PAH) within the made ground that would potentially pose a significant risk to human health of future site occupants where these concentrations are present within private gardens. The Tier I Controlled Water Risk Assessment has determined that there are no unacceptable concentrations of potential contaminants within the underlying soils that would pose a potential risk to controlled waters. The ground gas monitoring and gas risk assessment has identified that ground gas will not pose a significant risk to the proposed development or future residents. The risk assessment in respect to future planting identified that the determinants in the soils will not pose a potential risk.

From the results of the site investigation a number of recommendations are made, including further geotechnical and geo-environmental site investigation and a pre-demolition asbestos survey conducted by a competent person to assess the quantity of asbestos containing materials in existing buildings.

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

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

7.07 Impact on the character & appearance of the area

Part 1 Policy BE1 of the Local Plan requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Saved Part 2 Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

London Plan Policy 7.1 sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world-class, high quality design and design-led

change in key locations. In addition to Chapter 7, London Plan policies relating to density(3.4) and sustainable design and construction (5.3) are also relevant.

The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of established residential areas are not compromised by new development. The main constraints and opportunities of the site have been identified, in particular its relationship to Drayton Hall and its location within West Drayton Green Conservation Area.

Layout

The flats have been located at the front of the site with the houses at the rear. The rear of the site is more appropriate for the scale and privacy requirements of houses, whilst the flats will utilise the open setting at the front of the site. The building line of the new flats building would line through with the adjoining Community Centre. The existing access road is maintained and leads into the site to form a natural divide between the flats and the houses.

Scale

The proposed development site is somewhat visually disconnected from the surrounding street space by virtue of its location in the open area, its set back from Station Road, and the existing boundary tree screen on the site's street frontage. The proposed scale of the flats building is 4 storeys, with the top floor designed as a subordinate structure with set backs. The height of the flats building matches the height of the Drayton Hall extension. The houses are 3 storeys high with the top floors again designed as subordinate structures within the proposed roof form.

The Council's conservation officer has highlighted that the increased width of the block of flats is a concern when compared with the approved scheme. It is not considered that the proposed building is of an unacceptable scale. It is sufficient distance away from Drayton Hall that there would be no adverse impact on the setting of that building, furthermore the existence of Drayton Hall means that a relatively large building is not out of keeping on this site if sensitively designed with high quality materials.

Appearance

The principle characteristics of the design of the houses are:

- A layered approach with a brick base ground floor level, a white rendered first floor and lead coloured profiled cladding to the second floor mansard;
- The first floor street elevations have an inset panel that would contain contrasting materials and or colour.
- The listed wall has been integrated into the design of house units 48-51 inclusive.

The principal characteristics of the flats design are:

- A layered approach with a brick ground floor level, a combination of white rendered and brick clad first and second levels and lead coloured profiled sheeting to the mansard.
- The street elevations at first and second floor levels are highly glazed, which is considered appropriate given the open setting and provision of balconies.

Nevertheless it will be important to ensure that appropriate materials landscaping are secured by condition. Subject to compliance with the above mentioned condition, it is considered that the scheme is compliant with Policies BE13, BE19 and BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), relevant London Plan policies and design guidance.

7.08 Impact on neighbours

Outlook and Light

Policy BE20 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. Policy BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

The closest residential properties to the site is the caretaker's flat at the adjoining Community Centre to the south of the site. There are no other residential properties in close proximity to the site. The proposal complies with relevant guidance and is not considered to result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Policy BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

Similarly, is not considered that there would be a material loss of daylight or sunlight to the neighbouring property, as the proposed buildings would be sited a sufficient distance away from the caretaker's flat. Given its orientation and relationship with neighbouring residential windows, the proposals would not create a material loss of daylight or sunlight to neighbouring properties, in accordance with Policy BE20 of the Local Plan Part 2 and relevant design guidance.

Privacy

Policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the design of new buildings should protect the privacy of occupiers and their neighbours. (HDAS) Supplementary Planning Document: Residential Layouts, also sets out a minimum distance of 21m between facing habitable room windows, as measured at a 45 degree line from the centre of the nearest first floor window.

Detailed measures have been incorporated into the design of the houses backing onto the Community Centre boundary. These include oriel windows to the first floor bedroom windows on the rear elevations and obscure glazing to the second floor rear bath room windows. Similarly oriel windows are proposed to the upper rear windows of the flats which fall within the 45 degree angle of vision. It is therefore considered that there would be no loss of privacy to adjoining occupiers of the care takers flat. The development is therefore in accordance with Policy BE24 of the Local Plan Part 2 and relevant design guidance.

7.09 Living conditions for future occupiers

External Amenity Areas

Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requirements the provision of external amenity space, sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting. The Council's SPD Residential Layouts specifies amenity space standards for flats. Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential layouts, suggests that the following shared amenity space for flats and maisonettes is provided:

- 1 bedroom flat - 20m² per flat
- 2 bedroom flat - 25m² per flat

3 bed houses -60m2 per house
4 bed houses- 100m2 per house

Each of the houses achieve and in most cases exceed the private amenity space standards. Based on the current accommodation schedule for the flats, the communal amenity space requirements would equate to a total of 925 m2. The current development proposal provides just over 816 m2 of usable communal amenity space, including 60 m2 of play space provision, which would have good natural surveillance from the proposed apartments. In addition 20 of the flats also benefit from private space in the form of balconies. The amenity space provided is considered acceptable, in compliance with the Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts and Saved Policy BE23 of the Local Plan.

Unit size

Planning policy requires that all new housing to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Policy 3.5 of the London Plan endorses a range of minimum unit sizes for new residential development in London.

All the individual flats and houses meet London Plan minimum floorspace standards, providing a good standard of accommodation to future residents. In addition, the submitted plans and documentation, including the Design and Access Statement illustrate that wheel chair standards could be achieved, in accordance with London Plan Policy 3.8.

Outlook and Light

The houses have been designed to be dual aspect. A number of the 2 bedroom flats have balconies and all have access to the communal amenity area within the scheme. Each of the houses also have private gardens, which would receive adequate amounts of sunlight. It is therefore considered that all of the proposed units would benefit from reasonable levels of outlook and light, in compliance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012), HDAS: Residential Layouts and the provisions of the London Plan.

Privacy

Saved Policy BE24 states that the design of new buildings should protect the privacy of occupiers and their neighbours. A minimum separation distance of 21 metres is required to avoid overlooking and loss of privacy. It is considered that the design of the development would protect the privacy of future occupiers, in accordance with Policy BE24 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012) and relevant design guidance.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The National Planning Policy Framework (NPPF) at Paragraph 32 states that plans and decisions should take account of whether safe and suitable access to the site can be: achieved for all people; and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 35 of NPPF also refers to developments and states that developments should be located and designed where practical to give priority to pedestrian and cycle movements; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

Local requirements in relation to impacts on traffic demand, safety and congestion are set out in Local Plan Part 2 policy AM7 which states: The LPA will not grant permission for developments whose traffic generation is likely to:

- (i) unacceptably increase demand along roads or through junctions which are already used to capacity, especially where such roads or junctions form part of the strategic London road network, or
- (ii) prejudice the free flow of traffic or conditions of general highway or pedestrian safety

Access

Access to the site would be via Station Road utilising the existing access arrangement. A single access road would run through the site providing access to the flats as well as the houses located to the rear. The proposed site access road is 4.8 metres wide, with a 1.8 metre wide pavement on one side together and a 1 metre service strip on the other side. The road is tarmacked up the entrance of the mews area of the houses to the rear. The mews area is a shared surface, with definition in the paving design of the vehicular movement areas.

"Keep Clear" road marking will be provided at the access to the site, across the width of the adjacent carriageway, in order to prevent vehicles queuing across the access to the site.

The existing access will be widened to provide a 10m radius on the left side and a 12m radius on the right side to allow a refuse vehicle and car to turn into and out of the access. The access road has been widened to 5.5m to allow for a car and refuse vehicle to pass one another.

Subject to the off site highway works, which would be subject to S106/278 agreements, no objections are raised to the proposed access arrangements.

Traffic Generation

The applicant has submitted a Transport Assessment to consider the traffic impacts on the existing road capacity. The Highway Engineer notes that the estimated the trips for the consented development was assessed at approximately 0.5 trips per house during the peak hour. It would therefore be unlikely that with 10 more dwellings, the trip generation would be significantly different than the consented scheme with another 5 trips in the peak hours.

Given the small increase in additional trips in the peak hours and in total throughout the day, it is considered that these can be easily accommodated on the local road network. These small additional trips are unlikely to materially worsen the current situation on the local highway network or the wider highway network. Considering Paragraph 32 of the National Planning Policy Framework (NPPF), these increases are minimal and could not be considered in any way 'severe'. Therefore, it is considered that there would be no unacceptable highway or transport impacts as a result of the proposed development, in accordance with relevant policies.

Parking

The London Plan Policy 6.1 states that 'the need for car use should be reduced, with Table 6.2 stating that there should be a maximum of 1 space for 1-2 bed units. The application proposes a total of 64 parking spaces, including 6 disabled spaces, together with 10 motor

cycle spaces. This equates to 1.22 spaces per unit. The Council's standards allow for a maximum provision of 1.5 spaces per communal parking per residential unit, a total of 79.5 spaces in this case.

The 13 houses would be served by 24 car parking spaces equating to 1.9 spaces per dwelling. The 40 flats would be served by 40 car parking spaces mainly within a lower ground floor car park, equating to 1 space per dwelling.

The site has a PTAL rating of 2 and it is considered that residents of the proposed development would have relatively good access to all day to day facilities and to the wider London area, via reasonable public transport connections. The proposed average 1.2 parking spaces per dwelling therefore meets the NPPF policy guidance, by being in line with expected existing and future need, taking into account the type, mix and use of the development. In addition, the provision of electric charging points can be secured by condition.

It should be noted that the proposed parking ratio is similar to that provided in the approved scheme for the site.

Overall, it is considered that the proposals strike the requisite balance between parking restraint, to promote alternative travel modes and the provision of adequate parking. The proposed level of parking meets Council standards as well as London Plan standards. As such, the Council's Highways Engineer has raised no objection to the level of car parking. The proposal is therefore considered to comply with Local Plan Part 2 Saved Policies AM14 and AM15 and relevant London Plan policies.

Cycle Storage

The submitted plans indicate that secure cycle storage can be provided for 40 cycle spaces in this lower ground floor car park for the flats. Secure cycle parking for the houses can be accommodated within individual curtilages. The scheme would therefore be in accordance with the Council's standards and Local Plan Part 2 Saved Policies AM9.

7.11 Urban design, access and security

SECURITY

The flats overlook the main amenity area providing good visual contact with the site. Details of fencing and other security arrangements, including the boundary treatment and CCTV have been secured by condition.

7.12 Disabled access

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers likely have a defined model that meets best practice design guidance. The submitted documentation has explained how the principles of access and inclusion have been applied to this scheme.

The topography at the eastern end of the mews area contains the basement of the existing building and the access road drops at this point as it slopes down towards the basement car park. This creates the need for the gently sloping ramp approaches. However, level access thresholds are incorporated at all entrances. The main entrance door to the new houses will be wide enough for wheelchair-access and buggy access. The pedestrian foot

path from the Station Road will be within acceptable gradients for the people with mobility difficulties. All private paths leading to the entrance of the houses will meet Building Regulations requirements. In addition, 10% of the parking provision will be designed as disabled parking with larger bays for access.

With regard to the proposed units, since 1 October 2015 and the introduction of the National Housing Standards, other standards such as the Lifetime Homes and Wheelchair Housing Design Guide have been superseded by the Mayor's Housing Standards MALP 2016. London Plan policy (and Housing SPG) Policy 3.8 Housing Choice is relevant to accessibility. London Plan policy 3.8c requires all new homes to be built to lifetime homes standards. London Plan Policy 3.8d requires ten per cent of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. From October 2015 for major residential schemes this is interpreted as requiring ten per cent of new housing to meet Building Regulation M4 (3) 'wheelchair user dwellings' and the remainder to be built to M4(2) (equivalent to lifetime homes). Appropriately worded conditions are recommended accordingly, to ensure compliance with these standards.

The topography at the eastern end of the mews area contains the basement of the existing building and the access road drops at this point as it slopes down towards the basement car park. This creates the need for the gently sloping ramp approaches.

The Access Officer has made a number of observations in relation to the application as originally submitted. These have been addressed by the provision of revised plans.

Subject to conditions, it is considered that lifetime homes equivalent and wheel chair standards can be achieved, in accordance with the London Plan Policies 3.8, 7.1 and 7.2 and in general compliance with the Council's Supplementary Planning Document "Accessible Hillingdon".

7.13 Provision of affordable & special needs housing

The development would introduce a total of 43 dwellings, therefore triggering the affordable housing requirement threshold of 10 units as set out in London Plan policy 3.13. Policy H2 of the Hillingdon Local Plan: Part 1- Strategic Policies relates to Affordable Housing with the Council seeking 35% of all new units in the borough delivered as affordable housing. The Council note however, subject to the provision of robust evidence, it will adopt a degree of flexibility in its application of Policy H2 to take account of tenure needs in different parts of the borough as well as the viability of schemes.

On this basis, 18 of the 53 units proposed in the scheme would have to be provided as affordable housing to comply with the requirements of Policy H2, to be secured by way of the S106 Agreement.

A full Financial Viability Appraisal (FVA) has been carried out in support of this application, which has been reviewed by an appropriately qualified, third party, financial consultant. The original FVA was for a level of affordable housing set at 15%, but this was found to be too hard to justify on the face of developer profits. After several rounds of negotiations the viable level of affordable housing provision has been set at 22% in habitable room terms, comprising 3 x three bed houses (Affordable Rent Tenure) and 3 x three bed flats (Shared Ownership Tenure).

The differences in the level of affordable housing between applications for this site relate to the fact that the originally approved scheme was a speculative proposal, without proper viability testing, as well as further uncertainty in the residential market due to a changing

political environment.

The NPPF states that planning obligations should not be so onerous as to make schemes unviable, and that where appropriate the development economics of proposals should be taken into account. In this case there would be substantial benefits arising from the scheme which would outweigh the limited provision of affordable housing.

The FVA has been scrutinised and is considered to be accurate. The Housing Officer is satisfied with the level of provision and tenure provided and it is not considered that a greater level of affordable housing could be achieved in this case.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING

Local Plan Part 2 Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments. An arboricultural survey has been carried out making an assessment of existing trees on and within the vicinity of the site.

The tree screen to the road, the trees to the boundary side of the drive, and the tree group to the community centre boundary will all be retained. The trees to the south side of the drive and the smaller trees dotted around the grassed area will largely be removed to facilitate the new development.

It is proposed to use some of the cut from the construction of the new lower ground floor car park to significantly level the existing slope of the grassed forecourt area. This would make the area more usable for amenity reasons.

The tree screen to the western boundary will be largely retained. The tree survey identified significant trees on the adjoining sites on the northern and southern boundaries, however these trees would not be affected by the development as they will adjoin the gardens of the new houses.

At present there is no soft landscaping or any form of planting to the rear of the site. The small loss of trees to facilitate the development will be mitigated by the replacement of significant areas of hard surfacing by garden areas and public planting beds and the inclusion of a significant number of 'urban' trees around the new mews area. An additional, sense of space would be created by adoption of an open front garden policy with the boundaries defined by planting rather than fences.

It is proposed that the access road will be tarmacked with a traditional paved footpath from the site entrance to the entrance of the mews area at the rear. The mews area would be shared surface with permeable block paving. The paving design would allow for definition of the vehicular use area.

At present the site is enclosed by a variety of boundary wall constructions: low brick wall to the street front, cast iron railings to the former graveyard and listed wall to the rear northern boundary and part western boundary. These will remain as existing, subject to any necessary maintenance. New piers and railings will be constructed along the street frontage above the low brick wall to enhance the security of the site. This is considered acceptable in terms of the visual amenity of the conservation area. The security fence to the residual western boundary and part southern boundary will be retained with the barbed wire top removed and disguised with suitable climbing plants. The southern boundary is

defined by existing outbuildings and poor quality timber fencing. These will be replaced by to the front southern boundary new timber fences.

The Trees and Landscape Officer raises no objections subject to conditions to ensure that the detailed landscape proposals preserve and enhance the character and appearance of the area and off It is considered that the scheme is on the whole acceptable and in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

ECOLOGY

Local Plan Part 1 Policy EM7 and Saved Policy EC2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek the promotion of nature conservation interests. Saved Policy EC5 seeks the retention of features, enhancements and creation of new habitats. London Plan Policy 7.19[c] seeks ecological enhancement. Although the trees in the site may be valuable for biodiversity, the application site itself is not considered to have a high ecological value, due to the lack of potential for protected species.

A Phase 1 Habitat Survey, protected species assessment and bat survey of the site have been carried out as part of the recently approved application. The Council's Sustainability Officer noted that the proposed development results in the loss of several trees and although the site is unlikely to have significant value for wildlife, the National Planning Policy Framework requires a net gain in biodiversity value.

An ecological report has been submitted in support of the current application, which includes details of a designated wild life area.

A condition similar to that imposed on the approved scheme, requiring details of an ecological enhancement, to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings is recommended. The scheme could include, living screens against walls of the development, bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife, together with an area of land dedicated to wildlife habitat.

Subject to compliance with this condition, it is considered that the ecological mitigation is satisfactory. The proposal therefore complies with Policy 7.19 of the London Plan which requires that development protects and enhances biodiversity, and Local Plan Part 1 Policy EM7 and relevant Local Plan Part 2 polices.

7.15 Sustainable waste management

There is a bin store within the ground floor of the building containing ten 1100 litre wheelie-bins with easy access from the road. Waste storage for the houses is provided within their curtilage.

7.16 Renewable energy / Sustainability

Sustainability policy is now set out in the London Plan (2011), at Policy 5.2. Part A of the policy requires development proposals to make the fullest contribution to minimising carbon dioxide emissions by employing the hierarchy of: using less energy; supplying energy efficiently; and using renewable technologies. Part B of the policy currently requires non domestic buildings to achieve a 35% improvement on building regulations 2013. Parts C & D of the policy require proposals to include a detailed energy assessment.

The scheme suitably demonstrates a 40% reduction in CO2 improvement on building regulations 2010, largely through the use of PV panels. The roof plans show 400 sq.m of

PV panels and these are these incorporated into the design.

Subject to a condition securing the on site renewable energy, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with Policies 5.2, 5.13 and 5.15 of the London Plan, Policy PT1. EM1 of Hillingdon Local Plan Part 1 and the NPPF.

7.17 Flooding or Drainage Issues

Policies OE7 and OE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. The site falls outside any flood zones as defined in the Council's own Strategic Flood Risk Assessment (SFRA) and is within flood zone 1 on the Environment Agency maps. A flood risk assessment is therefore not a requirement, although a Drainage Strategy would need to demonstrate that it would incorporate sustainable drainage techniques and reduce the risk of flooding in accordance with the requirements of Policies 5.11, 5.12 and 5.13 of the London Plan and the NPPF.

SuD's Report and Flood Risk Assessment has been submitted in support of this application.

A basement car park is included as part of this proposal. A new surface water drainage connection to the main sewer is proposed which will then mean pumping from the site.

The Council's Flood and Drainage Officer has assessed the submitted documentation, and whilst generally satisfied with the proposed drainage strategy, has requested further information regarding the need to rely on pumping water from the site.

The applicant has explained that the reason storm water from the police station will need to be pumped, is due to the site being much lower than the road, and by the time the surface water network reaches the road, due to the depth of the attenuation tanks, the discharge cannot be conveyed by gravity. With regard to storage in the event of pump failure, the storage provided by the manholes and the pipe network at the site do not contribute to the 1 in 100 year storm event plus climate change, as this is all provided in the proposed storage tanks. Therefore the storage provided in the surface water pipes and manholes will be more than sufficient to deal with any pump failures, which are expected to be unlikely, as there will be a duty and standby pumps system.

The drainage strategy would have to demonstrate the surface water run-off generated to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme would also need to include provision of on-site surface water storage to accommodate the critical duration 1 in 100 year storm event, with an allowance for climate change. This could be secured by condition in the event of an approval.

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

7.18 Noise or Air Quality Issues

NOISE

The Government's National Planning Policy Framework (NPPF) which replaces PPG2

(Planning and Noise) gives the Government's guidance on noise issues. Policy 7.15 of the London Plan seeks to reduce noise and minimise the existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals. A noise assessment has been carried out in support of the application and concludes that the principle of residential accommodation is acceptable in this location, subject to mitigation measures outlined within the report.

The application site is on a busy high road. It is therefore reasonable to expect that traffic is likely to be high enough to affect the residential amenities of future occupiers.

A baseline noise survey was undertaken to establish prevailing noise levels across the development site. The acoustic assessment contains recommendations, which, if implemented, would reduce noise to levels that comply with reasonable standards of comfort, as defined in British Standard BS 8233:1999 'Sound insulation and noise reduction for buildings - Code of Practice'. It concludes that the site is suitable for residential development subject to a suitable scheme of mitigation measures being incorporated into the design. Further detail on noise control measures will be provided during detailed design.

The Council's Environmental Protection Unit notes that the survey may underestimate the traffic noise levels received at the site and further information would be required. It is considered that the issue of sound insulation can be addressed by the imposition of a suitable condition. Subject to compliance with this condition, it is considered that the scheme would be in compliance with Policy OE5 of the Hillingdon Local Plan part 2.

AIR QUALITY

The proposed development is within the declared AQMA. The development is introducing sensitive receptors into a poor air quality area. As part of the approved scheme, the Council's Environmental Protection Unit requested a Section 106 obligation of up to £12,500 for contributions to the air quality monitoring network in the area. It is recommended that this planning obligation be rolled forward to the current scheme, in the event of an approval.

Subject to the above mentioned planning obligation, it is considered that the impact of the development on the air quality of the area can be mitigated, to the extent that refusal of the application on these grounds would not be justified, in accordance with Policy EM8 of the Local Plan Part 1.

7.19 Comments on Public Consultations

The main issues raised have been dealt with in the main body of the report.

7.20 Planning obligations

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

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

- (i) Transport: All on site and off site highways works as a result of this proposal, including improvements to the site access.
- (ii) Affordable Housing at 22% in habitable room terms, comprising 3 x three bed houses (Affordable Rent Tenure) and 3 x three bed flats (Shared Ownership Tenure).
- (iii) Construction Training: either a construction training scheme delivered during the construction phase of the development or a financial contribution
- (iv) Air Quality: The applicant provides a financial contribution in the sum of £12,500.
- (v) Travel Plan
- (vi) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution to enable the management and monitoring of the resulting agreement.

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

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

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

This application represents modifications to a previously approved scheme to provide an additional 10 residential units on the site. No objection is raised to the principle of the residential use of this site. The density of the proposed development falls within London Plan guidance.

It is considered that the discussions and negotiations between relevant parties on the design and layout of the development and the extent of amendments undertaken have yielded a scheme suitable for its context. The scheme will introduce a built form that is appropriate to its Conservation Area context and the townscape character of the area, by removing redundant and degraded commercial buildings.

The archaeological position of the site has been extensively explored and has been satisfactorily addressed. It is not considered that the scheme would be detrimental to the setting of the nearby listed Drayton Hall.

Furthermore, the development would not result in unacceptable impacts on the amenities of neighbouring properties and would provide good environmental conditions for future occupiers.

The applicant has offered an acceptable package of contributions to be secured by way of a proposed S106 Agreement. In addition, access, parking, drainage, ecology and highway safety issues have been satisfactorily addressed.

It is recommended that the application should be supported, subject to a Section 106 Legal

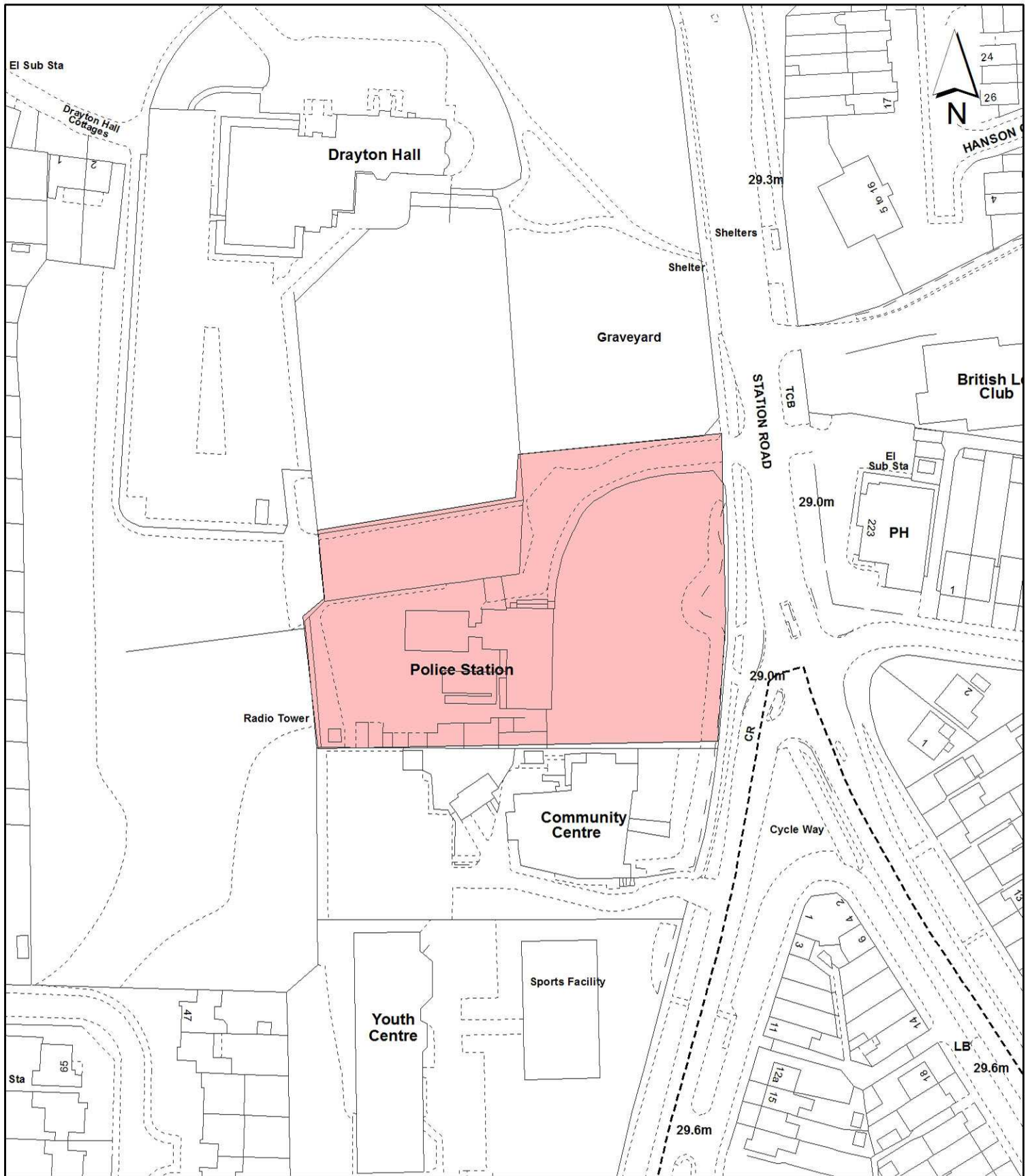
Agreement and conditions.

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 (NPPF)
The Greater London Authority Sustainable Design and Construction (2006)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document: Accessible Hillingdon (January 2010)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Former West Drayton Police Station,
 Station Road**

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

Planning Application Ref:
12768/APP/2016/1580

Scale:
1:1,250

Planning Committee:
Major Page 154

Date:
February 2017



HILLINGDON
 LONDON

Plans for Major Applications Planning Committee

Wednesday 1st February
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Head of Planning, Sport and Green Spaces

Address WARRENDER PRIMARY SCHOOL OLD HATCH MANOR RUISLIP

Development: Provision of new two-storey classroom block comprising 8 new classrooms, staff room, library/ICT suite, technology suite, studio, breakfast club, plus ancillary facilities; increased parking provision; rearrangement of sports pitches and provision of new multi-use games area (MUGA) together with associated steps and ramp; removal of existing modular building and demolition of existing breakfast club building; and ancillary development.

LBH Ref Nos: 4311/APP/2016/4295

Date Plans Received: 29/11/2016

Date(s) of Amendment(s): 29/11/2016

Date Application Valid: 29/11/2016

16/01/2017

NOTES:

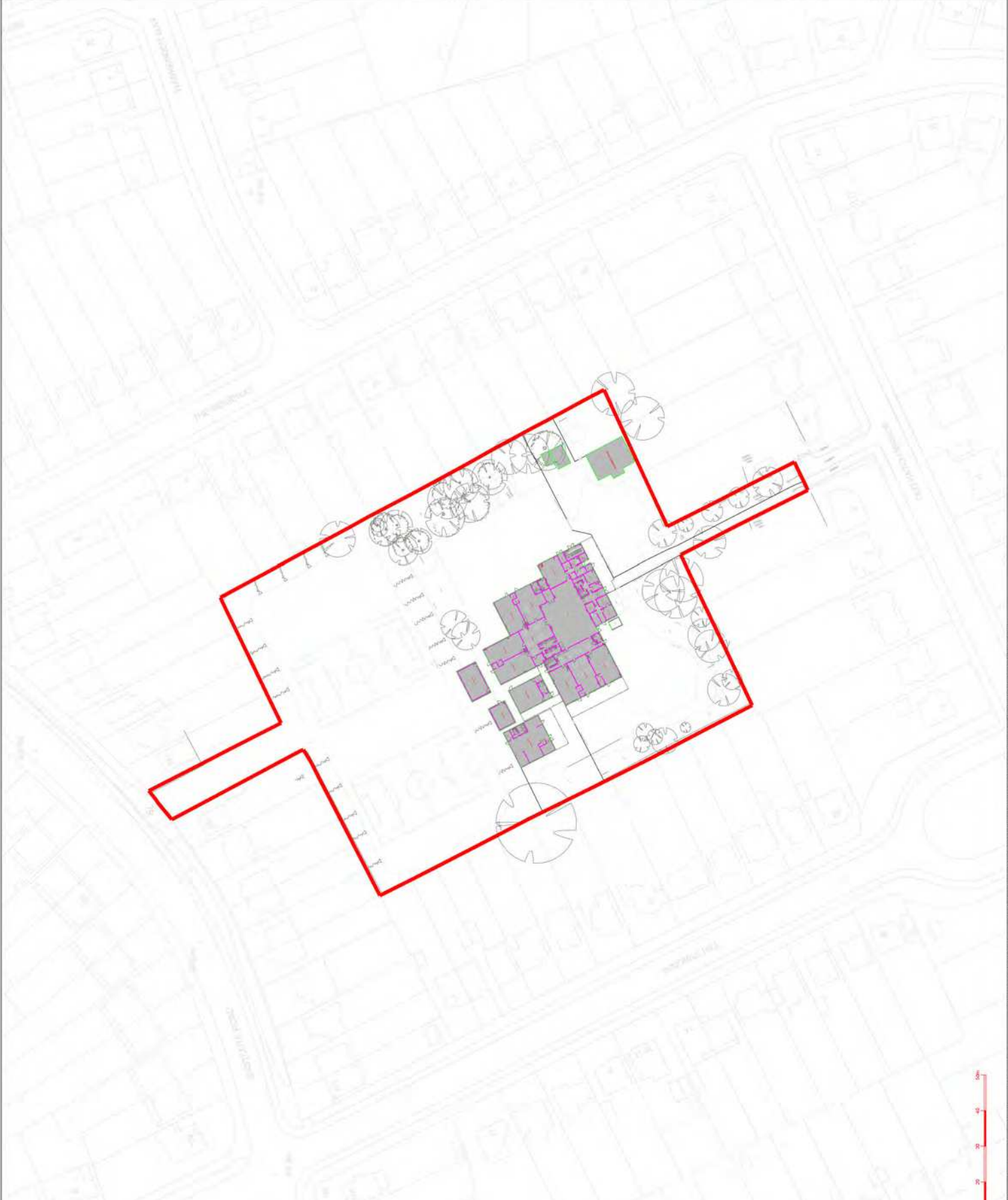
Rev	Date	Description	Drawn/Checked	Appr'd

Client:
 London Borough of Hillingdon Council
PROJECT:
 Extra Form of Entry Hillingdon School Expansions
Site:
 Warrender Primary School
 Old Heath Manor, Busby Hill, B505
 Hillingdon, London, U.K. W5 2LW
 U.K. Phone: +44 (0)1895 203111
 Fax: +44 (0)1895 203111
 www.hillingdon.gov.uk

ARCADIS
 Headquartered office:
 Arcadis House
 15 York Way
 N1 9AB
 Tel: +44 (0)20 74612 2000
 www.arcadis.com

TITLE:
 Warrender Primary School
 Existing Site Layout Plan
PLANNING
 Drawing Number: 3511100 / WAR / PLOZ
 Revision:

Designated	Rev	Date	By	For
Drawn	1.0	15/05/2018	JHL	15/05/2018
Checked	1.0	15/05/2018	JHL	15/05/2018
Approved	1.0	15/05/2018	JHL	15/05/2018
Scale	1:500			
Original Size	A1			
Sustainability Code	1.1			
Project Number	3511100			



NOTES:

REV	DATE	Description	Dim	Ch	App

Client
 London Borough of
 Hillingdon Council

PROJECT:
 Extra Form of
 Entry School
 Expansions

Site
 Warrinder Primary School
 Old Hatch Manor, Ruslip HA4 8DG

Client
 London Borough of
 Hillingdon Council
 Hillingdon Civic Centre, High St
 Uxbridge UB8 3UW
 +44 (0)1895 250111

www.hillingdon.gov.uk



Registered office:
 ARCADIS House
 34 York Way
 London
 N1 9AB
 Tel: 44 (0)20 7612 2000
 www.arcadis.com

TITLE:

Warrinder Primary School
 Site Location Plan

Designat	OS	Project	Scale
Drawn	OS	Warrinder	XX/ANXX
Checked	FSL	Warrinder	June 2016
Approved	ARL	Warrinder	June 2016
Scale:	1:1250	Datum:	Grid
Original Size:	A3	Project Num:	35311100
Sustainability Code:			
Sustainability Description:			

PLANNING

Drawing Number: 35311100 / WAR / PL01
 Revision:



GENERAL NOTES
 All rights reserved.
 All drawings and written material appearing hereon, including all designs and specifications, are the intellectual property of CallisonRTKL and shall remain the property of CallisonRTKL. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of CallisonRTKL.

KEY PLAN

REV. NO.	DATE	DESCRIPTION
1	15/11/17	Issue for planning application
2	25/11/18	Issue for planning application
3	23/11/18	Issue for planning application
4	15/11/18	Issue for planning application

KEY PLAN

1:1000

PROJECT
 Warrender Primary School

CLIENT
 London Borough of Hillingdon

DESIGNER
 CALLISONRTKL
 A DESIGN CONSULTANCY OF ARCADIS
 CallisonRTKL, 27 Park Square, Leeds LS2 3PL
 Tel: 0113 275 1234

SHEET IDENTIFICATION
 TITLE
PROPOSED SITE PLAN

STATUS
 Planning

PROJECT NUMBER
 000-160001-00

DATE
 15/11/18

SCALE
 A3

DRAWING NUMBER
 A-10000

REVISION
 E

GENERAL NOTES
 All rights reserved.
 All drawings and written material appearing hereon, including all designs and specifications, are the intellectual property of CallisonRTKL and shall remain the property of CallisonRTKL. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of CallisonRTKL.

KEY PLAN

REV. NO.	DATE	DESCRIPTION
1	15/11/17	Issue for planning application
2	25/11/18	Issue for planning application
3	23/11/18	Issue for planning application
4	15/11/18	Issue for planning application

KEY PLAN

1:1000

PROJECT
 Warrender Primary School

CLIENT
 London Borough of Hillingdon

DESIGNER
 CALLISONRTKL
 A DESIGN CONSULTANCY OF ARCADIS
 CallisonRTKL, 27 Park Square, Leeds LS2 3PL
 Tel: 0113 275 1234



new secure fencing with 1.8m high wicketmesh or heras type fencing for substations & emergency vehicles

new trees to screen building from residents

some existing trees may require removal due to proximity to new build, and to improve daylight factors within classrooms

lights dig footpath around building to reduce impact on root protection zones

new 1.8m high wicketmesh or heras type fencing to secure zone

two-story teaching block to include all KS2 classrooms, ICT, food tech, science, small hall, staff room and library

car park re-configured and extended to provide 50no. additional parking spaces

Year 1 classes

Year 2 classes

recreation classes

library

gymnasium

tennis courts

new kitchen

new trees

new trees

new trees

new trees

new trees

new trees

new trees

new trees

new trees

new trees

new trees

new trees

new 1.8m high wicketmesh or heras type fencing to secure zone with gates

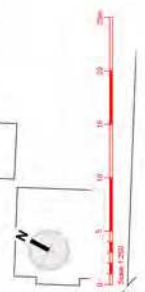
new trees along boundary to act as visual and acoustic screening for local residents

new 1.8m high wicketmesh or heras type fencing to secure zone with gates

all internal fences and space dividers to be 1.2m high timber post & rail fencing to facilitate separate play zones/times




new 1.8m high wicketmesh or heras type fencing to secure zone with gates

secondary secure line to consist of new 1.8m high wicketmesh or heras type fencing with gates



GENERAL NOTES
 All rights reserved.
 All drawings and written material appearing hereon are the property of Callison|TKL and may not be reproduced, used or disclosed without written consent of the architect.
 This drawing is intended for use only for the purposes stated on the drawing and is not to be used for any other purpose without the written consent of Callison|TKL.
 Do not scale from this drawing.

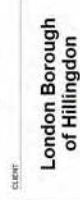
LEGEND

-  Existing trees to be retained
-  Existing trees to be removed
-  Proposed trees

REV. NO.	DATE	DESCRIPTION

PROJECT: **Warrender Primary School**

CLIENT: **London Borough of Hillingdon**



CALLISON|TKL
 A DESIGN CONSULTANCY OF ARCADIS

CALLISON|TKL, 27 Finsbury Square, London EC2A 6AE
 TEL: 020 7460 8000
 WWW.CALLISON|TKL.COM

SHEET IDENTIFICATION

EXISTING TREE RETENTION PLAN

STATUS: **Planning Submission**
 PROJECT NUMBER: **060-100601.00**
 DRAWING NUMBER: **A-10100**
 REVISION: **A**

THE RIDGEWAY



GENERAL NOTES

All rights reserved.
 All drawings shall remain the property of CallisonRTKL and may not be distributed, used or otherwise without written consent of the architect.
 This drawing is intended for use by the architect and its use for any other purpose is prohibited.
 Conditions shown are approximate only.
 Do not scale from this drawing.



2 Proposed South Elevation
 1 : 100



1 Proposed North Elevation
 1 : 100



3 Proposed West Elevation
 1 : 100



4 Proposed East Elevation
 1 : 100

REVNO.	DATE	DESCRIPTION

PROJECT
Warrender Primary School

CLIENT
London Borough of Hillingdon

CALLISONRTKL
 A DESIGN CONSULTANT OF ARCADIS
 CallisonRTKL, 25 Farnborough Street, 10th Floor, London, E14 4AA
 T: +44 (0)20 700 8000
 WWW.CALLISONRTKL.COM

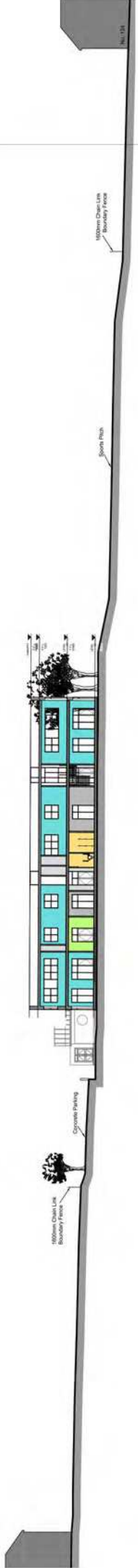
LARGE SCALE ELEVATIONS

STATUS
Planning

DATE DRAWN: 05/04/15
 PROJECT NUMBER: 060-160081.00
 DRAWN BY: J.C.M.
 CHECKED BY: A.ZE
 DRAWING NUMBER: **A-20100**
 REVISION:

© 2015 CallisonRTKL UK Ltd

GENERAL NOTES
 All rights reserved.
 All drawings and sections are the property of CallisonRTKL. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of CallisonRTKL.
 Notes and material descriptions are typical for similar items and are not intended to be exhaustive.
 Do not scale from this drawing.



REV. NO.	DATE	DESCRIPTION
A	01/12/16	1:50 design updated to show final design

KEY PLAN:



PROJECT
 Warrender Primary School

CLIENT
 London Borough of Hillingdon

CALLISONRTKL
 A DESIGN CONSULTANCY OF ARCADIS
 CallisonRTKL, 27 Park Square, Leeds LS2 3PL
 Tel: +44 (0)113 275 2200

SHEET IDENTIFICATION	
TITLE	PROPOSED SITE SECTIONS & 3D IMAGES
STATUS	Planning
PROJECT NUMBER	000160001.00
DATE	01/12/16
SCALE	A1
DRAWING NUMBER	A-30100
REVISION	A

NOTES:

1. The information contained in this drawing is for the use of the client and is not to be used for any other purpose without the written consent of the architect.
2. The architect is not responsible for the accuracy of the information provided by the client.
3. The architect is not responsible for the accuracy of the information provided by the client.
4. The architect is not responsible for the accuracy of the information provided by the client.
5. The architect is not responsible for the accuracy of the information provided by the client.
6. The architect is not responsible for the accuracy of the information provided by the client.
7. The architect is not responsible for the accuracy of the information provided by the client.
8. The architect is not responsible for the accuracy of the information provided by the client.
9. The architect is not responsible for the accuracy of the information provided by the client.
10. The architect is not responsible for the accuracy of the information provided by the client.

LEGEND:

No.	Date	Revised/By	Issue	Checked	Approved
001	13/07/2018	ARCADIS	Issue		

Client
London Borough of Hillingdon
Council

PROJECT:
Warrender Primary
School Expansion

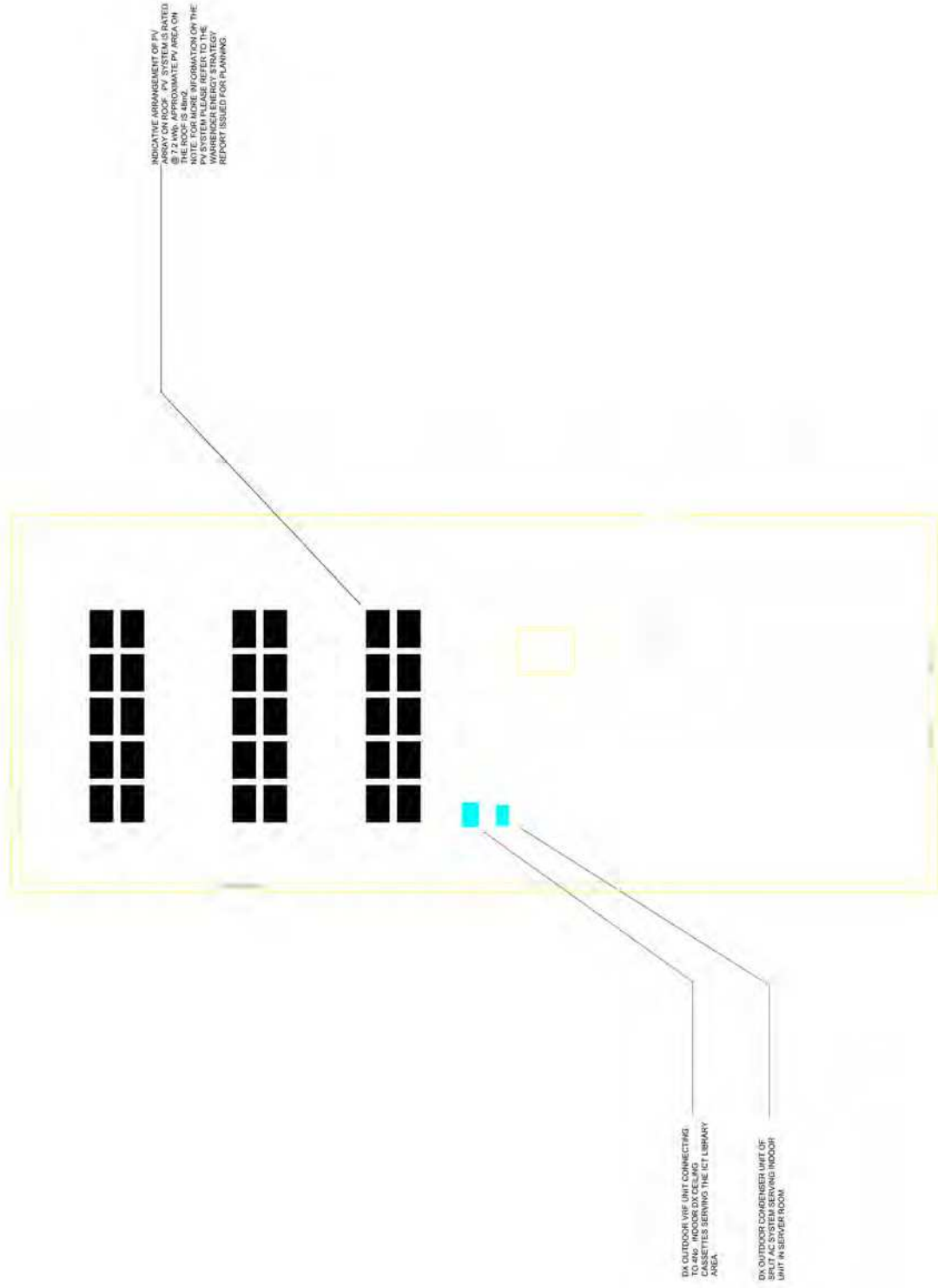
Site
Warrender Primary School
London Borough of Hillingdon

ARCADIS
Cooperating Office
ARCADIS House
1st Floor
111 St. James Street
London W1 9AB
Tel: +44 (0)20 7182 2000
www.arcadis.com

TITLE:
ROOF PLANT
INDICATIVE LAYOUT

Discipline	Rev	Date	Description
Structural	01	13/07/2018	Issue for Tender
MEP	01	13/07/2018	Issue for Tender
Architect	01	13/07/2018	Issue for Tender
Structural	02	13/07/2018	Issue for Tender
MEP	02	13/07/2018	Issue for Tender
Architect	02	13/07/2018	Issue for Tender
Structural	03	13/07/2018	Issue for Tender
MEP	03	13/07/2018	Issue for Tender
Architect	03	13/07/2018	Issue for Tender

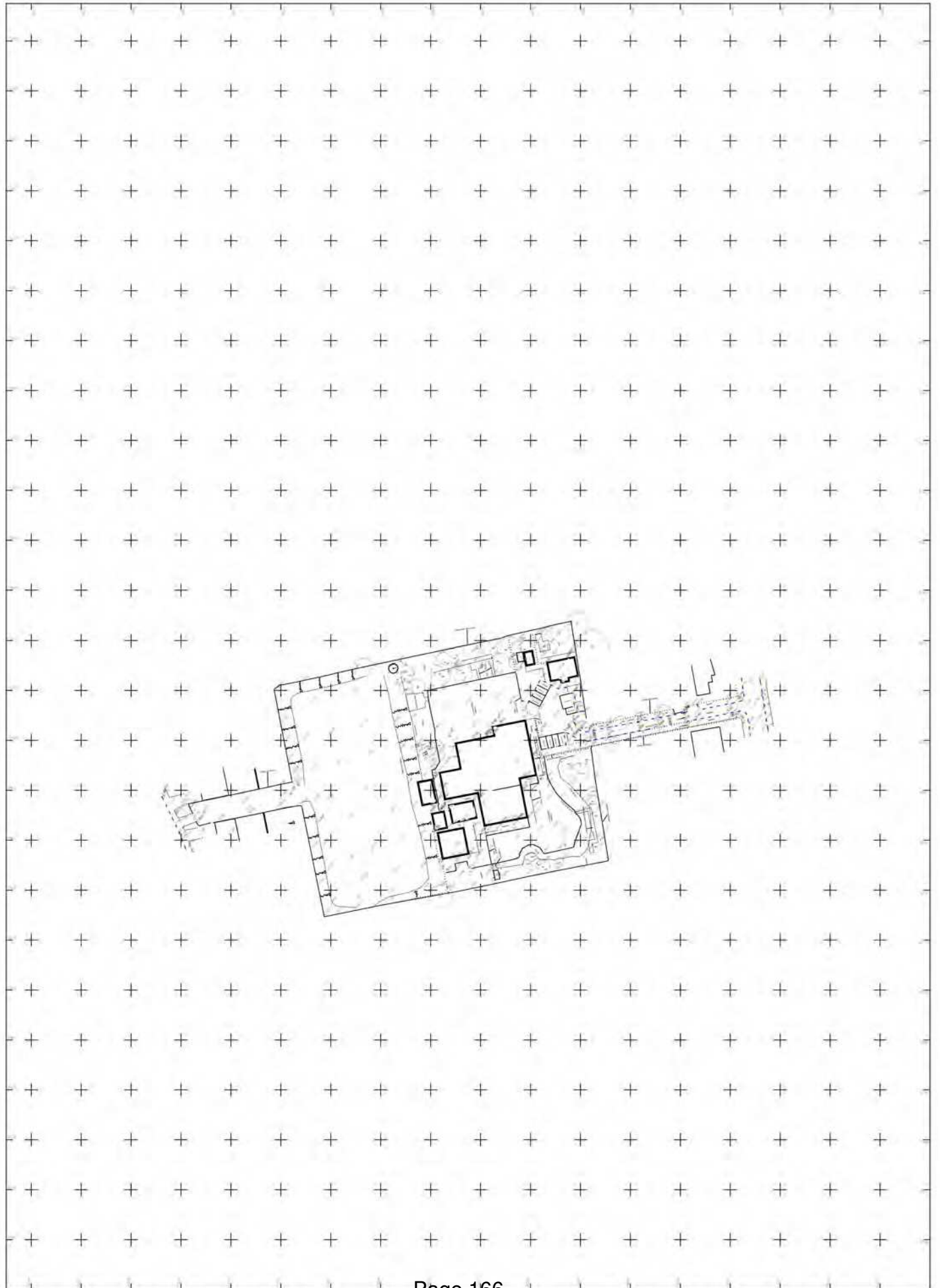
TENDER ISSUE
Number of Drawings: 1
Drawing Code: UA008837-ARC-M2-MM-H-014
Revision: P1,1

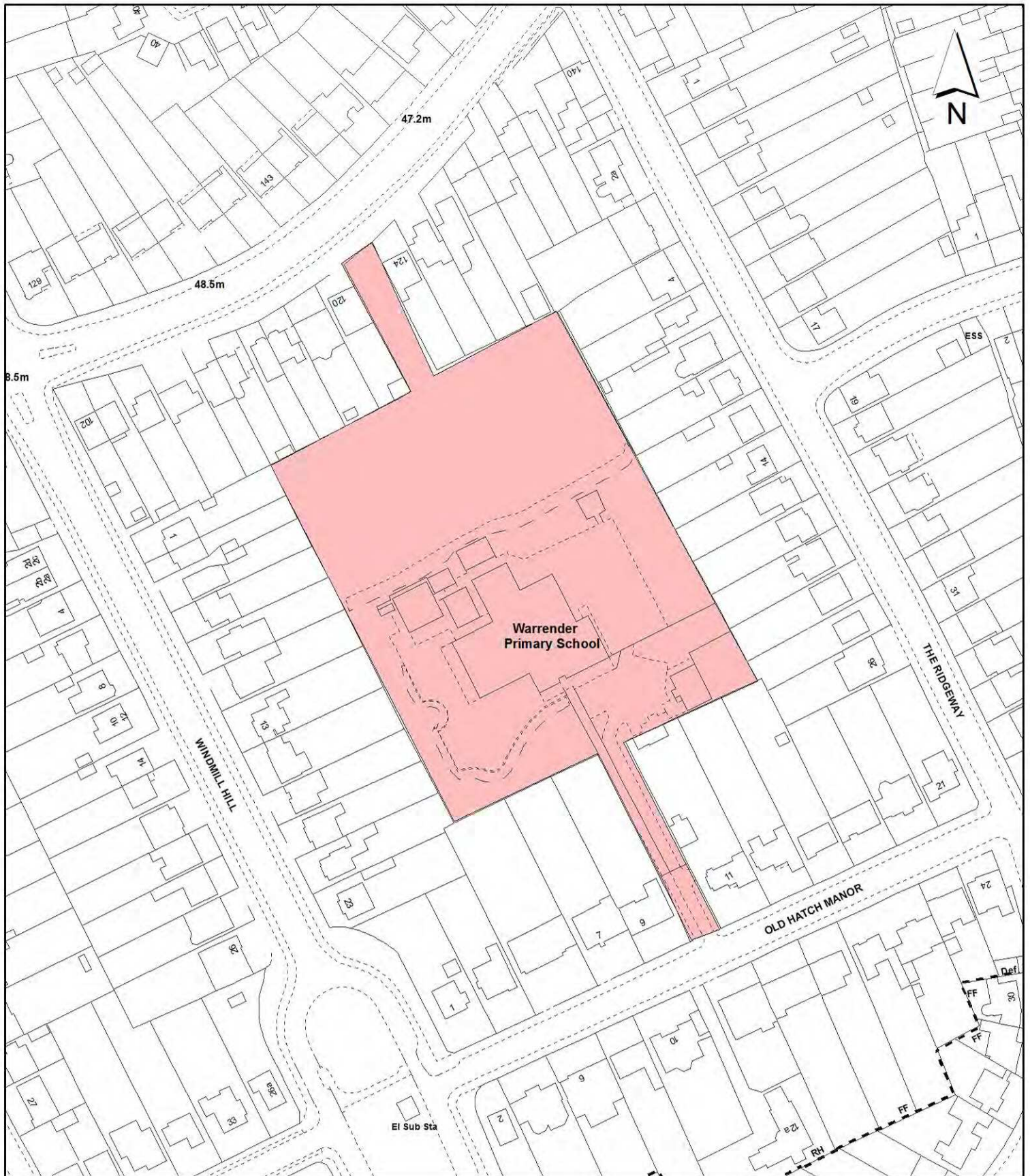


INDICATIVE ARRANGEMENT OF PV ARRAY ON ROOFS. PV SYSTEM IS RATED @ 72 MWp. APPROXIMATE PV AREA ON THE ROOF IS 48m². FOR MORE INFORMATION ON THE PV SYSTEM PLEASE REFER TO THE WARRENDER ENERGY STRATEGY REPORT ISSUED FOR PLANNING.

DA OUTDOOR VRF UNIT CONNECTING TO 4NO. INDOOR DX CEILING UNITS SERVING THE ICT LIBRARY AREA.

DA INDOOR CONDENSER UNIT OF UNIT IN SERVER ROOM.





Notes:

 Site boundary

For identification purposes only.
 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).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Warrender Primary School
 Eastcote & East Ruislip**

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

Planning Application Ref:
4311/APP/2016/4295

Scale:
1:1,500

Planning Committee:
Major Page 167

Date:
February 2017



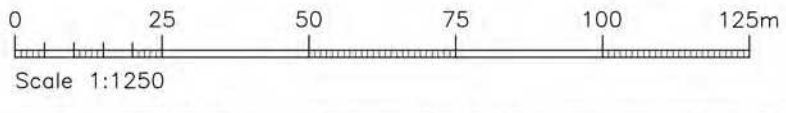
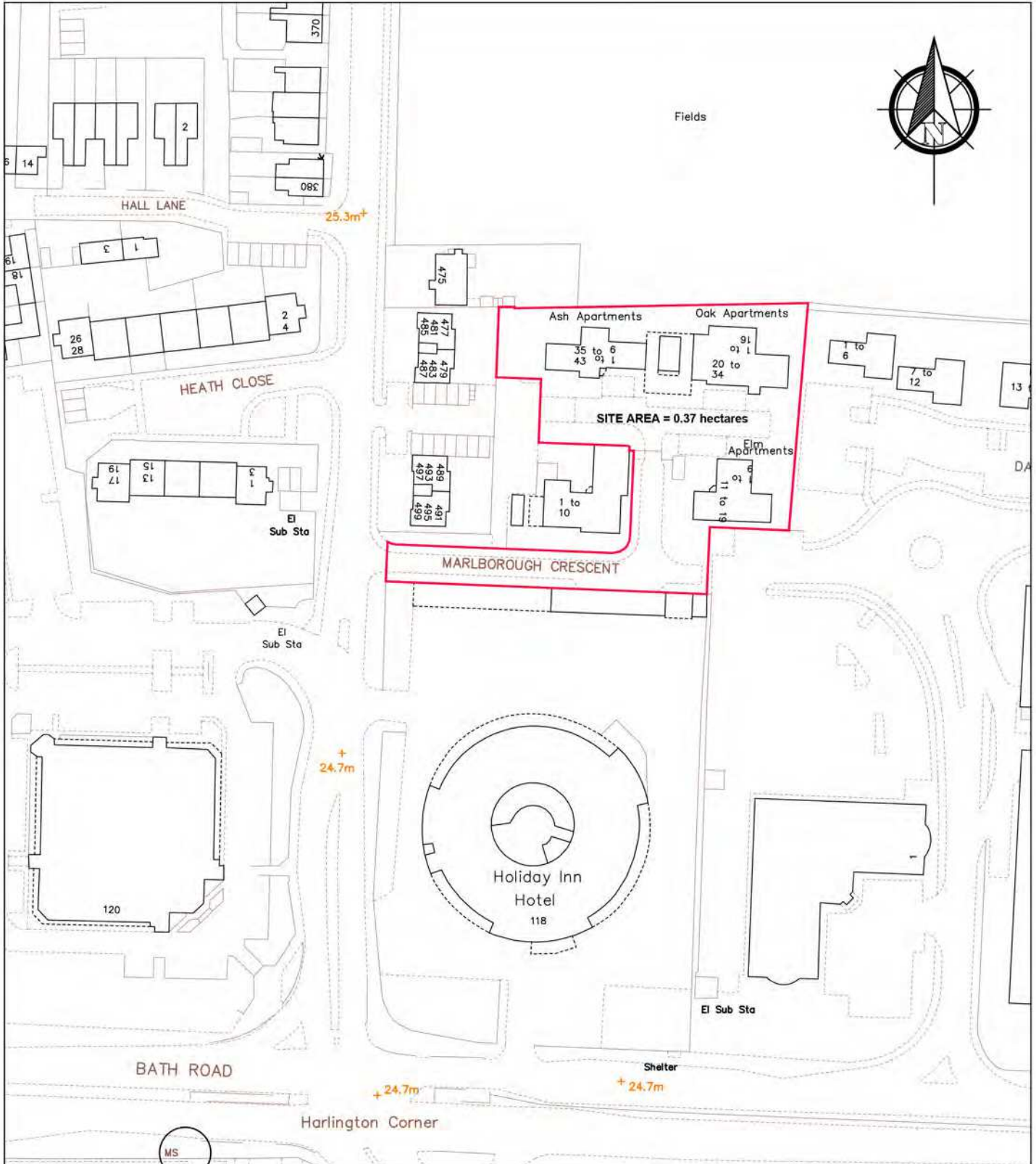
Report of the Head of Planning, Sport and Green Spaces

Address BERKELEY PARK APARTMENTS MARLBOROUGH CRESCENT
HARLINGTON

Development: Proposed Change of Use from C1 (APARTMENTS HOTEL) to SUI-GENERIS
Homeless persons hostel use and associated external works

LBH Ref Nos: 31642/APP/2016/4411

Date Plans Received:	08/12/2016	Date(s) of Amendment(s):	07/12/2016
Date Application Valid:	08/12/2016		12/12/2016
			19/01/2017



HILLINGDON
LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
2E/10, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

Rev	Revision notes	Initials	Date
-	-	-	-
Project BERKELEY PARK APARTMENTS, MARLBOROUGH CRESCENT, UB3 5FG		Scale 1:1250 @ A4	Drawn by SAM
Description SITE LOCATION PLAN		Date 25/11/16	Checked by
		Drawing No. 2016/D/204/P/001	Rev.

NOTES

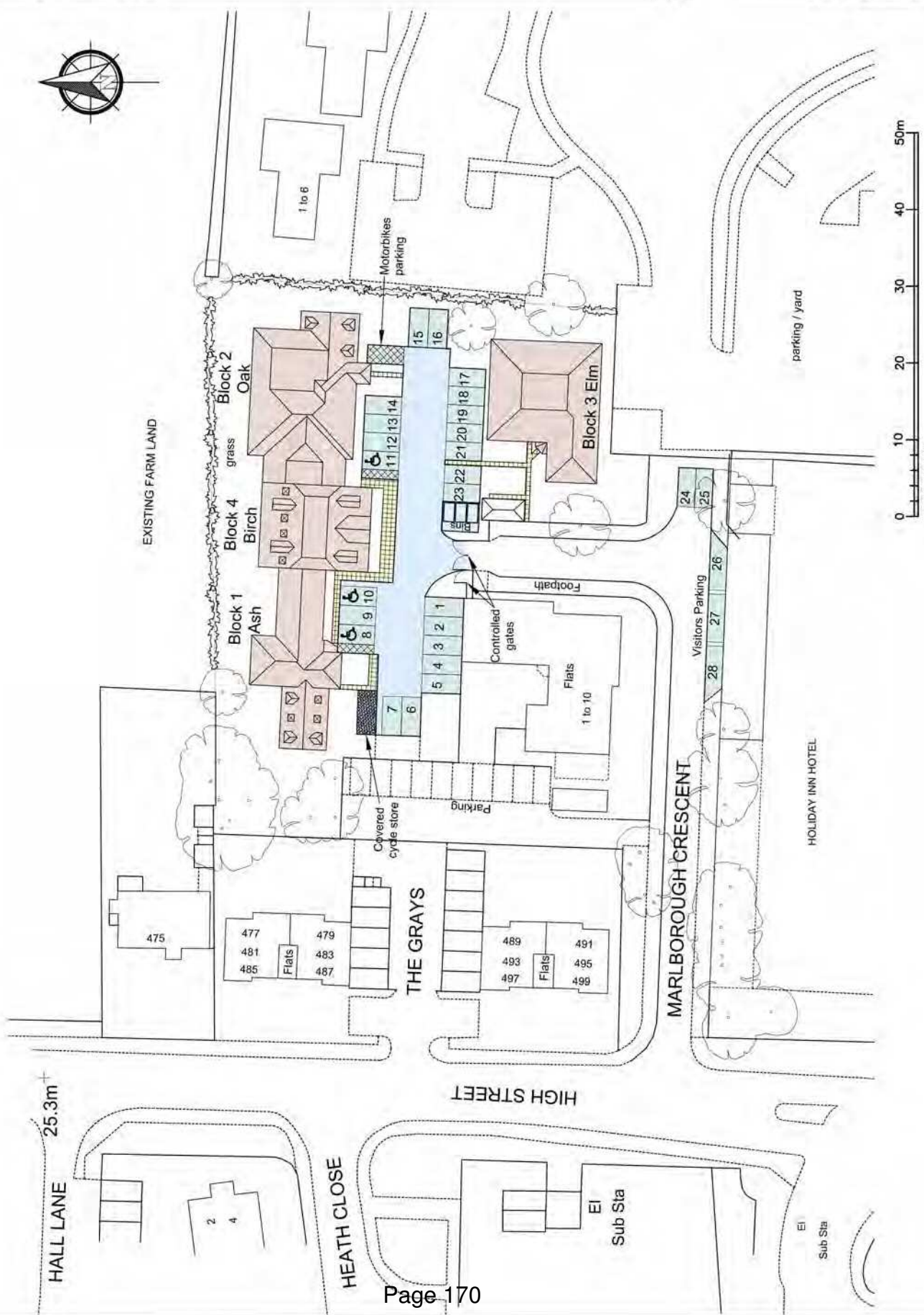
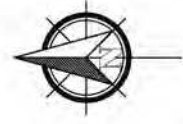
The Contractor shall, at all times, be responsible for the safety of all persons working on the site. The Contractor shall be responsible for the safety of all persons working on the site. The Contractor shall be responsible for the safety of all persons working on the site.

SCHEDULE OF PROPOSED ACCOMMODATION:

- 3 No 4 bed 8 person Units
- 5 No 3 Bed 5 person Units
- 31 No 2 Bed 4 person Units
- 4 No 1 Bed 3/4 person Units

43 TOTAL UNITS
189 BED SPACES

TOTAL CAR PARKING SPACES = 28



Client	Graysville (residential) sports & leisure development	Sum	13/10/17
Drawn	Drawn by name	Checked	Checked
			
RESIDENTS SERVICES, CAPITAL PROGRAMME 21/10/17 08:55:25 188 11W Tel: 01895 250 124 Fax: 01895 277 224			
PROJECT: BERKELEY PARK APARTMENTS MARLBOROUGH CRESCENT HAYES, UB8 5FG			
DESCRIPTION			
SITE PLAN			
SCALE	1:500 @ A3	DRAWN BY	SV
DRAWING NO.	2016/D/204/002	DIRECTED BY	DAVE
		REV	13/01/17
			A

10/1/17

This Certificate does not constitute an approval of the proposed development. It is issued on the basis of the information provided and does not constitute a guarantee. It is subject to the terms and conditions of the relevant planning permission. It does not constitute a contract. It is issued for the purpose of providing information only.

SCHEDULE OF ACCOMMODATION:
EXISTING:
 8 No 1 bed 2 person Units
 1 No Studio 2 person Units
PROPOSED ACCOMMODATION
 8 No 2 bed 4 person Units
 1 No 1 bed 2 person Units
9 TOTAL UNITS
34 BED SPACES

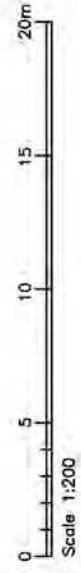
No changing in flat numbers



SECOND FLOOR PLAN

FIRST FLOOR PLAN

GROUND FLOOR PLAN



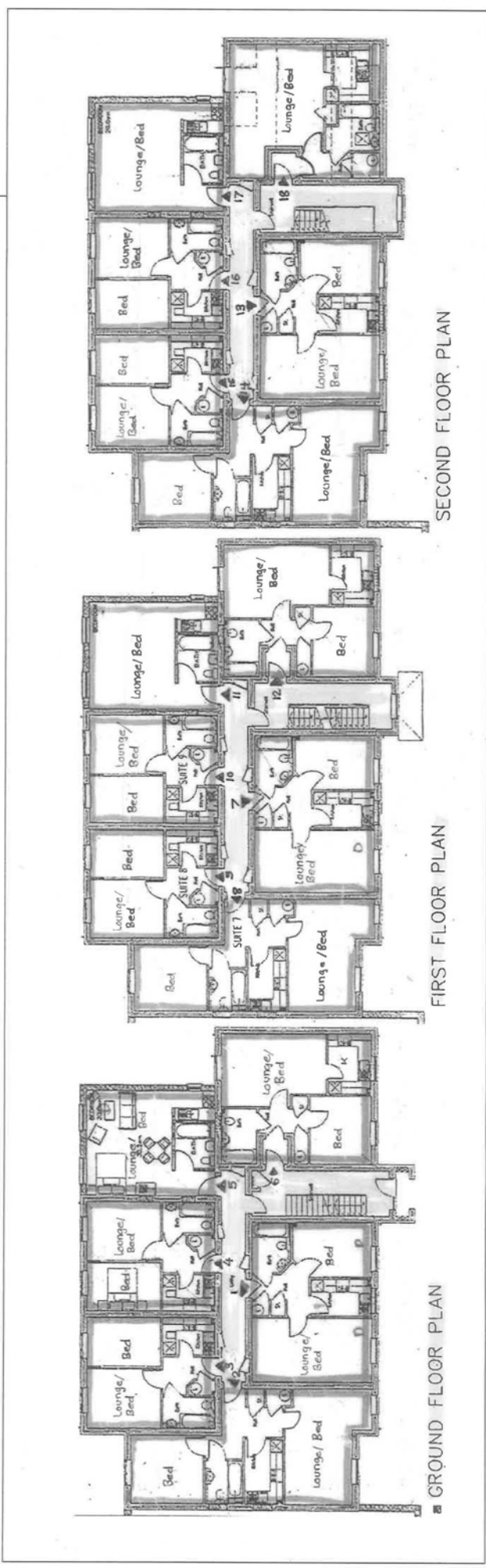
Client	Project Name	Date	Sheet No.
Resident Services, Capital Programme	Berkeley Park Apartments	22/10/17	06/01/17
22/10/17	06/01/17	06/01/17	06/01/17
01855 250 118	01855 277 224		
RESIDENT SERVICES, CAPITAL PROGRAMME 22/10/17 06/01/17 01855 250 118 11W Fax: 01855 277 224			
PROJECT: BERKELEY PARK APARTMENTS			
DESCRIPTION: EXISTING PLANS WITH PROPOSED FLAT OVERLAY OF BLOCK 1 - ASH			
SCALE: 1:200 @ A3	DRAWN BY: SMM	CHECKED BY: SV	DATE: 06/01/17
DRAWING NO: 2016/D/204/P/003			REV: A

NOTES

The Contractor shall verify all dimensions at the site before starting work. All dimensions shall be taken to the centre of the wall unless otherwise stated. All dimensions shall be taken to the centre of the wall unless otherwise stated. DO NOT SCALE FROM THIS DRAWING.

SCHEDULE OF ACCOMMODATION:

- EXISTING:**
 4 No Studio Suites
 14 No 1 bed 2 person Units
- PROPOSED ACCOMMODATION**
 4 No 1 bed 2 person Units
 11 No 2 bed 4 person Units
 3 No Large 2 Beds 4 Person Units
 18 TOTAL UNITS
 64 BED SPACES



SECOND FLOOR PLAN

FIRST FLOOR PLAN

GROUND FLOOR PLAN

Rev	Description	Date
A	Prepared Accommodation Contract	1/17

HILLINGDON
LONDON

RESIDENTS SERVICE
 CAPITAL PROGRAMME
 2E/10, CIVIC CENTRE, UDBRIDGE, MIDDLESEX, UB8 1UW
 TEL: 01895 277 111
 FAX: 01895 277 221

PROJECT
 BERKELEY PARK APARTMENTS

DESCRIPTION
 EXISTING PLANS WITH
 PROPOSED FLAT OVERLAY OF BLOCK 2 - OAK

SCALE	DATE
1:200@A3	24-11-10
DESIGNED BY	REV
DB	
PROJECT NO	
2016/D/204/P/004	A

NOTES

1. The Client is responsible for the accuracy of the information provided in this document. The Client is responsible for the accuracy of the information provided in this document. The Client is responsible for the accuracy of the information provided in this document.

SCHEDULE OF ACCOMMODATION:

EXISTING:

- 11 No 1 bed 2 person Units
- 5 No 3 bed 5 person Units
- 2 No 2 bed 4 person Units

7 TOTAL UNITS
33 BED SPACES

- △ Proposed unit numbers
- Existing unit numbers

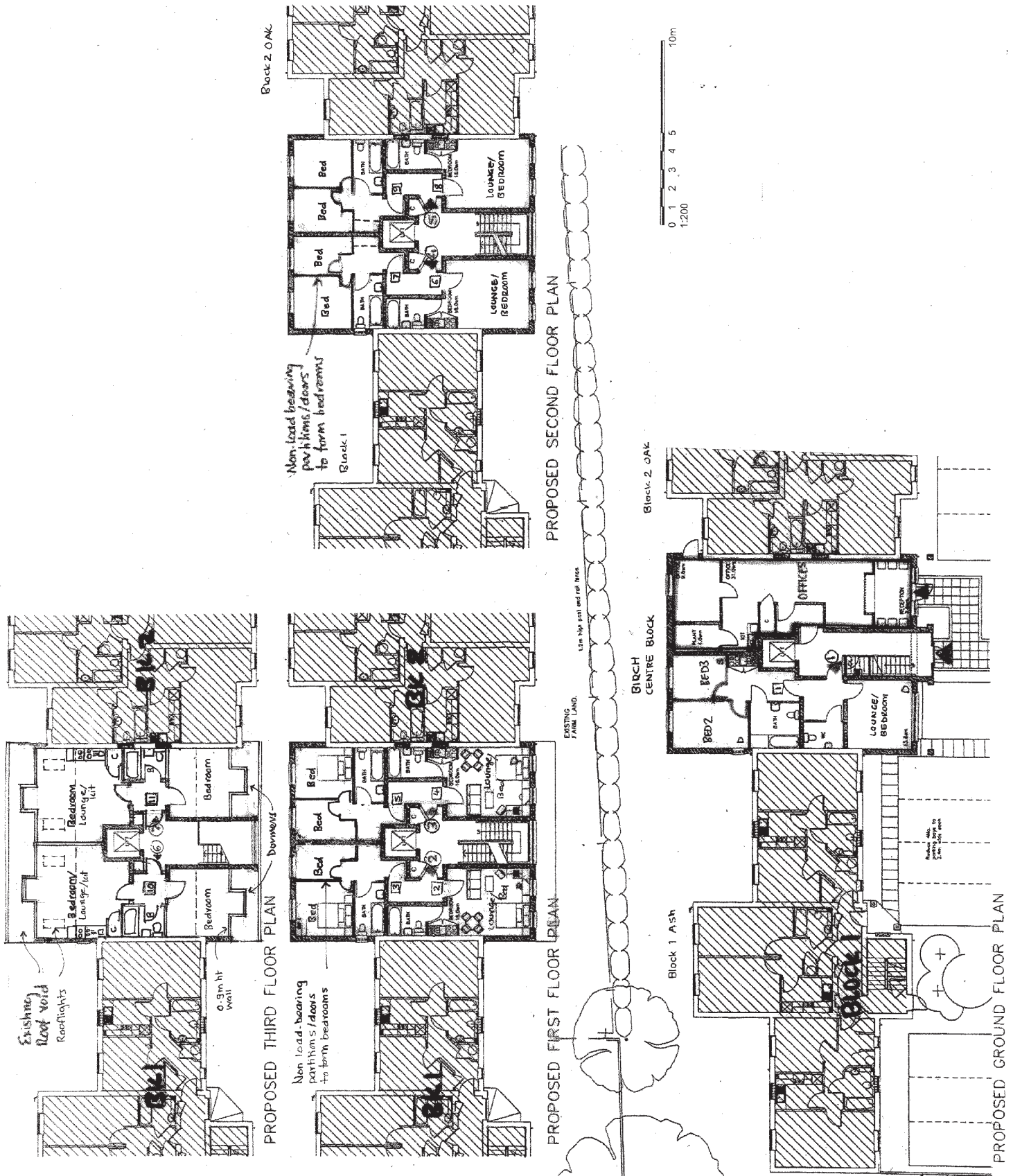
Author	Approved	Date
A. Langley A. O'Neil & Partners	1/17	

HILLINGDON
LONDON

RESIDENTS SERVICES
CAPITAL PROGRAMME
24/10, CIVIC CENTRE
100, CHANCERY WALK, LONDON, EC2A 4PU
Tel: 020 7464 2500
Fax: 020 7464 224

Project Name	Client	Drawn By	Scale	Sheet No.
BERKELEY PARK APARTMENTS	RESIDENTS SERVICES CAPITAL PROGRAMME	DB	1:200	24-1-16

2016/D/204/P/007 A



NOTES:

New buildings must comply with the provisions of the applicable building code and any other applicable laws, regulations, codes, standards, and ordinances. The architect shall be responsible for obtaining all necessary permits.

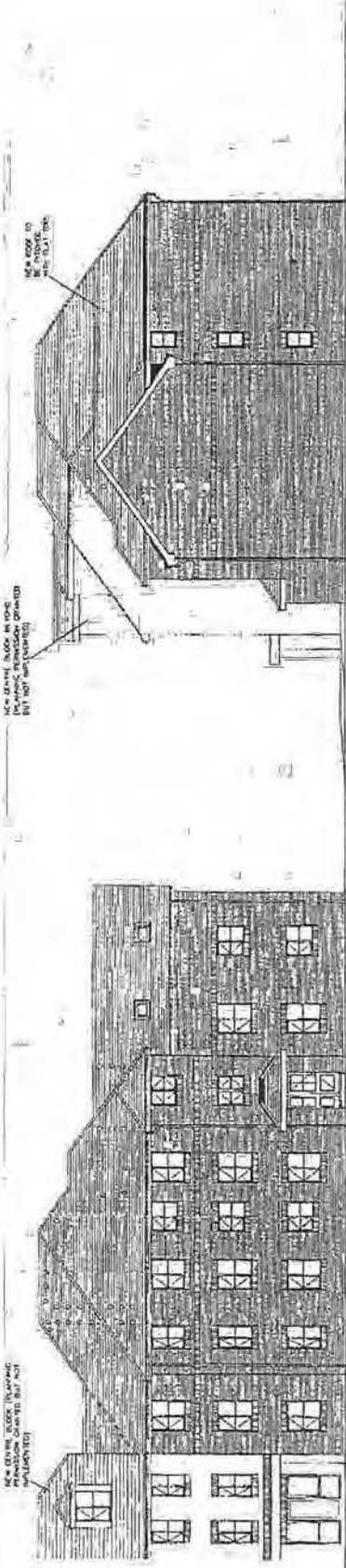
SCHEDULE OF ACCOMMODATION:

EXISTING:

- 4 No Studio Suites
- 14 No 1 bed 2 person Units

PROPOSED ACCOMMODATION

- 3 No 1 bed 2 person Units
- 12 No 2 bed 4 person Units
- 3 No Large 2 Beds 4 Person Units
- 18 TOTAL UNITS
- 66 BED SPACES

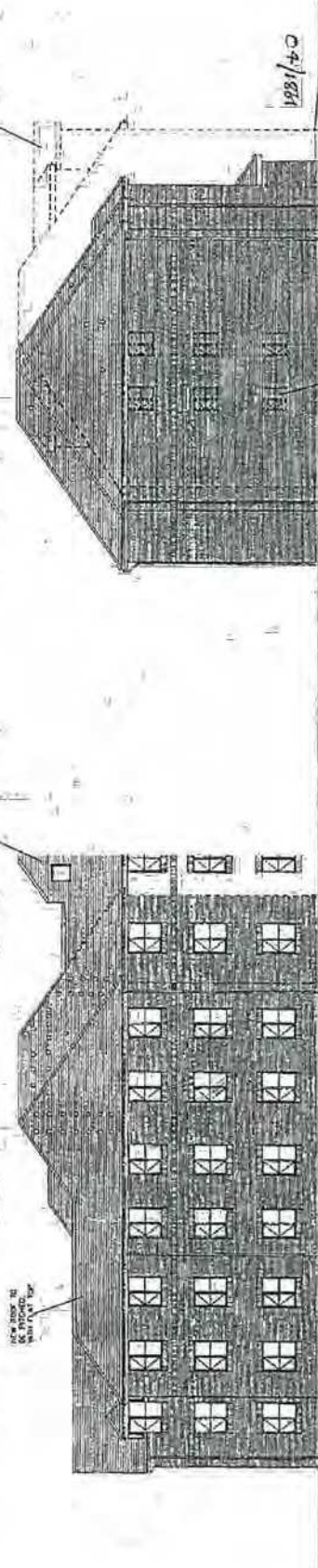


NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

EXISTING ELEVATIONS (NO CHANGE)

Sheet	Revision entries	Project	Date

HILLINGDON
LONDON

RESIDENTS SERVICES
CAPITAL PROGRAMME
22/10, CIVIC CENTRE, 100 BRIDGE ROAD, LONDON, SE1 1UR
TEL: 01895 277 224
FAX: 01895 277 224

BERKELEY PARK APARTMENTS

EXISTING ELEVATIONS
OF BLOCK 2 - OAK

1:200@A3
DATE: 24-11-16
CHECKED BY: [Signature]
2016/D/204/P/005

NOTES

The Contractor shall verify all dimensions of the site before starting work. All dimensions shall be taken from the approved site plan and shall be subject to the approval of the Council. All dimensions shall be taken from the approved site plan and shall be subject to the approval of the Council.

SCHEDULE OF ACCOMMODATION:

- EXISTING:**
 12 No 1 bed 2 person Units
PROPOSED ACCOMMODATION
 3 No 4 bed 8 person Units
 6 No 2 bed 4 person Units
9 TOTAL UNITS
48 BED SPACES

- Proposed unit numbers
 Existing unit numbers

Rev	Description	Date
A	Floor plans updated	15/01/17
	Issued	
	Drawn	



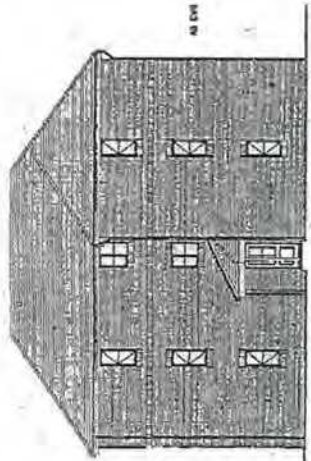
HILLINGDON
 RESIDENTS SERVICES, CAPITAL PROGRAMME
 21/10/16, 01895 250 186 110W
 Fax: 01895 277 224

PROJECT
 BERKELEY PARK APARTMENTS

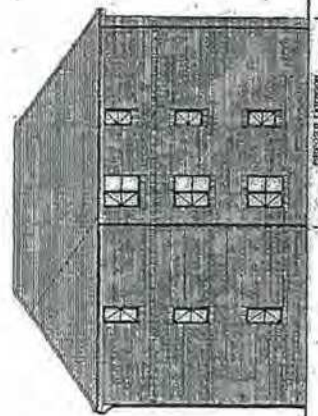
DESCRIPTION
 EXISTING PLANS SHOWING PROPOSED
 FLATS ARRANGEMENT OF BLOCK 3 - ELM

SCALE	DRAWN BY	CHECKED BY	DATE
1:200 @ A3	SMH	SV	06/01/17
DRAWING NO.	REV		

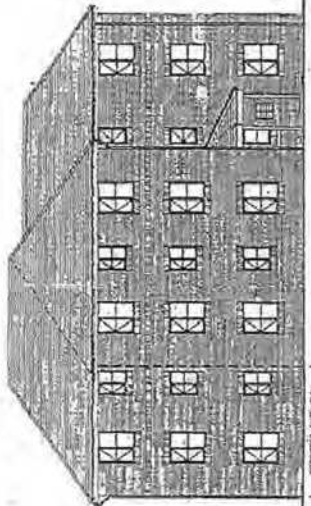
2016/D/204/P/006
A



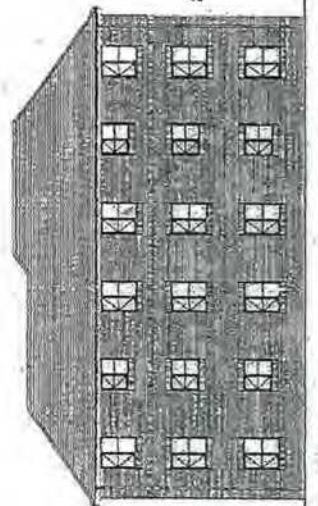
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

EXISTING ELEVATIONS - NO CHANGES



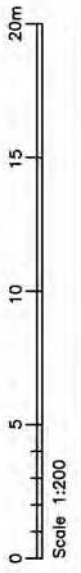
SECOND FLOOR PLAN

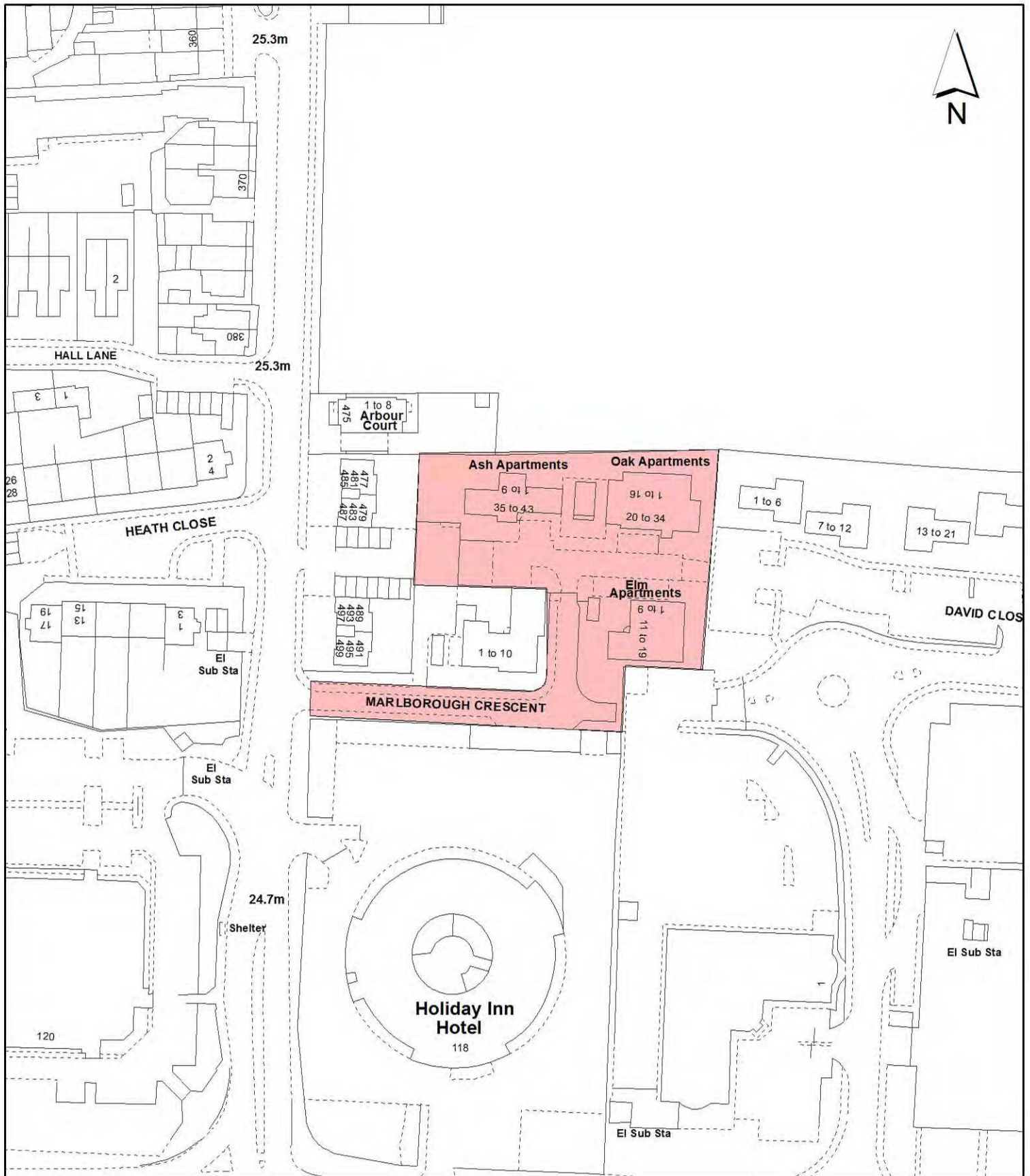


FIRST FLOOR PLAN



GROUND FLOOR PLAN





Notes:

Site boundary

For identification purposes only.
 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).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Berkeley Apartments
 Heathrow Village**

Planning Application Ref:
31642/APP/2016/4411

Planning Committee:
Major Page 176

Scale:
1:1,250

Date:
February 2017

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



Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD PLACE THE DRIVE ICKENHAM

Development: Section 73 application to vary condition 2 (drawing nos.) for a Minor Material Amendment (MMA) to planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) comprising changes to basement layout.

LBH Ref Nos: 12571/APP/2016/3950



Project	Harefield Place, The Drive, Ickenham, Middlesex, UB10 8AQ
Client	Haringborough Homes
Drawing Date	2009
Scale Bar	0 1 2 3 4 5 6 7 8 9 10 m
Drawing Title	Revised Basement Plan Sheet 2
Scale	1:100
Drawn	AT
Checked	AT
Quantity Number	2009-PL-03
Year	2009
Author	PLANNING

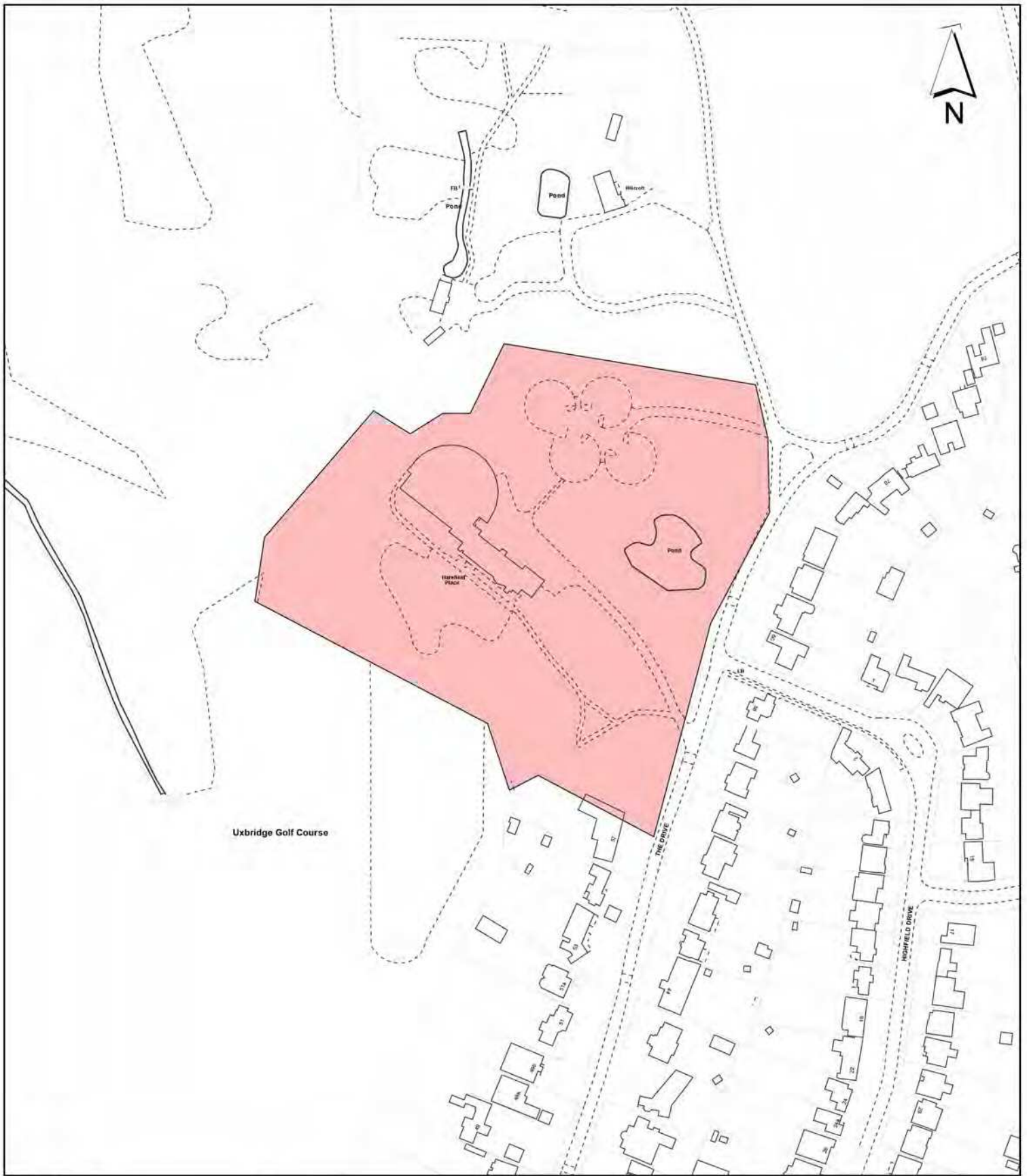
hap architects
 The Old Registry, an Amersham Ltd,
 11, Park Square, Amersham, Bucks HP8 4NR
 T: 0494 450227 F: 0494 450279
 www.haparchitects.co.uk




North Arrow



Drawing Title: Revised Basement Plan Sheet 3
 Project: Harefield Place, The Drive, Ickenham, Middlesex, UB10 8AQ
 Client: Harrogate Homes
 Drawing Date: 2009
 Scale: 1:100
 Date: July 06
 Drawn: AT
 Checked: AT
 Approved: AT
 Project Number: 2009-PL-04
 Scale Bar: 0 1 2 3 4 5 6 7 8 9 10 m
 The Old Registry, an Amersham Ltd. F. 14434497
 E. a.s@harcaparchitects.co.uk F. 14434497
 www.harcaparchitects.co.uk
hap architects
 THE OLD REGISTRY, AN AMERSHAM LTD.
 100-102, MARKET STREET, AMERSHAM, BUCKS, HP8 4JH
 M



Notes:

 Site boundary

For identification purposes only.
 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).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

Harefield Place, The Drive

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

Planning Application Ref:
12571/APP/2016/3950

Scale:
1:2,500

Planning Committee:
Major Page 181

Date:
February 2017



Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD PLACE THE DRIVE ICKENHAM

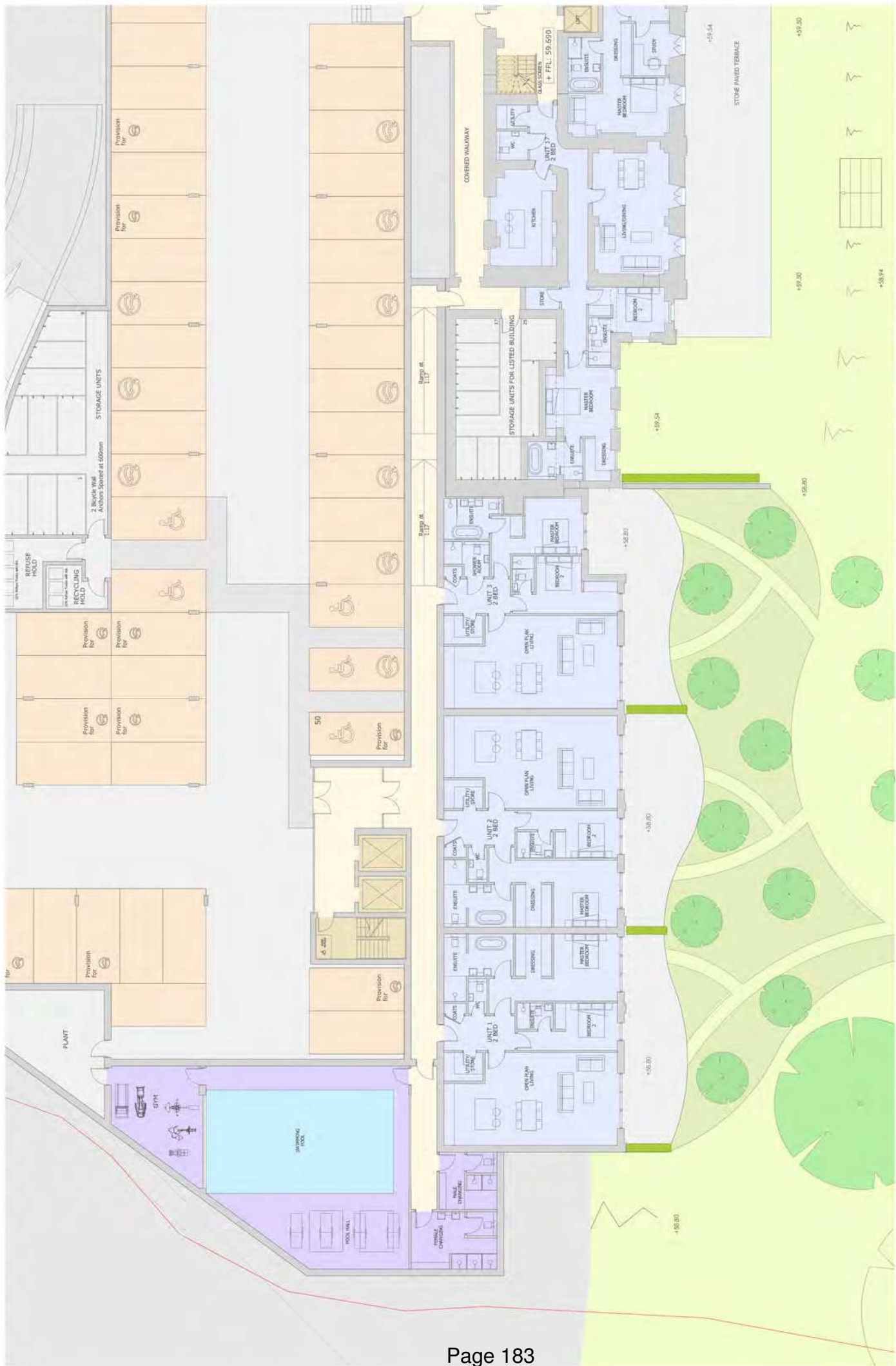
Development: Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for variation of condition 2 (drawing nos.) for an amendment to Listed Building Consent ref. 12571/APP/2015/3650 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on 'The Drive' and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent) comprising changes to basement layout.)

LBH Ref Nos: 12571/APP/2016/4137

Date Plans Received: 14/11/2016

Date(s) of Amendment(s):

Date Application Valid: 14/11/2016



<p>The Old Registry, an Annex to the Old Bank, 100, Broad Street, Birmingham B1 2HQ, UK T: 0121 634 4477 E: info@haparchitects.co.uk www.haparchitects.co.uk</p>	<p>Project: Harefield Place, The Drive, Ickenham, Middlessex, UB10 8AQ Client: Harefield Homes Drawing Date: 2009 Scale Bar: 0 1 2 3 4 5 6 7 8 9 10 m</p>	<p>Drawing Title: Revised Basement Plan Sheet 1 Scale: 1:100 Date: 2009-PL-02 Drawn By: AT Checked By: AT</p>
	<p>© 2009 Hap Architects. All Rights Reserved.</p>	



Drawing Title: Revised Basement Plan Sheet 2
 Project: Harefield Place, The Drive, Ickenham, Middlesex, UB10 8AQ
 Client: Harrogate Homes
 Drawing Date: 2009
 Scale Bar: 0 1 2 3 4 5 6 7 8 9 10 m
 Date: 2009-PL-03
 Scale: 1:100
 Drawing No: 2009-PL-03
 Checked: [Signature]
 Drawn: [Signature]
 Job No: [Signature]

hap architects
 The Old Registry, an Annexe to the
 Old Town Hall, 11, The Square, Harrogate, North Yorkshire YO1 1PS
 Tel: 01430 250227 Fax: 01430 250279
 Email: info@haparchitects.co.uk
 www.haparchitects.co.uk

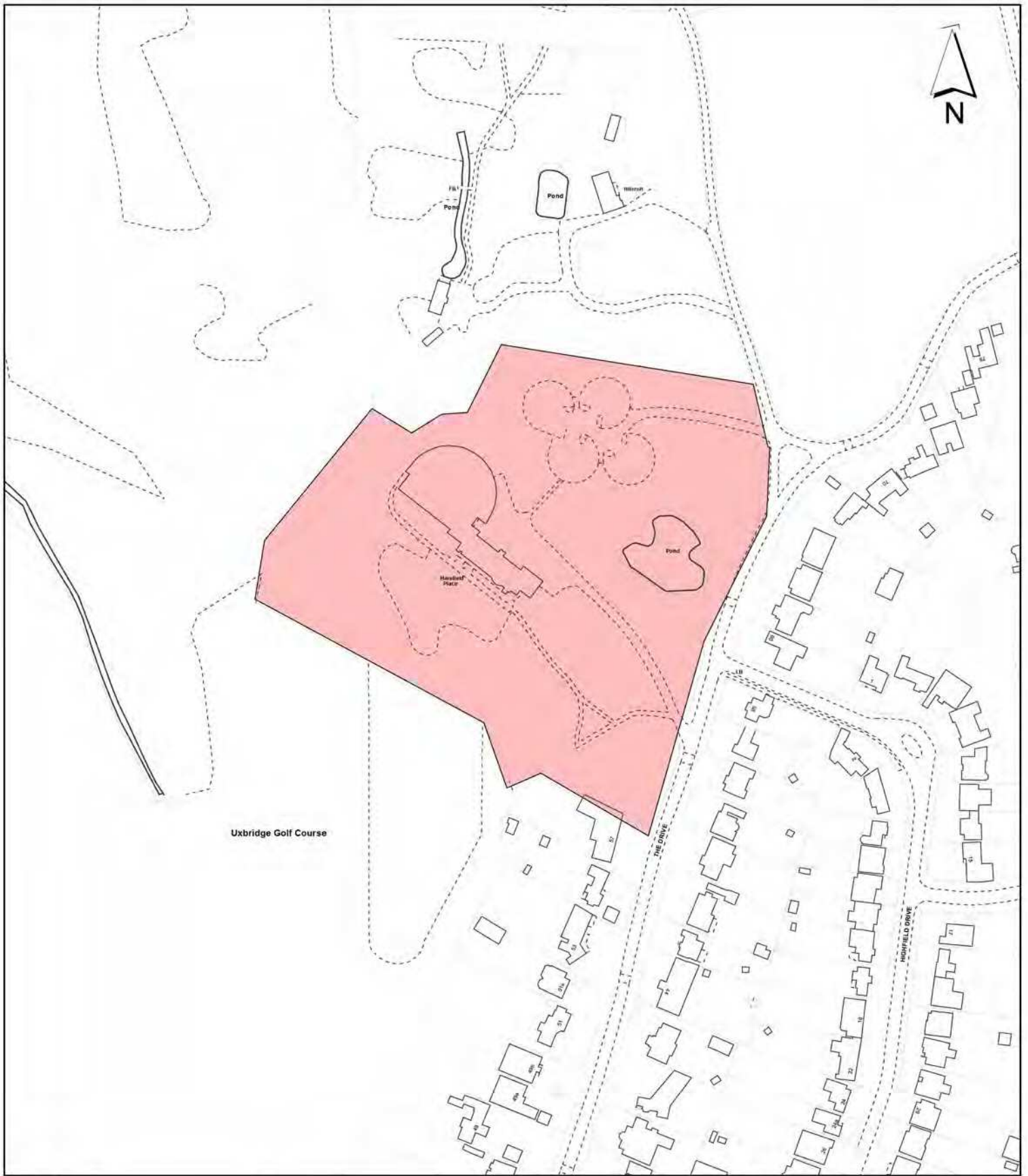


THE CITY OF HARROGATE
 HARROGATE DISTRICT COUNCIL
 HARROGATE TOWN HALL
 11, THE SQUARE
 HARROGATE, NORTH YORKSHIRE YO1 1PS
 WWW.HARROGATECOUNCIL.CO.UK





Drawing Title: Revised Basement Plan Sheet 3
 Project: Harefield Place, The Drive, Ickenham, Middlesex, UB10 8AQ
 Client: Harrogate Homes
 Drawing Date: 2009
 Scale: 1:100
 Date: July 09
 Drawn: AT
 Checked: AT
 Project Number: 2009-PL-04
 Scale Bar: 0 1 2 3 4 5 6 7 8 9 10 m
 h a p architects
 The Old Registry, an Amersham Ltd, Farnham Road, Farnham, Surrey GU14 7DF
 T: 01434 60427 F: 01434 60479 E: info@haparchitects.co.uk www.haparchitects.co.uk
 M
 ALL RIGHTS RESERVED
 NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING
 REGISTERED ARCHITECTS
 RIBA M



Notes:

 Site boundary

For identification purposes only.
 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).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

Harefield Place, The Drive

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

Planning Application Ref:
12571/APP/2016/4137

Scale:
1:2,500

Planning Committee:
Major Page 186

Date:
February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

- Address** FORMER WEST DRAYTON POLICE STATION STATION ROAD WEST DRAYTON
- Development:** Residential development of 53 units, comprising 13 houses and 40 flats, together with associated parking, access road and landscaping, involving the part retention of the listed walls and demolition of the existing Police Station, outbuildings and concrete hardstandings.
- LBH Ref Nos:** 12768/APP/2016/1580

ALL DRAWINGS AND DIMENSIONS ARE FOR INFORMATION ONLY. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND OTHER DOCUMENTS SUPPLIED TO THE PROJECT.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 THE DRAWING IS TO BE USED IN CONNECTION WITH THE CONTRACT AND NO LIABILITY IS ACCEPTED FOR ANY OTHER USE.
 THE DRAWING IS TO BE USED IN CONNECTION WITH THE CONTRACT AND NO LIABILITY IS ACCEPTED FOR ANY OTHER USE.
 THE DRAWING IS TO BE USED IN CONNECTION WITH THE CONTRACT AND NO LIABILITY IS ACCEPTED FOR ANY OTHER USE.

SCALE: 1:500
 0 2m 4m 6m 8m 10m
 1:500
 SCALE 1:500

LEGEND

- Managed area laid surfaces for vehicular access
- Managed area laid surfaces for pedestrian access
- Proposed (managed) landscaped areas

COMMON AMENITY SPACE REFERENCE

Code	Color	Code	Color
CI/PA/11 - 3M SQ	Light Blue	CI/PA/21 - 3M SQ	Light Blue
AI/PA/12 - 3M SQ	Light Green	A2/PA/22 - 3M SQ	Light Green
DI/PA/13 - 3M SQ	Light Yellow	DI/PA/23 - 3M SQ	Light Yellow
DI/PA/14 - 3M SQ	Light Purple	DI/PA/24 - 3M SQ	Light Purple
DI/PA/15 - 3M SQ	Light Orange	DI/PA/25 - 3M SQ	Light Orange
DI/PA/16 - 3M SQ	Light Red	DI/PA/26 - 3M SQ	Light Red
DI/PA/17 - 3M SQ	Light Blue	DI/PA/27 - 3M SQ	Light Blue
DI/PA/18 - 3M SQ	Light Green	DI/PA/28 - 3M SQ	Light Green
DI/PA/19 - 2.6M SQ	Light Yellow	DI/PA/29 - 2.6M SQ	Light Yellow
DI/PA/20 - 1.5M SQ	Light Purple	DI/PA/30 - 1.5M SQ	Light Purple

PLANNING

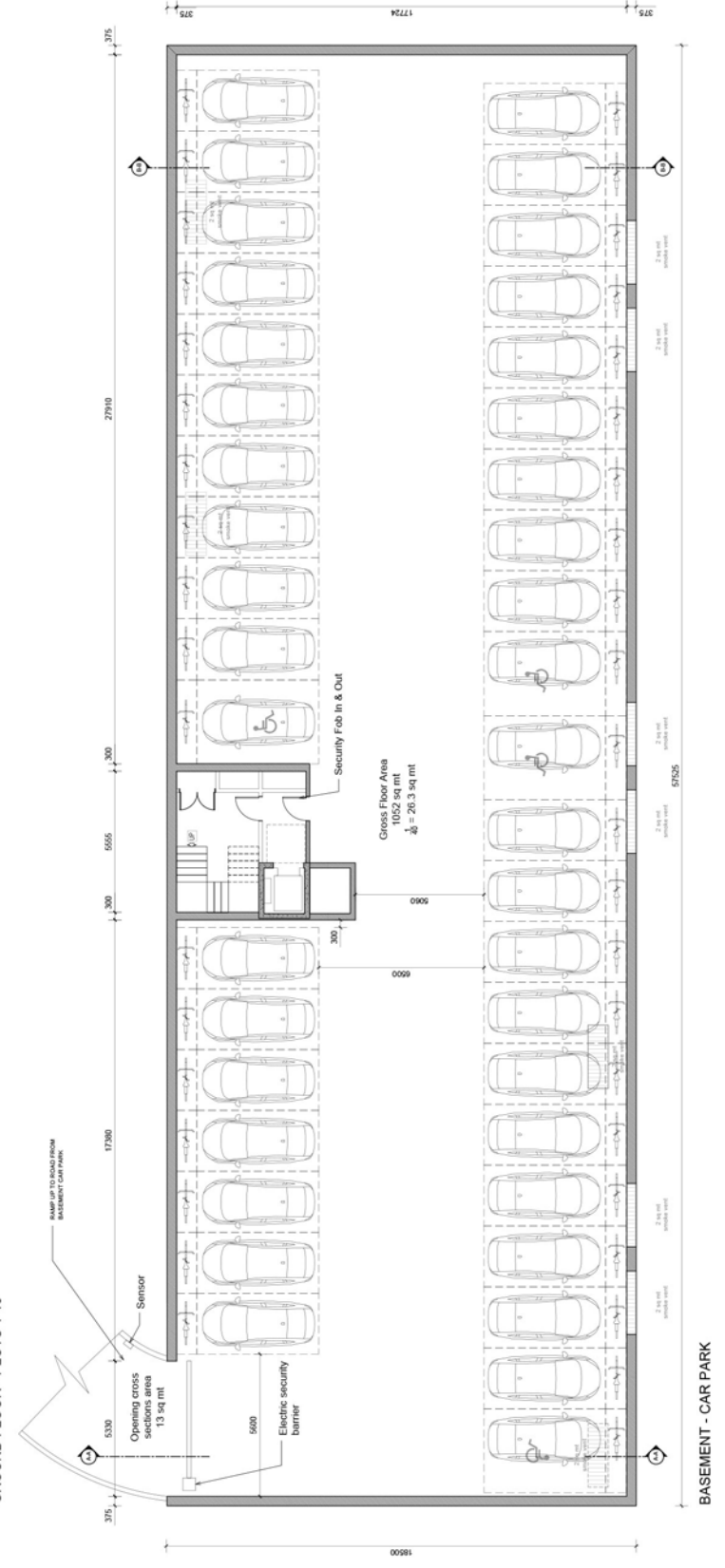
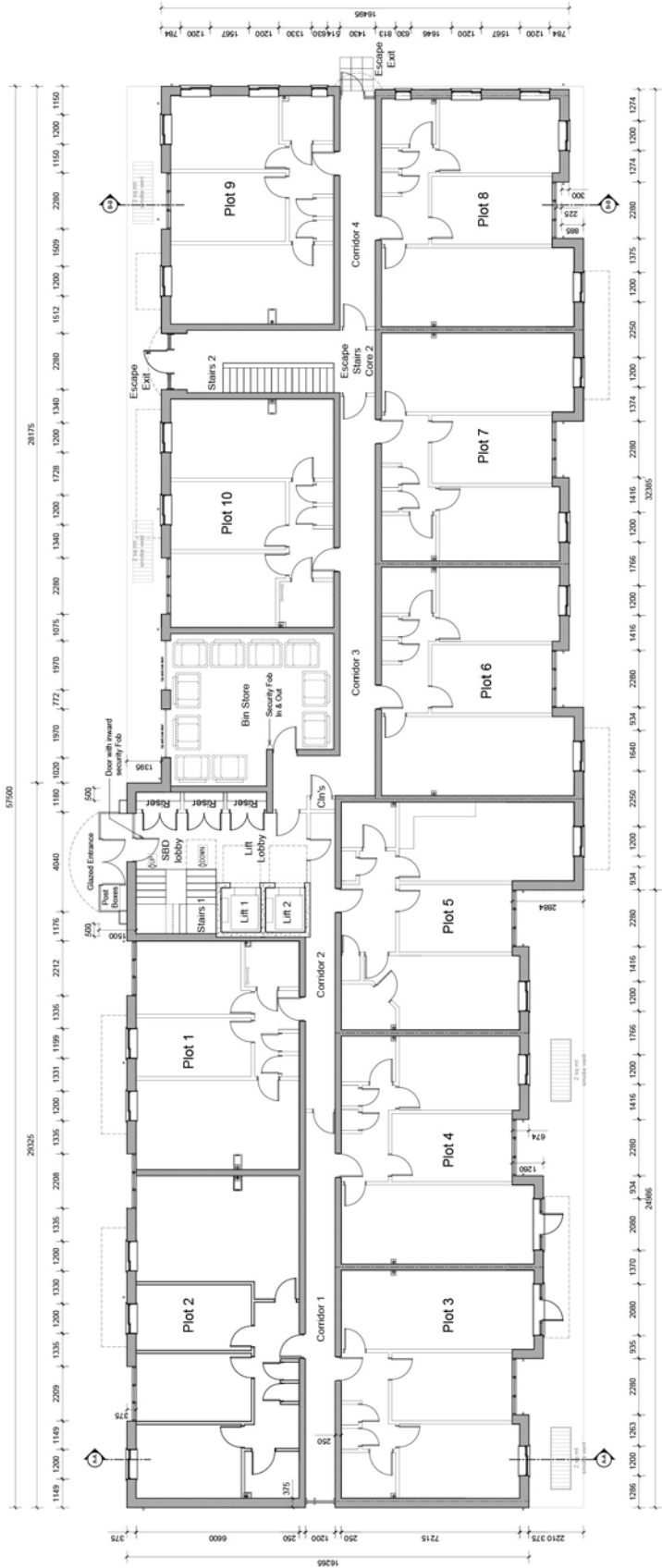
KEARNS PREMIER HOMES LTD

FORMER POLICE STATION
STATION ROAD, WEST BRAYTON

PLANNING DRAWING
AMENITY SPACE LAYOUT

DATE:	JAN 17	SCALE:	1:200	SHEET NO.:	A1
DATE ISSUED:	16/04/21	DRAWN BY:	16/04/21	CHECKED BY:	16/04/21
PROJECT NO.:	16/04/21	DATE:	16/04/21	SCALE:	1:200





PRODUCED BY

Limus Building Design Services Ltd
20 Victoria Street, Englefield Green, Surrey, TW20 0QY
Tel: 07595873469 - www.limus.co.uk

NOTES
NEVER SCALE DRAWINGS ARE PROPOSED. IDEAS ONLY
AND HAVE NO CONSENT FOR CONSTRUCTION.
PLANNING DRAWINGS ARE DRAWING SUBMITTED FOR
PLANNING APPROVAL
PRELIMINARY DRAWINGS ARE DRAFT GENERAL
ARRANGEMENT LAYOUTS FOR BUILDING CONTROL
SUBMISSION
TENDER DRAWINGS ARE SUITABLE FOR ENQUIRIES TO
MANUFACTURERS AND SUPPLIER FOR CONSTRUCTION.
CONSTRUCTION DRAWINGS MEANS ALL APPROVALS
HAVE BEEN GRANTED.
ALL DIMENSIONS SHOWN ARE IN MILLIMETRES
IT IS ADVISABLE TO FOLLOWING THE DIMENSIONS
AND NOT SCALE DRAWINGS.
THE DRAWING IS TO BE READ IN CONJUNCTION WITH
OTHER ENGINEERS DESIGN INFORMATION, AND OTHER
ASSESSMENT REPORTS RELATING TO THE PROJECT.

SCALE BAR SCALE 1:100



REVISION RECORD

PURPOSE

PLANNING

CLIENT

KEARNS PREMIER HOMES

PROPERTY ADDRESS

FORMER POLICE STATION
STATION ROAD
WEST DRAYTON

DRAWING DESCRIPTION

PLANNING DRAWING
HOUSE TYPE W
ELEVATIONS

DATE

JUNE 2016

SCALE

1:100

SHEET SIZE

A3

JOB NUMBER

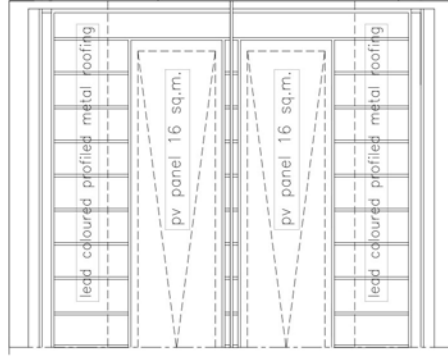
16-047

DRAWING NO.

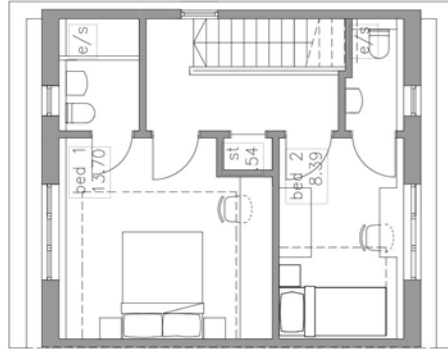
53-P-HT-W-F

REVISION

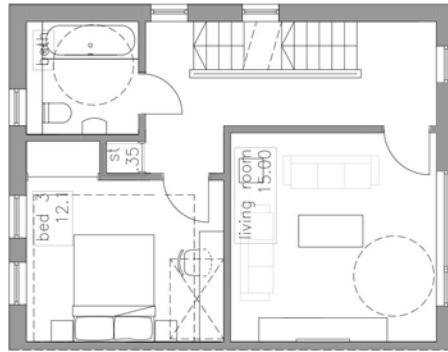
--



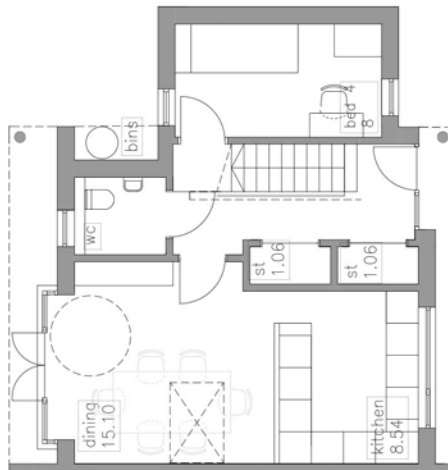
Roof Plan



Second Floor
Net 37 sq.m
Gross 44 sq mt

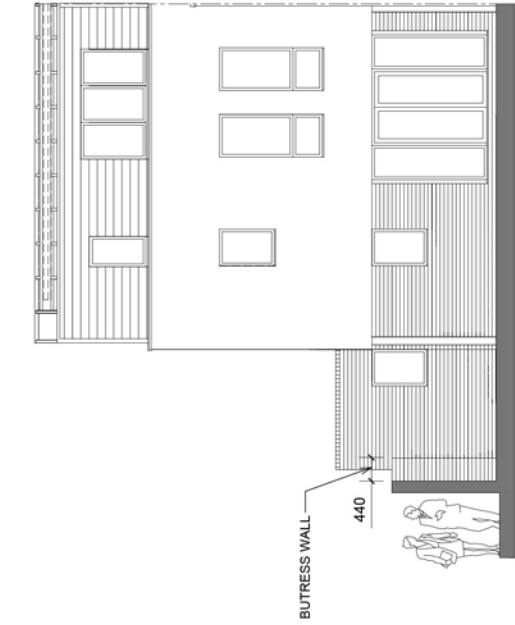


First Floor
Net 45.6 sq.m
Gross 53 sq mt

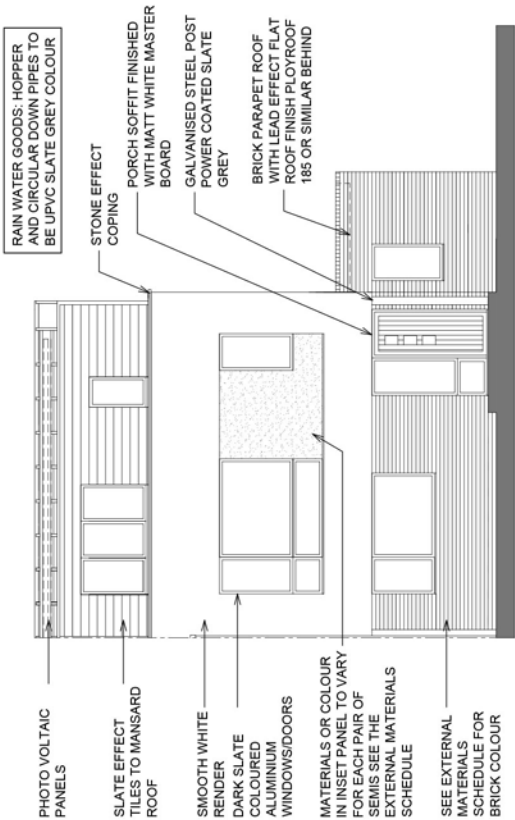


Ground Floor
Net 47 sq.m
Gross 56 sq mt

NOTES
 PRELIMINARY DRAWINGS ARE PROPOSED IDEAS ONLY AND HAVE NO CONSENT FOR CONSTRUCTION. PLANNING DRAWINGS ARE DRAWING SUBMITTED FOR PLANNING APPROVAL. PRELIMINARY DRAWINGS ARE DRAFT GENERAL TENDER DRAWINGS FOR BUILDING CONTROL SUBMISSION. TENDER DRAWINGS ARE SUITABLE FOR ENQUIRIES TO MANUFACTURERS AND SUPPLIER FOR CONSTRUCTION. CONSTRUCTION DRAWINGS MEANS ALL APPROVALS HAVE BEEN GRANTED.
 ALL DIMENSIONS SHOWN ARE IN MILLIMETRES. IT IS ADVISABLE TO FOLLOW THE DIMENSIONS SHOWN ON THE DRAWING. THE DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERS DESIGN INFORMATION, AND OTHER ASSESSMENT REPORTS RELATING TO THE PROJECT.



Rear Elevation



Front Elevation

NO.	REVISION	RECORD

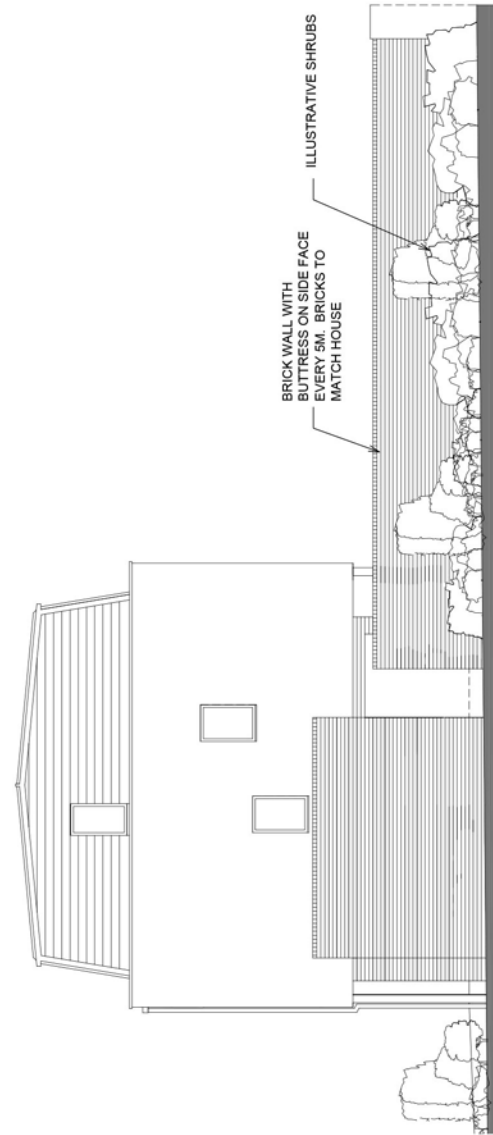
PURPOSE
PLANNING

CLIENT
KEARNS PREMIER HOMES

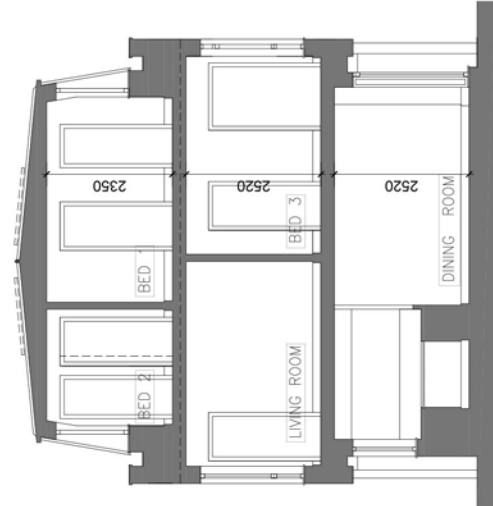
PROPERTY ADDRESS
 FORMER POLICE STATION
 STATION ROAD
 WEST DRAYTON

DRAWING DESCRIPTION
 PLANNING DRAWING
 HOUSE TYPE W
 ELEVATIONS

DATE	SCALE	SHEET SIZE
JUNE 2016	1:100	A3
JOB NUMBER	DRAWING NO.	REVISION
16-047	53-P-HT-W-E	-



Side Elevation



Section

NOTES
 PRELIMINARY DRAWINGS ARE PROPOSED. IDEAS ONLY
 AND HAVE NO CONSENT FOR CONSTRUCTION.
 PLANNING DRAWINGS ARE DRAWING SUBMITTED FOR
 PLANNING APPROVAL
 PRELIMINARY DRAWINGS ARE DRAFT GENERAL
 ARRANGEMENT LAYOUTS FOR BUILDING CONTROL
 SUBMISSION
 TENDER DRAWINGS ARE SUITABLE FOR ENQUIRES TO
 MANUFACTURERS AND SUPPLIER FOR CONSTRUCTION.
 CONSTRUCTION DRAWINGS MEANS ALL APPROVALS
 HAVE BEEN GRANTED.
 ALL DIMENSIONS SHOWN ARE IN MILLIMETRES
 IT IS ADVISABLE TO FOLLOWING THE DIMENSIONS
 SHOWN ON THE DRAWING IN CONSTRUCTION WITH
 OTHER ENGINEERS DESIGN INFORMATION, AND OTHER
 ASSESSMENT REPORTS RELATING TO THE PROJECT.



NO.	REVISION	RECORD

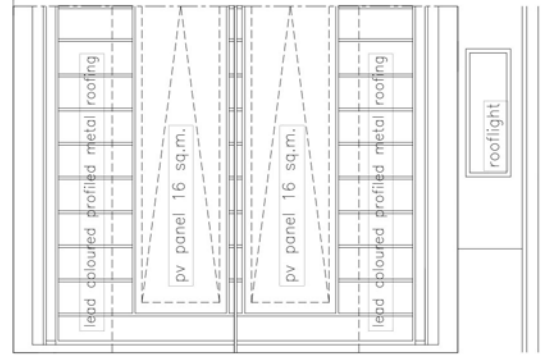
PURPOSE
PLANNING

CLIENT
KEARNS PREMIER HOMES

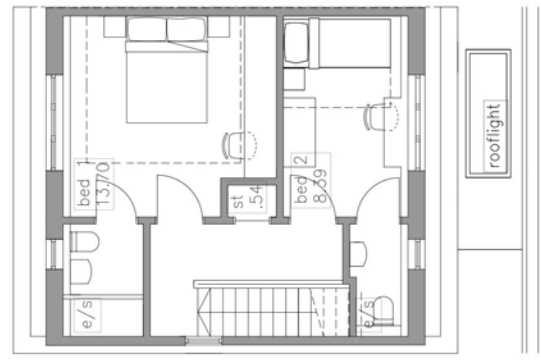
PROPERTY ADDRESS
 FORMER POLICE STATION
 STATION ROAD
 WEST DRAYTON

DRAWING DESCRIPTION
 PLANNING DRAWING
 HOUSE TYPE X
 FLOOR PLANS

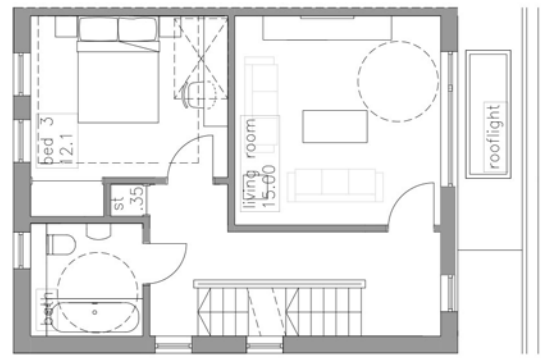
DATE	SCALE	SHEET SIZE
JUNE 2016	1:100	A3
JOB NUMBER	DRAWING NO.	REVISION
16-047	53-P-HT-X-F	--



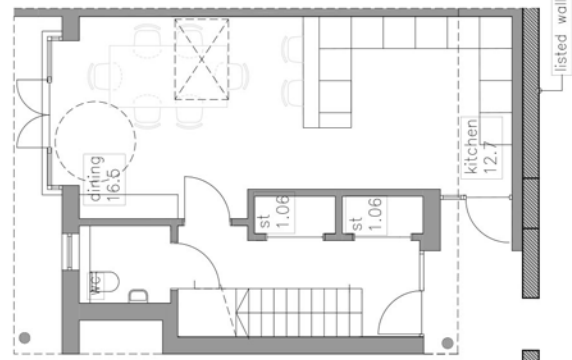
Roof Plan



Second Floor
 Net 37 sq.m
 Gross 44 sq.mt

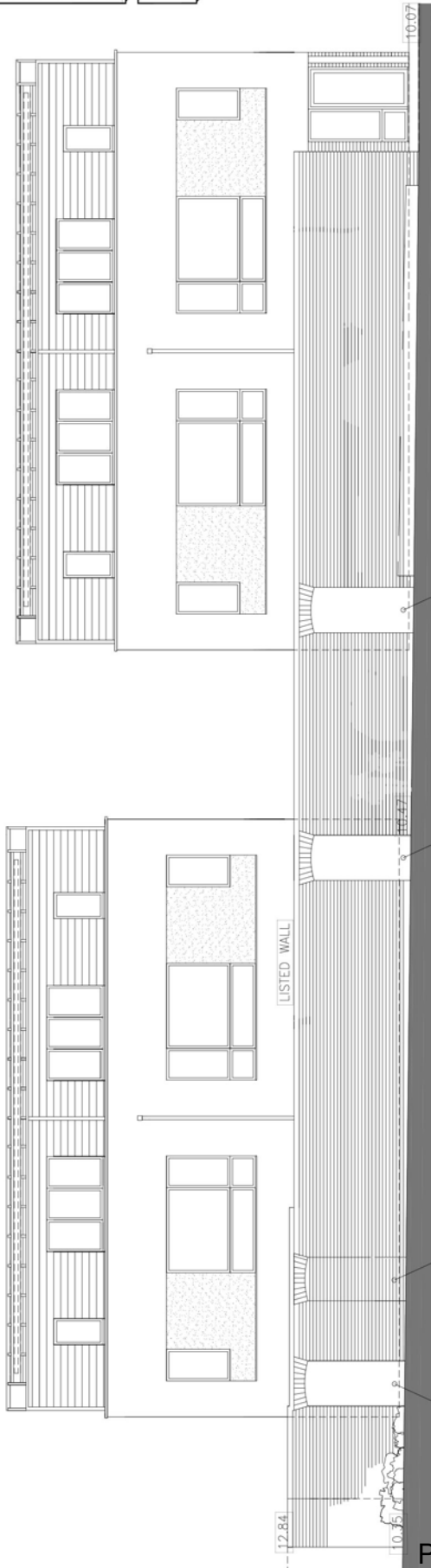


First Floor
 Net 45.6 sq.m
 Gross 53 sq.mt



Ground Floor
 Net 43 sq.m
 Gross 53 sq.mt

NOTES
 PRELIMINARY DRAWINGS ARE PROPOSED IDEAS ONLY AND HAVE NO CONSENT FOR CONSTRUCTION. PLANNING DRAWINGS ARE DRAWING SUBMITTED FOR PLANNING APPROVAL. PRELIMINARY DRAWINGS ARE DRAFT GENERAL ARRANGEMENT LAYOUTS FOR BUILDING CONTROL SUBMISSION. TENDER DRAWINGS ARE SUITABLE FOR ENQUIRES TO MANUFACTURES AND SUPPLIER FOR CONSTRUCTION. CONSTRUCTION DRAWINGS MEANS ALL APPROVALS HAVE BEEN GRANTED.
 ALL DIMENSIONS SHOWN ARE IN MILLIMETRES. IT IS ADVISABLE TO FOLLOW THE DIMENSIONS SHOWN ON THE DRAWING. THE DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERS DESIGN INFORMATION, AND OTHER ASSESSMENT REPORTS RELATING TO THE PROJECT.



Front Elevation

Rear and side elevation as per Y Type

REVISION RECORD	

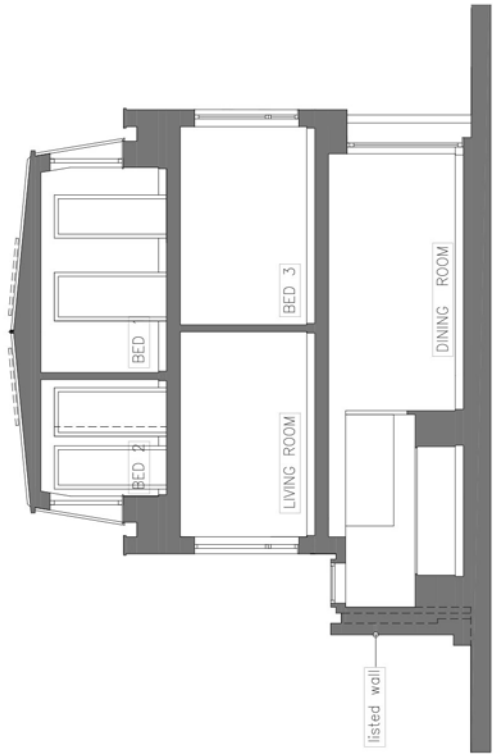
PURPOSE
PLANNING

CLIENT
KEARNS PREMIER HOMES

PROPERTY ADDRESS
 FORMER POLICE STATION
 STATION ROAD
 WEST DRAYTON

DRAWING DESCRIPTION
 PLANNING DRAWING
 HOUSE TYPE X
 ELEVATIONS

DATE	SCALE	SHEET SIZE
JUNE 2016	1:100	A3
JOB NUMBER	DRAWING NO.	REVISION
16-047	53-P-HT-X-E	--



NOTES
 PRELIMINARY DRAWINGS ARE PROPOSED. IDEAS ONLY
 AND HAVE NO CONSENT FOR CONSTRUCTION.
 PLANNING DRAWINGS ARE DRAWING SUBMITTED FOR
 PLANNING APPROVAL
 PRELIMINARY DRAWINGS ARE DRAFT GENERAL
 ARRANGEMENT LAYOUTS FOR BUILDING CONTROL
 SUBMISSION
 TENDER DRAWINGS ARE SUITABLE FOR ENQUIRIES TO
 MANUFACTURERS AND SUPPLIER FOR CONSTRUCTION.
 CONSTRUCTION DRAWINGS MEANS ALL APPROVALS
 HAVE BEEN GRANTED.
 ALL DIMENSIONS SHOWN ARE IN MILLIMETRES
 IT IS ADVISABLE TO FOLLOWING THE DIMENSIONS
 SHOWN ON THE DRAWING IN CONJUNCTION WITH
 OTHER ENGINEERS DESIGN INFORMATION, AND OTHER
 ASSESSMENT REPORTS RELATING TO THE PROJECT.



NO.	REVISION	RECORD

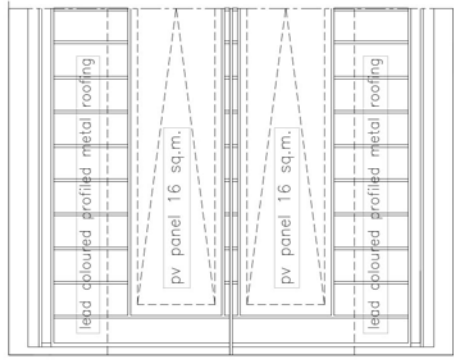
PURPOSE
PLANNING

CLIENT
KEARNS PREMIER HOMES

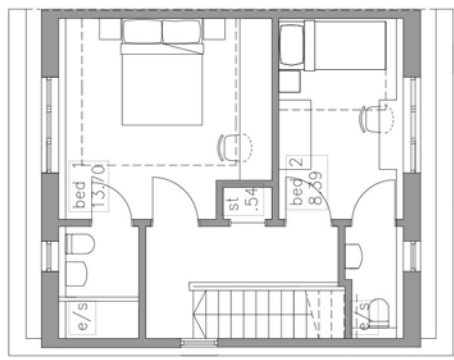
PROPERTY ADDRESS
 FORMER POLICE STATION
 STATION ROAD
 WEST DRAYTON

DRAWING DESCRIPTION
 PLANNING DRAWING
 HOUSE TYPE Y
 FLOOR PLANS

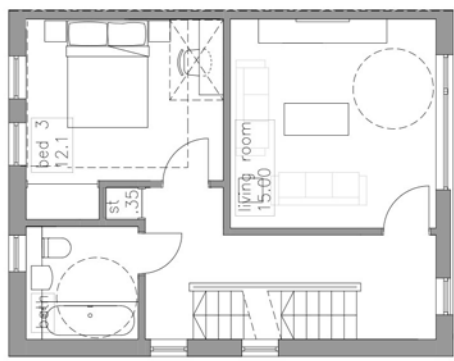
DATE	SCALE	SHEET SIZE
JUNE 2016	1:100	A3
JOB NUMBER	DRAWING NO.	REVISION
16-047	53-P-HT-Y-F	--



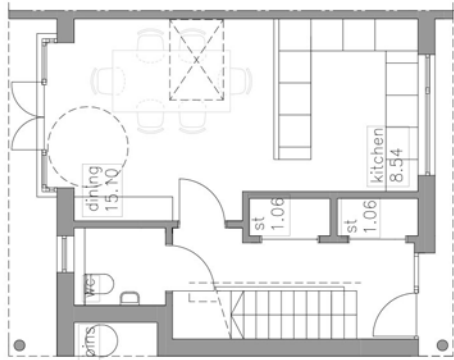
Roof Plan



Second Floor
 Net 37 sq.m
 Gross 44 sq.mt

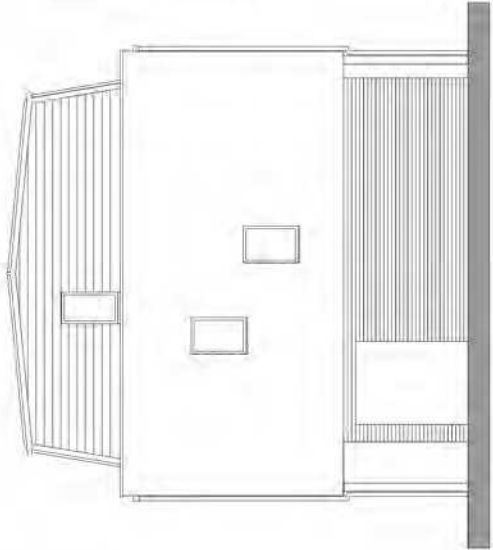


First Floor
 Net 45.6 sq.m
 Gross 53 sq.mt

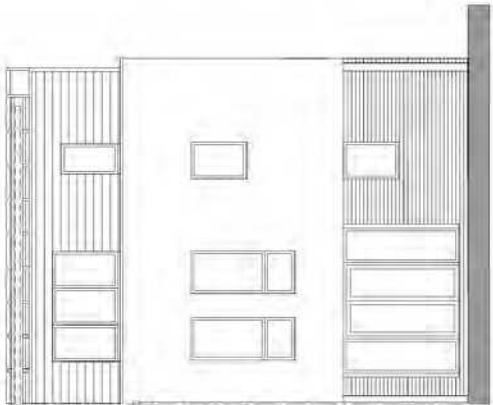


Ground Floor
 Net 38.8 sq.m
 Gross 46 sq.mt

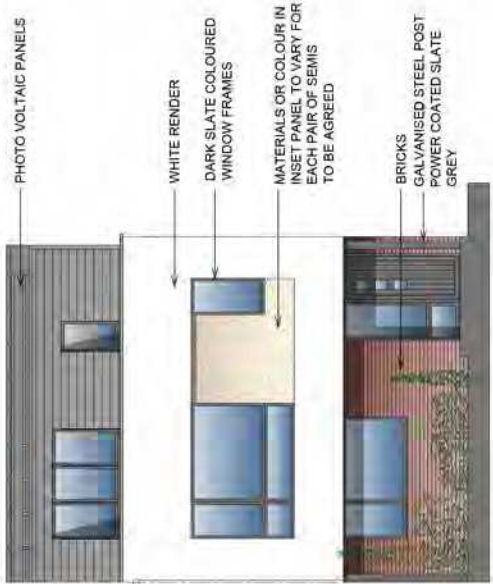
NOTES
 PRELIMINARY DRAWINGS ARE PROPOSED IDEAS ONLY AND HAVE NO CONSENT FOR CONSTRUCTION. PLANNING DRAWINGS ARE DRAWING SUBMITTED FOR PLANNING APPROVAL. PRELIMINARY DRAWINGS ARE DRAFT GENERAL ARRANGEMENT LAYOUTS FOR BUILDING CONTROL SUBMISSION. TENDER DRAWINGS ARE SUITABLE FOR ENQUIRES TO MANUFACTURERS AND SUPPLIER FOR CONSTRUCTION. CONSTRUCTION DRAWINGS MEANS ALL APPROVALS HAVE BEEN GRANTED.
 ALL DIMENSIONS SHOWN ARE IN MILLIMETRES. IT IS ADVISABLE TO FOLLOW THE DIMENSIONS SHOWN ON THE DRAWING. IN CONSULTATION WITH OTHER ENGINEERS DESIGN INFORMATION, AND OTHER ASSESSMENT REPORTS RELATING TO THE PROJECT.



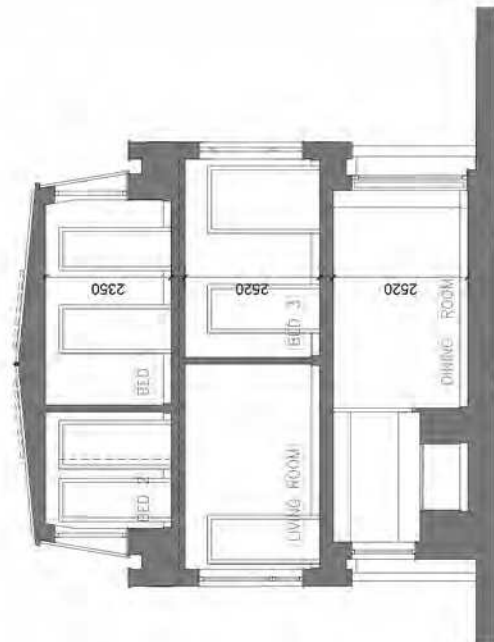
Side Elevation



Rear Elevation



Front Elevation



Section

NO.	DATE	DESCRIPTION
A	19.12.16	BRICK HATCH COLOUR AMENDED
REVISION RECORD		

PURPOSE
PLANNING

CLIENT
KEARNS PREMIER HOMES

PROPERTY ADDRESS
 FORMER POLICE STATION
 STATION ROAD
 WEST DRAYTON

DRAWING DESCRIPTION
 PLANNING DRAWING
 HOUSE TYPE Y
 ELEVATIONS AND SECTION

DATE	SCALE	SHEET SIZE
JUNE 2016	1:100	A3
JOB NUMBER	DRAWING NO.	REVISION
16-047	53-P-HT-Y-E	A

PRODUCED BY

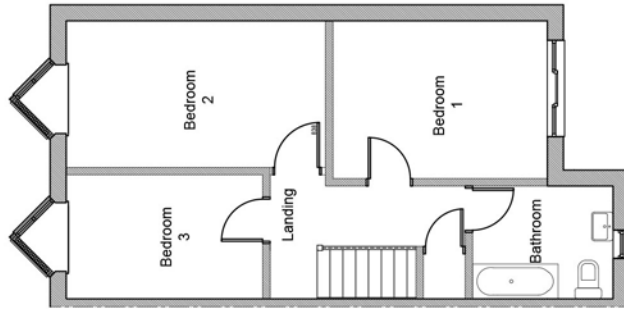
Limus Building Design Services Ltd
20 Victoria Street, Englefield Green, Surrey, TW20 0QY
Tel: 07595873469 · www.limus.co.uk

NOTES
THESE DRAWINGS ARE PROPOSED IDEAS ONLY AND HAVE NO CONSENT FOR CONSTRUCTION. PLANNING DRAWINGS ARE DRAWING SUBMITTED FOR PLANNING APPROVAL.
PRELIMINARY DRAWINGS ARE DRAFT GENERAL ARRANGEMENT LAYOUTS FOR BUILDING CONTROL SUBMISSION.
TENDER DRAWINGS ARE SUITABLE FOR ENQUIRIES TO MANUFACTURERS AND SUPPLIER FOR CONSTRUCTION. CONSTRUCTION DRAWINGS MEANS ALL APPROVALS HAVE BEEN GRANTED.
ALL DIMENSIONS SHOWN ARE IN MILLIMETRES. IT IS ADVISABLE TO FOLLOWING THE DIMENSIONS SHOWN ON THE DRAWING AND IN CONSULTATION WITH OTHER ENGINEERS DESIGN INFORMATION, AND OTHER ASSESSMENT REPORTS RELATING TO THE PROJECT.

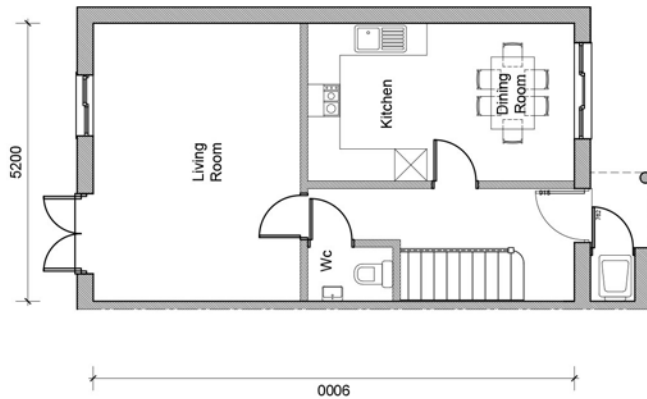
SCALE BAR SCALE 1:100
0 1m 2m 3m 4m 5m



Roof plan



First Floor
Net 50 sq mt
Gross 57 sq mt



Ground Floor
Net 46 sq mt
Gross 55 sq mt

REVISION RECORD	

PURPOSE
PLANNING

CLIENT
KEARNS PREMIER HOMES

PROPERTY ADDRESS
**FORMER POLICE STATION
STATION ROAD
WEST DRAYTON**

DRAWING DESCRIPTION
**PLANNING DRAWING
HOUSE TYPE Z
FLOOR PLANS**

DATE	SCALE	SHEET SIZE
NOV 2016	1:100	A3
JOB NUMBER	DRAWING NO.	REVISION
16-047	HT-Z-F	--

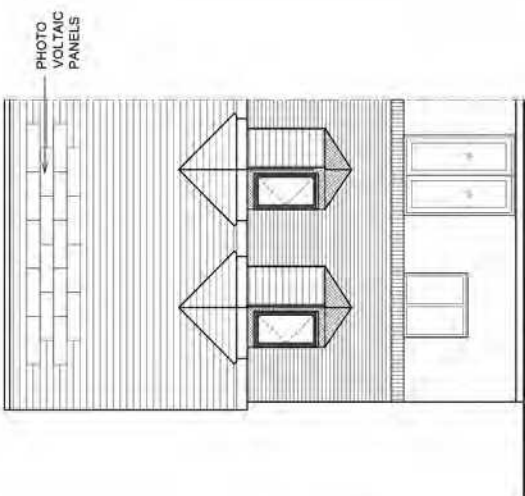
NOTES
 ALL DRAWINGS ARE PROPOSED IDEAS ONLY AND HAVE NO CONSENT FOR CONSTRUCTION. PLANNING DRAWINGS ARE DRAWING SUBMITTED FOR PLANNING APPROVAL. PRELIMINARY DRAWINGS ARE DRAFT GENERAL ARRANGEMENT LAYOUTS FOR BUILDING CONTROL SUBMISSION. TENDER DRAWINGS ARE SUITABLE FOR ENQUIRES TO MANUFACTURERS AND SUPPLIER FOR CONSTRUCTION. CONSTRUCTION DRAWINGS MEANS ALL APPROVALS HAVE BEEN GRANTED.

ALL DIMENSIONS SHOWN ARE IN MILLIMETRES. IT IS ADVISABLE TO FOLLOWING THE DIMENSIONS AND FINISHES TO BE SHOWN IN CONJUNCTION WITH THE DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERS DESIGN INFORMATION, AND OTHER ASSESSMENT REPORTS RELATING TO THE PROJECT.



ELEVATION BUILDING MATERIALS KEY

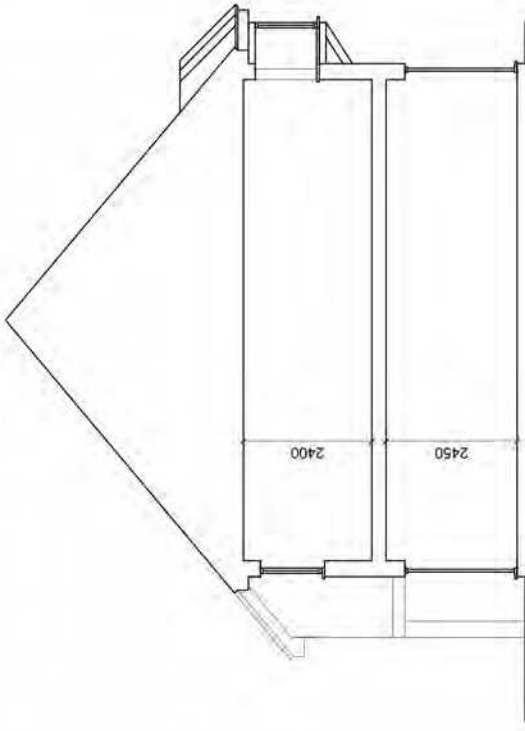
	BRICKWORK		OBSCURE GLAZING
	ROOF TILES		CLEAR GLAZING
	STONE WORK		CLADDING
	LEAD WORK		RENDER
	TILE HANGING		SHALLOW



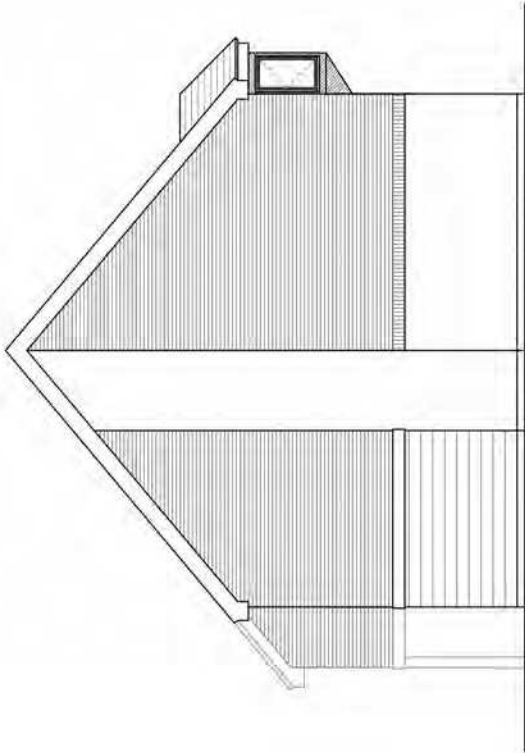
Rear Elevation



Front Elevation



Section



Side Elevation

REVISION RECORD

PURPOSE
PLANNING

CLIENT
KEARNS PREMIER HOMES

PROPERTY ADDRESS
 FORMER POLICE STATION
 STATION ROAD
 WEST DRAYTON

DRAWING DESCRIPTION
 PLANNING DRAWING
 HOUSE TYPE Z
 ELEVATIONS AND SECTION

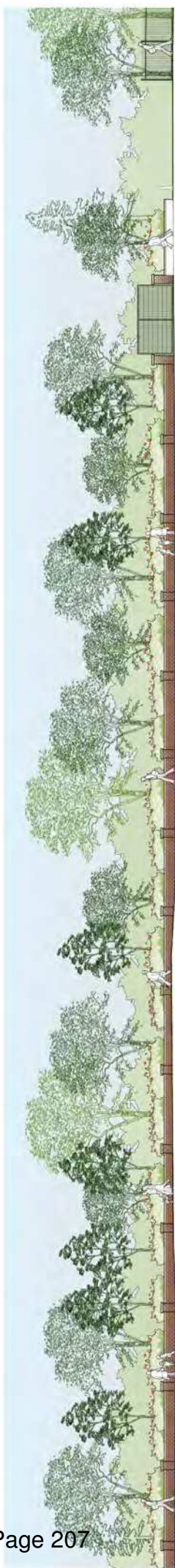
DATE	SCALE	SHEET SIZE
NOV 2016	1:100	A3
JOB NUMBER	DRAWING NO.	REVISION
16-047	53-P-HT-Z-E	--

NOTES:
 1. DRAWINGS ARE PROVIDED AS INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
 2. DRAWINGS ARE PROVIDED AS INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
 3. DRAWINGS ARE PROVIDED AS INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
 4. DRAWINGS ARE PROVIDED AS INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
 5. DRAWINGS ARE PROVIDED AS INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
 6. DRAWINGS ARE PROVIDED AS INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
 7. DRAWINGS ARE PROVIDED AS INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
 8. DRAWINGS ARE PROVIDED AS INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
 9. DRAWINGS ARE PROVIDED AS INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
 10. DRAWINGS ARE PROVIDED AS INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

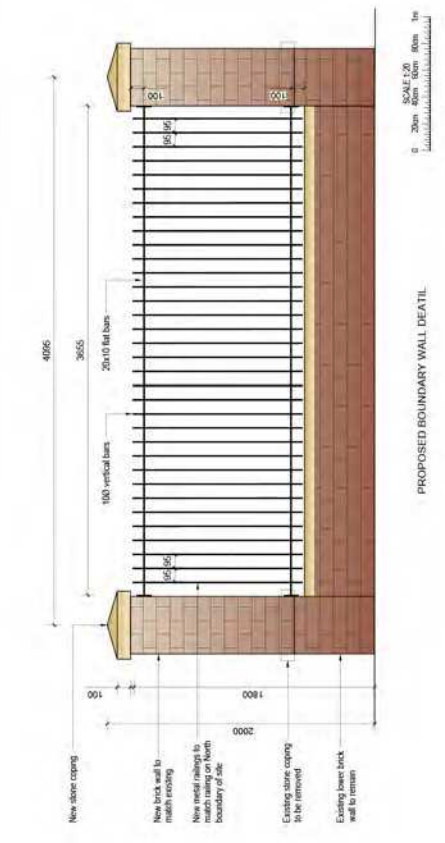
SCALE BAR:
 0 1m 2m 3m 4m 5m
SCALE 1:50



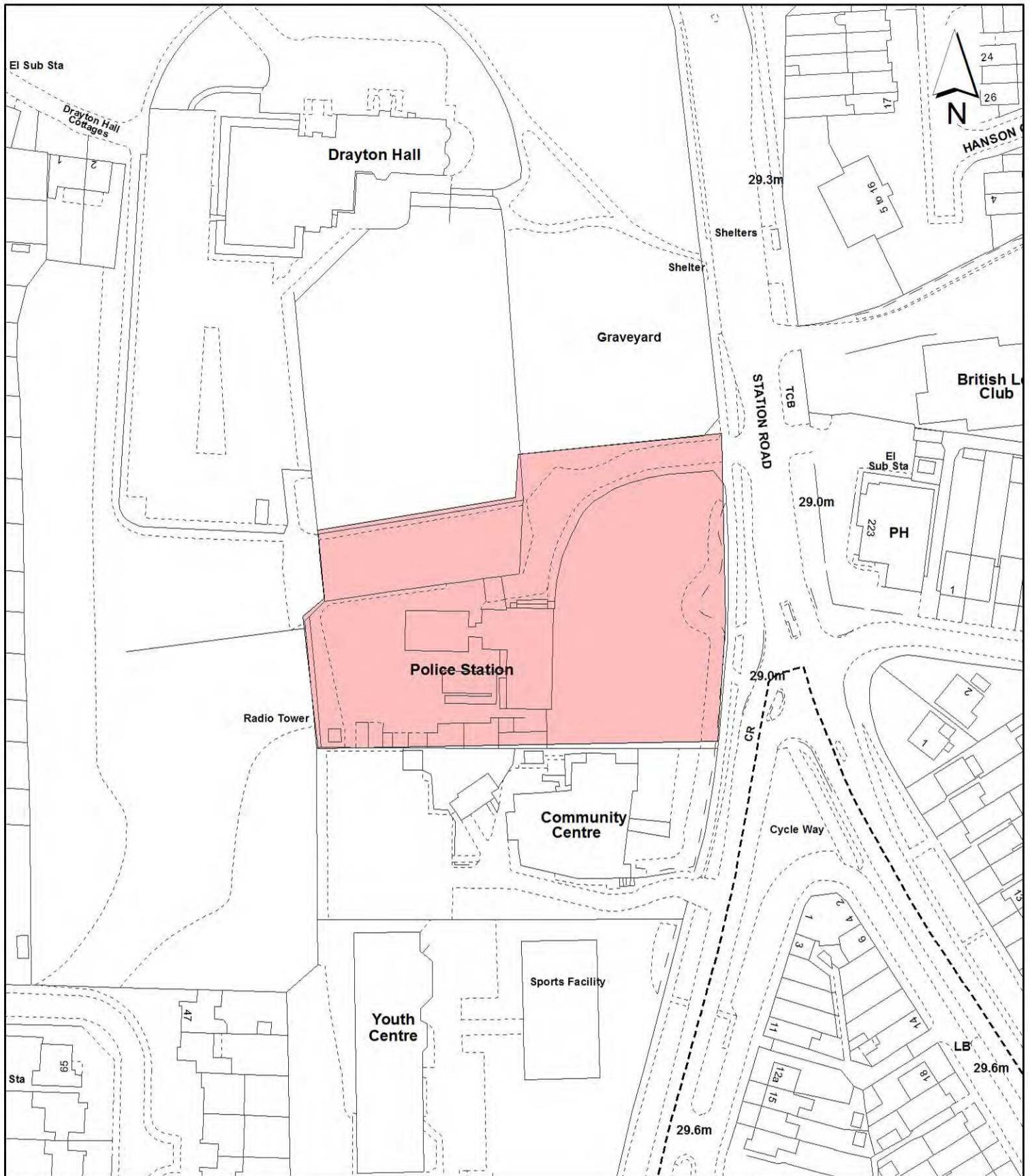
PROPOSED STREET BOUNDARY WALL



EXISTING STREET BOUNDARY WALL



PLANNING	
KEARNS PREMIER HOMES LTD	
FORMER POLICE STATION STATION ROAD, WEST DRAYTON	
PLANNING DRAWING STREET BOUNDARY WALL VIEW PROPOSED BOUNDARY WALL DETAIL	
DATE	SHEET NO.
DEC 16	1 100
DATE ISSUED	DRAWING NUMBER
16-047	P-SV
DATE	SHEET NO.
DEC 16	1 100
DATE ISSUED	DRAWING NUMBER
16-047	P-SV



Notes:

 Site boundary

For identification purposes only.
 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).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Former West Drayton Police Station,
 Station Road**

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

Planning Application Ref:
12768/APP/2016/1580

Scale:
1:1,250

Planning Committee:
Major Page 208

Date:
February 2017

