



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 23 JUNE 2009

Time: 7.00 PM

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

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

To Councillors on the Committee

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
David Allam
Anita MacDonald
Michael Markham
Carol Melvin
David Payne

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This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=116&Year=2009>

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INVESTOR IN PEOPLE

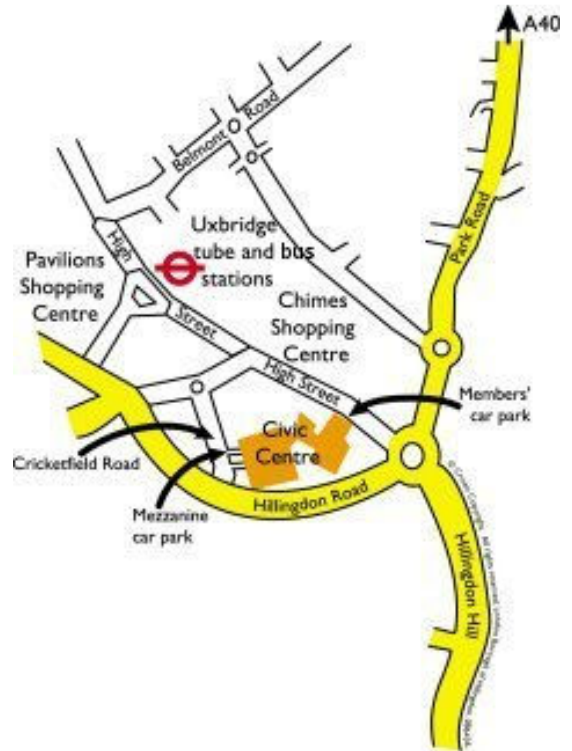
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Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

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

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting - 21 May 2009
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - MEMBERS, PUBLIC AND PRESS

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

Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
6	RAF Eastcote, Lime Grove, Eastcote - 10189/APP/2009/621	Eastcote & East Ruislip	Amendments to reserved matters approval refs: 10189/APP/2007/3046 and 10189/APP/2007/2463 dated 31/03/2008 involving: rearrangement of plots 100-116, removal of access path between plots 102 and 103, provision of rear access to plots 101 and 102 and substitution between plots 103 and 258 of a 4 bed wheel chair unit and 4 bed life time home unit Recommendation: Approval	5 - 20
7	Harefield Academy, Northwood Way, Harefield - 17709/APP/2009/624	Harefield	Erection of a three storey building to provide accommodation for 50 boarders and 4 staff with ancillary amenity space, landscaping, car parking and biomass boiler enclosure Recommendation: Approval	21 - 60

8	London School of Theology, Green Lane, Northwood - 10112/APP/2009/707	Northwood	Erection of two storey teaching block to North West side of existing building (Phase 1) and new chapel and foyer to South East side of existing building (Phase 2) (Part Outline Application) Recommendation: S106 Agreement	61 - 96
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Non-major applications with petitions

	Address	Ward	Description & Recommendation	Page
9	85 & 87 Field End Road, Eastcote - 15225/APP/2008/3210	Eastcote & East Ruislip	Use of garage at rear for use as storage of commercial goods in connection with commercial premises (Application for a Certificate of Lawfulness for an existing use or operation or activity) Recommendation: Refusal	97 - 104
10	Land forming part of 12 Gladsdale Drive, Eastcote - 65761/APP/2009/599	Eastcote & East Ruislip	Two storey three-bedroom detached dwelling with associated parking Recommendation: Refusal	105 - 118

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Land at 1-10 Lees Avenue, Northwood - 63316/APP/2009/774	Northwood	Block of 6 two storey, three-bedroom terraced houses and a two-bedroom detached bungalow with associated parking and vehicular crossovers, involving the demolition of existing 10 attached bungalows) Recommendation: Approval	119 - 136

12	Builders Yard, Joel Street, Northwood - 16194/APP/2009/580	Northwood Hills	Erection of a single-storey building for storage, offices, staffroom/toilets and customer service area plus general store (involving demolition of all existing buildings on site including the Vodafone plant and mast) Recommendation: Refusal	137 - 148
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PART II - MEMBERS ONLY

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

- 13 Enforcement report
- 14 Any Items Transferred from Part 1
- 15 Any Other Business in Part 2

Plans for North Planning Committee

Agenda Item 3

NORTH PLANNING COMMITTEE

Meeting held at the Civic Centre, Uxbridge on 21st May 2009 at 7.00pm

Councillor Eddie Lavery (Chairman)

Councillors: Michael Markham David Allam
Carol Melvin Anita MacDonald
Michael Markham
David Payne

Apologies: Apologies had been received from Councillor Allan Kauffman.
Councillor Brian Stead attended in his place.

1. BUSINESS TO BE CONSIDERED IN PUBLIC

The Committee agreed that all of its business would be conducted in public.

2. MINUTES

The minutes of the meeting held on 7th April 2009 were agreed as a correct record and signed by the Chairman.

3. DECLARATION OF INTERESTS

Councillor Eddie Lavery declared a Personal and Non-Prejudicial interest in item 6 - 23 & 25 Crescent Gardens, Eastcote, as he lived close to the applicant who was known to him. Councillor Lavery remained in the meeting and took part in the discussion and decision of the application.

4. DECISIONS ON APPLICATIONS

Decisions on applications are shown below and are based on Agenda and reports for the meeting, and an Addendum sheet circulated at the meeting.

Item No.	Address	Ward	Proposal	Application No.
6.	23 & 25 Crescent Gardens, Eastcote	Eastcote & East Ruislip	Conversion of hipped roofs to gable roofs on both Nos.23 and 25 Crescent Gardens, involving the installation of one front roof-light to each property and construction of a rear dormer to each property	64562/APP/2008/1582

In introducing the report, officers advised that work on the development had proceeded and the extension would now be deemed as permitted development following recent changes to regulations.

It was noted that at the meeting on 8th October 2008, the Committee overturned officer recommendation for refusal and approved this application, subject to S106 agreement and, subject to conditions and informatives. The wording for the conditions and informatives were now being reported back to Committee for agreement.

It was proposed, seconded and on being put to the vote was agreed that the conditions and informatives set out in the officer's report be approved.

RESOLVED – That the conditions and informatives set out in the officer's report be approved.

Item No.	Address	Ward	Proposal	Application No.
7.	42B The Drive, Northwood	Northwood	Construction of new first floor with pitched roof to provide residential accommodation with separate access and conversion of property to provide two, 3-bedroom flats together with frontage parking spaces	55192/APP/2006/896

In answer to a question as to the reason for the delay in the S106 Agreement not being completed within the required 6 months, the Legal Advisor responded that negotiation of the agreement took longer than expected.

The Committee noted that as the agreement was not finalised, within the 6 months period stipulated at the meeting on 17th July 2008, the Committee's approval was now required prior to issuing a decision on the application.

A Member asked whether the 6 months time scale for negotiations of S106 agreements should be increased. The Legal Advisor advised that the majority of legal agreements could be completed within the stipulated 6 month period however; there may be some applications which may have some technical difficulties and may take longer to finalise.

It was moved, seconded and agreed that the application be approved.

RESOLVED – That the application be approved subject to the conditions and informatives set out in the officer's report dated 17th July 2008.

Item No.	Address	Ward	Proposal	Application No.
8.	31 Linksway, Northwood	Northwood	Erection of a part two storey, part first floor side/rear extension with front dormer and 4 side roof-lights,	41694/APP/2009/226

			involving the conversion of the side garage for habitable use and installation of two front and two rear dormers, rear hipped roof extension and a side roof-light to allow habitable use of existing and proposed roof-space, installation of replacement front porch and entrance gates and piers	
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The officer drew the Committee's attention to two additional conditions on the Addendum Sheet recommended by the Landscape officer.

The officer's recommendation for approval was moved, seconded and on being put to the vote was agreed.

RESOLVED – That the application be approved, subject to the conditions and informatives set out in the officer's report.

Item No.	Address	Ward	Proposal	Application No.
9.	88 Hillside Road, Northwood	Northwood Hills	Erection of a single-storey side and rear extension with lower ground floor level and conversion of roof-space to habitable use involving the installation of a rear and side dormer, 1 side roof-light and alterations to roof	65810/APP/2009/327

In introducing the report, officers advised that a late response had been received and comments were set out on Addendum Sheet.

The officer's recommendation for refusal was moved, second and on being put to the vote, was refused.

RESOLVED – That the application be refused for the reasons set out in the officer's report.

The meeting closed at 7.20pm.

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Report of the Corporate Director of Planning & Community Services

Address RAF EASTCOTE LIME GROVE RUISLIP

Development: Amendments to reserved matters approval refs: 10189/APP/2007/3046 and 10189/APP/2007/2463 dated 31/03/2008 involving: rearrangement of plots 100-116, removal of access path between plots 102 and 103, provision of rear access to plots 101 and 102 and substitution between plots 103 and 258 of a 4 bed wheel chair unit and 4 bed life time home unit.

LBH Ref Nos: 10189/APP/2009/621

Drawing Nos: 5585/WIM-WL/501 REV. A
5585/WIM-WL/502
5585/WIM-WL/503
5585/WIM-WL/3BWC/E2 REV. B
5585/WIM-WL/3BH/PI REV. A
5585/WIM-WL/4BH/P1 REV. E
5585/WIM-WL/4BWC/E1 REV. A
5585/WIM-WL/4BWC/P1 REV. F
5585/WIM-WL/4BH/E2
5585/WIM-WL/3BWC/P1 REV. E
5585/WIM-WL/5BH/P1 REV. C
5585/WIM-WL/4BH/E1
5585/WIM-WL/3BH/E1
5585/WIM-WL/3BWC/E1 REV. B
5585/WIM-WL/5BH/E1 REV. C
5585/WIM-WL/5BH/E2 REV. E

Date Plans Received: 25/03/2009 **Date(s) of Amendment(s):** 07/04/2009
Date Application Valid: 25/03/2009

1. SUMMARY

This application seeks variations to the layout and design of two alternative reserved matters schemes approved on 31 March 2008, for residential development at the former RAF Eastcote site. The amendments relate primarily to plots 100-116 at the eastern end of the site and would allow for the rectification of breaches of planning control arising from the incorrect siting of these plots, compared with the approved layouts.

The main changes involve the rearrangement of plots 100-116, which includes widened car ports on plots 103, 107, 108, 113, 114 and 116, together with associated minor re-siting of adjoining units within this terrace, the removal of the access path located between plots 102 and 103, the swapping on plot 103 of a 4 bedroom wheelchair compliant house type, with a narrower standard 4 bedroom house, elsewhere on the site. This would allow plots 100-102 to remain sited in accordance with the approved layouts.

It is considered that in terms of design and layout, the revisions to the approved schemes are relatively minor, would respect the character of the surrounding area and would not detract from the character of the development.

It is also considered that the revised siting of these plots would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight. The external amenity areas of these plots would generally comply with the Supplementary Planning Document (SPD) minimum amenity space requirements and are considered sufficient to meet the needs of future occupiers. Approval is therefore recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

Such details shall include:

- * balcony railings,
- * roof details,
- * porches,
- * fenestration types and doors comprehensive colour schemes for all built details.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 NONSC Non Standard Condition

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Advisor (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

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, and to reflect the guidance contained in PPS1 and the Council's SPG on Community Safety By Design.

3 NONSC Non Standard Condition

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 extension to any dwelling houses including enlargement of roofs, nor any garages, sheds or other out-buildings shall be erected without the grant of further specific permission from the Local Planning Authority.

Reason

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the

4 NONSC Non Standard Condition

No development shall take place until details of the height, position, design and materials of any chimney or extraction vent or flue to be provided in connection with the Bio Mass boilers have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out until the vent/flue or chimney has been installed in accordance with the approved details. Thereafter it shall be permanently retained and maintained in good working order for so long as the use continues.

Reason

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

5 NONSC Non Standard Condition

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 or doors shall be constructed in the walls or roof slopes of any of the residential units hereby approved.

Reason

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

6 NONSC Non Standard Condition

The wheelchair units and lifetime homes shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/1941 dated 14/10/2008, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with London Plan Policy 3A.10 and the Hillingdon Design and Accessibility Statement (HDAS)
'Access for All'.

7 DIS2 Access to Buildings for People with Disabilities

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

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy/ies AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

8 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

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 (February 2008) and national guidance

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
AM7	Consideration of traffic generated by proposed developments.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Accessible Hillingdon Residential Layouts Community Safety by Design

3. CONSIDERATIONS

3.1 Site and Locality

The former RAF Eastcote site is 7.7 hectares in area and is dissected into a northern and southern area by an existing public footpath. An internal private road links the northern and southern areas. The northern portion is 4.2 hectares and was last used as a US Navy facility. The land in this area is undulating, and becomes lower towards the north western boundaries. The southern portion of the site is 3.5 hectares, is generally flat, and formerly comprised a number of vacant buildings, previously used by the Ministry of Defence, which have now been demolished. Prior to demolition, the total floor space for the entire site was approximately 28,000sqm of which 22,500m² was administration space and 5,500m² barracks (for 200 personnel). These buildings were generally of poor quality and added little in terms of architectural value to the local vernacular.

The site has three vehicular access points, two from Eastcote Road and one leading from Lime Grove. The Lime Grove access also provides a pedestrian route via footways along both sides of the driveway. The MoD closed the two accesses from Eastcote Road some years ago due to safety concerns. The site formerly had 246 marked parking spaces and 169 unmarked parking spaces.

The site has an average Public Transport Accessibility Level (PTAL) score of 1b, which is a low score within a possible range of 1 to 6. A number of trees and hedges of varying size and value surround the site boundary and the edge of the public footpath. The site is bounded to the west by Eastcote Road and on all remaining sides by residential properties. To the north the residential character is predominantly 1960/70s in style, with a large number of three storey town houses and flats, many of which have communal garage courts. To the southeast, the area has a larger number of semi-detached two storey dwellings dating to the 1930s.

Highgrove Nature Reserve which is of Borough Grade II importance is situated to the south of the site, adjacent to which is Highgrove House which is at present disused, but previously provided hostel accommodation in two and three storey buildings set within enclosed grounds. The northwest corner of the site lies adjacent to Eastcote Village Conservation Area, which includes a number of listed buildings.

The current application seeks changes to two areas of the larger site namely:

- (i) The eastern end of the southern site, 0.48 hectares in extent, comprising plots 100-116, bounded by rear gardens of properties in The Sigers to the east and Farthings Close to the north and
- (ii) Plots 257 and 258, located centrally within the northern site, approximately 0.05 hectares in extent.

3.2 Proposed Scheme

Planning permission is sought for minor modifications to the two alternative reserved matters schemes (refs: 10189/APP/2007/2463 and 10189/APP/2007/3046), approved on 31/3/2008 for residential development at the former RAF Eastcote site. This application seeks to regularise the siting of plots 100-116, which have not been sited in accordance with the approved schemes, due to an error by the applicant's architects, who at planning stage, designed the disabled-sized car ports 0.3 metres too narrow for the disabled residents to use. In correcting this error, the length of the terrace was increased to compensate, resulting in incorrectly moving the end house further north by approximately 2 metres.

Following a meeting between Officers and the developers, it was determined that plot 100 should revert to the location shown on the approved planning layouts. This is achievable by the substitution of the 4 bedroom wheelchair unit on plot 103 with the 4 bedroom unit on plot 258 which only requires a standard sized car port. This substitution, together with the removal of the 1 metre break between plots 102 and 103, creates the space required for the additional width to the 5 disabled car ports to this terrace, whilst at the same time maintaining the overall siting of the terrace in accordance with the approved schemes.

The revisions to the approved development are summarised as follows:

* The rearrangements of plots 100-116, which includes widened car ports on plots 103, 107, 108, 113, 114 and 116, together with associated minor re-siting of adjoining units within this terrace. However, plots 100-102 will remain sited in accordance with the approved layout.

* The removal of the access path located between plots 102 and 103 and its relocation to the north of plot 100, for the provision of rear access to the gardens of plots 101 and 102.

* The substitution of plot 103, a 4 bedroom Wheelchair compliant house type, with a 4 bedroom house to Lifetime Homes standards. As a consequence, the 4 bedroom house on plot 258 will be replaced with a 4 bedroom wheelchair design. A slight re-siting of plot 257 will be necessary to create the space required for a disabled-sized car port to plot 258.

3.3 Relevant Planning History

10189/APP/2004/1781 Raf Eastcote Lime Grove Ruislip

REDEVELOPMENT FOR RESIDENTIAL PURPOSES AT A DENSITY OF UP TO 50 DWELLINGS PER HECTARE, INCLUDING AFFORDABLE HOUSING, LIVE-WORK UNITS, A COMMUNITY FACILITY AND OPEN SPACE (OUTLINE APPLICATION)

Decision: 06-03-2006 Approved

10189/APP/2006/2989 Raf Eastcote Lime Grove Ruislip

Partial discharge of conditions 16, 23, and 25 relating to site demolition management plan, site survey plan and tree protection measures of outline planning permission ref:10189/APP/2004/1781 dated 9/3/2006 'redevelopment for residential purposes at a density of up to 50 dwellings per hectare, including affordable housing, live work units, a community facility and open space'.

Decision: 12-03-2007 Approved

10189/APP/2007/2463 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH

CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACIL SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SIT SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER SOURCE CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2007/2954 Raf Eastcote Lime Grove Ruislip

PROPOSED NEW ACCESS ROAD FROM EASTCOTE ROAD TO THE BOUNDARY OF R.A.F EASTCOTE TO FACILITATE THE REDEVELOPMENT OF R.A.F EASTCOTE FOR RESIDENTIAL PURPOSES

Decision: 21-02-2008 Approved

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACIL SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SIT SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2007/3383 Raf Eastcote Lime Grove Ruislip

VARIATION OF CONDITION 40 (TO REMOVE THE REQUIREMENT FOR TRAFFIC SIGNALS ON EASTCOTE ROAD AND ON THE INTERSECTION OF EASTCOTE ROAD AND FORE STREET) OF OUTLINE PLANNING PERMISSION REF:10189/APP/2004/1781 DATED 09/03/2006 'REDEVELOPMENT FOR RESIDENTIAL PURPOSES AT A DENSITY OF UP TO 5 DWELLINGS PER HECTARE, INCLUDING AFFORDABLE HOUSING, LIVE-WORK UNITS, A COMMUNITY FACILITY AND OPEN SPACE '

Decision: 21-02-2008 Approved

10189/APP/2008/2800 Raf Eastcote Lime Grove Ruislip

Details of a Licence under Regulation 44 (1) of the Conservation (Natural Habitats & C.) Regulations 1994 (as amended) in respect of Great Crested Newts in compliance with conditions 2 of reserved matters approvals refs.10189/APP/2007/2463 and 10189/APP/2007/3046 dated 31/03/2008 and condition 18 of planning permission ref.10189/APP/ 2007/2954 dated 03/03/2008

Decision: 03-10-2008 Approved

10189/APP/2009/147 Land Off Eastcote Road High Road Eastcote

Construction of a temporary single storey building to act as a sales centre associated with the residential development of the former RAF Eastcote site. Access via an existing crossover, parking to be provided on a parking area granted as part of planning permission ref.10189/APP/2007/3046 - Temporary permission sought for up to 5 years. (Retrospective application).

Decision: 14-04-2009 Approved

10189/APP/2009/633 Raf Eastcote Lime Grove Ruislip

Details in compliance with conditions 2 (reserved matters landscape), 23ii (trees to be retained or removed, construction phase), 23v (tree protection), 24 (removal of retained trees), 25 (tree protection fencing) 26, (landscaping scheme), Section 299a- Schedule 8 of planning permission ref.10189/APP/2007/3383 dated: 21/02/2008 Variation of condition 40 (to remove the requirement for traffic signals on Eastcote road and on the intersection of Eastcote road and fore street) of outline planning permission ref:10189/app/2004/1781 dated 09/03/2006 'redevelopment for residential purposes at a density of up to 50 dwellings per hectare, including affordable housing, live-work units, a community facility and open space

Decision:

10189/PRE/2007/11 Raf Eastcote Lime Grove Ruislip

T P PRE - CORRES: HIGHWAY WORKS

Decision:

Comment on Relevant Planning History

Outline planning permission Ref: 10189/APP/2004/1781 for the 'redevelopment for residential purposes at a density of up to 50 dwellings per hectare including affordable housing, live-work units, a community facility and open space' was granted permission on 9 March 2006, following consideration at the north Planning Committee.

On 21st February 2008 four separate applications were considered by the North Planning Committee.

The location and specific details of an alternative access from Eastcote Road were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008.

Application ref: 10189/APP/2007/3383 was a section 73 application which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, as the signals will no longer be necessary, if an alternative access (Highgrove) goes ahead. The varied condition will require the developers to provide a traffic light controlled access, as per the original outline planning permission, or such alternative access as the Local Planning Authority shall approve in writing. The condition will then allow the developers to commence construction on the southern part of the site whilst they resolve the technical issues

concerning the alternative access. This new outline application was approved on 21st February 2008.

The developers have also signed a separate legal agreement, to the effect that they will have to elect whether to proceed with the traffic light controlled access or the alternative access.

Two alternative reserved matters schemes for the siting, design, external appearance and landscaping for residential development, pursuant to discharge of condition 3 of outline planning permission ref: 10189/APP/2004/1781 dated 09/03/2006 (later amended to refer to the new outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008) were approved on 31 March 2008.

Whereas application 10189/APP/2007/2463 incorporates the access points approved at outline stage from Eastcote Road and Lime Grove, application 10189/APP/2007/3046 will utilise an alternative access from Eastcote Road which will also service Highgrove House.

In addition, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements, tree protection supervision and tree protection measures, wheelchair units and lifetime homes, a wildlife area, flood risk assessment, boundary treatments, details of licences for the translocation of Great Crested Newts have also been approved.

Six applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of optional conservatories to plots 84, 92, 126-128, 130, 181, 182, 195-198, 229 and 300 were approved in November 2008.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |

OE5	Siting of noise-sensitive developments
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Accessible Hillingdon Residential Layouts Community Safety by Design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th May 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. A total of 28 surrounding property owners/occupiers have been consulted. One letter making representations has been received stating no objection to the revised plans.

Eastcote Residents Association - No response received.

Internal Consultees

URBAN DESIGN OFFICER

The proposed amendments to the previous approved scheme are considered not to have any detrimental impact on the quality of the public realm, the usability of the development or the visual qualities of the area, as the changes are minor. The proposed removal of the path between plots 102 and 103 would create a more coherent approach, a stronger sense of place and a reinforced edge towards the Eastern boundary of the site. Given the varied building line and the staggered approach of these terraced buildings as a whole, the proposed terrace of 7 houses is considered fully appropriate in terms of scale and length. Consequently there are no objections to the proposed amendments from an urban design point of view.

TREES AND LANDSCAPE OFFICER

The amended layout makes provision for the retention of the existing tree (as per the approved scheme) and reserves space for the planting of trees close to the public footpath as part of a comprehensive landscaping scheme for the site, and is therefore acceptable in terms of saved policy BE38 of the UDP.

The related matter of the planting of trees is addressed in the separate (details) application (ref: 10189/APP/2009/633).

ACCESS OFFICER

No comments to with regard to the rearrangement of the plots.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of residential development on this site has already been established by virtue of the outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approvals.

It is considered that this application to vary the reserved matters approvals, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations. As such, no objections are raised in principle to the proposed amendments.

7.02 Density of the proposed development

No changes to the density of the proposed residential development are sought. The density, in terms of the total number of units and habitable rooms will remain the same as the reserved matters approvals.

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

There are no archaeological or heritage issues associated with the changes sought to the approved reserved matters schemes.

7.04 Airport safeguarding

There are no airport safeguarding implications associated with this application.

7.05 Impact on the green belt

The site does not fall within, or is adjacent to the Green Belt.

7.06 Environmental Impact

There are no environmental implications linked to this application.

7.07 Impact on the character & appearance of the area

Policies contained within the Hillingdon Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development is compatible with surrounding developments in terms of appearance and layout. Of particular relevance are Policies BE13, BE19 and BE38, which cover the impact of development on the visual amenities of the street scene and character of the area.

Plots 103, 107, 108, 113, 114 and 116 are all designed as full wheelchair compliant homes, which have attached car ports with accommodation at first floor level. The 3 and 4 bedroom wheelchair units are required to have car ports 300mm wider than on the consented schemes, in order to provide adequate usable access space.

The foundations of the above mentioned plots have been constructed on-site, incorporating the wider car ports, with the result that the flank wall of plot 100 is 1.8 metres closer to the northern boundary than the approved schemes.

The current application seeks minor amendments to the widths of the 3 and 4 bedroom houses to plots 107, 108, 113, 114 and 116, together with the minor revised location of plots 104-106, 109-112 and 115, which would result from the increased width to the disabled standard carports. In order to ensure that the northern end of the terrace (plots 100-102) can be rebuilt in the location already approved, the 4 bedroom wheelchair house and the 4 bedroom house on plots 103 and 258 will be swapped, whilst the 1 metre gap between plots 102 and 103 would be lost.

In terms of layout and design, plots 100-116 comprise short terraces of 2½ storey dwellings of varying elevational designs and materials. Their respective frontages face into the site, with access served by a home zone, incorporating a circulation route, on street parking, driveways and small open plan frontages. The front elevations exhibit a high degree of articulation, created by the different footprints and the attached car ports, which are set back from the front building line of the respective dwelling houses. The rear elevations are generally uniform, with each terrace staggered slightly, to reflect the angled eastern boundary.

It is considered that the incremental widening of the car ports and removal of a one metre gap in the terracing would have a negligible impact when viewed from the street and that the overall appearance of the streetscape of plots 100-116 would remain largely unchanged.

The Urban Design Officer considers that the removal of the path between plots 102 and 103 would create a more coherent approach, a stronger sense of place and a reinforced edge towards the eastern boundary of the site. Given the varied building line and the staggered approach of these terraced buildings as a whole, the proposed terrace of 8 houses is considered appropriate in terms of scale and length.

Given the minor nature of the modifications sought, the proposed amendments to the previous approved scheme are considered not to have any detrimental impact on the quality of the public realm, the usability of the development or the visual qualities of the area, in compliance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

Policy BE24 states that developments should be designed to protect the privacy of future occupiers and their neighbours. The Council's SPD HDAS: Residential Layouts also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21 metres. In relation to outlook, Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. In relation to sunlight, Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

Plot 257 is centrally located within the development and it is considered that the change in house type to this plot would not have an adverse impact on the amenities of surrounding residents. The garden depths and separating distances from surrounding plots 259-261 and 225-235 remain unchanged.

Similarly, the respective terraces comprising plots 100-116 remain unchanged from the consented schemes in terms of distances from the northern boundary with properties in Farthings Close and the eastern boundary with properties in The Sigers. As such, it is not considered that the proposed revisions would result in unacceptable impacts on surrounding residents in terms of loss of light, overlooking or overdominance, in compliance with Policies BE 20,, BE21, and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

All of the units would continue to benefit from an acceptable level of privacy, outlook and

light. Amenity space, provided in the form of individual gardens, will continue to meet the Council's amenity space standards as set out in the SPD HDAS: Residential Layouts.

There will be no impact with regard to mobility through the site. Alternative access to the rear gardens of plots 100-102 will be provided, while access to the rear garden of plot 103 could be achieved other than through a habitable room.

Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE20, BE23, BE24, OE1 and O5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), HDAS: Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There will be no impact on the approved scheme with regard to mobility through the site and no changes are proposed to the number of parking spaces approved under the consented reserved matters schemes.

The revised scheme ensures that parking for wheelchair dwellings are fully compliant with relevant guidance.

it is considered that adequate vehicular access to the site and parking provision can be provided, in compliance with Policies AM7, AM14 and AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

There will be no change to the overall mix of units. The revised schemes will provide an identical mix of dwelling types to that approved under the reserved matters consents. This has been achieved by the exchange of house types between plots 103 and 258. Issues relating to design and access are dealt with elsewhere in the report.

7.12 Disabled access

All design elements to the wheelchair units, including layout and elevations remain unchanged to that consented under the previous approvals.

7.13 Provision of affordable & special needs housing

There will be no net loss in the provision of fully wheelchair accessible units. The access officer has raised no objections to the location of the 4 bedroom wheelchair unit elsewhere on the site.

The car ports to respective properties have been widened by 300mm to achieve standards set out in the Wheelchair Housing Design Guide, which outlines standards required to meet affordable housing in accordance with the Housing Corporation, given that all the plots are to be offered as affordable housing.

The wheelchair unit designs also has accommodation at first floor level, over the car port. This accommodation has been widened as a consequence of the car port design change. All other design elements to the wheelchair unit, remain unchanged to that consented under the previous approvals.

7.14 Trees, Landscaping and Ecology

The proposed landscape scheme for the site is based on the retention of important boundary screens and individual trees and new tree and native hedge planting, to reinforce

existing boundary vegetation along the public right of way boundary along the northern boundary.

The approved layouts allow for the widening of the footpath route and corridor, retention of existing boundary trees and additional shrub planting.

The amended layout makes provision for the retention of the existing tree in the rear garden of plot 102 as per the approved schemes and reserves space for the planting of trees close to the public footpath as part of a comprehensive landscaping scheme for the site. The details of new and replacement planting along the boundary with the public footpath is to be addressed under a separate details application (ref: 10189/APP/2009/633), which is currently under consideration.

Conditions relating to tree protection and landscape maintenance are covered by separate conditions imposed at outline stage.

The Trees and Landscape officer raises no objections and the revised scheme is therefore considered acceptable in terms of saved policy BE38 of the UDP.

7.15 Sustainable waste management

There are no sustainable waste management issues associated with the proposed modifications to the approved schemes.

7.16 Renewable energy / Sustainability

There are no renewable energy or sustainability issues associated with the proposed modifications to the approved schemes.

7.17 Flooding or Drainage Issues

There are no drainage or flooding issues relating to this application.

7.18 Noise or Air Quality Issues

There are no noise or air quality issues related to this application.

7.19 Comments on Public Consultations

None

7.20 Planning Obligations

This application seeks only minor modifications to reserved matters approvals relating to siting, design, external appearance and landscaping. As such there are no implications in terms of planning obligations originally completed under the outline planning approval.

7.21 Expediency of enforcement action

It is considered that the implementation of the current scheme would satisfactorily address the identified breach of planning control.

7.22 Other Issues

There are no other planning issues relating to this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it

unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The proposed amendments to the previous approved schemes are considered not to have any detrimental impact on the quality of the public realm, the usability of the development or the visual qualities of the surrounding area, while creating good environmental conditions for future occupiers. The development should not result in unacceptable impacts on the amenities of neighbouring properties. Subject to the conditions originally imposed on reserved matters approvals refs: 10189/APP/ 2007/2463 and 10189/APP/ 2007/3046, in so far as the same are still subsisting and capable of taking effect, the applications are recommended for approval.

11. Reference Documents

- (a) London Plan
- (b) Planning Policy Statement 3 - Housing
- (c) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (d) Supplementary Planning Document - Accessible Hillingdon
- (e) Supplementary Planning Document - Residential Layouts
- (f) Supplementary Planning Guidance - Community Safety by Design
- (g) Supplementary Planning Guidance - Community Safety by Design

Contact Officer: Karl Dafe

Telephone No: 01895 250230

Report of the Corporate Director of Planning & Community Services

Address HAREFIELD ACADEMY NORTHWOOD WAY HAREFIELD

Development: Erection of a three storey building to provide accommodation for 50 boarders and 4 staff with ancillary amenity space, landscaping, car parking and biomass boiler enclosure.

LBH Ref Nos: 17709/APP/2009/624

Drawing Nos:

Date Plans Received: 26/03/2009

Date(s) of Amendment(s):

Date Application Valid: 27/03/2009

1. SUMMARY

Planning permission is sought for the erection of a 3-storey building at Harefield Academy, to provide accommodation for fifty boarders and four staff.

The proposal is inappropriate development in the Green Belt. However, the need for educational facilities is considered to constitute the special circumstances necessary to justify the departure from national and local policies. The application has been advertised as a departure from the development plan and therefore needs to be referred to the Government Office for London (GoL) before a decision is issued. The application is also referable to the Mayor of London. These referrals are included in the recommendations.

It is considered that the development would not significantly increase the built up appearance of the site, nor injure the visual amenities of the Green Belt. The proposed building is intrinsically linked to the recently completed Harefield Academy, which was justified by very special circumstances and would offer positive benefits to the Academy, without detracting significantly from the Green Belt's open character.

It is therefore considered that very special circumstances have been established to justify the proposal, to the extent that the harm to the openness of the Green Belt has been outweighed. Therefore, even though the application is contrary to Policy OL1, approval is recommended for this application.

It is not considered that the visual amenities or the open character of the Green Belt would be adversely affected by the proposal. The overall environmental impact of the proposed operations is considered to be minimal.

There would be no loss of residential amenity to surrounding occupiers, while it is not anticipated that additional traffic will be generated on the adjoining highway network.

The Mayor accepts that very special circumstances have been established for allowing the development in the Green Belt, but has requested that further work is carried out to address concerns regarding the applicant's energy proposals. The application is therefore recommended for approval subject to suggested conditions.

2. RECOMMENDATION

APPROVAL, subject to:

1. That the application be referred to the Mayor under Article 5 of the Town and Country Planning (Mayor of London) Order 2008 (Stage 2 referral).

2. That the application be referred to the Secretary of State as a departure from the provisions of the Development Plan.

3. That subject to the Secretary of State not calling in the application and the Mayor (i) not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or (ii) not issuing a direction under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, the application be deferred for determination by the Director of Planning and Community Services under delegated powers.

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

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 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the [use hereby permitted is commenced] or [building(s) is (are) occupied or [in accordance with a timetable agreed in writing by the Local Planning Authority]. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Non Standard Condition

The residential accommodation hereby approved shall be occupied solely by students of, or other persons associated with Harefield Academy, in accordance with Class C2 of the

Town and Country Planning (Use Classes) Order 1987.

REASON

To ensure that adequate student accommodation is provided and to safeguard the visual amenities of the area, having regard to the Green Belt setting of the proposed development, in accordance with Policies OL1 and BE19 of the Hillingdon Unitary development Plan Saved Policies (September 2007).

5 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 OM2 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 OM7 Refuse and Open-Air Storage

Details of secure on-site refuse storage, including recycling storage facilities for waste material awaiting disposal, including details of any screening, shall be indicated on plans to be submitted to and approved by the Local Planning Authority. Such facilities shall be provided prior to occupation of the development and thereafter permanently retained.

REASON

To ensure that visual amenities are not prejudiced, in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 OM11 Floodlighting

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 without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the '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).

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, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

10 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur.
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto adjoining roads.
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

11 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all 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 submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

12 H16 Cycle Storage - details to be submitted (Residential)

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

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

13 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 TL2 Trees 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 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 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

15 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. 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 to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),

- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

19 N1 Noise-sensitive Buildings - use of specified measures

Development shall not begin until a scheme for protecting the proposed development from (road traffic) (rail traffic) (air traffic) (other) noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such of the following measures as are agreed with the Local Planning Authority [list] All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the

building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

20 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

21 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide 20% of the sites energy needs through renewable energy generation contained within the submitted report entitled [insert name/reference] shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

22 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) if appropriate/and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

23 **SUS6** **Green Travel Plan**

Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements [10 years];
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London Plan (February 2008)

24 **DIS2** **Access to Buildings for People with Disabilities**

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings), the accessible bedrooms (including fixed tracked-hoist systems where appropriate), fire evacuation refuge areas and fire rated lift(s) to meet the needs of people with disabilities, have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate facilities and access to the development, in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), HDAS 'Accessible Hillingdon' and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

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 (February 2008) and national guidance

OL1	Green Belt - acceptable open land uses and restrictions on new development
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE18	Design considerations - pedestrian security and safety
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R16	Accessibility for elderly people, people with disabilities, women and children
R10	Proposals for new meeting halls and buildings for education, social, community and health services
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
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
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
OL4	Green Belt - replacement or extension of buildings

3 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.

4 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).

5 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.

6 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).

7 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.

8 I14 Installation of Plant and Machinery

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

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

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

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

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

9 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 I18 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).

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 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.

3. CONSIDERATIONS

3.1 Site and Locality

The Harefield Academy site is located on the north eastern edge of Harefield village, which is in the north west of the Borough. The main entrance to the site is via Northwood Way to the south. The site also borders onto Northwood Road to the east. Whilst it is visually part of the built up area of the village, it is located within the Green Belt. Adjoining the site to the north is a Countryside Conservation Area. These designations are indicated on the Hillingdon Unitary Development Plan Proposals Map.

The overall Academy site extends to 9.75 ha. It is bounded to the south and east by residential development and to the north and west by open land. The application site that is the subject of this planning application is on the eastern side of the site, between the main Academy building and the Northwood Road frontage, and extends to 0.36ha. The access to the application site will be via the main car park along the service road on the site, which runs adjacent to Northwood Road.

3.2 Proposed Scheme

The proposal is for a 3-storey building to provide accommodation for fifty boarders and four staff. The staff accommodation will be positioned on the end of each wing of the building, at each level, to include one three-bedroom flat, one two-bedroom flat and two one-bedroom flats. The three and two bedroom flats are two storey units with their own internal staircases and individual entrances. They also have direct internal access to the ground and first floor levels of the boarding accommodation.

The boarding provision will be within the secure grounds of The Academy for up to fifty students and four staff. It will accommodate a range of students including Looked After Children, the children of Crown Servants and the Armed Services, sports students who currently travel from outside the area, local students who are in need of the support and structure such a facility can offer and other students who have been identified as having a boarding need. For sports students the reduced travel requirement and more settled accommodation provision will enable them to spend more time on both their sports and academic work. The boarding provision meets national initiatives and identified local need.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was originally granted for the redevelopment of the former John Penrose School buildings to form a new Academy school for 1000 students on 6th July 2005 (reference: 17709/APP/2004/1914).

This permission was subsequently amended by a further approval on 16th June 2006 (reference: 17709/APP/2006/825).

A further application to vary some of the conditions on the 2006 approval was partially approved on 2nd November 2006 (reference: 17709/APP/2006/2697). It is

The Academy first opened in 2005 within the old John Penrose School buildings. The new premises opened in September 2008. The Academy caters for 750 students aged 11-16 and a further 250 post 16 students. Existing pupils are largely from the Hillingdon area, with some travelling to the Academy from neighbouring boroughs.

4. Planning Policies and Standards

None.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.
- PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.
- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE18	Design considerations - pedestrian security and safety
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R16	Accessibility for elderly people, people with disabilities, women and children
R10	Proposals for new meeting halls and buildings for education, social, community and health services
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
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
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
OL4	Green Belt - replacement or extension of buildings

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **12th May 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised as a development which does not accord with the provisions of the development plan. 51 neighbours were consulted in the surrounding area. One letter making representations has been received, the contents of which are summarised below:

1. The position of the proposed building is intrusive to occupiers of Roundwood House and enjoyment of their property and the overall scale and design of the proposed building is excessive;
2. The overbearing close proximity to the boundary with Roundwood House will generate excessive impact to the detriment of the owners of Roundwood House;
3. The existing three storey building of the Academy is very intrusive and the subject of a prolonged correspondence between the owner of Roundwood House and officers concerned with the Academy;

4. Visual screening along the entire boundary between Harefield Academy and Roundwood House is incomplete. The small plantings to the border with Roundwood House is totally inadequate;
5. The buffer zone between the Roundwood House boundary and the new eight foot high fencing must be addressed efficiently and professionally;
6. The open mesh fencing to the boundary, while useful to prevent access/egress on security issues, does not add to the screening effect required. This should be supported by a solid timber fencing in front of the existing open mesh fencing as viewed from Roundwood House to ensure visual satisfaction for all seasons;
7. The increasing rate of water run off generated by the existing development is unacceptable;
8. The present water outfall is incorrectly sited within the grounds of Roundwood House and must be removed and re-aligned to an area within the ownership of Harefield Academy;
9. The boundary fence on the South West of Roundwood House has been damaged/moved during construction operations in connection with the water outfall and must be completely reinstated with new fencing;
10. Amended conditions of use for the fields and grounds should be extended to cover any new facility if approval is given to an amended design in another location;
11. The existing lighting in use for fields and grounds sporting activity is in contravention of the originally approved height condition;
9. No consultation was offered to the occupiers of Roundwood House in connection with increased time to use the two grass pitches (west) for which permission was granted on 14 April 2009;
10. Even if planning permission is granted in some form, commencement of any new construction must not take place until all outstanding issues listed in items 1-10 above have been agreed;
11. When was the farm land belonging to John Penrose School removed from the Green Belt classification?
12. In addition to the above matters of concern we are listing below matters that relate to planning permission ref: 17709/APP/2006/2614. All of which need to be addressed and rectified before any further approval is given:
 - A) Site layout behind the pitch identified an area as turning circle and emergency vehicles which is now being used as daily parking of vehicles, including commercial vehicles;
 - B) Site layout identified an area as an environmental ecological area adjacent to the MUGA. This does not appear to have been executed;
 - C) The soft playing area near to the MUGA would be used for the new proposed building and diminishes the open site and makes it unreasonably dense when viewed with the existing structure;
 - D) The 8ft high boundary fence does not prevent visual intrusion and should be replaced by a solid timber, or similar that is aesthetically pleasing and of sustainable construction;
 - E) The original boundary fence has been damaged in at least two places during the progress of outfall works and must be repaired/replaced to their complete satisfaction.
 - F) During the Community meeting in July 2004 it was stated that substantial banking of soil would be provided along the boundary between Roundwood House and the proposed works. It was subsequently discovered that no instruction was given for banking.

13. It is considered that the new accommodation building on the proposed site is an over development of the site campus at that point and a substantial intrusion to the use Roundwood House. It is suggested that Harefield Academy should locate any Accommodation Buildings well away from Roundwood House, if in the Harefield Academy property within the existing grounds, or by further land acquisition over time and as may be deemed appropriate by the Governors of Harefield Academy;

14. The alarming introduction of 24 hour usage by incorporating a fifty student and four staff facility next to Roundwood House is quite inconceivable and really must be rejected;

15. We request that both Members and Officers of London Borough Hillingdon do please recognize the fact that the occupiers of Roundwood House have suffered a great deal of frustration and inconvenience over the past eight years and have shown considerable patience and forbearance and must receive more considerate treatment in future.

Harefield Village is a small area and does not have any facilities for young people as it is, therefore an additional 50 young people with no parents and nothing to do in the evening would only bring more pressure on the local community and the Police.

GREATER LONDON AUTHORITY

The Mayor considers that the application does not comply with the London Plan, for the reasons set out in paragraph 46 of the Stage 1 report; but that the possible remedies set out in paragraph 48 of this report could address these deficiencies.

If your Council subsequently resolves to grant permission on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, a statement of any conditions the authority proposes to impose and (if applicable) a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

If your Council resolves to refuse permission it need not consult the Mayor again (pursuant to Article 5(2) of the Order), and your Council may therefore proceed to determine the application without further reference to the GLA. However, you should still send a copy of the decision notice to the Mayor, pursuant to Article 5 (3) of the Order.

SUMMARY OF GLA STAGE 1 REPORT

The proposal to redevelop on previously developed Green Belt land is acceptable in strategic planning policy grounds as the boarding house represents a 'very special circumstance', and is located and designed to preserve the open character of the Green Belt.

Further information is required on Climate Change.

The site is located within the Green Belt. The impact of the proposals in terms of their size, siting and visual impact are, therefore, key considerations from a planning viewpoint. The relationship with neighbouring properties and the open countryside and how the proposals relate to the existing Academy building are also important factors.

The applicant has not correctly adhered to the energy hierarchy set out in Policy 4.A 1 and further information is therefore required to fully understand some elements of the proposed energy

statement. In particular, further information is required in order to understand the opportunities for obtaining carbon savings through the implementation of energy efficient design measures.

As the development proposals are for provision of a boarding facility, which will not lead to an increase in the number of students, it is considered that any transport impacts will be negligible.

To conclude, TfL has no objection in principle to the proposed development and all relevant London Plan transport policies are complied with.

Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged or direct the Council under Article 6 of the Order to refuse the application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Conclusion

London Plan policies on culture and education, green belt, urban and inclusive design, sustainable development, employment and training, and transport are relevant to this application.

The application complies with some of these policies but not with others, for the following reasons:

- . Education: the proposed development for the boarding accommodation is acceptable, as, the boarding facility for the education provision is essential. The scheme complies with the London Plan policy 3A.24.

- . Green Belt: 'Very special circumstances' have been demonstrated to justify the inappropriate development on Green Belt. The proposal complies with the London Plan policy 3D.9.

- . Urban design: The proposed bulk and massing of the new structures on Green Belt land would preserve the open character of the Green Belt compliant with policies 3D.9 and 4B.1.

Inclusive design: The access arrangements comply with policy 4B.5 of the London Plan.

Climate change: The application fails to provide water conservation technology such as swales, green roofs and rainwater harvesting contrary to policies 4A.9, 4A.10, 4A.11 and 4A.14 of the London Plan. The approach to energy strategy is acceptable, but further clarification is required as described above.

- . Transport: no major strategic concern. The scheme complies with transport policies of the London Plan.

On balance, the application does not comply with the London Plan. The following changes might, however, remedy the above-mentioned deficiencies, and could possibly lead to the application becoming compliant with the London Plan:

Climate change: The applicant should address water conservation and rainwater harvesting as described above. The applicant should provide an updated energy statement which shall adhere to the energy hierarchy set out in policy 4.A 1 and further information should be provided to fully understand some elements of the proposed energy strategy. In particular, further information is required in order to understand the opportunities for obtaining carbon savings through the implementation of energy efficient design measures.

HAREFIELD VILLAGE CONSERVATION PANEL

The panel welcomes an excellent and well presented proposal, which would complement the existing Academy very well. The Panel has no objections.

HARFIELD TENANTS AND RESIDENTS ASSOCIATION

We have no objections in principle to the boarding provision for students, although it is not on our preferred site. We would expect a very strong legal agreement to be applied to prevent a residential use being established on this Green Belt Site. It should be a term time only facility for both students and staff and be wholly connected to the Academy for their scholars and not for the use of any other organisations or universities etc. If the boarding facility failed, the site should be returned to the Green Belt. With these provisions in place, we have no objections.

Internal Consultees

POLICY AND ENVIRONMENTAL PLANNING

1. Site

The 9.75ha site is located within the Green Belt. Adjoining the site to the north is a Countryside Conservation Area. It is bounded to the south and east by residential development and to the north and west by open land. The application site is 0.36ha.

2. London Plan (Consolidated with Alterations since 2004) Feb 2008

Policy 3D.9 sets out the Mayor's strategic objective for the future of Green Belt land in London and aims to ensure that Green Belt is maintained and protected. The London Plan states that there is a general presumption against inappropriate development in the Green Belt, and such development should not be approved unless in very special circumstances. The reference to inappropriate development flows directly from Planning Policy Guidance Note 2 (PPG2), which sets out national planning policy on Green Belt.

3. Main Policy Issues

Green Belt

Policy OL1 of the UDP sets out the type of development that will normally be allowed in the Green Belt. New educational buildings and boarding facilities are not included as an acceptable form of development and are therefore considered to be inappropriate. PPG2 sets out that inappropriate development will only be allowed where it is justified by very special circumstances. The applicant states a number of very special circumstances to justify the proposal. These relate to:

a. Social Benefits

The boarding facility will offer a stable environment for students currently in care or in need of respite from their family situations (Looked After Children), it will provide a family environment for some sporting students currently travelling from some distance or staying in independent accommodation, will accommodate a mix of students from across the board within the existing Academy role encouraging greater interaction between the age groups and student types (i.e. sporting and non-sporting students).

b. Government Initiatives for Boarding.

The Boarding Provision for Vulnerable Children (BPVC) pathfinder was announced in the 2005 White Paper, Higher Standards, Better Schools for All and was subsequently launched in November 2006. It has since been working with local authorities to further develop this complementary option of boarding school placement designed to help vulnerable children and their families. Based on the fact that the educational outcomes of vulnerable children play a crucial part in determining their future opportunities and prospects, this boarding option supports the DCSF's Narrowing the Gap priority by offering stability and support for a child or young person in need. Narrowing the Gap is a two year programme hosted by the Local Government Association, supported by the Improvement and Development Agency (IDeA) and funded by the Department for Children, Schools and Families (DCSF). Its aim is to narrow the gap in outcomes between vulnerable and excluded children and others, against a context of improving outcomes for all. In addition, the Government has recently put

in place additional initiatives to support Looked After Children, which include funding boarding places where appropriate. This initiative is supported by the Boarding Schools Association. Sporting Strategy. The Academy was set up to offer a comprehensive curriculum that would be inclusive for all students but offering a specialism of sports, sports science and health. As a result of this, there are a number of specialist sports students travelling to the site from outside the area. The boarding provision offers the opportunity for them to live locally during term time, which will benefit both their school work and sports activities.

c. Lack of Alternative Sites

A number of options both on-site and off-site have been considered for the provision of this facility. There were no practical off-site options. The chosen location within the site offers the best balance in terms of protecting residential amenity and minimising visual impact in the Green Belt. The facility is essential for the reasons identified above. This location offers the best siting for the building.

d. Sustainability.

The proposed development is being designed to achieve a BREEAM Very Good rating. The design also proposes carbon reduction measures with 20% on site renewable energy provision. Its impact on the local environment in terms of its construction and future operation is therefore reduced compared to a traditional design.

e. Transport Benefits.

As is set out in the Transport and Travel Plan section below, the proposed boarding facility offers the opportunity to reduce the number of students and staff travelling to the site on a daily basis by providing on site accommodation for 50 students and 4 staff within the existing Academy capacity. This benefit will be of particular importance for those travelling from further afield to the site. This will enhance the sustainability credentials of the facility.

PPG2 states that the construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes: ...limited extension, alteration or replacement of existing dwellings (subject to paragraph 3.6 below). Paragraph 3.6 caveats this stating: "Provided that it does not result in disproportionate additions over and above the size of the original building."

Saved UDP Policy OL4 states that replacement buildings in the Green Belt should not result in any disproportionate change in the bulk and character of the original building. Case law indicates that any increase in size over 50% in floor area would be disproportionate, although it is appreciated that any assessment must have regard to the nature and characteristics of the area and its openness. The design of the new building should therefore be restricted to, as a starting point, no more than a 50% increase in floor area over and above that of the current original building.

Planning permission (ref: 17708/APP/2006/825 dated 16/06/2006 and varied by 17709/APP/2006/2697) has already been granted for redevelopment of the school, involving erection of new buildings and demolition of existing buildings to provide a new academy school for 1000 students. Provision of associated sports facilities, hard and soft play areas, ancillary creche, new access, replacement parking and landscaping. The proposal would result in an additional floorspace of 1590m². The floorspace of the existing buildings on the site have not been provided. It is considered that as 'very special circumstances' existed to allow the grant of planning permission for the redevelopment of the school, the additional floorspace of the proposed building and associated structures would result in a disproportionate change to the bulk and character of the original building which may have a detrimental impact on the openness of the Green Belt and the visual amenities of the area.

Land use

Saved UDP Policy R10 supports proposals for new buildings for educational facilities and establishes that new educational buildings are acceptable in principle subject to complying with other UDP Policies. The redevelopment of the site to meet local educational needs with ancillary educational facilities is acceptable, in principle, provided that the proposal would not have any adverse impact on the Green Belt.

Sports provision

Policy R4 states that the local planning authority will not normally grant planning permission for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space, (including publicly accessible open space and playing fields, private or school playing fields, private or public allotments), particularly if there is (or would be) a local deficiency in accessible open space.

The proposed building is to be sited in a part of the site which is currently covered by an area of hardstanding and a grass mound. This is not part of the formally laid out sports provision for the site and has not been used as a play area for students at break times. Sport England have raised no objections.

Countryside Conservation Area

Saved UDP Policy OL15 seeks to protect the landscape of countryside conservation areas from development and/ or activities which would detract from the special character of these landscapes.

Access and inclusive design

Officers should consult with the Council's Access Officer.

Urban design

Officers should consult with the Council's Urban Design Officer.

Transport

Officers should consult with the Council's Highways Engineer.

4. Conclusion

PEP are concerned that the proposal may result in a disproportionate change to the bulk and character of the original building and ¿very special circumstances¿ need to exist to allow an extension in the Green Belt.

S106 OFFICER

Proposed Heads of Terms:

1. Transport: in line with the SPD there may be the need for s278/s38 road works as a result of this proposal. There may also be the need for the existing Green Travel Plan over the site to be amended or rewritten (required under permission 17709/APP/2006/821).
2. Health: in line with the SPD and given the nature of this application, being a proposal to introduce 50 students into residence then there may be the need and ability for a health contribution to be secured as a result of this proposal.
3. Construction Training: in line with the SPD and if the construction period is over 2 months the cost is over £2million then this may trigger a construction training contribution.
4. Project Management and Monitoring: in line with the SPD if a s106 is entered into then a contribution equal to 5% of the total cash contributions will be sought to enable the management and monitoring of the resulting agreement.

I am writing to confirm that following receipt of a letter dated 5 June 2009, whereby the applicant for the proposal is challenging the requirement for a health contribution.

This has been considered and the argument compiled by the academy, demonstrating that of the 50 'new' students a proportion would reside in the borough already, the school term is far shorter than the full year, that these students would spent time at home in the holidays and the fact that there is proposed to be a nurse on site during school hours, the residual contribution the academy are offering would be of such a nature as to be de minimis and as such it is recommended that health contributions are not sought.

ENVIRONMENTAL PROTECTION UNIT

No objections are raised to object to this proposal.

Noise

Should approval be forthcoming, the following condition is recommended to control potential noise nuisance:

Deliveries and collections, including waste collections and fuel to the biomass boiler shall be restricted to the following hours:

0700 hrs to 1800 hrs Monday to Saturday and not at no time on Sundays and Bank/Public Holidays.

Reason: To safeguard the amenity of surrounding areas.

Air Quality

The proposal is for a 60kW rated biomass boiler. The biomass boiler must be certified as an exempt appliance in accordance with the Clean Air Act 1993. There is currently no local guidance on biomass boilers and there is currently a draft guidance document for consultation dated April 2009, from LACORS and Environmental Protection UK entitled 'Biomass and Air Quality Guidance for Local Authorities'.

Having reviewed this draft guidance it is considered reasonable to apply the following conditions;

No biomass boiler shall be used on the premises until a scheme which specifies the provisions to be made for the control of air and dust pollution emanating from the site has been submitted to, and approved by the Local Planning Authority. The scheme shall include evidence that the biomass boiler has been certified as an exempt appliance and be supplemented with the technical details of the biomass boiler, together with the intended fuel source(s) and schedule of maintenance. This information will be required to satisfy the following condition;

Reason: To safeguard the amenity of surrounding areas.

The proposed boiler will be continuously-fed with fuel from the storage area; it is likely that fuel would be delivered on a weekly basis and deliveries and waste collections should be controller to there following times.

0800 hrs to 1800 hrs Monday to Saturday and not at all on Sundays and Bank/Public Holidays.

Reason: To safeguard the amenity of surrounding areas.

The standard Construction Site Informative should be attached.

Land Contamination

There is no contaminative use but could you add an imported soil condition as I presume they will bring in soil for the landscaping.

Imported Soil Condition

All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be inspected and tested for chemical contamination, and the results of this testing shall

be submitted to and approved by the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) can be consulted for their advice on soil sampling on 01895 250155.

URBAN DESIGN OFFICER

The Harefield Academy has been developed on the former site of the John Penrose Secondary School. The new Academy buildings occupy the central part of the site, with playing fields to the western part of the site, which in turns are strongly visually linked to the adjacent, attractive rural landscape which surrounds Harefield village. The built and green context gives the area a strong logic to the organisation of open spaces and built areas within the site.

The scheme proposes the erection of a separate building within the south -east part of the existing Academy Campus, in close proximity, and in line with, the main Academy building. The application area constitutes Green Belt land, and is currently a combination of hardstanding and turfed areas, which contains a Multi Use Games Area, MUGA, with surrounding lawns and, to the south east, surface car parking. The area proposed for development is situated in close proximity to the Campus entrance from Harefield Road. A visual screen of hedgerows currently separates the campus area from the existing residential development on the other side of Harefield Road.

Harefield Academy offers specialised education focussed on sport science, and wishes to offer boarding provision for the many students who currently commute long distances to be able to take part of the specialised education programme of the school. The area proposed for development lies between the eastern elevation of the main Academy building and Northwood Road, however situated in close proximity to the existing Main Campus building. The proposed accommodation building, which is of a rectangular shape, and three storeys high, is bounded to the south by the Academy service road. The Campus area is screened to the north by existing vegetation.

The proposed area for development has been identified during the initial pre-application discussion as the preferred site for the project within the perimeter of the Campus, as to retain existing qualities of the site and its setting. The site proposed for development is situated within the main axis of the existing buildings, and benefits from the existing green framework of vegetation along the Northern and Eastern boundaries. The existing vegetation provides a green setting for the site itself, whilst it also offers visual separation to the adjacent Roundwood House to the north, and the existing residential neighbouring areas to the east.

The proposal benefits from extensive pre-application advice, notably with regards to layout and orientation of the building, organisation of additional facilities, scale, height and massing, design approach, materials and other urban design issues. The layout has been arranged to reflect the views in and out of the accommodation responding to the site's aspect and orientation.

The design concept forms a 3 storey U-shaped building, enclosed on the 4th side by an external courtyard. This provides accommodation on three sides with single sided internal circulation around a central triple height atrium space. The proposed three storey high building is considered to reflect and tie into the scale and height of the existing adjacent Academy building, whilst the position creates a good spatial relationship with the distant residential development on the opposite side of Northwood Road.

A separate visitor's entrance has been proposed to be accessed from the new pathway along the service road along the eastern elevation. The boarders main entrance is accessed from the northern side, in line with to the existing buildings within the Campus.

The building's construction, solid timber cross-laminated floor and wall panels which forms the buildings super structure, is sustainable and a Modern Method of Construction (MMC). The efficient

and strong technique also benefits from reduced/zero material wastage. The proposed building has been designed with a strong synergy to the academy Building through its siting as a continuation of the existing built axis, and similar external material palette. White crisp render, hardwood timber boarding and dark aluminium details will ascertain that the new development provides an integral part of the Academy site. The accommodation building benefits from a strong contemporary design approach with a predominantly rendered form, on a dark grey glazed brick foundation, which forms robustness and texture at ground level. Natural timber boarding highlights the two entrance zones, creates visual interest and warmth to the elegant composition.

The site benefits from a strong sustainable approach, which includes areas for local food production, e.g. vegetables, within the school grounds. The proposal includes the retention and reinforcement of existing hedgerows between the Boarding provision building and the existing residential development on the opposite side of Northwood Road. New landscaping is also proposed to screen the building from the existing service road. The setting of the building to the east has been raised and landscaped in the form of two oval mounds. The designed landscape discretely integrates a small enclosure for a bio mass boiler at the north east corner.

A new courtyard has been proposed as an extension of the building accommodation, providing a private garden space for the residents with functions such as central lawn, a social area, staff open space and a small gardening area, which may be raised to allow for wheelchair access. The built and green environment has been designed as fully inclusive with integrated facilities for disabled residents, staff and visitors.

From an urban design point of view, the proposed scheme is considered to be a well planned scheme, highly visually and functionally integrated with the existing Academy facilities on the site. The proposal is further considered to respect and retain existing qualities of the Green Belt, and to be suitable for its context in terms of scale, height and massing. The proposal benefits from a strong visionary concept, high quality design aspirations, sustainability awareness, and a timeless, minimalistic architectural approach.

ACCESS OFFICER

Part IV of the Disability Discrimination Act 1995 legally entitles disabled pupils and students to learn in an environment which is barrier free and where discriminatory practices have been eliminated.

A well-designed environment greatly assists with developing policies, practices and procedures that encourage inclusion of disabled people and reduce the possibility of inadvertent discrimination.

1. The accessible car-parking bays should be sited within 50m of the entrance.
2. Accessible parking bays should be a minimum of 4.8m x 2.4m and otherwise marked and signed in accordance with BS 8300.
3. A minimum of one bay should be provided in line with BS 8300:2009, clause 4.2.1.1, and should have minimum dimensions of 3m x 6m.
4. In accordance with BS 8300:2009, setting down point(s) should be located close to all main entrances.
5. For new buildings, the minimum provision of accessible bedrooms as a percentage of the total number of bedrooms should be:
 - i. 5% without a fixed tracked-hoist system (see example in Figure 59);
 - ii. 5% with a fixed tracked-hoist system or similar system giving the same degree of convenience

and safety;

iii. 5% capable of being adapted in the future to accessibility standards (i.e. with more space to allow the use of a mobile hoist, wider doors, provision for services and with enclosing walls capable of supporting adaptations, e.g. handrails.

6. Plans should detail room dimensions, particularly for the en suite bathrooms and confirm within the Design and Access Statement, that bath and shower rooms will accord with the design guidance in BS 8300:2009. As the majority of wheelchair users prefer showers, the 4 accessible bedrooms required should feature en-suite level access shower rooms (wet room), with the detailed specification shown on plan.

7. Advice from an appropriate fire safety officer or agency should be sought at an early stage to ensure that adequate and appropriate refuge areas are incorporated into the scheme as a whole. Refuge areas provided should be sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area. Such detail should be fully documented in the Design & Access Statement.

8. Fire rated lift(s) should be incorporated and located to support Horizontal Evacuation and:

- a. must be clearly identifiable and have appropriate signage.
- b. should be situated within a protected enclosure.
- c. should consist of lift well and protected lobby at every level.
- d. should be provided with a switch marked "Evacuation Lift" at Exit level. (This switch should cause the lift to return to the final exit & then become controllable.) Alternatively, the lift could be interfaced to the fire alarm system, returning to ground when the alarm sounds.
- e. must feature an exclusive primary electricity supply from a sub-main circuit.
- f. must have an alternative back-up power that should start automatically in an emergency to prevent potential interruption to the electricity supply. The cables should be separate from those of the primary supply and routed through an area of low fire risk.
- g. must have power switches or isolators that are clearly identifiable and labelled at the main switchboard and alternative power supply to indicate the location of the other supply.
- h. must connect to any electrical sub-station, distribution board, generator, hydraulic pump or other apparatus that is fire protected for a period not less than that of the lift shaft.
- i. have a minimum load capacity of not less than 400kg.
- j. should have doors that have a minimum of 2 hours fire resistance.

The applicant should be advised to refer to BS 8300:2009 (not BS 8300:2001 as detailed in the submitted Access Statement).

NB: The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employer's duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to improve the accessibility of the premises to people with mobility and sensory impairments.

Conclusion:

Details confirming the above best practice will be incorporated will satisfy the accessibility requirements of this development proposal. Detailed plans should be requested.

TREE AND LANDSCAPE OFFICER

The site forms part of the Academy site, which lies in the Green Belt. Saved policies OL2 and BE38 are relevant to this case, as they relate to landscape improvements and landscaping.

The (revised) landscaping scheme for the site is yet to be approved. However, most of that scheme is implemented, and the existing boundary hedge and vegetation/landscaping, which is retained, should be protected.

The landscape - visual impact of the scheme and the landscape strategy for the site is outlined in part 5.0 of the Design and Access Statement. The aim of the strategy is to mitigate the visual impact of the development. It includes the reinforcement of the existing hedge and new planting (dwg. no. 257-PA-01E), by filling of gaps and the planting of additional trees, and a new entrance landform/landscape.

There are several new trees on this site, some of which are relocated and some replaced as part of this scheme, which includes conceptual/outline proposals for extensive tree, shrub and amenity grass planting, as well as hard landscaping and a designed courtyard, and, although limited in extent, relates to the existing landscape (dwg. no. 257-PA-04E). Conditions should be imposed concerning the details and implementation of the landscaping scheme, and to ensure that the existing vegetation (trees, hedges, etc), which is retained, is protected so that it is not affected by construction-related activity.

Construction-related activity should be confined to the site (red line), so that the landform and landscape of other parts of the Academy site are not affected. For instance, any spoil from this site should not be deposited elsewhere on the site without the prior approval of the local planning authority.

Subject to conditions TL1 (services), TL2, TL3 (modified to relate to the retained vegetation on and close to the site), TL5, TL6 and TL7, the scheme is, in terms of the retention, relocation and planting of trees, the retention of the boundary hedge and other vegetation, and landscaping, acceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

GREEN BELT POLICY

The main policy issue in relation to this development is the principle of additional development within the Green Belt and its impact on the character and appearance of the Green Belt. Of particular relevance are policies OL1, and OL4. Policy OL1 and PPG2 define the types of development, which are considered acceptable within the Green Belt, namely agriculture, horticulture, nature conservation, open-air recreation and cemeteries. New buildings are only acceptable if they are essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it. Policy 3D.9 of the London Plan seeks to maintain the protection of London's Green Belt and seeks to ensure that inappropriate development in the Green Belt should not be approved except in very special circumstances.

Policy OL1, the London Plan, or PPG2 do not include educational boarding facilities as an appropriate use within the Green Belt. The proposal is therefore inappropriate development and departure from Council, London Plan and national policy. PPG2 states that there is a general presumption against inappropriate development and the construction of new buildings within Green Belts. It goes on to state that: 'It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate

development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.'

VERY SPECIAL CIRCUMSTANCES

The redevelopment of the former John Penrose buildings for the new Academy buildings were justified as having very special circumstances as they replaced the existing buildings on the site, offered visual improvements in terms of design and landscaping and offered significant educational benefits.

The current application would serve to supplement those achieved benefits and the development is within the curtilage of the Academy campus.

In respect of the current proposals for the boarding facility, it is considered that there are there are a number of considerations that together form the very special circumstances to justify the development. The boarding facility will serve two important social functions. Firstly, it will offer a stable environment for students currently in care or in need of respite from their family situations (Looked After Children). Secondly, it will provide a family environment for some sporting students currently travelling from some distance or staying in independent accommodation. Furthermore, the boarding facility will accommodate a mix of students from across the board within the existing Academy role. This will therefore encourage greater interaction between the age groups and student types (i.e. sporting and non-sporting students). The Academy also believes a boarding facility will enable them to increasingly develop links with the local community.

Government Initiatives for Boarding - the Boarding Provision for Vulnerable Children (BPVC) pathfinder was announced in the 2005 White Paper, Higher Standards, Better Schools for All and was subsequently launched in November 2006. It has since been working with local authorities to further develop this complementary option of boarding school placement designed to help vulnerable children and their families. Based on the fact that the educational outcomes of vulnerable children play a crucial part in determining their future opportunities and prospects, this boarding option supports the DCSF's 'Narrowing the Gap' priority by offering stability and support for a child or young person in need. Narrowing the Gap is a two year programme hosted by the Local Government Association, supported by the Improvement and Development Agency (IDA) and funded by the Department for Children, Schools and Families (DCSF). Its aim is to narrow the gap in outcomes between vulnerable and excluded children and others, against a context of improving outcomes for all.

In addition, the Government has recently put in place additional initiatives to support Looked After Children, which include funding boarding places where appropriate. This initiative is supported by the Boarding Schools Association.

In terms of sporting strategy, the Academy was set up to offer a comprehensive curriculum that would be inclusive for all students but offering a specialism of sports, sports science and health. As a result of this, there are a number of specialist sports students travelling to the site from outside the area. The boarding provision offers the opportunity for them to live locally during term time, which will benefit both their school work and sports activities. This initiative is supported by Sport England.

A number of options both on-site and off-site were considered for the provision of this facility. There were no practical off-site options. The chosen location within the site is considered to offer the best balance in terms of protecting residential amenity and

minimising visual impact in the Green Belt. This location offers the best siting for the building.

In terms of sustainability, the proposed development is being designed to achieve a BREEAM Very Good rating. The design also proposes carbon reduction measures with 20% on site renewable energy provision. Its impact on the local environment in terms of its construction and future operation is therefore reduced compared to a traditional design.

The proposed boarding facility offers the opportunity to reduce the number of students and staff travelling to the site on a daily basis by providing on site accommodation for 50 students and 4 staff within the existing Academy capacity. This benefit will be of particular importance for those travelling from further afield to the site. This will enhance the sustainability credentials of the facility.

Taking these factors into account, it is considered that the development has been designed to minimise the harm to the purposes of the land being included in the Green Belt. It is considered that the reasons given above are the very special circumstances to justify the new building, to the extent that the harm on the openness of the Green Belt has been outweighed. Therefore, even though the application is contrary to Policy OL1, approval is recommended for this application.

This view is supported by the Mayor, who in his Stage 1 report, states that the proposal to redevelop on previously developed Green Belt land is acceptable in strategic planning policy grounds, as the boarding house represents a 'very special circumstance', and is located and designed to preserve the open character of the Green Belt.

In conclusion, although the application is an inappropriate development in the Green Belt, it is intrinsically linked to the recently completed Harefield Academy, which was justified by very special circumstances. In addition, this proposal has been sited to minimise visual impact and has been robustly justified, satisfying the requirements of London Plan Policy 3D.9, PPG2 and UDP Policy OL1.

LAND USE AND LOSS OF RECREATIONAL OPEN SPACE

The proposal should also be considered in the context of UDP Policies R4 , R10 and R16 . Policy R4, seeks to resist the loss of recreational open space particularly if there is (or would result in) a local deficiency, while Policy R10 regards proposals for new meeting halls, buildings for education, social, community and health services, as acceptable in principle subject to other policies in the Plan. The over-riding caveat of Policy R16, however, is that such facilities must be accessible to all without increasing the need to use private motorcars.

The proposed boarding facility is not a residential development in terms of planning housing policy considerations. It is, therefore, more appropriate for it to be assessed against the planning policies relating to social and educational proposals. Policy R10 of the UDP states that 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 the other policies of this Plan.

The proposed building is to be sited in a part of the site which is currently covered by an area of hard standing and a grass mound. This is not part of the formally laid out sports

provision for the site and has not been used as a play area for students at break times. The grass mound was only turfed in January 2009 and the small trees planted around it as part of the landscaping of the wider site have not yet established. Given the nature of the existing land relative to the overall site, its development will not harm the quality of usable open space provision on the site. In addition to the open space within the Academy site, the site is also close to a number of other areas of public open space. The proposal does not therefore conflict with Policy R4 of the UDP which seeks to resist the loss of recreational open space, particularly if there is (or would be) a local deficiency in accessible open space.

It is not considered that the proposal would result in harm to the overall operation of the site as a result of this additional development. The proposed development is therefore, not in conflict with Policy R10 of the UDP.

7.02 Density of the proposed development

The proposed boarding facility is not a residential development in terms of planning housing policy considerations.

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

The proposed building is to be sited in a previously developed area of the former John Penrose School. There are no archaeological or heritage issues associated with this scheme.

7.04 Airport safeguarding

The proposal does not breach airport safeguarding criteria.

7.05 Impact on the green belt

The Harefield Academy has been developed on the former site of the John Penrose Secondary School. The new Academy buildings occupy the central part of the site, with playing fields to the west, which in turn are visually linked to the adjacent, attractive rural landscape which surrounds Harefield village. The application area constitutes Green Belt land, and is currently a combination of hardstanding and turfed areas, which contains a Multi Use Games Area, MUGA, with surrounding lawns and, to the south east, surface car parking.

A number of locations within the existing Academy site were considered. The location was chosen because it offered the best balance between minimising visual impact on views from the open countryside, relating well to the existing Academy buildings without compromising other facilities on the site, while still having an acceptable relationship with the neighbouring residential properties. There is a desire for the building to be an integral part of the development but also to be physically separated enough to allow students to feel they have 'gone home' at the end of the day.

The scheme proposes the erection of a separate building within the south-east part of the existing Academy Campus, in an area that was previously occupied by buildings associated with the former John Penrose School. The new building would be in close proximity, and in line with, the main Academy building. A visual screen of hedgerows currently separates the campus area from the existing residential development on the other side of Northwood road and Roundwood House to the north. In addition, the proposed building will occupy only 3.7% of the total Academy site area.

It is also noted that an area of hard standing and a grass mound that currently covers the part of the site to be developed does not part of the formally laid out sports provision for the site, nor has it been used as a play area for students. The development would therefore not

harm any existing green open space or play areas serving the Academy.

It is not considered that there would be unacceptable massing and height as the new building, which at 3 storeys, would be no higher than the existing Academy building. The visual impact as a result of proposed development is therefore considered to be negligible. Overall, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt, in accordance with UDP Policies pt 1.29 and OL4 of the UDP.

7.06 Environmental Impact

There is no history of land contamination on this site.

7.07 Impact on the character & appearance of the area

These issues have been dealt with elsewhere in the report

7.08 Impact on neighbours

In relation to outlook and privacy, Policies BE21 and BE24 require new residential developments to be designed so as to ensure adequate outlook and privacy for occupants of the site. In relation to sunlight access, Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

With regard to the proposed college campus development, the nearest residential properties to the site are on the opposite side of Northwood Road. The offset angle of the new building relative to these houses means that there will be no direct relationship between opposing windows. The proposed landscaping along the Northwood Road frontage will also provide screening of the development.

With regard to the relationship of the proposed development to Robinwood House to the north, the new building would be located to the south of the existing all weather playing pitch, set in some 70 metres off the northern boundary of the Academy. A distance of over 150 metres would be maintained between Roundwood House and the new boarding facility. In addition, a substantial landscape buffer exists along the northern boundary, comprising trees and hedgerow, which will provide will also provide effective screening.

It is considered that the distance between these residential properties and the proposed buildings, together with the substantive landscape buffers along the eastern and northern boundaries will ensure no adverse impact on adjoining occupiers in terms of loss of light, overdominance and loss of privacy, in accordance with Policies BE20, BE21 and BE24 of the Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

It is considered that the development would provide good environmental conditions for future boarders.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is remote from the Transport for London Road Network, Strategic Road Network, Underground and rail networks. The site is directly served by the 331 bus service, which runs along Northwood Road, but the only other bus route serving Harefield (route U9) is beyond acceptable walking distance from the site. The public transport accessibility level of the site is 1 a, where 6b is very high and 1a is very low.

Vehicular Access

Vehicular deliveries will be limited to the Boarding accommodation as the catering provision will be provided from the existing academy kitchens. Access will be via the existing Academy service road which passes its eastern elevation from the main Academy site entrance and car park. Vehicle turning is to be restricted to within the existing service yard on the northern boundary.

Refuse from the boarding accommodation will be transferred on site to the Academy's main refuse/recycling area within the service yard. Refuse vehicles will access this as they do for the Academy.

The proposed Biomass pellet boiler has been intentionally located in the north east corner of the Boarding site to provide access direct to the service road. For health and safety reasons deliveries have been kept away from the internal access routes trafficked by students. It is proposed that the wood pellet deliveries will occur on average once every 6 weeks taking approximately 30 minutes to unload. The delivery lorry will utilize a run off area provided in front of the staff parking to still allow clear access along the service road for delivery vehicles serving the Academy.

Parking

It is envisaged that a number of the 4 resident boarding staff will be existing Academy staff, further reducing the staff vehicle movements. However, for enhanced personal security 4 new dedicated car parking spaces are proposed for staff, located behind the sites second secure line, off the Academy's service road. Visitors to the boarding facilities are proposed to utilise the car parking provision in the existing Academy car park which is directly adjacent to the Boarding Facilities and Academy Reception.

Travel Plan

A travel plan is already in place; this may need to be amended slightly to reflect the introduction of boarders. TfL considers that no additional car parking should be necessary, however it is recognised that traffic impact is not a major concern. It is noted that boarders will be able to store bicycles within the existing cycle storage facilities on site. This is considered acceptable as it is recognised that there will be no requirement for additional cycle parking as part of this planning application. However, TfL strongly encourages regular monitoring and review of the cycle parking as part of the travel plan, so that additional facilities can be provided if there is a need for them. The vehicular access and parking strategy for the boarding provision could be integrated into the Academy's existing Travel Plan and Access strategy and it is considered that these issues can be addressed as part of the ongoing annual monitoring of the existing travel plan.

As there is no increased overall student numbers and the boarding facilities would potentially reduce the number of vehicular trips to and from the Academy, it is considered that the proposal would not have an adverse impact on traffic flows, congestion and traffic safety along the surrounding highway network, and that the level of parking provision is adequate, in compliance with Policies AM7, AM9, AM14 and AM15 of the UDP.

7.11 Urban design, access and security

Layout

The area proposed for development lies between the eastern elevation of the main

Academy building and Northwood Road. The proposed accommodation building, which is rectangular in shape, and three storeys high, is bounded to the south by the Academy service road and car park. The Academy grounds are screened to the north by existing vegetation.

It contributes to minimising the impact on the openness of the Green Belt. The site proposed for development is situated within the main axis of the existing buildings, and is bounded by the existing green framework of vegetation along the Northern and Eastern boundaries. The existing vegetation provides a green setting for the site itself, whilst it also offers visual separation to the adjacent Roundwood House to the north, and the existing residential neighbouring areas to the east.

The design and Access Statement notes that the building has been located such that it forms an integral part of the school development but is also physically separated enough to allow students to feel they have 'gone home' at the end of the day. Furthermore, the siting of the building has been established to provide a positive relationship to both the academy building 18 metres away, and the sites' wider context.

As such, the proposed new building has been set back from Northwood Road as far as possible, with layers of landscape screening to reduce the impact on the residences opposite. By setting out the Boarding building in line with the Academy's site grid layout, there is no direct overlooking relationship with the existing houses.

Scale

The proposed new building is 3-storeys in height and would be located next to the southeast elevations of the Academy building close to the boundary of Northwood Road to the east. This is the least visually obtrusive location for the building as the bulk and massing would comfortably integrate with the existing 3-storey scale of the Academy building. It is considered that the proposed scale, height and massing of the building would preserve the open character of the Green Belt and would reflect the scale and height of the existing adjacent Academy building, whilst creating a good spatial relationship with the distant residential development on the opposite side of Northwood Road.

Access

A separate visitor's entrance has been proposed to be accessed from the new pathway along the service road along the eastern elevation. The boarders main entrance is accessed from the northern side, in line with to the existing buildings within the Campus. The built environment has been designed as fully inclusive with integrated facilities for disabled residents, staff and visitors.

Design

The design concept has been developed to form a 3 storey U- shaped building, enclosed on the 4th side by an external courtyard. This provides accommodation on three sides with single sided circulation around a central triple height atrium space. This central space has evolved to form a heart to the boarding facilities. The proposed design concept provides two repeated stories of residential accommodation over a communal ground floor. A new courtyard has been proposed as an extension of the building accommodation, providing a private garden space for the residents with functions such as central lawn, a social area, staff open space and a small gardening area, which may be raised to allow for wheelchair

access.

The Urban Design Officer considers that the proposed building benefits from a strong contemporary design approach and has been designed with a strong synergy with the academy Building through its siting as a continuation of the existing built axis, and similar external material palette.

Materials

The proposed building adopts a similar external material palette as the existing building, with a predominantly rendered form, on a dark grey glazed brick foundation, which the Urban Design Officer considers to form robustness and texture at ground level. Natural timber boarding highlights the two entrance zones, and creates visual interest and warmth to the well-designed composition. The Urban design Officer considers that the white crisp render, hardwood timber boarding and dark aluminium details will ensure that the new development forms an integral part of the Academy site.

Overall, the scheme, with its minimalist architectural approach is considered to successfully integrate functionally and visually with the existing Academy buildings and infrastructure, and to be acceptable in terms of scale, height and massing. The proposal benefits from a high quality design, sustainable construction techniques are welcomed. The scheme is therefore considered to be in compliance with Policies BE13 and BE19 of the Unitary development Plan saved Policies (September 2007).

Security

In terms of security, it is proposed to provide a fully operational and networked CCTV system to cover all external areas and vulnerable internal areas of the Boarding facilities. All external areas will be adequately illuminated to allow the safe movement of students and staff within the Academy grounds and buildings. The location of external lighting will be carefully determined to avoid shadows for would-be attackers to hide in external and public areas.

The electronic security will include the following systems, linked to the Academy's existing systems:

- *Intruder alarm system;
- *Biometric access control system;
- *CCTV system;
- *Security lighting.

It is considered that these measures are satisfactory and can be secured by condition.

7.12 Disabled access

The aim of London Plan Policy 4B.5 is to ensure that proposals achieve the highest standards of accessibility and inclusion (not just the minimum), and this and all developments should seek to better minimum access standards. The applicants have submitted an access arrangement in their design and access statement, which explains the design thinking behind the application and demonstrates that the specific access needs of disabled people have been considered in the design. Although the proposal is generally very accessible there are some detailed design issues that, if resolved, could improve the facilities provided for disabled people.

The applicants inclusive design approach for the scheme among others incorporates four dedicated disabled bedrooms out of the 37 proposed, with en-suite bathrooms for boarders, level access to all external areas, ambulant disabled toilets and showers on each residential level, visitor disabled toilet by visitor's entrance, a disabled staff parking bay, centrally located passenger lift to all floor levels and low level counter and hearing aid loop to duty office desk. All these arrangements are welcomed.

The boarding facilities have been designed as fully inclusive with integrated facilities for the disabled residents, staff and visitors. The provision includes:

- * Accessibility for students, staff and visitors to all the new facilities internally and externally;
- * A disabled staff parking bay.
- * Covered residents and visitors entrances Automatic opening main entrance door and turnstile gate;
- * Low level counter and hearing aid loop to duty office desk.
- * Centrally located passenger lift to all floor levels;
- * Clear layout of facilities oriented around central atrium street with visual reference points and way finding;
- * Visitor Disabled toilet by visitor's entrance.
- * Dedicated Disabled bedrooms with en-suite bathrooms for boarders.
- * Ambulant disabled toilets and showers on each residential level.
- * Dedicated emergency congregation points for disabled people to staircases.
- * Level access to all external areas.

The Access officer has requested that detailed plans be submitted covering the following areas, in order to ensure best practice will be incorporated to satisfy the accessibility requirements of this development proposal:

1. Details of the accessible car-parking bay
2. Details of the accessible bedrooms including fixed tracked-hoist systems
5. Appropriate refuge areas
6. Fire rated lifts should be incorporated and located to support Horizontal Evacuation.

It is considered that these details could be secured by condition, in the event that planning permission is forthcoming. The scheme is generally considered to comply with the London Plan policy 4B.5 and HDAS supplementary planning document Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

There is no requirement for special needs housing.

7.14 Trees, Landscaping and Ecology

The proposal includes the retention and reinforcement of existing hedgerows between the Boarding provision building and the existing residential development on the opposite side of Northwood Road. New landscaping is also proposed to screen the building from the existing service road. The setting of the building to the east has been raised and landscaped in the form of two oval mounds. The designed landscape discretely integrates a small enclosure for a bio mass boiler at the north east corner.

The landscape strategy for the external public realm includes a number of strategies as follows:

1. Reinforcing the existing hedge and new planting.

The proposal envisages that remaining gaps in the existing hedge opposite the Boarding provision site will be planted with a native hedgerow mix New semi mature trees will further

reinforce the existing planting along this boundary where appropriate.

2. A new entrance landscape to the east of the new accommodation

A new landscape setting is envisaged for the space between the new building and the existing service road. Two landscape mounds approximately 1.5m high will be formed either side of the new main access path and that these will be planted with a mixture of native trees. The mounds, along with the tree planting, will also serve to partially screen the biomass store and reduce the visual impact of the MUGA fencing just to the north. Natural rock filled gabion walls approximately 2.5m high will retain the northern mound against the biomass store and provide screening enclosure. A formal hedge running next to the main entrance path will reinforce a sense of formality to this main public/family access point. A simple landscape strategy is being followed to the remaining perimeter areas.

It is envisaged that new footpath connections to the building will be surfaced in tarmac linking with existing tarmac footpath system. Feature paving will define the main entrance with areas with gravel extending between the new perimeter hedge and the building elevation itself.

The revised landscaping scheme for the larger Academy site is under consideration and is yet to be approved. However, most of that scheme is implemented, and the existing boundary hedge and vegetation/landscaping, which is retained, is to be protected.

The landscape - visual impact of the scheme and the landscape strategy for the site is outlined in part 5.0 of the Design and Access Statement. The aim of the strategy is to mitigate the visual impact of the development. It includes the reinforcement of the existing hedge and new planting (dwg. no. 257-PA-01E), by filling of gaps and the planting of additional trees, and a new entrance landform/landscape.

The Tree and Landscape Officer considers that the scheme is acceptable in terms of the retention, relocation and planting of trees, the retention of the boundary hedge and other vegetation, and landscaping, subject to conditions, in accordance with Policy BE38 of the UDP.

7.15 Sustainable waste management

It is considered that the issue of sustainable waste management could be dealt with by the imposition of an appropriate condition.

7.16 Renewable energy / Sustainability

The London Plan climate change policies as set out in chapter 4A collectively require developments to make the fullest contribution to tackling climate change by minimising carbon dioxide emissions, adopting sustainable design and construction measures, prioritising decentralised energy supply, and incorporating renewable energy technologies with a target of 20% carbon reductions from on-site renewable energy. The policies set out ways in which

Applicants' must address mitigation of and adaptation to the effects of climate change.

Policies 4A.2 to 4A.8 of the London Plan focus on how to mitigate climate change and the carbon dioxide reduction targets that are necessary across London to achieve this.

Policy 4A.3 of the London Plan requires all development proposals to include a sustainability statement. London Plan policies 4A.9, 4A.10, 4A.11 and 4A.14 also include sustainability requirements. Further guidance on these policies is given in the Mayor's SPG Sustainable Design and Construction.

The energy statement states that the new facilities have been developed with a holistic sustainable design, which will provide a new Boarding Accommodation with an integrated sustainable design that enhances the site environment, reduces energy consumption, reduces maintenance costs, encourages sustainable travel and provides the highest quality internal environment. Integrated renewable energy provision through biomass boiler will be provided, relating relating to the specific siting, energy use and occupancy of this building. The new building is designed as a compact plan form, reducing the area of external envelope, to minimise energy loss through the building fabric. This design also provides a minimised building footprint on the site to maximise the site area retained as green landscape.

The GLA Stage 1 report notes that the application makes no reference to green roofs and swales and that these could be easily incorporated into the scheme, together with other features which could easily be designed into landscaping around the site. The applicant would need to reconsider on the provision of swales in light of London Plan policy 4A.14 and provide green roofs in light of policy 4A.11. Furthermore, the applicant has not demonstrated what specific measures are proposed in relation to water conservation or rainwater harvesting and this conflicts with policies 4A.9, 4A.10, 4A.11 and 4A.14 of the London Plan.

In response the applicant notes that London Plan Policy 4A.14 requires surface water to be managed as close to its source as possible with SUDS being promoted unless there are practical reasons for not doing so.

With regard to green roofs, this would add additional weight to the proposed lightweight long span roof structure. This would result in increased materials, a heavier structure and deeper foundations, which would have environmental as well as financial implications which are not feasible or justified. The proposed structure, including roof and external walls, will be constructed using a lightweight, pre-fabricated timber solution. The project however does propose a substantial increase in the site biodiversity within the landscaping and trees which will also absorb more water runoff than existing current grassed/tarmac site covering.

The applicants have also submitted that a grey water system is impractical for this development due to bathroom and catering facilities being located throughout the building. Space for a separate drainage system from wash hand basins, washing machines etc. would be impractical within the floor areas, take up a lot of space and have a financial implication on the project.

A rain water harvesting system could be incorporated but again this would have a financial implication on the project and cannot be accommodated within the budget.

Due to the inherent site slope, the use of swales are inappropriate on this site as it would provide standing water against the students external play area close to the existing Academy building.

The project does propose to install integrated water saving measures such as flow restrictors to all showers and sanitary fittings, low flush toilets and spray taps to reduce the operational water demand. Thermal mixer valves will be used throughout. Given the design of the building and the down pipes, water butts are not feasible. Storage for rainwater/surface water runoff for garden irrigation could be incorporated beneath the

courtyard within a below ground storage tank if affordable. The feasibility of this will need further consideration and will only be incorporated if necessary.

Carbon reduction

The carbon emissions have been estimated to be 93 Tones CO₂ per annum. The GLA Stage 1 Report seeks clarification on the calculation of CO₂ against the 2006 Building Regulations minimum requirements and seeks confirmation of the reduction in demand for energy in addition to renewable energy provision in order to satisfy Policy 4A.3. The energy statement should identify appropriate energy efficient design measures for the proposed development and evaluate the carbon savings as a result of those.

The applicant has responded that these two issues require further work from the specialist engineer, who is not available at present. This will be provided at the earliest opportunity.

The GLA Stage 1 Report suggests that consideration be given to the creation of a common heat network to enable the proposed biomass boiler to provide energy for the main Academy building as well as the boarding facility.

The applicants have responded that the biomass boiler has been designed for the average heating hot water load. In theory, it would be possible for such a set up to also serve the main Academy building. However, this is not feasible in this instance for the following reasons:

The boiler system has been designed to provide 60% of the heating for the Boarding building, which is far smaller than the main Academy building. In order to have any effect on providing heating for the main building, the system would have to be considerably up scaled, which would have significant space, design and cost implications. In addition, the existing boiler room in the main building is on the far side of the Academy to the new building. The cost of moving the new plant room and/ or implementing this proposal could not be met under the current funding provision.

Paragraph 35 requests further information on the proposed cooling strategy in accordance with Policies 4.A.5 & 4A.6.

Although a number of sustainability issues have not been finally agreed with the Mayor, the applicants have agreed in principle to provide renewable energy measures as part of the scheme and are committed to achieve the highest level of carbon reduction that is feasible for the development. It is therefore recommended that a condition be imposed requiring details of how the renewable energy can be implemented as part of the development, to contribute at least 20% CO₂ reduction, in accordance with the aims of Renewable Energy Policy 4A.7 and 4A.9 of the London Plan (February 2008). Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation of and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with relevant London Plan (February 2008) policies.

7.17 Flooding or Drainage Issues

These have been considered elsewhere in the report.

7.18 Noise or Air Quality Issues

Noise issues are covered by the recommended conditions.

7.19 Comments on Public Consultations

The letter written by Mr Chapples on behalf of Mr & Mrs Levy raises a number of issues not relating to this application. The Harefield Academy has made direct contact with the neighbour to invite them to tour the site and discuss any outstanding issues. Those matters are, therefore, not addressed in this report.

With regard to matters relating to this current application, the applicants have responded as follows:

Visual impact - there is a significant separation distance between the proposed building and the neighbouring house. The properties on the opposite side of Northwood Road are much closer to the proposed building and still with an appropriate separation. In addition, the boundary treatment and change in levels between the two buildings ensure that it will not be intrusive or have an excessive impact.

Drainage - the drainage requirements for the proposed development will be designed in accordance with the current requirements. Any issues in the existing area around the site are not a matter for consideration in this application.

Disturbance - the boarding students will be looked after in a structured environment with controlled access outside the building and courtyard. Protecting the amenity of existing neighbouring residents is a primary concern for The Academy and measures will be put in place to ensure that the impact of the development in this respect is entirely acceptable.

7.20 Planning Obligations

Although the Primary Care Trust put in a bid for contributions for health facilities, the applicants have responded that of the 50 'new' students, a proportion would reside in the borough already. In addition, the school term is far shorter than the full year, these students would spend time at home in the holidays. There is also proposed to be a nurse on site during school hours. The residual contribution the academy are proposing to offer would in fact be of such a nature as to be de minimus. The S106 Officer does not therefore recommend that the health contribution from the school.

7.21 Expediency of enforcement action

There are no enforcement issues relating to this application.

7.22 Other Issues

There are no other issues relating to this proposal.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is

unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

Although the new boarding facilities constitute inappropriate development in the Green Belt, the need to for educational facilities is considered to constitute the special circumstances necessary to justify the departure from national and local policies. It is considered that the development would not significantly increase the built up appearance of the site, nor injure the visual amenities of the Green Belt.

There would be no loss of residential amenity to surrounding occupiers, while it is not anticipated that additional traffic will be generated on the adjoining highway network.

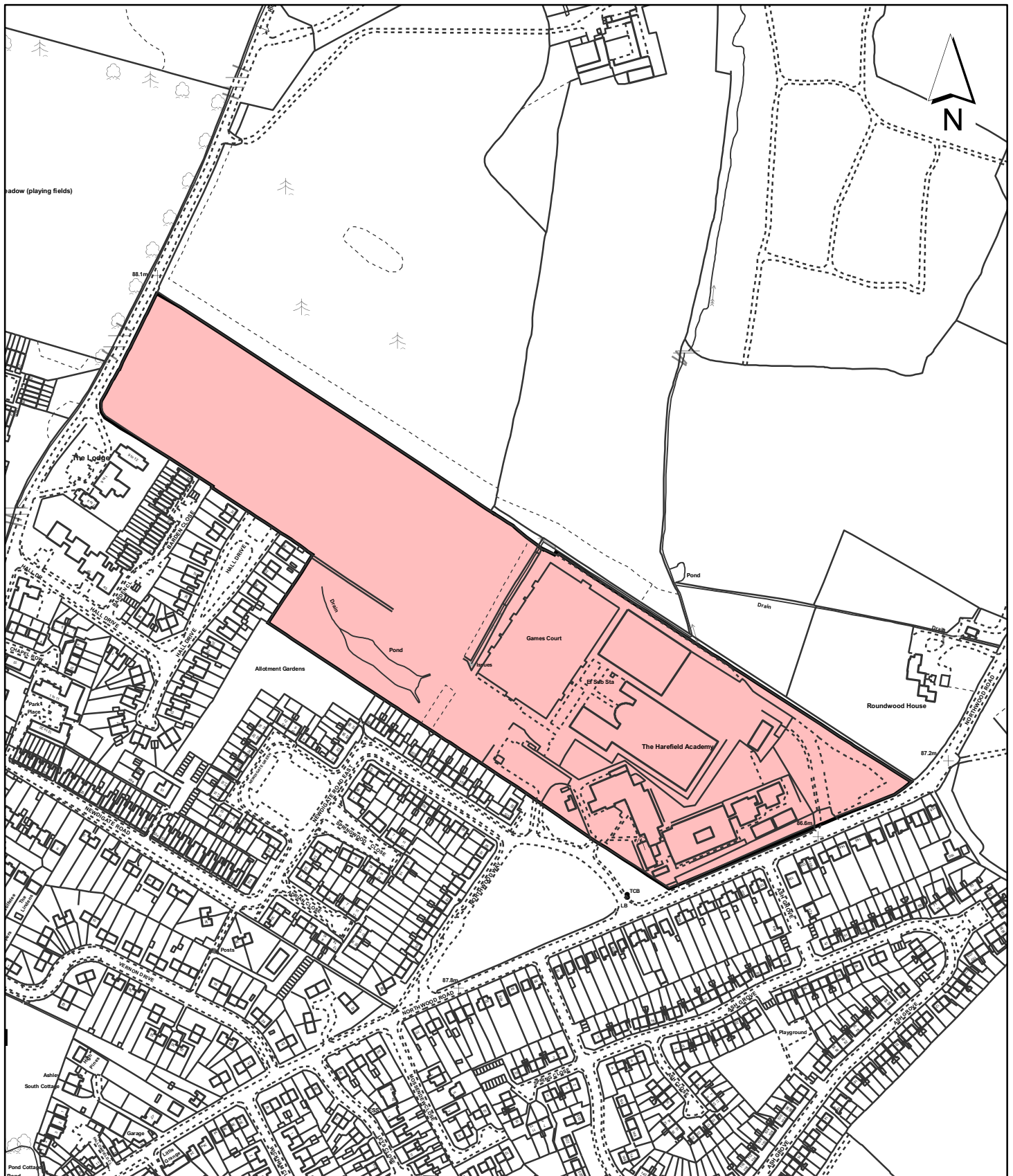
The Mayor accepts that very special circumstances have been established for allowing the development in the Green Belt, but has requested that further work takes place to address concerns regarding the applicant's energy proposals. The application is therefore recommended for approval subject to suggested conditions.

11. Reference Documents

- (a) London Plan Consolidation (February 2008)
- (b) Planning Policy Statement Note 3 - Housing
- (c) Planning Policy Guidance Note 2 - Green Belts
- (d) Planning Policy Guidance Note 13 - Transport
- (e) Planning Policy Guidance Note 24 - Planning and Noise
- (f) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (g) Hillingdon Design and Accessibility Statement (HDAS)
- (h) Council's Supplementary Planning Guidance Community Safety by Design
- (i) Council's Supplementary Planning Guidance Planning Obligations Strategy
- (j) Letters making representations

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Harefield Academy
Northwood Way
Harefield**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
17709/APP/2009/624

Scale
1:4,000

Planning Committee
North Page 60

Date
June 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address LONDON SCHOOL OF THEOLOGY GREEN LANE NORTHWOOD

Development: Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part Outline Application - Phase 2)

LBH Ref Nos: 10112/APP/2009/707

Drawing Nos: 1727 PL 001
1727 PL 002 Rev: A
1727 PL 003 Rev: C
1727 PL 101 Rev: B
1727 PL 300 Rev: B
1727 PL 301 Rev: B
1727 PL 102 Rev: B
1727 PL 004 Rev: B
1727 PL 005
1727 PL 200 Rev: B
1727 PL 400 Rev: A
1727 PL 401
Flood Risk Assessment
Arboricultural Implications Assessment
Archaeological Assessment
Bat Survey
Bat Scoping Survey
Ecological Assessment
Preliminary Arboricultural Statement
Transport Statement
Report on Phase 2 Site Investigation, Ref. 51127C, dated June 2008
Planning Document
1727 PL 100 Rev. C
, dated June 2008
Report on Phase 1 Desk Study, Ref. 51127, dated May 2008

Date Plans Received:	03/04/2009	Date(s) of Amendment(s):	14/04/2009
Date Application Valid:	14/04/2009		17/04/2009
			02/06/2009

1. SUMMARY

Members may recall a similar application (ref. 10112/APP/2009/2564) was refused permission at the North Planning Committee meeting on the 25th February 2009. That application also included a multi-use games area and two dwellinghouses to the north west of the site.

This application has omitted these elements and now seeks full planning permission for the erection of a two storey teaching block to the north west side of the main college buildings (Phase 1) and outline planning permission for the erection of a new chapel and foyer to the east side of the main college buildings and ancillary highway works to Green

Lane to provide improved site access and layout (Phase 2).

The proposed extensions to the main college buildings are of an appropriate design and are sufficiently separated from surrounding residential properties so that their amenities would not be adversely affected. Significant trees on site would be adequately protected and the landscape and ecology of the site would be enhanced through the provision of a landscape masterplan and ecology management plan. The proposal would not result in additional pupil numbers attending the school complex and a green travel plan would seek to minimise overall use of the private car. The highway works would improve pedestrian access to and from the site from Green Lane and are acceptable.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to the following:

a) That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure:

(i) 10 Year Green Travel Plan in accordance with TfL guidance.

(ii) Highway improvements, to include a separate footpath at the entrance of the site on Green Lane.

(iii) Project Management and Monitoring Fee: 5% of the total cash contribution to enable the management and monitoring of the resulting obligation.

b) That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

c) If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.

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

e) That if by 14th July 2009, the S106 Agreement has not been completed, delegated powers be given to the Director of Planning and Community Services to refuse planning permission for the following reason:

1. The development is not considered to have made adequate provision, through planning obligations, for a Travel Plan and junction improvements. Given that a legal agreement or unilateral undertaking has not been secured to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Document for Planning (Adopted July 2007).

f) That on completion of the S106 Agreement, the application be deferred for determination by the Director of Planning and Community Services under delegated powers.

g) That the application is approved, subject to the conditions outlined below.

1 T8 Time Limit - full planning application 3 years

Phase 1 - Full Permission

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 OUT1 Time Limit- outline planning application

Phase 2 - Outline Permission

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended)

3 OUT2 Reserved matters - submission

Phase 2 - Outline Permission

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission: -

- (a) Layout
- (b) Appearance
- (c) Landscaping

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

4 OUT3 Approval of Details

Phase 2 - Outline Permission

Approval of the details of the layout, scale and appearance of the building(s) and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

5 OUT4 Reserved matters - submission and approval

Phase 2 - Outline Permission

Plans and particulars of the reserved matters referred to in condition 3 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

6 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 AR3 Sites of Archaeological Interest - scheme of investigation

No development shall take place until the applicant, their agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall only take place in accordance with the approved scheme. The archaeological works shall be carried out by a suitably qualified body acceptable to the Local Planning Authority.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 OM13 Demolition Protocols

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (February 2008) Policies 4A.30 and 4A.31.

9 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development.

Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the '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).

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, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

11 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur.
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto adjoining roads.
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

12 H10 Parking/Turning/Loading Arrangements - Commercial Devs.

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

REASON

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

13 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary

Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

14 NONSC Non Standard Condition

Development shall not begin until a detailed surface water drainage scheme for the site, based on the principles set out in the Flood Risk Assessment (FRA) for the site dated October 2008, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding, improves and protects water quality, improves habitat and amenity, and ensures future maintenance of the surface water drainage system, in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12, 4A.13 and 4A.17 of the London Plan (February 2008) and PPS25.

15 NONSC Non Standard Condition

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, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON

To prevent pollution to controlled waters in accordance with policy 4A.17 of the London Plan (February 2008).

16 NONSC Non Standard Condition

No development shall take place until the applicant has submitted to and agreed in writing with the Local Planning Authority an Ecological Management Plan (EMP) for the site, based on the Phase 1 Habitat and Protected Species Scoping Survey dated February 2009. This should include the following elements:

- (i) Agreement and implementation of best practice techniques identified to avoid impacts during construction
- (ii) Detailed design of mitigation enhancement, including species, numbers and grades
- (iii) Completion of a detailed Landscape Management Plan incorporating the ecological mitigation strategies identified above.
- (iv) Provision for future management of the site to maintain its biodiversity interest.

The scheme shall be carried out in accordance with the approved Ecological Management Plan.

REASON

To ensure that the proposed development will not have unacceptable ecological effects on the locality in accordance with Policies EC1 and E5 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

17 NONSC Non Standard Condition

Phase 2 - Outline Permission

Prior to the commencement of works on site, a badger survey of this and adjacent sites shall be carried out, submitted to and approved by the Local Planning Authority. If badgers are found to be present in the area, appropriate remediation measures shall be identified and works carried out in strict accordance with any these measures.

REASON

In order to safeguard the ecological interest of the site, in accordance with policy EC5 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

18 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 TL2 Trees 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 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 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

20 TL3 Protection of trees during site clearance and development

Phase 1 - Full Permission

No site clearance works or development shall be commenced until the protective fencing, shown on Plan Ref. 486.1/0010/KG included as part of the Preliminary Arboricultural Method Statement, dated November 2008 (HAD ref. 486.1) has been erected in accordance with these details. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. 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 to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

21 TL5 Landscaping Scheme - (full apps where details are reserved)

Phase 1 - Full Permission

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated

structures),

- Retained historic landscape features and proposals for their restoration where relevant,
- Details of the levels/contours and landscaping/tree planting on the area between the proposed building and the adjacent protected group of trees.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

23 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

24 NONSC Non Standard Condition

Phase 1 - Full Permission

Prior to the commencement of works on site, a detailed Demolition, Construction and

Tree Protection Method Statement shall be submitted to and approved by the Local Planning Authority. The Phase 1 development shall be carried out in strict accordance with the approved statement.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25 TL3 Protection of trees during site clearance and development

Phase 2 - Outline Permission

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

26 TL4 Landscaping Scheme (outline application)

Phase 2 - Outline Permission

The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme to be submitted to and approved in writing by the Local Planning Authority as part of the details of the proposed development required by condition No. *

The scheme shall include:-

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

The scheme shall also include details of the following:-

- Proposed finishing levels or contours,
- Means of enclosure,

- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 NONSC Non Standard Condition

Phase 2 - Outline Permission

Prior to the commencement of works on the Phase 2 development, a detailed Demolition, Construction and Tree Protection Method Statement shall be submitted to and approved by the Local Planning Authority. The Phase 2 development shall be carried out in strict accordance with the approved statement.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

28 NONSC Non Standard Condition

All construction traffic associated with the proposed development shall access and exit the site from Green Lane.

REASON

To safeguard highway safety, in accordance with policy AM7 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

29 NONSC Non Standard Condition

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of physical, administrative and other measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

Reason:

To safeguard the amenity of the surrounding area, in accordance with policy OE3 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

30 NONSC Non Standard Condition

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

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 Unitary Development Plan Saved Policies (September 2007).

31 NONSC Non Standard Condition

Before any part of the development is commenced, the applicant shall carry out and submit details of a gas survey for the ground at the development site. Some of the gas tests within the survey shall be taken below the proposed footprint of any new building. If gas is found, the applicant shall submit remediation measures to prevent gas ingress to any buildings on the development site, to be approved in writing by the Local Planning Authority and thereafter the applicant shall implement the approved remediation measures.

REASON

The gas survey information submitted with the application is incomplete. A gas survey is required to clarify the gas issues at the new development site to determine the remedial works, which may be required, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 4A.33 of the London Plan (February 2008).

32 NONSC Non Standard Condition

Prior to the commencement of works on site, a Site Waste Management Plan, to include details of covered and secure separate waste and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure that adequate facilities are provided, in accordance with 4A.22 of the London Plan (February 2008).

33 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide 20% of the sites energy needs through renewable energy generation contained within the submitted report entitled Energy and Sustainability Statement, incorporated within the Planning Document, dated April 2009 shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

34 NONSC Non Standard Condition

10% of all parking provision on site shall satisfy the Council's disabled parking space standards.

REASON:

To ensure that adequate facilities are provided, to ensure that people with disabilities have adequate access to the development in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5 and the Council's adopted car parking standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007).

INFORMATIVES

1 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 (February 2008) and national guidance

PT 1.10

PT 1.37

EC5

Retention of ecological features and creation of new habitats

BE13

New development must harmonise with the existing street scene.

BE15

Alterations and extensions to existing buildings

BE19

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

BE20

Daylight and sunlight considerations.

BE21

Siting, bulk and proximity of new buildings/extensions.

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.

OE3

Buildings or uses likely to cause noise annoyance - mitigation 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

R10

Proposals for new meeting halls and buildings for education, social, community and health services

R17

Use of planning obligations to supplement the provision of recreation leisure and community facilities

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

AM14

New development and car parking standards.

AM15

Provision of reserved parking spaces for disabled persons

PPS1

Delivering Sustainable Development

PPG13

Transport

PPG17	Open Space, Sport and Recreation
PPS25	Development & Flood Risk
HDAS	Accessible Hillingdon
SPD	Planning Obligations, July 2008
PPS9	Biodiversity and Geological Conservation
PPS10	Planning and Waste Management
PPS22	Renewable Energy
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LLP	London Plan (February 2008)

2 I52 Compulsory Informative (1)

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

3 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.

4 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).

5 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.

6 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).

7 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.

8 I14 Installation of Plant and Machinery

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

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

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

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

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

9 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 I18 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).

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You are advised that in order to discharge condition 11, the Environment Agency will also require any scheme to include the following:

a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and other SUDS features. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

b) Confirmation of the critical storm duration.

c) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.

d) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.

e) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, with an appropriate allowance for climate change in line with Planning Policy Statement 25. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

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Advice on conditions 33 and 34 should be obtained from the council's Environmental Protection Unit on 01895 250155 or the Building Control Officer.

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of approximately 3.14 ha and is situated on the north side of Green Lane. It comprises an existing theology college located in extensive grounds, which has occupied the site since 1970 although the existing main buildings were erected in the 1950s. More recent buildings comprise the octagonal chapel, student centre, periodicals room on the western side of the building and the Guthrie building adjacent to the tennis courts at the north-west side of the site.

The site has a frontage to Green Lane although the main buildings are set well back from the road and is bounded to the sides and rear by residential development in Green Lane, Rickmansworth Road, College Way, Dene Road, Firs Walk and Welcote Drive. The main vehicular access to the site is from Green Lane, although there is a secondary access from College Way which is presently not used. There is a significant change in levels across the site. The site is located approximately 400 metres from Northwood underground station and has a Public Transport Accessibility Level of 2 on a scale of 1 to 6 where 1 represents the lowest level of public transport accessibility.

3.2 Proposed Scheme

The application is a hybrid application and seeks full planning permission for the demolition of a number of existing buildings on site and the erection of a two storey teaching block to the north side of the main college buildings (Phase 1) and outline planning permission for the erection of a new chapel and foyer to the south east side of the main buildings and ancillary highway works to Green Lane, involving the creation of a separate pedestrian footpath into the site (Phase 2). With respect to the outline part of the application, details of access are supplied for determination, with appearance, landscaping, layout and scale being reserved for subsequent approval.

The applicant has advised that the primary objective of the proposals is to provide new teaching facilities and a new chapel as the existing chapel is not sufficient to allow the whole of the school to meet in one place. The acoustics and internal environment are also poor and the existing building is considered to be inflexible. The proposed chapel, foyer and teaching facilities would provide more flexible accommodation and improved facilities for both staff and students.

The proposed teaching block would be located to the north west of the existing library and chapel involving demolition of an existing single storey teaching block. The proposed chapel would be located at the south eastern end of the main college buildings and be a maximum of two storeys in height. It would occupy land currently used as car parking. A single storey foyer is also proposed which would link the new chapel to the main entrance of the college. The proposal would result in a net increase in floor space of 940 sq metres and a net reduction in car parking spaces on site from 122 to 100, to include 2 disabled spaces.

The applicant has submitted various technical papers that describe the development and assess various impacts of the proposal. These are summarised below:

* Planning Document

This document incorporates a planning statement, design statement, energy and sustainability statement, an environmental noise survey and access statement. The planning statement provides a description of the site and surroundings; details of the planning history of the site; a description of the proposal; the relevant planning policy framework; and the planning issues arising from the proposal. The design and access statement provides a brief written and diagrammatic history of the site and describes in diagrammatic terms how the layout and design approach to the development has evolved and details the key design principles of the scheme. The energy and sustainability statement provides an energy analysis for the proposed development and advises that the buildings would incorporate ground source heating systems in order to meet the Council's requirement for 20% of the development's energy needs to be met from renewable sources. The environmental noise survey presents the results of a survey to establish existing background noise levels on the site and proposes appropriate noise levels in relation to mechanical plant and building envelope design. The access statement describes existing access to the site. As regards Phase 1, the teaching block has been design to provide level access to existing and adjacent buildings. To achieve this, the ground floor level of the building would be 500mm above the external ground level to the south, where the main entrance would be located. Here, ramp and stairs would be provided. Currently there is no disabled access to the first floor of the library, although an access lift in the lobby provides access to most of the first floor. The new teaching block would allow a second lift to be provided, providing access to the first floor which would link through to the first floor of the library. The Phase 2 development is in outline only, but given

the differences in ground level, a ramped and steeped approach will be required.

* Preliminary Ecological Assessment

This report provides a preliminary ecological assessment of the site. It describes the site and the methodology used. It concludes that whilst the majority of the site appears to be of negligible nature conservation importance, the numerous scattered mature trees which occur across the site are of local nature conservation importance which should be retained within the landscape structure of the proposed development. Subject to appropriate enhancement measures, such as the provision of bat and bird boxes within the retained trees, there are considered to be no overriding nature conservation constraints precluding development of the site.

* Bat Scoping Survey

This report describes a bat scoping survey of the site. It concludes that a number of buildings and trees within the site have the potential to support roosting bats. It therefore recommends that a series of further surveys are carried out to determine whether bats are using buildings and trees for roosting and the importance of the site for foraging and commuting bats.

* Archaeological Assessment

This desk-based assessment forms an initial stage of archaeological investigation of the area of the proposed development. It recommends that a programme of archaeological evaluation should take place in order to determine more fully the survival, character and extent of any archaeological deposits, structures and features which may remain on the site.

* Phases 1 and 2 Site Investigation and Phase 1 Desk Study Reports

These reports provide an assessment of ground conditions on the site and advise on an appropriate remediation strategy during the course of development.

* Transport Statement

This report seeks to address the traffic, access and parking issues arising from the proposed development. It concludes that the proposed development would have no discernable impact on either the operation of the local highway network or the environmental condition of the surrounding area, as there would be no increase in traffic compared to the existing use on the site.

* Bat Survey

This report describes a bat activity survey of the site. It concludes that no bats were seen emerging from, or entering parts of buildings, affected by the development proposals and therefore it is considered highly unlikely that bats are roosting within these parts of the buildings or are likely to occupy these areas in the near future. It therefore considers that no mitigation or licensing is currently required for works to these areas with respect to bats. However it advises that the development should give consideration to maintaining future opportunities for roosting bats that would otherwise be lost, for instance through the installation of bat roosting units on new buildings and the creation of gaps between tiles, fascias and soffit boxes.

* Flood Risk Assessment

This report examines the potential risk of flooding to the site, discusses methodology and assesses the potential increase in site runoff from the proposed development. It considers SUDS techniques to reduce surface water runoff. It concludes that the development complies with Planning Policy Statement 25 (Development and Flood Risk) and therefore there is no reason to prevent the development from proceeding from a flooding perspective.

* Tree Survey

This report describes the results of a tree survey carried out on the site.

* Arboricultural Implications Assessment

This report describes the results of a tree implications assessment of the site and advises on the impact on existing trees as a result of the proposed development.

* Arboricultural Method Statement

This report provides a preliminary arboricultural method statement highlighting the issues that will be considered and the sequence of operations that will be undertaken in order to safeguard the existing trees on site during the course of development.

3.3 Relevant Planning History

Comment on Relevant Planning History

The previous application (Ref. 10112/APP/2008/2564) was refused for the following reasons:-

1. The proposed multi use games area, by reason of its siting, would result in an unacceptable impact on the future occupiers of the proposed dwelling houses. In particular, the proposed 5-metre high weld mesh fencing would be overbearing. As such, the development would be contrary to the aims of Policy BE21 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

2. The applicant has not satisfactorily demonstrated that the proposed residential units can be accommodated on the site given its planning constraints, and in particular, the need to provide a refuse turning head to service any residential units; the need to provide a satisfactory relationship with neighbouring properties; meet the Council's standards with regard to new residential properties; and the need to avoid potential residential use conflicting with full usage of the multi use games area, in particular given the requirement from Sport England for the multi use games area to have community use. The proposals are therefore contrary to the aims of Policies BE21, BE24, OE3 and AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

PT 1.10

PT 1.37

EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
OE3	Buildings or uses likely to cause noise annoyance - mitigation 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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
PPS1	Delivering Sustainable Development
PPG13	Transport
PPG17	Open Space, Sport and Recreation
PPS25	Development & Flood Risk
HDAS	Accessible Hillingdon
SPD	Planning Obligations, July 2008
PPS9	Biodiversity and Geological Conservation
PPS10	Planning and Waste Management

PPS22	Renewable Energy
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LLP	London Plan (February 2008)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd June 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised as major development under Article 8 of the Town and Country Planning (General Development Procedure) Order 1995 and 159 neighbours were consulted including the Dene Road and Northwood Residents' Associations. 1 letter has been received, making the following comments:

- (i) As a unique application, would not have any particular objections to the London School of Theology developing and improving their teaching facilities and extending the chapel;
- (ii) If residents around the London School of Theology are to be subjected, over the coming months, to a series of applications which in total resemble the combined application rejected in March (10112/APP/2008/2564), a decision on this application should be delayed until the full extent of their proposals are known.

Environment Agency:

The proposed development will only be acceptable if the following planning conditions are imposed on any planning permission granted:

CONDITION 1

Development shall not begin until the detailed surface water drainage scheme for the site, based on the principles set out in the Flood Risk Assessment (FRA) for the site dated October 2008, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and other SUDS features. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes
- b) Confirmation of the critical storm duration.
- c) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.
- d) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this

should be shown on the plan with the rate of discharge stated.

e) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, with an appropriate allowance for climate change in line with Planning Policy Statement 25. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

REASON 1

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

CONDITION 2

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, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON 2

To prevent pollution to controlled waters.

Natural England:

We were consulted on another application at the same address back in September 2008. Some of the documents appear to be the same. Previous comments as follows:

This application has many opportunities to incorporate features into the design which are beneficial to wildlife such as the incorporation of roosting opportunities for bats (which are known to be present on site) or the installation of bird nest boxes. As such we recommend that should the Council be minded to grant full permission for this application, measures to enhance the biodiversity of the site are secured from the applicant. We understand that this is a hybrid application, but the detailed application for full permission should aim to enhance biodiversity and aim for a 'net gain' overall. This is in accordance with Paragraph 14 of PPS9. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

As stated in the Ecological Assessment, 'the majority of the site is unsuitable for reptiles. Where areas of low quality reptile habitat may be affected by development proposals, it is considered that a reptile survey in support of the application would be disproportionate to the low probability of reptiles being present.' Reptiles are protected from killing and injuring under the Wildlife and Countryside Act 1981 (as amended). Although reptiles have not been recorded on site, this does not preclude their absence. Any works on site should proceed carefully and cautiously and if reptiles are found or disturbed at any time work should stop immediately and Natural England should be contacted for advice.

We support the recommendations set out in paragraphs 8.2, 8.5 and 8.6 of the Ecological Assessment and recommend that the Council includes these as conditions of the development.

It is unclear from the Bat Scoping Study whether the buildings/trees surveyed for their potential to support bats will be affected by the proposals. We therefore support the recommendations in the Bat Scoping Study to carry out further surveys of buildings/trees which have potential to support

bats, if these are to be affected by the proposals (for example if they will be altered, removed or demolished). If the presence of bats is recorded in such buildings/trees, a bat mitigation strategy will need to be produced and a license sought from Natural England. If required, the Council should ensure that these further surveys are undertaken before any development works commence.

Finally, as stated in the Bat Scoping Survey, aerial photography of the area shows that individual trees may be important and also may provide good connectivity for commuting and foraging bats to wider wooded areas and open ground. We recommend that these linear features are retained on site and the Council should ensure that the detailed landscaping proposals, which accompany this application and the full planning application for the remaining works, retain such features.

Sport England:

Sport England's policy on planning applications for development on playing fields and former playing fields is set out in our planning policy statement, A Sporting Future for the Playing Fields of England. This states that we 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 any part of a playing field unless at least one of five specific exceptions applies. The exceptions are stated as:-

- * E1 A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment and the site has no special significance to the interests of sport.
- * E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.
- * E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.
- * E4 The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.
- * 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 as to outweigh the detriment caused by the loss of the playing field.

We determine that the proposal meets exception E3 of the above policy as the majority of the land used for the purposes of the proposed development is currently developed land within the current footprint of the building or on hard-standings around the site. A small area of land that is ancillary playing field space is used for the development; however this amounts to less than 10 square metres and cannot be used for playing field purposes. Accordingly we have no objection.

English Heritage (Archaeology):

No response has been received on this application but on the previous application (10112/APP/2008/2564), responded as follows:

The site is situated in an area where archaeological remains are known to be present, mainly the presence of a 13th century medieval monastic grange to the immediate west of the site. Map and documentary regression shows that the Northwood area gradually developed throughout the medieval period, although the site was likely in pasture or used as arable land for much of that period. The present proposals are more extensive than previous applications for this site, and will have a much wider impact on any potential remains, including an 18th century farm in the south east corner.

However, an archaeological evaluation, involving the digging of a single trench on the site in 1994, revealed no archaeological remains, and also that the site has been substantially terraced in parts. Further information on the terracing of the site and site wide geotechnical data is therefore required in order to reach an informed decision on the need for any further archaeological work on the site.

It is not considered that any further work need be undertaken prior to the determination of the planning application. However the archaeological position should be reserved by the imposition of an appropriate condition in the event of planning permission being granted. Copies of any geotechnical data available for the site, including borehole and test pit logs, and also sections of the site running north-south showing the terracing and general layout, should be forwarded to English Heritage. If it can be demonstrated that the areas of the new build are likely to have been truncated, this would alleviate the need for further work. If this cannot be demonstrated, the potential deposits as identified in the desk based assessment will need to be verified through archaeological evaluation.

Internal Consultees

PEP:

No response has been received, but on the previous application (10112/APP/2008/2564), no objections were raised.

URBAN DESIGN OFFICER:

The proposal regards the adaptation of some of the existing buildings, and the development of a new, multi-use auditorium to increase the amount of teaching space, provide increased communal facilities and to introduce conference facilities on site. The scheme which will be phased, is to be integrally attached to the existing Laing complex. The detailed part of this hybrid application includes the demolition of an existing single storey periodicals block at the western most end of the site, and the demolition of an external fire escape stair case at the arrival point of the site, which raises no objections in principle from an urban design point of view.

The proposed development takes the form of two quadrangular structures, two storeys high, both attached to the elongated Laing complex. Initially a proposed teaching block would replace the block for periodicals at the far end of the existing development. The proposed two storey building extends further to the west than the existing building, and is proposed to be surrounded by new hard paving to the north and to the west, which will cut into the landscape setting. The model does unfortunately not include the change of levels to the ground, and sections are neither provided to show how the landscape setting will be accommodating the proposed development. The importance and sensitivity of the landscape setting has been emphasised by officers during the pre-application advice in the initial design phase. Further clarification of the detailed treatment of the open spaces is therefore required.

There are however no objections to the principal scale, height or the understated contemporary design approach of the proposed teaching block. The proposed block is considered to sit well between the existing Library, a majestic building with a landmark character, and the non-descriptive Laing North building in terms of scale, height and proportions. The proposed flat roof structure ties in with the Laing North building at eaves height, and is considerably lower than the impressive Library building. Transparent bridge links with full height glazing will link the new structure to the adjacent buildings, and create a relief and visual pause in the composition. The proportions of the teaching block are well designed with slender, elongated fenestration to the west, solid brickwork to match the existing buildings, and a flat roof structure which floats above the masonry on clerestory glazing.

In the second phase a new Chapel of similar footprint as the teaching block has been proposed at the other end of the Laing Building, clearly visible from Green Lane. A new one-storey foyer would

link the proposed Chapel to the 2-storey teaching and office accommodation building to the west.

In summary there are no objections to the proposal in terms of scale, height or character from an urban design point of view. The proposed development is considered to improve the character, visual appearance and functionality of the site as a whole. However, fully detailed drawings as well as sections through would be required to clarify the treatment of the existing landscape setting of the new teaching block, in order to retain the character and integrity of this important asset of the site.

TREES AND LANDSCAPE OFFICER:

Original Comments:

Many of the trees on the site are protected by TPO 481, and many trees and groups of trees are features of merit that should be retained (saved policy BE38 of the UDP).

The application includes a comprehensive (November 2008) tree survey report and information about the root protection areas, which is translated to the layout plan. The layout/design of the scheme has been informed by this report and the arboricultural (tree) implication assessment (AIA - November) to BS 5837. Furthermore, the application includes a tree protection plan (based on the report and the AIA) (TPP - November), which is relevant to the Phase 1 works (layout determined), and a preliminary arboricultural method statement (AMS - November) to BS 5837. The Masterplan scheme retains most of the trees, and where lower value (category C) trees (not protected by TPO 481) are lost they will be replaced.

The layout of the Phase 1 development (teaching block) retains (and protects) all of the valuable trees, including the individuals and groups protected by TPO 481, and reserves space for large-scale tree planting and landscaping.

Subject to conditions TL1 (excluding tree protection), TL2, TL3 (modified to refer to the approved tree protection plan), TL5, TL6 and TL7, and conditions requiring the submission to and approval by the LPA (prior to works commencing) of a detailed 'Demolition, Construction and Tree protection method statement (for Phase 1) and that the Phase 1 works be carried out in accordance with the approved statement, Phase 1 of the masterplan scheme is acceptable in terms of saved policy BE38 of the UDP.

Phase 2 (only access to be determined at this stage) of the development (chapel, foyer and car parks) makes provision for the retention of the best trees, including the mature Oak (T38 on TPO 481) and others covered by the order, and for tree planting and landscaping to integrate the proposed buildings into the existing landscape setting. The access, shown in the access statement, involves the modification of the existing pavement to the main entrance to the site (off Green Lane). The layout shown on the 'illustrative' plans for phase 2 indicates that a few low grade trees forming part of larger groups (not protected by TPO 481) are lost, and identifies areas of potential development impacts on trees. Whilst there is no objection to the loss of a few low value trees, the actual retention/removal of trees would depend on the design of the layout (and associated changes in levels, and the extent of hard-standing), which should avoid the impacts on trees and secure the long-term retention of the features of merit.

Subject to conditions OUT2 (d), OUT3 (landscaping), OUT4, TL1, TL2, TL3, TL4, TL6 and TL7, and conditions requiring the submission to and approval by the LPA (prior to Phase 2 works commencing) of a 'Demolition, Construction and Tree protection' method statement (for Phase 2) and that the Phase 2 works be carried out in accordance with the approved statement, the Phase 2 access is also acceptable in terms of saved policy BE38 of the UDP.

The comprehensive landscaping scheme for the site should be based on a landscap

masterplan/strategy, which should be required by a condition based on TL4. Furthermore, if the Masterplan for the development of the site is approved, a long-term management plan for the site should be secured by condition (based on model condition 31 of the Circular - 11/95?).

Additional Comments (following receipt of detailed levels adjacent to Phase 1 proposal):

Whilst the revised proposal is an improvement on the previous scheme for this part of the site (with a very steep bank between the trees and the new block), it still involves a significant change to the natural slope, which is undesirable in landscape terms. However, this impact could be mitigated by extensive landscaping/tree planting on the 1:2 slope and the existing bank, which would mask the change.

The one proposed spot height (72.200, existing 72.400) appears to be wrong, and should in any event be the same as the existing spot height so that there is no change to the contour. This information (together with the landscaping referred to above) could, however, be required by a condition or as part of the landscaping condition (TL5 modified to include details of the levels/contours and landscaping/tree planting of this part of the site).

HIGHWAYS ENGINEER:

Relevant comments on the previous application (10112/APP/2008/2564) were as follows:

The proposals for the college are intended to improve facilities for existing students rather than attracting additional students. Car parking on site is being reduced from 122 spaces to 100 and with the implementation of a travel plan no significant impact on traffic generation on the adjoining highway network is envisaged.

The main site access off Green Lane is to be improved including the provision of a 2 metre wide footway. A legal agreement under Section 278 of the Highways Act 1980 is required for the delivery of the off-site highway works.

All construction access must be off Green Lane, and this should be secured by an appropriate planning condition.

EPU:

EPU does not wish to object to this application.

Should planning permission be recommended for approval, I would wish to see the following recommended condition applied;

1. The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of physical, administrative and other measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require

Reason: To safeguard the amenity of the surrounding area.

Contaminated Land

I note that the applicant has ticked Part 15 of the application form to indicate contamination is present; I have raised this with my colleagues in Contaminated Land who may contact you under

separate cover.

Also the Construction Site Informative is recommended.

EPU (Land Contamination)

Soil Contamination

The investigation was quite limited, with four window samplers and two boreholes. The only contamination of significance identified in the report was an area of organic contamination in shallow soils indicating elevated Polycyclic Aromatic Hydrocarbons (PAHs) levels including elevated Benzo(a)pyrene and slightly elevated hydrocarbons in the vicinity of WS4. The report suggests no remediation of this hot spot is required, as the development will result in the area being covered in hard standing.

Note: further information is required in respect to this as the maps provided do not indicate the location of WS4, or the nature of the development proposed in this area (building, hard standing or soft landscaping).

Gas Monitoring

Two rounds of gas monitoring were undertaken on the 2nd and the 18th June 2008, all at atmospheric pressure of and above 1000mB. Flow rates were recorded as 0 l/hr. Slightly elevated carbon dioxide were recorded in both boreholes, the highest recorded level being 4.6% v/v. The risk from ground gas appears to be low based on limited information, however at least one more round of monitoring is required at low/falling pressure as a minimum.

Note: further information is required in respect to the gas monitoring as the maps provided do not indicate the location of BH1 and the report acknowledges further monitoring is needed.

It would be preferable if they can provide the above information before planning permission is given, as the attachment of conditions for land contamination may be onerous. If this is not possible, the following conditions can be attached as a minimum to deal with the residual contamination and to ensure the remaining gas monitoring information is provided and gas protection measures are incorporated into the building, if required.

Condition to minimise risk of contamination from garden and landscaped area

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

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 Unitary Development Plan Saved Policies (September 2007).

Landfill gas condition for use for Major and Minor Applications where gas risk is considered significant and monitoring is required

Before any part of the development is commenced, the applicant shall carry out and submit details of a gas survey for the ground at the development site. Some of the gas tests within the survey shall be taken below the proposed footprint of any new building. If gas is found, the applicant shall install

remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority. The condition will not be discharged until verification information has been submitted for the remedial works.

REASON

The gas survey information submitted with the application is incomplete. A gas survey is required to clarify the gas issues at the new development site to determine the remedial works, which may be required, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). Advice on this condition can be obtained from the Environmental Protection Unit on 01895 250155 or the Building Control Officer.

S106 OFFICER:

Proposal:

Erection of two storey teaching block to North West side of existing building (Phase 1) and new chapel and foyer to South East of existing building (Phase 2)

Part Outline application

Proposed Heads of Terms:

1. Transport: in line with the SPD sustainable travel is sought as a result of this proposal for the whole school. There may also be the need for some highways or road works (s278 or s38) as a result of the proposal.

2. Environmental Improvements: depending upon your assessment of the scheme there may be the need for off-site screening or some such to mitigate against the impact of the proposed buildings on the surrounding environment. If this is the case then we could either require the developer to undertake this work or take a cash contribution to undertake the works ourselves.

3. Project Management and Monitoring: in line with the SPD if a s106 is entered into and if there is a requirement for cash contributions to be secured then a contribution equal to 5% of the total cash contributions will be sought to enable the management and monitoring of the resulting agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The existing buildings to be demolished are of little or no historical interest and no objections are raised to their demolition.

Policy R10 of the UDP Saved Policies September 2007 generally encourages the provision of new education buildings.

Policy R4 states that planning permission will not normally be granted for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space, (including publicly accessible open space and playing fields, private or school playing fields, private or public allotments), particularly if there is (or would be) a local deficiency in accessible open space. The proposal would mainly involve currently developed land and only involves a small area of land, less than 10m², that provides ancillary playing space that can not be used for playing field purposes. On this basis, Sport England raises no objection to the proposal.

7.02 Density of the proposed development

N/A for non-residential development.

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

English Heritage previously advised that the site is situated in an area where archaeological remains are known to be present, mainly due to the presence of a 13th century medieval monastic grange to the immediate west of the site. Map and documentary regression shows that the Northwood area gradually developed throughout the medieval period, although the site was likely to have formed pasture or used as arable land for much of that period. They advise that in order to safeguard the archaeological position, an appropriate condition should be attached to any permission. An appropriate condition has been attached.

7.04 Airport safeguarding

N/A given the height of the proposed development.

7.05 Impact on the green belt

N/A for this application.

7.06 Environmental Impact

N/A for this application.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the Unitary Development Plan Saved Policies 2007 seek to ensure that new development complements and improves the character and amenity of the area.

The site does not fall within a conservation area although it is situated adjacent to the Dene Road Area of Special Local Character. With regard to the proposed two storey teaching block (Phase 1), full details have been provided for determination. With regard to the new chapel and foyer (Phase 2), details of appearance, landscaping, layout and scale are reserved for subsequent approval. However the illustrative details submitted with the application enable an initial assessment to be made of the impact of both phases of the scheme on the character and appearance of the area. The proposed teaching block would be located towards the rear of the site and would not be readily visible from Green Lane. It would be situated to the rear of existing dwellings in College Way and therefore have no impact on the street scene in this road. The siting and design of the proposed chapel and foyer at the front of the site are considered appropriate and would not adversely impact on the street scene in Green Lane. The Urban Design Officer is of the view that both phases of the development would be well integrated into the existing building pattern and topography of the site. Subject to a condition requiring the submission of details of materials in the event of planning permission being granted, no objection is therefore raised in terms of the impact of the scheme on the character and appearance of the area.

7.08 Impact on neighbours

With respect to Phase 1 of the scheme, the proposed 2 storey teaching block would be sited approximately 42 metres from the rear boundary of properties in College Way and approximately 48 metres from the flank boundary of No.9 Green Lane. These distances exceed the guidelines in the Supplementary Planning Document HDAS: Residential Layouts and are sufficient to avoid any loss of light, outlook or privacy to the occupiers of these properties. With respect to Phase 2 of the scheme, the new chapel and foyer would be separated from neighbouring residential properties in Firs Walk by the main college buildings and service yard and therefore there would be no undue impact on the amenities of the occupiers of these properties.

7.09 Living conditions for future occupiers

N/A to this type of development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The applicant has advised that the proposed extensions to the college buildings are intended to improve facilities for existing students rather than attracting additional students. On this basis the Council's Highways Engineer raises no objection to the development in terms of the traffic generated on the highway network or the proposed reduction in car parking spaces on the site from 122 to 100. This is subject to the implementation of a Green Travel Plan for the site which can be secured by an appropriate condition in the event of planning permission being granted.

With regard to construction of the proposed development, the Highways Engineer has requested that all construction access be off Green Lane.

7.11 Urban design, access and security

The proposed teaching block would be two storeys in height and have a rectangular footprint sited to the west of the octagonal chapel building, between the two storey 'Laing' block to the north and the library building to the south, but extending beyond them to the west. The building would remain separate from the surrounding blocks, only joined to the north and south blocks by two storey glazed links. The building would be set into the sloping ground, which rises to the north and would be surrounded by hardstanding with steps to the north providing access to the higher ground.

The building would appear visually separate from the surrounding blocks, which assists with the integration of the block with the modern block to the north and the more traditional library building to the south by providing a visual break between these contrasting elements. The building would have a contemporary, understated design, which sits well between the two blocks, matching the eaves height of the modern block, but below the more imposing library building so as not to detract from it.

The proposed foyer and new chapel building would be sited to the east of the building, at the other end of the Laing building. Although these elements have been submitted in outline form, with only access to be determined at this stage, a proposed site plan and perspective drawing shows the new chapel to have a similar footprint and height to that of the new teaching block, with a single storey foyer extension linking this with the existing main teaching block. The buildings would integrate satisfactorily with the siting, mass and scale of existing buildings on site and whilst the proposed chapel building would be visible from Green Lane, it would still be set back from the site's frontage and offers an opportunity to create a more dramatic entrance to the site.

Revised plans have been received which show the levels at the eastern end of the building. The Urban Design/Conservation is now satisfied that the building would sit comfortably within the landscape and raises no further concerns with the scheme.

7.12 Disabled access

The buildings have been designed to have the same ground floor height as existing buildings with all thresholds being flush. This results in the floor level of the buildings being approximately 500mm higher than the adjoining external ground level on the south side. Ramped and stepped entrances are therefore proposed to provide disabled access.

A new lift in the teaching block would provide disabled access to the first floor of the building. This lift would also resolve the problem of disabled access to the first floor of the library building which is the only part of the existing building which does not have disabled

access. A disabled toilet would be provided on the ground floor.

It is considered that the proposal now fully complies with London Plan policy 4B.5, 'Creating an Inclusive Environment'.

7.13 Provision of affordable & special needs housing

N/A to this type of development.

7.14 Trees, Landscaping and Ecology

The Trees and Landscape Officer considers that the scheme makes adequate provision for the protection and long-term retention of the existing trees on the site as part of the development subject to conditions relating to the protection of the trees during construction and the provision of a landscaping scheme. No objection is therefore raised to the proposal on trees and landscaping grounds. The only issue involves the re-modelling of the site's slope adjoining the new teaching block and adjoining hardstanding area and the protected group of trees to the west. The tree survey condition has been amended seeking further details on this point.

Policy EC5 of the Unitary Development Plan Saved Policies September 2007 seeks to retain on-site ecological features in new developments and to enhance the nature conservation and ecological interest of sites through the use of appropriate planning conditions. Whilst the ecological assessment accompanying the application concludes that the majority of the site appears to be of negligible nature conservation importance, it recommends a number of enhancement measures to safeguard and enhance wildlife interest on the site. It is therefore considered appropriate to require an ecological management plan for the site to be submitted to, and approved by the Local Planning Authority in the event of planning permission being granted.

On the previous application (10112/APP/2008/2564), residents raised concern regarding the possibility of badgers on or adjacent to the site. The applicant previously advised that they are aware of their obligations under the Protection of Badgers Act 1992 and suggested that a survey to establish the presence of badgers on or adjacent to the site be carried out prior to the commencement of Phase 2 of the development. This can be secured by an appropriate condition in the event of planning permission being granted. Subject to the imposition of the suggested conditions in the event of planning permission being granted, there are considered to be no reasons to withhold planning permission for the scheme on tree protection or nature conservation grounds.

7.15 Sustainable waste management

A condition has been added covering this issue.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan (Renewable Energy) requires major developments to show how the development would generate a proportion of the site's electricity or heat needs from renewables, wherever feasible. In line with advice from the Greater London Authority, the Council requires major developments to meet 20% of energy needs from renewable sources. The application is accompanied by an energy statement which includes proposals for renewable energy measures to provide at least 20% of the predicted energy requirements for the development. This requirement can be secured by an appropriate planning condition.

7.17 Flooding or Drainage Issues

Policy OE8 seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding.

A Flood Risk Assessment has been submitted as part of the application taking into consideration the principles of Planning Policy Statement 25 (PPS25) and other relevant regional and local policies.

The assessment identifies the site to be within Flood Zone 1, an area with little or no risk of flooding with an annual probability of flooding of less than 0.1% a year. It states that given that the site is outside of the extreme event flood plain, the development will have no impact on flooding elsewhere. The surface water drainage system will be designed to prevent flooding of the site itself and designed to enable a small decrease in peak flows passing to the existing public surface water drain. To this end, it reviews SUDS techniques and suggests that permeable pavements on the car parking areas and access road will have a very limited impact in reducing peak flows, given the low permeability of the underlying clay. Storage ponds and basins are also not appropriate on the site, given the lack of available land space. It concludes that underground tanks with swales are the only viable SUDS solution.

The Environment Agency advises that the proposal is acceptable, subject to details of the surface water drainage scheme based on the principles of the Flood Risk Assessment being submitted and that no further contamination, not previously identified is found.

These conditions are recommended and the scheme is therefore considered to be acceptable, in accordance with policy OE8 of the saved UDP, policies 4A.12, 4A.13 and 4A.14 of the London Plan (February 2008) and PPS25.

7.18 Noise or Air Quality Issues

The Council's Environment Protection Unit recommends that a condition be attached to control noise emanating from the site. This has been attached. As the proposed development would not involve increased pupil numbers at the site, there are no implications for air quality.

7.19 Comments on Public Consultations

Point (i) is noted. As regards Point (ii), planning applications have to be treated on their individual merit and a decision on this application could not be delayed on the basis that applications for further developments on the site may be submitted.

7.20 Planning Obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

Should the application be approved, a planning obligation would be sought to mitigate the impact of the development which would cover the provision of a Green Travel Plan and improvements to the Green Lane junction, to provide a separate pedestrian footpath.

The applicant has agreed to the proposed Heads of Terms, which are to be secured by way of a S106 Agreement/Unilateral Undertaking/S278 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 UDP and relevant supplementary planning guidance.

7.21 Expediency of enforcement action

N/A to this application.

7.22 Other Issues

N/A to this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

The report indicates that the costs of the development will be fully met by the developer, and the developer will make a Section 106 contribution to the Council towards associated public facilities. The developer will also meet the reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this Planning Committee or the Council.

10. CONCLUSION

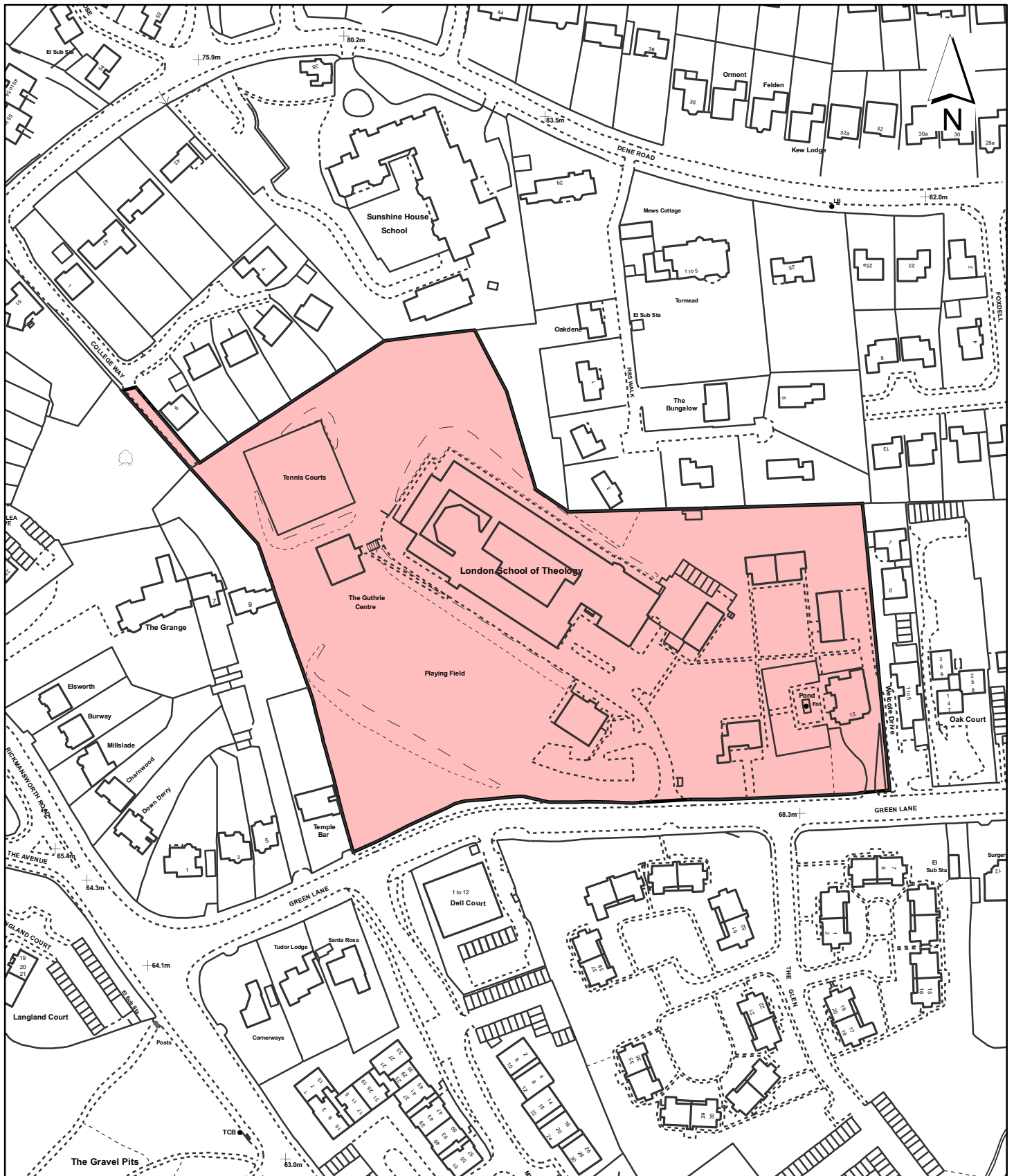
The proposal is considered to overcome the reasons for refusal of the previous application, ref. 10112/APP/2008/2564 and is therefore recommended for approval.

11. Reference Documents

- (a) London Plan (February 2008)
- (b) Planning Policy Statement 1: Delivering Sustainable Development
- (c) Planning Policy Statement 9: Biodiversity and Geological Conservation
- (c) Planning Policy Guidance Note 13: Transport
- (d) Planning Policy Guidance Note 17: Open Space, Sport and Recreation
- (e) Planning Policy Statement 25: Development and Flood Risk
- (f) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (g) Hillingdon Design and Accessibility Statement: Accessible Hillingdon
- (h) Hillingdon Supplementary Planning Document, July 2007: Planning Obligations
- (i) Letters making representations

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**London School of Theology
Green Lane
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
10112/APP/2009/707

Scale
1:2,000

Planning Committee
North Page 95

Date
June 2009



HILLINGDON
LONDON

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Report of the Director of Planning & Community Services Group

Address 85 & 87 FIELD END ROAD EASTCOTE, PINNER

Development: Use of garage at rear for use as storage of commercial goods in connection with commercial premises (Application for a Certificate of Lawfulness for an existing use or operation or activity.)

LBH Ref Nos: 15225/APP/2008/3210

Drawing Nos: Decision Notice of Planning Permission Ref: 155225c/76/673
Letters in Support (see below)
Block Plan 1:500
Statutory Declaration of Miguel Patel

Date Plans Received: 11/11/2008 **Date(s) of Amendment(s):**

Date Application Valid: 11/11/2008

1. CONSIDERATIONS

1.1 Site and Locality

The site comprises a ground floor unit in a parade of commercial units. The application relates to a garage building at the rear of the premises accessed by a rear service road serving all the units within the parade. The site is within the Secondary Shopping Area of Eastcote Town Centre as identified in the Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The application relates to the building at the rear of the premises, which received planning permission in June 1976(155225c/76/673). Condition 2 of this permission stated:

'The garage shall only be used for the accommodation of commercial vehicles used in connection with the business carried out from the premises 85-87 Field End Road.'

The application has been submitted by the business tenant of 85-87 Field End Road, whose claim is that the garage has been in use for the storage of commercial goods in contravention of this condition, for a period of at least ten years.

1.3 Relevant Planning History

15225/E/98/1311	85 & 87	Field End Road Eastcote Pinner
Installation of new shopfront		

Decision Date: 18-12-1998 Refused

Comment on Planning History

See above.

2. **Advertisement and Site Notice**

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

INTERNAL:

LEGAL SERVICES

An application for certificate of lawful use/development has been submitted by the business tenant of 'Still Waters' of 85-87 Field End Road, in order to make lawful the storage of commercial goods to the garage to rear of the property, which is in contravention of the planning permission reference 155225c/76/673.

Sections 191 and 192 of the 1990 Act provide for anyone (not just a person with a legal interest in the land) to apply to the local planning authority (LPA) for a lawful development certificate (LDC). A certificate is a statutory document certifying:

(1) In the case of an application under section 191, the lawfulness, for planning purposes, of existing operations on, or use of land, or some activity being carried out in breach of a planning condition; or

(2) In the case of an application under section 192, the lawfulness of proposed operations on, or use of land.

By virtue of section 191(2), uses and operations are "lawful" if no enforcement action may be taken against them and they are not in contravention of any enforcement notice which is in force.

By virtue of section 191(3), a failure to comply with any condition or limitation subject to which planning permission has been granted is "lawful" if the time for taking enforcement action in respect of the failure has expired and it does not constitute a contravention of any enforcement notice or breach of condition notice which is in force. This is most relevant in this case.

A breach of planning control becomes "immune" from planning enforcement action if no such action has been taken within certain time-limits. By virtue of section 191(2) and (3) of the 1990 Act, a breach of planning control which has obtained immunity by the passage of time also becomes "lawful" for planning purposes. The time limit that is relevant here is 10 years.

With LDC applications the onus of proving the lawfulness of an existing operation rests with the applicant. In the case of *Gabbittas v Secretary of State for the Environment* [1985] it was held that the relevant test of the evidence is 'the balance of probability.' Further to this if the Local Authority have no evidence of their own to contradict the applicants version then there is no good reason to refuse the application, provided the applicants evidence alone is sufficiently precise and unambiguous.

There is conflicting evidence in relation to the application. Importantly, however, the applicant must demonstrate on the balance of probabilities that on the evidence he has presented that the 10 year period is satisfied thereby making the activities lawful.

Planning policy and merits are irrelevant to the determination of this application. The Committee is strongly advised to take the officers findings in relation to the credibility of the evidence at face value. The procedure does not enable the committee to embark on a factual inquiry, of their own, in relation to this application.

If the Committee is minded not to follow the officers recommendation or to question the officers factual analysis then the advice is that the matter is deferred to allow the drafting of a further report.

EXTERNAL:

This application relates to a Certificate of Lawful Development for an existing use or activity, and as such consultation is not required and is not normally carried out.

However, a letter from a local resident enclosing a petition of 22 signatures has been received which disputes the supporting evidence submitted as part of the application.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

5. MAIN PLANNING ISSUES

In order to gain immunity from enforcement action and be eligible for a certificate of lawful use the use would have to be continuous for a period of 10 or more years.

The evidence submitted with this application is as follows:

* The letter from Agate Glass Ltd, of 101 Field End Road, which states `The garage to the rear of 85 Field End Road has been used as storage since 1995, when the shop was a plumbers merchant. Subsequently, the garage was also used for storage when it became a supermarket in 1998, and a furniture shop two years later.

* The letter from Trade Price Beds and Flooring, of 424 High Road, Wembley, claiming that they were tenants from Jan 2001 to Jan 2002, and that they used the buildings to the rear to store stock, and prior to the tenancy the buildings were already being used as storerooms.

* Letter from Wave Distribution Ltd, of Burnham Lane, Burnham, stating `I frequently visited 85-87 Field End Road as a representative for Balco Manufacturing for 19 years, when it was a hardware/plumbing merchant, run by Mr Edwards, both rear buildings were used for storage of commercial goods and not parking of vehicles.

* Letter from Carole Caldwell, stating that they have lived at 19 Deane Croft Road for almost 11 years, and that she regularly walks past the alley behind the parade of shops and she has always observed the building at the back of no 85 being used a storeroom.

* Letter from Vogue, at 89 Field End Road, stating ` this facility has been used for the storage of goods for at least 10 years, which I have personally witnessed over the years, because I park my vehicles at the rear of our premises and access to our parking bays are via the service road directly in front of said garage.

* A statutory declaration has been submitted by the applicant stating that they have owned the lease since 25th January 2002 and have continually used the garage as storage for our business.

Conflicting evidence has been submitted from a local resident, situated at the rear of the site, and the points are summarised as follows:

* I have lived at my property since 1963, and my landing window looks directly at the garage in question.

* When we first moved here the unit was occupied by the Co-op, then a butchers, followed by an ironmongers/tool shop, who were tenants for more than 20yrs. My son worked there as a Saturday boy and the manager lived in the flat above. At this point the garage was used for the shop van and the manager's son's motorbikes.

* Once this use ceased, the unit was empty, and then used as a charity shop, then the unit was taken on by Londis as a convenience store, who only used this side entrance to take deliveries of bread and milk, and at no time had the garage or rear yard been used for any other purpose than parking of motor vehicles.

* After Londis left Stillwater bathrooms took over the lease, they cut a door into the back of the garage, to facilitate access from the rear service road, installed a roller shutter door, and put a roof over the yard, so that they could use the whole area as a warehouse for the storage of goods (without planning permission)

* Stillwater bathrooms have not occupied the property for 10 yrs.

* No tenant by the name of Trade Beds and Floors has ever been in the unit, I have checked this with both LCP Securities (the current freeholders), and Land Securities (the previous freeholders)

* I enclose a petition of a number of residents in Dean Croft Road (22 signatures, all bar two who have lived there in excess of ten years), stating the garage was not used for warehousing prior to the arrival of Stillwater Bathrooms

* The letter from Carole Caldwell (as above), have recently had work done by the applicant and have only lived at their address 4yrs

* Also Vogue Windows and Agate glass have not occupied their shops for anywhere near 10 years

The following points are of concern to the Council and are therefore relevant to this application.

(i) The use of the garages for the storage of commercial goods is contrary to planning application ref: 15225C/76/673, which was approved subject to the following condition:

'The garages shall only be used for parking of commercial vehicles in connection with the business carried on from the premises at 85-87 Field End Road.'

(iii) It appears to the Council that this use commenced within the last ten years.

The review of the evidence submitted and the conflicting evidence from local residents is as follows:

The applicant has provided a number of documents with the application which are considered in turn below;

1. Statutory Declaration of Miguel Patel

A statutory declaration has been submitted by Mr Patel who is the manager of Still Waters. A Statutory Declaration is a way of assisting on the discovery of fact, indeed it is a method of making a statement of fact, which gives the statement greater evidentiary weight than it might otherwise have. It should be noted that if any of the facts mentioned within the Statutory Declaration are proved to be untrue, this is a criminal offence.

Mr Patel has confirmed that he acquired the lease on 25 January 2002. Since taking over the premises Mr Patel states that the garage was already being used for the purpose of storage of commercial goods.

Mr Patel states at paragraph 7 that he understands that the predecessors of the premises used the garage for storage of commercial goods, since the lease commenced in June 1998. However he has only submitted evidence dating back to 2001 and this is not in the form of a statutory declaration.

In determining whether the ten year immunity period has been met, it is important to decipher the point at which the ten year period become calculable. The Council should use the date upon which Mr Patel took over the premises as a starting point, that being 25 January 2002. This would mean if it is accepted that the garage has been used for the storage of goods since this date, the unauthorised activities have only been carried out for a total period of 7 years.

Mr Patel has submitted a letter from the previous leaseholder of the premises. The letter is from Mr Hussain and is dated 6 September 2008. The deed of assignment dated 25 January 2002 has been checked and this mentions the assignors as Irshad Hussain and Mahmood Sultan.

If it is agreed that Mr Hussain is Mr Irshad Hussain it is important to note that Mr Irshad Hussain and Mr Mahmood only leased the premises for a period of one year, this would mean the activities have been carried out for a period of 8 years, therefore not satisfying the 10 year period for immunity.

There is mention in the letter that prior to Mr Hussain taking over the lease, the garage was used for storage of goods, however evidence has not supplied from the previous leaseholders, nor has Mr Patel submitted any evidence from the current or previous Freeholders who, one would have assumed carried out regular property checks, and would therefore have authority to comment on whether such activities were carried out.

The freeholder's evidence to these unauthorised activities and the previous leaseholders in the chain is fundamental in proving on the balance of probabilities that the 10 year period for CLU purposes is satisfied.

Local residents have submitted a petition in respect of these unauthorised activities and the petitioners have checked with LCP Securities (Freeholders) and Land Securities (Previous Freeholders) and stated that Trade Beds and Floors have not been tenants of 85-85 Field End Road.

However, caution is advised in accepting this point, as it may well be possible that the business has changed its trading name since 2001.

The evidence submitted has failed to provide a paper trail relating to the storage of commercial goods in the garage, including for instance statutory declarations from his

stockists when delivering goods to the premises or even insurance papers covering the goods within the garage.

2. Letter from Agate Glass Limited dated 10 June 2008

This again is a letter, and not a Statutory Declaration. The letter does not provide details as to the period that Agate Glass has been operating from Field End Road and thereby supporting the time period referred to from 1995.

The petitioners' dispute that Agate Glass Limited have operated from the premises for 10 years.

3. Letter from Trade Price Beds and Flooring dated 6 June 2008

Covered above under Point 1.

4. Letter from Wave Distribution dated 15 October 2008

No comment to make in relation to this statement, as details dating back 19 years for history of the site are not available.

5. Letter from Carol Caldwell dated 16 October 2008

Ms Caldwell has stated in her letter that she regularly walks past the alleyway behind the parade of shops and has always observed the building to the back of 85 Field End Road being used as a storeroom. Ms Caldwell lives at 19 Dean Croft Road.

The petitioners state that Ms Caldwell has only lived at the premises for 4 years.

6. Letter from Vogue dated 28 October 2008

The letter states that the Director of Vogue Windows has personally witnessed the building at the back of the premises being used for storage of goods for at least 10 years.

The petitioners dispute that Vogue windows have even operated from the premises from 10 years.

Petitioner's comments:

The petitioner has stated that he/she has lived on Dean Croft Road since 1963 and has provided a history of the premises from that date.

There is conflicting evidence as to lessees', as the petitioners state that before Stillwater's operated from the premises, it was actually a 'Londis' supermarket. This is confirmed by Agate Glass; however Mr Patel has stated that the previous occupier was Trade Price Beds and Carpets.

Conclusion

The evidence supplied by the applicants and that supplied by the local resident has been considered in detail and the conclusion is that there is clearly conflicting evidence and that the applicant cannot demonstrate, on the balance of probabilities, on the facts, that the 10

year period is satisfied thereby making the activities lawful. On this basis it is recommended that a Certificate of Lawful use is refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed use is NOT LAWFUL by virtue of Section 191 of the Town and Country Planning Act 1990 as amended by Section 10 of the Planning and Compensation Act 1991 as the applicant has been unable to demonstrate that the operation described in the First Schedule has been in existence and in continuous use as such for a period of at least 10 years prior to the date of this application.


INFORMATIVES

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**85 and 87 Field End Road
Eastcote**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
15225/APP/2008/3210

Scale
1:1,250

Planning Committee
North Page 104

Date
June 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address LAND FORMING PART OF 12 GLADSDALE DRIVE EASTCOTE

Development: Two storey three-bedroom detached dwelling with associated parking

LBH Ref Nos: 65761/APP/2009/599

Drawing Nos: Location Plan at Scale 1:1250
RAC/1
Design and Access Statement
RAC/2B
RAC/3B
RAC/4B
RAC/5B
Arboricultural Survey

Date Plans Received: 25/03/2009 **Date(s) of Amendment(s):** 25/03/2009
Date Application Valid: 25/03/2009 11/05/2009

1. SUMMARY

This application is subject to an appeal against non-determination within the statutory time period. The proposal is for a detached attached house that would be set adjacent the existing property No.12 Gladsdale Drive. In design terms the proposal would appear as an additional property to the end of the Road that would use the same front building line as the existing properties in the street. However, it is considered that due to the inadequate site areas shown for the proposed dwelling, the sub-division of this site would result in a development which would result in substandard living environment for the future occupants of this dwelling. In addition it is considered that the proposal would have an unacceptable visual impact on the adjoining Green Belt and therefore the proposal is considered contrary to adopted policy, national guidance and the London Plan (2008).

2. RECOMMENDATION

It is recommended that should members have been in a position to determine the application, they would REFUSE it for the reasons outlined below.

1 NON2 Non Standard reason for refusal

The proposed dwelling by reason of its siting and layout would result in a cramped form of development, which would not be in keeping with the existing surrounding development, and would, be detrimental to the visual amenity and character of the surrounding street scene contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting and overall size, bulk and height, would prejudice the openness of, and views to and from the Green Belt. The proposal is

therefore contrary to Policy OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Planning Policy Guidance 2 (Green Belts).

3 NON2 Non Standard reason for refusal

The development is estimated to give rise to a significant number of children of nursery/primary/post-16 school age, and therefore additional provision would need to be made in the locality due to the shortfall of places in nurseries/schools/educational facilities serving the area. Given a legal agreement at this stage has not been offered or secured, the proposal is considered contrary to Policy R17 of the Unitary Development Plan Saved Policies September 2007.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	'Residential Layouts'
LLP 4A.3	Sustainable construction
OL5	Development proposals adjacent to the Green Belt
PPG2	Green Belts

LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the north side of Gladsdale Drive and comprises a plot of land, originally used as garden land in connection with the residential use of No.12, a semi detached property located at the western end of Gladsdale Drive. The street is residential in character and the land is on a slope with the land falling away towards the northwest to the stream at the rear. The land to the west is within the Green Belt and is also designated as a 'Site of Importance for Nature Conservation, and a Woodland Tree Preservation Order is in place. The western boundary of the site forms the boundary between the 'developed land' and the above mentioned designations as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The application seeks planning permission to erect a two storey 1-bedroom detached dwelling adjacent to 12 Gladsdale Drive using a similar front building line to the other properties in the street. The dwelling would be 6.55m wide and 12.7m deep and would be finished with a hipped roof, matching the height of No.12. The dwelling would be 4.9m to the eaves and 8.1m high to the ridge. Two off street parking spaces would be provided to the front of the property.

3.3 Relevant Planning History

65761/APP/2009/216 Land Forming Part Of 12 Gladsdale Drive Eastcote

Two storey four-bedroom detached dwelling with associated parking.

Decision: 09-03-2009 Withdrawn

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	'Residential Layouts'
LLP 4A.3	Sustainable construction
OL5	Development proposals adjacent to the Green Belt
PPG2	Green Belts
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th May 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

31 neighbours were consulted, and 2 petitions of 32 and 166 signatures respectively and 6 responses have been received, making the following comments:

1. This is Green Belt land and the building will damage lovely old Oak, Ash and Hornbeam trees;
2. The land has gradually been incorporated into the garden of No 12 over many years;
3. A close board fence has been erected involving the removal of an ancient hedgerow;
4. This is a Site of Importance for Nature Conservation, and an archaeological priority area. There are tree preservation orders on the trees adjacent to the proposed site, and this will probably endanger and kill them;
5. Bats roost in the Oak tree and voles live on the river bank;
6. The meadow was rich in plant and wild life, but these have been destroyed in the area boarded off, as everything was burnt;
7. This application would set a precedent for others to follow;
8. It is time the council adopts positive policy regarding developments eating piecemeal into the green belt to deter developers destroying our established conservation areas;
9. It is hard enough to park in the drive without adding a further property;
10. We have over 600 homes being built in less than a half mile radius, so there is already an over

development of housing and additional housing on this road should never be allowed.

11. We already have a problem with water pressure and drainage and another property would add to this;
12. They say it is not near water - it is, they say it cannot be seen from a public foot path - it can;
13. Previously the site was rented from the owner of the meadow to park his caravan, the previous owner fenced off parts before gaining title to it;
14. This development should be rejected for the same reasons that the development at Haydon Hill Meadow site at Pikes End was refused;
15. Further destruction of this hedgerow would endanger the habitat of wildlife including owls, bats, voles, hedgehogs and woodpeckers, etc;
16. It appears from the tree report that only one tree is at risk, does this mean no other trees have vulnerable root systems;
17. No 13 could be missing from the street scene due to superstition and when no 12 was built this area was probably left for access to the meadow;
18. There is little or no parking in Gladsdale Drive, which so far has been spared the blight of front gardens being concreted, the development would result in a parking lot at the end of the road, and the shared crossover would be unlikely to be acceptable to future purchasers, resulting in a wider crossover, loss of further front garden and street lighting re-sited;
19. Gladsdale Drive is built on a hillside and the ancient hedgerow provides a necessary wind break
20. The development is an example of garden grabbing and would set a precedent;
21. Land drainage - the land rises steeply from Gladsdale Drive, and this land will cause loss of natural land drainage. Considerable run off will occur from the parking area and any patio/garden buildings will add to this run off;
22. There is no guarantee that builders' waste will not find its way into the water course to the rear, this stream connects straight to the River Pinn which sustains a wide range of wildlife;
23. Faith in the eco credentials of the developer is somewhat strained, due to the destruction of the hedgerow and the subsequent burning of it;
24. It appears this is a money making exercise by a developer with little concern for the locality.

Eastcote Village Conservation Area Advisory Panel:

1. The land adjoins the Green Belt area known as Haydon Hill Meadows, which is an archaeological Priority Area and Site of Importance for Nature Conservation (Hi.B1 02 River Corridor), the river corridor of the SINC is at the rear of the site and the meadows are to the front and the rear;
2. The application shows the dwelling to be 0.5m away from the boundary with Haydon Hall Meadows. This would be detrimental to the trees growing on that boundary and the wildlife inhabiting those trees;
3. A 2m close board fence has already been erected to enclose the site, which involved the removal of part of a hedgerow. This is detrimental to the wildlife inhabiting the hedgerow;
4. The alleged diseased willow over hangs the site and the application would involve the tree being cut back and the roots damaged. The destruction of this tree will be detrimental to the ancient hedgerow;
5. London Plan Policy 3D.14 states development detrimental to protected land should be avoided;
6. The land registry plan shows the boundary was altered in 2008. It cannot be assumed there were plans to build when Gladsdale Drive was first laid out. Currently both sides of the road are equal length and to squash another house into the corner would be detrimental and out of character with the street scene (BE19). This land should be classed as greenfield not brown.
7. Land drainage - the land rises steeply from Gladsdale Drive and this land will cause loss of natural land drainage. Considerable run off will occur from the parking area and any patio/garden buildings will add to this run off. A sustainable urban drainage system (SUDS) would be needed and this would cause damage to the boundary trees in the SINC;
8. The design and access statement comments that a key characteristic of the road is front garden parking. This is incorrect, every property (except 1) is still laid out as built, with driveways leading to garages, and therefore the proposed front garden parking is out of keeping with the street scene;

9. The configuration of the shared drive will not be practicable. The angle from the road will require the dropped kerb to be altered, and a large part of the front garden to No.12 to be paved over;
10. There is a considerable amount of on street parking including the turning head and therefore the access would be restricted;
11. With regard to the tree survey, this indicates the land is slightly sloping this is incorrect, the land drops steeply and as such Gladsdale Drive is cut into the side of the hill. The survey only seems to concentrate on one tree (Willow), and does not consider the trees to the front that would be affected by the hardstanding;
12. Whilst there are no trees on the site, this is due to the developer cutting down and burning all the vegetation on the site. The woodland area protected by a preservation order and therefore all regeneration growth is protected, as such the comment that new saplings growing on the protected area are not of any significance, should be disregarded. This is an ancient hedgerow and according to DEFRA is species rich and should be protected;
13. The tree report states the willow tree has another 10 years of life, the slow demise is important to the ecology of the hedgerow, it will provide food and shelter to insect life, especially stag beetles which inhabit the meadows and are protected. The removal of this tree will require TPO permission, and to erect a dwelling on its roots will cause it to die more quickly;
14. Given the steep incline of this site, pollution from the building works will undoubtedly pollute the stream and the erection of a dwelling so close to the ancient hedgerow would be detrimental;
15. We are the owners of the adjacent land and the willow tree that would be affected by the proposal. We object on the basis of any harm to this tree. (Officer comment - this objection has now been removed and permission has been given to remove the tree)

Eastcote Residents Association:

1. The current house is adjacent to the green belt. It appears that the adjacent land has been recently purchased, we assume from the owner of the adjacent field which forms part of the Green Chain, known as Haydon Hill Meadows. Thus we assume the proposed land was, until recently, part of the Green Belt and as such protected;
2. The developer has fenced off the area and damaged the ancient hedgerow. The fence should be removed as soon as possible and the hedge reinstated;
3. There has recently been a successful campaign to stop development on Haydon Hill Meadows and we see no reason why this development should be any different and should be refused;
5. The siting of the additional property would be very cramped and the shared front driveway would be unsatisfactory;
6. The proposal would be detrimental and out of keeping with the street scene.

Northwood Hills Residents Association was consulted and no comments were received.

Ruislip, Northwood and Eastcote Local History Society

Despite claiming the development is not in the Green Belt it is only 0.5m away from the boundary, which will obviously have a detrimental affect on the Haydon Hill Meadows. It will look cluttered in the street scene.

Hillingdon Green Party

I reiterate the comments from Eastcote Village Conservation Area Advisory Panel, who state the proposal is not in accordance with Policies OL5, OE8, BE19, AM14 and the London Plan Policy 3D.14.

Environment Agency were consulted and considered that this application was assessed as having a low environmental risk. As such a full response to the application would not be made.

Metropolitan Police Authority was consulted and no response has been received.

Two of the Ward Councillors have requested that the application be referred to the North Planning Committee.

Officer comment: The issues relating to the impact on the Green Belt, the street scene, the impact on the nature conservation area and issue relating to parking and traffic are covered in the main report. Issues relating to drainage are not planning matters. With regard to the hedgerow that has been removed, this was not covered by the Hedgerow Regulations, and as such does not have to be reinstated by the landowner. In relation to archaeology, the archaeological area maps have been viewed and whilst the adjoining site was once designated as a priority area the boundaries have now substantially reduced and this adjoining land is no longer covered by the designation.

Internal Consultees

TREE/LANDSCAPE OFFICER

The woodland, which includes a willow and a number of hornbeam and ash trees, on the land to the north of the site is protected by TPO 387. The immature Ash trees at the end of Gladsdale Drive and close to the eastern boundary of the site do not form part of the protected woodland.

The scheme includes a survey report about the multi-stemmed Willow tree close to the northern boundary of the site. The report also mentions the woodland. The willow is found to be defective and prone to split and collapse, because decay in the main stem has spread to the other limbs one of which has collapsed, and will have to be removed in the interests of safety. Saved policy BE38 of the UDP does not apply to this tree, because in this condition it is not a feature of merit. In this context, the removal of this tree is a private matter for the owners of the land on which it is situated, who have indicated that the tree can be removed.

The scheme also includes a revised site plan, which shows the location of the trees at Gladsdale Drive (Dwg. No.RAC/2/c) and the levels across the site.

Subject to the protection afforded by the existing boundary fence, which should be retained, the scheme will not affect the other (off-site) woodland trees and the (off-site) trees at the end of Gladsdale Drive. The layout also reserves space for landscaping.

Subject to conditions TL1 (levels), TL5, TL6 and TL7, and a condition requiring the retention of the existing boundary fence or the provision of alternative fencing to protect the off-site trees/woodland (reason TL3), the scheme is acceptable in terms of saved policy BE38.

WASTE STRATEGY SECTION

The dwelling should incorporate in their design storage provision for an average of 2 bags of recycling and two bags of refuse per week plus 3 garden waste bags every 2 weeks.

Director of Education

Assuming the new dwelling will be a private house, the contribution request would be £8,953

CONSERVATION AND URBAN DESIGN OFFICER

The site forms the side garden of an existing semi-detached house located at the end of the road and fronting a small turning head. The land falls quite steeply in this area, with the houses on the

north side of the road sitting below street level. The detached houses on the opposite side are raised considerably above road level and are very prominent in the street scene. Overall within the street the houses are varied in style, although towards the northern end of the road, they tend to be fairly simply detailed with hipped roofs rather than gables being a feature of the street elevations.

The site is low lying, well screened by greenery and positioned far enough away from the boundary of the Eastcote Village CA not to impact on its setting. We are of the view that the new house should be set back off both boundaries of the site by a minimum of 1m, so that it sits more comfortably within the site. The design of the elevation does need to be simplified, the front gable should be revised to a hip and the projecting bay omitted so that the street elevation reflects the style of the immediately adjacent properties. If agreed, samples of the building materials should be conditioned for agreement to ensure that they are appropriate for the location.

Revisions required.

Officer comment - these comments were forwarded to the applicant/agent, and amended plans have now been received.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is designated as a Developed Area within the Hillingdon Unitary Development Plan Saved Policies (September 2007). Residential activities are considered appropriate within Developed Areas and thus the principle of residential development is acceptable, subject to compliance with the policies within the Unitary Development Saved Policies September 2007, The London Plan (2008) and national policies.

7.02 Density of the proposed development

Policy 3A.3 of the London Plan advises that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and the site's public transport accessibility. The London Plan provides a density matrix to establish a strategic framework for appropriate densities at different locations.

Table 3A.2 recommends that developments of detached houses on suburban residential sites with a PTAL score of 1 should be within the ranges of 35-55 u/ha and 150-200 hr/ha. The proposed density for the site is 280 habitable rooms per hectare (hrpha), which is in excess of the London Plan thresholds. Applications, though should not be refused purely on the basis that they exceed a stated density, but the impact of the scale, size and bulk should be considered as a manifestation of this and it is the siting of the development very close to the Green Belt boundary, its failure to leave sufficient space around the proposed development and the need to provide large areas of hardstanding to meet parking requirements which shows that the proposed density of development is unacceptable.

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

The application is adjacent to Eastcote Village Conservation Area and the site forms the side garden of an existing semi-detached house located at the end of the road and fronting a small turning head. The land falls quite steeply in this area, with the houses on the north side of the road sitting below street level. The detached houses on the opposite side are raised considerably above road level and are very prominent in the street scene. Within the street the houses are varied in style, although towards the northern end of the road, they tend to be fairly simply detailed with hipped roofs rather than gables being a feature of the street elevations. The site is low lying, well screened by greenery and positioned far

enough away from the boundary of the Eastcote Village CA not to impact on its setting. The design of the property is considered to be acceptable in terms of its impact on the adjoining conservation area.

7.04 Airport safeguarding

Not applicable to this case.

7.05 Impact on the green belt

The application site lies immediately adjacent to the Green Belt which at this point, also forms a site of Nature Conservation of Grade I Importance. Policy OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states that the Local Planning Authority will normally only permit development adjacent to or conspicuous from the Green Belt if it will not injure the visual amenities of the Green Belt. Clause 3.15 of PPS2 also advises that the visual amenities of the Green Belt should not be injured by proposals for development conspicuous from the Green Belt by reason of their siting, materials or design.

The residential properties in Gladsdale Drive and in particular the two properties immediately adjacent to the Green Belt boundary provide not only an attractive setting to the Green Belt, but an essential transition between the urban area and the Green Belt. This situation is created by the dwellings being located well away from the boundary. The nearest point of the existing house to the boundary adjoining the Green Belt is approximately 10m. The proposed scheme would take the nearest property to within 1m of the boundary with the Green Belt, which leaves insufficient room for any meaningful landscaping, thus resulting in the dwelling being much more conspicuous from the Green Belt than existing properties. As a result of the siting of the dwelling the scheme is considered to compromise the openness of the Green Belt contrary to Policy OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and PPS2.

7.06 Environmental Impact

Not applicable to this case.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007 highlights the importance of designing new development to harmonise with the existing street scene whilst Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area.

Planning Policy Statement 1 (PPS1) and the London Plan states that the appropriate density of development depends on a balance between the full and effective use of available housing land and the following important considerations; the quality of the housing layout and design, its compatibility with the density, form and spacing of surrounding development and the location configuration and characteristics of the site.

The area generally comprises a mix of 2-storey detached and semi-detached housing on reasonably large plots of land with landscaped gardens. The proposed property, particularly in relation to its siting in relation to the boundaries is considered to compromise the existing open character of the area. The proposed scheme is constrained on its site in comparison to the surrounding properties. As such, it is considered that the proposed layout of the dwelling is not in keeping with the layout of the adjoining residential properties. Consequently, it is considered that the development would have an adverse impact on the local distinctiveness of the area in terms of spacing, scale, massing and layout. It is therefore considered that the proposal would be contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. This proposal would comply with this advice as the rear garden would be in excess of 18m. Furthermore, due to the proposed siting of this dwelling, (in line with the adjacent property, with a 1.3m single storey rear projection) it is not considered the proposal would cause an adverse affect by way of loss of outlook or light to the existing or adjacent properties. Therefore the proposal would comply with policies BE20 and BE21 of the UDP (Saved Polices September 2007) and the guidance within the SPD: Residential Extensions.

With regard to loss of privacy, the side facing openings shown on the proposed plans, would be either to serve WC's/bathrooms or would be secondary windows. As such if an approval were considered appropriate a condition could be attached to require these openings to be obscure glazed and non-opening below top vent and a further condition applied to restrict the insertion of any future openings, to overcome any overlooking concerns, and as such no material loss of privacy would arise. Therefore the proposal would comply with policy BE24 of the UDP (Saved Policies September 2007) and the SPD: New Residential Layouts: Section 4.12.

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling would be 126.6m². The SPD states the minimum amount of floor space required for a 3-bedroom, two storey house would be 81m² and therefore the proposal would comply with this advice

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that a 3 bed house should have a minimum garden space of 60m², and the proposal would comply with this advice, with a rear usable garden area of over 250m² for the existing dwelling and 159m² for the proposed new dwelling. Therefore the proposal would comply with this advice and with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal shows the provision of 2 off street parking spaces for the existing dwelling and a further two spaces for the new dwelling, as such the proposal is considered to comply with the Council's approved car parking standards and with policies AM7(ii) and AM14 of the Hillingdon Unitary Development Plan (Saved Polices September 2007).

7.11 Urban design, access and security

As above

7.12 Disabled access

Disabled access will be provided at ground floor via the front and rear entrances. Disabled access will be provided to the ground floor WC and the dwelling is of a sufficient size to incorporate the requirements of Lifetime Homes standards. Therefore the proposal would

comply with Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this case.

7.14 Trees, Landscaping and Ecology

The Council's Landscape Officer has not raised objection to the proposal in terms of the impact of the proposal on protected trees and in this respect the proposal is considered acceptable. The issue of landscaping provision within the site and the impact of this is discussed in Section 7.05.

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway, no details have been provided in respect of this issue however it is considered that should the application be approved these matters could be dealt with by way of a condition.

7.16 Renewable energy / Sustainability

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD HDAS: Residential Layouts: Section 4.9 states and Policy 4A.3 of the London Plan (2008).

7.17 Flooding or Drainage Issues

The environment agency have been consulted and considered that this application was assessed as having a low environmental risk. As such a full response to the application would not be made.

7.18 Noise or Air Quality Issues

Not applicable to this case.

7.19 Comments on Public Consultations

See Section 6.1

7.20 Planning Obligations

Presently S106 contributions for education are only sought for developments if the net gain of habitable rooms exceeds six, which it does in this case. The Director of Education has commented that a contribution of £8,953 would be required towards nursery, primary and post-16 education in the Eastcote and East Ruislip area.

7.21 Expediency of enforcement action

Not applicable to this case.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved (given the recommendation is to refuse), the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The proposal, due to the lack of area to the side to allow for a sufficient landscaping strip in relation to the green belt boundary, and the inadequate living conditions that would be provided for the future occupants of the proposed dwelling the proposal is considered contrary to policies in the Hillingdon Unitary Development Plan (Saved Policies September 2007), HDAS: New Residential Layouts: July 2006, PPG2 (Green Belts) and The London Plan (2008)

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
HDAS: New Residential Layouts: July 2006
The London Plan (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land forming part of
12 Gladsdale Drive
Eastcote**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
65761/APP/2009/599

Scale
1:1,250

Planning Committee
North Page 117

Date
June 2009



HILLINGDON
LONDON

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Report of the Corporate Director of Planning & Community Services

Address LAND AT 1-10 LEES AVENUE NORTHWOOD

Development: Block of 6 two storey, three-bedroom terraced houses and a two-bedroom detached bungalow with associated parking and vehicular crossovers, involving the demolition of existing 10 attached bungalows).

LBH Ref Nos: 63316/APP/2009/774

Drawing Nos: 04063/151B
04063/163C
04063/183
04063/182
Design and Access Statement
04063/150A
04063/152A
04063/153A
04063/154A
04063/155A
04063/156A
04063/157A
04063/158A
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04063/165A
04063/177B
04063/178B
04063/179
04063/180A
04063/168A
04063/170A
04063/169A
04063/162F

Date Plans Received:	16/04/2009	Date(s) of Amendment(s):	16/04/2009
Date Application Valid:	11/05/2009		11/05/2009
			11/06/2009

1. SUMMARY

This application seeks permission to demolish 10 attached bungalow units and erect a

two storey terrace, comprising 6 three-bedroom units and a detached two-storey bungalow.

The proposal would replace the existing poor accommodation on site that is coming to the end of its useful life. Although the scheme represents a net loss of units on site, it would result in a net increase in the site's residential density and provide modern family units, including a fully wheelchair accessible bungalow. As such, it is considered that the overall improvement to the accommodation on the site off sets the net loss of units.

The proposal would present an acceptable appearance within the street scene and the amenities of surrounding residential properties would not be adversely affected. Furthermore, the accommodation proposed would satisfy the Council's internal living space and external amenity space standards so as to provide suitable residential accommodation.

2. **RECOMMENDATION**

APPROVAL subject to the following:

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 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RPD1 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 development hereby approved facing Manor Cottages and No. 11 Lees Avenue.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor side bedroom oriel window on unit 6 facing 6 Manor Cottages shall be glazed with obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 RPD5 Restrictions on Erection of Extensions and Outbuildings

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 extension to any dwellinghouse(s), including roof extensions, nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 H7 Parking Arrangements (Residential)

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed 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 3C of the London Plan. (February 2008).

8 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,

- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 NONSC Non Standard Condition

The dwellings hereby permitted shall be built in accordance with Lifetime Homes Standards, as set out in the Council's Supplementary Planning Document Hillingdon Design and Accessibility Statement: Accessible Hillingdon. No development shall take place until plans and/or details to demonstrate compliance with the standards have been submitted to an approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

11 NONSC Non Standard Condition

The car park hereby approved shall be constructed using a porous surface, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To limit surface water runoff in order to ensure the proposed development does not cause a new surface water flooding problem in accordance with policy OE7 of the Hillingdon Unitary Development Plan.

12 NONSC Non Standard Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

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 Unitary Development Plan Saved Policies (September 2007).

13 H17 Washing of Construction Vehicles

Provision shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan.

14 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the '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).

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, and to reflect the guidance contained in Circular 5/94 'Planning Out

INFORMATIVES

1 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.

2 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.

3 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).

4 I5 Party Walls

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

- carry out work to an existing party wall;

- build on the boundary with a neighbouring property;

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

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

5 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.

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 should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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 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).

8 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.

9 I47 Damage to Verge

You are advised that 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).

10 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).

11 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 (February 2008) 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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM14	New development and car parking standards.
LLP	London Plan (February 2008)
HDAS	'Residential Layouts' and 'Accessible Hillingdon'
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPD	Supplementary Planning Document, Planning Obligations, July 2008

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located to the south and east of Lees Avenue, on an inside corner of the road, opposite its junction with Manor Cottages to the north. Lees Avenue is a cul-de-sac, terminating at a garage court at its southern end. The road is accessed from the A404 Rickmansworth/Pinner Road via Chestnut Avenue which passes beneath the Metropolitan Underground line which in this vicinity is raised upon an embankment. The site forms part of the 'developed area' as identified in the UDP saved policies September 2007.

The 0.14 ha site is of an irregular shape and currently comprises 10 attached flat roof bungalows, which have simple elevations. Some of the units are vacant and appear to be unkempt. The site is surrounded by predominantly two storey houses. To the south, separated by a narrow pedestrian footpath, is a two storey terrace fronting Lees Avenue, with houses fronting Chestnut Avenue to the east. To the north are properties fronting Manor Cottages which have steep cat-slide roofs to their front and rear elevations, with first floor accommodation in the roof space. To the west, is a stream, bounded by a dense band of mainly deciduous trees, beyond which are houses fronting Knoll Crescent. The site slopes from the east down to the existing terrace on Lees Avenue, to the west.

3.2 Proposed Scheme

It is proposed to demolish the existing 10 attached bungalows and erect a two storey terrace of 6, 3-bedroom houses and a detached 2-bedroom disabled person bungalow. The proposed terrace would front Lees Avenue to the west of the site, aligning with the adjoining terrace to the south and the detached bungalow would be sited at the northern end of the site.

The terrace would be 36m wide and 9.4m deep. The front elevation of the terrace would align with that of the adjoining terrace and project beyond its rear elevation by 1m. It would have simple elevations, with storm porches to the front with a maximum height of 2.95m and a hipped roof, 5.1m high to eaves level, slightly lower than the eaves height of the adjoining terrace and 6.8m high to the ridge, matching the ridge height of the adjoining terrace. Five of the units would have a parking space in their front gardens, with the sixth space and 6 visitor spaces being provided between the terrace and the proposed bungalow. The terrace would have brickwork on the ground floor, with render above.

The bungalow would be L-shaped, with a frontage width of 10.95m and maximum depth of 11.45m. It would have a hipped roof, with an eaves height of 2.4m to 2.95m high, given the sloping ground, and an average ridge height of 4.65m. It would incorporate a projecting hipped element on the front elevation and a flat roofed open car port on its eastern side elevation.

As part of the application, a Design and Access Statement has been submitted. This describes the site and the surrounding wider context and provides a brief history of the development of the area. It goes on to state that the application properties and all those in Lees Avenue and Manor Cottages are owned by the applicant, the Ruislip Manor Cottage Society which is a not-for-profit organisation set up in the early nineteen hundreds to provide affordable accommodation to those in need in the area with over 200 properties in the Ruislip and Northwood area. The Society has recently developed some flats and bungalows adjacent to its offices at Kings Grange, Brickwall Lane, Ruislip and the elderly residents that historically occupied the Lees Avenue bungalows have gradually been re-housed and only a couple of units are currently occupied. These will be offered alternative accommodation nearby and may be able to move back into the new properties on completion. By re-developing this site, the society aims to improve the quality of accommodation offered to its tenants by replacing the outdated studio bungalows with six much needed three bed family houses with gardens and a two bedroom bungalow.

The assessment goes on to describe the public involvement with local residents and identifies the constraints and opportunities of the site. It goes on to discuss the design principles, density, layout, landscaping, appearance and access of the proposal, stating all units are designed to Lifetime Homes standards, with the bungalow designed to full wheelchair standards.

3.3 Relevant Planning History

Comment on Relevant Planning History

63316/APP/2007/2063 - Refurbishment and conversion of Nos. 1-4 Lees Avenue from 4 one-bedroom studio apartments to create 2 three-bedroom bungalows with pitched roofs; demolition of Nos. 5-10 Lees Avenue and construction of 5 three storey, three-bedroom townhouses (incorporating dormer windows in the roof) and 1 two-storey, two-bedroom house was refused on the 26th November 2007.

63316/APP/2008/1296 - Erection of a two storey building containing 6 three-bedroom

terrace dwellinghouses and 2 two-bedroom bungalows (Involving the demolition of the existing dwellings, Nos. 1 - 10 Lees Avenue) was refused at the North Planning Committee meeting on 14th January 2009 for the following reasons:

1. The proposal by reason of its siting, design, overall layout, size, bulk, site coverage and density, would result in a cramped overdevelopment of the site, which would be visually intrusive, incongruous and detrimental to the open character and visual amenity of the area. The development therefore fails to harmonise with the street scene and open character of the surrounding area, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Policy 3A.3 of the London Plan.

2. The proposed development by reason of its overall size, height, siting and length of projection would not afford adequate living conditions for the future occupiers of Unit 8 of the proposed development by reason of overdominance and poor outlook. The proposal would therefore conflict with Policies BE 19, BE21 and BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS (SDP) Residential Layouts .

3. The proposal fails to retain adequate provision for the parking of vehicles within the curtilage of the proposed dwellinghouses. This is likely to give rise to conditions, which are prejudicial to the free flow of traffic on the adjoining highway, contrary Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and national policy expressed in Planning Policy Statement 3 (PPS3).

4. The rear private garden area of Unit 7 of the proposed development by reason of its siting and orientation to the adjoining property, 4 Chestnut Avenue would be directly overlooked causing an unacceptable loss of privacy to its future occupants. The proposal is therefore contrary to Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and section 4.12 of the Council's HDAS (SPD): Residential Layouts.

5. The proposal, by reason of overlooking and loss of privacy of bedroom 2 of Unit 8 from users of the public walkway, would fail to afford an acceptable standard of residential accommodation. The proposal is therefore contrary to Policies BE19 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|---|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |
| PT1.16 | To seek to ensure enough of new residential units are designed to wheelchair and mobility standards. |

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM14	New development and car parking standards.
LLP	London Plan (February 2008)
HDAS	'Residential Layouts' and 'Accessible Hillingdon'
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPD	Supplementary Planning Document, Planning Obligations, July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

58 neighbouring properties have been consulted. One letter of objection has been received, making the following comments:-

- (i) Noise, dust and haulage lorries associated with the development will be horrendous.
- (ii) Properties are being destroyed only to be replaced with similar ones.

Northwood Residents' Association: No response received.

Harefield Village Conservation Panel: No response has been received.

EDF Energy: No response received.

Metropolitan Police: No response received.

8 Councillors have been consulted: No responses have been received.

Internal Consultees

PEP: No response received.

Trees/Landscape Officer: No response received.

Access Officer: No response received.

Education Services:

Currently we are not seeking any S106 contributions for school places in the Northwood area, so in this instance there is nothing sought.

Waste Strategy:

The Waste Division has no comment to make with respect to the design of the 3 bedroom dwellings.

The dwelling houses should incorporate in their design waste grinders in the kitchen sinks and storage provision for an average of 2 bags of recycling and 2 bags of refuse per week plus 3 garden waste bags every 2 weeks.

EPU (Land Contamination):

We have no specific information regarding contamination at the above site. However, if the proposal includes importing material, especially garden and landscaping soils, the following condition is advised.

Condition to minimise risk of contamination from Imported Materials

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

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 Unitary Development Plan Saved Policies (September 2007).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed residential redevelopment of this site is within an established residential area. There is no objection in principle to the proposed use. The existing buildings on site are of little or no architectural or historical significance and therefore no objections are raised to their demolition.

The net result of the proposal would be to reduce the number of dwellings on the site from 10 to 7, which in pure policy terms would not comply with Policy H3 of the UDP Saved Policies September 2007, which discourages the net loss of residential properties. However, given the condition of the existing properties and the fact that the redevelopment

results in an overall increase in density, whilst providing for modern standard family dwellings, in compliance with Policy H5, and a fully wheelchair accessible unit, it is considered to off set any net loss of dwellings.

7.02 Density of the proposed development

Since the adoption of the UDP, new density guidelines have been introduced in the London Plan. The London Plan Policies on density have taken precedence over UDP density standards and are now part of the borough's Development Plan. These density controls take into account public transport accessibility, the character of the area and type of housing proposed. The site has a PTAL of 1, which is considered to be remote within a suburban context. Taking this into account, the London Plan density guideline is 150 to 200 habitable rooms per hectare (hr/ha) or 30 to 50 units per hectare (u/ha) as the appropriate capacity for the site.

The development would have a density of 194hr/ha and 48u/ha. This is in accordance with the London Plan. It is considered that the application site can accommodate the density of the proposed development. The proposal would have a form of layout and building design and scale that would provide satisfactory environmental conditions for future/neighbouring occupiers and would harmonise with its surroundings.

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

N/A to this application.

7.04 Airport safeguarding

N/A to this application.

7.05 Impact on the green belt

N/A to this application.

7.06 Environmental Impact

N/A to this application.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE22 seeks to ensure that residential development of two or more storeys maintains a minimum gap of 1m from the side boundary.

The proposed terrace would be sited on the side boundary of the site adjoining No. 11 Lees Avenue. However, the footpath that serves the adjoining rear gardens would separate the two blocks, maintaining a gap of 1.1m. Although this is contrary to policy BE22 and relevant design guidance, the adjoining terrace comprising of Nos. 11 to 21 Lees Avenue already maintains a similar gap with its adjoining terrace, Nos. 22 to 27. As such, it is considered that the restricted width of gap would not result in a development that would be detrimental to the character and appearance of the street scene.

The proposed terrace would align with the front elevation of the adjoining terrace and have similar eaves and ridge heights. It would have a hipped roof as compared to the gable roof of the adjoining terrace, but both styles of roof are prevalent in the area, and the roof would not appear out of keeping with the character of the area, particularly given the hipped roofs to the properties on higher ground adjoining the site at the rear, fronting Chestnut Avenue.

The proposed terrace would have simple elevations that would sit comfortably with the adjoining terraced properties.

The proposed bungalow would be well proportioned and employ matching materials to the terrace and have a similar hipped roof which would assist with the visual integration of the terrace with the surrounding hipped roof properties. The car port at the side would be open and have a flat roof so as to not appear unduly conspicuous within the street scene.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon UDP Saved Policies (September 2007) seek to control the effects of new built development. While these policies recognise that any development will result in some impact on surrounding properties by virtue of change, their purpose is to guide development in a manner which, where possible is complementary to existing conditions.

Policy BE20 seeks to ensure that adequate sunlight reaches proposed and surrounding properties and Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. Hillingdon Design and Accessibility Statement (HDAS) provides further guidance in respect of these matters, stating in particular that the distance between habitable room windows should not be less than 21m with a 3m area of rear private amenity space, and that a 15m setback should be maintained to the rear of surrounding properties.

The front elevation of the proposed two storey terrace would align with the front elevation of the adjoining terrace and its rear elevation would project from the adjoining terrace's rear elevation by approximately 1m. Given that the terraces would be separated by over 1m and the proposal would be sited to the north of the existing terrace, there would be no adverse impact on these properties by reason of dominance or loss of sunlight.

The terrace only contains a first floor side oriel window facing north which is shown to be obscure glazed. As regards the properties on the opposite side of the road, fronting Knoll Crescent, the habitable windows in the front elevation would be sited approximately 28m from the rear elevations of these properties and between them lie the line of trees following the water course, which would provide additional screening, particularly during the summer months. The elevated properties on Chestnut Avenue to the east are some 42m away from the habitable room windows in the rear elevation of the terrace.

As regards the bungalow, the flank wall of this property would be sited over 12m from the rear elevations of the nearest properties on Chestnut Avenue, Nos. 2 and 3, similar to the existing siting of the flat roofed bungalow and its open car port would be some 9m away. Given its single storey height and the lower ground level of the bungalow, this separation is considered to be adequate to prevent the bungalow from appearing unduly dominant. The only side windows facing Chestnut Avenue serve non-habitable rooms.

It is therefore concluded that the proposal would not result in any undue adverse impact upon surrounding properties by reason of dominance, loss of sunlight or privacy.

7.09 Living conditions for future occupiers

The proposed units would have adequate outlook from their habitable room windows and the three bedroom units of the terrace and the two bedroom bungalow would have internal floor areas of 81m² and 74m² respectively, satisfying the Council's floor space standards of 81m² and 63m² for three and two bedroom units. Amenity space for the three bedroom units would range from 60m² to 77m², satisfying the minimum 60m² standard for two to three bedroom houses. The 3m deep 'patio' areas adjacent to their rear elevations would be over 38m from the first floor windows of the properties in Chestnut Avenue so that they

would provide adequate privacy. There are two first floor bedroom windows in the side elevation of No.6 Manor Cottages that would be sited within 15m of the patio area of the nearest property. However, amended plans have been received which show a 2.5m high boundary fence adjoining the patio area which would screen this area.

As regards the bungalow, this would provide 95m² of rear amenity space. Although this area would be within 17m of the rear elevations of properties fronting Chestnut Avenue, the bungalow has been designed so that a projecting rear wing effectively screens the rear amenity space from these properties. The rear patio area is also more than 21m from the nearest windows in the proposed terrace.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would provide one space for 5 of the terraced units in their front garden, with the end unit accommodating its space at the side. Sited between the proposed houses and the bungalow would be a visitor parking area, comprising 6 spaces. The bungalow would have two spaces, including a disabled space under the car port.

The scheme satisfies the Council's adopted car parking standards and its layout, with at least 6 metres clear space in front of the parking spaces would allow adequate accessibility. As such, the scheme accords with policy AM14 of the adopted UDP saved policies September 2007 and adopted car parking Standards.

7.11 Urban design, access and security

See sections 7.07 and 7.12. Security is dealt with by condition.

7.12 Disabled access

The 6 terraced properties would have level access with adequate corridor and staircase width, a downstairs toilet and accessible kitchen to satisfy Lifetime Homes standards. The bungalow has been designed to be fully wheelchair accessible.

7.13 Provision of affordable & special needs housing

N/A to this type of application.

7.14 Trees, Landscaping and Ecology

No significant trees would be adversely affected by the proposed development and the Council's Tree Officer advised on a previous similar application that the scheme was acceptable, subject to conditions.

7.15 Sustainable waste management

N/A to this application.

7.16 Renewable energy / Sustainability

N/A to this application.

7.17 Flooding or Drainage Issues

N/A to this application.

7.18 Noise or Air Quality Issues

N/A to this application.

7.19 Comments on Public Consultations

As regards Point (i), an informative has been added advising of the requirements for construction sites under Environmental Health legislation.

Point (ii) is not a material planning consideration although the applicants have explained the need to redevelop the site.

7.20 Planning Obligations

N/A to this application.

7.21 Expediency of enforcement action

N/A to this application.

7.22 Other Issues

N/A to this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The redevelopment of this site would ensure that the existing sub-standard housing on site is replaced. The existing flat roofed bungalows also detract from the visual amenity of the

street scene.

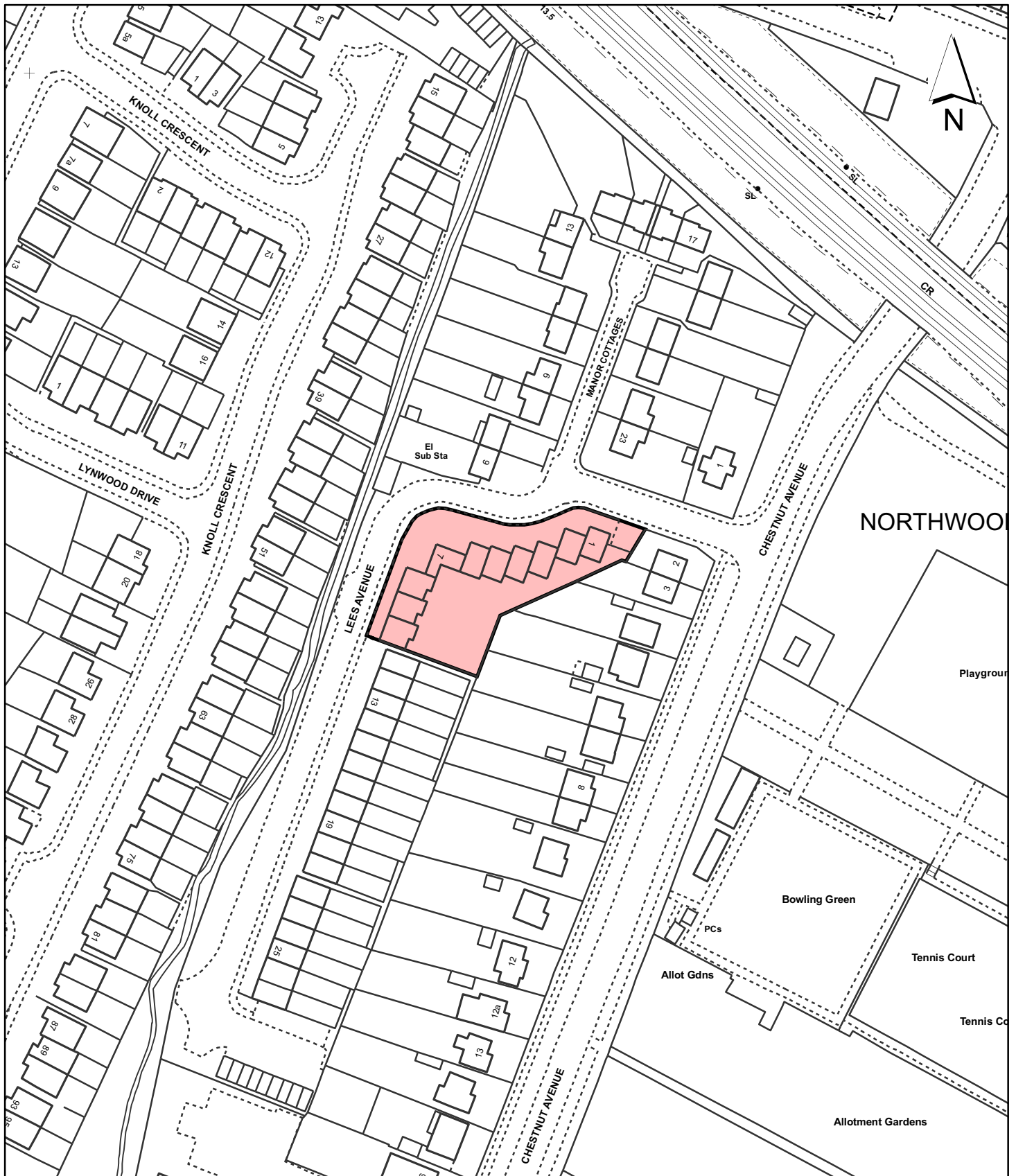
Although the proposal would result in a net loss of residential units, the residential density would rise and the provision of modern family housing, which satisfies relevant standards would off set this loss. The scheme would result in an improvement to the character and appearance of the street scene and the surrounding area and would not be detrimental to the amenities of surrounding residential properties. The scheme also satisfies the Council's car parking standards. It is recommended accordingly.

11. Reference Documents


- (a) London Plan (February 2008)
- (b) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (c) Hillingdon Design and Accessibility Statement: Accessible Hillingdon
- (d) Hillingdon Supplementary Planning Document, July 2007: Planning Obligations
- (e) Letters making representations

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land at 1 - 10 Lees Avenue
Northwood**

Planning Application Ref:
63316/APP/2009/774

Planning Committee
North Page 136

Scale
1:1,250

Date
June 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address BUILDERS YARD JOEL STREET NORTHWOOD

Development: Erection of a single-storey building for storage, offices, staffroom/toilets and customer service area plus general store (Involving demolition of all existing buildings on site including the Voda Phone plant and mast).

LBH Ref Nos: 16194/APP/2009/580

Drawing Nos: 1728/PL/01 Revision A
1728/PL/02
1728/PL/03
Design and Access Statement: Revision A

Date Plans Received: 19/03/2009 **Date(s) of Amendment(s):** 24/03/2009
Date Application Valid: 19/03/2009 27/04/2009

1. SUMMARY

The proposal is considered to be detrimental to the open character of the Green Belt and visual amenities of the street scene contrary to Policy OL4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). The application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal represents inappropriate development within the Green Belt for which no case of very special circumstances has been made by the applicant to justify its approval. The proposal is therefore contrary to Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Planning Policy Guidance 2 (PPG2) - Green Belts.

2 NON2 Non Standard reason for refusal

The proposed building by reason of its height, scale, bulk, design, discordant and unsympathetic materials and prominent location, would result in a disproportionate change to the bulk and character of the original building(s), which would be visually intrusive and detrimental to the open character and purpose of the Green Belt. The proposal is therefore contrary to Policy OL4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Planning Policy Guidance 2 (PPG2) - Green Belts.

3 NON2 Non Standard reason for refusal

No visual or landscape impact analysis has been submitted and no landscape proposals made to mitigate the impact of the proposal on its surroundings. The proposal therefore fails to enhance the landscape quality of the site, and as such is detrimental to the

character of the Green Belt contrary to Policies OL2 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Planning Policy Guidance 2 (PPG2) - Green Belts.

4 NON2 Non Standard reason for refusal

The proposed development would result in an increase in scale and site coverage of structures and buildings, and as a result fails to indicate the provision of off-street parking or manoeuvring areas for large vehicles, staff and customers. The proposal would therefore be detrimental to highway and pedestrian safety and the free flow of traffic on the public highway, and as such is contrary to Policies AM2 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Car Parking Standards (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of 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.
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.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
PPG2	Green Belts

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of Joel Street opposite its junction with Norwich Road and comprises a builder's merchants yard. The site is approximately 0.13 hectares and is surrounded to the north, east and south by open fields. To the west and on the opposite side of Joel Street are 150 and 154 Joel Street, a surgery and dwelling house, respectively. The application site lies within the Green Belt as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a single-storey building for storage, offices, staffroom/toilets and customer service area plus general store involving the demolition of all existing buildings on site including the Vodafone plant and mast.

The proposed building would be sited on the northeast end of the site some 24m from the road frontage (same as the previously refused scheme and within 1.3m of the rear boundary). It would be sited 1.5m and 9.5m from the northern and southern boundaries respectively. The proposed building would measure 26m long (similar to the previous proposal), 13m wide (3.2m wider than the previous scheme) with a total height of 7.5m (700mm lower than the previously refused scheme). It would have an eaves height of 3.5m.

The applicant has described the proposed building as "practically a single-storey structure with pitched roof to the side of the building at 22° and a central lantern roof offering light into the storage area." The building is to be constructed in brick up to a metre high, with an internal steel frame and roof truss. The remaining wall will be covered in timber boarding and the roof with a module artificial slate roof covering in white stone chippings.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission ref: 16194/APP/2008/1279 for the erection of a two-storey building for storage, offices, staffroom/toilets and customer service area, erection of 2.5m high metal railings to side/rear of site and retention of 4m high freestanding metal racking system involving the demolition of all existing buildings on site was refused in October 2008 for the following reasons:

1. The proposal represents inappropriate development within the Green Belt for which no case has been made by the applicant to justify its approval. The proposal is not therefore of very special circumstances and is contrary to Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Planning Policy Guidance 2 (PPG2).
2. The proposed building by reason of its height, scale, bulk, design, discordant and unsympathetic materials and prominent location, would result in a disproportionate change to the bulk and character of the original building(s), which would be visually intrusive and detrimental to the open character and purpose of the Green Belt. The proposal is therefore contrary to Policy OL4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and PPG2.
3. The existing racking structure by reason of its height, scale and design represents a

visually intrusive form of development detrimental to the visual amenities of the locality, and as such runs contrary to the aims and objectives of national and local planning policy, which seeks to keep the Green Belt in an open and attractive state. The proposal is therefore contrary to Policies BE13, BE19 and OL4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and PPG2.

4. No visual or landscape impact analysis has been submitted and no landscape proposals made to mitigate the impact of the proposal on its surroundings. The proposal therefore fails to enhance the landscape quality of the site, and as such detrimental to the character of the Green Belt contrary to Policies OL2 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and PPG2.

5. The proposed development would result in an increase in scale and site coverage of structures and buildings, and as a result fails to indicate the provision of off-street parking or manoeuvring areas for large vehicles and staff. The proposal would therefore be detrimental to highway and pedestrian safety and the free flow of traffic on the public highway, and as such is contrary to Policies AM2 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Car Parking Standards (September 2007).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of 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.
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.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
PPG2	Green Belts

5. Advertisement and Site Notice

Not applicable

5.1 Advertisement Expiry Date:-

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

47 neighbouring occupiers have been consulted. 8 letters of objection have been received with the following comments:

- (i) The proposal will lead to further congestion of Joel Street due to the location of the access to the site, especially at peak traffic times, and as a result of delivery vehicles of up to 40 foot long holding up traffic;
- (ii) Where will the staff park, as there is no on-site parking? Delivery vehicles wait outside the houses in Joel Street (usually between Nos. 158 to 166) awaiting access to the yard. This usually conflicts with early morning traffic in this area and those of Haydon and Herlyn schools nearby;
- (iii) The proposal would be detrimental to the outlook onto the site;
- (iv) The existing external storage racks which have been erected without prior planning permission is industrial, an eyesore, out of keeping with the surrounding. Prior to Grant and Stone taking over this builder's yard, the building materials stored in the yard were seldom visible over the green hedge that surrounds the yard on the right hand side. Any external storage rack should be lower so as to create less of a visual impact;
- (v) Some additional perimeter lighting had been erected without planning permission. The lights light up the whole site when they are on and are very obtrusive. Is planning permission required?
- (vi) Various storage units have appeared without planning permission;
- (vii) The building and its construction materials are not in keeping with existing buildings in the area and not appropriate in a Green Belt environment. It is the type of building found on an industrial estate. The converted barn across the field from the builder's yard is more in keeping with a structure expected to find next to Green Belt land;
- (viii) Whilst the present structure on the site is far from attractive it is at least unobtrusive. The rather rustic character of the shed is, in some ways, in sympathy with the more rural surroundings;
- (ix) The proposed building is too large for a development in the Green Belt;
- (x) The proposal, if allowed, will intensify the use of the site which has been low-key all this while;
- (xi) Concerned about the overloading of the drainage system in this area as there has been problems on several occasions when the main sewer at the junction of Joel Street and Norwich Road flooded the smallholding adjacent the application site.

Northwood Hills Residents' Association - No comments received

Ickenham Residents' Association - No comments received

Ward Councillor - requests that the application be reported to Committee for determination.

Internal Consultees

HIGHWAYS ENGINEER:

Although no comments have been received, the current application is similar in concept and particularly its siting, to the previously refused scheme, and as such, the comments of the Highways Engineer for that proposal are relevant to this application. The comments are as follows:

This application cannot be supported on Transportation grounds. The proposed plans do not indicate

the provision of off-street parking or manoeuvring area for large vehicles. As the use of lorries for the site causes traffic issues in Joel Street, the size of the building is more than doubling and the installation of the racking system, it is not known what the remaining area for parking and manoeuvring is. The applicant's application also indicates that staff at the site will increase. As such, the proposal is contrary to Policies AM2 and AM14 of the UDP.

The Transportation Section therefore objects to the proposal given the above.

TREES AND LANDSCAPE:

THE SITE

The site is currently occupied by a builder's merchant, located on designated Green Belt land to the east of Joel Street, overlooked by housing to the west of Joel Street. The Green Belt here is mainly a patchwork of fields and hedgerows, which slope eastwards down to a valley before rising again to the east. The builder's merchant is well screened from the north by a block of woodland, but the yard with storage and a single-storey building is otherwise out of character with the rural appearance of the open space when viewed from the west and south of Joel Street - and other vantage points.

The application form (section 16) refers to the proximity of trees but provides no survey detail. Existing hedges are indicated on drawing No 2 on the east, west and southern boundaries.

THE PROPOSAL

The proposal is for the development of a new accommodation and storage building for the current site use as a builders' merchant. The proposed building will replace a collection of old structures. The Design & Access Statement confirms that there will be little landscap enhancement associated with this proposal. The drawings indicate that the existing boundary hedge will do little to screen or mitigate the visual impact of the proposed building on the Green Belt.

RECOMMENDATION

I object to this proposal, which has a detrimental impact on the character of the Green Belt in accordance with policies OL1 and OL2 and fails to enhance the landscape quality of the site in accordance with policy BE38.

POLICY AND ENVIRONMENTAL PLANNING:

The site is a non conforming use in the Green Belt. To comply with Saved Policy OL4 officers will need to be satisfied that the proposal does not result in any disproportionate change in the bulk and character of the original buildings, does not significantly increase the built up appearance of the site or injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

ENVIRONMENTAL PROTECTION UNIT:

EPU does not have any history of noise or nuisance complaints from these premises.

WASTE MANAGEMENT:

Because the application is for a commercial development, the business that occupies these premises ultimately has discretion over the waste management methods they intend to use. However, as a minimum planning approval should require that the redevelopment of the site includes room to locate recycling facilities for all grades of paper and cardboard, cans, plastic bottles, and also glass bottles and jars.

To this end any refuse and recycling bins provided as part of this development must be housed in chambers constructed according to the following specification:-

Good vehicle access and egress to ensure the facilities can be easily serviced and are no more than 10 metres from the closest point of access for a refuse collection vehicle. Vehicle access to the site should not be obstructed by overhanging trees/vegetation. In addition measures should be taken to prevent the inconsiderate parking of vehicles which could block access to the bin chamber(s).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is a non conforming use in the Green Belt and thus for a building to be acceptable on the site the applicant needs to demonstrate that the proposal does not result in any disproportionate change in the bulk and character of the original buildings, does not significantly increase the built up appearance of the site or injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated. In this case this has not been demonstrated and the proposal is thus unacceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to the application.

7.04 Airport safeguarding

Not applicable to the application.

7.05 Impact on the green belt

Planning Policy Guidance Note 2: Green Belts (PPG2) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for a limited range of uses including agriculture, forestry, recreation, limited alteration/re-building of dwellings, and infilling major developed sites as identified in adopted plans.

PPG2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. Although the existing use does not form part of those acceptable uses within the Green Belt, the application site is an established builder's merchant yard with associated buildings, within the Green Belt. The applicant has not provided any justification as to why the proposal should be allowed in the Green Belt other than saying that the proposed building is to replace "a collection of older structures on the site which have reached the end of their useful life and are generally unsightly". As such, the main policy issue in relation to this development is the principle of additional development within the Green Belt and its impact on the character and appearance of the Green Belt.

Whilst the builder's merchant is well screened from the north by woodland, the yard with storage and a single-storey building is otherwise out of character with the rural appearance of the open space when viewed from the west and south of Joel Street and other vantage points. The existing structures which have been extended throughout the years on the site, including the single-storey sales office structure, have a combined floor area of 147.04m² while the proposed structure would have an internal floor area of 314.96m², 167m² more than the existing, an increase of 188%.

The proposed replacement commercial building would be considerably larger than the existing buildings and very different in style. Firmly established planning policies are intended to protect the Green Belt from inappropriate development, including 'saved' Policy OL4 of the London Borough of Hillingdon Unitary Development Plan, which relates to replacement buildings. 'Planning Policy Guidance Note No. 2: Green Belts' also explains that new buildings are generally considered to be 'inappropriate' in planning terms, including a replacement dwelling if it would be materially larger than the original building that it replaces. The concept of materiality is not to be determined merely by a mechanical calculation, however, and it is necessary to consider the development scheme as a whole, in relation to the buildings it is to replace.

The proposed replacement building would not only be larger than the existing structures but would be constructed in a much grander style. On balance, it is considered that the change in scale would be significant and that the new commercial building would amount to 'inappropriate' development in the Green Belt.

The design of the proposed building is very different from the modest architectural statement of the existing buildings. The new building would have a wide span and a mixture of roof pitch and form. The aim of achieving good design in buildings underlies the planning system and is expressed, for example, in 'Planning Policy Statement 1: Delivering Sustainable Development'. Policies BE13 and OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) states, that the replacement or extension of buildings in the Green Belt will be permitted only if the development would not result in a disproportionate change in the bulk and character of the original building or significantly increase the built-up appearance of the Green Belt. The proposal would increase the bulk of building on the site, which, although not unacceptable in design terms, would be a departure from the simple, understated appearance of the existing single-storey structure, and an increase in the massing of the built form, impacting on the openness of the Green Belt. Although sited away from the road and at a low point within the plot, where it is part-screened by the woodland to the north, it will however appear visually intrusive within the Green Belt from all other viewpoints. The proposal is therefore considered to be contrary to the stated policy. The proposal has not overcome the 1st and 2nd reasons for refusal of the previous scheme.

OTHER DEVELOPMENTS ON THE SITE THAT MAY IMPACT ON THE OPEN CHARACTER AND VISUAL AMENITIES OF THE SURROUNDING AREA.

It should be noted that unlike the previously refused scheme, the current application does not include the retention of the blue painted 4m high freestanding storage racks and the 2.5m high metal railings (fencing) erected along the side (northern) boundary of the site. The rack structure is 2.55m wide, 17.8m long, covering an area of 45.4m² whilst the fencing which joins with the existing is 2.1m high Palisade fence and 36.6m long. Further to this, additional lighting poles have been installed along the perimeter fencing. These lights tower above the existing perimeter fencing, and as such may require planning permission. This matter is currently under investigation by the Planning Enforcement Team.

7.06 Environmental Impact

Not applicable to the application.

7.07 Impact on the character & appearance of the area

Refer to section 7.5.

7.08 Impact on neighbours

There are residential properties on the west side of Joel Street that face the application property. However, given the nature of the development and distance of the nearest residential property, which is at least 45m away, the residential amenities of those properties, in terms of loss of light, overshadowing or loss of privacy, would not be adversely affected in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

Not applicable to the application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Although the application site is an established builder's yard, the proposed development would result in an increase of the area occupied by structures and buildings. The applicants have argued that "parking off-street will be available as a consequence of the reorganisation of the overall site, primarily in front of the new building, although in an informal manner. The number of on-site personnel is relatively small, between three and four in number. Major traffic will be customers arriving to purchase the various products and loading the varying types of vehicles, for which there is currently more than adequate provision; that by controlling the material currently stored externally under cover, that is proposed to be within the new building, this will allow for more delivery vehicle manoeuvring space".

However, whilst the applicant is not proposing an increase in the number of deliveries from its present 2 per day, the proposed plans do not indicate the provision of off-street parking or a manoeuvring area for large vehicles and staff cars. As the use of lorries for the site currently causes traffic issues in Joel Street, and the size of the building is more than doubling together with the installation of the racking system, it cannot be ascertained what the remaining area for parking and manoeuvring is from the submitted plans. It is considered that the proposal would result in an intensification of the use of the site, and as such would impact negatively on traffic flow in the immediate surroundings to the detriment of vehicular and pedestrian safety. The proposal is therefore considered to be contrary to Policies AM2 and AM14 of the Hillingdon UDP Saved Policies (September 2007). The Council's Highways Engineer has raised objection to the proposal for this reason. The proposal has not overcome the 5th reason for refusal of the previous scheme.

7.11 Urban design, access and security

Refer to section 7.5.

7.12 Disabled access

The proposed building would have a level access from the main entrance and adequate ramps to other entrances into the building in compliance with Policy R16 of the Hillingdon Saved Policies (September 2007) and the Council's HDAS (SPD) 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

Not applicable to the application.

7.14 Trees, Landscaping and Ecology

Policy OL2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that, within the Green Belt the Local Planning Authority will, where appropriate, seek comprehensive landscape improvements. Whilst there are trees and greenery to the north of the application site that would provide sufficient screening of the proposed railings, no visual or landscape impact analysis has been submitted and no landscape proposals made to mitigate the impact of the proposal on its surroundings. As such, it is considered

that the proposal would have a detrimental impact on the character of the Green Belt contrary to Policy OL2 and fails to enhance the landscape quality of the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). The proposal has not overcome the 4th reason for refusal of the previous scheme.

7.15 Sustainable waste management

The business operating from the site ultimately has discretion over waste management method they intend to use because the application is for a commercial development.

The applicants have advised that general waste produced by the new facilities will not differ from the current arrangement and disposal of material will be in accordance with commercial guidelines.

The location of the refuse storage area is not shown of the submitted drawings. However, a condition requiring submission of details of siting of waste storage area and collection method for approval prior to any occupation can be recommended in the case of an approval.

7.16 Renewable energy / Sustainability

Not applicable to the application.

7.17 Flooding or Drainage Issues

Not applicable to the application.

7.18 Noise or Air Quality Issues

The Council's Environmental Protection Unit has raised no objection to the proposal subject to conditions controlling hours of operations, deliveries and collection, including waste collection and noise from any extraction system.

7.19 Comments on Public Consultations

In relation to the objections, the merits of the proposal are discussed above. The use of the site is established and the applicant is not proposing an increase in the number of deliveries from its present 2 per day. However, traffic issues raised have been considered in the report. The issue of pressure on existing drainage/sewerage system is outside planning control. There are no controls over the height of the storage on the site and in relation to future applications/developments they must be treated on their merits.

7.20 Planning Obligations

Not applicable to the application.

7.21 Expediency of enforcement action

Not applicable to the application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

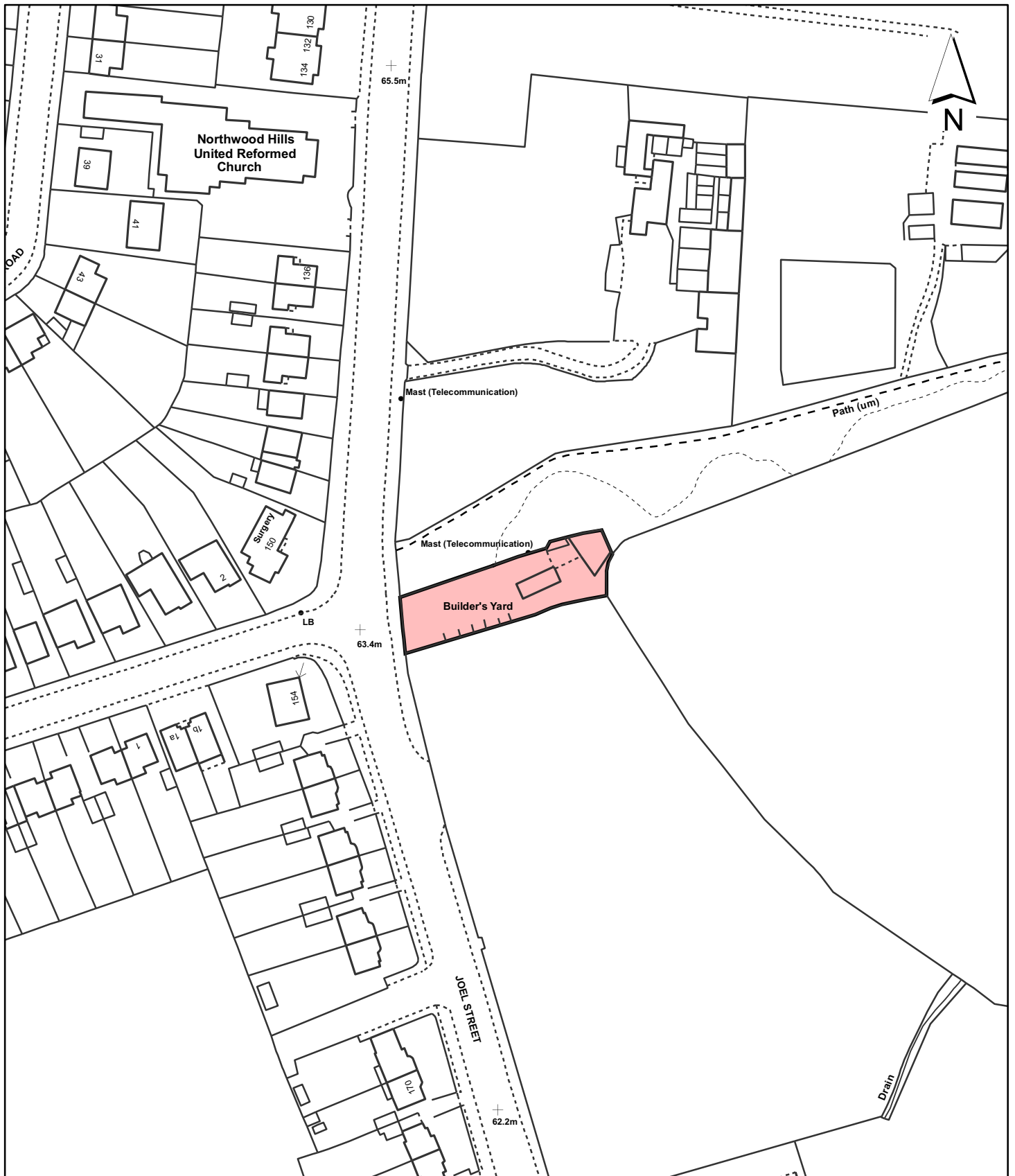
10. CONCLUSION

The proposal is considered to be detrimental to the open character of the Green Belt and visual amenities of the street scene contrary to Policy OL4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). Furthermore, landscape and highway issues have not been addressed by the applicant. The application is therefore recommended for refusal.


11. Reference Documents

Contact Officer: Raphael Adenegan

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Builders Yard
Joel Street
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
16194/APP/2009/580

Scale
1:1,250

Planning Committee
North Page 148

Date
June 2009



HILLINGDON
LONDON

By virtue of paragraph(s) 6 of Part 1 of Schedule 12A of the Local Government Act 1972.

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Plans for North Planning Committee

23rd June 2009



HILLINGDON
LONDON



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Item 6 **Report of the Corporate Director of Planning & Community Services**

Address RAF EASTCOTE LIME GROVE RUISLIP

Development: Amendments to reserved matters approval refs: 10189/APP/2007/3046 and 10189/APP/2007/2463 dated 31/03/2008 involving: rearrangement of plots 100-116, removal of access path between plots 102 and 103, provision of re access to plots 101 and 102 and substitution between plots 103 and 258 of a 4 bed wheel chair unit and 4 bed life time home unit.

LBH Ref Nos: 10189/APP/2009/621

Date Plans Received: 25/03/2009 **Date(s) of Amendment(s):** 07/04/2009

Date Application Valid: 25/03/2009



RAF Eastcote

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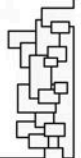
March 2009
 1:500 @ A3
 Planning Layout - Plots 257-258
 checked by: PI
 drawn by: EE

rev date by details
 drawing no. 5585/WIM-WL/502

DHA Architecture

BERKSHIRE OFFICE:
 DHA Architecture
 Brooklands Farm Business Park,
 Bottle Lane, Birfield, Berkshire RG42 5DX
 Tel: 0118 934 9666 Fax: 0118 934 9665

HAMPSHIRE OFFICE:
 DHA Architecture
 The Back Barn, Fareigh Road,
 Cuddesden, Hants, RG25 2JL
 Tel: 01256 461622 Fax: 01256 461576



3m Foot/cycle path link to existing public footpath.

New landscape buffer planting including 5m semi-mature trees to boundary of site - refer to landscape architects' details

Substantial hedge planting



New landscape buffer planting to boundary of site.

New landscape buffer planting to boundary of site.



RAF Eastcote

A 7/04/09 EE 100-102 moved forward
 rev date by details
 drawing no. 5585/WIM-WL/501 A

DHA
 architecture

BERKSHIRE OFFICE: DHA Architecture, Brooklands Farm Business Park, Botolph Claydon, Norfolk, UK. Tel: 01256 461622 Fax: 01256 461576
 HAMPSHIRE OFFICE: DHA Architecture, The Black Barn, Farleigh Road, Clideston, Hants, RG25 2L. Tel: 01256 461622 Fax: 01256 461576

1	10/07/07	Issue change and P completion	P
2	10/07/07	Issue change and P completion	P
3	10/07/07	Issue change and P completion	P
4	28/11/08	Tree removal in the garden	K
5	28/11/08	Issue change	K
6	28/11/08	Issue change	K



SPECIFICATION

Forestry Commission Practice note 8
All native species should be of local stock. Native trees and shrubs certified as British Native plant stock.
The following are the minimum standards for the Horticultural Trade Association National Plant Specification.
All planting preparation, handling, planting & maintenance shall be in accordance with CPSE Code for handling and transport of plants.
All trees and shrubs to comply with BS 3938 Part 1 1992.
Plants to be planted to the written soil landscape specification.
Topsoil incorporated into planting beds to be gently landscaped to the finished ground level.
On completion of planting the whole area of the site bed shall be mulched with 70mm consolidated thickness of medium textured decorative grade natural pine bark having first been screened to BS 5837:2005.
Free standing hedges shall have a 3 strand galvanneal wire and timbered softwood timber post fence to BS 1222 Part 3.
NOTE: ALL PLANTING TREES AND HEDGES TO BE PROTECTED IN ACCORDANCE WITH BS 5837:2005 FOR THE DURATION OF THE CONSTRUCTION PERIOD.

Proposed shrub planting to receive 75mm bank match after planting operations and to be edged with 75mm wide 100mm high concrete kerbs and pegs set at 1m intervals.
Proposed grass areas to receive good quality amenity grasses laid in the with good horticultural practices.
Road Director (RD) (162) as supplied from Greenleaf (Tel: 01424 717797).
Greenleaf Abersystem Tree Package GLTP14 (Tel: 01424 717797).
Cut lines.
Proposed native hedge mix to be planted in a double staggered row 500mm apart and spaced 200mm apart in each row with 75mm bank match to base.

Existing trees to be retained and protected during construction.
Proposed tree planting to receive short double staking with expandable rubber tree ties and irrigation tubing to root system.
Proposed hedge planting to be planted in a double staggered row 500mm apart and spaced 200mm apart in each row with 75mm bank match to base.
Proposed dimming plants to be trained and supported with 250mm apart with support canes removed prior to planting.
Proposed specimen shrub planting to receive short angular staking with expandable tree ties and irrigation tubing to root system as required.

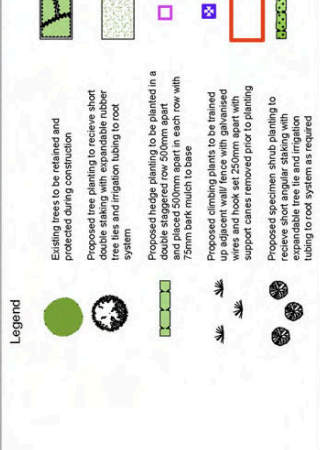
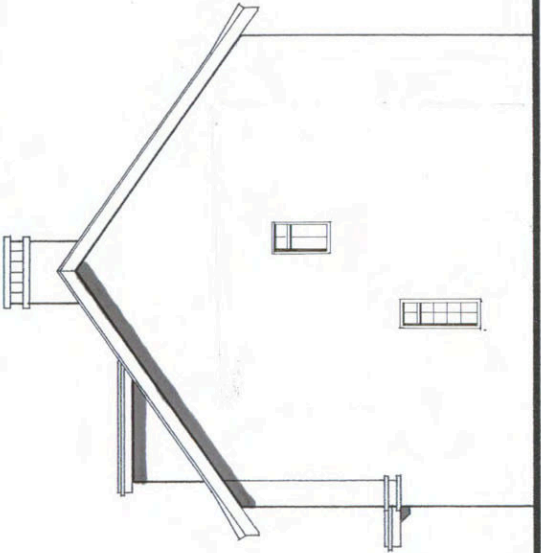


Table with 4 columns: Item No., Description, Quantity, and Unit. The table lists various plants and materials with their respective quantities and units.

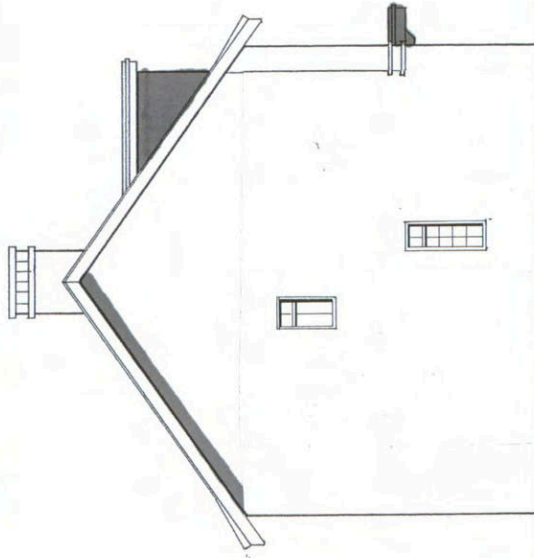
Item No.	Description	Quantity	Unit
1	11No. Corylus avellana	11	No.
2	18No. Crataegus monogyna	18	No.
3	15No. Viburnum opulus	15	No.
4	2No. Potentilla fruticosa 'Elizabeth'	2	No.
5	7No. Potentilla fruticosa 'Elizabeth'	7	No.
6	1No. Potentilla fruticosa 'Elizabeth'	1	No.
7	1No. Potentilla fruticosa 'Elizabeth'	1	No.
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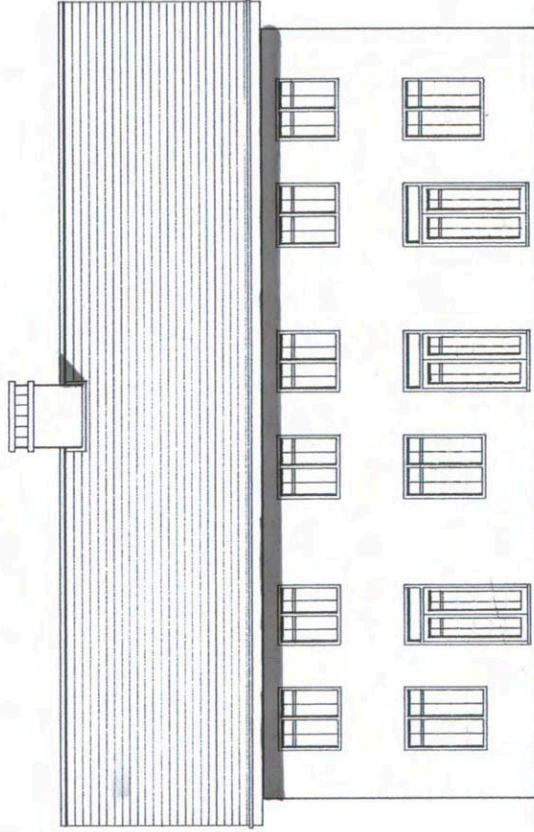
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

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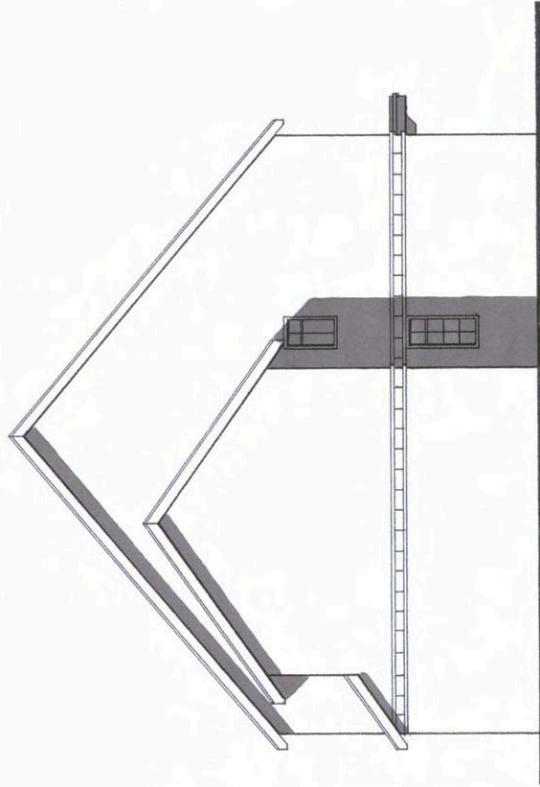
FRONT, REAR & SIDE ELEVATIONS
 Planning Drawing
 Houcotype 3BH
 5585WIM.VL78BH1E
 July 2007
 1:100 @ A3
 PI drawn by SB

DHA Architecture
 ARCHITECTURE
 DHA Architecture Ltd
 The Bus, Colchester, Essex, CO1 1JH
 Colchester, Essex, CO1 1JH
 01206 461622 Fax 01206 461574

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FRONT ELEVATION



SIDE ELEVATION

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 B 27-02-09 SWB George Wimpey (architect)
 rev date by details



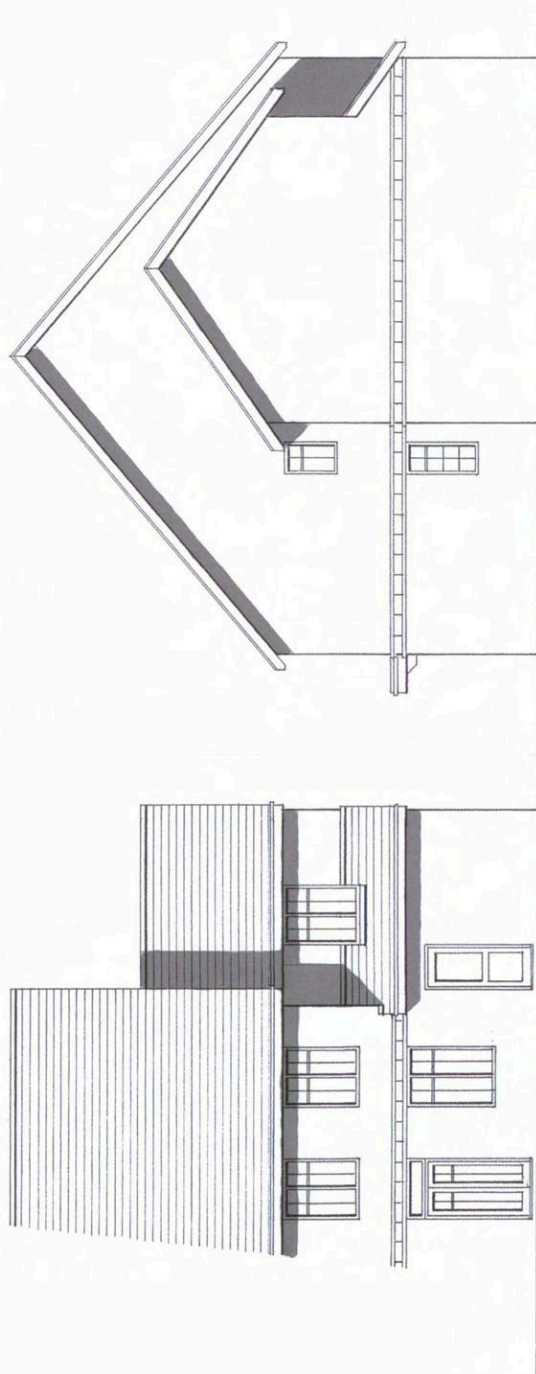
RAF Eastcote

date Nov 2007
 Planning Drawing HouseType:3BWC @ A3
 Front and Side Elevation created by PJ checked by SB
 ref 5585/WIM/WJ/3BWC/E1 sheet B



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REAR ELEVATION

SIDE ELEVATION

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RAF Eastcote

Planning Drawing
House type 38WC
Rear and Side Elevation
5585/MIM.WJ/38WC/EZ
Nov 2007
1:100 @ A3
PI drawn by SB



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FRONT ELEVATION

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see also by details

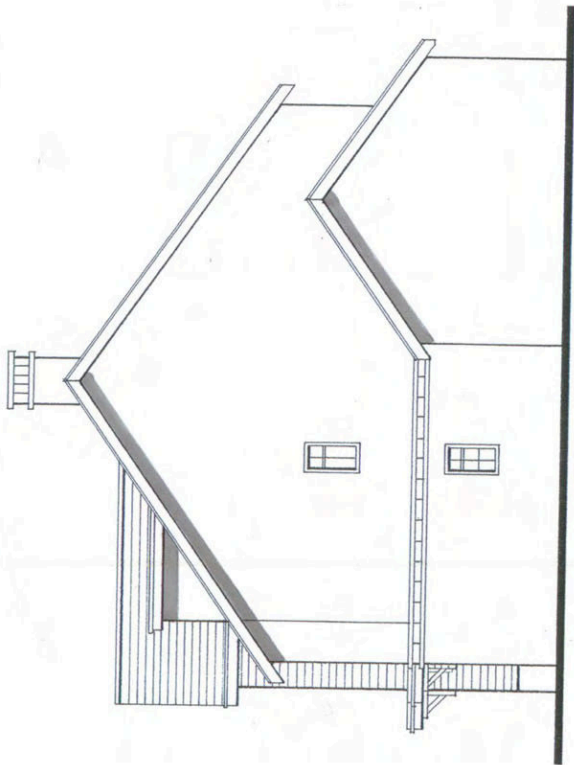


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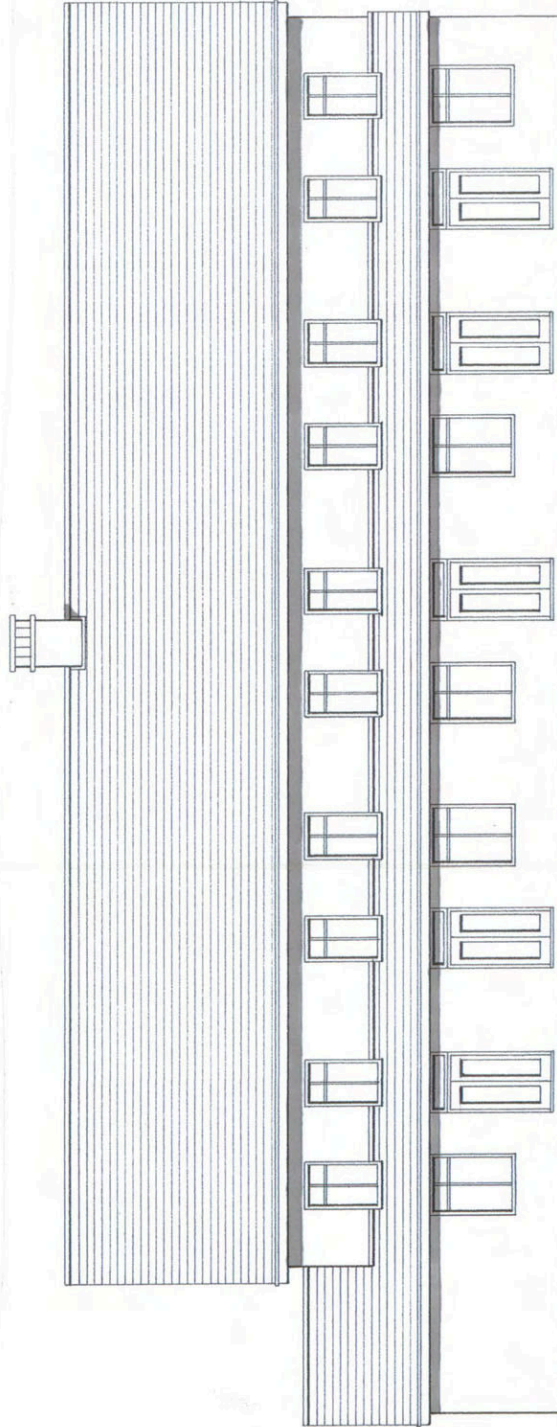
Planning Drawing	date	Nov 2007
Housetype 4BH	scale	1:100 @ A3
Front & Side Elevation	checked by	PI drawn by SB
5585/WIM.W./4BH/E1		

DWA
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SIDE ELEVATION



REAR ELEVATION

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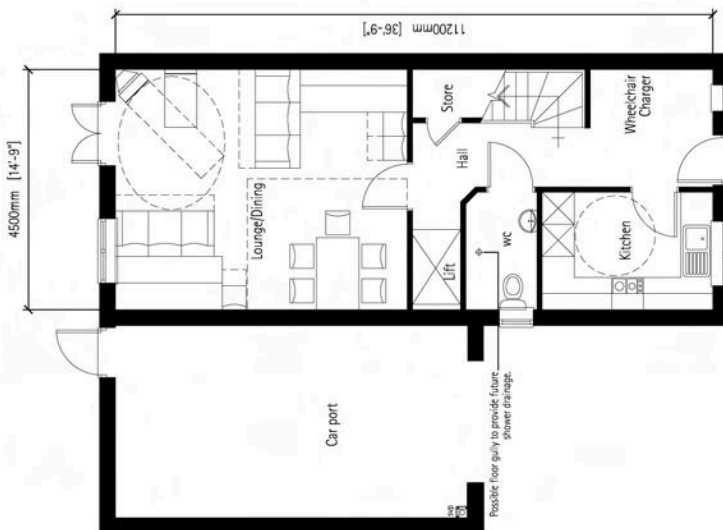
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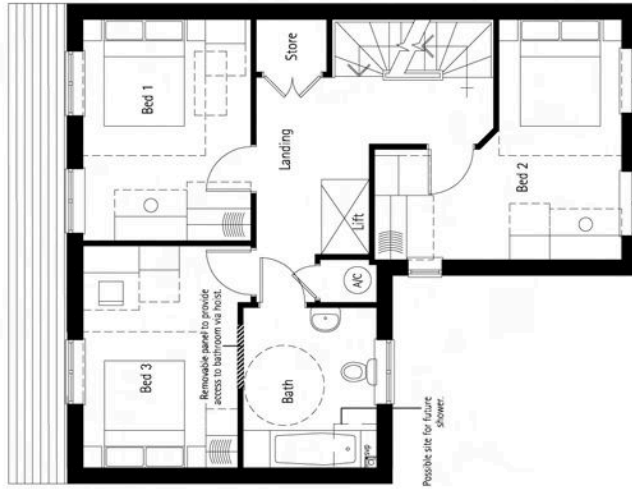
Planning Drawing
 Approved by
 Rect B Side Elevation
 5585/WIM/WL/48/E2
 Nov 2007
 1:100 @ A3
 checked by PI drawn by SB

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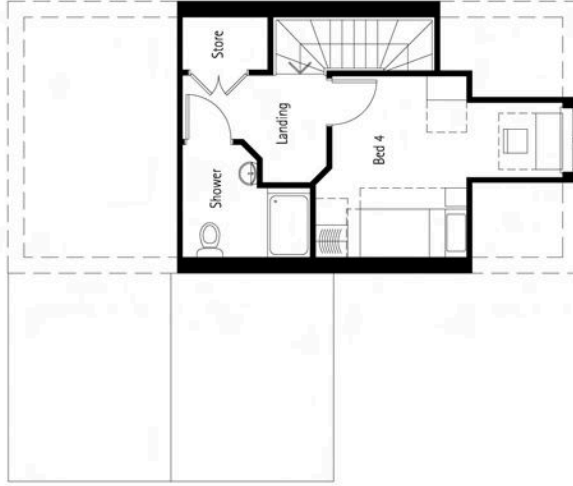


Ground Floor Plan

HOUSE TYPE: 48WVC
1541 sq.ft
143.17 m²



First Floor Plan



Second Floor Plan

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- F 27/02/06 AI Storage with its accommodation above retained by 200mm-topped back
 - 28/08/06 SE Floor plan amended to suit elevation
 - 28/08/06 SE Amended to suit elevation and floor levels
 - 18/04/06 NL Amended to suit elevation and floor levels
 - 13/03/06 SE Amended in accordance with access egress comments
 - 13/03/06 SE First floor re-interpreted following comments from Access Officer
 - 11/07/06 SE Amended to suit elevation and floor levels
 - 11/07/06 SE Bathroom redesigned
- rev date by details



RAF Eastcote

House Type: 48WVC
Floor Plans

date: July 2007
scale: 1:100 @ A3
checked by: PI
drawn by: NL
rev: F

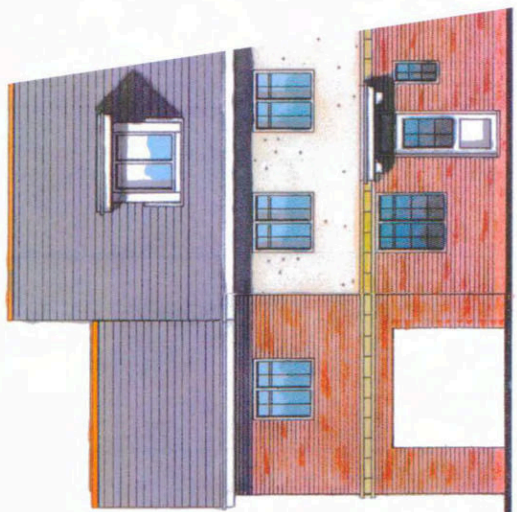
DHA Architecture

150 Queens Avenue,
DHA Architecture Ltd
The Blue Barn, Boreham Wood,
Boreham Wood, Hemel Hempstead,
Hertfordshire, SG9 6JN
Tel: 0118 934 9666 Fax: 0118 934 9665

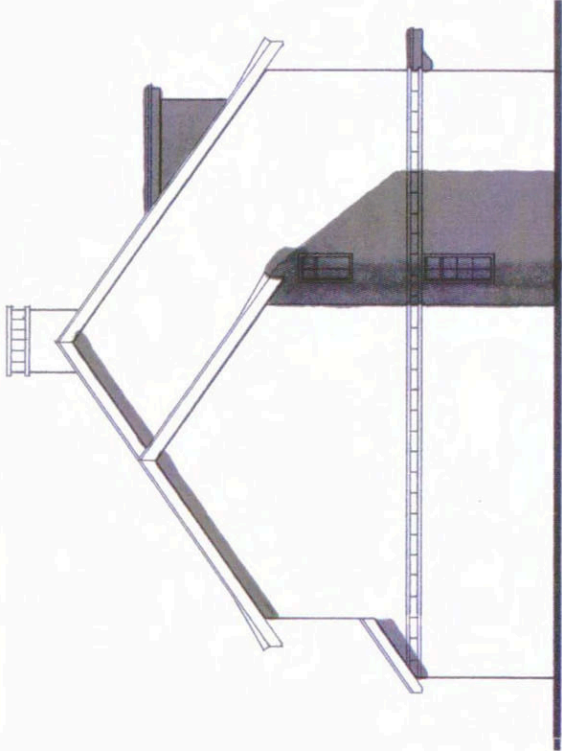
5585/MIM.WJ.48WVC/P1

150 Queens Avenue,
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The Blue Barn, Boreham Wood,
Boreham Wood, Hemel Hempstead,
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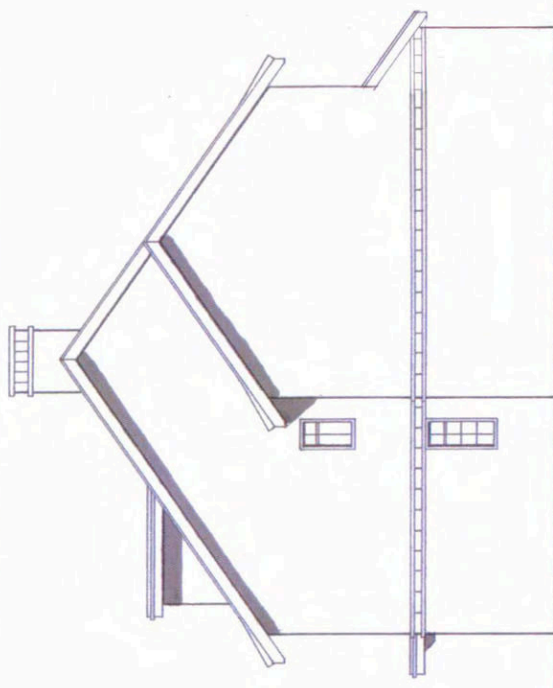
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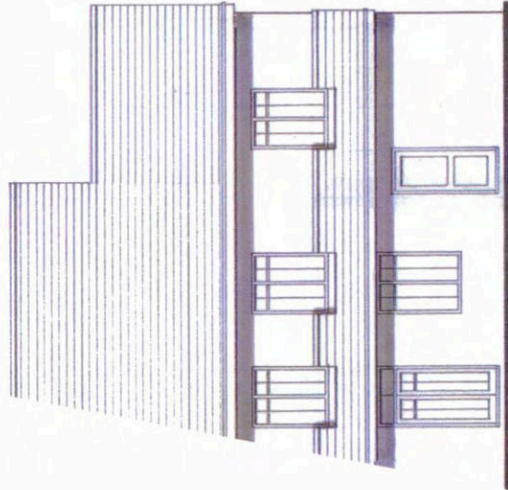
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

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 A 27.02.09 AT Garage Dimensions amended.



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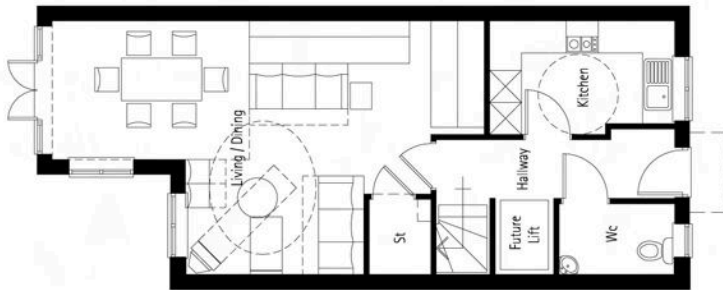
FRONT, REAR
 & SIDE ELEVATIONS
 Planning Drawing
 Housetype:4BWC
 Date: July 2007
 Scale: 1:100 @ A3
 Drawn by: PJ
 Check by: SB

5585/WIM.W.L/4BWC/E1
 A

Residential
 Commercial
 Industrial
 Public Works
 Other

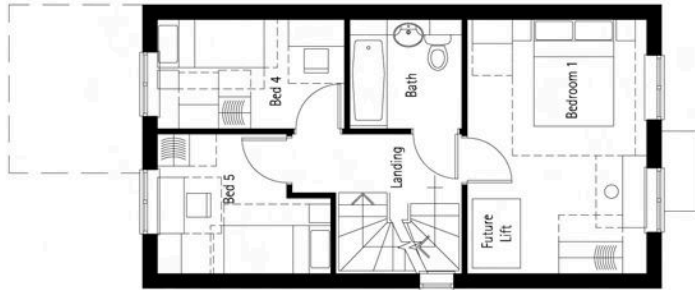
DMA Architecture Ltd
 The Glass Barn, Park Road
 Borehampton, Frome, Somerset, BA4 2DZ
 Tel: 01753 824 9600 Fax: 01753 824 9605
 Email: 01753 824 9622 Web: 01753 824 9676

RAF EASTCOTE

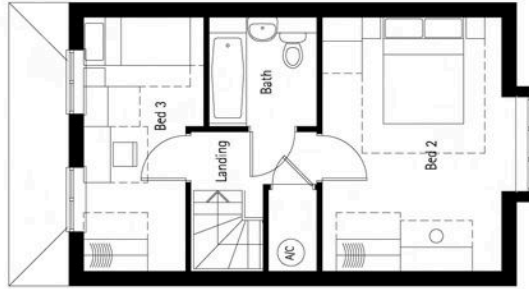


Ground Floor Plan

HOUSE TYPE: 5BH
1421 sq.ft
132 m²



First Floor Plan



Second Floor Plan

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C May 06 NL Windows removed from bedrooms to comply
A 12/03/02 MJ amended to suit Planning comments - LHM Standards
rev date by details



RAF Eastcote

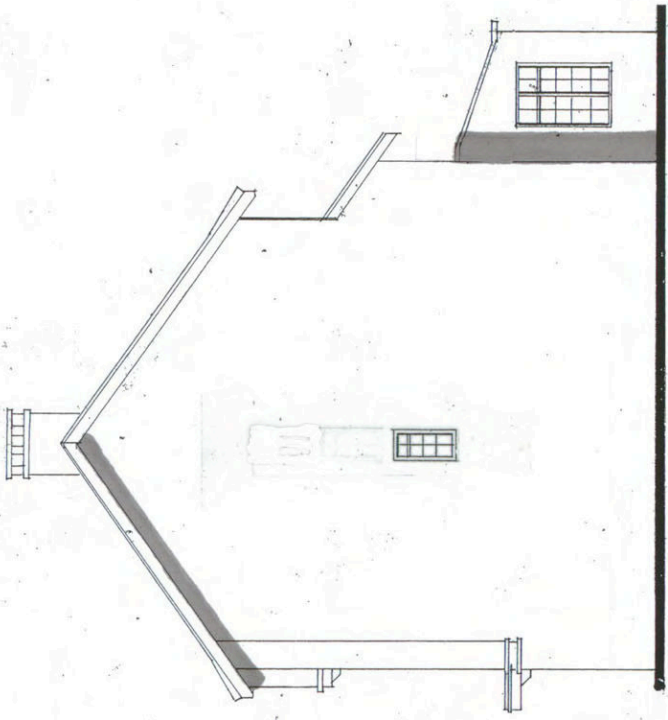
House Type 5BH
Floor Plans
date 16/04/07
scale 1:100 @ A3
checked by PI drawn by NL
rev C

5585/WIM.WJ/5BH/PI

15000001 000001
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Barn Road, Farnborough, Hampshire, UK
Tel: 0118 934 9666 Fax: 0118 934 9665
www: 01256 461622 Fax: 01256 461576



FRONT ELEVATION



SIDE ELEVATION

Rev. C - Window removed from second floor side elevation

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Do not scale - refer to figured dimensions only.

Prepared by: [signature]



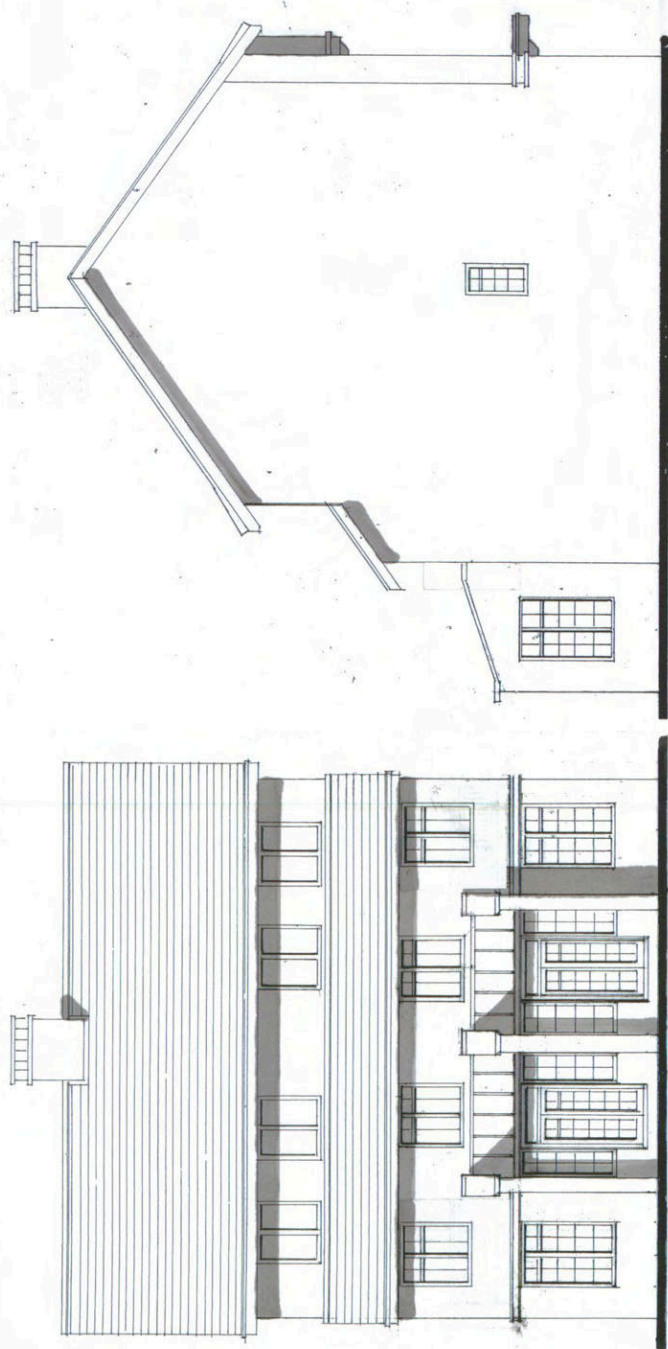
RAF Eastcote

Planning Drawing	July 2007
Housetype: SBH	1:100 @ A3
FRONT & SIDE ELEVATIONS	PI drawn by SB
ref: 5585AVIM.W.L/6BH/E1	rev: C

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<input type="checkbox"/>	Architects
<input type="checkbox"/>	Interior Designers
<input type="checkbox"/>	Project Management
<input type="checkbox"/>	Quantity Surveyors
<input type="checkbox"/>	Structural Engineers
<input type="checkbox"/>	Urban Planners
<input type="checkbox"/>	Environmental Consultants
<input type="checkbox"/>	Historic Buildings Consultants
<input type="checkbox"/>	Acoustic Consultants
<input type="checkbox"/>	Energy Consultants
<input type="checkbox"/>	Transport Consultants
<input type="checkbox"/>	Water Engineers
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<input type="checkbox"/>	Health and Safety Consultants
<input type="checkbox"/>	Cost Consultants
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<input type="checkbox"/>	Construction Risk Training

DHA Architecture
 1st Floor, The Black Barn, Fright Road,
 Little Lane, Boreham, Boreham, Essex, RM25 2E,
 Essex, UK
 Tel: 01785 534 888 Fax: 01785 534 965
 Email: info@dha-arch.co.uk Website: www.dha-arch.co.uk

RAF EASTCOTE



REAR ELEVATION

SIDE ELEVATION

Rev B - Window removed from second floor side elevation

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see also by details



RAF Eastcote

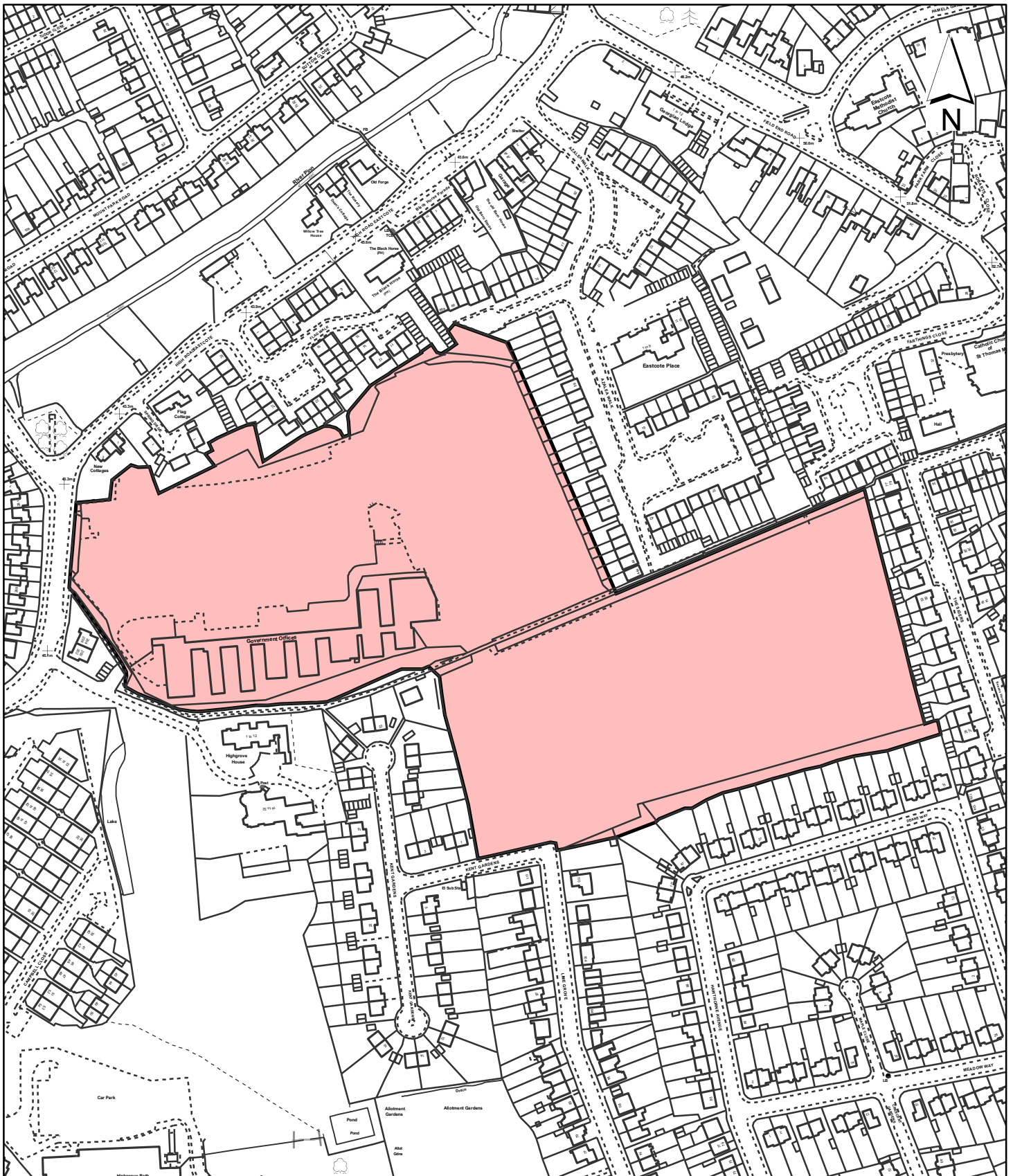
Planning Drawing
House type 5BH
REAR & SIDE ELEVATIONS
5585/WIM/W/L/5B/H/E2
July 2007
1:100 @ A3
PI drawn by SB

DHA
Architecture

INCORPORATED
DHA Architecture Ltd
The Black Barn, Fairleigh Road,
Bromleyton Farm Business Park, RG25 2JX
Tel: 0118 534 9666 Fax: 0118 534 9665

REGISTERED ARCHITECTS
 RIBA
 RIAA
 RICS
 RIBA
 RIAA
 RICS

RAF EASTCOTE



Notes

Site boundary

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Site Address

**RAF Eastcote
Lime Grove
Eastcote**

Planning Application Ref:
10189/APP/2009/621

Planning Committee
North Page 177

Scale
1:3,000

Date
June 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Item 7 Report of the Corporate Director of Planning & Community Services

Address HAREFIELD ACADEMY NORTHWOOD WAY HAREFIELD

Development: Erection of a three storey building to provide accommodation for 50 boarders and 4 staff with ancillary amenity space, landscaping, car parking and biomass boiler enclosure.

LBH Ref Nos: 17709/APP/2009/624

Date Plans Received: 26/03/2009

Date(s) of Amendment(s):

Date Application Valid: 27/03/2009

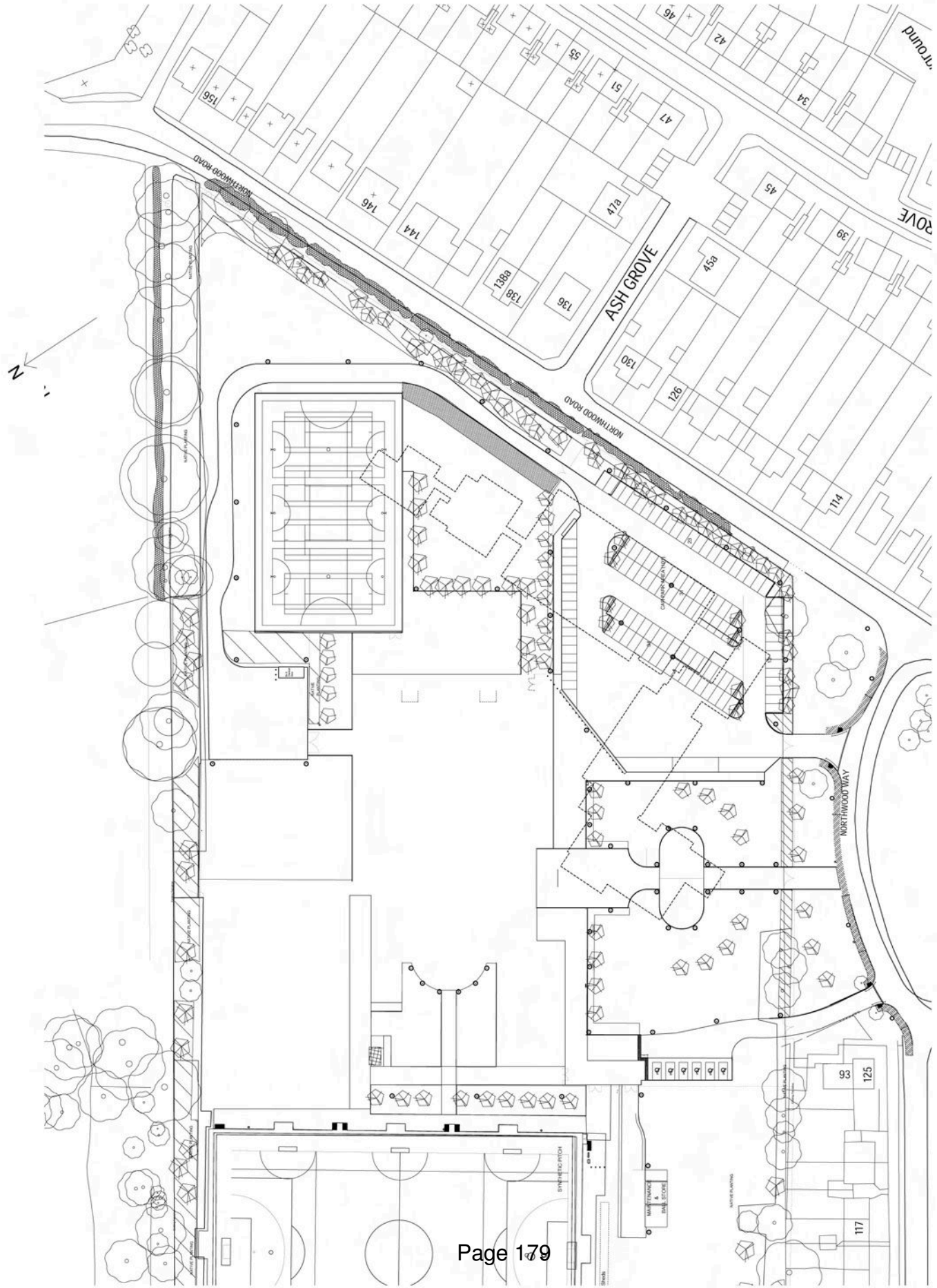
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LSI architects
15000 15th Street, Suite 100, San Diego, CA 92128
Tel: 619 594 1100 Fax: 619 594 1101
www.lsiarchitects.com

Client	Department for Children, Schools and Families
Project	Harfield Academy Boarding Provision
Country / State	Existing Site Plan
Scale	1:500 @ A1
Date	25.03.2009
Drawn By	BRM
Checked By	2718 (-) 101



EXISTING FEATURES

- Trees (from survey)
- Trees (transplant)
- Trees to be removed
- Hedge
- Native Woodland
- Building

PROPOSED FEATURES

- Trees Proposed
- Multistemmed trees
- Hedge
- Ornamental clipped hedge
- Native understory planting
- Ornamental shrub/grass
- Amenity grass
- Meadow grass
- Paving slab
- Granite slabs
- Tarmac
- Timber deck
- Armchair
- Biomats



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DESIGNAL TIERED	US	ES	MARCH 2020
CLIENT	THE UNIFIED ACADEMY		
CHARITRED ARCHITECTS	US ARCHITECTS		
PLANNERS	SHELLS TVM LIMITED		
ENGINEER	BELL CORWELL INTERIORS		
MECHANICAL AND ELECTRICAL	RAMKOLL INTERIORS		
QUANTITY SURVEYOR	WGS GROUP		
	BAOIS GROUP		

PROJECT: Herefield Academy			
Designed	ES	drawn	US
checked	ES	scale	1:200 (A1)
DRAWING TITLE	Proposed Site Plan		
DRAWING NO	257-PA-AE		
FIGURE NO	-		



EXISTING FEATURES

- Trees (from survey)
- Trees (transplant)
- Trees to be removed
- Hedge
- Native Woodland
- Building

PROPOSED FEATURES

- Trees Proposed
- Multistemmed trees
- Hedge
- Ornamental clipped hedge
- Native understory planting
- Ornamental shrub/grass
- Amenity grass
- Meadow grass
- Paving slab
- Grass slabs
- Tarmac
- Biomass



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DESIGNATED

- CLIENT: THE SHELLTUNN GROUP
- DESIGNED BY: CHARTERED ARCHITECTS
- ENGINEER: MECHANICAL AND ELECTRICAL QUANTITY SURVEYOR
- PLANNERS: BELL CORNELL PARTNERSHIP
- LANDSCAPE ARCHITECTS: SHELLTUNN LIMITED
- MECHANICAL AND ELECTRICAL QUANTITY SURVEYOR: BELL CORNELL PARTNERSHIP
- ENGINEER: PARKS WHITEHEAD
- PLANNERS: BELL CORNELL PARTNERSHIP
- MECHANICAL AND ELECTRICAL QUANTITY SURVEYOR: BELL CORNELL PARTNERSHIP

DESIGNED BY	ES	Green	UR
DRAWN BY	ES	Scale	1:500 (A1)
DRAWING TITLE	DRAWING NO		
Site Contact Plan	257-PA-01E		
PROJECT	Hatfield Academy		

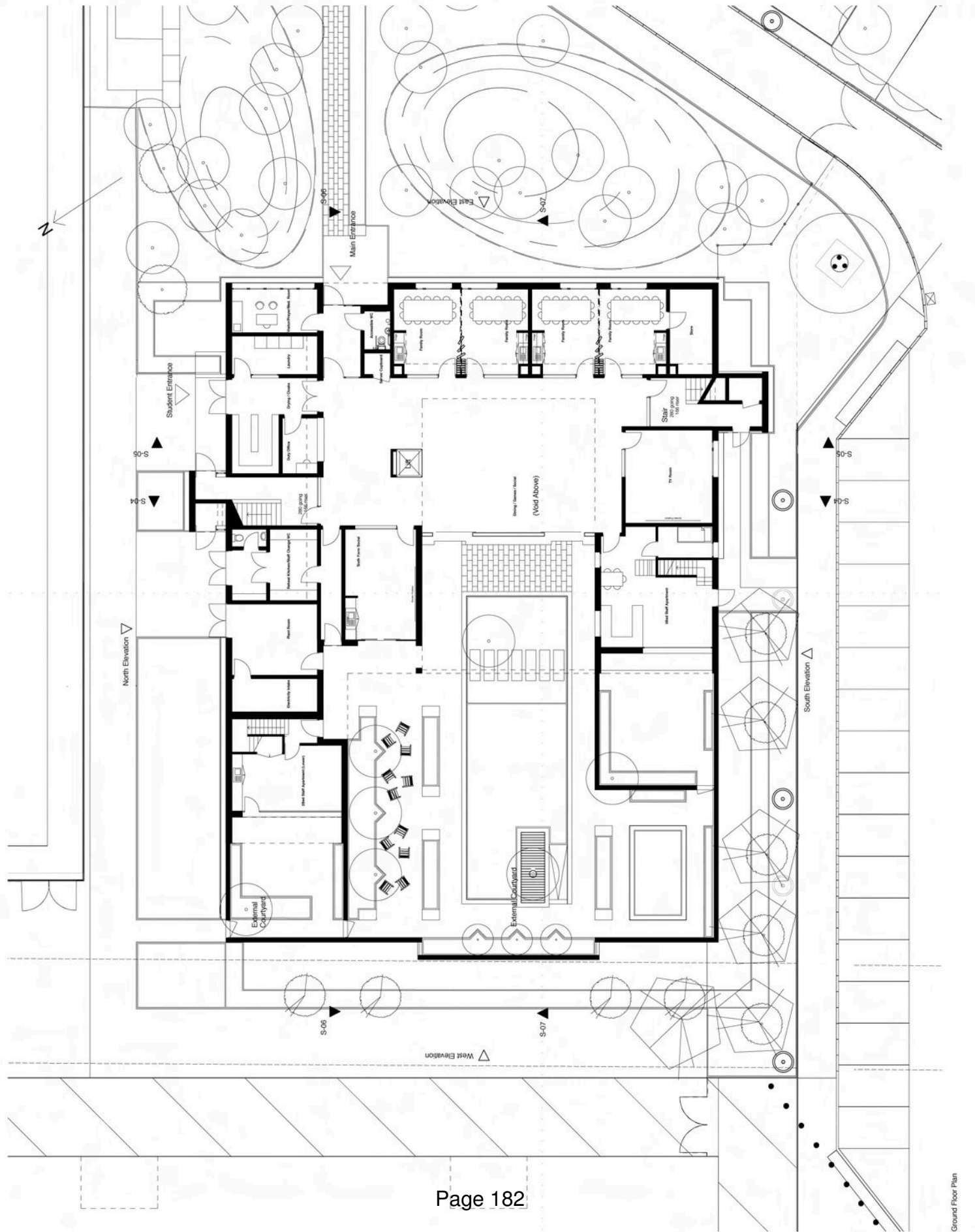


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LSI architects
 15, St Andrews Place, Hampstead, London, N16 7AY
 Tel: 020 7735 5000 Fax: 020 7735 5001
 www.lsiarchitects.co.uk

Client: Department for Children, Schools and Families
 Project: Harfield Academy (Boarding) Provision
 Drawing No: Ground Floor Plan

Scale: 1:100 @ A1 Date: 25.03.2009
 Drawing No: 2718 (-) 105



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 Newcastle
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 London
 10th Floor, 100 Old Broad Street, London, EC2M 4JH
 Tel: 020 7766 1234 Fax: 020 7766 1235
 www.lsiarchitects.co.uk

Client: Department for Children, Schools and Families
 Project: Harfield Academy Boarding Provision
 Drawing No: First Floor Plan
 Scale: 1:100 @ A1 Date: 25.03.2009
 Drawing No: 2718 (-) 106



First Floor Plan

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 London: 15th Floor, 100 Broad Street, New York, NY 10004
 New York: 15th Floor, 100 Broad Street, New York, NY 10004
 Tel: +1 212 771 1111 Fax: +1 212 771 1111 Email: info@lsiarchitects.com
 www.lsiarchitects.com

Client: Department for Children, Schools and Families
 Project: Harbled Academy Boarding Provision
 Drawing No: Second Floor Plan

Scale:	1:100 @ A1	Date:	25.03.2009
Drawn By:	BRM	Check By:	
Quantity:	2718 (-) 107	Rev:	

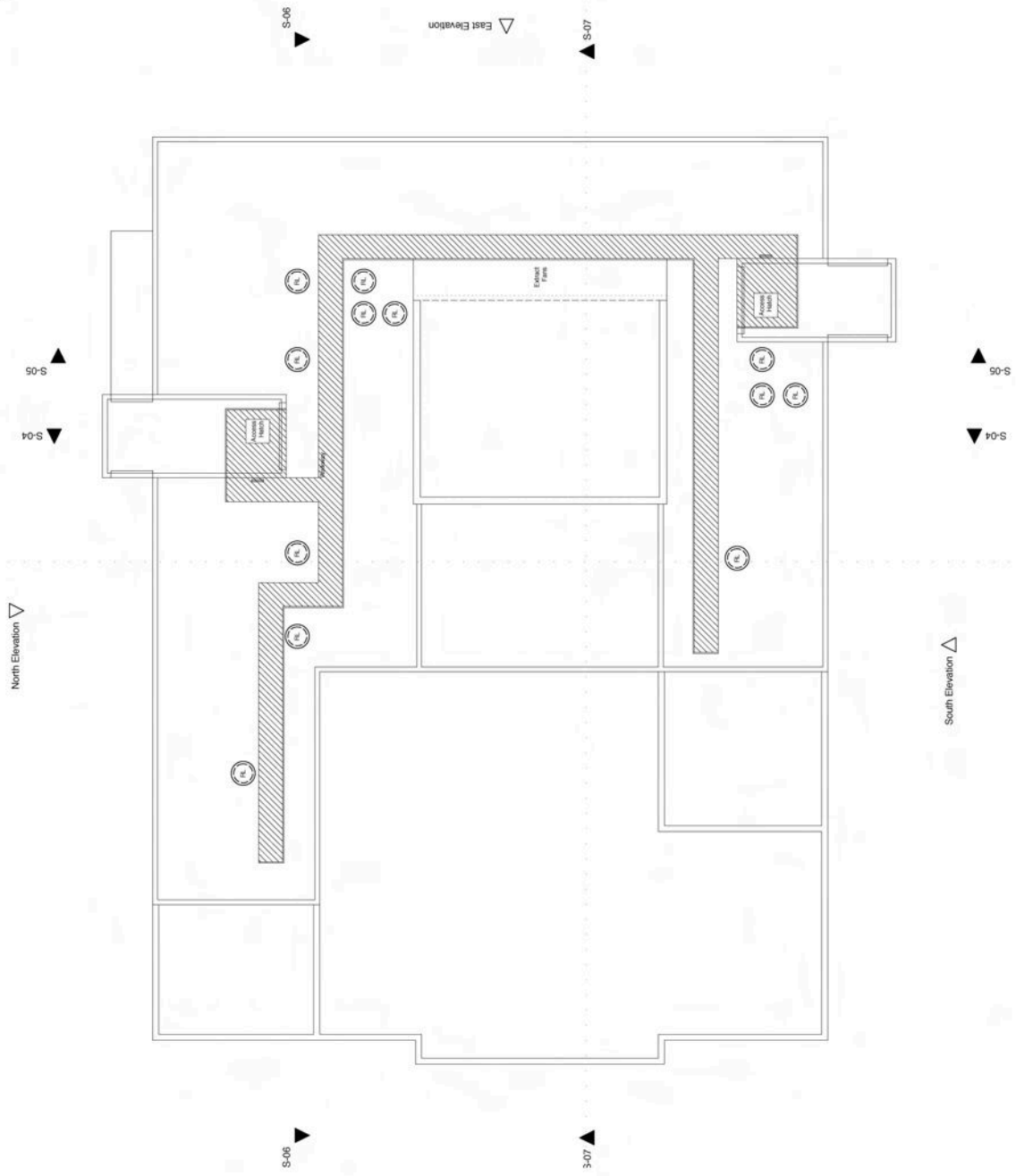
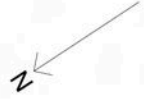


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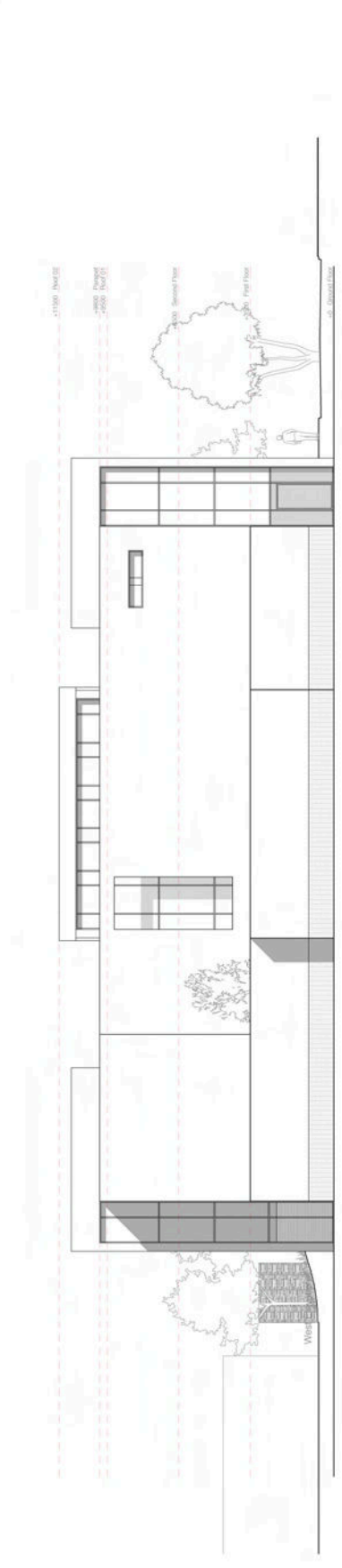
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 Project: Harfield Academy Boarding Provision
 Drawing Title: Roof Plan

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Drawing No.:	2718	Rev.:	(-) 108	Scale:	1/1



Roof Plan

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West Elevation



South Elevation

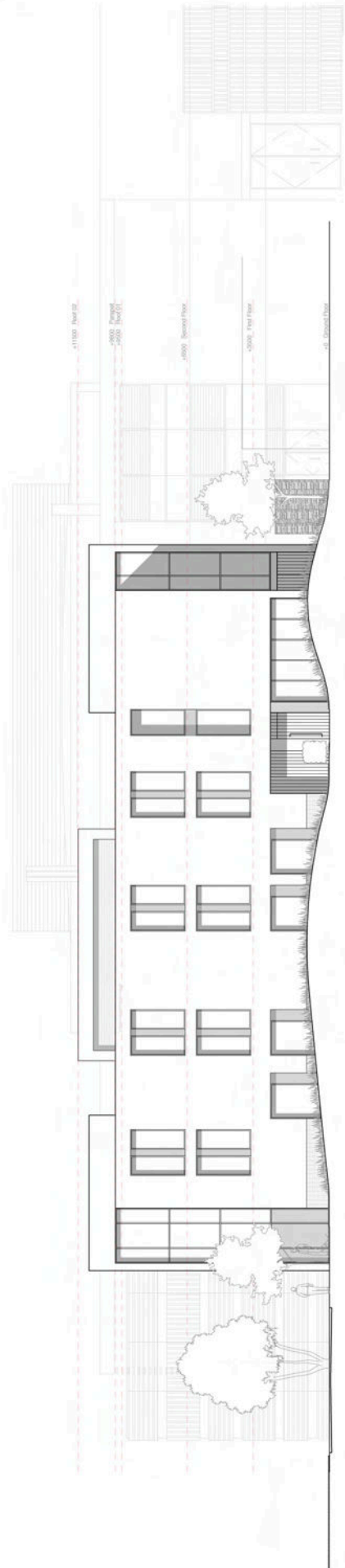
lsi architects
 1000 Massachusetts Avenue, Suite 200
 Cambridge, MA 02142
 Tel: 617 552 1111 Fax: 617 552 1112
 www.lsiarchitects.com

Client: Department for Children, Schools and Families
 Project: Harfield Academy (Boarding Provision)
 Drawing Title: South & West Elevations
 www.lsiarchitects.com

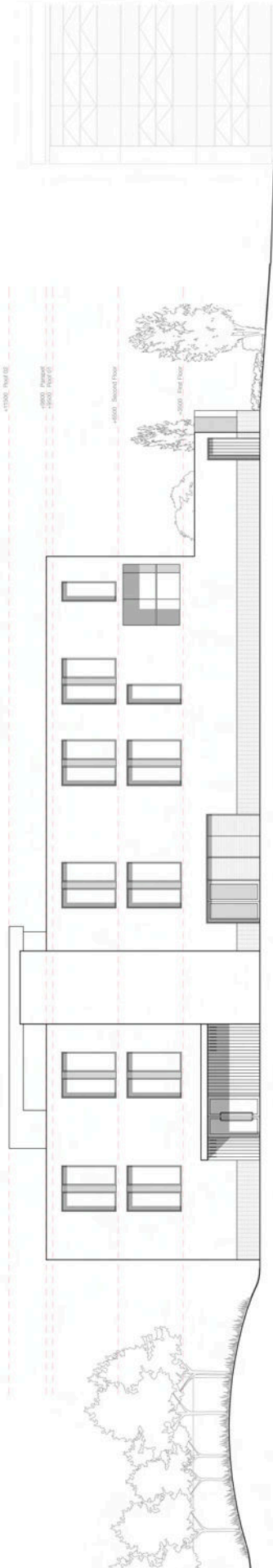
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Checked By:	2718	Scale:	(-) 1:12	Plot:	

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East Elevation



North Elevation

lsi architects

Network
 10, Levenshulme Road, Levenshulme, Manchester, M20 2RN
 London
 10, Levenshulme Road, Levenshulme, Manchester, M20 2RN
 Tel: 0161 275 1111 Fax: 0161 275 1112 Email: info@lsiarchitects.co.uk www.lsiarchitects.co.uk

Client: Department for Children, Schools and Families
 Project: Harefield Academy (Boarding Provision)
 Drawing Title: North & East Elevations

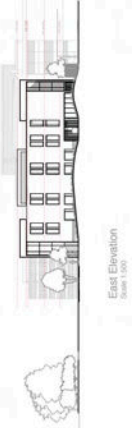
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Number of Sheets:	2718	of:	111	File No:	

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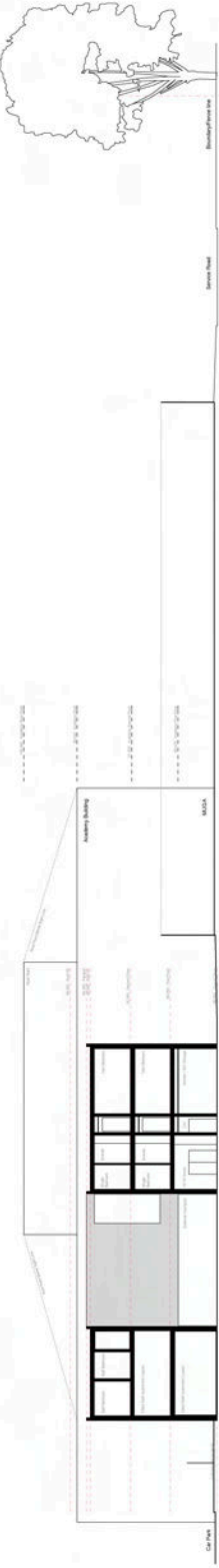
North Elevation
Scale 1:500



East Elevation
Scale 1:500



South Elevation
Scale 1:500

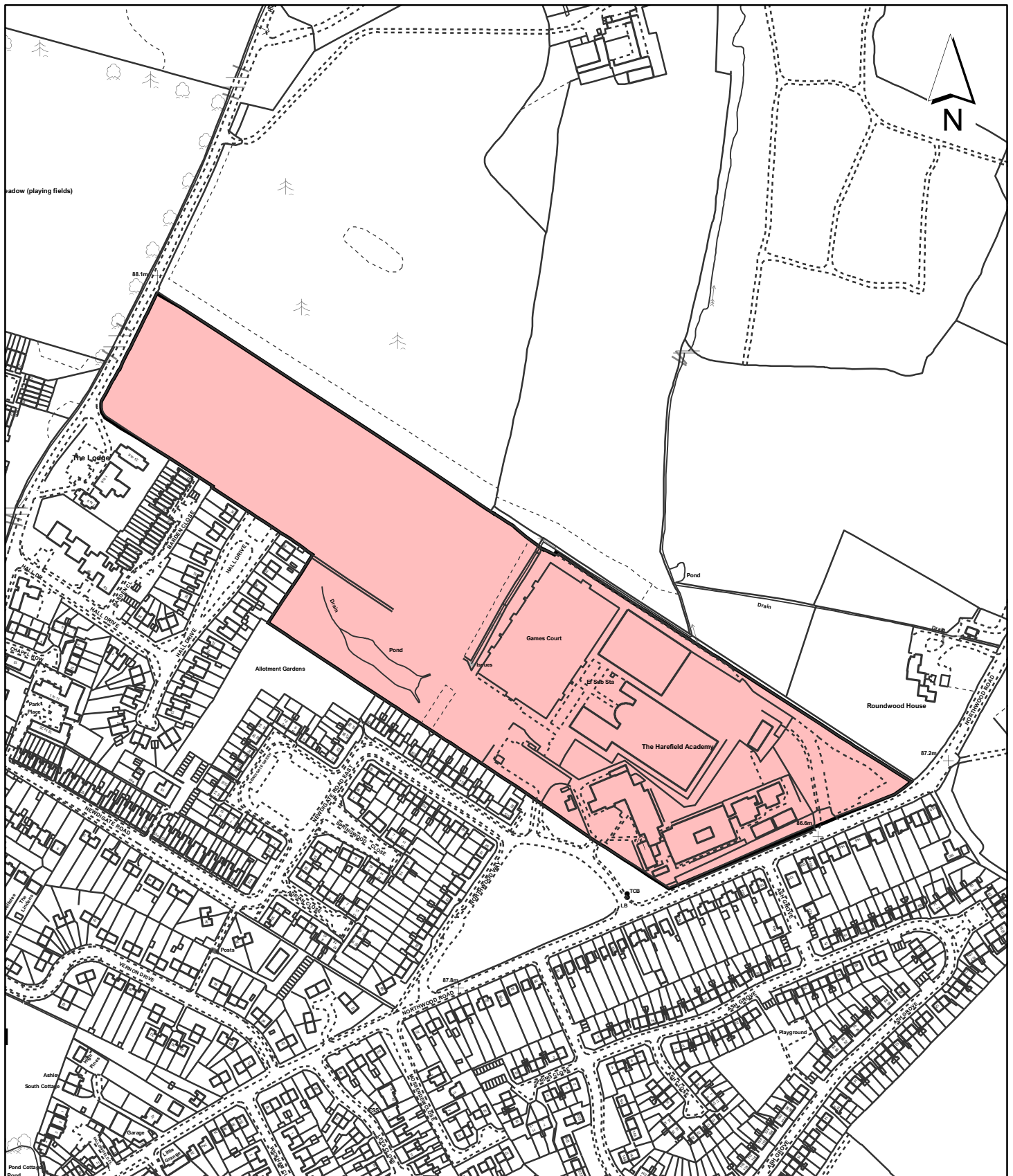


Site Section 09
Scale 1:200



Site Section 08
Scale 1:200

Network 100 St Albans Road, PO Box 200, St Albans, Victoria 3011 Australia Phone: +61 3 9337 2222 Fax: +61 3 9337 2223 Email: info@lsia.com.au	
Client Department for Children, Schools and Families Harfield Academy (Boarding) Provision	www.lsiarchitects.com.au
Drawing No 2718 (-) 110	Date 25.03.2008
Drawing Title Site Elevations and Sections	Drawn By RBM



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Site Address

**Harefield Academy
Northwood Way
Harefield**

Planning Application Ref:
17709/APP/2009/624

Planning Committee
North Page 189

Scale
1:4,000

Date
June 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Item 8 **Report of the Corporate Director of Planning & Community Services**

Address LONDON SCHOOL OF THEOLOGY GREEN LANE NORTHWOOD

Development: Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part Outline Application - Phase 2)

LBH Ref Nos: 10112/APP/2009/707

Date Plans Received:	03/04/2009	Date(s) of Amendment(s):	14/04/2009
Date Application Valid:	14/04/2009		17/04/2009
			02/06/2009

Notes:
 To be used in conjunction with:
 -ORMS Design and Access Statement
 -ORMS Plans, Sections & Elevations (A Series)

03.04.09 Issued for Planning
 20.06.08 Issued for Planning

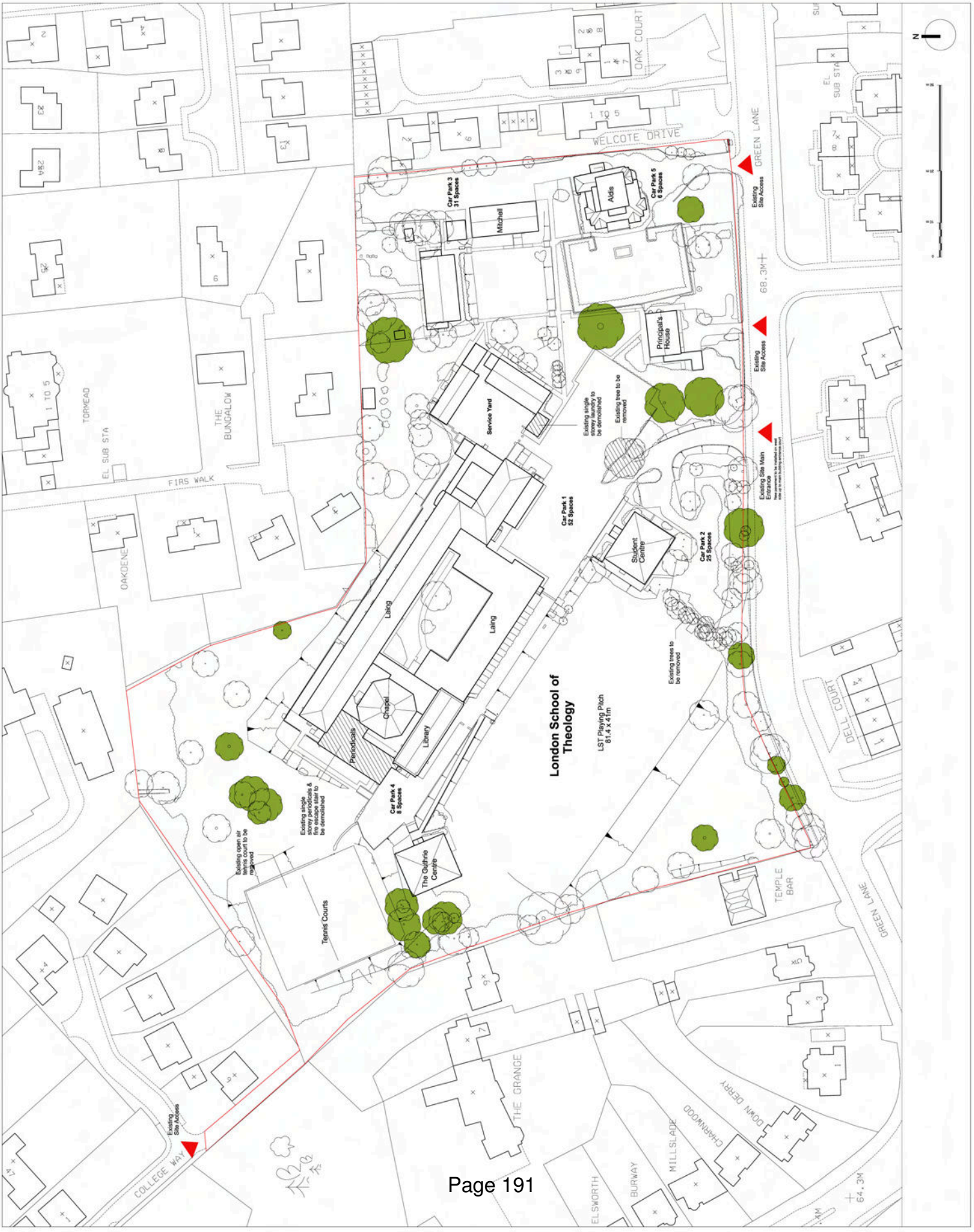
Date: 03.04.09



ORMS
 Architecture
 Design
 1 Pine Street London EC1R 3JH
 T 0207 600 0000
 E orms@orms.co.uk

Project: London School of Theology
 Drawing title: Existing Site Plan

Scale: 1:500 @ A1
 Date: August 10
 Status: For information For tender For construction
 1727 PL 002 Rev. A



Notes:
 To be read in conjunction with:
 - ORMS Design and Access Statement
 - ORMS Plans, Sections & Elevations (P, S, E, etc.)

Issued for Planning: 03.04.09
 MUDRA moved 3M South East: 19.05.09
 Turning point added at houses entrance: 22.05.09
 Issued for Planning: 20.08.08

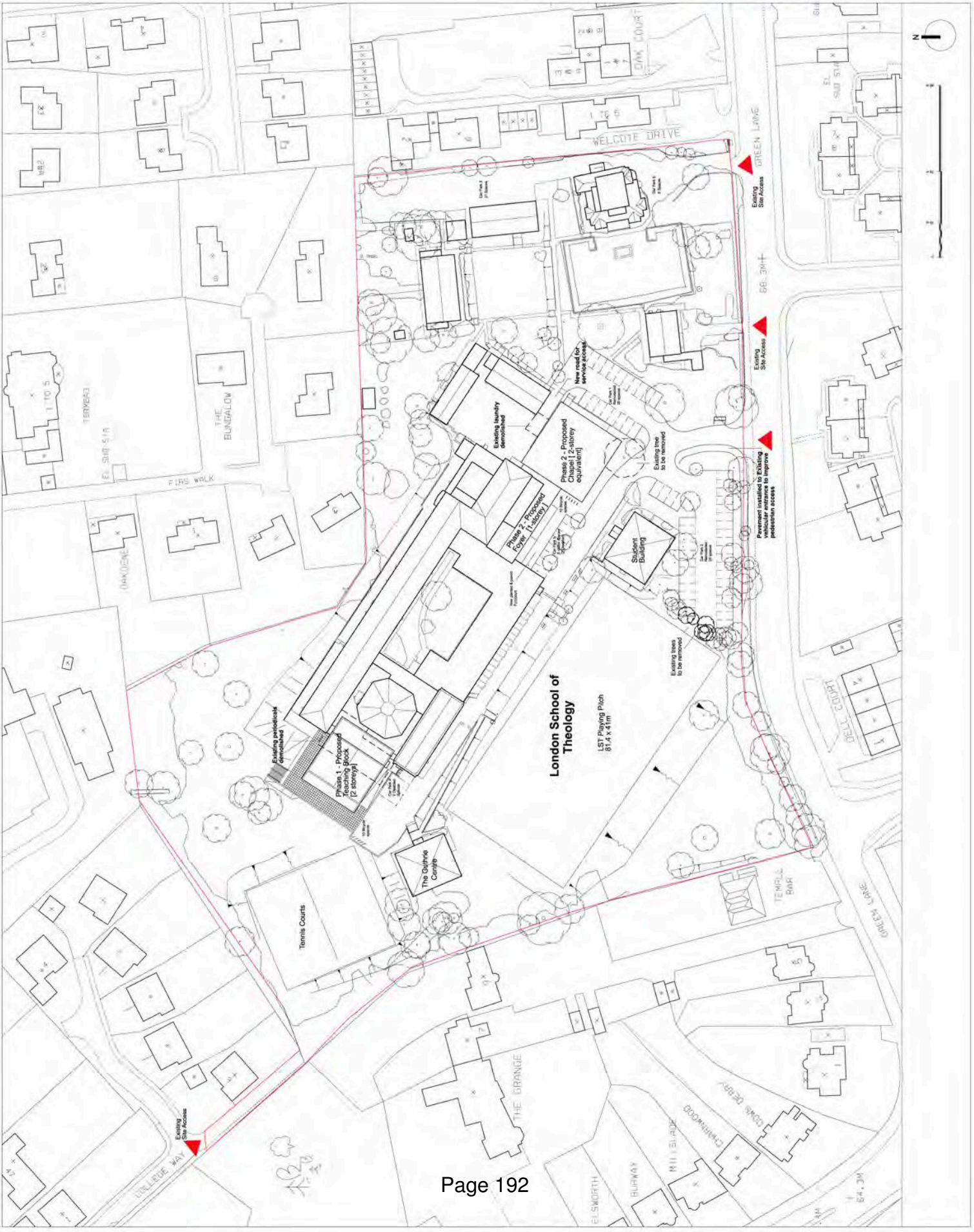


ORMS
 Architecture Design
 1 Pine Street London EC1R 0DH
 T 0207 303 0000
 E orms@orms.co.uk

Project: London School of Theology
 Drawing title: Proposed Site Plan

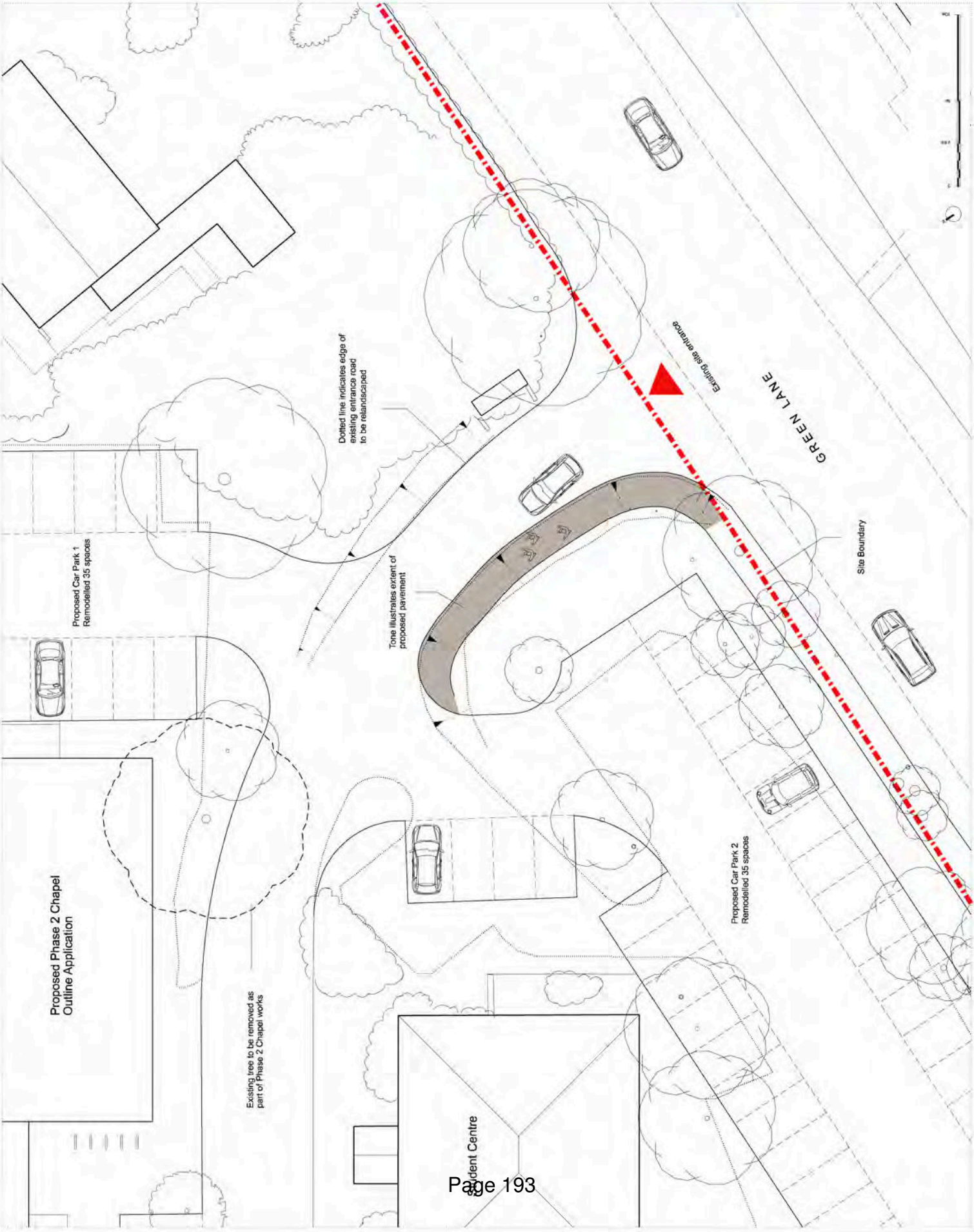
Scale: 1:500 @ A1
 Date: August 08
 Drawing No: 1727 PL 003 Rev. C

- Proposed Phase 1 Teaching Block
- Proposed Phase 2 (outline)
- Existing Site Access



Notes:
 To be read in conjunction with:
 - ORMS Design and Access Statement
 - ORMS Phase 1, 2 & 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Issued for Planning 20.09.08
 Date
 1727 PL 005 Rev. 0
 Scale 1:200 @ A3
 Date August 08
 Drawing No. 1727 PL 005
 Project London School of Theology
 Drawing Site Proposed Footpath to Site Entrance
 ORMS
 Architecture Design
 1 First Street London EC1R 0DH
 T 0207 763 1000
 E orms@orms.co.uk
 London School of Theology
 Proposed Footpath to Site Entrance
 Scale 1:200 @ A3
 Date August 08
 Drawing No. 1727 PL 005
 Project London School of Theology
 Drawing Site Proposed Footpath to Site Entrance
 ORMS
 Architecture Design
 1 First Street London EC1R 0DH
 T 0207 763 1000
 E orms@orms.co.uk
 London School of Theology
 Proposed Footpath to Site Entrance





Notes:
 To be read in conjunction with:
 -CMB Design and Access Statement
 -CMB Plans, Sections & Elevations (A-Series)

Miscellaneous:
 01 Small slope (3%) roof membrane
 02 Floor finish with sloping site and coping
 03 External wall finish with sloping site
 04 Sloping site coping
 05 Powder coated steel ventilation grilles
 06 External wall finish with sloping site
 07 Concrete ground slab
 08 Precast concrete paving with natural aggregate finish
 09 Grounded steel handrail
 10 Grounded steel handrail
 11 Grounded steel handrail

Revision:

C	Issued for Planning	02.06.09
B	Issued for Planning	03.04.09
A	Issued for Planning	20.08.08
A	Issued for Planning	20.08.08

London School of Theology
 The new name for London Bible College

Architecture Design
 1 Pine Street London EC5A 3BA
 T 0207 883 8833 F 0207 887 7075
 E omnia@london.ac.uk

Project - London School of Theology
 Drawing title - Phase 1 - Teaching Block
 Proposed Ground Floor Plan

Scale 1:100 @ A1 Dwg. No. 1727 PL 100 Rev. C
 Date August 08 For information For approval For construction

Site: For information For approval For construction

Site: For information For approval For construction

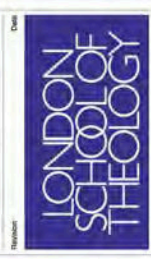
Notes:

- To be used in conjunction with:
- ORMS Design and Access Statement
- ORMS Plans, Sections & Elevations (P, S, E, S, S)

- Materials
- 01 Smooth white all roof membranes
 - 02 Face brick work with matching gills and copings
 - 03 Portland cement mortar
 - 04 Slabbing term tile roofing
 - 05 Portland cement mortar
 - 06 Portland cement mortar
 - 07 Portland cement mortar
 - 08 Portland cement mortar
 - 09 Portland cement mortar
 - 10 Portland cement mortar
 - 11 Portland cement mortar

03.04.09
 03.02.08
 20.03.08

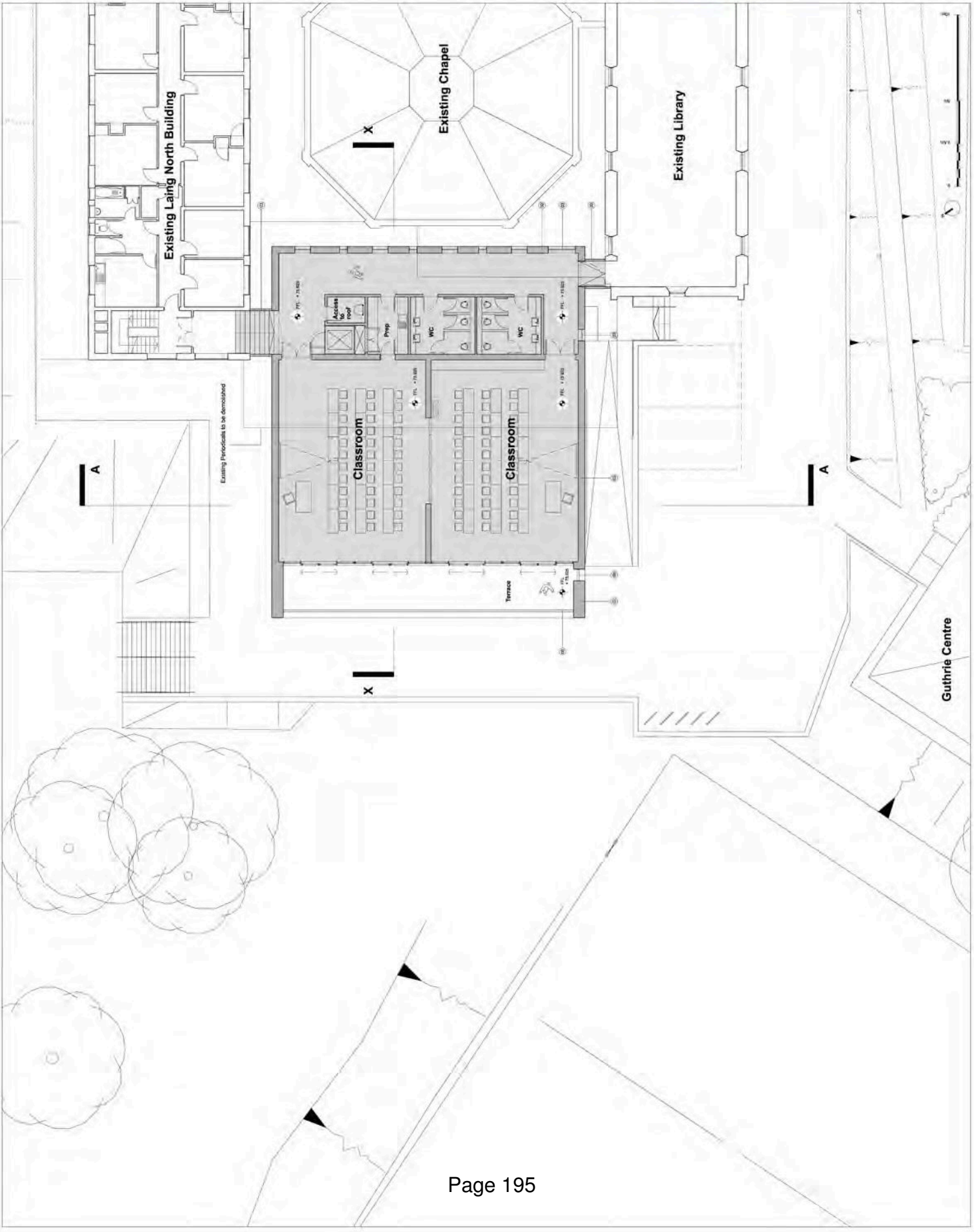
Issued for Planning
 Issued to Planners
 Issued for Planning



ORMS
 Architecture
 Design
 1 Pine Street London EC1R 0JH
 T 0207 953 1000
 E orms@orms.co.uk

Project London School of Theology
 Drawing title Phase 1 - Teaching Block
 Proposed First Floor Plan

Scale 1:100 @A1
 Date August 08
 Status For information For work For construction
 1727 PL 101 Rev. 0



Notes:

- To be used in conjunction with:
- ORMS Design and Access Statement
- ORMS Plans, Sections & Elevations (P, S, E, etc.)

- Materials
- 01 Smooth white air roof membrane
 - 02 Face brick with matching cills and copings
 - 03 Portland cement mortar
 - 04 Slabbing term tile roofing
 - 05 Portland cement mortar
 - 06 Portland cement mortar
 - 07 Powder coated steel colour shading
 - 08 Portland cement mortar
 - 09 Portland concrete paving with natural aggregate finish
 - 10 Portland cement mortar
 - 11 Grounded steel hollow

03.04.08
 Issued for Planning
 20.08.08
 Issued for Planning

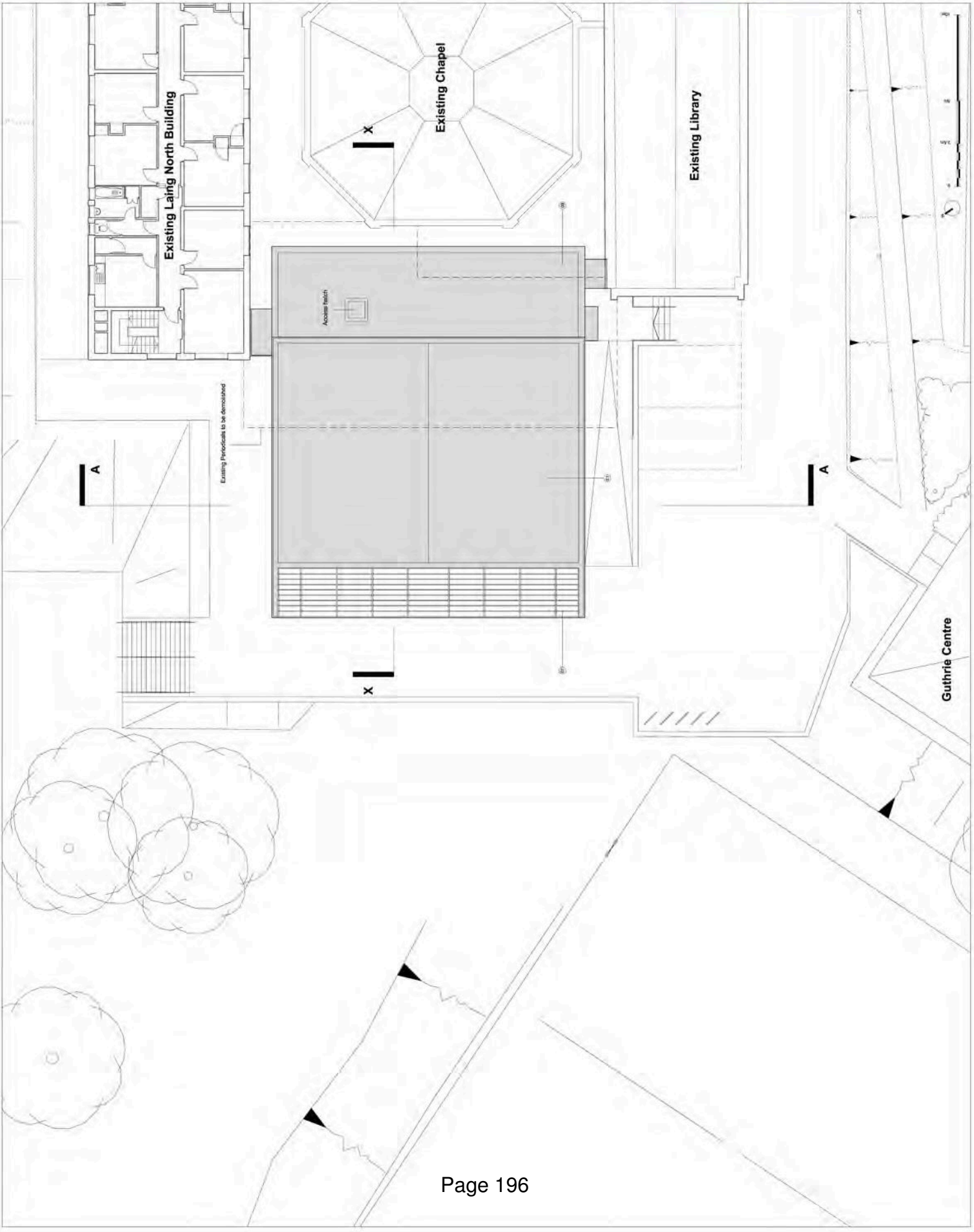
Scale: 1:100 @ A1



ORMS
 Architecture
 Design
 1 Pine Street London EC1R 0JH
 T 0207 853 853
 E orms@orms.co.uk

Project: London School of Theology
 Drawing Site: Phase 1 - Teaching Block
 Proposed Roof Plan

Date: August 08
 1727 PL 102 Rev. 0
 Status: For information For tender For construction



Notes:

- To be read in conjunction with:
- ORMS Design and Access Statement
- ORMS Plans, Sections & Elevations (A1, Series)

Materials:

- 01 Smooth render all roof membranes
- 02 Face brick walls with matching gills and copings
- 03 Face brick walls with matching gills and copings
- 04 Stripping form zinc cladding
- 05 Face brick walls
- 06 Face brick walls
- 07 Powder coated steel colour shading
- 08 Precast concrete paving with natural aggregate finish
- 09 Precast concrete paving with natural aggregate finish
- 10 Precast concrete paving with natural aggregate finish
- 11 Glassblock wall treatment

03.04.08
19.07.09
20.06.08

Revised
A Issued for Planning
B Issued for Planning

Scale



ORMS

Architecture
Design

1 Pine Street London EC1R 3JH
T 0207 953 0000
E orms@orms.co.uk

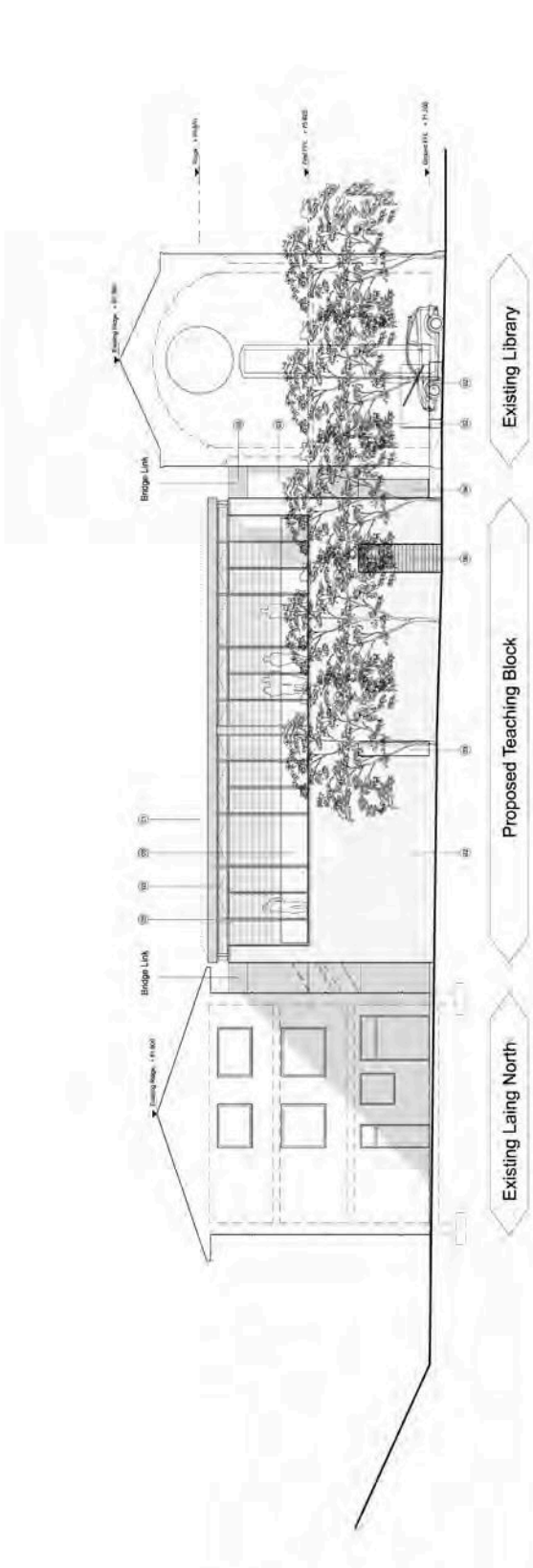
Project London School of Theology
Phase 1 - Teaching Block
Proposed Elevations
South West and North West

Scale 1:100 (A1) Draw No. 1727 PL 300

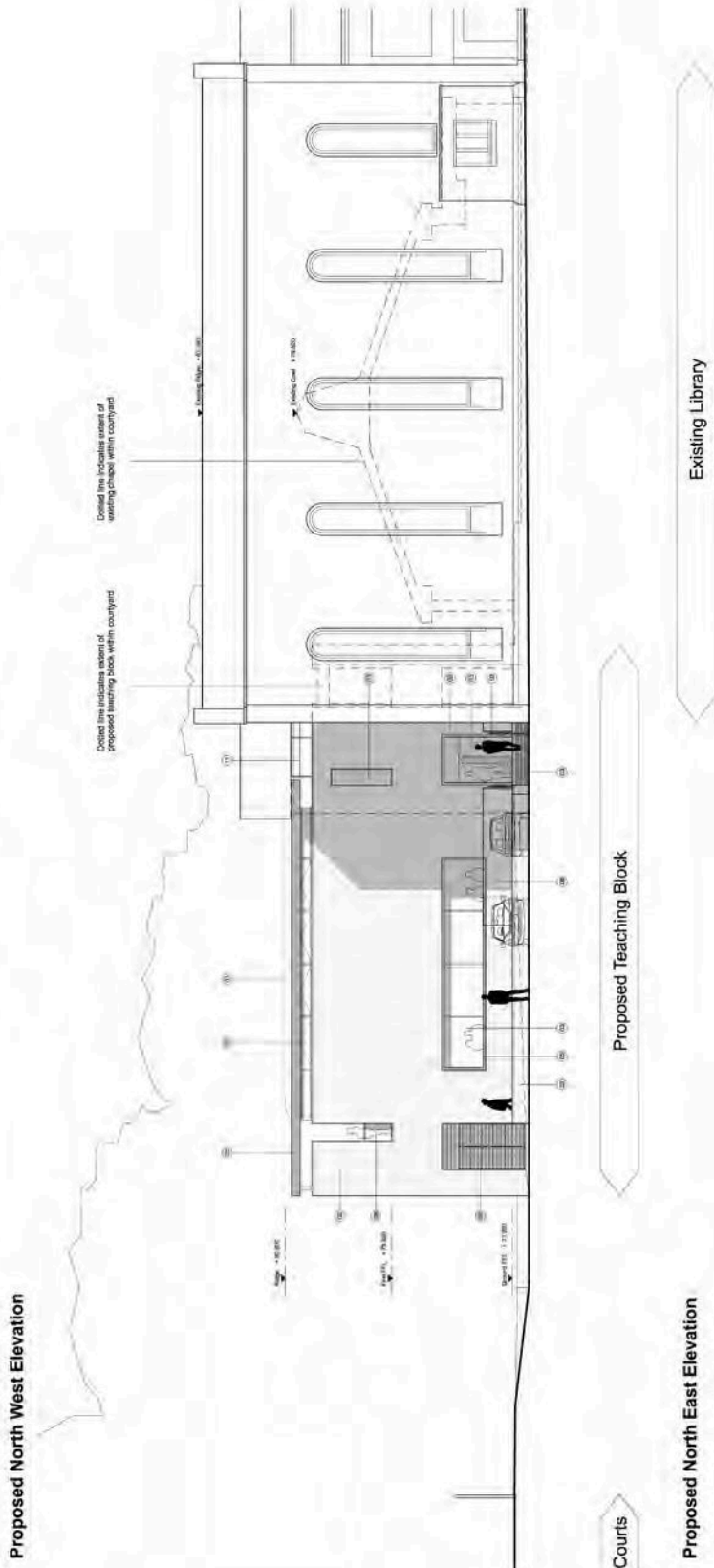
Date August '08 Rev. 0

Status For information For tender For construction

Do not scale. All dimensions to be checked in the field. Do not rely on this drawing for construction. It is for information only.



Proposed North West Elevation



Existing Tennis Courts

Proposed Teaching Block

Proposed North East Elevation

Existing Library

Notes:

- To be used in conjunction with:
- ORMS Design and Access Statement
- ORMS Plans, Sections & Elevations (P1, Series)

- Modifications
- 01 Revised heights of roof members
 - 02 Floor levels with existing lifts and egress
 - 03 Proposed new windows and window frames
 - 04 Existing term also existing
 - 05 Proposed new windows and window frames
 - 06 Proposed new windows and window frames
 - 07 Proposed new windows and window frames
 - 08 Proposed new windows and window frames
 - 09 Proposed new windows and window frames
 - 10 Proposed new windows and window frames
 - 11 Proposed new windows and window frames

03.04.08
13.07.09
20.06.08

Issued for Planning
Issued to Planners
Issued for Planning

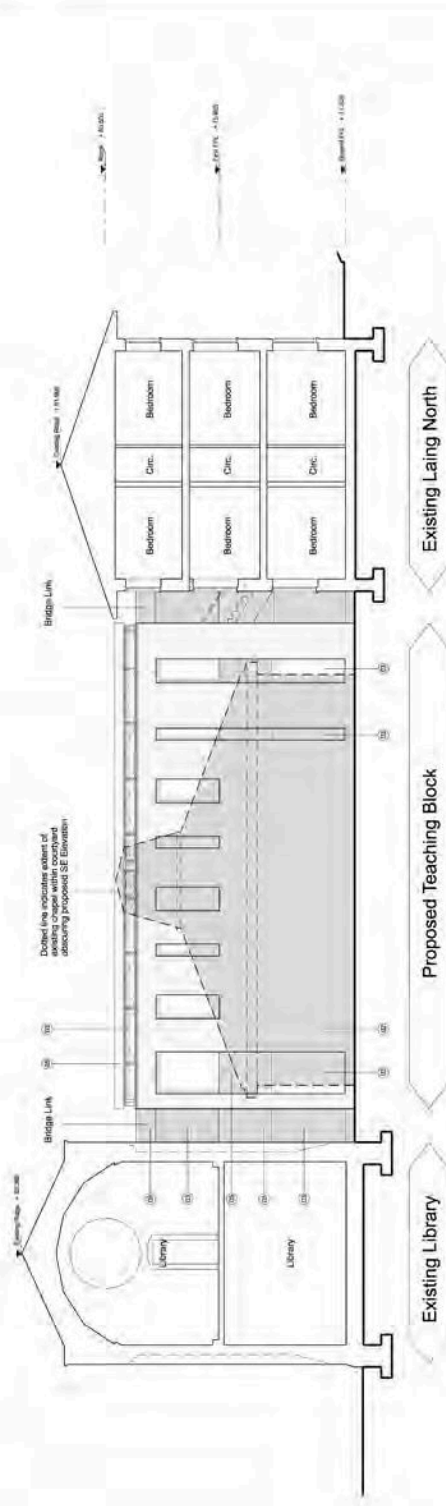


ORMS
Architecture
Design
1 Pine Street London EC1R 0DA
T 0207 303 1000
E orms@orms.co.uk

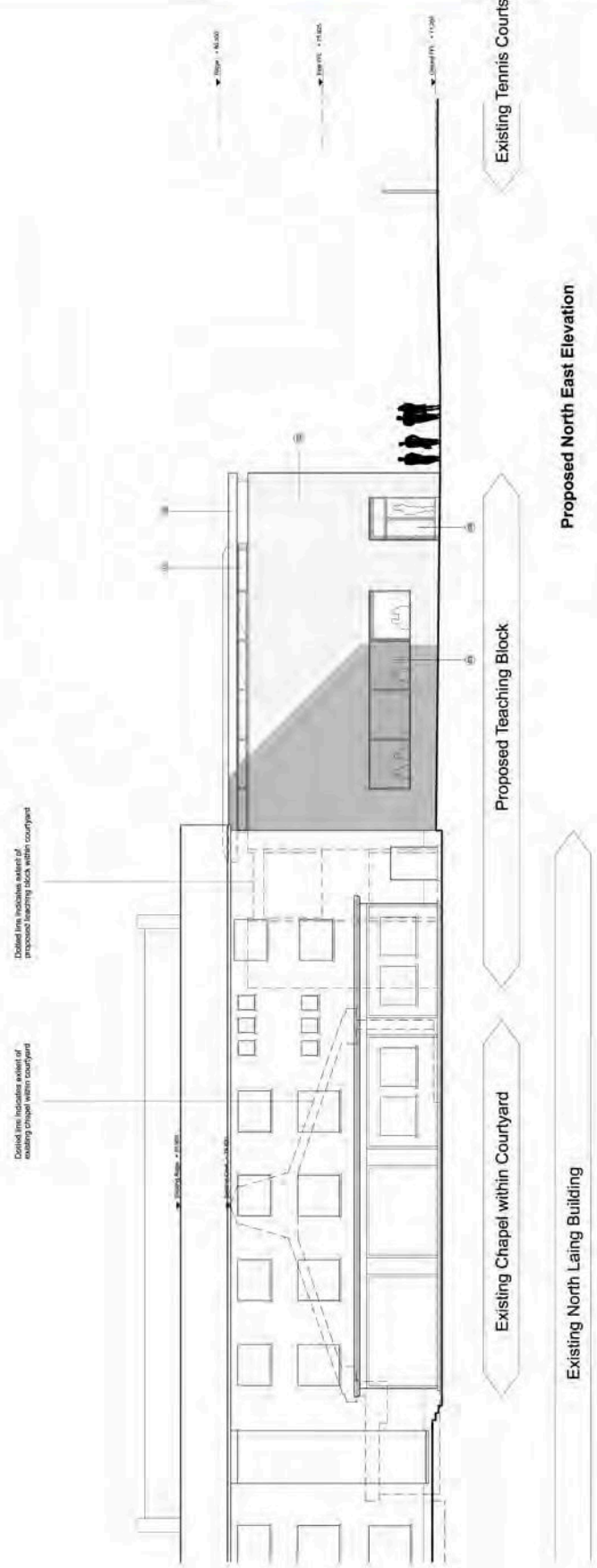
Project
London School of Theology
Phase 1 - Teaching Block
Proposed Elevations
North East and South East

Scale 1:100 @ A1
Date August '08
1727 PL 301 Rev. 0

Status: For information For approval For construction



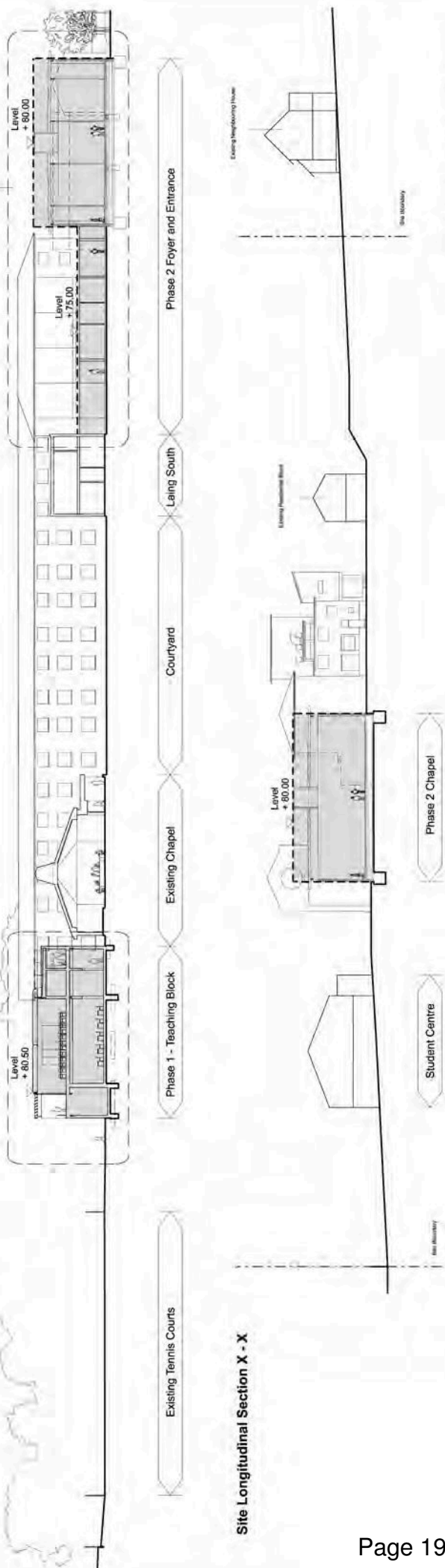
Proposed South East Courtyard Elevation



Proposed North East Elevation

Phase 1
 Existing Tennis Courts
 - Landscaping

Phase 2
 Existing Planning for
 - New Chapel



Site Longitudinal Section X - X

Site Section W - W through Chapel



To be read in conjunction with: - ORMS Design and Access Statement - ORMS Plans, Sections & Elevations (P, S, E, S, E) BACS report 24.18 To be read in conjunction with: - ORMS Design and Access Statement - ORMS Plans, Sections & Elevations (P, S, E, S, E)		Revision: 1 Issued for Planning A Issued for Planning B Issued for Planning	26.08.24 14.02.24 21.04.24	Project: London School of Theology Drawing title: Proposed Site Sections Architecture Design 1 First Street London EC1R 4JH T 0207 833 8533 F 0207 837 7575 E orms@london.ac.uk	Scale: 1:250 @ A1 Date: August 2024 Drawing No: 1727 PL 004 Rev. 01 Status: <input type="checkbox"/> For information <input type="checkbox"/> For approval
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Notes:

- To be read in conjunction with:
- ORMS Design and Access Statement
- ORMS Plans, Sections & Elevations (P1, Series)

Materials:

- 01 Smooth render all roof members
- 02 Face brick work with matching glaze and copings
- 03 Portland cement concrete with window frames
- 04 Structural steel plate cladding
- 05 Portland cement concrete
- 06 Portland cement concrete with aggregate finish
- 07 Portland cement concrete with aggregate finish
- 08 Portland cement concrete with aggregate finish
- 09 Portland cement concrete with aggregate finish
- 10 Portland cement concrete with aggregate finish
- 11 Portland cement concrete

- B Issued for Planning 03.04.09
- A Issued to Planners 19.02.09
- Issued for Planning 20.06.08

Revisions

Date



ORMS
Architecture
Design

1 Pine Street London EC1R 3DH
T 0207 303 0000
E orms@orms.co.uk

Project London School of Theology
Drawing title Phase 1 - Teaching Block
Proposed Sections A-A and X-X

Scale 1:100 (B/A1) Draw No.

Date August '08

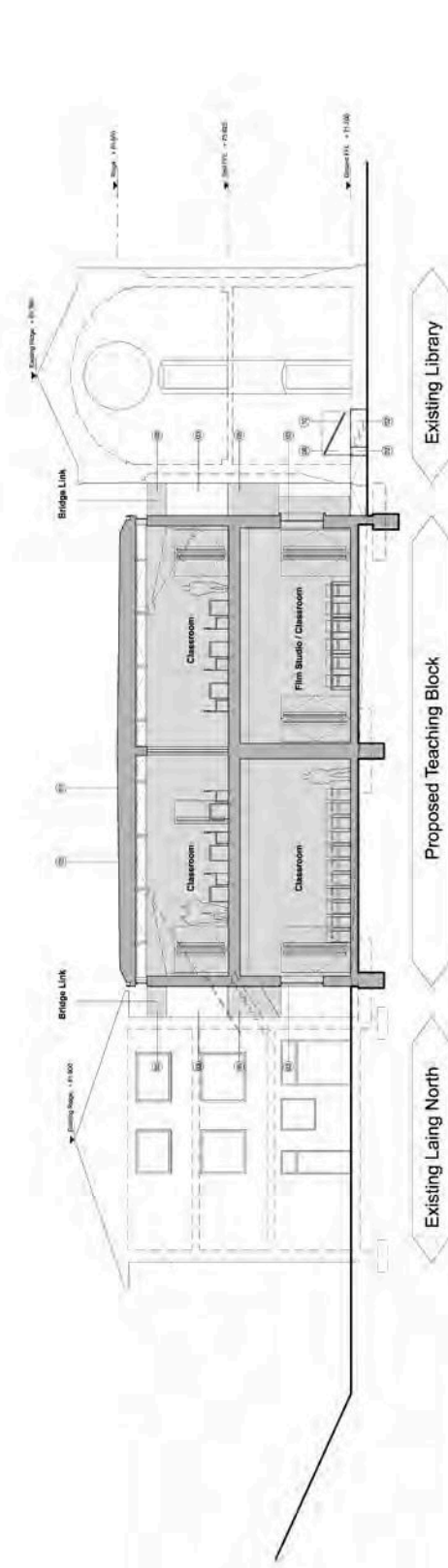
1727 PL 200

Rev. B

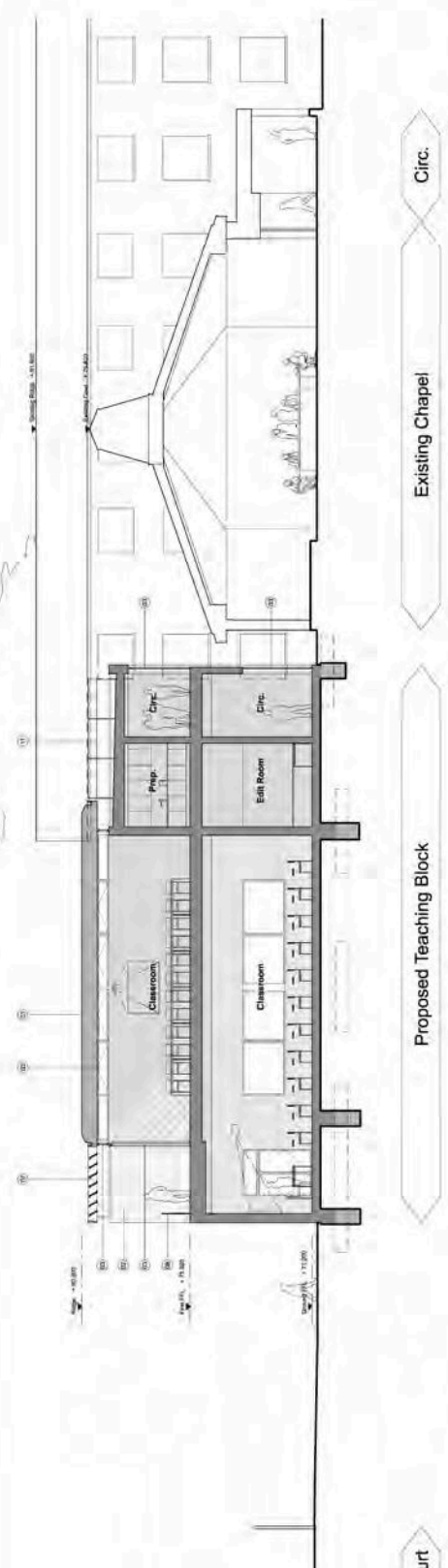
Status For information For tender For construction

Do not scale. All dimensions take precedence over the drawing.

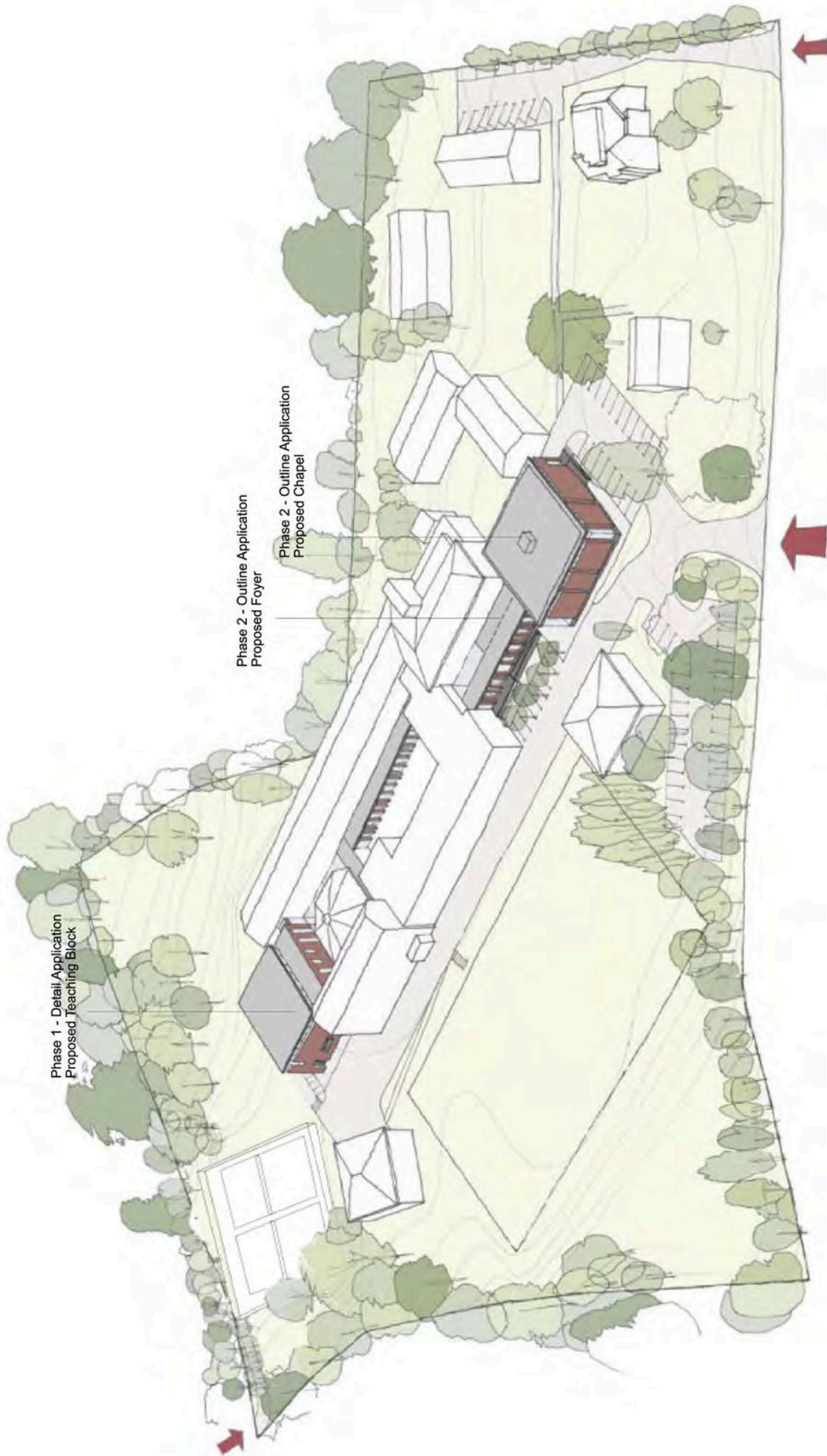
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Proposed Section A-A



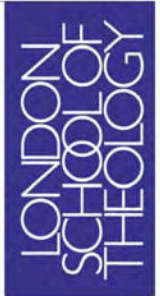
Proposed Section X-X



Phase 1 - Detail Application
Proposed Teaching Block

Phase 2 - Outline Application
Proposed Foyer

Phase 2 - Outline Application
Proposed Chapel



Notes:
Outline Planning elements shown in detail
for illustrative purposes only

Revision: Issued for Planning 26.08.08
A Issued for Planning 03.04.09

Project: London School of Theology
Drawing title: Proposed Aerial Massing Perspective
Architecture Design
1 Pine Street London EC1R 0JH
T 0207 833 8533 F 0207 837 7575
E orms@london.ac.uk

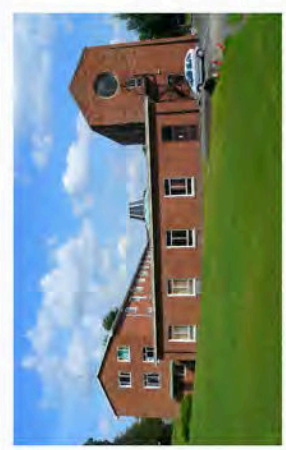
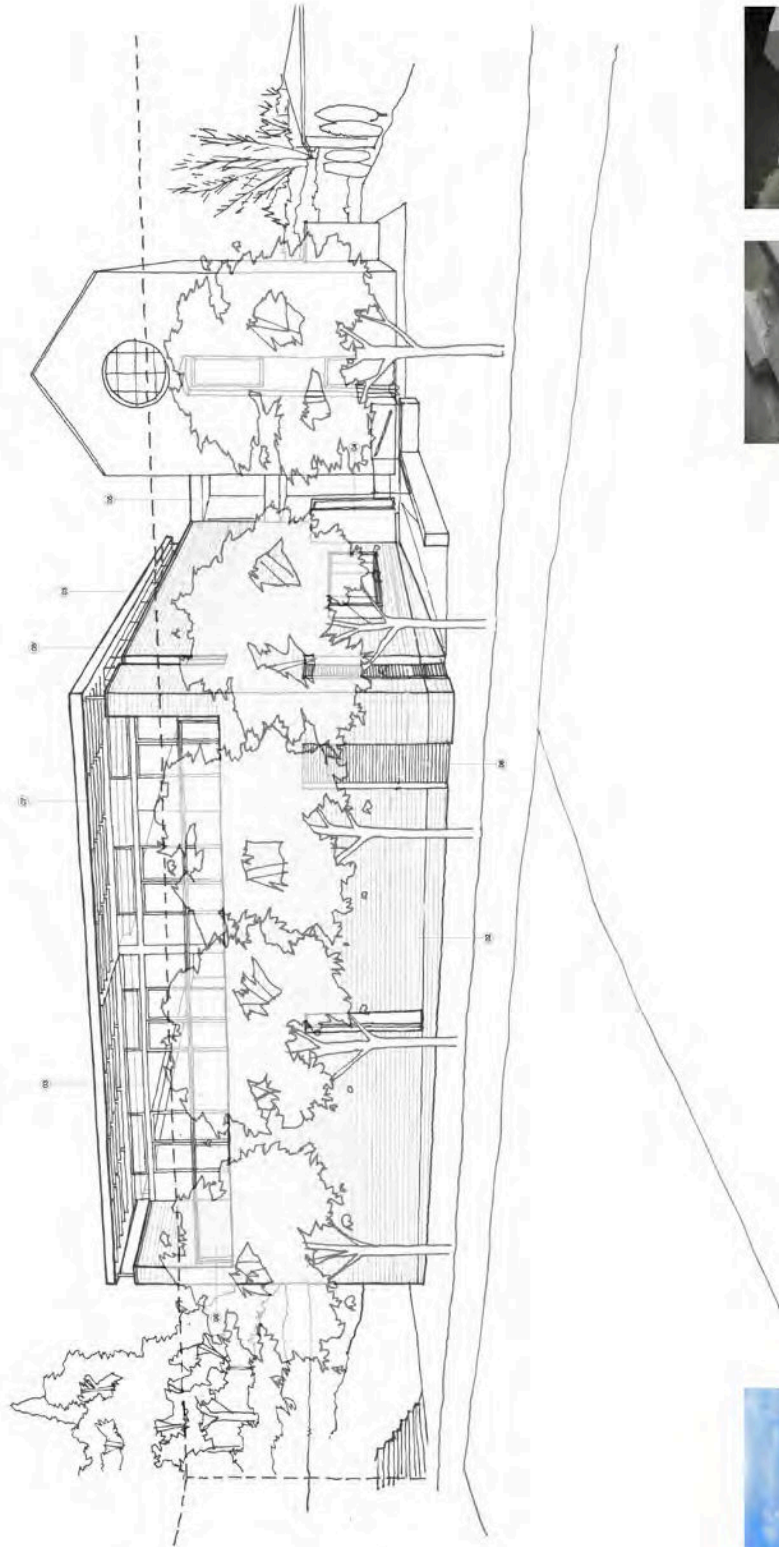
Scale N/A
Date August '08
Draw. No. 1727 PL 400 Rev. A
Status: For information For tender For consultation

To be read in conjunction with:

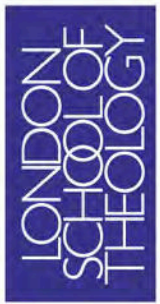
- ORMS Design and Access Statement
- ORMS Plans, Sections & Elevations (PL Series)
- Christianism Landscape Drawings

Materials

- 01 Internal cladding in soft ash veneer
- 02 Brick brickwork with matching sills and copings
- 03 Portland cement concrete
- 04 Randomly patterned stone masonry
- 05 Zinc cladding
- 06 Zinc cladding
- 07 Powder coated steel cladding
- 08 Portland cement concrete with natural aggregate finish
- 09 Stainless steel handrail
- 10 Dark grey slate roof tiles



Site photograph of Existing Periodicals



Notes

Revisions: Issued for Planning

20.08.08

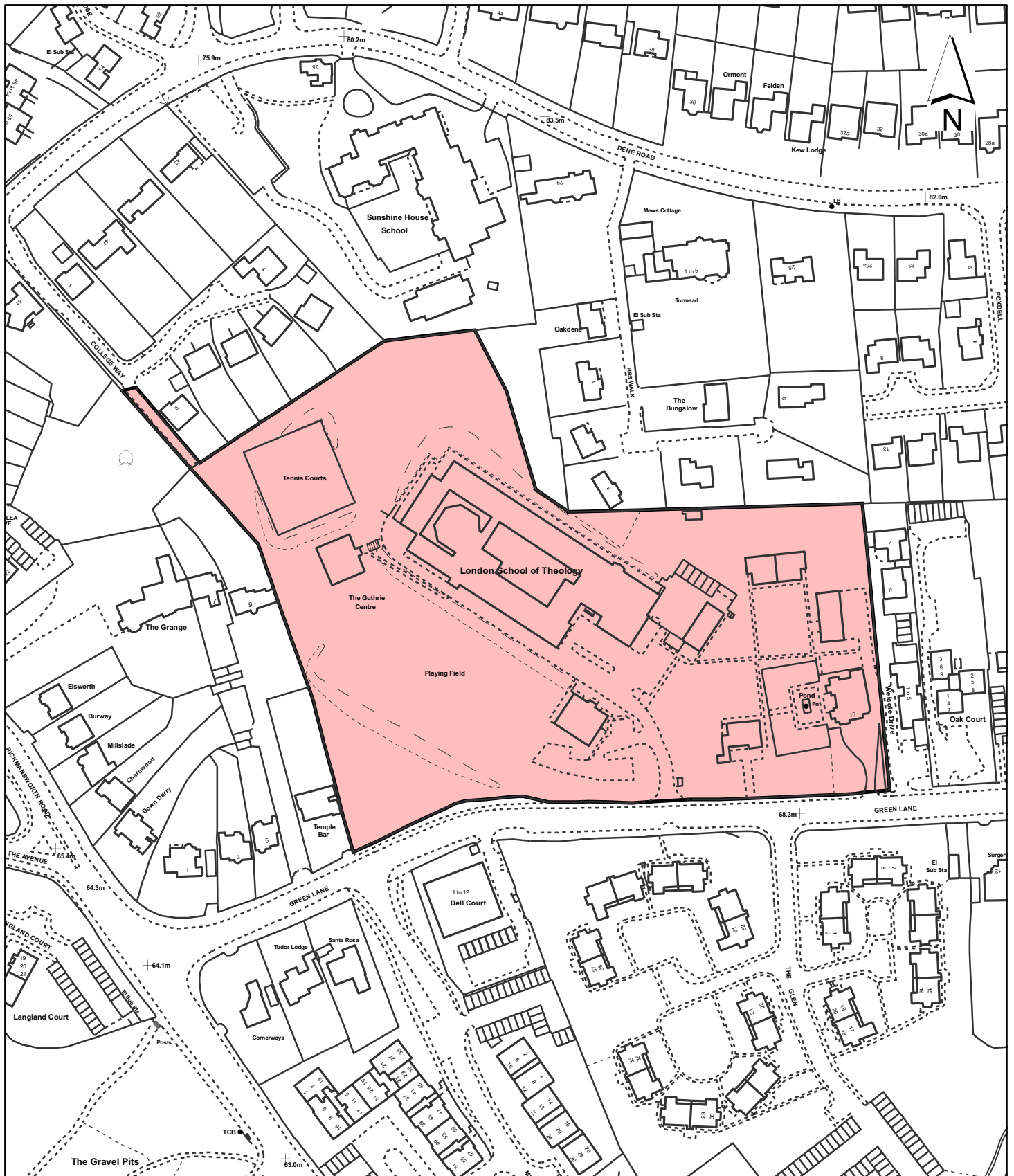
ORMS Architecture Design

1 Pine Street London EC1R 0JH
T 0207 833 8533 F 0207 837 7575
E orms@orms.co.uk

Project: London School of Theology
Drawing title: Proposed Teaching Block
Sketch Perspective

Scale: N/A
Date: August '08
Draw. No.: 1727 PL 401
Rev: 1

For information For tender For construction



Notes

 Site boundary

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Site Address

**London School of Theology
Green Lane
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
10112/APP/2009/707

Scale
1:2,000

Planning Committee
North Page 203

Date
June 2009



HILLINGDON
LONDON

Item 9 Report of the Director of Planning & Community Services Group

Address 85 & 87 FIELD END ROAD EASTCOTE, PINNER

Development: Use of garage at rear for use as storage of commercial goods in connection with commercial premises (Application for a Certificate of Lawfulness for an existing use or operation or activity.)

LBH Ref Nos: **15225/APP/2008/3210**

Date Plans Received: 11/11/2008 **Date(s) of Amendment(s):**

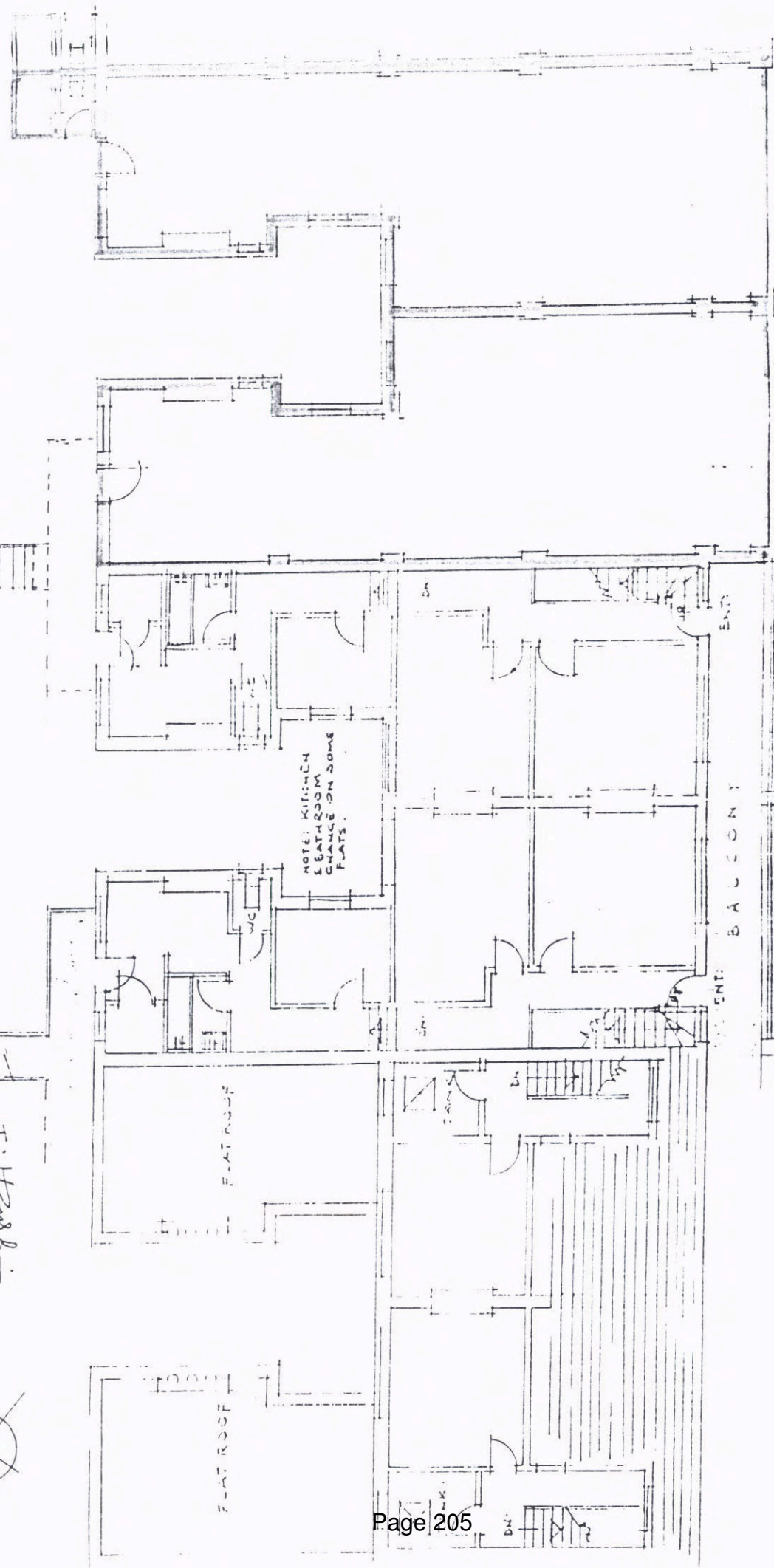
Date Application Valid: 11/11/2008

RAVENSCOTT PROPERTIES LTD.

Secretary

Plan 10a

I. H. Z. M. L.



67


65

SECOND FLOOR - SEVEN - FIRST FLOOR - EIGHT - HOUSE FLOOR - SEVEN - ROY

<p>LAND SECURITIES PROPERTIES LIMITED 2nd Floor, Quebec House 10 Richmond Road, Kingston upon Thames, Surrey KT12 5HL Telephone: 081-546 7131 (4 lines) 081-546 9241</p>	<p>DRG NO RJ:0493:2</p>	<p>SCALE: 78" = 1" 0 DRG: BY: M.R.S. CHECKED: R.J.</p>	<p>TYPICAL LEFT & RIGHT HAND LAYOUT TO AROUND FIRST & SECOND FLOORS AT 23-115 FIELD END ROAD EASTCOTE MIDDX:</p>
--	--	--	--



Notes

 Site boundary

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Site Address

**85 and 87 Field End Road
Eastcote**

Planning Application Ref:
15225/APP/2008/3210

Planning Committee
North Page 206

Scale
1:1,250

Date
June 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Item 10 Report of the Corporate Director of Planning & Community Services

Address LAND FORMING PART OF 12 GLADSDALE DRIVE EASTCOTE

Development: Two storey three-bedroom detached dwelling with associated parking

LBH Ref Nos: 65761/APP/2009/599

Date Plans Received: 25/03/2009

Date(s) of Amendment(s): 25/03/2009

Date Application Valid: 25/03/2009

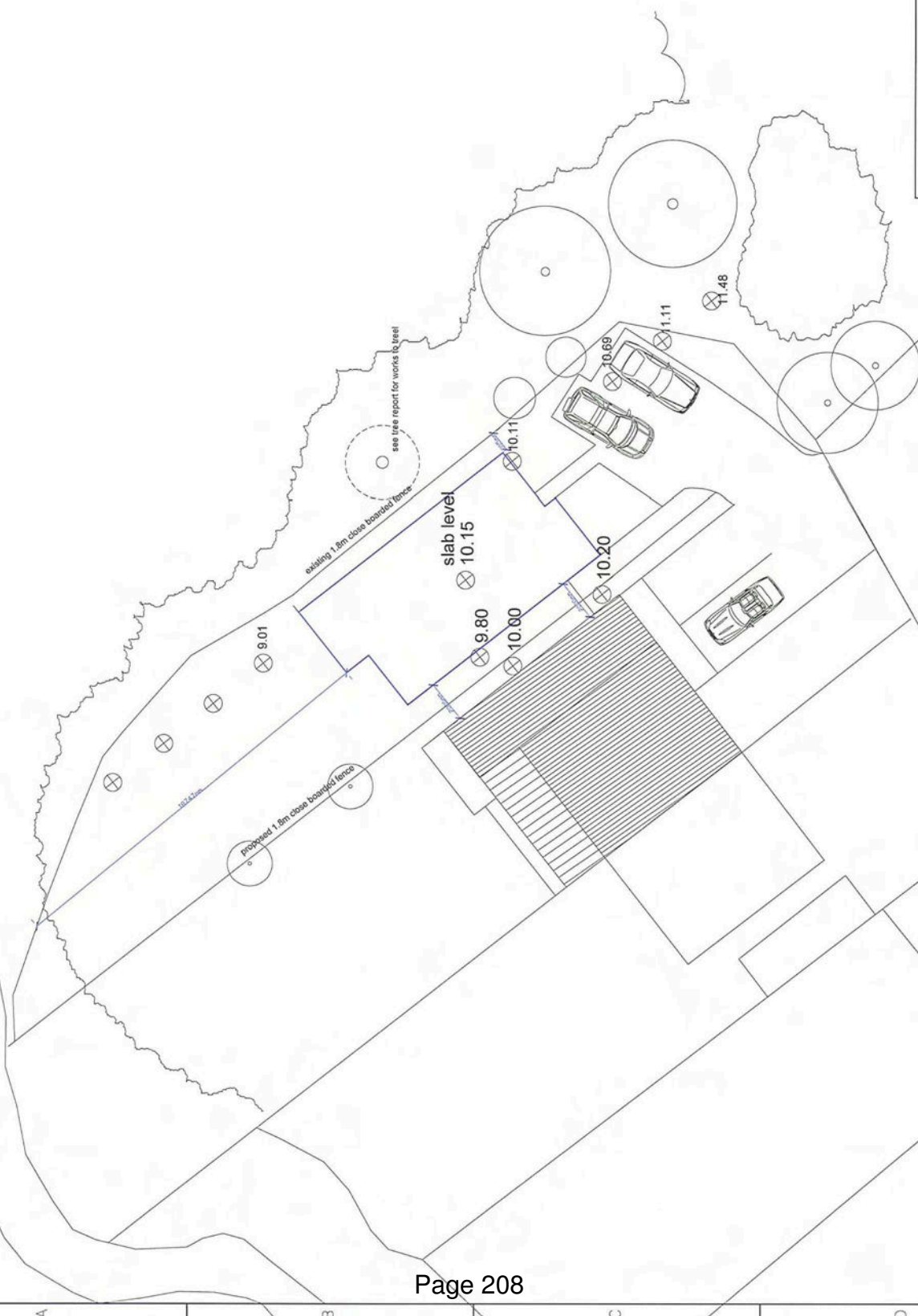
11/05/2009

2m



PROPOSED PLANS

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DRG: No. RAC/2/b
 12 Gladstone Drive
 Eastcote
 Middx

R Clarke Planning Consultants Ltd
 INDEPENDENT PLANNING ADVICE



Kewfery Farm, Rickmansworth Road, Northwood, Middx
 e-mail: RClarkehd@aol.com

Tel / Fax: 01923 449353
 Mobile: 077996 20153

SCALE = 1:200

5

4

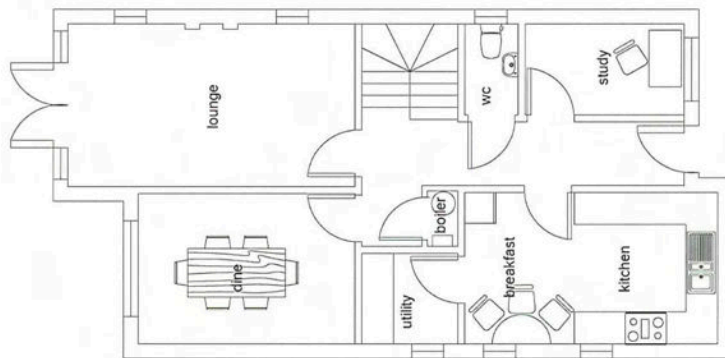
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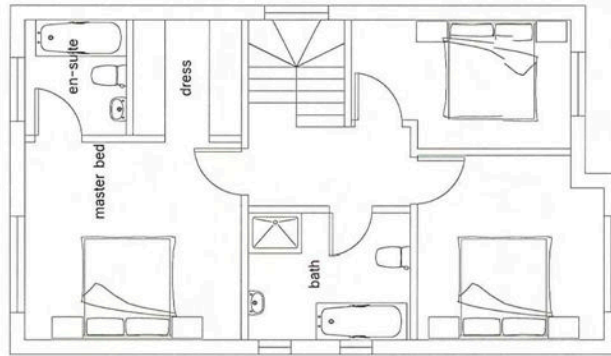
1

PROPOSED PLANS

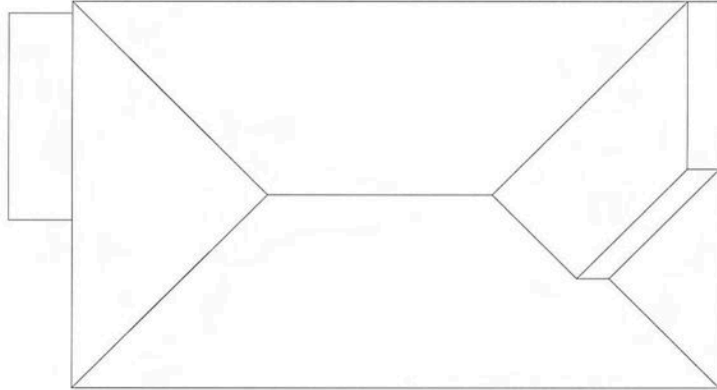
Total gross internal floor area 131sqm (1410sqft)



Ground Floor
67.5sqm gross internal including garage



First Floor
63.5sqm gross internal



Roof Plan

DRG: No. RAC/3/b
12 Gladstone Drive
Eastcote
Middx

R Clarke Planning Consultants Ltd
INDEPENDENT PLANNING ADVICE



Kewferry Farm, Rickmansworth Road, Northwood, Middx
Tel/Fax: 01923 449355
Mobile: 07796 20153
e-mail: RClarkeLtd@aol.com

SCALE = 1:100

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4

3

2

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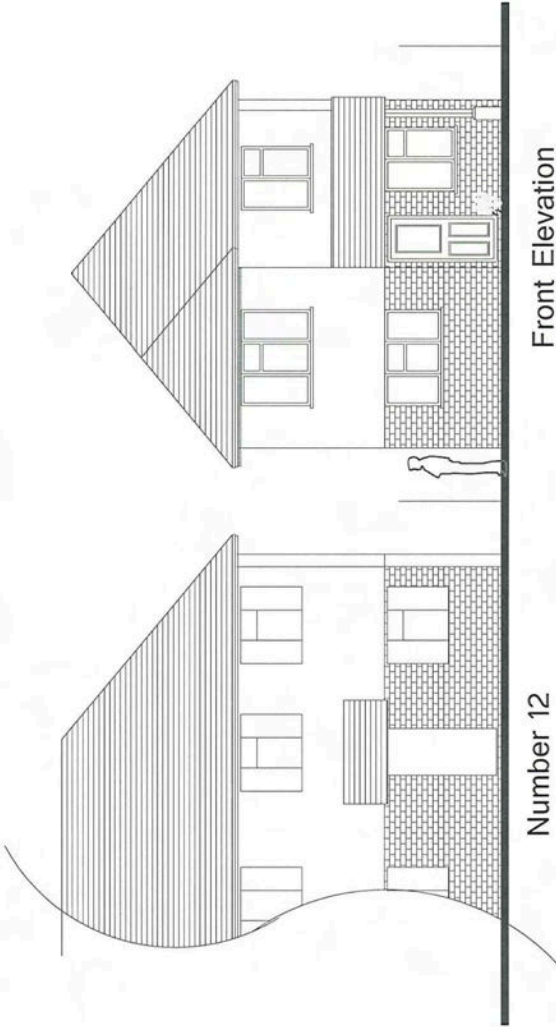
A

B

C

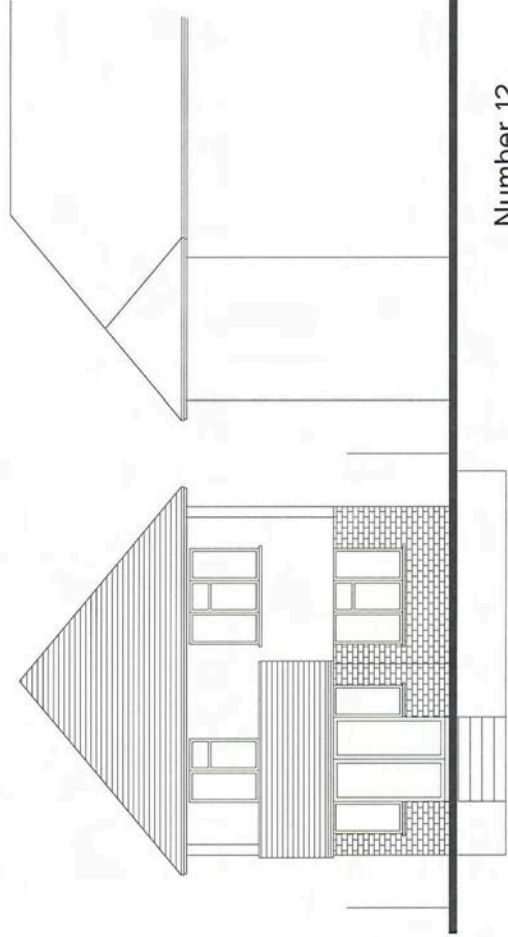
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PROPOSED PLANS



Front Elevation

Number 12



Rear Elevation

Number 12

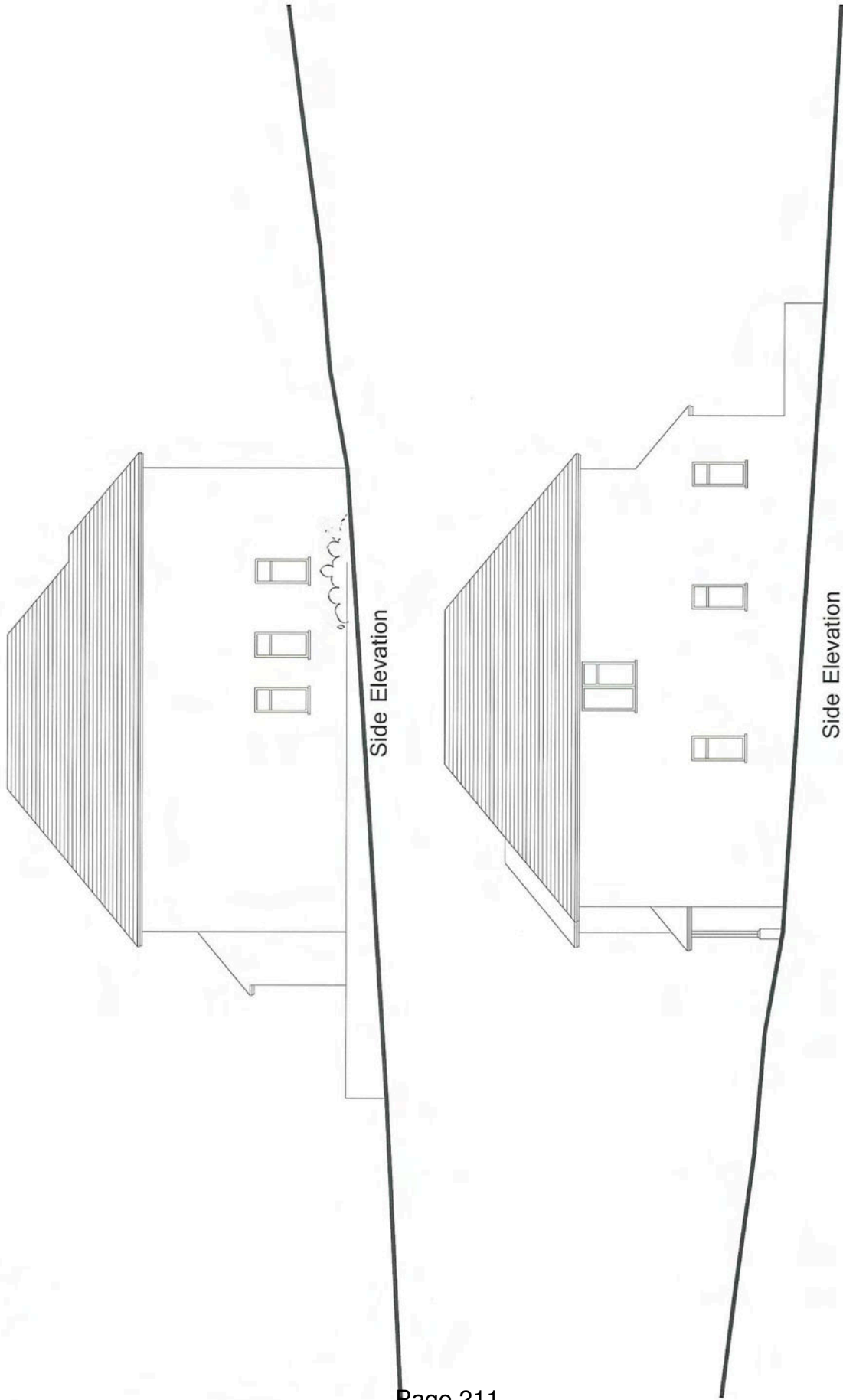
DRG: No. RAC/4/b
 12 Gladstone Drive
 Eastcote
 Middx

R Clarke Planning Consultants Ltd
 INDEPENDENT PLANNING ADVICE

Kewfery Farm, Rickmansworth Road, Northwood, Middx
 Tel/Fax: 01923 440353
 Mobile: 077964 20153
 e-mail: RClarkehd@aol.com

SCALE = 1:100

PROPOSED PLANS



Side Elevation

Side Elevation

DRG: No. RAC/5/b
 12 Gladstone Drive
 Eastcote
 Middx

R Clarke Planning Consultants Ltd
 INDEPENDENT PLANNING ADVICE



Keydery Farm, Rickmansworth Road, Northwood, Middx
 e-mail: RClarkehd@aol.com

Tel / Fax: 0193 440955
 Mobile: 07796 20135

SCALE = 1:100

5

4

3

2

1

A


B

C

D



Notes

 Site boundary

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Site Address

**Land forming part of
12 Gladsdale Drive
Eastcote**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
65761/APP/2009/599

Scale
1:1,250

Planning Committee
North Page 212

Date
June 2009



HILLINGDON
LONDON

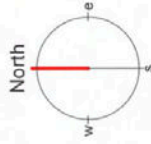
Item 11 Report of the Corporate Director of Planning & Community Services

Address LAND AT 1-10 LEES AVENUE NORTHWOOD

Development: Block of 6 two storey, three-bedroom terraced houses and a two-bedroom detached bungalow with associated parking and vehicular crossovers, involving the demolition of existing 10 attached bungalows).

LBH Ref Nos: 63316/APP/2009/774

Date Plans Received:	16/04/2009	Date(s) of Amendment(s):	16/04/2009
Date Application Valid:	11/05/2009		11/05/2009
			11/06/2009



16.02.09
A - Site boundaries amended as per latest survey information -

Ref	Revisions	Date
Scale	1:200 @A3	Date
Date Plotted	February 2009	Drawn by

**Lees Avenue
Northwood
Middlesex**

for
**Ruislip Manor
Cottage Society**

Dwg No :
04063 / 152A

Existing Block Plan

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LOA BOARD OF HILLINGDON
RECEIVED
16 APR 2009
PLANNING & TRANSPORTATION
GROUP

A - Area information updated
according to change 16.02.09

Ref: Revisions
Scale: 1:200 @ A3
Date: February 2009
Date Plotted:
Drawn by:

**Lees Avenue
Northwood
Middlesex**

for
**Ruislip Manor
Cottage Society**

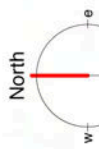
Dwg No :
04063 / 168A

Proposed Site Plan
incl. Areas

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SCHEDULE
6no. (2 Storey) 3 bed houses @ 81 sqm minimum
1no. Bungalow @ 60 sqm minimum
Car Parking
1 space per unit + 1 visitors space per unit



E - V7 parking space omitted, red line amended, note to unit 6 rear fencing showing revised height 08.06.09

D - Redline amended
New Vehicle Crossovers
Minor scheme revisions

C - Parking layout updated plot no.7 position adjusted 10.03.09

B - Boundaries modified to suit latest survey information
Original unit no.7 omitted 16.02.09

A - Parking spaces revised and Plot 7 windows altered - 2.02.09

Ref: Date:
Revisions:
Scale: 1:200 @ A3
Date: February 2009
Drawn by:

**Lees Avenue
Northwood
Middlesex**

for
**Ruislip Manor
Cottage Society**

Dwg No :
04063 / 162E

**Proposed Ground
Floor**

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North



16 APR 2009

A - Layout amended to suit latest
survey information 16.02.09

Ref
Revisions
Scale 1:50 @ A3
Date February 2009
Date Placed
Drawn by

**Lees Avenue
Northwood
Middlesex**

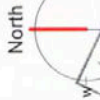
for
**Ruislip Manor
Cottage Society**

Dwg No :
04063 / 166A

Detailed Plan - Plot
1-6 First Floor

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16 APR 2009

PLANNING & TRANSIT
GRD

B - Plot no. 7, position shown on site plan 10/03/09

A - Boundaries modified to suit latest survey information
Original unit no. 7, position shown on site plan 16/02/09

Ref: Date:
Revisions: 1:200 @ A3
Scale: February 2009
Date Plotted:
Drawn by:

**Lees Avenue
Northwood
Middlesex**

for
**Ruislip Manor
Cottage Society**

Dwg No :
04063 / 164B

Proposed Roof Plan

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16 APR 2009
PLANNING & TRANSPORTATION
GROUP

B - Position of building adjusted
11.03.09
A - Layout amended to suit latest
survey information 16.02.09

Ref	Date
Revisions	
Scale	1:50 @ A3
Date	February 2009
Date Plotted	
Drawn by	

**Lees Avenue
Northwood
Middlesex**
for
**Ruislip Manor
Cottage Society**

Dwg No :
04063 / 167B
Detailed Plans - Plot
7

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LOW BOROUGH OF HILLINGDON
REFERRED
16 APR 2009
PLANNING & TRANSPORTATION
GROUP

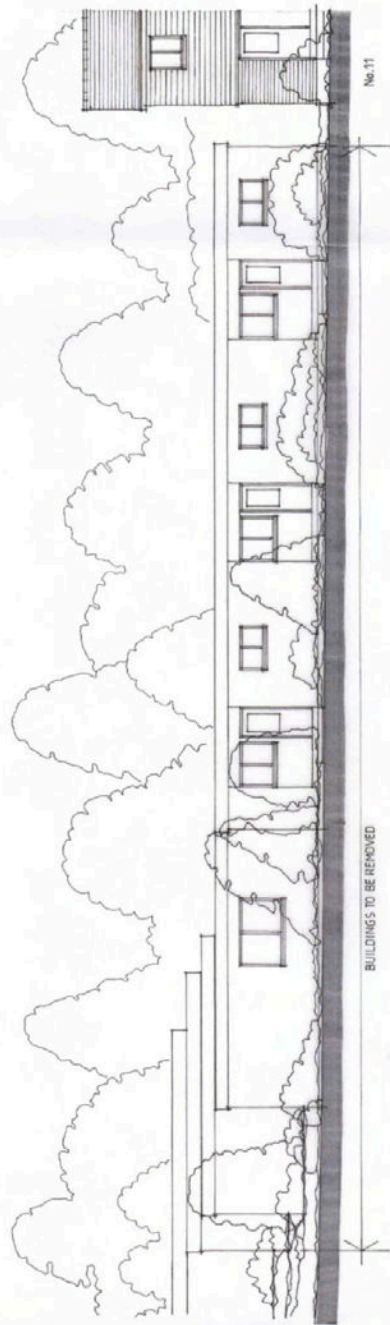
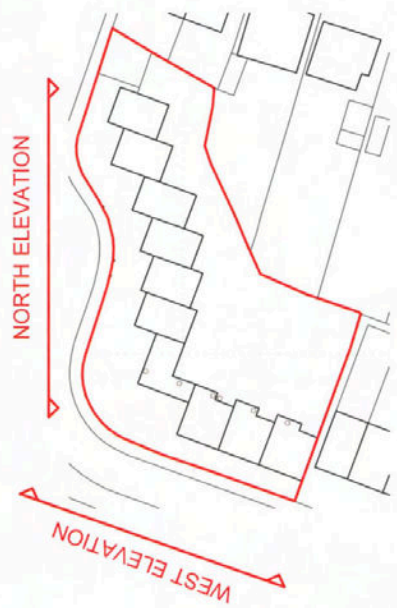
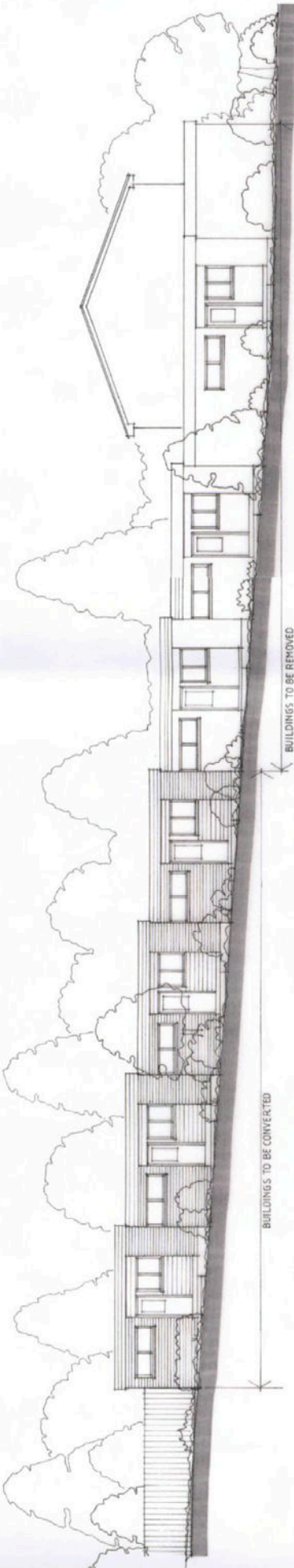
Ref
Revisions
Scale
Date
Date Placed
Drawn by

February 2009
Lees Avenue
Northwood
Middlesex

for
Ruislip Manor
Cottage Society

Dwg No :
04063 / 160

Existing Elevations
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WEST ELEVATION. AS EXISTS

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16 APR 2009
PLANNING & TRANSPORTATION
GROUP

Ref
Revisions
Scale 1:50 @ A3
Date February 2009
Date Plotted
Drawn by

Lees Avenue
Northwood
Middlesex
for
Ruislip Manor
Cottage Society

Dwg No :
04063 / 173 A

Plot 7 Front North

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Plot 7 Front North 1:50

LOW BOARD UP APPROVAL
REVISED
16 APR 2009
PLANNING & PROSPECTIVE
GROUP

Ref
Revisions
Scale 1:50 @ A3
Date February 2009
Date Plotted
Drawn by

Date
Lees Avenue
Northwood
Middlesex

for
Ruislip Manor
Cottage Society

Dwg No :
04063 / 174 A

Plot 7 Rear South

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Plot 7 Rear South 1:50

LOW BOARD OF HILLINGDON
APPROVED
16 APR 2009
PLANNING & TRANSPORTATION
CDDIP

Revision B - Changes to plot 7 added

Revision A - Houses roof height lowered

Ref Revisions Date

Scale 1:200 @ A3

Date February 2009

Date Plotted

Drawn by

**Lees Avenue
Northwood
Middlesex**

for
**Ruislip Manor
Cottage Society**

Dwg No :
04063 / 177 B

Proposed Street
Elevations

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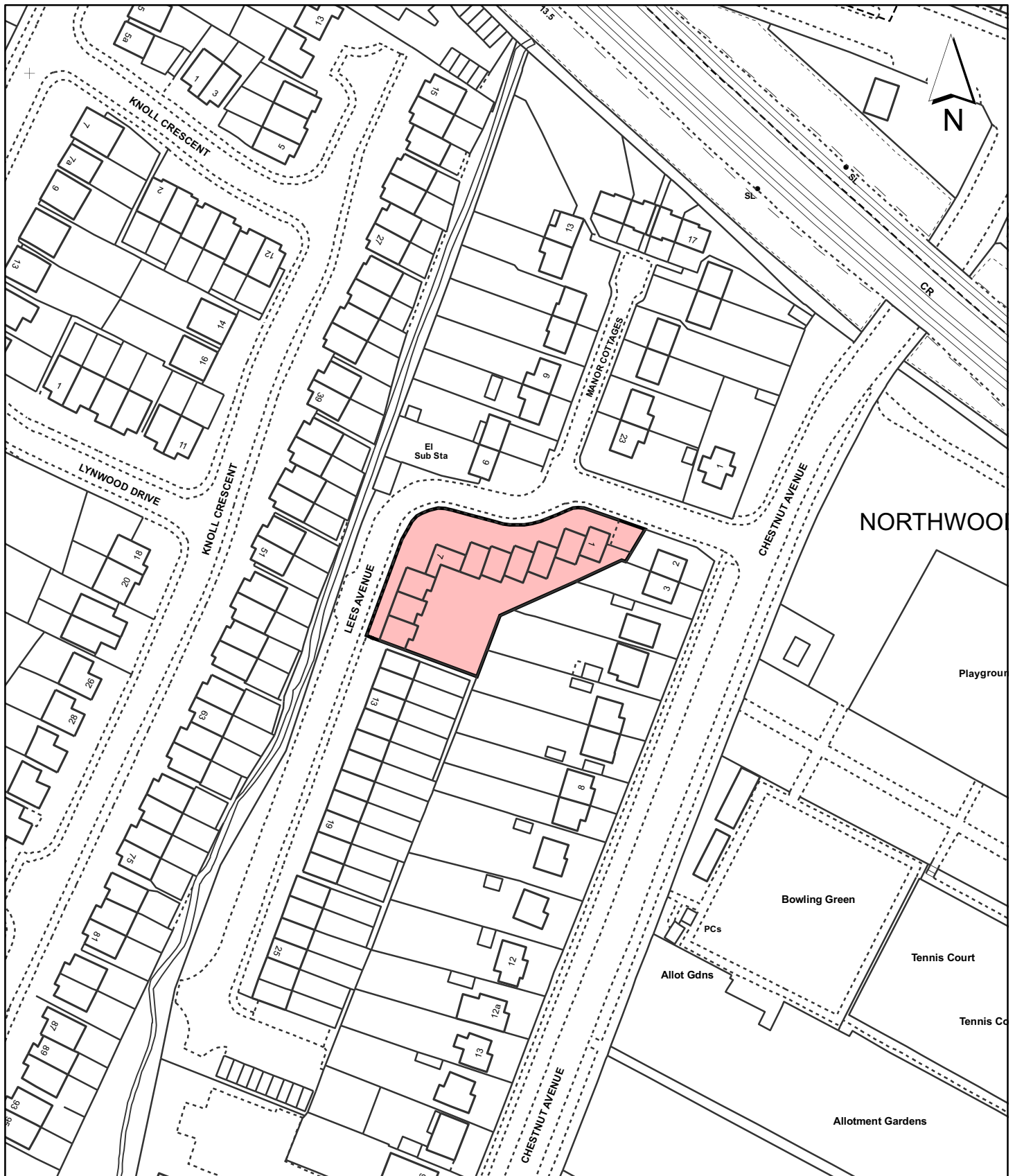
Proposed Street Elevation West 1:200




Proposed Street Elevation North 1:200



Proposed Street Elevation East 1:200



Notes

 Site boundary

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Site Address

**Land at 1 - 10 Lees Avenue
Northwood**

Planning Application Ref:
63316/APP/2009/774

Planning Committee
North Page 224

Scale
1:1,250

Date
June 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Item 12 **Report of the Corporate Director of Planning & Community Services**

Address BUILDERS YARD JOEL STREET NORTHWOOD

Development: Erection of a single-storey building for storage, offices, staffroom/toilets and customer service area plus general store (Involving demolition of all existing buildings on site including the Voda Phone plant and mast).

LBH Ref Nos: 16194/APP/2009/580

Date Plans Received: 19/03/2009 **Date(s) of Amendment(s):** 24/03/2009

Date Application Valid: 19/03/2009 27/04/2009

Notes
 DO NOT SCALE If in doubt ask!
 All dimensions and levels must be verified on site prior to commencement and any discrepancies notified.
 This drawing to be read in conjunction with all specialist specifications.

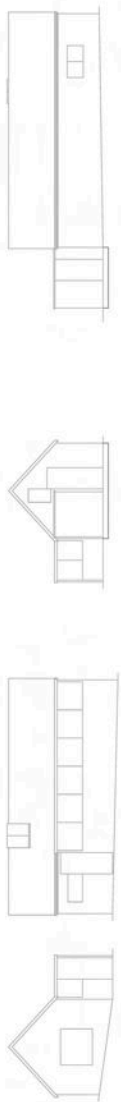
Rev	Amendments	Date

PLANNING
 hap chartered architects
 The Orangery, 22 Avenham Hill, High Wycombe, Buckinghamshire HP13 9NZ
 T: 01494 450427 F: 01494 450570
 admin@hap-architects.co.uk www.hap-architects.co.uk

CONTRACT
 Development at Builders Yard
 Joel Street, Northwood.
 CLIENT
 Mr R Stone
 Bernwood, Oddley Lane, Nr
 Bledlow, Bucks. HP27 9NQ
 EXISTING
 Existing Building Elevations.

DATE	April 2009	DRAWN	TAS	CHECKED	HC
SCALE	1:100	SIZE	A1		
PROJ. NUMBER	1728/PL/03	REVISION			

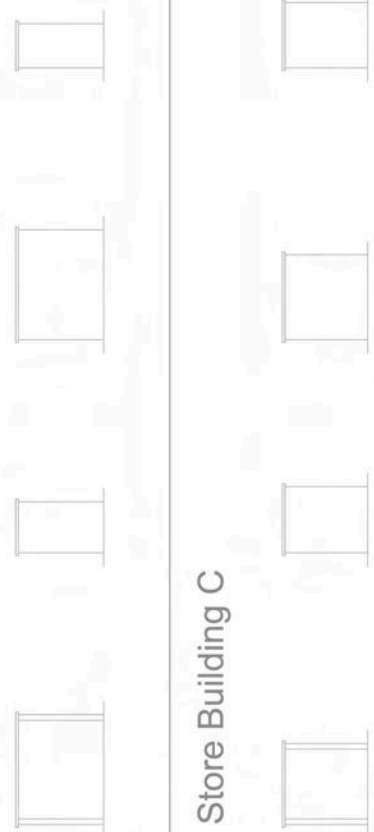
RIBA #
 Chartered Practitioner



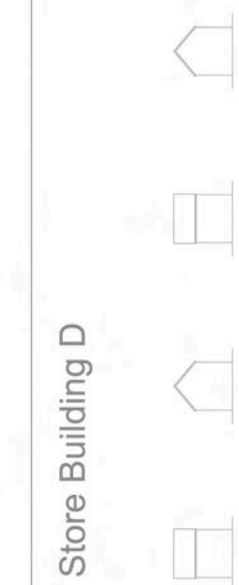
Main Building A



Store Building B



Store Building C



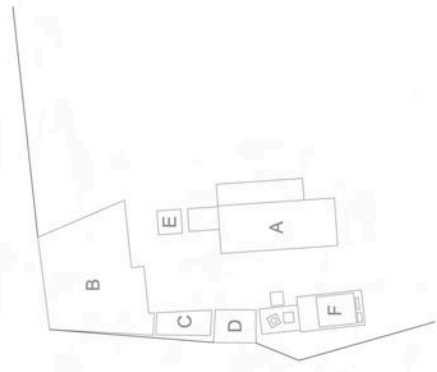
Store Building D



Store Building E

Vodafone Building F

Extract of Site Plan showing
 Buildings (1:200).



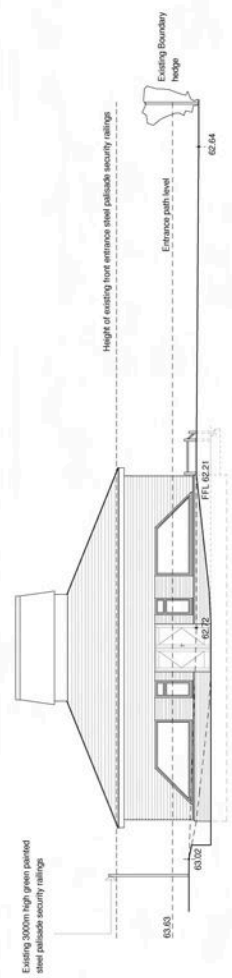
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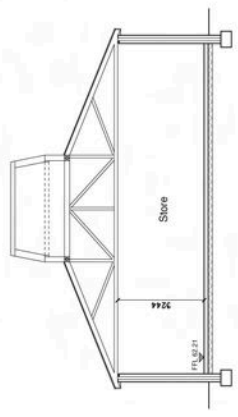
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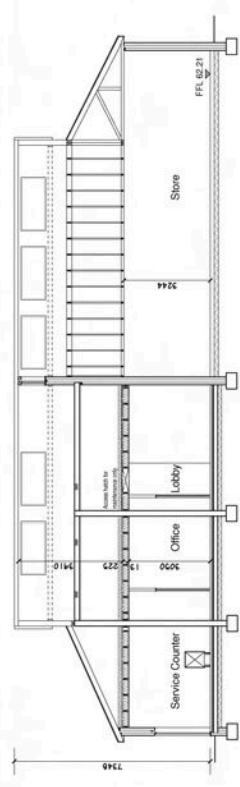
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Proposed West Elevation



Proposed Section B-B

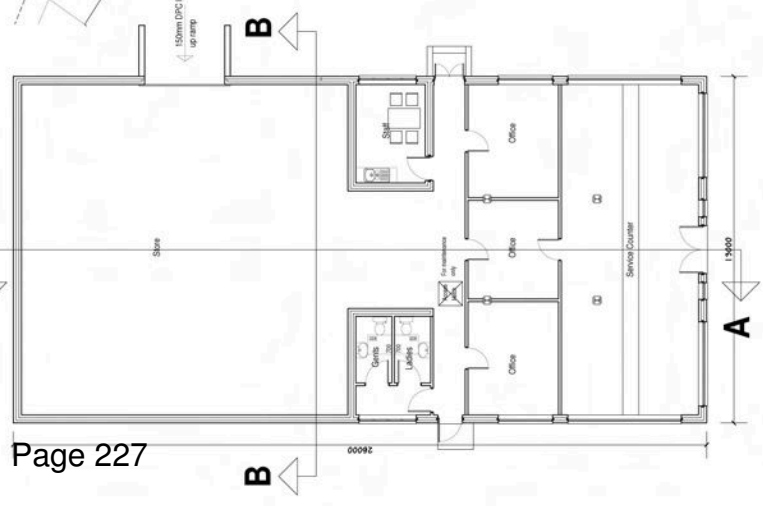


Proposed Section A-A

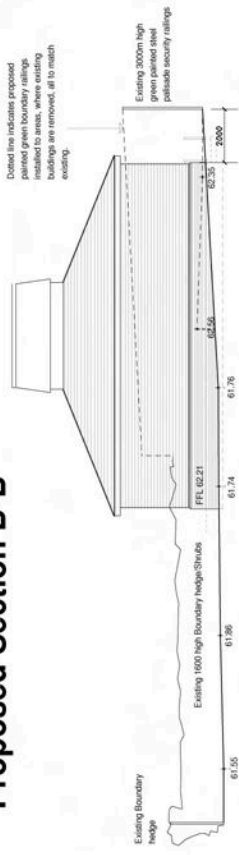


Block Plan, Scale 1:500

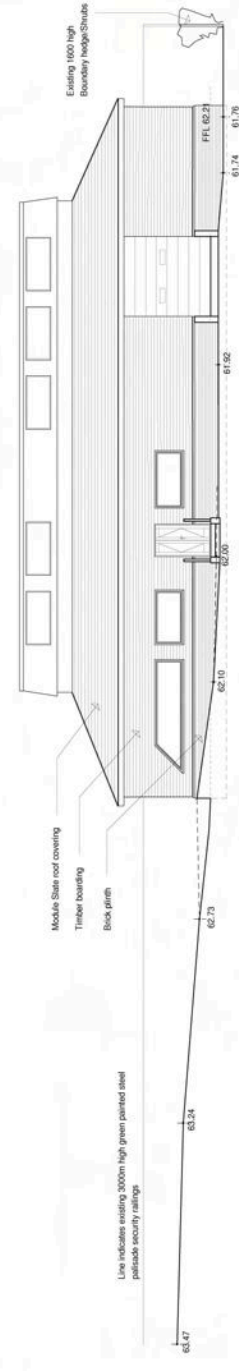
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Location Plan, Scale 1:1250



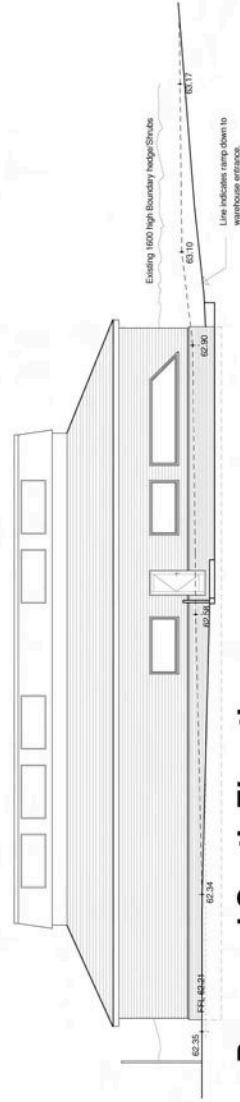
Proposed Ground Floor



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation

NOTES
 DO NOT SCALE. If in doubt ask!
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 This drawing to be read in conjunction with all relevant specialists drawings, details and specifications.

Rev	Amendments	Date
A	Warehouse layout revised to suit clients comments.	09.03.09

PLANNING

hap chartered architects
 The Crayke, 22 Annesburn Hill, High Wycombe,
 Bucks HP13 9NZ
 T: 01494 485427 F: 01494 486979
 admin@hap-hrpa.co.uk www.hapchartered.co.uk

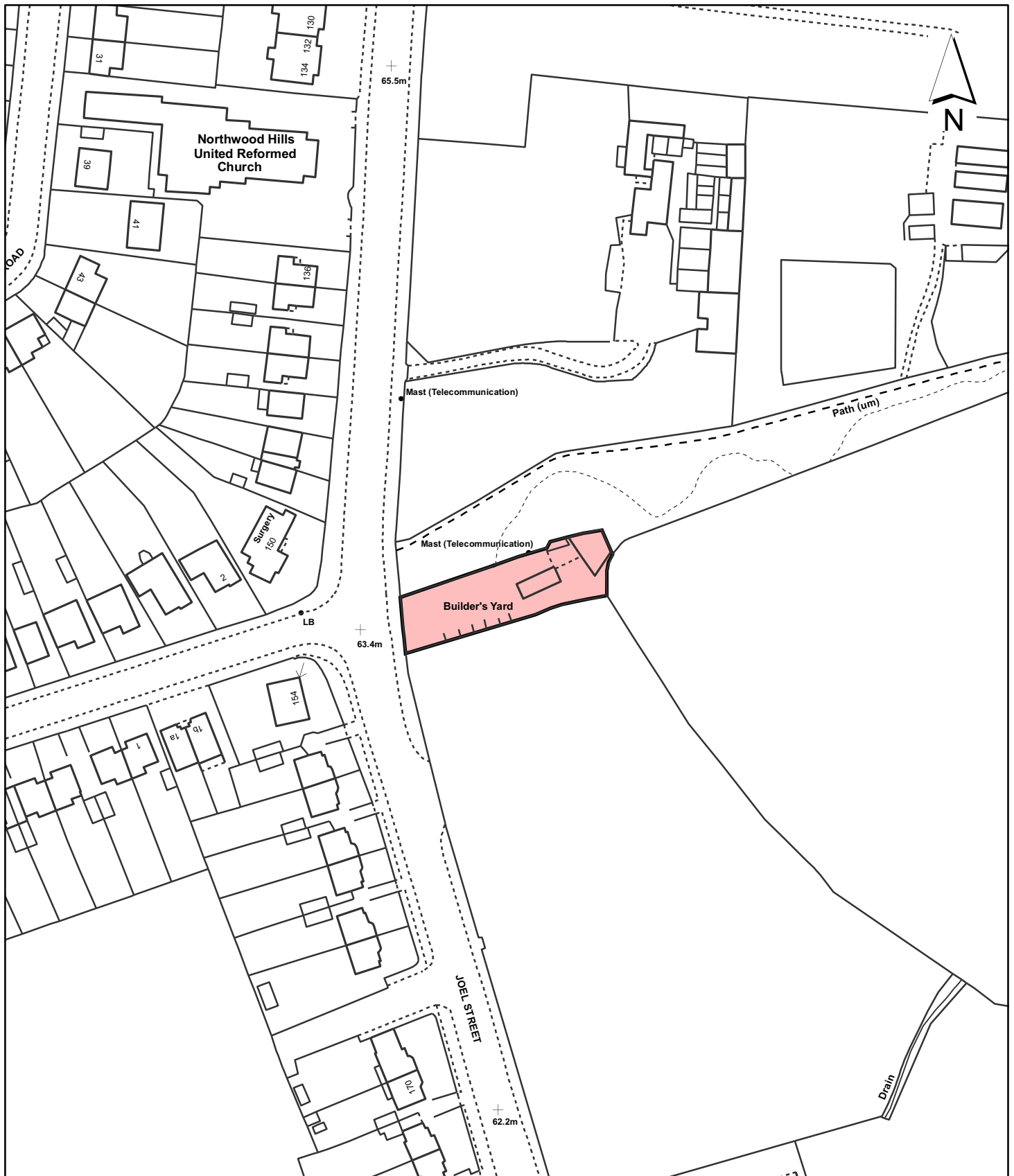
CLIENT
 Development at Builders Yard
 Joel Street, Northwood.

DESIGNER
 Mr R Stone
 Bernwood, Oddley Lane, Nr
 Bledlow, Bucks. HP27 9NQ


PROPOSED NEW OFFICE WAREHOUSE PLAN, SECTION & ELEVATIONS

DATE: Feb 2009 DRAWN: SA CHECKED: JC
 SCALE: 1:100/1:1250/1:500 A1
 PROPOSAL NUMBER: 1728/PL/01
 REFERENCE: A

RIBA #
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Site Address	
Builders Yard Joel Street Northwood	
Planning Application Ref: 16194/APP/2009/580	Scale 1:1,250
Planning Committee North Page 228	Date June 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



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