



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 16 JULY 2009

Time: 7 PM

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

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

To Councillors on the Committee

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

**This agenda and associated
reports can be made available
in other languages, in braille,
large print or on audio tape on
request. Please contact us for
further information.**

Published: Thursday, 9 July 2009

Contact: Natasha Dogra
Tel: 01895 277488
Fax: 01895 277373
ndogra@hillington.gov.uk

This Agenda is available online at:

<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

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



INVESTOR IN PEOPLE

Useful information

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

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.

Please switch off any mobile telephones and BlackBerries™ before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

If there is a FIRE in the building the alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.



A useful guide for those attending Planning Committee meetings

Security and Safety information

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

Recording of meetings - This is not allowed, either using electronic, mobile or visual devices.

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

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
- 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

Reports - Part 1 - 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 Applications without a Petition

	Address	Ward	Description	Page
6	84 & 84A Long Lane, Ickenham - 3231/APP/2009/555	Ickenham	Erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (involving demolition of two existing buildings).	1 - 28
7	84 & 84A Long Lane, Ickenham - 3231/APP/2009/556	Ickenham	Demolition of two existing buildings and erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (Conservation Area Consent).	29 - 34

Non Major Applications with a Petition

	Address	Ward	Description	Page
--	---------	------	-------------	------

8	29A Swakeleys Road, Ickenham - 30377/APP/2009/650	Ickenham	Change of use of building from Class B1 (Office) use to a mixed use of Class B1, Class A1 (hairdressing), Class D1 (osteopathy, chiropody, acupuncture, physiotherapy, homeopathy, chiropracty, aromatherapy, reflexology and herbaltherapy) and Sui Generis Use (tattooing, manicures, depilation, botox and teeth whitening).	35 - 46
9	Land rear of St Matthews Church, Forge Lane, Northwood - 62125/APP/2009/729	Northwood	3 two-bedroom terraced dwellings with habitable roofspace and associated parking.	47 - 60
10	Land rear of 81 - 93 Hilliard Road, Northwood - 64786/APP/2009/452	Northwood	Erection of 2 two storey buildings each comprising of two 2-bedroom maisonette flats, with associated car parking, cycle store and bin store involving demolition of existing buildings.	61 - 76

Non Major Applications without a Petition

	Address	Ward	Description	Page
11	Compass Theatre & Arts Centre, Glebe Avenue, Ickenham - 187/APP/2008/2807	Ickenham	Internal alterations (Application for Listed Building Consent).	77 - 84
12	36 Highfield Drive, Ickenham - 12536/APP/2008/1231	Ickenham	Erection of a two storey rear extension involving raising of the main roof height including one front and two rear dormers, and first floor part front extension (involving demolition of part of rear ground floor and conservatories).	85 - 92

13	Swakeleys House & Harrington House, Milton Road, Ickenham - 23202/F/81/1435	Ickenham	Request to vary the Section 52 Agreement relating to the site. SITE PLAN ONLY required.	93 - 120
14	78 Joel Street, Northwood - 65970/APP/2009/860	Northwood	Change of use from Class A1 Retail to Class A5 Hot Food Takeaway, involving alterations to shopfront and the installation of an extractor flue to the rear/ side.	121 - 132
15	St Johns School, Potter Street Hill, Northwood - 10795/APP/2009/513	Northwood	Extension & reconfiguration of existing timber fence enclosed compound to accommodate existing shed, new water storage tank & booster pump & recyclable waste store.	133 - 144
16	43 Jubilee Drive, Ruislip - 3799/APP/2009/723	Ruislip	Erection of a single storey part rear extension.	145 - 152
17	45 Jubilee Drive, Ruislip - 49109/APP/2009/725	Ruislip	Erection of a single storey part rear extension.	153 - 160

Other

	Address	Ward	Description	Page
18	S106 Quarterly Monitoring Report - up to 31 March 2009			161 - 170
19	Any Items Transferred from Part 1			

Plans for North Planning Committee

Report of the Corporate Director of Planning & Community Services

Address 84 & 84A LONG LANE ICKENHAM

Development: Erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (involving demolition of two existing buildings)

LBH Ref Nos: 3231/APP/2009/555

Drawing Nos: PPSK 001
Design and Access Statement - Reference 07_028 revision A
Renewable Energy Report - Reference 246/1/1
Environmental Noise Survey - Reference 3109/PPG (Rev 1)
Arboricultural Impact Assessment Report - Reference KCA/LLN/AIA/02:
PPSK 006 REVISION D
PPSK 101 REVISION D
PPSK 010 REVISION D
PPSK 011 REVISION D
PPSK 012 REVISION D
PPSK 013 REVISION D
PPSK 100 REVISION D
PPSK 005 REVISION D

Date Plans Received: 18/03/2009 **Date(s) of Amendment(s):** 18/03/2009
Date Application Valid: 18/03/2009 17/06/2009

1. SUMMARY

The application seeks full planning permission for the redevelopment of the above site by the erection of a two storey building with accommodation in the roof space, comprising 10 residential units (9 x 2 bed and 1 x 1 bed), involving the demolition of the existing residential care home at 84 Long Lane and dwellinghouse at 84a Long Lane.

There is no objection in principle to the redevelopment of the site for residential purposes and the proposal would add to the housing stock in the borough. The proposal is considered to comply with relevant policies and therefore is recommended for approval subject to a S106 agreement.

2. RECOMMENDATION

2.1 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 enters into an Agreement with the applicant under S106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

- i) a financial contribution of £14,070 for Education.**
- ii) a financial contribution of £10,000 for Community facilities.**
- iii) a financial contribution of £345.23 for Libraries.**
- iv) a financial contribution of £1,875 for Construction training.**

- v) a financial contribution of £3,252.22 towards Health.
- vi) a financial contribution equal to 5% of the total cash contributions for project management and monitoring.

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

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

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

2.2. That subject to the above, the application be referred for determination to the Director of Planning and Community Services under delegated powers to approve the application, subject to the satisfactory completion of the legal agreement(s) under Section 106 of the Town and Country Planning Act 1990 as amended and subject to the conditions set out below:

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 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).

3 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).

4 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. Details of the following should be submitted for approval:

- a) Bricks, pointing style and mortar colour
- b) roofing materials
- c) eaves detail
- d) materials, colours and finishes for window frames; design details of rear dormer window and feature window to street elevation at 1:20, 1:10 or to full size as appropriate; colour and finish of glazing
- e) Materials and colour of down pipes and gutters

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).

5 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

Prior to the commencement of works on site, details of acoustic fencing to be erected along the length of the rear garden at No. 82 Long Lane shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected on site prior to the building, the subject of this permission, being brought into use, and thereafter permanently retained.

REASON

To safeguard the amenities of the adjoining residential occupier, in accordance with policies OE1 and OE3 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until a 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.

8 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 to 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 excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

9 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for a minimum of 10 cycle spaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

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

10 NONSC contamination

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 in writing by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risk from soil contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan

Saved Policies (September 2007).

11 N1 Noise-sensitive Buildings - use of specified measures

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The approved scheme shall thereafter be retained in its approved form for so long as the use hereby permitted remains on the site.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic 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).

12 RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor side kitchen window facing No. 82 Long Lane 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).

13 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 Renewable Energy Report with reference 246/1/1 dated 18/03/2009 shall be integrated into the development before any of the units hereby permitted are occupied 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).

14 SUS5 Sustainable Urban Drainage

The sustainable urban drainage system as stated on plan with reference PPSK 005 Revision E shall be integrated into the development 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.

15 DIS5 **Design to Lifetime Homes Standards & to Wheelchair Standards**

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

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.

16 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).

17 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).

18 NONSC **Non Standard Condition**

Before the development hereby permitted commences, details of enclosed and secure refuse collection areas (to be 50% recycling and 50% general waste provision) shall be submitted to and approved in writing by the Local Planning Authority. The enclosures shall be sited within a maximum distance of 23 metres (10 metres where palladins are employed) from an adopted highway, and 25 metres from any dwelling unit.

REASON

To comply with the Hillingdon Design & Accessibility Statement (HDAS) Supplementary Planning Document: "Residential Layouts" (May 2006) and for the convenience of residents in accordance with Policy OE3 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

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).

21 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 (this should include details of creation of private amenity areas to the ground floor flats),
- 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).

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 TL20 Amenity Areas (Residential Developments)

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

25 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.

26 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.
- (vi) Measures to avoid peak hour traffic vehicle movements

REASON

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

INFORMATIVES

I52

1 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

LPP 3A.2	London Plan Policy 3A.2 - Borough Housing Targets
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 3A.9	London Plan Policy 3A.9 - Affordable Housing Targets
LPP 3A.11	London Plan Policy 3A.11 - Affordable Housing Thresholds
LPP 3C	Chapter 3C of the London Plan - Connecting London, improving travel in London
LPP 4A.20	London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy
LPP 4A.1	London Plan Policy 4A.1 - Tackling Climate Change
LPP 4A.4	London Plan Policy 4A.4 - Energy Assessment
LPP 4A.6	London Plan Policy 4A.6 - Decentralised Energy: Heating, Cooling and Power
LPP 4A.9	London Plan Policy 4A.9 - Adaptation to Climate Change
LPP 4A.10	London Plan Policy 4A.10 - Overheating
LPP 4A.12	London Plan Policy 4A.12 - Flooding
LPP 3A.13	London Plan Policy 3A.13 - Special needs and specialist housing
LPP 3A.17	London Plan Policy 3A.17 - Addressing the needs of London's diverse population
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
OE5	Siting of noise-sensitive developments

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
HDAS	Council's Parking Standards Council's Supplementary Planning Guidance - Community Safety by Design Council's Supplementary Planning Guidance - Noise Council's Supplementary Planning Document - Planning Obligations Council's Supplementary Planning Document - Access Hillingdon Council's Supplementary Planning Document - Residential Layout

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 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).

5 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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.

6 I23A **Re-instatement of a Vehicle Access.**

You are advised by London Borough of Hillingdon, Highways Management, that any works on the Highway, in relation to the reinstatement of the existing vehicle access, must be carried out with approval from the Highway Authority. Failure to reinstate an existing vehicle access will result in the Highway Authority completing the works, and the developer may be responsible for the costs incurred. Enquiries should be addressed to: Highways Maintenance, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

7 I2 **Encroachment**

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

8 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).

9 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.

10 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.

11

The applicant is encouraged to discuss with Council officers in conjunction with the Metropolitan Police Crime Prevention Officer whether on site CCTV cameras can be linked to the Council's central CCTV system.

12 I58 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 0PD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com .

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of 0.16ha and comprises a two storey residential care home at 84 Long Lane known as Woodlands and a two storey dwelling house at 84a Long Lane. Both properties are of traditional pitched roof design. The site is served by an existing vehicular access from Long Lane between the two properties which provide access to a car parking area at the rear of No.84a. The site has a frontage to Long Lane of approximately 29 metres and a depth of approximately 53 metres and lies within the Ickenham Village Conservation Area.

The area immediately surrounding the site is predominately residential comprising a mixture of two storey semi detached and detached houses with the exception of the adjacent Douay Martyrs Lower School to the south of the site. The site has a Public Transport Accessibility Level (PTAL) score of 2 on a scale of 1 to 6 where 6 is the highest level of accessibility.

3.2 Proposed Scheme

Full planning permission is sought for the erection of a two storey building with a second floor accommodation in the roof space comprising 9 two-bedroom flats and 1 one-bedroom flat with associated parking, access and landscaping. The proposal would result in the demolition of the existing residential care home at 84 Long Lane and a dwellinghouse at No.84a. The demolition works require separate Conservation Area Consent. This is the subject of a separate report on this agenda.

The proposed two storey building would be located at the front of the site set approximately

11 to 12 metres from the Long Lane frontage. The proposed building incorporates a hipped roof with front, side and rear dormer windows. Vehicular access to the development would be via the existing northern access from Long Lane. A total of 13 parking spaces are provided on site, with 12 spaces at the rear and 1 space at the front to be used by a disabled user.

The applicant has submitted a Design and Access Statement and a number of other technical reports with the application. These are briefly described below:

Design and Access Statement:

This report outlines the proposed development and site context and describes how the scheme addresses design, access, sustainability and security issues.

Arboricultural Constraints Report:

This report provides an arboricultural impact assessment of the proposed development and identifies any conflicts between the proposal and tree constraints identified in the survey contained in the report.

Noise Assessment:

This report sets out details of a noise assessment of the site and the sound insulation requirements of the building envelope of the proposed development.

Energy Statement:

This report provides details of the renewable energy sources for the development and how it meets the target for 20% carbon emission reduction for the entire site.

3.3 Relevant Planning History

3231/APP/2008/501 Woodlands, 84 & 84a Long Lane Ickenham
ERECTION OF A THREE STOREY BUILDING COMPRISING 12 TWO-BEDROOM FLATS AND
TWO-STOREY BUILDING CONTAINING 2 TWO-BEDROOM SEMI-DETACHED HOUSES

Decision: 20-06-2008 Withdrawn

3231/APP/2009/556 84 & 84a Long Lane Ickenham
Demolition of two existing buildings and erection of a new 2 storey building with front side and re-
dormer windows comprising of nine two bed units and one single bed unit (Conservation Area
Consent)

Decision:

3231/K/76/1551 84 84a Long Lane Ickenham
Continued use as guest house.

Decision: 08-02-1977 Approved

3231/M/85/1176

84 84a Long Lane Ickenham

Change of use from guest house to residential care home and extensions to property.

Decision: 04-10-1985 Approved

Comment on Relevant Planning History

The application for the Conservation Area Consent (Reference 3231/APP/2009/556) is the subject of a separate report on this agenda.

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.
- PT1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- LPP 3A.2 London Plan Policy 3A.2 - Borough Housing Targets
- LPP 3A.3 London Plan Policy 3A.3 - Maximising the potential of sites
- LPP 3A.5 London Plan Policy 3A.5 - Housing Choice
- LPP 3A.9 London Plan Policy 3A.9 - Affordable Housing Targets
- LPP 3A.11 London Plan Policy 3A.11 - Affordable Housing Thresholds
- LPP 3C Chapter 3C of the London Plan - Connecting London, improving travel in London
- LPP 4A.20 London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.
- LPP 4A.7 London Plan Policy 4A.7 - Renewable Energy
- LPP 4A.1 London Plan Policy 4A.1 - Tackling Climate Change
- LPP 4A.4 London Plan Policy 4A.4 - Energy Assessment
- LPP 4A.6 London Plan Policy 4A.6 - Decentralised Energy: Heating, Cooling and Power
- LPP 4A.9 London Plan Policy 4A.9 - Adaptation to Climate Change
- LPP 4A.10 London Plan Policy 4A.10 - Overheating

LPP 4A.12	London Plan Policy 4A.12 - Flooding
LPP 3A.13	London Plan Policy 3A.13 - Special needs and specialist housing
LPP 3A.17	London Plan Policy 3A.17 - Addressing the needs of London's diverse population
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
OE5	Siting of noise-sensitive developments
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
HDAS	Council's Parking Standards Council's Supplementary Planning Guidance - Community Safety by Design Council's Supplementary Planning Guidance - Noise Council's Supplementary Planning Document - Planning Obligations Council's Supplementary Planning Document - Access Hillingdon Council's Supplementary Planning Document - Residential Layout

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th May 2009**

5.2 Site Notice Expiry Date:- **6th May 2009**

6th May 2009

6. Consultations

External Consultees

The application was advertised as a major development under Article 8 of the Town and Country Planning (General Development Procedure) Order 1995 and as a development affecting the character or appearance of a conservation area under Planning (Listed Building and Conservation Areas) Act 1990. In addition, 59 residential occupiers, Ickenham Conservation Area Conservation Panel and Ickenham Residents' Association were consulted.

10 objections have been received, raising the following concerns:

- i) size of development is inappropriate for Long Lane;
- ii) Increase in traffic;
- iii) Insufficient on-site parking;
- iv) Privacy from windows on the side elevation and terrace on the third floor;
- v) No provision for school medical centre, playing areas;
- vi) Should remain as old peoples home as there is an increasing amount of old people in Ickenham;
- vii) Out of keeping with Conservation Area;
- viii) Inadequate amenity space;
- ix) Dangerous conditions for pedestrians and school children;
- x) The vehicular access way would impact No.82.

ICKENHAM RESIDENTS' ASSOCIATION

The design is so much better than the previous application that it will match in with the existing houses, but are concerned about the amount of traffic passing the side boundary with No. 82 immediately adjacent, heading for parking spaces at the rear of the site of Nos. 84 and 84A.

Could consideration be given to a central drive way through the flats at ground level to minimise inconvenience to No. 82.

ENGLISH HERITAGE

The present proposal is not considered to have an affect on any significant archaeological remains. The new build is mainly contained within the footprint of the existing buildings and there are no significant find spots from the immediate vicinity. Therefore any requirement for pre- or post-determination archaeological assessment/evaluation of this site in respect to the application would be waived.

ENVIRONMENT AGENCY - No objection.

Internal Consultees

POLICY:

Land-use

There are two key issues that need to be addressed in establishing the principal for the proposal. First is the loss of the care home and second, the suitability of the proposed housing scheme.

Loss of the Nursing Home

Saved Policy R11 provides the key policy context. The need for nursing home accommodation should continue to be met within the locality either through existing need providers or through replacement accommodation.

Residential Use

The principle of residential use for the site has already been established subject to the proposal meeting site specific requirements.

Density

London Plan Policy 4B.3 seeks to maximise the potential of site. The site is in a suburban area with a PTAL of 2. The scheme would result in a density of 61 units per hectare and 177 habitable rooms per hectare. This would meet the London Plan guidelines of 50-95 units per hectare and 150-250 habitable rooms per hectare.

Housing Mix

The provision of 1 and 2 bed units should meet the requirement of Policy H4.

Renewable Energy

The renewable Energy Statement has identified that a solar thermal system could achieve a 16% carbon emission with the remaining 4% being met through solar photovoltaic delivering 20% carbon emission reduction. This would meet London Plan Policy.

CONSERVATION AND URBAN DESIGN

There are no objections to the demolition of the existing buildings. The design of the proposed building has been revised to reflect the general scale and silhouette of the buildings of the surrounding area. Whilst larger in footprint than the existing adjacent residential property at No.82, its location adjacent to the school, which has a large footprint and wide frontage, means the new building would not be overly prominent in the streetscene. There are also other residential properties with wide frontages, although possibly not quite as wide as the proposal, within this part of the Conservation Area.

TREES AND LANDSCAPING

The site is not covered by any Tree Protection Order. However, it lies within the Ickenham Village Conservation Area. There are several trees, shrubs, on and close to the site, which are protected by virtue of its location within the Conservation Area.

The applicant has submitted an Arboricultural Implications Assessment, including tree survey, tree constraints plan and tree protection plan.

The proposal has been amended in order for additional landscaping on site to be accommodated, particularly at the front of the site.

There are no objections to the proposal subject to the planning conditions.

ENVIRONMENTAL PROTECTION

Noise

Acoustic Report reference 3109/PPG (Rev 1) entitled 'Environmental Noise Survey & PPG24 Assessment Report' produced by RBA Acoustics states that the overall site falls within Noise Exposure Category C of PPG24.

The daytime equivalent continuous noise level was found to be 65dB, placing it in the lower Category

C. Additionally the night-time noise was found to be 60dB, which also places the site within lower Category C. Based on the results of the noise assessment, the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures.

Contamination

No former uses of concern were identified at the site or in the immediate vicinity of the site. The ground conditions at the site are unknown, but as there does not appear to be a change of use, the risk is considered to be low.

If there is a possibility that soils will be imported for landscaping as part of the development, then it is recommended that a condition be attached to the application.

TRANSPORTATION

The site has a PTAL value of 2. The proposal is for nine 2 bed and one 1 bed units.

Parking is provided at a ratio of 1.3 per unit and is acceptable. The maximum permissible under the Council's standards is 1.5 spaces per unit. The site access is existing and with the front boundary not more than 1.0m in height provides adequate sight lines. No objections are raised on highway grounds.

ACCESS OFFICER

The proposal provides sufficient floor space and/or structural arrangement to allow one of the units to be fully accessible at ground floor level. A suitable planning condition should ensure scheme complies with 'Lifetime Homes' standards.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Developed Area as identified on the Proposals Map of the Unitary Development Plan. The principle of the loss of the existing care home must be viewed in the context of new care home provision benefiting from outline planning application at the RAF West Ruislip site (80 beds) and other smaller sites in the Ruislip area close to Long Lane in Ickenham. Hence it is not considered that the loss of the residential care home could be justified as a refusal reason, in particular given the proposed replacement with 10 flats. Furthermore, the current operators work closely with other operators within the area which could facilitate the existing residents, if so required.

7.02 Density of the proposed development

The proposed scheme would have a density of 61 units per hectare or 177 habitable rooms per hectare. Having regard to the site's Public Transport Accessibility Level (PTAL) score of 2, the scheme would comply with the London Plan Guidelines (50-95 units per hectare or 150-250 habitable rooms per hectare). Therefore, the proposed density is appropriate with regard to Policy 3A.3 of the London Plan.

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

CONSERVATION AREA

Policy BE4 of the Unitary Development Plan Saved Policies seeks to ensure that developments within or on the fringes of conservation areas preserve or enhance those features which contribute to their special architectural and visual qualities.

Ickenham Village Conservation was designated in 1970. Historically, Ickenham developed around St Giles' Church at the junction of the Uxbridge, Ruislip and Hillingdon Roads.

The proposed building reflects the general scale and character of the buildings of the surrounding site. There are other residential properties with wide frontages within this part of the Conservation Area and therefore the visual impact of the width of the building within the streetscene is appropriate. In addition, as it is adjacent to school buildings, the proposal would not seem overly prominent in the streetscene.

The chosen materials for the proposal have been amended to include plain clay tiles and red stock facing brick. This is appropriate and consistent with the surrounding buildings and the Conservation Area.

The existing buildings do not contribute to the character or appearance of the conservation area. It is not considered that the proposed building would have a positive contribution to the conservation area.

In summary, the proposal is considered to be appropriate development in the Conservation Area and complies with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

ARCHAEOLOGY

The application site lies within an Archaeological Priority Area. English Heritage were consulted and did not consider that the proposal would have an affect on any significant archaeological remains, as the new build is mainly contained within the footprints of the existing buildings.

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Policies BE13, BE19 and BE21 of the Unitary Development Plan Saved Policies September 2007 seek to limit the effect of development on the character and amenity of established residential areas and the existing streetscene.

The proposal is set back, on average, 12m from the highway and the building is approximately 18m wide. The appearance of the building has been enhanced during the application process.

The wide frontages of the dwellinghouses generally found in this part of the Conservation Area and to the school adjacent to the application site, means that the proposal would not appear overly dominant in the streetscene. The proportion and the bulk of the proposed residential flats are appropriate and are considered to harmonise with the existing streetscene and the character of the established residential area.

The proposal is therefore considered to comply with relevant policies and is acceptable within the existing residential streetscene.

7.08 Impact on neighbours

Policy BE19 of the Unitary Development Plan Saved Policies seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Policies BE20, BE21 and BE24 require that new development adequately protects the privacy, provision of daylight and sunlight to, and residential amenity of existing properties.

In addition, the Hillingdon Design and Access Statement (HDAS) Supplementary Planning Document provides further guidance on the protection of residential amenity including a minimum separation distance between habitable room windows of 21m and the maintenance of a 45 degree line to ensure the retention of adequate sunlight to, and outlook from, adjoining dwellings.

The rear wall of the two storey building would be sited approximately 6 metres in from the side boundary and 4 metres behind the ground floor rear wall of the adjoining property to the north of the site at No.82 Long Lane. Whilst the building does not breach the 45 degree line from the ground floor window of No.82 Long Lane, it does breach this line in relation to the first floor rear window. However, the breach is considered to be minor and given the separation distance of the proposed building from this window, the impact would be minimal. In addition, there are mature trees within the rear garden of No.82, adjacent to the affected window which would screen the proposed development. Furthermore, the existing building at No.84 already breaches the 45 degree line from both ground and first floor level windows and therefore, given the circumstances, the proposal is considered to be an improvement to the current situation and does not warrant refusal on this ground. The proposed scheme would comply with other relevant minimum distances between buildings.

In relation to privacy and overlooking issues, the scheme has been amended to omit balconies on the rear elevation. The proposal includes habitable windows on the side elevations, however they do not result in privacy or overlooking to the neighbouring properties. The bedroom window on the first floor level is sited so that there will be no direct overlooking into any neighbouring windows and faces the flank wall of No.82. It should also be noted that there is a tree screen on that boundary. One other window is a secondary window and is at a high level (it is conditioned to be obscured glazed below a height of 1.8m above finished floor level), so there will not be any direct overlooking from this window.

In relation to the proposed vehicular access and the location of parking spaces, there have been concerns raised in relation to their location adjacent to No 82. However, the scheme includes a landscape buffer of approximately 2 metres plus along the side boundary and is the same layout as currently existing for No 84a. Acoustic fencing can also be provided as part of new boundary treatments. Therefore, the proposal would have minimal impact on No.82 in terms of noise and general disturbance.

In terms of the impact on adjoining occupiers the proposal is considered to be appropriate and complies with relevant policies and is not considered to have any significant impact on the living conditions of the occupiers of neighbouring properties.

7.09 Living conditions for future occupiers

Policy BE23 of the Unitary Development Plan Saved Policies requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings, and which is usable in terms of its shape and siting. In addition, the

Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document seeks to ensure that an adequate amount of conveniently located amenity spaces is provided in new residential developments.

The total amount of private amenity space (including private amenity space for the ground floor flats) would be approximately 483sq.m. This would be above the guidance in the Hillingdon Design and Accessibility Statement Residential Layouts Supplementary Planning Document (SPD) which recommends a minimum of 25sq.m for 2 bedroom flats and 20sq.m for 1 bedroom flats, which would equate to a requirement of 245sq.m for the proposed development. It is likely that the ground floor flats would utilise their own dedicated amenity space and first floor flats and above can use the rear communal space of 268sq.m.

The proposal provides suitably sized and usable amenity space which is acceptable standard of residential amenity for the future residents.

In accordance with the Residential Layout SPD the proposal would provide more than the minimum internal floor areas. The Council's Residential Layout SPD suggests that a flat with 1 bedroom should provide a minimum of 50sq.m and 63sq.m for 2 bedroom flats. The proposed 2 bedroom flats have internal floor spaces ranging from 63sq.m to 68sq.m and the one bedroom provides 62sq.m. The proposal would therefore provide satisfactory internal living conditions for future occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed vehicular access is to remain the same as the existing access with improved visibility. Therefore, the proposal would benefit from the development which would provide better visibility on this part of Long Lane.

In respect of car parking provision, communal parking would be provided at a rate of 1.3 spaces per unit. A total provision of 13 spaces, including a wheelchair accessible space at the front, is provided onsite. This level of parking is considered acceptable with the site's low public transport accessibility level of 2. The proposed site layout indicates the provision for cycle storage for 10 cycles at the rear and the location is acceptable.

The onsite parking and cycle provision complies with relevant policies and is supported by the Council's Highway Engineer.

7.11 Urban design, access and security

Good design is central to all objectives of the London Plan and the Hillingdon's Unitary Development Plan. The Conservation Officer's comments on the scheme are included in section 6.0 above and detailed design considerations in the Conservation Area are addressed in section 7.03 of this report. In general the scheme is considered to be of good quality in terms of urban design and the layout and appearance of the proposal harmonises with the existing street scene.

In terms of security, the scheme is generally considered to be acceptable in designing out crime. The proposed building has been designed to incorporate visible main entrance which addresses the street which would provide natural surveillance and interaction with the main street. The on-site parking and rear amenity space areas also benefits from natural surveillance from the residents and there are no design features which would encourage crime, i.e. areas for hiding and areas which are not highly visible from public areas. The proposal is therefore considered to be appropriately designed from a crime

prevention point of view and accords with Policy BE18 of Unitary Development Plan Saved Policies 2007.

7.12 Disabled access

Policy 3A.5 of the London Plan states that Boroughs should ensure that all new housing is built to 'Lifetime Homes' standards and that 10% of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. The Council's Access officer has advised that the proposal provides sufficient floor space or structural arrangement for one of the units to be fully accessible at the ground floor level. A suitable planning condition is included to ensure that 'Lifetime Homes' standard is met for all units.

7.13 Provision of affordable & special needs housing

Policy 3A.9 of the London Plan states that UDP policies should set an overall target for the amount of affordable housing over the relevant plan period taking into account, amongst other things, the Mayor's strategic target for affordable housing provision that 50% of provision should be affordable and, within that, the London wide objective of 70% social housing and 30% intermediate provision and the promotion of mixed and balanced communities. The 50% of provision applies to proposals with no greater than 10 net additional units.

The proposal would provide for 10 residential units, and the application site previously had 1 residential dwellinghouse. The proposal is below the threshold as it results in a net gain of 9 additional units, for securing affordable housing under Policy 3A.11 of the London Plan. Therefore, no affordable housing is sought from the development as the proposed development.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Unitary Development Plan requires development proposals to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. The Council's Trees and Landscape officer is satisfied with the proposal and recommends further landscape plans be submitted and approved as part of a condition, along with other appropriately worded conditions to be attached to any planning permission.

7.15 Sustainable waste management

The proposal includes an appropriate area for refuse and recycling storage provision. It is suitably located within close proximity to the collection points and from residential units. A suitably worded condition is attached requiring 50% recycling and 50% waste provision.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan (Renewable Energy) requires major development to show how the development would generate a proportion of the site's electricity or heat needs from a renewable source, wherever feasible.

In line with advice from the Greater London Authority, the Council requires major development to meet 20% of energy needs from renewable sources. The proposed development includes solar thermal panels and Photovoltaic panels to provide for the site's heating and energy needs. The solar thermal systems are sized to supply over 16%

reduction in carbon emissions and the remaining 4% will be provided by the solar Photovoltaic panels. The proposal will therefore meet the 20% target as set by the London Plan.

7.17 Flooding or Drainage Issues

There are no flooding constraints for the site. In relation to drainage, the proposal will connect into the existing sewers.

7.18 Noise or Air Quality Issues

Policy OE3 of the UDP states that buildings which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within acceptable levels.

The submission has been accompanied by a noise report prepared by an acoustic consultant, which concludes:

- The results of noise monitoring indicate that the façade worst affected by traffic noise from the adjacent Long Lane and falls within Noise Exposure Category C, as defined in PPG 24, during both the daytime and night-time periods.
- Suitable internal noise level within the proposed development can be achieved and suitable external building material should be chosen as a mitigation measure.

The Council's EPU officer is satisfied that the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures which can be secured through suitably worded planning conditions.

Accordingly, it is considered that the development would result in an appropriate noise environment for both neighbouring and future occupiers, subject to the conditions specified in the recommendation.

In relation to Air Quality, the application site is not within any Air Quality Management Area and therefore the air quality on site would be suitable for future occupiers.

7.19 Comments on Public Consultations

The objections raised by local residents are covered in the main body of the report.

7.20 Planning Obligations

The proposed development will result in an increased population, which will in turn increase demand on local services and facilities. Policy R17 of the Council's Unitary Development Plan requires the Council 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.

The Council's Section 106 Officer has advised that the development will increase demands on local facilities and infrastructure. In line with the Council's Planning Obligations SPD contributions should be sought to improve these facilities to meet the increased demands of the development. The contributions should be as follows:

Education: £14,070 to provide for nursery and primary school places.

Health: £3252.22 to provide for local surgery expansion.

Community Facilities: £10,000 towards community facilities.

Libraries contribution: £345.23 to provide for improved local library facilities.

Construction training: £1875.00 for construction and training
Project Management and Monitoring fee: 5% of the total contributions to ensure appropriate management and monitoring of the obligations mentioned above.

The applicant has agreed to these contributions, which will be secured through the completion of an appropriate legal agreement. No, objection is raised to the proposal subject to receipt of a finalised legal agreement.

7.21 Expediency of enforcement action

Not applicable

7.22 Other Issues

No other issues.

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 applicant, and the applicant will make a contribution to the Council towards associated public facilities. The developer will also meet all 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 proposed development for 10 residential units provides satisfactory residential accommodation for future residents in terms of the requirements set out within the Hillingdon Design and Accessibility Statement whilst maintaining an appropriate environment for neighbouring occupiers. The proposed design, scale and bulk does not undermine the character, appearance and setting of the Ickenham Conservation Area and the visual amenity of the existing street scene.

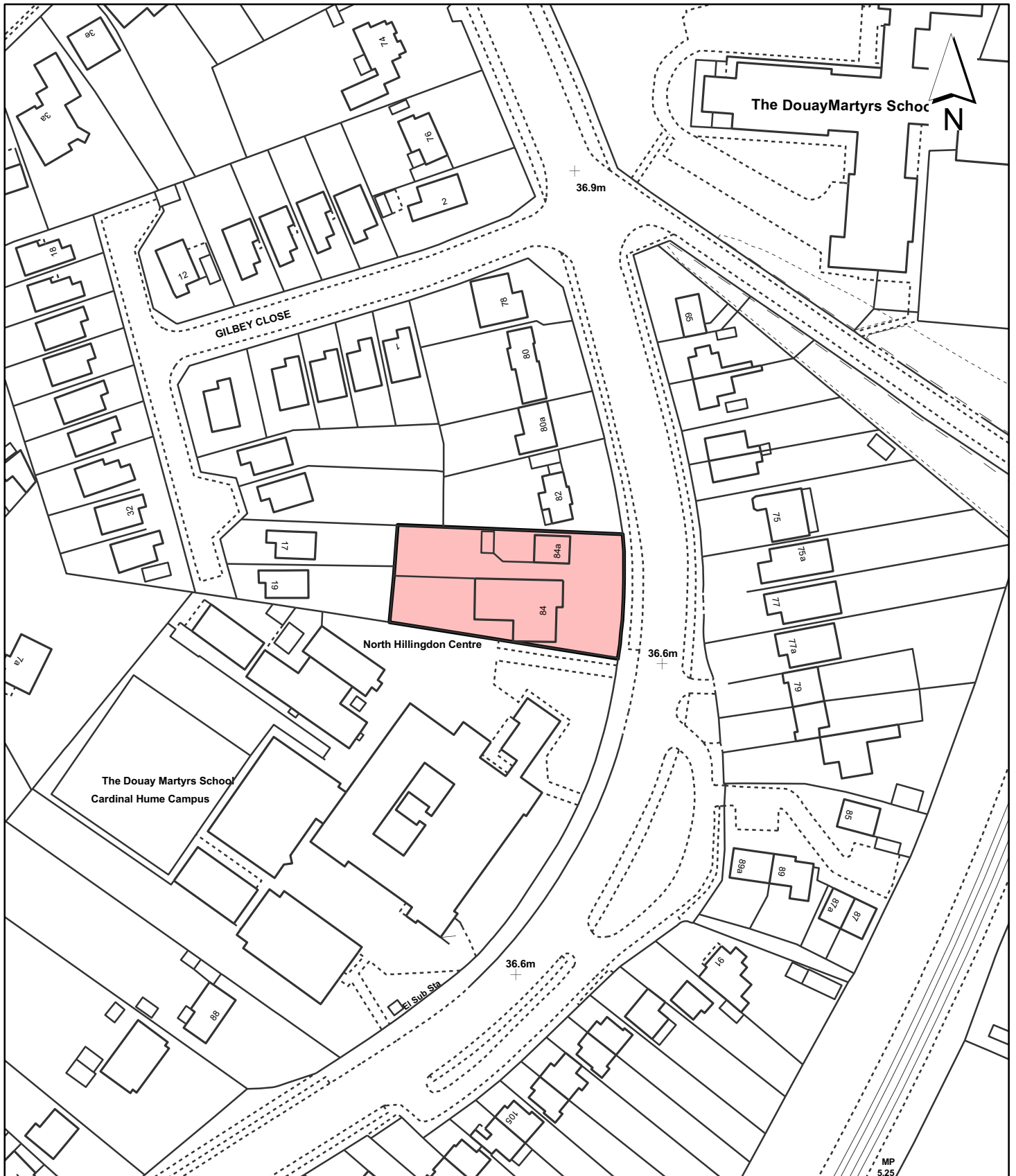
The proposal would add to the housing stock within the borough and would comply with relevant policies within the Unitary Development Plan therefore the proposal is recommended for approval, subject to S106 agreement and planning conditions.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies September 2007
The London Plan February 2008
PPS1 - Delivering Sustainable Development
PPG15 - Planning and Historic Environment
PPS22 - Renewable Energy
PPG24 - Planning and Noise
Council's Parking Standards
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Document - Planning Obligations
Council's Supplementary Planning Document - Access Hillingdon
Council's Supplementary Planning Document - Residential Layout

Contact Officer: Jane Jin

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2009

Site Address	
84 & 84A Long Lane Ickenham	
Planning Application Ref:	Scale
3231/APP/2009/555	1:1,250
Planning Committee	Date
North Page 27	July 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

This page is intentionally left blank

Report of the Director of Planning & Community Services Group

Address 84 & 84A LONG LANE ICKENHAM

Development: Demolition of two existing buildings and erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (Conservation Area Consent)

LBH Ref Nos: 3231/APP/2009/556

Drawing Nos: PPSK 001
Design and Access Statement - Reference 07_028 revision A

Date Plans Received: 18/03/2009 **Date(s) of Amendment(s):**

Date Application Valid: 18/03/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site has an area of 0.16ha and comprises a two storey residential care home at 84 Long Lane, known as Woodlands, and a two storey dwelling house at 84a Long Lane. Both properties are of traditional pitched roof design. The site is served by an existing vehicular access from Long Lane between the two properties which provide access to a car parking area at the rear of No.84a. The site has a frontage to Long Lane of approximately 29 metres and a depth of approximately 53 metres and lies within the Ickenham Village Conservation Area.

The area immediately surrounding the site is predominately residential comprising a mixture of two storey semi detached and detached houses with the exception of the adjacent Douay Martyrs Lower School to the south of the site.

1.2 Proposed Scheme

Conservation Area Consent is sought for the demolition of the existing residential care home at 84 Long Lane and the dwellinghouse at 84a Long Lane, to enable the redevelopment of the site for the erection of two storey residential block with third floor accommodation in the roof space comprising 9 two-bedroom flats and 1 one bedroom flat with associated parking, access and landscaping.

The proposed scheme for the erection of the residential flats requires a separate planning permission and is the subject of a separate report on this agenda.

1.3 Relevant Planning History

3231/APP/2008/501 Woodlands, 84 & 84a Long Lane Ickenham

ERECTION OF A THREE STOREY BUILDING COMPRISING 12 TWO-BEDROOM FLATS AND A TWO-STOREY BUILDING CONTAINING 2 TWO-BEDROOM SEMI-DETACHED HOUSES

Decision Date: 20-06-2008 Withdrawn **Appeal:**
3231/APP/2009/555 84 & 84a Long Lane Ickenham

Erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (involving demolition of two existing buildings)

Decision Date: **Appeal:**

Comment on Planning History

The application for the full planning permission with reference 3231/APP/2009/555 is the subject of a separate report on this agenda.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 6th May 2009

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The application was advertised under Article 8 of the Town and Country Planning Act (1990) as an application for Conservation Area Consent. Two site notices were erected in close proximity to the site and a public notice was placed in a local paper. 59 adjoining occupiers, the Ickenham Conservation Area Panel and Ickenham Residents' Association were consulted.

Three comments from were received including one from the Ickenham Residents' Association who stated that the Conservation Area Consent should only be issued if planning permission is granted. The following concerns were also raised by the letters:

- i) Not in keeping with the rest of Long Lane which is mainly family houses;
- ii) There would be additional traffic accessing this site;
- iii) Dangerous for children walking past the driveway;
- iv) The development is of no benefit to the local community.

CONSERVATION OFFICER

There are no objections to the demolition of the existing buildings. The design of the proposed building reflects the general scale and silhouette of the buildings of the surrounding area. Whilst larger in footprint than the existing adjacent residential property at No 82, its location adjacent to the school, which has a large footprint and wide frontage, means that other residential properties with wide frontages, although possibly not quite as wide as this, within this part of the Conservation Area. The proposal is acceptable and is considered to preserve and enhance the Conservation Area.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

PPG15 Historic Environment

5. MAIN PLANNING ISSUES

There are two main issues for consideration. I) whether any buildings proposed for demolitions warrant retention and ii) whether an acceptable scheme has been brought forward to allow demolition of the buildings within a Conservation Area.

Planning Policy Guidance No 15 - Planning and Historic Environment states that local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question; this should be the prime consideration in determining a consent application. In the case of conservation area controls, however, account should clearly be taken of the part placed in the architectural or historical interest of the area by the building for which demolition is proposed, surrounding and on the conservation area as a whole.

PPG15 goes on to further state that the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area. Where building makes little or no such contribution, the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment.

The buildings proposed for demolition comprises a two storey residential care and a two storey dwelling house. Both properties are of traditional pitched roof design.

The existing buildings are considered to make little or no contribution to the character or appearance of the conservation area. Their appearance and character does not necessarily tie in with the architectural style of the dwellinghouses found along Long Lane and it is considered that the existing properties are not of any particular architectural interest within the Conservation Area.

Given that there is an acceptable scheme proposed for the site, the proposed demolition of the existing buildings is acceptable and therefore this application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 CAC16 Time Limit (3 years) - Conservation Area Consent

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

REASON

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

2 CAC3 Demolition - requirement for a development contract related

No demolition shall take place until a contract for the associated development provided for in planning permission (Council's ref. 3231/APP/2009/555) has been made. The details of this shall be submitted to and agreed in writing by the Local Planning Authority.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

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

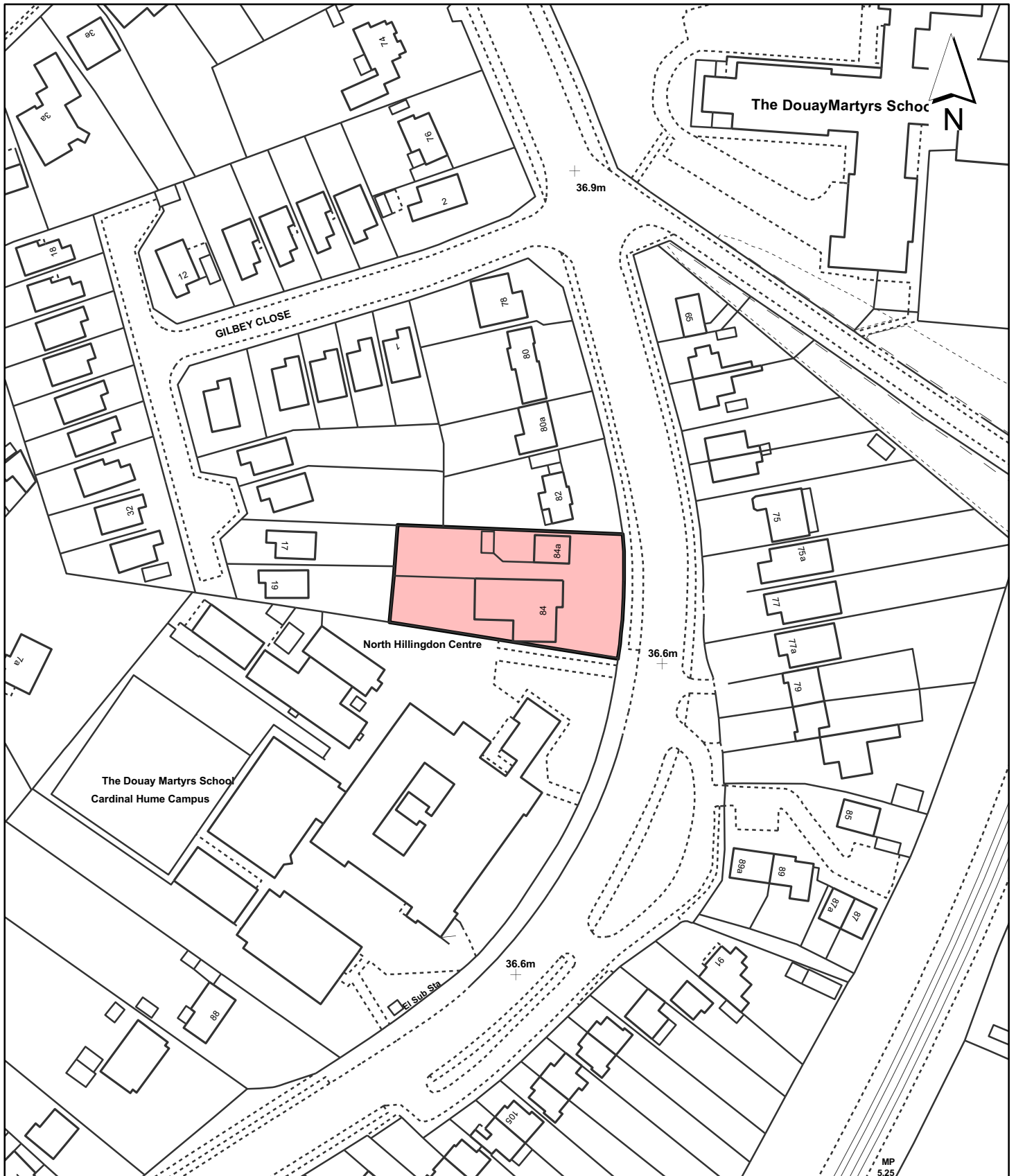
2 The decision to GRANT permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4 New development within or on the fringes of conservation areas


PPG15 Historic Environment

Contact Officer: Jane Jin

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2009

Site Address	
84 & 84A Long Lane Ickenham	
Planning Application Ref:	Scale
3231/APP/2009/556	1:1,250
Planning Committee	Date
North Page 33	July 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

This page is intentionally left blank

Report of the Corporate Director of Planning & Community Services

Address 29A SWAKELEYS ROAD ICKENHAM

Development: Change of use of building from Class B1 (Office) use to a mixed use of Class B1, Class A1 (hairdressing), Class D1 (osteopathy, chiropody, acupuncture, physiotherapy, homeopathy, chiropracty, aromatherapy, reflexology and herbaltherapy) and Sui Generis Use (tattooing, manicures, depilation, botox and teeth whitening)

LBH Ref Nos: 30377/APP/2009/650

Drawing Nos: Design & Access Statement
01
02

Date Plans Received: 30/03/2009

Date(s) of Amendment(s):

Date Application Valid: 08/04/2009

1. SUMMARY

Planning permission is sought to enable a detached single storey building to be used as either B1 (Business) or a mixture of uses comprising hairdressing, osteopathy, chiropody, acupuncture, physiotherapy, homeopathy, chiropracty, aromatherapy, reflexology, herbaltherapy, manicures, depilation, botox and teeth whitening. The building is situated to the rear of the main shopping parade and accessed via an alleyway between the two storey units fronting the commercial parade. The building already has a B1 use and the applicant would like the option of being able to revert back to a B1 use should the alternative proposed use fail to be viable. It is not possible to provide on-site parking for the proposal. Given the type of use and estimated staffing and customers that would be involved in the range of proposed uses, it is considered it would result in an unacceptable increase in vehicle movements and on-street parking to the detriment of the other highway users. Furthermore, the proposed access to the building and the proposed WC facility within the unit is unsuitable for disabled users and the proposals are therefore unacceptable on these grounds as well.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The alleyway forming the access route to the building is considered to be unacceptable as the sole means of access to the building for a building that would be open to the general public in terms of its limited size, width and lack of lighting. The proposal would therefore be contrary to Policies Pt 1.31 and R16 of the adopted Unitary Development Plan Saved Policies September 2007, London Plan Policy 4B.5 and the Council's adopted Supplementary Planning Guidance HDAS: Accessible Hillingdon.

2 NON2 Non Standard reason for refusal

The proposed range of uses is considered to result in increased parking demand

which cannot be provided on site and therefore it is considered that the proposal would result in a significant increase in demand for on street parking to the detriment of other highway and pedestrian users and therefore contrary to Policies AM7 and AM14 of the UDP (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
S6	Change of use of shops - safeguarding the amenities of shopping areas
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
R16	Accessibility for elderly people, people with disabilities, women and children
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

3. **CONSIDERATIONS**

3.1 Site and Locality

The application site is located on the south side of Swakeleys Road immediately behind Barclays Bank and comprises a single storey building, located to the rear of a two-storey retail parade with flats above. The building is accessed via a narrow alleyway between units 29 and 31 Swakeleys Road and is surrounded by residential properties to the north and east. The application site lies within Ickenham Conservation Area and a Local Centre, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Polices, September 2007).

3.2 Proposed Scheme

The proposal involves the change of use of the building from use of the premises as Class B1 (offices) to a mixed use of either B1 or a range of uses which fall into Class A1 (hairdressing), Class D1 (osteopathy, chiropody, acupuncture, physiotherapy, homeopathy, chiropracty, aromatherapy, reflexology and herbaltherapy) or are Sui Generis (tattooing, manicures, depilation, botox and teeth whitening). No external alterations are proposed as part of this application.

3.3 Relevant Planning History

30377/APP/2000/1038 29a Swakeleys Road Ickenham

CHANGE OF USE FROM STORAGE BUILDING TO CLASS B1 (OFFICES)

Decision: 02-08-2000 Not Determined **Appeal:** 26-09-2000 Withdrawn

30377/APP/2000/1807 29a Swakeleys Road Ickenham

CHANGE OF USE FROM STORAGE BUILDING TO CLASS B1 (OFFICES)(DUPLICATE APPLICATION)

Decision: 25-10-2000 Approved

30377/APP/2001/517 29a Swakeleys Road Ickenham

INSTALLATION OF A NEW TILED ROOF TO EXISTING SINGLE STOREY OFFICE BUILDING

Decision: 30-05-2001 Approved

30377/APP/2001/583 29a Swakeleys Road Ickenham

ERECTION OF A SINGLE STOREY CLASS B1 (OFFICE) EXTENSION TO EXISTING BUILDING

Decision: 04-07-2001 Approved

30377/C/96/0629 29a Swakeleys Road Ickenham

Retention of a change of use from ancillary storage to office accommodation (Class B1)

Decision: 04-09-1996 ALT

30377/E/96/0817 29a Swakeleys Road Ickenham

Erection of a single storey storage building

Decision: 04-09-1996 Refused

Comment on Relevant Planning History

The site originally comprised a storage building to 27/29 Swakeleys Road (Barclays Bank), however change of use was granted to B1 (office) use in October 2000 (2000/1807). The summary provided to the officers' report in relation to this application stated, 'It is not possible to provide on-site parking, however, the low intensity of the proposed use would not cause serious on street parking.'

A further application was approved (2001/583) in July 2001, for an extension to the building, providing an additional 46m² of office floor space.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.31 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.

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

S6 Change of use of shops - safeguarding the amenities of shopping areas

S10 Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas

OE1 Protection of the character and amenities of surrounding properties and the local area

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

LPP 3D.1 London Plan Policy 3D.1 - Supporting Town Centres.

LPP 3D.3

LPP 4B.5 London Plan Policy 4B.5 - Creating an inclusive environment.

R16 Accessibility for elderly people, people with disabilities, women and children

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with

disabilities in development schemes through (where appropriate): -

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

(ii) Shopmobility schemes

(iii) Convenient parking spaces

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th May 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

23 neighbours were consulted and 4 responses have been received including a petition of 136 signatures, making the following comments:

1. We object on the grounds there is no proper access for the public, more traffic congestion, and surplus to requirements;
2. I am concerned about the noise and do not think the village needs these extra facilities, that are available in nearby Uxbridge;
3. If this is approved then a possible future change of use could be submitted that will adversely affect nearby residents, we already have considerable noise and disturbance from the village hall and home guard club;
4. The site was originally garden land, and the original storage shed has been massively enlarged and converted into Offices (B1). The conversion to a D1 is not appropriate and may significantly increase noise from the site and disruption due to public visitors to the building;
5. If the use is allowed, I am concerned the site may be used for other uses, such as day nursery, day centre, meeting hall, etc which would be permitted by D1 consent;
6. There has been consistent and steady progression in the use of the site, further applications may be made for conversion to D2 or C3 use;
7. Noise nuisance is already a problem in neighbouring properties, for which complaints have been made;
8. The plan submitted is not correct, due to boundary fences and buildings missing and the council should ensure accurate and up to date information is submitted before considering this application;
9. The access is very limited (restricted to 82cm width). If an accident was to occur emergency services would have limited access to the site. Also if a fire were to occur in either property, anyone in no.29a may not be able to exit the site;
10. The access path is not a public right of way;
11. Having looked at the companies web site, I see it offers services for both men and women, and also a `Glamour lingerie and sex toys, which leads me to question exactly what type of massage services they will offer, or is this just a front for a more sort of unsavoury business, eg x-rated adults only massage parlour;
12. I have a nine year old son, so am concerned about what sort of people will be working there and the type of people visiting, my son enjoys playing in the garden and I need to know he is safe;

Officer comment: Any future applications would be judged on their own merit and determined in line with adopted advice and guidance at that time. Point 10 is not a material planning consideration, and the remaining points are addressed in the full report.

Ickenham Residents Association:

A considerable number of traders and residents have expressed their concerns about this proposal. The traffic and parking implications are a serious consideration and would add to the congestion and existing parking problems.

Internal Consultees

PEP

Application is acceptable with conditions. The site is to the rear of the Core Retail Area of Ickenham Local Centre and is located in the Ickenham Village Conservation Area. There is no specific policy resisting the re-use of offices outside Industrial and Business Areas. Saved Policy S9 specifically refers to loss of retail in Local Centre Cores. However, the opportunity to enhance local employment opportunities and service provision at an appropriate scale is welcomed as it would contribute to improving the vitality of the centre in accordance with PPS6 and Priority 5:A Thriving Economy of the Hillingdon Partners Sustainable Communities Strategies 2008-2018. If minded to grant approval site specific issues including access and security would need to be adequately addressed to the satisfaction of officers.

CONSERVATION AND URBAN DESIGN OFFICER

This part of the conservation area is characterised by a variety of retail and other commercial uses. Therefore, there would be no objection to the proposed use.

HIGHWAYS ENGINEER

It is physically not possible to provide on site parking.

The change of use to B1 (office) was granted in October 2000 on the understanding that it was for a limited use. Although not conditioned, the application form stated that there would be only 2 vehicle movements to the site. The committee report referred to the applicant's supporting statement that secretarial work would be carried out off the premises, thereby resulting in only two people on the premises at any time with occasional visitors. Therefore, at that time, on balance it was considered unlikely that the proposed use would result in additional parking in surrounding streets.

The current application will result in increased parking demand which cannot be provided on site. As such the application cannot be supported.

ACCESS OFFICER

It is appreciated that this application relates to a change of use and only minor building works are proposed, however, attention should be brought to the applicant's obligations under the Disability Discrimination Act 1995, Part III (Goods, Facilities, Services and Premises).

The proposed facility would be subject to the Disability Discrimination Act 1995 because it would provide a service to the public. It should be noted that reasonable adjustments to practices, policies and procedures, auxiliary aids, and physical features will need introducing to ensure that disabled people receive the same level of service.

The following observations are provided:

1. Accessible car-parking bays (Private or on street) should be available within 40m of the entrance.
2. A safe and welcoming access route to the building should be provided. The alleyway forming the access route should be a minimum of 1.5m wide, feature a non-slip smooth surface, be well lit and

clearly defined using texture and visual contrasts. The existing access arrangement is considered to be unacceptable as the sole means of access to the building that would be open to the general public.

3. Although suggested on plan, the building does not feature a correctly sized and designed accessible toilet for use by disabled people. Given the proposed change of use and likelihood of customers remaining in the building for prolonged periods, it may be legally unacceptable not to provide an accessible toilet.

WASTE STRATEGY

The waste strategy has no specific comments to make regarding this application.

EPU

Do not wish to object to this development, however should approval be recommended I would recommend conditions relating to hours of use, hours of delivery and waste collection and a restriction on air handling units be applied.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The London Plan (2008), Policy 3D.1, states boroughs should enhance access to goods and services and strengthen the wider role of town centres and policies should encourage retail, leisure and other related uses in town centres. In addition to this, policies should support a wide role for town centres as locations for leisure and cultural activities, as well as business and housing, and require the location of appropriate health, education and other public and community services in town centres. Policy 3D.2 comments that, UDP policies should relate the scale of retail, commercial and leisure development to the size and role of a centre and its catchment and encourage appropriate development on sites in town centres. Thus, given the opportunity to enhance local employment opportunities and service provision at an appropriate scale the principle of the use is considered acceptable in compliance with local, regional and national policies as set out in The London Plan and PPS6.

Policy S6 states changes of use applications will be granted where;

- i) A frontage design appropriate to the surrounding area is maintained or provided;
- ii) The use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and
- iii) Would have no harmful effect on road safety or worsen traffic congestion.

There are no external alterations proposed as part of this application and the site is set back and not visible from the Swakeleys Road frontage, and therefore would be acceptable. The site is in a commercial area, with the consequent activity associated with such an area and whilst it is located to the rear of the commercial premises it is sufficient distance not to result in an undue affect in terms of noise and disturbance. Highway issues have been assessed below and are not considered acceptable. Therefore, in this respect, the proposal would fail to comply with criteria (iii) listed in Policy S6 of the UDP (Saved Polices September 2007).

7.02 Density of the proposed development

Not applicable to this application.

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

The application site is within Ickenham Village Conservation Area. This part of the conservation area is characterised by a variety of retail and other commercial uses and no external alterations are proposed. Furthermore, the site is located to the rear of existing premises and is not visible from public vantage points. As such the proposal is considered to comply with Policy BE4 of the UDP (Saved Polices September 2007).

7.04 Airport safeguarding

The application site is not within a safeguarding area

7.05 Impact on the green belt

The application site is not within the Green Belt

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

There are no external alterations proposed as part of this application and the existing frontage will be retained. Therefore the proposal would comply with Policy BE13 of the UDP (Saved Polices September 2007).

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The environmental protection unit does not object to the application subject to conditions relating to the hours of operation, delivery times and control of noise resulting from any air handling units. The site is in a commercial area, with the consequent activity associated with such an area. Whilst it is accepted that patrons coming and going to and from the unit could result in some impact, given the location of the access to the unit this is likely to be restricted to the front of the site and the actual unit is sufficient distance from adjoining residential occupiers to the rear not to result in an undue impact in terms of noise and disturbance. As such, the proposal would comply with policies OE1 and OE3 of the Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is situated to the rear of a two storey commercial parade with residential flats at first floor level. The current authorised use of the premises is B1 (offices) and the parking requirement for such a use would be 1 space per 100m². The floor space at the site is 127m² and there is currently no off street parking available to the unit. The change of use to B1 (office) granted in October 2000 was on the understanding that it was for a limited use. Although not conditioned, the application form stated that there would be only 2 vehicle movements to the site. The committee report referred to the applicant's supporting statement that secretarial work would be carried out off the premises, thereby resulting in only two people on the premises at any time with occasional visitors. Therefore, at that time, on balance it was considered unlikely that the proposed use would result in additional parking in surrounding streets.

The current application seeks to broaden the authorised use to also allow for the unit to be used for a whole range of uses including Class B1 (Office), Class A1 (hairdressing), Class D1 (osteopathy, chiropody, acupuncture, physiotherapy, homeopathy, chiropractic, aromatherapy, reflexology and herbatherapy) and Sui Generis Use (tattooing, manicures, depilation, botox and teeth whitening). The Councils Adopted Parking Standards state that parking for such uses should be assessed on an individual basis, based on a submitted travel plan. A travel plan has not been submitted as part of the application. However, the application forms state that the proposed use would employ approximately 6/7 people. The floor plans show 4/5 treatment rooms and a reception area. As such, this could involve up to an estimated 14/15 people in the building at any one time (due to the crossover of appointments). The current application is considered to result in increased parking demand which cannot be provided on site and therefore it is considered that the proposed uses would result in a significant increase in demand for on street parking to the detriment of other highway users and therefore contrary to Policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

It is appreciated that this application relates to a change of use and only minor building works are proposed, however, the proposed facility would be subject to the Disability Discrimination Act 1995 because it would provide a service to the public. Of primary importance in this respect is the actual access to the building. For disability access purposes, the alleyway forming the access route to the unit should be, a minimum of 1.5m wide, feature a non-slip smooth surface and well lit and clearly defined using texture and visual contrasts. The existing access arrangement, in terms of its size is considered to be unacceptable as the sole means of access to the building that would be open to the general public.

Furthermore, although suggested on plan, the building does not feature a correctly sized and designed accessible toilet for use by disabled people. Given the proposed change of use and likelihood of customers remaining in the building for prolonged periods, this is also considered unacceptable.

Therefore the proposal would not comply with Policies Pt 1.31 and R16 of the adopted Unitary Development Plan Saved Policies September 2007, London Plan Policy 4B.5 and the Council's adopted Supplementary Planning Guidance HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

The application is for change of use only and the waste and recycling officer had no specific comments to make regarding this application, as such, it is not considered the proposed use would have an adverse affect on waste management issues.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

See Section 6.1

7.20 Planning Obligations

None

7.21 Expediency of enforcement action

N/A

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

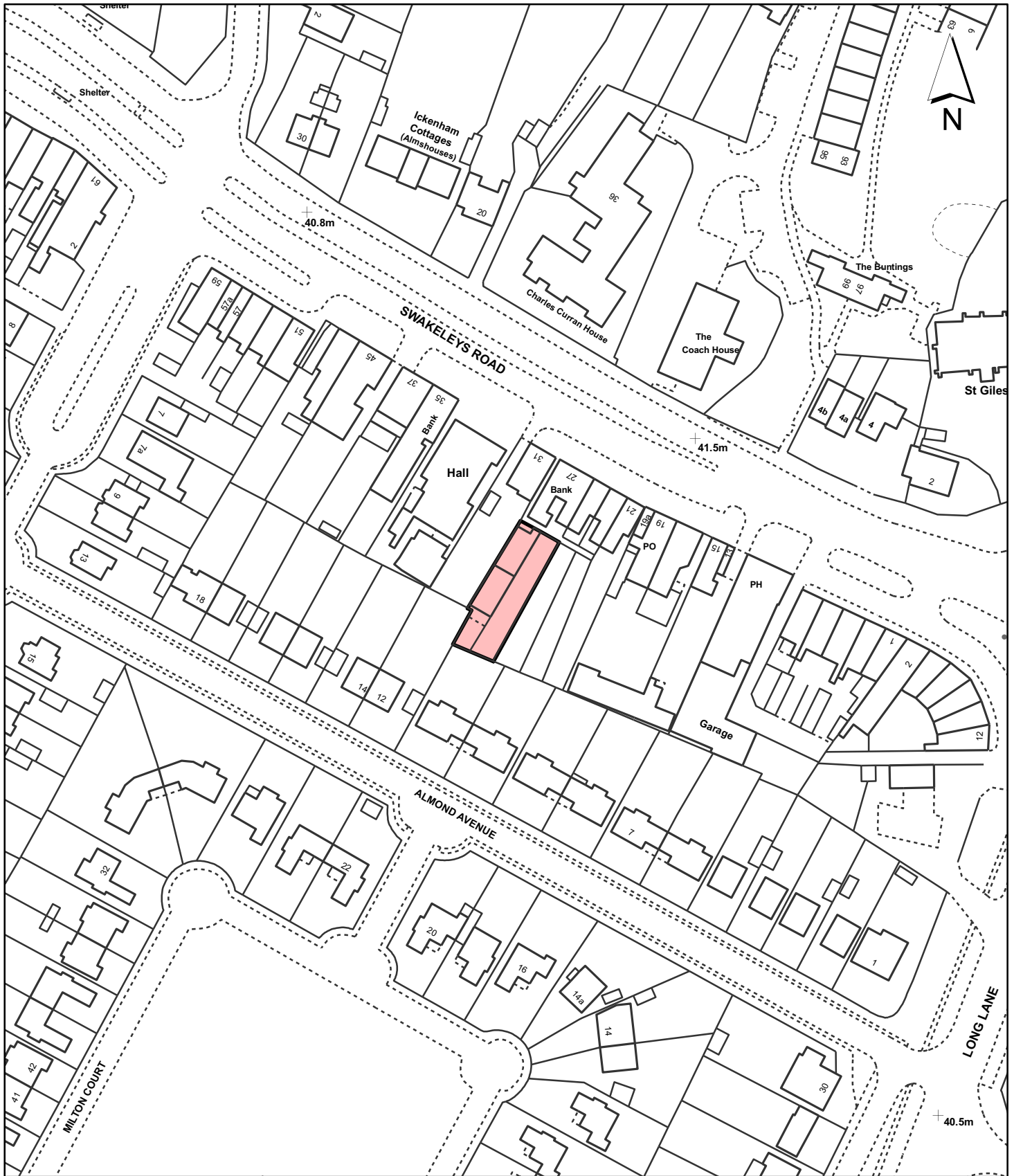
The application site is to the rear of the core retail area of Swakeleys Road and comprises a single storey office building currently with a B1 use. The application seeks to extend this use to include a range of uses. The pedestrian access is restricted via a narrow alley way between the two storey commercial units fronting Swakeleys Road and is unsuitable for disabled users and there is no off street parking available for the unit and it is considered that the proposed uses would result in increased pressure for on street parking in an area already heavily parked. As such the application is recommended for refusal.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Polices September 2007
The London Plan (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2009

Site Address	
29A Swakeleys Road Ickenham	
Planning Application Ref:	Scale
30377/APP/2009/650	1:1,250
Planning Committee	Date
North Page 46	July 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



Report of the Corporate Director of Planning & Community Services

Address LAND REAR OF ST MATTHEWS CHURCH FORGE LANE NORTHWOOD

Development: 3 two-bedroom terraced dwellings with habitable roofspace and associated parking

LBH Ref Nos: 62125/APP/2009/729

Drawing Nos: A4 Photograph Sheet
Un-numbered 1:1250 Scale Location Plan
Design and Access Statement
2841/ 3B
2841/ 4B
2841/ 1E

Date Plans Received: 08/04/2009 **Date(s) of Amendment(s):**

Date Application Valid: 08/04/2009

1. SUMMARY

Planning permission is sought for the erection of a three storey ridged roof building with three gable features and half hipped dormers on the front elevation, to provide 3 x two bedroom dwellings, with frontage car parking, cycle storage and a refuse bin enclosure, within the Old Northwood Area of Special Local Character.

This application is considered to be unacceptable, as it would result in a development of a density, bulk and siting that would detract from the visual amenities of the street scene and the Old Northwood Area of Special Local Character. Furthermore, it would afford a substandard level of accommodation, harm the residential amenities of the adjoining neighbours and would not provide adequate parking provision.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal, in terms of its layout, height, bulk, massing and excessive density gives rise to a cramped and incongruous form of development that would result in the overdevelopment of the site. It fails to harmonise with its surroundings and would be out of keeping with the character and appearance of the Old Northwood Area of Special Local Character, contrary to policy BE5, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and policy 3A.3 and Table 3A.2 of the London Plan (February 2008) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 **Non Standard reason for refusal**

The proposed development by reason of its siting, size and bulk would result in an overdominant and visually intrusive form of development, which would be detrimental to the amenities of adjacent residential occupiers in the adjoining terrace at the rear of the St Matthews Church, contrary to policies BE19 and BE21 of the adopted Hillingdon Unitary

Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal fails to provide an adequate amount of private usable amenity space for the future occupiers of the houses. As such, the proposal represents sub-standard residential accommodation which would not afford adequate living conditions for its future occupiers. The proposal is therefore contrary to policies BE19 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposal, given the siting of two adjoining parking spaces at St Matthew Court which are not shown on Drw. No. 2841/1E, fails to provide a workable car parking layout for the western most unit when the adjoining space(s) are in use. The proposal is therefore deficient in off-street car parking provision and does not accord with the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007) and accordingly would be likely to give rise to additional on-street car parking, to the detriment of highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon 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.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
OE5	Siting of noise-sensitive developments
AM14	New development and car parking standards.
LLP	London Plan (February 2008)
HDAS	Residential Layouts Accessible Hillingdon
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPG	Planning Obligations, July 2007
PPS1	Delivering Sustainable Development
PPS3	Housing
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a square shaped plot of land, 0.036 hectares in area, which is located to the north west of Forge Lane, at the rear of St Matthew's Church and comprises 10 single storey derelict lock up garages in two blocks on the northern and southern boundaries of the site, with a small builders/scrap yard to the front of the southern 4 garage block. Immediately abutting the site to the north is a single storey vehicle workshop, to the east, beyond the vehicle access is a two storey Victorian terrace in use as the offices for a development company, the presbytery and ancillary residential accommodation for the church, the Metropolitan line to the west and a new three storey flatted development to the south (Nos. 1 to 6 St Matthews Court, Forge Lane). The site lies within the Old Northwood Area of Special Local Character as identified within the adopted Unitary Development Plan (Saved Policies, September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of an 18.55m wide, three-storey building with a ridged roof, 7.2m high to eaves level and 9.2m high to ridge level. The building would be sited on the northern boundary of the site, abutting the adjoining workshop unit and be 7.55m deep on the ground floor, reducing to 6.85m deep on the first and second floors to allow light to enter the back of the ground floor from a glazed roof.

The building would comprise 3 x two-bedroom, terraced houses. Each of the units would have a front gable and half dormer, 1.6m wide, projecting above the eaves by 0.6m and a storm porch over the front entrance. Main habitable room windows would be on the front

elevation, with only landing and bathroom windows at first and second floor level respectively in the rear elevation, with either bathroom/toilet windows or secondary habitable room windows on the side elevations.

Four car parking spaces are proposed, 1 to serve each two-bedroom house and a visitor parking space. A cycle store and a refuse store are proposed at the front of the property abutting the Metropolitan line to the west. Each two-bedroom house would have a front garden area of approximately 23m².

3.3 Relevant Planning History

Comment on Relevant Planning History

62125/APP/2008/923: Erection of a three storey terrace to provide for 3, two-bedroom dwellings with a front mansard roof slope incorporating 6 dormer windows at second floor level, together with the provision of frontage parking, cycle storage and a refuse bin enclosure (existing garages to be demolished) was refused on 15th August 2008 for the following reasons:

1. The proposed development by reason of its design, siting, overall height, bulk, and massing and excessive density gives rise to a cramped and incongruous form of development that would result in overdevelopment of the site. It therefore fails to harmonise with its surroundings and would be out of keeping with the character and appearance of the immediate locality, contrary to Policy BE5 and BE19 of the Hillingdon Unitary Development Plan, the Council's HDAS (SPD) Residential Layouts and Policy 3A.3 of the London Plan.
2. The proposal by reason of its siting, size and bulk would result in an overdominant and visually intrusive form of development, which would be detrimental to the amenities of adjacent neighbouring residential occupiers contrary to Policies BE5, BE20 and BE21 of the Hillingdon Unitary Development Plan and the Council's HDAS (SDP) 'Residential Layouts'.
3. The proposal does not provide an adequate amount of private usable amenity space for the future occupiers of the houses to the detriment of the amenities of future occupiers and contrary to Policies BE19 and BE23 of the Hillingdon Unitary Development Plan and the Council's HDAS (SDP) 'Residential Layouts'.
4. The proposed development by reason of its siting and design would result in the direct overlooking of the adjacent properties and direct overlooking of the proposed building from the adjacent residential flats causing an unacceptable loss of privacy to existing and future occupiers. The proposal is therefore contrary to Policy BE24 of the Hillingdon Unitary Development Plan and the Council's HDAS (SDP) 'Residential Layouts'.
5. The development is estimated to give rise to a significant number of children of school age and additional educational provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement to address this issue has not at this stage been offered, the proposal is considered to be contrary to policy R17 of the Hillingdon Unitary Development Plan.

62125/APP/2006/2256: Erection of a three storey terrace to provide for 3, two-bedroom dwellings with a front mansard roof slope incorporating 6 dormer windows at second floor level; together with the provision of frontage parking, cycle storage and a refuse bin enclosure (existing garages to be demolished) was refused on 4th January 2007. The proposal was refused on 8 grounds, including overdominance in relation to adjoining flats,

direct overlooking of neighbouring properties, design, scale and bulk, visual impact, inadequate parking provision and non-provision of an education contribution.

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.

Part 2 Policies:

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

OE1 Protection of the character and amenities of surrounding properties and the local area

H4 Mix of housing units

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

AM7 Consideration of traffic generated by proposed developments.

OE5 Siting of noise-sensitive developments

AM14 New development and car parking standards.

LLP London Plan (February 2008)

HDAS Residential Layouts
Accessible Hillingdon

CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

SPG Planning Obligations, July 2007

PPS1 Delivering Sustainable Development

PPS3 Housing

LE4 Loss of existing industrial floorspace or land outside designated Industrial and Business Areas

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

15 neighbouring properties consulted. 1 letter of objection has been received, attached to which is a petition with 49 signatories, making the following points:

1. The proposed elevations are inaccurate and exaggerate the size of the adjoining Victorian terrace by some 15%;
2. The proposal constitutes overdevelopment of the site, the access to which is restricted and could present difficulties for emergency services;
3. The proposed development is of excessive mass/bulk and would be even higher than the proposals previously refused on grounds of excessive height;
4. The end wall of the proposed development on the shared roadway of Forge Lane would present some 600 square feet or more of brickwork, relieved only by obscure glazed windows and so quite out of sympathy with the buildings opposite (Incidentally, planning guidance states obscure glazed windows are not permitted for habitable rooms);
5. The site is overlooked by habitable rooms in the Victorian properties and the proposed building would overlook those rooms, contrary to design guidance, resulting in a loss of residential amenity;
6. There would be an increase in traffic from the proposed development. At present, only one garage is in use, with another one being used for paint spraying by the adjoining workshop;
7. The increase in vehicle and pedestrian traffic would worsen an already unsatisfactory situation, with no separate footway;
8. The proposed parking provision is unworkable. To the north of their bin store, St Matthew's Court have a 'disabled' parking space and next to it, a visitors' parking space (unlike other parking spaces, these are not shown on applicant's drawings). As applicant's westernmost parking space is less than 4.8m from the western boundary, it is liable to be partially obstructed by any vehicle using St Matthew's Court visitors' space. In the event that the visitors' space and the application space being occupied, access to the bin and cycle store will be obstructed;
9. Visitors are likely to attempt to park on Church site;
10. Refuse disposal arrangements are unsatisfactory. Currently, refuse is not collected from properties in Forge Lane, with refuse being left on Hallowell Road outside the Church on collection day. This would be made even more objectionable with proposal. Also, it is not obvious if the bin enclosure would be fully enclosed;
11. Pitched roofs of some of the dormers give a top-heavy appearance;
12. Almost all of the grounds for the refusal of previous applications have not been addressed, for example inadequate amenity space, failure to achieve 15m distance.

Northwood Residents' Association: No response has been received.

London Underground Ltd: Though we have no objection in principle to the above planning application, there are a number of potential constraints on the redevelopment of a site situated close to railway infrastructure. It will need to be demonstrated to the satisfaction of LU engineers that the development will not have any detrimental effect on our infrastructure either in the short or long term

Therefore, the design must be such that:

- * Our right of support is not compromised
- * LU will not permit entry to our property for the purposes of building construction or maintenance
- * A minimum of one metre must be maintained between our property boundary and the rear elevation of any building erected on site.

Therefore, we require any planning permission granted for this site to include the following conditions:

- * Before any work commences on site the agent is to contact London Underground with full details of the proposed works and foundation arrangements.
- * LU engineers will need to agree to the proposals before work can commence.
- * If the developer or their agent is already working with LU or its agents on this project they should continue to do so, so as to ensure the safety of the railway and the development.

Internal Consultees

CONSERVATION OFFICER:

Background: This site is situated in the Old Northwood ASLC, it lies south of a number of low level industrial units, to the east are two storey traditional Victorian terraced buildings and to the south is St Matthews Court, a three storey modern block of flats. The railway line forms the western boundary of the site.

Recommendation: The eastern most house i.e. that closest to the two storey Victorian buildings should be reduced in height so that it reflects the scale of the existing buildings - either a full mansard or reduced in height to two storeys.

EPU:

No objections to the proposal, subject to a noise insulation condition to protect the houses from rail traffic noise and a construction site informative.

EDUCATION SERVICES: A S106 contribution for education will not be required.

HIGHWAYS ENGINEER:

There are two parking spaces serving the adjoining St Matthews Court which are not shown on the drawings. These would obstruct the use of one of the proposed parking spaces for the westernmost unit, creating a deficiency in the parking provision.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

No objections are raised to the loss of the lock-up garages which are of little architectural or historical interest and are largely vacant and do not serve surrounding residential properties. Furthermore, the builder's/scrap yard is also little used and given its small size and siting, adjacent to residential properties, it would not be suitable for industrial redevelopment. The proposal therefore accords with policy LE4 of the saved UDP and no objections are raised to the principle of development in this mixed residential/commercial area.

7.02 Density of the proposed development

The London Plan requires that new housing within a suburban setting and a PTAL score of 2 to generally be in the range of 150 - 250 habitable rooms per hectare (hr/ha) and 35 - 65 units per hectare (u/ha). The residential density of the proposed development equates to 500 hr/ha and 83.3 u/ha. The high density represents overdevelopment of the site, resulting in a scheme which relates poorly to surrounding development and fails to provide adequate accommodation for future occupiers. These issues are discussed more fully at sections 7.07 and 7.09 respectively. As such, the proposal would be contrary to policy 3A.3 and Table 3A.2 of the London Plan (February 2008).

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

The proposal would not be likely to affect any archaeological remains or Listed Buildings and does not lie within a conservation area. The site does form part of the Old Northwood Area of Special Local Character and this matter is dealt with below.

7.04 Airport safeguarding

N/A to the application site.

7.05 Impact on the green belt

N/A to the application site.

7.06 Environmental Impact

N/A to the type of development.

7.07 Impact on the character & appearance of the area

This part of Forge Lane is within the Old Northwood Area of Special Local Character. The site adjoins the two storey Victorian terrace on the opposite side of the access road to the east and would be sited opposite the newly built three storey residential block to the south. The bulk of the terrace would be broken up by a sandstone course at second floor level and the ridged roof of the terrace would present a traditional appearance, interspersed with gable features and lead covered flat roofed half hipped dormer windows. The front elevations of the houses would have a uniform appearance, with traditional windows and simple storm porches. It is considered that given the proximity of the adjoining two storey terrace and the height and siting of the proposed terrace, immediately abutting the access road, it would appear unduly overbearing and dominant in relation to the two storey Victorian terrace. Unlike the proposal, the existing three storey block does not lie opposite the Victorian terrace and it has been set back from the access road so as to allow landscaping to be provided. It is therefore considered that the scheme would appear cramped and incongruous within the street scene, appearing unduly dominant and fails to harmonise with its surroundings. The proposal is contrary to policies BE5, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's HDAS: 'Residential Layouts'.

7.08 Impact on neighbours

The site currently comprises single storey detached lock up garages. The three storey building to replace these would be set 21m away from the adjoining three storey block of flats, and approximately 6.5m from the two-storey terrace of Victorian properties, which includes the Presbytery of St Mathews Church. The HDAS on Residential Layouts states that a minimum of 15m should be maintained in such cases in order to prevent overdominance between properties. It is considered that the proposed development by reason of its close proximity to the two-storey terrace of Victorian properties, would block existing views from its habitable room windows and would dominate the neighbouring properties, which would be detrimental to the residential amenity currently enjoyed by these properties. The proposal is therefore considered to be contrary to Policies BE19 and BE21

of the Hillingdon UDP Saved Policies (September 2007) and the Council's HDAS (SPD): 'Residential Layouts'.

The proposed terrace would be sited a minimum 21m distance from habitable room windows at the adjacent St Matthew's Court. This block has its amenity space on the opposite side. As such, the occupiers of the adjoining St Matthew's Court would not be overlooked. The windows in the proposed side elevation facing the adjoining terrace are secondary windows and could be obscure glazed, controlled by condition, to prevent overlooking. As such, the amenities of adjoining residents would not be adversely affected by loss of privacy, in accordance with policy BE24 of the Hillingdon UDP Saved Policies (September 2007).

7.09 Living conditions for future occupiers

The units would provide 114 sq. m. of internal floor space which satisfies the minimum standard of 103 sq. m. for a three storey house.

The proposed units would afford an adequate outlook from their habitable rooms, with the nearest part of the adjoining St Matthew's Court being some 21m from the front elevation of the proposed terrace, satisfying the Council's minimum 15m distance. Furthermore, this separation distance and the fact that the side windows facing the adjoining Victorian terrace could be obscure glazed would also ensure that the internal living space of the proposed units would have adequate privacy.

As regards external amenity space, the Council's HDAS guidelines require a minimum of 60 sq. m to be provided for 2/3 bedroom units, of which a 3m deep 'patio' area is expected to be private. Each of the units provides 23 sq m of amenity space, less than half that required by the Council's minimum standard. Furthermore, these areas would be overlooked within a 21m distance from the properties in St Mathews Court and from first floor windows of the adjoining Victorian terrace. As such, the amount and quality of the proposed amenity space would not be adequate to provide a satisfactory standard of amenity for the future occupiers of the proposed units. As such, the proposal fails to comply with policy BE23 of the saved UDP and paragraphs 4.14 to 4.16 of the Council's HDAS 'Residential Layouts'.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would provide 3 off-street car parking spaces plus a visitor space within a communal area to the front of the properties. Although the site has moderate accessibility to public transport with a PTAL of 2, it is located in close proximity to Northwood Underground Station, being 356m away. The level of off-street car parking is therefore considered acceptable in this location. However, St Matthews Court has a disabled person and visitor car parking space at the end of the adjoining parking area that would block access to the proposed parking space to the western end unit. It is therefore considered that the proposed parking layout is unworkable and results in a deficiency of off-street car parking. The proposal is thus contrary to policy AM7 and AM14 of the adopted UDP saved policies and the Council's adopted car parking Standards.

7.11 Urban design, access and security

See sections above.

7.12 Disabled access

The proposal shows the ground floor of the houses having toilet facilities, with an open plan kitchen, ramped threshold and car parking spaces that satisfy disabled person standards.

The scheme would therefore satisfy Lifetime homes standards with little or no revision. This could be controlled by condition, if the scheme were considered to be acceptable.

7.13 Provision of affordable & special needs housing

N/A for this type of development.

7.14 Trees, Landscaping and Ecology

N/a to the application site.

7.15 Sustainable waste management

Sustainability measures such as code for sustainable homes compliance could be conditioned.

7.16 Renewable energy / Sustainability

N/A to the application site.

7.17 Flooding or Drainage Issues

N/A to the application site.

7.18 Noise or Air Quality Issues

The Council's EPU advise that a sound insulation scheme would be required if planning permission were to be granted given the proximity of the adjoining railway. This could be controlled by condition, if the scheme were considered to be acceptable.

7.19 Comments on Public Consultations

Points 1 to 9 and 11 and 12 of the petitioners have been dealt with in the main report. As regards point 10, Forge Lane is of sufficient width to allow a refuse vehicle to pass to allow adequate access to be gained to the site. As such, a reason for refusal on this ground could not be justified.

7.20 Planning Obligations

Education Services advise that as there is not currently a local shortfall in education places within the area and they are not currently seeking contributions from housing development in the Northwood area. Given the relative small scale of the development, no other S106 contributions would be required.

7.21 Expediency of enforcement action

N/A to the application site.

7.22 Other Issues

N/A to this type of development.

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

National planning guidance encourages an imaginative approach to make the full and effective use of already developed land in urban areas. However, this should not be at the expense of other material planning considerations.

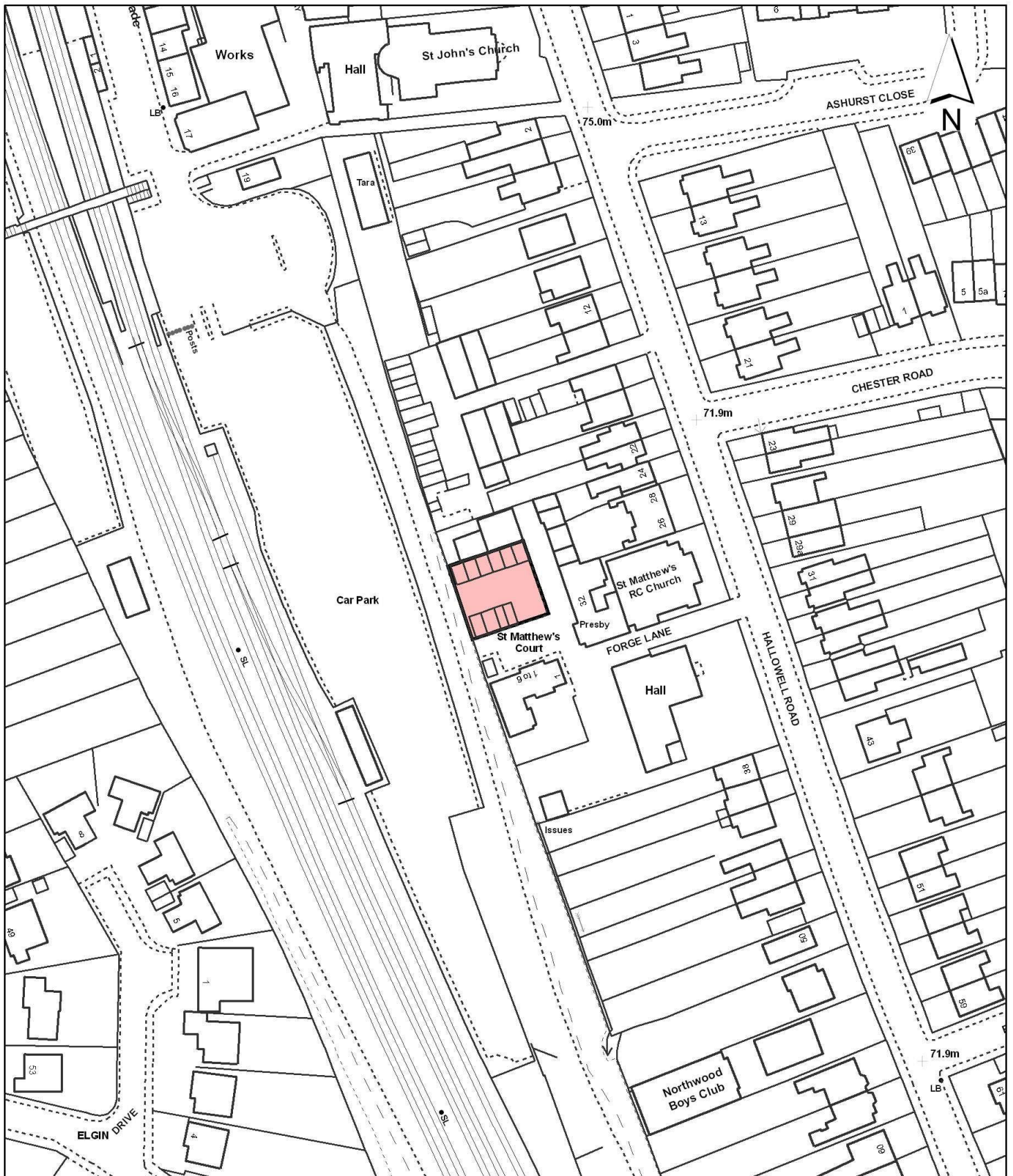
It is considered that the proposal is of an excessive density that has adverse implications in terms of the development harmonising with the character and appearance of the area, unduly dominant to adjoining residential occupiers and fails to provide adequate private usable amenity space. The parking layout is also unworkable and therefore does not satisfy Council's standards. Accordingly, the application is recommended for refusal.

11. Reference Documents


London Plan (February 2008)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 24: Planning and Noise
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Design and Accessibility Statements: 'Residential Layouts' and 'Accessible Hillingdon'
Hillingdon Supplementary Planning Document, July 2007: Planning Obligations
Letters making representations

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2008

Site Address	
Land rear of St Mathews Church, Forge Lane, Northwood	
Planning Application Ref:	Scale
62125/APP/2009/729	1:1,250
Planning Committee	Date
North Page 59	July 2009

LONDON BOROUGH OF HILLINGDON
Planning & Community Services

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


HILLINGDON
LONDON

This page is intentionally left blank

Report of the Corporate Director of Planning & Community Services

Address LAND REAR OF 81-93 HILLIARD ROAD NORTHWOOD

Development: ERECTION OF 2 TWO STOREY BUILDINGS EACH COMPRISING OF TWO 2-BEDROOM MAISONETTE FLATS, WITH ASSOCIATED CAR PARKING, CYCLE STORE AND BIN STORE INVOLVING DEMOLITION OF EXISTING BUILDINGS.

LBH Ref Nos: 64786/APP/2009/452

Drawing Nos: 0803/6
Design and Access Statement
0803/9
0803/7A
0803/8A

Date Plans Received: 06/03/2009 **Date(s) of Amendment(s):** 06/03/2009
Date Application Valid: 11/03/2009 11/03/2009

1. SUMMARY

It is considered that the proposal would not complement nor enhance the visual amenities and character of the Old Northwood Area of Special Character and fail to provide a satisfactory form of accommodation for future residents. The proposal would be prejudicial to pedestrian and road safety and would not afford adequate refuse facilities including access to such facilities. The proposal does not satisfy the relevant policies of the Hillingdon UDP Saved Policies (September 2007). As such, the proposal is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of its siting, overall layout, size and site coverage, would result in a development that fails to harmonise with the established character of the surrounding area. The proposal would result in a scale of buildings and hard surfacing that is inappropriate for the plot and would compromise residential development standards to the detriment of the living conditions of prospective occupiers. This would also be to the detriment of the character and appearance of the Old Northwood Area of Special Character. The proposal is therefore contrary to Policies BE13, BE19 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the Supplementary Planning Document HDAS: 'Residential Layouts'.

2 NON2 Non Standard reason for refusal

The proposal, by reason of overlooking and loss of privacy of the ground floor rear habitable rooms from the shared communal garden, would fail to afford an acceptable standard of residential accommodation for future occupiers. The proposal is therefore contrary to Policies BE19, BE23 and BE24 of the adopted Hillingdon Unitary Development

Plan (Saved Policies, September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal by reason of its siting would result in the provision of a poor level of outlook to the detriment of the future occupiers of the ground floor dwelling units, contrary to Policies BE19 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 4.0 of the Council's HDAS "Residential Layouts".

4 NON2 Non Standard reason for refusal

The proposed development by reason of the restricted width of the vehicular access represents a significant threat to highway and pedestrian safety, as it is likely to result in vehicles needing to wait in the road until the access way is clear. As such, the proposal is contrary to Policies AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 NON2 Non Standard reason for refusal

The proposal fails to provide adequate refuse collection facilities, including its collection point, which would be in excess of the travel distance of refuse operators. The proposal would therefore be likely to create a poor quality of environment, result in refuse vehicles stopping up the free flow of traffic on the public highway and be contrary to the Council's recycling policies. The proposal is contrary to Policy AM7(ii) of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 4.A3 of the London Plan.

6 NON2 Non Standard reason for refusal

The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon 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.

BE5 New development within areas of special local character
New development must improve or complement the character of the

BE19	area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	'Residential Developments'
CPCA	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
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 a 0.0653 hectares (653m²) rectangular shaped land located on the north-western side of Hilliard Road, Northwood, at the rear of Nos. 81 to 93. The site abuts the rear boundaries (gardens) of Nos. 81 to 90 Hilliard Road to the east, rear boundaries of Nos. 58 to 68 High Road (predominantly commercial with 1st floor residential accommodation), the rear/side boundary of 79 Hilliard Road to the southwest and the rear/side boundary of Woodlodge Montessori School to the north. The site is used as a builder's yard. Hilliard Road is characterised by a mixture of semi-detached and terraced houses. Nos. 81 and 83 are semi-detached houses while Nos. 85 to 93 are terraced houses. The road is in the Old Northwood Area of Special Local Character and lies within the 'developed area' as identified in the Hillingdon UDP Saved Policies (September 2007).

The site is currently used as a builder's yard. There are various buildings on the site, predominantly single-storey, comprising office, workshop garage and covered storage. The site is infrequently used with some of its structures in a poor state of repair. Access to the site is via a 2.5m gap driveway between No. 83 and 85, along their gardens.

3.2 Proposed Scheme

Planning permission is sought for the erection of 2 two-storey blocks to provide 4 (2 flats per block) two-bedroom flats, with associated car parking, cycle store and bin store involving the demolition of existing buildings. Each block would be 8.05m deep, 9.65m wide and would have a pitched roof with an eaves height of 4.6m and a ridge height of 7.3m. The proposed block to the north of the application site would be sited 1m from its side boundaries i.e. 1m from the rear boundaries of the adjoining properties on Hilliard Road and High Road, Northwood, while the other block to the south of the site would be site 1m from

its side boundary with properties on High street, Northwood and 2m from its side boundary with property boundaries on Hilliard Road. The proposed block to the south end of the site would be set 5.6m from its rear boundary while that to the north would be set 6m from its rear boundary. There is a 14.8m gap separation between the two blocks. Six car parking spaces are to be located in this area, which the two blocks front onto. The proposal includes the erection of a single-storey cycle store and a single-storey bin store. The stores which will be located directly at the rear boundary of No. 85 and along the side/rear boundary of No. 87 would be 5m wide, 2.4m deep and 2.2m (flat roof) high.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission (reference 64786/APP/2008/2373) for the erection of a two storey building comprising 4 two-bedroom flats, with associated car parking, cycle store and bin store involving the demolition of existing buildings was refused in December 2008 for the following reasons:

1. The proposal by reason of its siting, design, overall layout, size, bulk, site coverage and excessive density, would result in a cramped overdevelopment of the site and an incongruous form of development which would detract from the character and appearance of the surrounding area and the Old Northwood Area of Special Local Character therefore failing to harmonise with the established character of the surrounding area. The proposal would result in a scale of building and hard surfacing that is inappropriate for the plot and would compromise residential development standards to the detriment of the living conditions of prospective occupiers. The proposal is therefore contrary to Policies BE5, BE13, BE19 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the Supplementary Planning Document HDAS: Residential Layouts and Policy 3A.3 of the London Plan.
2. The proposal, by reason of overlooking and loss of privacy of the ground floor rear habitable rooms from the shared communal garden, would fail to afford an acceptable standard of residential accommodation for future occupiers. The proposal is therefore contrary to Policies BE19 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.
3. The floor area of the proposed dwellings is below the minimum 63m² internal floor area required for a two-bedroom flat. As such the proposal fails to provide a satisfactory residential environment for future occupiers, contrary to Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.
4. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the 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:

BE5	New development within areas of special local character
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	'Residential Developments'
CPCA	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
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:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

28 adjoining occupiers were consulted. A petition with 29 signatures and 11 letters of objection have been received with the following comments: -

- (i) Increase in traffic generation with the attendant increased pressure on parking, more congestion and obstruction affecting all residents of Hilliard Road;
- (ii) Inadequacy of parking, loading and turning spaces on the site, further adding to parking pressure in the street;
- (iii) The proposal would be out of keeping with this Area of Special Local Character;
- (iv) Risk to highway safety due to the narrowness and unsuitability of access and inadequate sight lines at junction with Hilliard Road;

- (v) Overdominant design in terms of the overall size and proportion of the plot and given its proximity to existing residential properties;
- (vi) Density of the proposed development is too high given the size of the plot;
- (vii) The 1st floor windows will overlook the flank windows of a nursery school. The distance of between the proposed building and the school's is insufficient;
- (viii) Increase in noise and disturbance resulting in an unacceptable loss of amenity to the houses affected on both sides of the street;
- (ix) The proposed building would be overbearing on the school due to its close proximity to it;
- (x) The access way is inadequate for delivery trucks and vans and emergency vehicles;
- (xi) The number of people the building will house seems too great for the parking and drive space allocated. Parking in the road is already a problem. The number of dwelling planned should be reduced;
- (xii) The 2.4m wide driveway is not a safe width for pedestrian to pass safely by cars, let alone make provision for cars to pass one another;
- (xiii) The 1st floor units' living rooms and bedrooms for the northern building will overlook the rear gardens of 77, 79 etc;
- (xiv) The siting of the bin store to the rear of 85 and adjacent to the garden of 87 is untenable and impractical.

NORTHWOOD RESIDENTS' ASSOCIATION:

No comments have been received.

NORTHWOOD HILLS RESIDENTS' ASSOCIATION:

No comments have been received.

METROPOLITAN POLICE CPDA PLANNING:

No comments have been received.

Internal Consultees

WASTE MANAGEMENT:

With respect to flats the plans do indicate a bin provision, but there is no indication of dimensions. The required ratios is of 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum no rounding down.

For this development a recommendation for bins would be 1 x1100 ltr refuse and 1 x 1100 ltr recycling bins.

The design of the bin chambers on paper at least seems adequate but care should be taken to incorporate the following principles:-

Goods 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 (as detailed in BS 5906). 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).

HIGHWAYS ENGINEER:

The proposed plans indicate that 1.5 off-street spaces per dwelling will be provided which satisfies Council Parking Standards. However, space 6 will not allow vehicles to enter and exit the site in a forward gear. The proposed cycle shed should be moved next to the bin shed to the rear of 85 Hilliard Road and the space moved to be parallel to the east elevation. Vehicles would then be able to reverse in to the parking area and proceed to exit the site in a forward gear. Plans would need to be submitted and approved by the Council before development takes place, to address these concerns.

The width of the access road is 2.5m at the entrance and this widens to 2.8m further into the site. This is of sufficient width to enable vehicles to enter the site. All parking spaces and manoeuvring areas on the proposed plans meet the Council's minimum requirements. Traffic generation from the development will not adversely affect existing conditions.

The provision of a secure cycle storage facility must include provision for 1 space per dwelling and be shown on plans submitted to and approved by Council.

Where required, the installation or removal of any redundant crossovers and the renewal of footways must be carried out at the expense of the applicant. Sufficient sight line distances are also satisfied.

However, the Council's Highways Engineer has raised concern about the siting of the refuse bins and access into the site. The officer states that:

As the refuse vehicle cannot enter the site the bins need to be relocated within 10.0 metres of the public highway.

The 2.4 metre wide access is not wide enough to accommodate pedestrians as well as vehicles.

DIRECTOR OF EDUCATION:

Based on the erection of 4x4-room private flats in Northwood Hills, the request amount is £9,109.

TREES / LANDSCAPE OFFICER:

THE PROPOSAL

The current proposal is a re-submission to erect 2No. two-storey blocks to provide 2No. two-bedroom flats in each block, together with 6No. associated parking spaces, bin/cycle stores and shared garden/amenity space.

The submission includes a Design & Access Statement which fails to refer to the landscape setting or proposals - contrary to the advice given in Circular 01/06 and by CABE.

The current layout is shown on drawing No. 0803/6. While the layout is an improvement on the previous submission, it remains extremely tight. Soft landscaped areas are shown on the drawing with indicative tree planting proposals (showing 4No. trees). Due to the restricted space available the species selection will need to be carefully re-considered. The parking court is particularly cramped, which results in a very restricted manoeuvring space in the parking court. The bin / bicycle store projects awkwardly into the access road and one of the 'visitor' parking spaces also creating a distinct 'pinch point'.

RECOMMENDATION

If the above issues are acceptable and you are minded to approve this application conditions TL5, TL6 and TL7.

ENVIRONMENTAL PROTECTION UNIT:

Noise

The proposed development will introduce noise from vehicular use of the access road between the highway and the development site alongside the existing residential properties, which I note is existing. I further note that the volume of traffic which could presently make use of this access road is subject to the variable level of use that could potentially be made by the business premises.

The boundary treatment to the existing access road is to be a new 2.0 metre close boarded fence. This aspect of the development is covered by the proposed condition below to protect existing residential neighbours from vehicle noise generated by the 6 residential parking spaces proposed.

I do not wish to object to this application, however should permission be granted I would recommend the following condition be applied;

CONDITION 1

The development shall not begin until a scheme for protecting adjoining residential properties from vehicle noise on the access road and car park has been submitted to and approved by the LPA. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

REASON: To safeguard the amenity of occupants of surrounding properties.

CONSERVATION AREA AND URBAN DESIGN OFFICER:

BACKGROUND: This site lies within the Old Northwood Area of Special Local Character. The area contains mostly modest Victorian and slighter later buildings. It has a traditional residential character, with many of the houses incorporating attractive, small-scale design features.

There is no objection in principle to the development of the site, and the scheme is considered to be an improvement on that previously submitted and refused.

With regard to the detailed design of the blocks, we would prefer to see at least some elements of individuality incorporated into their frontages. This could take the form of a slightly different porch canopy design, different patterns of tile hanging, or the use of rough cast render to the upper part of one of the elevations. Such differences would reflect the varied character of the houses of the area and inject more interest into the appearance of this group of buildings.

RECOMMENDATION: Acceptable subject to the above revisions.

ACCESS OFFICER:

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Documents "Accessible Hillingdon" and "Residential Layouts", adopted July 2006.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. In the interests of good design the proposed entrance ramp should be avoided. It would be preferable to gently slope (maximum gradient 1:20) the pathway leading to the ground floor entrance door.

2. The width of the proposed hallway and doorways should be of sufficient width to allow wheelchair user to pass through at an angle. Reference to HDAS 'Accessible Hillingdon' should be made.

3. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

4. To allow the bathrooms to be used as a wet room in future, the proposed plans should indicate floor gulley drainage.

The Design & Access Statement should be revised to confirm adherence to all 16 Lifetime Home and Wheelchair Housing standards.

Conclusion:

Unless the above concerns can be conditioned, I consider that the scheme is unacceptable as it does not comply with Lifetime Home Standards.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection in principle to the demolition of the existing buildings and the change of use to residential use as Hilliard Road is predominantly residential. This type of development remote from the frontages would be a departure from the existing pattern of development in the area.

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. Where the density exceeds 150 hr/ha, it is expected that applicants demonstrate that the design and layout of a scheme provides good environmental conditions.

Table 3A.2 recommends that housing developments on suburban residential sites with a PTAL score of 1 should be within the ranges of 35-55 units per hectare (u/ha) and 150 - 200 habitable rooms per hectare (hr/ha). The proposed density in units per hectare amounts to an estimated 61 u/ha or an estimated density of 199 hr/ha, exceeding one of the thresholds. Notwithstanding this, it is considered that given the proposed siting and layout, the development would not harmonise with the surrounding area and fails to achieve good environmental conditions contrary to the London Plan guidelines and Council policies.

7.02 Density of the proposed development

Refer to section 7.1

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

Not applicable to the application.

7.06 Environmental Impact

Not applicable to the application.

7.07 Impact on the character & appearance of the area

The proposed blocks of flats would be situated a minimum distance of 38.3m from the road frontage with Hilliard Road. The buildings would not be readily visible from the street scene. However, the proposed buildings can be seen from the back gardens of some of the neighbouring properties and from the adjoining nursery school. The new buildings and the parking area would occupy a large proportion of the plot, and in comparison with the adjacent domestic buildings, most of which have large open gardens. The proposed blocks would appear rather cramped on the site, particularly given that there are gaps of approximately 1m between their west elevations and the boundary and the distance between the buildings and their rear boundary fence.

Although the Council's Urban Design Officer has raised no principled objection to the scheme and considers the current scheme to be an improvement on the previously refused scheme, the officer has advised that some elements of the buildings be redesigned to incorporate individuality into their frontages. This could take the form of a slightly different porch canopy design, different patterns of tile hanging, or the use of rough cast render to the upper part of one of the elevation. Such difference would reflect the varied character of the houses of the area and inject more interest into the appearance of this group of buildings. However, notwithstanding this, it is considered that the application cannot be refused on this ground and that amendments would have sought to reflect the issues raised by the Urban Design Officer had the application be recommended for approval.

Section 4.17 of the Council's HDAS (SPD) 'Residential Layouts' states that "developments should incorporate usable, attractively laid out and conveniently located garden space in relation to the flats they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area. It is considered that the proposal, in particular, its layout, represents a cramped form of development and would not complement the character of the area. Notwithstanding the presumption in favour of development as stated in PPS1, the proposal does not accord with the development plan and materially harms the appearance of the area. As such, the proposal would fail to comply with Policies BE13 and BE19 of the Hillingdon UDP Saved Policies (September 2007).

The Design & Access Statement makes no reference to the landscape objectives for the site. The Commission on Architecture and the Built Environment (CABE) advises that landscape is one of the design issues which should be addressed at the design stage. This is essential as a way to filter views and reduce the visual impact of buildings and parked cars when viewed from neighbouring properties. The Council's Landscape Officer has raised concern about the proposed layout. The officer states that "while the layout is an improvement on the previous submission, it remains extremely tight. Soft landscaped areas are shown on the drawing with indicative tree planting proposals (showing 4No. trees). Due to the restricted space available the species selection will need to be carefully re-considered". The officer states further that "the parking court is particularly cramped, which results in a very restricted maneuvering space in the parking court. The bin / bicycle store projects awkwardly into the access road and one of the 'visitor' parking spaces also creating a distinct 'pinch point'. Notwithstanding, the officer has not raised any principle objection to the scheme subject to condition. As such, it is not considered justifiable to refuse the current scheme on landscaping grounds in this instance. The proposal therefore complies with Policy BE38 of the Hillingdon UDP Saved Policies (September 2007).

7.08 Impact on neighbours

The Council's HDAS (SPD) 'Residential Layouts' advises that for two storey buildings adequate distance should be maintained to avoid overdominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings. In this case the proposed flank walls would be situated at least 20m from the rear walls of Nos. 81 to 89 Hilliard Road and that of Nos. 62 to 64 High Road, Northwood. As such, the proposal would not result in an overdominant form of development which would detract from the amenities of the adjoining occupiers in compliance with Policies BE21 and BE22 of the Hillingdon UDP Saved Policies (September 2007) and the Council's HDAS (SPD) 'Residential Layouts'.

The Council's HDAS: Residential Layouts requires a minimum distance of 21m to ensure that no overlooking to adjoining residents will occur. There are no habitable room windows proposed in any of the flank walls of the two blocks. The habitable room windows of the four flats are located to the front and rear. The habitable room windows and private garden areas of adjoining properties will be outside the 45° line-of-sight view from the habitable room windows of the proposed flats, and as such the proposed windows in the front and rear elevations would not result in the direct overlooking of their private garden area. The proposal would therefore comply with Policy BE24 of the Hillingdon UDP Saved Policies (September 2007) and the Council's HDAS (SPD) 'Residential Layouts'.

Taking into consideration the distance from adjoining properties the proposed development would not result in a loss of light or overshadowing of adjoining properties to justify refusal. The proposal would therefore comply with Policy BE20 of the Hillingdon UDP Saved Policies (September 2007).

7.09 Living conditions for future occupiers

The Council's SPD 'Residential Layouts' requires that flats with two bedrooms should have a minimum shared amenity space of 25m² per flat. In this case, the block to the north would have a shared garden (soft and hard) area of 66sq.m while the block to the south end of the application site would have a communal garden (soft and hard) area of 72sq.m. Whilst the amenity provisions are above the required minimum standard stated in the Council's design guide, the same design guide states that developments should incorporate usable, attractively laid out and conveniently located garden space in relation to the flats they serve. Access to the communal gardens for the upper floor flats is via the side, and whilst the overall quantity of amenity space provision is considered to be sufficient, it is considered that the use of the terrace areas would result in loss of privacy to the rear ground floor flat, as occupiers of the flats would be able to get close to its habitable rooms windows causing an unacceptable loss of privacy to the occupiers.

In addition, the building at the southern end of the site would be sited a mere 5.6m from the rear boundary while that at the northern end would be sited 6m from its rear boundary. Whilst these distances would normally be acceptable, it is considered that as the habitable rooms of the ground floor flats are oriented to face the rear garden areas that the distances between their windows and the rear boundary fence of at least 1.8m high would result in poor outlook from the habitable rooms. This would be further compounded by the fact that other users other than the occupiers of the ground floor flats would have access to the confined spaces, which will mean bringing them in close proximity to the windows. It is considered that as this would be the only outlook from the dwellings and as a consequence

there would be no relief from the limited view. Furthermore, whilst the overall quantity of provision is considered to be sufficient, the design guide also states that new residential development should be orientated and designed to make full use of the sunlight. An overshadowing diagram indicates that the proposed two-storey block at the northern end of the development site would overshadow its own amenity area to the north throughout the day. The quality of amenity space provision is therefore considered to be unacceptable and would fail to provide a suitable environment for future occupants. The proposal is considered to be inherently inadequate for this reason. The proposal therefore provides a substandard form of accommodation for future occupiers being contrary Policies BE19 BE21, BE23 and BE24 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's HDAS (SPD) 'Residential Layouts'.

The Hillingdon Design and Accessibility Statement (HDAS) sets out minimum internal floor areas for residential accommodation. The internal floor area of the smallest unit would be approximately 64sq.m. This is in line with the Council's minimum required standard of 63m² for a two bedroom dwelling.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's parking standards require a maximum of 1.5 spaces per dwelling. 6 parking spaces are proposed in line with Council policy. The Council's Highway Engineer considers that the proposed means of access onto the High Street would not give rise to conditions prejudicial to highway and pedestrian safety as the sightlines to the edge of the footpath would be sufficient to ensure that adequate visibility splays can be achieved in both directions. It is also considered that the proposal would not result in additional congestion on the highway to justify refusal. While there is concern about the narrow 2.4m access road to the site, being narrower than the minimum width recommended in the central government document 'Manual for Street', it is considered that the proposal is unlikely to result in any significant increase in traffic volume when compared to the existing permitted use of the site as a builders yard or a full resumption of the historic commercial use. Whilst the Highways Engineer has not raised any principle objection to the proposal, the officer has objected to the scheme on the basis that a refuse vehicle cannot enter the site and the bins are located more than 10.0 metres from the public highway, which is the maximum distance required for the siting of a 1100 litre bin from the public highway in this case. The officer states further that the 2.4 metre wide access is not wide enough to accommodate pedestrians as well as vehicles. The proposal would therefore be likely to create a poor quality of environment, result in refuse vehicles stopping up the free flow of traffic on the public highway and be contrary to the Council's recycling policies. Overall, the proposal would prejudice pedestrian and vehicular safety and would fail to provide easily serviced refuse facilities for refuse collection vehicles, contrary to Policy AM7(ii) of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Please refer to sections 7.7 to 7.9 above.

7.12 Disabled access

The Access officer has raised concern about the front access in to the units. The officer has advised that in the interest of good design, the proposed entrance ramp should be avoided and that a gentle slope of a maximum gradient of 1:20 be provided instead. The officer has objected to the proposal on the basis that it does not comply with all 16 Lifetime

Home and Wheelchair standards. However, it is considered that had the application been recommended for approval a revision of the internal layout and access into the units would have been sought. On this basis, it is not considered necessary to refuse the application on this ground.

7.13 Provision of affordable & special needs housing

Not applicable to the application.

7.14 Trees, Landscaping and Ecology

The Council's Trees and Landscape Officer has raised no in principle objection to the scheme subject to conditions. Officer comments can be found in section 6.2 above.

7.15 Sustainable waste management

Refer to section 7.10.

7.16 Renewable energy / Sustainability

Matters have been considered in the assessment of the application.

7.17 Flooding or Drainage Issues

Not applicable to the application.

7.18 Noise or Air Quality Issues

It is considered that the number of flats proposed would not give rise to additional noise and disturbance sufficient to justify refusal. The potential noise disturbance from vehicles passing along the side and close to the gardens of Nos. 83 and 85 can be mitigated by erecting a brick or acoustic fencing along the side and rear boundaries of these properties. A condition requiring prior approval of a scheme for protecting adjoining residential properties can be recommended in the case of an approval. As such, it is considered that the proposal would not unduly give rise to conditions that would significantly affect the residential amenities of the neighbouring properties. The proposal therefore complies with Policies AM14 and OE1 of the Hillingdon UDP Saved Policies (September 2007).

7.19 Comments on Public Consultations

The issues raised by the objectors have been addressed in the report, some of which are supported in the reasons for refusal.

7.20 Planning Obligations

The Director of Education has advised that the proposed development will lead to additional pressure for school places in the Northwood area. A contribution of £9,109 towards nursery, primary and post-16 school places would be required to address the cost of the proposed development and the applicants have not indicated that they would be prepared to meet these costs to address the impact of the development. As such, the proposal fails to comply with Policy R17 of the Hillingdon UDP Saved Policies (September 2007).

7.21 Expediency of enforcement action

Not relevant of this 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

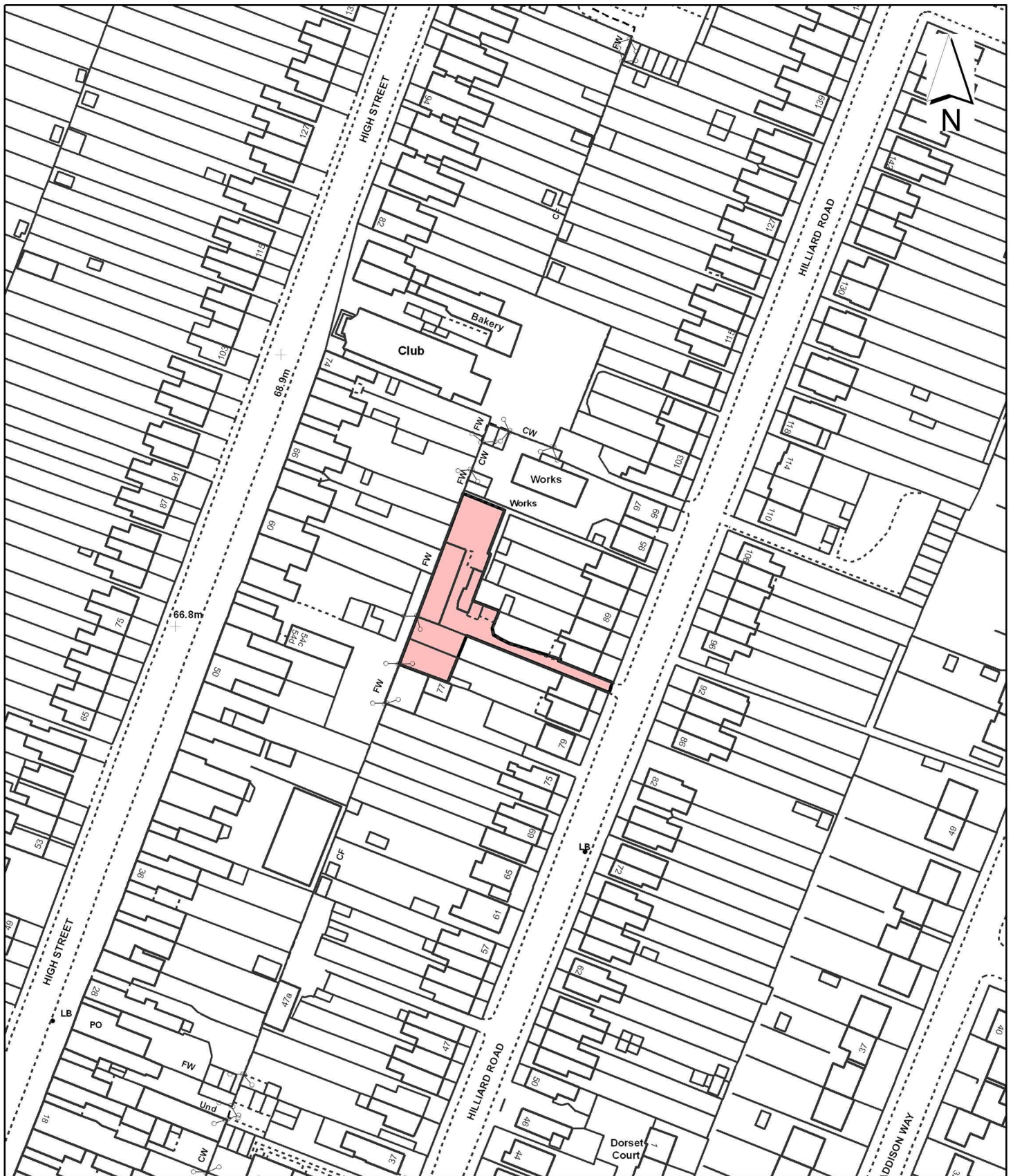
It is considered that the proposal would not complement nor enhance the visual amenities and character of the Old Northwood Area of Special Character and fail to provide a satisfactory form of accommodation for future residents. The proposal would be prejudicial to pedestrian and road safety and would not afford adequate refuse facilities including access to such facilities. The proposal does not satisfy the relevant policies of the Hillingdon UDP Saved Policies (September 2007). As such, the proposal is recommended for refusal.

11. Reference Documents

Refer to section 4

Contact Officer: Raphael Adenegan

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**Land rear of 81-93 Hilliard Road
Northwood**

Planning Application Ref:

64786/APP/2009/452

Planning Committee

North Page 75

Scale

1:1,250

Date

July 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON
LONDON

This page is intentionally left blank

Report of the Director of Planning & Community Services Group

Address COMPASS THEATRE AND ARTS CENTRE GLEBE AVENUE ICKENHAM

Development: Internal alterations (Application for Listed Building Consent).

LBH Ref Nos: 187/APP/2008/2807

Drawing Nos: Design and Access Statement (Revision 7)
Signage Schedule Revision B
Door Schedule Revision E
General Preliminaries and Specification Report (September 2008)
2005/0018/01/X
2008/0004/SK/01
2008/0004/SK/02
2008/0012/13
2008/0012/14
2008/0012/15
2008/0012/16
2008/0012/17
2008/0012/18
2008/0012/19
2008/0012/20
2008/0012/21
20080002/A/01
20080002/A/02
20080002/A/04
20080002/A/05
2008/0002/06
2008/0002/7
2008/0002/8A
2008/0002/09
2008/0002/10
20060012/A/03 Rev.A
20060012/E/01
20080012/A/22 Rev. A

Date Plans Received: 25/09/2008

Date(s) of Amendment(s):

Date Application Valid: 05/11/2008

1. CONSIDERATIONS

1.1 Site and Locality

This application relates to the Ickenham Hall, Compass Theatre and Arts Centre on Glebe Avenue. The building is used as a theatre for entertainment and drama, as well as administrative offices and classrooms. Ickenham Hall comprises a number of linked buildings. At the front is the red brick Georgian, and earlier, listed building, used by the

Hillingdon Music School and other community purposes. This is linked by the 1970's timber and glass, single storey cafe and entrance hall to the two-storey brick auditorium and associated structures of the 1970's Compass Theatre.

Allocated car parking on this site lies to the south and south west of the building, together with the vehicular access to the site, which is approached off Glebe Avenue. The existing pedestrian access is currently from Glebe Avenue, via a set of external steps. The application site lies on a lower ground level than Glebe Avenue, and abuts railway lines to the north west. The land to the north east of the site is public open space and the rear gardens of Nos.66 to 92 Lawrence Drive abut the site to the south east. The site lies within the Green Belt and within the Ickenham Village Conservation Area as designated within the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

Listed building Consent is sought for internal alterations at ground and first floor levels to improve access for all including wheelchair users. No external alterations are proposed.

At ground floor level, the works comprise alterations to the existing bar to include a wheelchair dropped counter, safety rail works to corridor barriers, door widening, vision panels to doors, new access ramps, signage, and general works to make good walls, lighting upgrading and doors. Similar works are proposed at first floor level, however, it is also proposed to replace the existing stairs with new stairs to comply with Building Regulations and to remove the store partition and doors in the alcove, both in the YT office room, and to install new handrails to staircases.

1.3 Relevant Planning History

187/APP/2007/1987 Ickenham Hall, Compass Theatre Arts Centre Glebe Avenue I
ERECTION OF A SINGLE STOREY REAR EXTENSION TO FORM WHEELCHAIR ACCESSIBLE
TOILET AND SHOWER (APPLICATION FOR LISTED BUILDING CONSENT).

Decision Date: 27-09-2007 **Approved** **Appeal:**

187/APP/2007/1989 Ickenham Hall, Compass Theatre Arts Centre Glebe Avenue I
ERECTION OF A SINGLE STOREY REAR EXTENSION TO FORM WHEELCHAIR ACCESSIBLE
TOILET AND SHOWER.

Decision Date: 27-09-2007 **Approved** **Appeal:**

Comment on Planning History

None

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 10th December 2008

2.2 Site Notice Expiry Date:- 10th December 2008

3. Comments on Public Consultations

EXTERNAL:

14 adjoining occupiers have been consulted. The application has also been advertised as a development that affects the special architectural or historic character of a listed building. No comments have been received.

Ickenham Conservation Area Panel:

Commendable but we still implore the opportunity be taken for parking improvements around the Theatre and we argue that similar funding is made available for renovating the exterior of Ickenham Hall alongside.

Ickenham Residents' Association: No comments received

Uxbridge Local History & Archive Society: No comments received

English Heritage: This application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.

INTERNAL:

CONSERVATION OFFICER:

BACKGROUND: Part of this building is an eighteenth century house, possibly with an older core, and grade II listed. The theatre is modern, constructed in the 1970's and of little historic interest.

CONCLUSION: The proposals for the foyer area and theatre are as discussed on site and we have no objection to the work as proposed. The work to the historic parts of the house are as discussed in principle, but will require the submission of further information via conditions, these items are as follows:

- * Further detailed drawings of the new first floor staircase and the submission of sample finishes for agreement
- * Details of the design, location, materials and finishes to the handrail at the top of the stairs adjacent to the Long Room at first floor level
- * Detail of the demountable handrail to the attic stairs
- * Details of the exact number, location, size, materials, method of fixing, finish and design of all the new signs fixed either on doors or walls within the historic house
- * Removal of redundant signage
- * Details of new external signage (location, size, materials, method of fixing, finish and design)
- * Details of the redecoration and repair works within the historic part of the building

RECOMMENDATION: No objection subject to the above.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
R16	Accessibility for elderly people, people with disabilities, women and children

5. MAIN PLANNING ISSUES

The application site lies within the Green Belt. The proposal is by definition inappropriate development within the Green Belt, as it does not fall within the categories of appropriate developments set out in the Planning Policy Guidance Note 2 Para 3.4. However, the application site is an established building in the green belt with an extensive history of planning permissions. Circular 11/05: The Town and Country Planning (Green Belt) Direction 2005 (Para 3 at the annex to the Direction) defines the scope for developments which are to be referred to the Secretary of State where the Local Planning Authority are proposing to approve a development. These include buildings exceeding 1000m² or development, which would have a significant impact. The proposed works would be contained within the building and as such would not impact on the openness of the Green Belt. There would therefore be no need for referral to the Secretary of State. In this respect the proposal is considered to be in compliance with PPG2 (Green Belts) and policies OL4 and OL5 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

No external alterations are proposed. Therefore, the proposed works would not harm the residential amenities of adjoining occupiers, the visual amenities of the street scene and surrounding area and the character and appearance of the Ickenham Village Conservation Area, in accordance with policies BE4, BE13, BE15, BE19, BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposed internal alterations are considered to be minimal and would relate satisfactorily with the existing historic features, materials and finishes of the original building. The scheme would satisfy general access requirements and as a public building, is required to comply with Part M of the building regulations. It is therefore considered that the proposal would not harm the special architectural or historic interest of the Listed Building in accordance with policies BE8, BE10 and R16 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposal is considered to comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and is thus recommended for approval, subject to notification to the Government Office for London.

6. RECOMMENDATION

APPROVE LISTED BUILDING CONSENT, subject to referral to the Government Office for London (GOL) and subject to the following conditions:

1 CAC1 Time Limit (5 years) - Conservation Area Consent

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

REASON

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

2 CAC4 Making good of any damage

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

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 CAC5 Works to building's interior

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

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 CAC14 Further Details (Listed Buildings)

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Detailed drawings including samples/finishes of the new first floor staircase,
- (b) Details of the design, location, materials and finishes to the handrail at the top of the stairs adjacent to the Long Room at first floor level
- (c) Detail of the demountable handrail to the attic stairs
- (d) Details of the exact number, location, size, materials, method of fixing, finish and design of all the new signs fixed either on doors or walls within the historic house
- (e) Details of new external signage (location, size, materials, method of fixing, finish and design)
- (f) Details of the redecoration and repair works within the historic part of the building

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

- 1 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 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).
- 3 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.

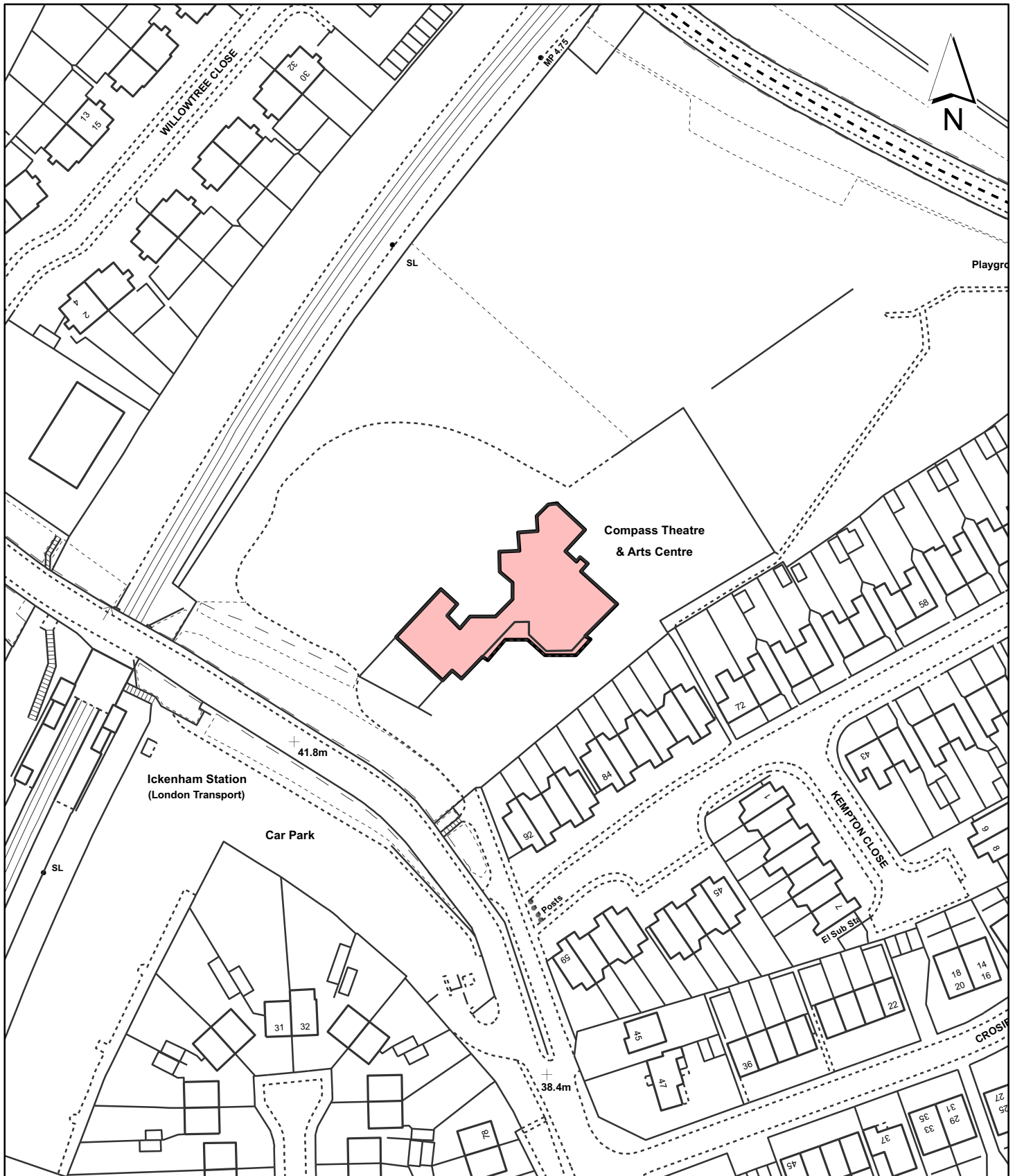
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 4 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality

insulation.


- 5** Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address	
Compass Theatre & Arts Centre Glebe Avenue Ickenham	
Planning Application Ref:	Scale
187/APP/2008/2807	1:1,250
Planning Committee	Date
North Page 84	July 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

Report of the Director of Planning & Community Services Group

Address 36 HIGHFIELD DRIVE ICKENHAM

Development: ERECTION OF A TWO STOREY REAR EXTENSION INVOLVING RAISING OF THE MAIN ROOF HEIGHT INCLUDING ONE FRONT AND TWO REAR DORMERS, AND FIRST FLOOR PART FRONT EXTENSION (INVOLVING DEMOLITION OF PART OF REAR GROUND FLOOR AND CONSERVATORIES).

LBH Ref Nos: 12536/APP/2008/1231

Drawing Nos: Location Plan at Scale 1:1250
04A
01A
02A
05A

Date Plans Received: 11/04/2008

Date(s) of Amendment(s):

Date Application Valid: 02/05/2008

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the west side of Highfield Drive and comprises a large detached house with a front gable projection, part single storey/part two storey side extension, two storey rear extension and two conservatories, set within a spacious plot. To the north lies 34 Highfield Drive, a two storey detached house with a full width rear conservatory and canopy extension along the side boundary with the application property. To the south lies 38 Highfield Drive, a two storey detached house set behind the front wall of the application property. The street scene is residential in character and appearance comprising large detached houses set within spacious plots and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The previously refused scheme proposed a two storey front extension to the left of the front gable end. It measured 5.7m wide and 1.5m deep, set flush with the front wall of the front gable end wall. A first floor side extension was proposed above the existing integral garage, effectively creating a two storey side extension. It measured 3.15m wide, set flush with the flank wall facing 34 Highfield Drive, and 3.3m deep, set flush with the front wall of the application property.

A front portico, support by two columns, was proposed over the front entrance door. It measured 4.75m wide, 1.1m deep, 2.5m high at eaves level and 3.7m high at its highest point.

At the rear, the part two storey rear extension and conservatory was shown replaced with a full width two storey rear extension. It measured 12.7m wide and 7.6m deep projecting beyond the original rear wall of the application property along the flank wall facing 38 Highfield Drive (3.3m deep beyond the existing rear conservatory) and 7.1m deep along the original rear wall of the application property along the flank wall with 34 Highfield Drive (4.35m deep beyond the existing two storey rear extensions).

The original roof was extended over the front and rear extensions with a raised roof light above. Two front and rear dormer windows were proposed each measuring 1.8m wide, 2m deep and finished with apex roofs, 2m high. 3 rooflights were proposed along the side slopes facing 34 and 38 Highfield Drive.

This current application attempts to overcome the reasons for refusal of the previous scheme by omitting the front portico, supporting columns and raised roof light. As such, the second and fourth reasons for refusal are now no longer relevant. The two storey front extension to the left of the front gable end has been replaced with a single storey front extension, 5.3m wide, 1.5m deep, set flush with the front and flank walls and finished with a mono-pitched roof 2.45m high at eaves level and 3.4m high. The proposed first floor front extension above the existing garage is retained in this amended scheme.

At the rear, the proposed full width two storey rear extension would now measure 12.2m wide and 7.1m deep beyond the original rear wall of the application property along the flank wall facing 38 Highfield Drive (3.0m deep beyond the existing rear conservatory) and 7.1m deep along the original rear wall of the application property along the flank wall with 34 Highfield Drive (4.1m deep beyond the existing two storey rear extensions).

The main roof would be extended over the first floor front extension and two storey rear extension 3.2m above eaves level and would be hipped on an all sides with a central flat roof element. A front and two rear dormer windows are proposed. The front dormer window would be located to the left of the front gable and would measure 1.4m wide, 1.4m deep and finished with a flat roof 1.2m high. It would retain gaps of 0.65m to the eaves, 0.55m to the edge and 0.45m to the roof ridge. The two rear dormer windows would be centrally positioned in the rear roof slope. They would be set 1m apart and would each measure 2.6m wide, 0.65m deep and finished with flat roof 1.2m high. They would each retain gaps of 0.65m to the eaves, 0.6m to the edges and 0.45m to the ridge of the roof.

1.3 Relevant Planning History Comment on Planning History

Planning permission (12536/APP/2007/1140) for the erection of a two storey part front extension, front entrance portico, two storey side and rear extensions, enlargement of roof with central flat area incorporating a raised rooflight together with front and rear dormers and side rooflights (involving demolition of existing side and rear parts of the house), was refused by the North Planning Committee in September 2007 for the following reasons:

1. The proposal, by reason of the overall size, scale, bulk, and detailed design, would represent incongruous and unsympathetic additions that would fail to harmonise with the character and proportions of the original house. The enlarged property would appear visually overdominant detracting from the character and appearance of the street scene and locality. The proposal would therefore be contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and Sections 5.0 and 6.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

2. The front portico, by reason of its siting and design would represent a visually intrusive form of development out of character with the existing and enlarged dwelling and the street scene generally. It is therefore contrary to policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and section 8.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

3. The proposed front and rear dormer windows by reason of their size and design fail to leave an acceptable distance between them and the ridge of the roof and therefore would not appear secondary to the size of the roof face within which they will be set. They would therefore be detrimental to the character and appearance of the enlarged house and visual amenities of the locality, contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and section 7.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

4. The proposed raise rooflight by reason of its position, size and design would be out of character with the existing property and the street scene in general to the detriment of the visual amenities of the area contrary to policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and section 7.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

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

9 adjoining occupiers have been consulted. 1 letter of objection has been received on the grounds that the proposed two storey side and rear extensions would result in an increase in overshadowing and loss of sunlight to 34 Highfield Drive.

Ickenham Residents' Association

The proposed rear extension appears to be within the guidelines, however, the proposed raising of the roof would in effect turn this house into a 3 storey dwelling with a flat roof, which has the appearance of a hipped roof seen from the ground.

As pointed out in paragraph 1 of your Schedule of Reasons for Refusal of 24-05-07 of the previous application this proposed enlarged property would still appear over-dominant and detracting from the character and appearance of the street scene and locality i.e. be contrary to policies BE13, BE15 and BE19 of the Borough's adopted UDP.

No doubt, this will be taken into consideration by the planning team, and the Association wishes to put these observations on record.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 5.0-Side and First Floor Side Extension: Two Storey 6.0-Rear and First Floor Rear Extensions: Two Storey 7.0-Loft Conversions and Roof Alterations 8.0-Front Extensions, Porches and Bay Windows

5. MAIN PLANNING ISSUES

The proposed extensions would alter the overall character of the original house forming a large house, which would not appear subordinate or harmonise with the character and proportions of the original house. The proposed extensions would result in a form of development that would appear visually overdominant detracting from the appearance of the street scene and surrounding area.

The proposed two storey rear extension would project approximately 4m deep, which combined with the large side extension to the property results in the provision of a large crown roof. This would be out of character with the existing property, the adjoining properties, the street scene and the area in general.

The existing front elevation is characterised by a two storey gable fronted bay window, from which the other elements of the dwelling are set back by differing depths. The proposed first floor front extension would result in a bland front elevation which removes the distinct set back from the gable and removes the gable as the main feature of the front elevation.

Overall, the proposed extensions would fail to respect the proportions of the original house and would be out of keeping with the street scene, contrary to policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and sections 5.0, 6.0 and 8.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

The rear dormer windows would not maintain sufficient gaps between it and the edges and eaves of the roof, given the requirement within paragraph 7.8 of the SPD HDAS: Residential Extensions that on larger detached houses the set in from the eaves, ridge and sides of the roof should be a minimum of 1m. Furthermore, the overall size and scale of

the dormers within the roof slope are considered to be excessive and visually intrusive contrary to policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and section 7.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The front dormer window would maintain sufficient gaps between it and the edges and eaves of the roof. This is considered to be sufficient to prevent the dormer window from appearing visually intrusive on the front roof slope of the enlarged house.

34 Highfield Drive would not be adversely affected by the single storey front extension as it lies on the opposite side. The application property projects approximately 3m beyond the front wall of 38 Highfield Drive. The proposed single storey front extension would project a further 1.5m. However, the 3.2m separation gap between the two properties is sufficient to prevent this element of the scheme from having a visually intrusive impact on that property.

38 Highfield Drive would not be adversely affected by the proposed first floor side extension (above the existing garage) as it lies on the opposite side. That extension would not project beyond the front wall of 34 Highfield Drive and therefore will not harm the residential amenities of the occupiers of that house.

The proposed two storey rear extension would project 4m from the rear wall of the application property. However, it would not project more than 1m beyond the rear wall of 38 Highfield Drive and would not project beyond the rear wall of the conservatory at 34 Highfield Drive. The proposed two storey rear extension would project 4.1m beyond the rear first floor wall of 34 Highfield Drive. However the first floor habitable room window closest to the side boundary with the application property is some 4m from the flank wall of the proposed two storey rear extension. This distance is considered to be sufficient to ensure that the proposal would not result in a visually intrusive and overdominant form of development when viewed from the first floor rear window of 34 Highfield Drive.

The front dormer window would overlook the street and the rear dormer windows would overlook the rear garden and will not result in a significant increase in overlooking over and above that from the first floor windows of the application property.

As 38 Highfield Drive lies to the south, the proposal would not result in overshadowing on that house. The proposal would result in an increase in overshadowing onto 34 Highfield Drive during the late morning and early afternoon hours however, this increase is not considered to be so significant over and above that from the impact of the existing building

It is therefore considered that the proposal would not harm the residential amenities of the adjoining occupiers and would therefore accord with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.

Over 200m² of private amenity space would be retained and off-street parking will not be affected by the proposed development, in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 **NON2** **Non Standard reason for refusal**

The proposed extensions by reason of their overall size, scale, bulk, and detailed design, would represent incongruous and unsympathetic additions that would fail to harmonise with the character and proportions of the original house. The enlarged property would appear visually overdominant detracting from the character and appearance of the street scene and locality. The proposal would therefore be contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 **NON2** **Non Standard reason for refusal**

The rear dormer windows by reason of their overall size and scale are considered to be excessive and visually intrusive contrary to policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

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

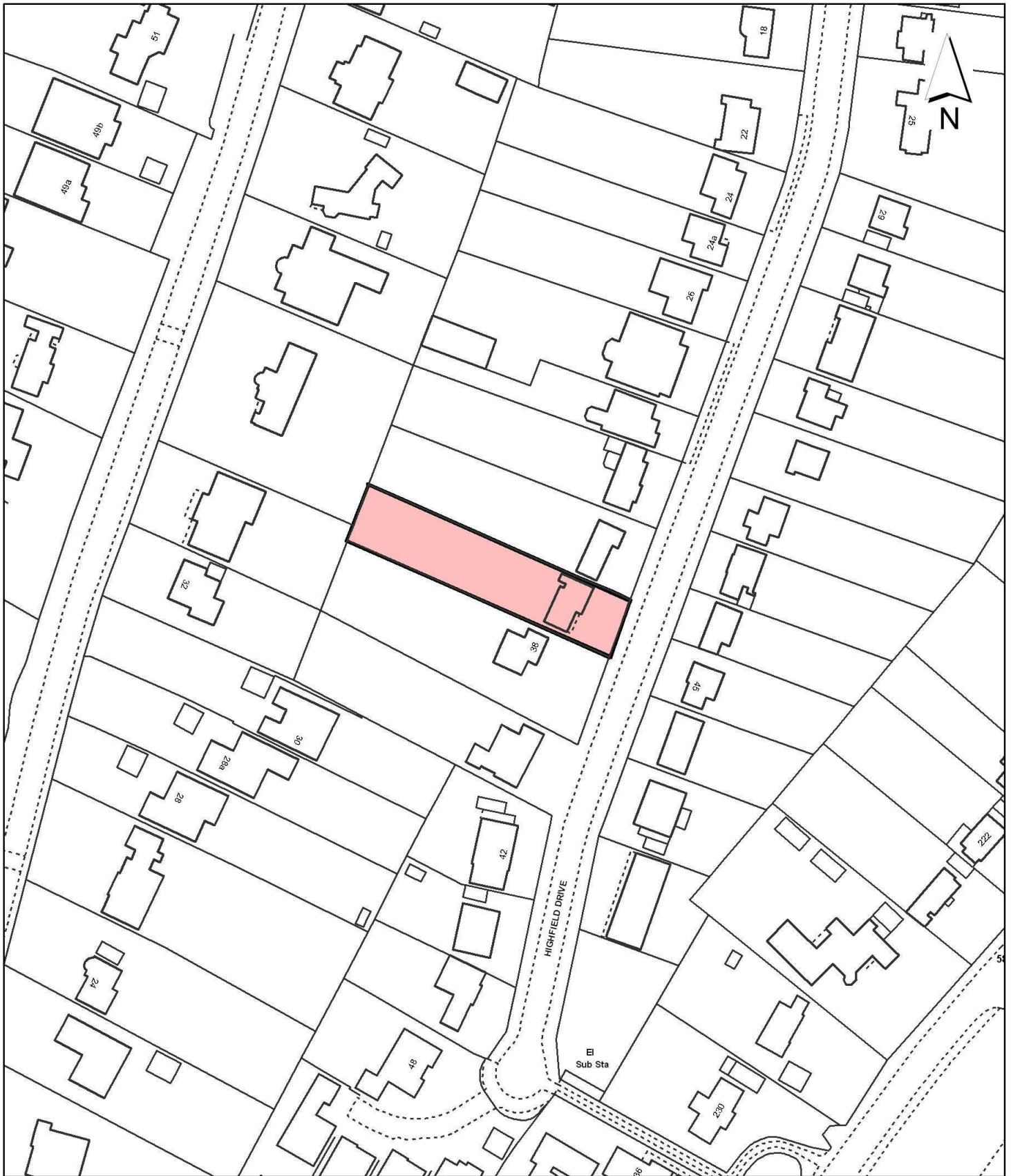
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

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.

AM14 New development and car parking standards.
HDAS Hillingdon Design & Accessibility Statement (HDAS): Residential
Extensions (adopted in August 2006 and to form part of the
emerging Local Development Framework documents):
5.0-Side and First Floor Side Extension: Two Storey
6.0-Rear and First Floor Rear Extensions: Two Storey
7.0-Loft Conversions and Roof Alterations
8.0-Front Extensions, Porches and Bay Windows

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2008

Site Address

**36 Highfield Drive,
Ickenham**

Planning Application Ref:

12536/APP/2008/1231

Planning Committee

North Page 92

Scale

1:1,250

Date

July 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 and Community Services

Address: SWAKELEYS HOUSE, ICKENHAM

Development: APPLICATION TO ERECT 25,092 SQUARE FEET OF OFFICES TO PROVIDE FURTHER FUNDS TO RESTORE THE BUILDINGS AND GROUNDS OF SWAKELEYS HOUSE

LBH Ref Nos: 23202/F/81/1435
APP/R55/10/A/83/004491

Drawing Nos: N/A

Date application approved at Committee 29th May 1984 – at appeal

S52 Agreement Dated 12 July 1984

CONSULTATIONS

Conservation: This variation has been drawn up following discussions with officers, concerning amendments to the requirements for public access to Swakeleys House.

The owner has provided evidence supporting his contention that the public access requirements have prevented successful marketing of the house in recent years, with the result that it has lain empty. Moreover, he has provided evidence that the public access days have not been well attended.

For those having an academic architectural interest in the building, a dedicated web site with virtual tour would provide a resource for those studying local history, or the Jacobean period of architecture. This would illustrate those limited parts of the interior previously accessible to the public: the entrance hall, staircase and first floor chamber above.

However, this, in itself, was not considered sufficient for those wanting to visit the house. Thus provision has been made for public access to the exterior of the house and surrounding grounds during the Open House Weekend. This would enable guided tours to take place with leaflets for

visitors. This is a weekend of some standing and the House is likely to generate much interest.

These arrangements are considered reasonable, both in the interests of ensuring that the building is occupied one more and in reaching the greatest number of people with a potential interest in the architecture and history of Swakeleys House.

1.0 SUMMARY

1.1 This report seeks a variation to the Heads of Terms of the s52 agreement for Swakeleys House, Ickenham that was approved at appeal on the 29th of May 1984.

2.0 RECOMMENDATION

2.1 That authorisation be given for the Council to vary the Heads of Terms of the s52 agreement for Swakeleys House in Ickenham, to enable the following:

- i. To delete clause 1.7.
- ii. To delete plan A from the s52 agreement and replace with a new Plan A attached to this deed.
- iii. To insert a new clause 1.7 to read:
“Those parts of Swakeleys shown coloured blue on Plan B and parts shown hatched green on Plan A annexed hereto will be open for public access as follows:-
 - i. The above mentioned areas of Swakeleys shall be open for inspection by persons having an interest in the architectural or historical value of Swakeleys on one or both days of the Open House Weekend (or by whatever name this event may subsequently be known);
 - ii. The details of opening times and arrangements in relation to the Open House Weekend are to be determined by the Applicant in consultation with the Council.

1.7.1 The applicant shall produce a leaflet which provides a brief architectural description and history of Swakeleys, together with illustrations, to be made available to those visiting during the Open House Weekend, the content of which is to be agreed with the Council in advance of distribution.

1.7.2 Immediately upon completion of this Deed the Applicant shall provide details of the design and content of a standalone website to be provided for members of the public to view 365 days a year.

1.7.3 As a minimum, the website shall include;

- a home page;
- historical and architectural descriptions of Swakeleys;
- plans, photographs and views of Swakeleys;
- a virtual tour with sixteen viewpoints linked to floorplans;
- links to relevant websites of interest.

1.7.4 Prior to the launch of the website, the applicant must first obtain written approval from the Council regarding the contents, format and design of the website”.

3.0 KEY PLANNING ISSUES

- 3.1 Planning permission was granted following an appeal under section 36 of the Town and Country Planning Act 1971 to allow an application to erect 25,062 square feet of offices (“the new office development”). This was to provide further funds to restore the buildings and grounds of Swakeleys House which the council required from time to time, be open for access by the public.
- 3.2 The s52 agreement signed on the 12th of July 1984 made provision, inter alia for:
- i. The grounds to be open on one day a year for the Ickenham festival
 - ii. The provision for certain areas of the house to be open to the public on three specified days in the year and at other times by written appointment.
- 3.3 The application for variation relates to restricting the public access to the property. This has been requested on the basis that the property has been empty for 5 years and evidence has been submitted to support their view that the access arrangements have deterred prospective purchasers and tenants. Additional evidence supports their contention that the open days have not been well attended of late.
- 3.4 The public access arrangements have been an integral part of the granting of planning permission for the restoration of Swakeleys House and the associated enabling development in the past. In mitigation of the proposal to remove these rights from the public the applicants have agreed to the following:
- 3.5 For the deletion of clause 1.6 relating to public access the map identifying this area of land is amended to only include the bowling club. The bowling club will remain open with access from The Avenue.
- 3.6 For the deletion of clause 1.7 relating to access by the public to the interior of the house itself it is proposed that a virtual tour of the interior of the house will be provided on a stand alone website. This will be designed by Alan Baxter Associates, in association with “eye revolution” and would include a home page; a historical and architectural description of the house with plans, photographs and views; a virtual tour with sixteen viewpoints, linked to floor plans and link pages to relevant websites.
- 3.7 The grounds to the house will also be opened as part of the ‘Open House Weekend’, with the agreed opening times, staffing arrangements, methods of opening, information available in the form of leaflets and insurance and health and safety policy, to be confirmed – see Open House Leaflet.

3.8 The grounds will remain open for the Ickenham Festival as agreed in clause 1.8 of the original s52 agreement. However it is considered that the additional opening at the Open House Weekend will give adequate opportunity for those with an academic interest to visit the house, view the frontage and receive verbal and written information about its outstanding architectural and historical importance.

3.9 Given the importance of securing the future of Swakeleys house and enabling it to become occupied and properly used again, this variation is considered acceptable.

4.0 OBSERVATIONS OF THE BOROUGH SOLICITOR

4.1 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.

4.2 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).

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

4.4 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.

4.5 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'.

5.0 OBSERVATIONS OF THE DIRECTOR OF FINANCE

5.1 There are no financial implications resulting from this request for variation to the s52 agreement relating to Swakeleys House.

Background Documents:

- a) s52 agreement
- b) Draft Deed of variation

Contact Officer: VANESSA SCOTT / CHARMIAN BAKER
Telephone No: 01895 556167 / 01895 5588107

THIS AGREEMENT is made the *1st* day
of *July* One Thousand Nine Hundred and Eighty
Four BETWEEN SWAKELEYS HOUSE LIMITED whose
registered office is situate at 174 King Street
Hammersmith London W6 0RA (hereinafter called "the
Applicant") of the one part and the MAYOR AND BURGESSES OF
THE LONDON BOROUGH OF HILLINGDON of Civic Centre Uxbridge
in the said Borough (hereinafter called "the Council") of
the other part

WHEREAS

1. The Council is the Local Planning Authority for the purposes of the Town and Country Planning Act 1971 for the administrative area of the said Borough

2. The Applicant owns the freehold interest in land known as "Swakeleys" Ickenham in the said Borough (hereinafter referred to as "Swakeleys") registered respectively under Title Numbers MX17025 and MX317026 shown on Plan A annexed hereto and thereon edged red situate wholly within the administrative area of the said Borough

3. The Applicant has obtained planning permission (Local Authority reference number 3NO4SSH/JMA/80/1688) to develop Swakeleys by the making of a material change of use of Swakeleys House to use as offices with ancillary

car parking provisions to the extent shown on the said Plan A

4. The Applicant has obtained planning permission (Local Authority reference number ~~2302E/P/81/1435~~ ^{23202/P/81/1435}) and listed building consent to carry out alterations to Swakeleys House and to construct a new extension to Swakeleys House for use as offices ("the extension") and to construct a new vehicular access to Milton Road Ickenham

5. The Applicant was granted consent on 29th May 1984 following an appeal (reference APP/R55/10/A/83/004491) under Section 36 of the Town and Country Planning Act 1971 (hereinafter called "the Appeal") into an application to erect 25,092 square feet of offices ("the new office development") to provide further funds to restore the buildings and grounds of Swakeleys House and the Council is desirous that the buildings and grounds of Swakeleys House be restored and from time to time open for access by the public

NOW THEREFORE THIS DEED WITNESSETH as follows:-

1. In pursuance of Section 111 of the Local Government Act 1972 Section 33 Local Government (Miscellaneous Provisions) Act 1982 and Section 16 of the Greater London Council (General Powers) Act 1974 in the

event of the new office development taking place in accordance with the permission granted on the Appeal (or at the option of the Applicant (Swakeleys) in any event) it is hereby agreed as follows:-

- 1.1 The Applicant shall expend the sum of One Million Seven Hundred Thousand Pounds (£1,700,000.00) or thereabouts in restoring in accordance with the specification and Bills of Quantity contained in a Contract between the Applicants and W.S. Try (pursuant to a Letter of Intent dated 8th August 1983) (a copy of which for inspection purposes is retained at the offices of Messrs. Lovell White & King of 21 Holborn Viaduct London EC1A 2DY) and brief details of which specification are set out in the Schedule attached hereto the fabric of the main building of Swakeleys House and its outbuildings including all features of architectural and historic interest as set out in the list compiled by the Secretary of State for the Department of the Environment under the Town and Country Planning Act 1971 as amended and for the avoidance of doubt a certificate by the Applicants' Architect that the sum of £1,700,000 or thereabouts has been laid out in carrying out the works briefly described in the Schedule hereto shall be conclusive proof of satisfaction of this clause.

1.2 The said sum of £1,700,000.00 or thereabouts shall be expended and the fabric of the main building of Swakeleys House and its outbuildings shall be restored as specified in sub-clause 1.1 above before any part of Swakeleys House its outbuildings and the extension or the new office development is occupied

1.6

1.3 A comprehensive tree survey will be carried out to the satisfaction of the Local Planning Authority showing the position condition and branch spread of the principal trees at Swakeleys and proposals will be made to the Council indicating which trees are intended to be removed and which are intended to be retained together with comprehensive proposals for further planting and where necessary tree surgery

1.7

1.4 The said tree survey and proposals will be approved by the Council before any part of the development is commenced and will be fully implemented within 8 months of the occupation of Swakeleys House its outbuildings and the extension or the said new office extension

1.5 Comprehensive hard and soft landscaping proposals for that part of Swakeleys shown edged blue on the said Plan A will be prepared and approved by the

Council before any part of the development is commenced and will be fully implemented within 8 months of the occupation of Swakeleys House and its outbuildings and the extension as offices or the said new office extension

hall
g of
dings

t is
t to
y
ad of
will
are
to be

permissive
access
only.
variation
2 delete.

1.6 Those parts of Swakeleys shown coloured yellow on Plan A shall be open for public access daily from 9.00 a.m. in the forenoon until one hour before sunset for informal recreational use ~~and limited sports use respectively~~ subject to the observance of such rules and regulations as to such access as may be made from time to time by the Appellant and approved by the Council

for
ry
oved
nt

1.7 Those parts of Swakeleys shown coloured blue on Plans B1 and B2 and those parts shown hatched green on Plan A annexed hereto will be open for public access as follows:-

in 8 amend
2 1 day
a yr. or
any other
word by 2
ensure academic
visits can
occur.

(i) on three days each year by agreement with the Council so as to enable the public at large to view areas of special architectural or historic interest within Swakeleys House

and

(ii) upon such other days in each year (the

frequency and timing of which to be determined in the unfettered discretion of the Owners) for the inspection of the said areas of Swakeleys House by representatives of recognised societies or other bodies or persons having an interest in the architectural or historic aspect of Swakeleys House who shall have made a prior application in writing to the Owners and any such day (without prejudice to the unfettered discretion referred to above) will be not longer than one month after the receipt of such application in writing

- 1.8 ✓ Those parts of Swakeleys shown hatched green on Plan A attached hereto shall be open for public access on one day a year to coincide with the Ickenham Festival
2. Regulations 9 - 16 inclusive of the Town and Country Planning (Control of Advertisements) Regulations 1969 shall not apply to Swakeleys
3. Each party to this Agreement will bear their own costs in connection with the preparation and completion of this Agreement
4. This Agreement shall be registered in the Local Land Charges Register

d in
the
se by
er
House
iting
dice
e)
receipt

5. Subject as herein provided the expressions "the Council" and "the Applicant" will where the context so admits include their respective successors in title and assigns and covenants and obligations made or entered into by either of them shall be deemed to be made or entered into on behalf of such successors in title and assigns

6. In the event of this Agreement becoming unconditional the Agreements dated 8th June 1981 and 5th November 1981 between the Applicant and the Council shall become null and void and of no further effect and shall be removed from the Register of Local Land Charges

7. The Applicants hereby covenant with the Council that they will not in perpetuity develop the land hatched green on Plan A

wn null & void
end of life
post. 4 recreation
of club or
seating off.
9.

8. That area shown yellow hatched black on Plan A attached hereto shall be leased for a term of 21 years at a peppercorn rent by the Applicant to Swakeleys Bowling Club for use as a bowling green

9. In the event of any dispute arising between the parties as to the interpretation or application of any provisions of this Agreement such dispute will be referred to arbitration in accordance with the

the Arbitration Act 1950 The Arbitrator shall be President for the time being of the Royal Town Planning Institute or his nominee and his decision shall be final and binding on both parties

The Schedule before referred to

SWAKELEYS HOUSE

(a)	<u>House</u>	£
	Demolitions and Alterations	38,631
	Concrete work in floors	8,189
	Work to external elevations	136,818
	Work to roof	67,936
	Work in refurbishing/ strengthening the structure	100,588
	Internal partitions and fittings	11,112
	Work to windows	38,223
	Work to doors	26,943
	Work to lift shaft and staircases	20,802
	Plumbing and Mechanical Services	97,743
	Electrical Services	109,234
	Panelling	99,675
	Mural	28,375
	Finishings	104,260
	Decorations	53,450
(b)	<u>Stables and Cottages</u>	
	Demolitions and Alterations	47,666
	Foundations and concrete work	8,304
	Brickwork and blockwork	17,873
	Roofing	33,428
	Woodwork	39,103
	Structural Steelwork	5,411
	Plumbing and Mechanical Services	26,182
	Electrical Services	33,074
	Finishings	13,856
	Glazing	3,111
	Decorations	5,569

(c) Links and Pavilions

Foundations and concrete work	15,152
Brickwork and Blockwork	9,807
Asphalt work	2,453
Roofing	8,449
Woodwork	25,431
Structural Steelwork	3,352
Plumbing and Mechanical Services	17,183
Electrical Services	12,449
Finishings	180
Glazing	6,671

(d) General works relating to the House

Drainage and external services	13,888
External works	21,594
Provisional Sums and Daywork	78,450
General Contractors Preliminaries, Overheads profits etc	<u>140,861</u>
	£1,531,491

Allowance for inflation from June 1983 until January 1985	<u>134,500</u>
	£1,665,991

IN WITNESS whereof the parties hereto have hereunto set
their hands and seals the day and year first above
written

THE COMMON SEAL of SWAKELEYS)
HOUSE LIMITED was hereunto)
affixed in the presence of:-)

Director

Secretary

THE COMMON SEAL of THE)
MAYOR AND BURGESSES)
OF THE LONDON BOROUGH)
OF HILLINGDON was)
hereunto affixed by Order)

Member of the Council

Assistant Chief Executive



15807

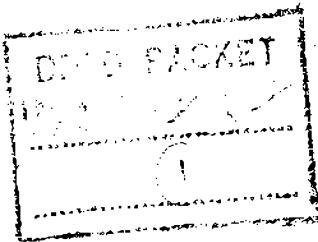
DATED *12th July* 1984

SWAKELEYS HOUSE LIMITED

and

LONDON BOROUGH OF HILLINGDON

SECTION 52 AGREEMENT



Summit...

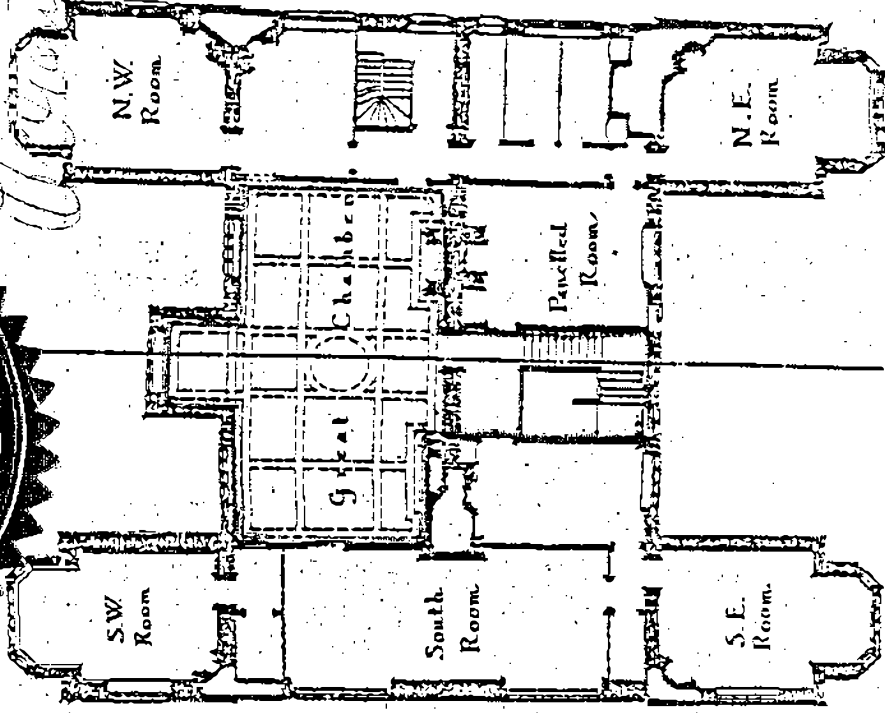
Messrs. Lovell White & King,
21 Holborn Viaduct,
London, EC1A 2DY

Ref: 3/LAB



208 51

Handwritten notes:
W. H. H. H. H. H.
W. H. H. H. H. H.



FIRST FLOOR PLAN

Small text below the title, possibly a scale or reference.

WAKELEYS
KENHAM

PROPOSED
PRINCIPAL
ROOMS TO
BE OPEN TO
PUBLIC VIEW
DUGED BLUE

PLAN B I

THE ARCHITECTS
WAKELEYS AND WAKE
FOR
WAKELEYS AND WAKE LTD.

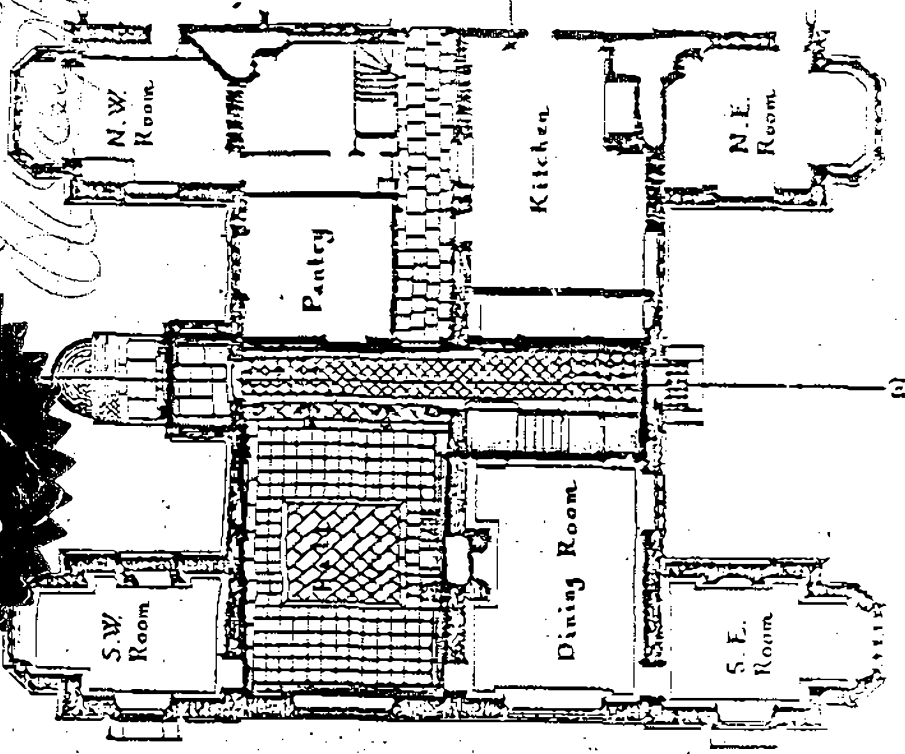


SWAKELEYS
ICKENHAM

PROPOSED
PRINCIPAL
ROOMS TO
BE OPEN TO
PUBLIC VIEW
EDGED BLUE

PLAN B 2

THE KIRBY ADAMS
NEWSON PARTNERSHIP
FOR
SWAKELEY'S HOUSE LTD



GROUND FLOOR PLAN

12 PERMISSIONS
2/52/1435) and

ERATIONS TO
XTENSION TO
extension") and

ILTON ROAD

on 29th May 198
/A/83/004491)

Planning Act 19
application to

new office

restore the

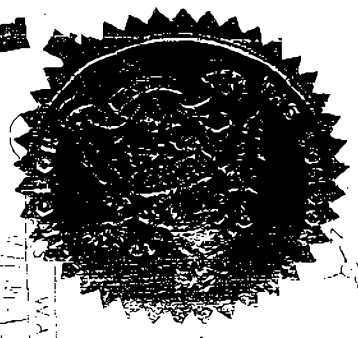
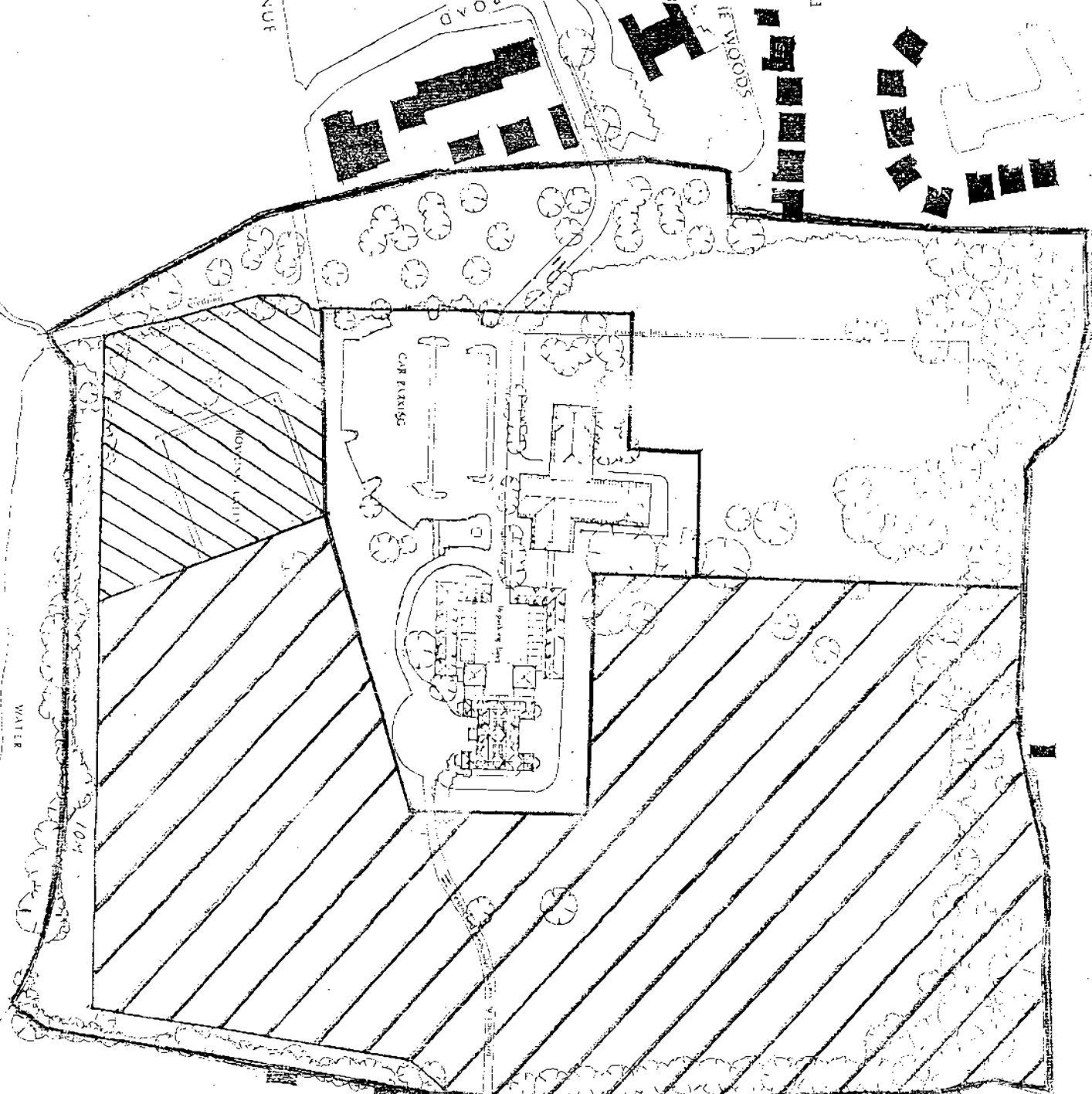
and the Council

s of Swakeleys

and for access:

OWS:-
ENUE

Local Governm
c (Miscellane
of the Great
1974 in the



SWAKELEYS
PLAN A

DATED

2009

THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HILLINGDON

and

CES PROPERTIES (ICKENHAM) LIMITED

and

THE ROYAL BANK OF SCOTLAND PLC

DEED OF VARIATION PURSUANT TO
SECTION 106A OF THE TOWN AND COUNTRY PLANNING ACT 1990
RELATING TO THE DEVELOPMENT OF LAND AT

SWAKELEYS HOUSE THE AVENUE ICKENHAM

Environment and Property Team

London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
Middlesex
Ref: 3E04/S106/53230/33
Tel: 01895-250861

DRAFT
DOV

BETWEEN:

- (1) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HILLINGDON**
of the Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW ("the Council")
- (2) **CES PROPERTIES (ICKENHAM) LIMITED** of 4 Manchester Square, London, W1M
5RE ("the Applicant")
- (3) **THE ROYAL BANK OF SCOTLAND PLC** of 36 St Andrews Square, Edinburgh, EH2
2YE ("the Mortgagee")

BACKGROUND

- A The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 ("TCPA 1990") in respect of Swakeleys.
- B The Applicant has the freehold interest in Swakeleys.
- C The Mortgagee has an interest in Swakeleys by way of a legal charge dated 23 June 2003 and is willing to be a party to this Deed.
- D The Applicant obtained planning permission under the Council's reference number 3NO4SSH/JMA/80/1688 to develop Swakeleys by the making of a material change of use of Swakeleys to use as offices with ancillary car parking provisions to the extent shown on Plan A.
- E The Applicant also obtained planning permission under the Council's reference number 2302E/F/81/1435 and listed building consent to carry out alterations to Swakeleys House and to construct a new extension to Swakeleys House for use as offices and to construct a new vehicular access to Milton Road Ickenham.
- F The Applicant was granted consent on 29 May 1984 following an appeal under reference number APP/R55/10/A/83/004491 to erect 25,092 square feet of offices to provide further funds to restore the buildings and grounds of Swakeleys House.
- G The Applicant has implemented the permissions pursuant to the above planning applications.
- H On 11 February 2009 the Applicant wrote to the Council requesting a variation to the Section 52 Agreement to restrict access to Swakeleys due to issues surrounding privacy and security on site.

The purpose of this Deed is to vary the Section 52 Agreement in the manner described below.

IT IS AGREED AS FOLLOWS:-

1. INTERPRETATION AND DEFINITIONS.

1.1. In this Deed, unless the context otherwise requires:

“the Council”	Means the Council or any authority which may succeed to its function of enforcing the terms, provisions and planning obligations created by this Agreement;
“this Deed”	Means this Deed of Variation;
“Open House Weekend”	Means the annual event organised by Open House London in which historic buildings not usually accessible to the public are opened for one or both days on a particular weekend;
“Plan A”	Means plan A annexed to this Deed;
“Plan B”	Means plan B annexed to this Deed;
“the Section 52 Agreement”	Means the legal agreement made under Section 52 of the Town and Country Planning Act 1972 between the Council (1) and the Applicant (2) on 12 July 1984;
“Swakeleys”	Means the land edged red on the attached plan known as Swakeleys House Ickenham registered under Title Numbers MX17025 and MX317026;

1.1 This Deed is supplemental to the Section 52 Agreement.

1.2. In this Deed, unless the context otherwise requires:

1.2.1. References to clauses paragraphs and schedules are references to those in the Section 52 Agreement; and

1.2.2. Words and phrases whose meanings are not varied by this Deed have the same meanings as in the Section 52 Agreement.

1.3 This Deed is made pursuant to the statutory provisions and in consideration of the covenants contained herein and for the avoidance of doubt it is agreed and declared that the said covenants are ones to which section 111 of the Local Government Act 1972, section 16 of the Greater London Council (General Powers) Act 1974, section 106 of the TCPA 1990 and all other powers so enabling apply.

1.4 This Deed contains planning obligations made pursuant to the Section 52 Agreement which is enforceable by the Council and which binds each and every part of Swakeleys.

2. **VARIATION OF THE SECTION 106 AGREEMENT**

2.1 The parties agree that except as varied by this Deed, the Section 52 Agreement shall remain in full force and effect.

2.2 Nothing in this Deed affects the validity or effect of the Section 52 Agreement or the Council's powers in respect of any antecedent breach or omission in relation to the Section 52 Agreement.

2.3 The parties agree that upon completion of this Deed the Section 52 Agreement shall be varied by deleting the Plan A attached to the Section 52 Agreement and replacing it with the Plan A attached to this Deed.

2.4 The Section 52 Agreement shall be varied by deleting clause 1.7 in its entirety and replacing it with the following:

"1.7 Those parts of Swakeleys shown coloured blue on Plan B and those parts shown hatched green on Plan A annexed hereto will be open for public access as follows:-

(i) the above mentioned areas of Swakeleys shall be open for inspection by persons having an interest in the architectural or historical value of

Swakeleys on one or both days of the Open House Weekend (or by whatever name this event may subsequently be known);

- (ii) the details of opening times and arrangements in relation to the Open House Weekend are to be determined by the Applicant in consultation with the Council.

1.7.1 The Applicant shall produce a leaflet which provides a brief architectural description and history of Swakeleys together with illustrations to be made available to those visiting during the Open House Weekend, the content of which is to be agreed with the Council in advance of distribution.

1.7.2 Immediately upon completion of this Deed the Applicant shall provide details of the design and content of a standalone website to be provided for members of the public to view 365 days a year.

1.7.3 As a minimum, the website shall include:

- a homepage;
- historical and architectural descriptions of Swakeleys;
- plans, photographs and views of Swakeleys;
- a virtual tour with sixteen viewpoints linked to floorplans;
- links to relevant websites of interest.

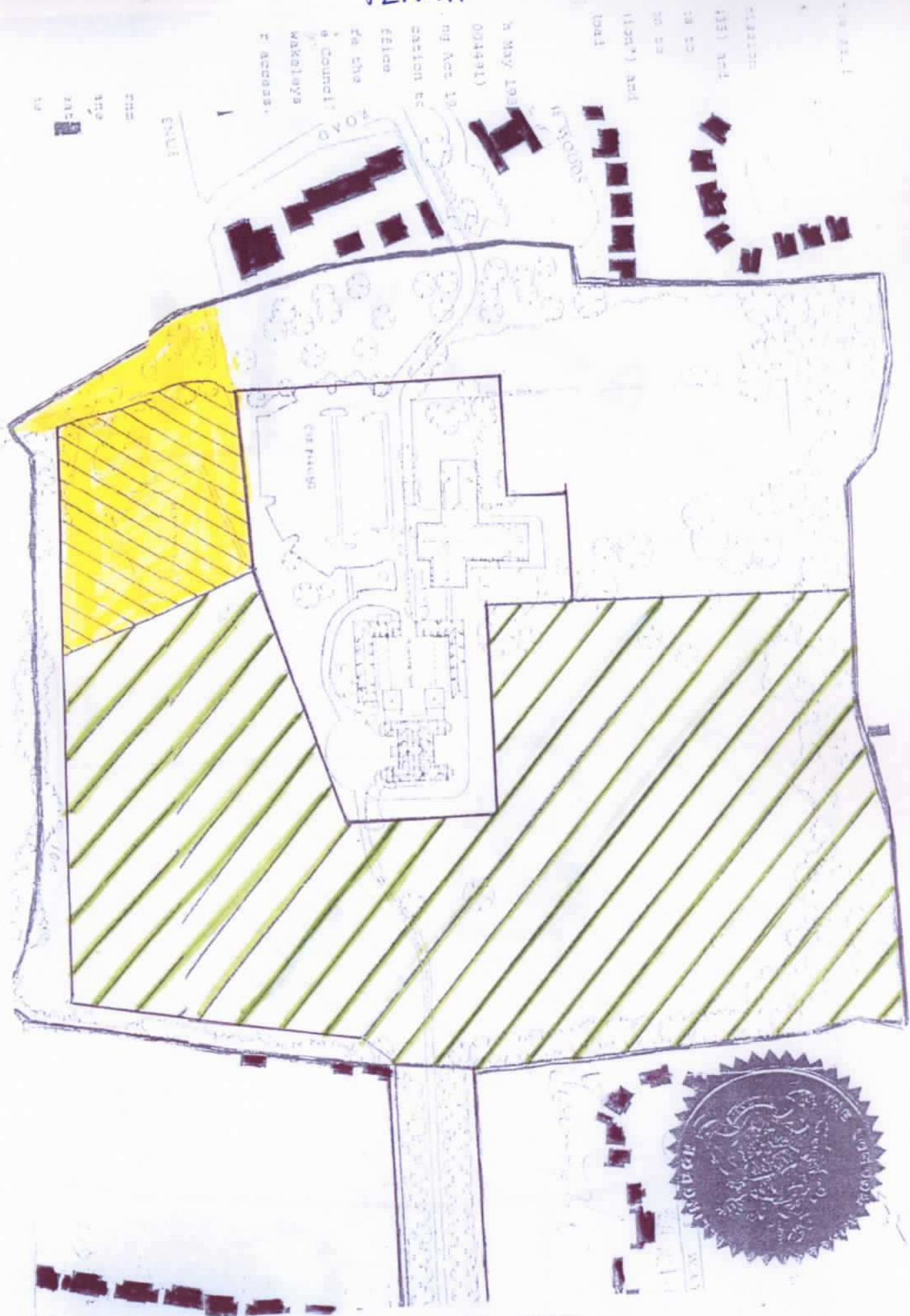
1.7.4 Prior to the launch of the website, the Applicant must first obtain written approval from the Council regarding the contents, format and design of the website".

3. COSTS

- 3.1. The Applicant shall on the execution of this Deed pay the Council's costs incurred in the negotiation, preparation and settlement of this Deed in the sum of £*****.

PLANA

24217



100
150
200
250

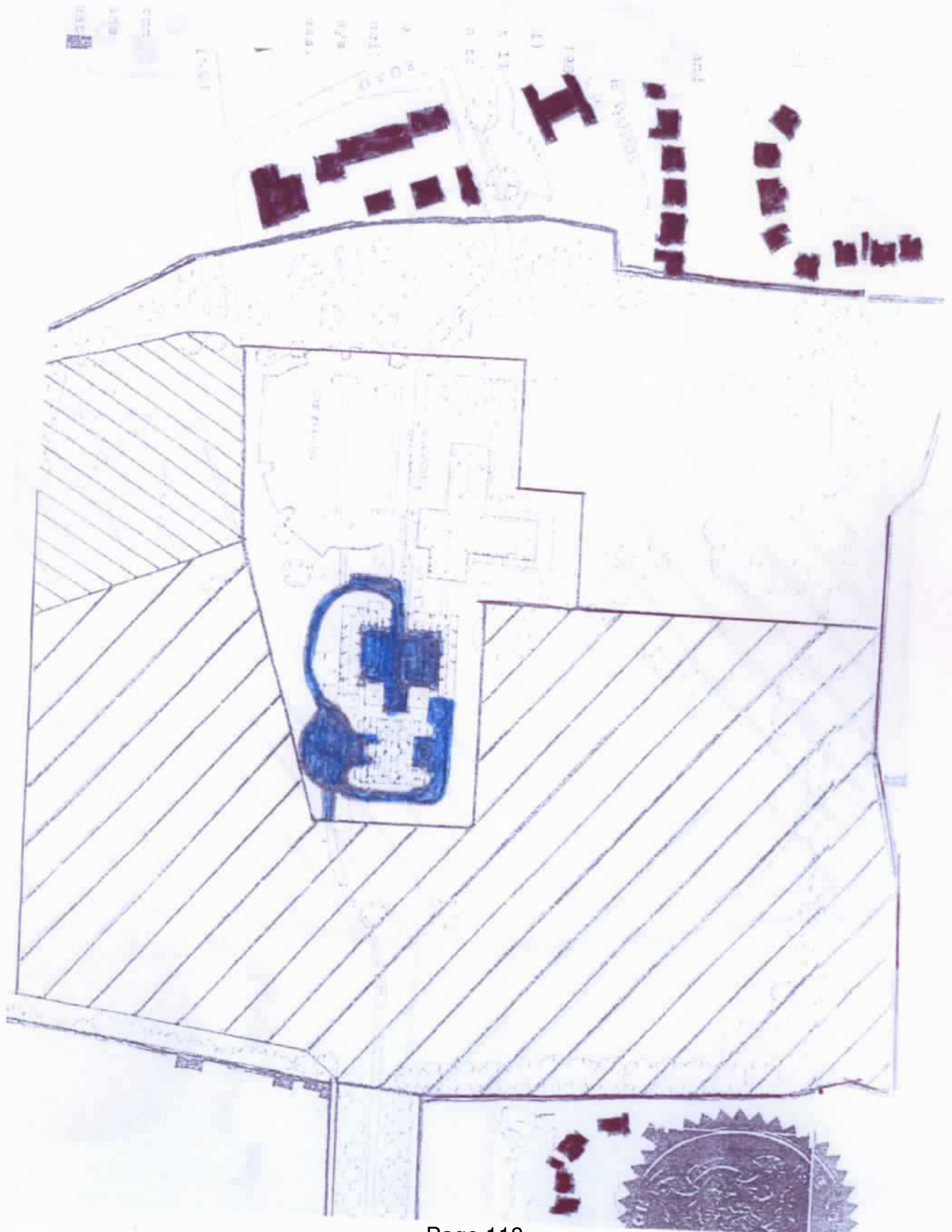
3 access.
Wakelays
Council
De che
Edico
Gaston bc
ng Acc 13
000000
May 198

100
150
200
250



PLAN B

11/12/89



Executed as a Deed and delivered once dated.

THE COMMON SEAL of the
MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF HILLINGDON
was duly affixed to this Agreement
in the presence of:-

MEMBER OF
THE COUNCIL

AUTHORISED OFFICER

THE COMMON SEAL of CES PROPERTIES (ICKENHAM) LIMITED
was duly affixed to this Agreement
in the presence of:-

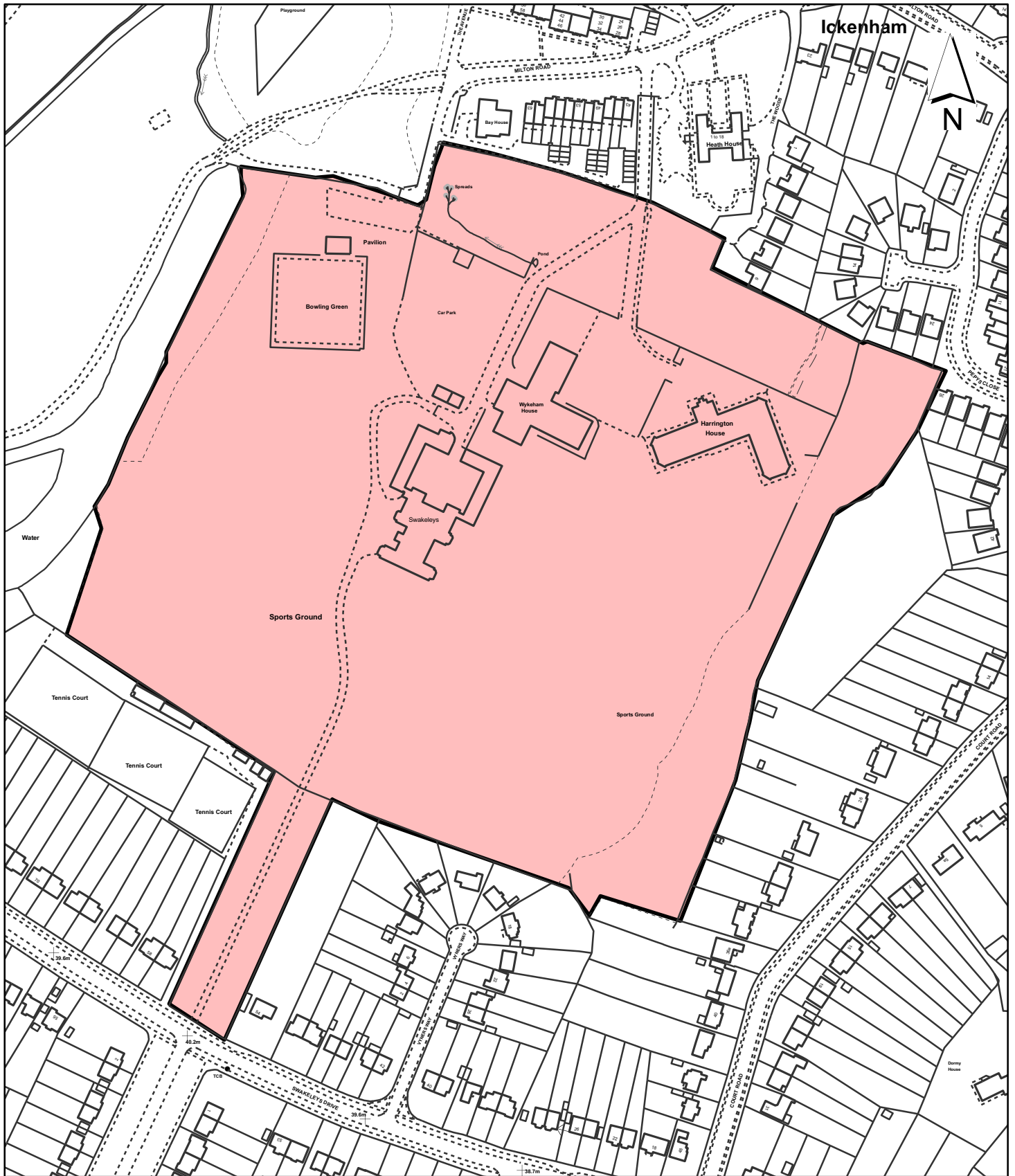
DIRECTOR

DIRECTOR/SECRETARY


SIGNED and delivered as a Deed
for and on behalf of
THE ROYAL BANK OF SCOTLAND PLC
By a duly authorised attorney:-

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2009

Site Address	
Swakeleys House & Harrington House Milton Road Ickenham	
Planning Application Ref:	Scale
23202/F/81/1435	1:2,500
Planning Committee	Date
North Page 120	July 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 78 JOEL STREET NORTHWOOD

Development: Change of use from Class A1 Retail to Class A5 Hot Food Takeaway, involving alterations to shopfront and the installation of an extractor flue to the rear/ side.

LBH Ref Nos: 65970/APP/2009/860

Drawing Nos: KD/PP/147/09/J002
Design and Access Statement

Date Plans Received: 23/04/2009 **Date(s) of Amendment(s):**

Date Application Valid: 07/05/2009

1. **SUMMARY**

The adopted Unitary Development Plan, in the preamble to Saved Policy S12 states that in secondary areas at least 50% of the frontage should be in retail (A1) use. The Council's most recent retail frontage survey indicates that Northwood Hills Secondary Shopping Area has a retail frontage with A1 use at 53.1%. Thus the proposal would not result in the proportion of non-retail use exceeding 50% and would also bring a vacant unit back into use. It is considered that the proposed change of use would not be contrary to policy S12 of the UDP (Saved Policies September 2007) and would not undermine the retail function of Northwood Hills Town Centre.

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 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 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC **Non Standard Condition**

The premises shall only be open for the preparation or sale of food between the hours of 10:00 hours and 23:00 hours on Mondays to Saturdays and 10:00 hours and 22:00 hours

on Sundays.

Reason:

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

4 NONSC Non Standard Condition

No development shall take place until a scheme detailing the method of disposal, secure storage and collection of litter and waste materials, generated by the business and/or discarded by patrons, has been submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided and the methods for collection of litter within and in the vicinity of the premises at least 15 metres either side of the site. The approved scheme shall be implemented in full thereafter.

REASON

To ensure that adequate provision is made for the disposal of litter and waste, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with policy S6 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

5 NONSC Non Standard Condition

The use hereby permitted shall not commence until the owner has made arrangements, to be submitted to and approved in writing by the Local Planning Authority, for the provision of a litter bins within and in the vicinity of the site.

REASON

To ensure that adequate provision is made for the disposal of litter likely to be generated by the proposed development, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with policy S6 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

6 NONSC Non Standard Condition

The use hereby permitted shall not commence until the kitchen extract flue is installed as per the details set out in drawing reference No.KD/PP/147/09/L002.

REASON

In the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with policy S6 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE28	Shop fronts - design and materials
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Shopfronts and Signage

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 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.

5 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).

6 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.

7 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.

8 I14 Installation of Plant and Machinery

The Council's Commercial Premises 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application comprises a ground floor unit of a four storey building. The unit is currently vacant and has an authorised use for retail purposes. There is on street parking to the front of the unit with a restriction from 11am to 12 noon. The site is on a slope with the service/access road to the rear at first floor level. The site is within Northwood Hills Secondary Shopping Centre as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal involves the change of use of the ground floor from a retail unit (A1) to Hot Food Take-Away (A5), the replacement of the existing shop front and the installation of an extraction flue to the rear.

3.3 Relevant Planning History

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:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE28	Shop fronts - design and materials
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Shopfronts and Signage

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

32 neighbours and the Northwood Hills Residents Association consulted and 6 responses were received which made the following comments:

1. There are already too many restaurants and takeaways on Joel Street and they are struggling to find enough customers to keep afloat. The residents association always object to change of use from A1 to A3 on Joel Street, as it is not sustainable. This and any future application should be rejected;
2. To have another use such as this next to subway would be too much;
3. Whilst it is good to see an empty shop being used, there has to be a limit on A5 uses and Northwood Hills has already surpassed this number;
4. The owners of Argyle House have put in plans to build a revolving restaurant (500/APP/2009/194), and there is already 1 large restaurant and one small hot food takeaway, this application is not wanted or required;
5. We have been in this building for 8 years and have endured foul smells from the cleaners, and more recently Subway, so to add another outlet would be extremely unpleasant;
6. We have experienced rats in the office due to Subways extraction system' involving the Environmental Health team. On top of this the rubbish and graffiti in the area is awful;
7. The car park to the rear is a meeting place for boy-racers, and it can be intimidating, even with the MET Police being in the same building;
8. I object to the installation of the waste flue to the rear of the building. We have been forced to close off certain offices as a result of Subways flue, and have had to have professional pest control treatment to remove rats.

Officer Comments: Points 1, 2, 3, 4 and 8 have been addressed in the main body of the report. With regard to points 5, 6 and 7 these are not planning issues and are covered by other legislation.

Ward Councillor - states that local residents are likely to object to the proposal and that the shop is next to Subway, the opening of which he strongly opposed. Also requests that the final decision is made by the North Planning Committee.

Northwood and Pinner Chamber of Commerce were consulted and no response was received.

Internal Consultees

Town Centre Manger

There are a number of shop units in the Northwood Hills area with poor quality shutters and that lead to a fortified look. It is therefore pleasing to see that this proposal involves a glazed shopfront. If shutters are to be introduced it would be preferable that they were internal and open mesh screen in line with guidance of P33-34 or the HDAS SDP.

Waste & Recycling Officer

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 a strict specification.

EPU

I do not wish to object to this proposal. Should this application be recommended for approval I would wish to see the following conditions applied;

The kitchen extract flue shall be installed as per the details set out in drawing reference No.KD/PP/147/09/L002 of April 2009.

Reason: To safeguard the amenity of surrounding areas.

The premises shall not be open for the preparation or sale of food outside of the hours of 10:00 hours and 23:00 hours on Mondays to Saturdays and 10:00 hours and 22:00 hours on Sundays.

Reason: To safeguard the amenity of surrounding areas.

I would recommend the following condition to address potential for disturbance from vehicle movements at the rear of the premises;

Deliveries and collections, including waste collections, shall be restricted to the following hours; 0700 hrs to 2300 hrs Monday to Saturdays and not at all on Sundays and Bank/Public Holidays.

Reason: To safeguard the amenity of surrounding areas.

Would also recommend the construction site informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The adopted UDP states that the main aim of the Local Planning Authority is to ensure that the retail function of shopping areas meets the needs of the area it serves. However, it recognises that service uses may be appropriate provided they do not become predominant. To this end strict control over the loss of shops will be exercised.

Policy S6 sets out the criteria to be considered where the principle of the changes of use is acceptable. These are i) frontage of design appropriate to the surrounding area is maintained or provided; ii) the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties and iii) would have no harmful effect on road safety or worsen traffic congestion. The external alterations proposed as part of this application would be considered in keeping with the design of the building and the frontage to which it relates, and therefore would be acceptable. Loss of residential amenity issue is dealt with below, and the proposed use would not result in an undue impact in terms of traffic and parking.

The site is located within the Secondary Shopping Area of the Northwood Hills Town Centre. Policy S12 establishes the criteria whereby service use would be permitted in secondary frontages. Thus in order to maintain the viability of the retail function of a centre, i) at least 50% of the remaining frontage should remain in retail (A1) use and ii) retail units should be separated by no more than 12m.

The Council's most recent survey showed that the secondary frontage had a 53.1% proportion of A1 retail uses and the loss of this unit to non-retail use would not result in retail units being separated by more than 12m, given that the adjoining units are in retail use. As such, should this proposal receive consent it is not considered that it would have a

negative effect on the vitality and viability of this area, and therefore the proposal would comply with policy S12 of the UDP (Saved Policies September 2007).

There is, as referenced by the objector, an as yet un-determined application for a revolving restaurant on the top floor of this same building. It should be noted that this is not an existing retail unit hence the fact that the application for the revolving restaurant is not yet determined should not affect the determination of this application.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

With regard to the design and appearance of the shop front, Section 5.6 of the SPD: Shopfronts and Signage, states that the Council will look for the use of traditional design features, such as stall risers, several smaller panes of glass instead of one large sheet of glass and more traditional types of window, vertical sub-divisions at ground floor level below the fascia area, which would appropriately relate to the street and to the building above. The application proposes the use of low stall risers, which is typical of the area of the street to which it relates. The use of a central door will break up the frontage by providing a vertical subdivision and this is considered to be in-keeping with the street scene. In terms of visual amenity, this site is within a parade of shops, and it is considered that there would be no significant harm to the area as a whole if this proposal were to be granted and therefore, it is considered to comply with policies BE13, BE15 and BE28 of the Hillingdon UDP (Saved Policies, September 2007).

The extraction flue to the rear is considered to be in-keeping with its surroundings. Therefore the proposal would comply with Policy S6 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to be detrimental to the character or amenity of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact

can be mitigated. The Environmental protection officer has suggested a number of conditions should be applied relating to the; installation of the flue and the hours of operation, in order to safeguard the amenity of residents and the surrounding area. Therefore subject to condition the proposal is considered to accord with policies OE1 and OE3 of the UDP (Saved Polices September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the difference in traffic generation between the existing retail use and the proposed take away use would be limited, such that a refusal on this ground could not be justified or sustained at appeal. The proposal would therefore comply with policies AM7 and AM14 of the UDP (Saved Polices September 2007).

7.11 Urban design, access and security

See above

7.12 Disabled access

Level access will be provided for disabled persons wishing to enter the building together with a 1000mm entrance door. Seating arrangements will allow enough mobility and turning for disabled users. As such the proposal would comply with Policy 3A.4 of the London Plan and the Council's SPD HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

The Waste & Recycling Officer has been consulted and has commented that as a minimum planning approval should require that the should include 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 recommended specifications. These details have not been submitted however, it is considered that the matter could be dealt with by way of a condition, which is recommended.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

See Section 6.1

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

none

8. Observations of the Borough Solicitor

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

Whilst, it is accepted the proposal would bring a vacant unit back into use, the loss of the A1 element would further undermine the range of goods and services available within the centre and consequently the vitality and viability of the centre. It is considered that the proposed change of use would be contrary to policy S12 of the UDP (Saved Policies September 2007).and would undermine the retail function of Northwood Hills Town Centre.

11. Reference Documents


Unitary Development Plan (Saved Policies September 2007)
London Plan Policies (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2008

Site Address	
78 Joel Street, Northwood	
Planning Application Ref:	Scale
65970/APP/2009/860	1:1,250
Planning Committee	Date
North Page 132	July 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 ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

Development: EXTENSION & RECONFIGURATION OF EXISTING TIMBER FENCE ENCLOSED COMPOUND TO ACCOMODATE EXISTING SHED, NEW WATER STORAGE TANK & BOOSTER PUMP & RECYLABLE WASTE STORE.

LBH Ref Nos: 10795/APP/2009/513

Drawing Nos: 2597 UT3 - Submitted for information only
2597 UT2
2597 UT1 - Submitted for information only
Design and Access Statement
Un-numbered Utilities Services location plan
1049/PL01

Date Plans Received: 13/03/2009 **Date(s) of Amendment(s):**

Date Application Valid: 04/05/2009

1. SUMMARY

It is considered that the proposed wooden compound would be in-keeping with the surroundings to which it relates, and would not result in any adverse impacts to the street scene or the wider area. It is not considered that the development would result in a disproportionate change or a material increase in the built up appearance of the site and as such is considered to comply with relevant policies contained in the UDP (Saved Polices September 2007) and the advice contained in PPG2: Green Belts.

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 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).

3 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),

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).

4 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).

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
PPG2	Green Belts

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 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.

6

Please note that there is a high pressure main crossing the proposed site and the contractor should contact the National Grid on 0800 688 588 to discuss all the proposals and safe working practices and any restrictions and regulations.

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site comprises a school and associated grounds on the east side of Potters Street Hill. There is a further access point gained from the west side from Wieland Road. The area to which the application relates is on the eastern side of the site and the southern side of the car park adjacent to Potter Street Hill. The site lies within the Green Belt as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 **Proposed Scheme**

Planning permission is sought for a new compound to house the existing shed, water storage tank, booster pump, and recycling waste store. Currently, there is a concrete slab (9m x 4m) and shed (6m x 4m) sited in this position. The existing concrete slab will be extended to cover an area 12m x 8m and the shed will be relocated on the forward corner of the slab. A 1.8m high wooden fence would be erected around two sides of the shed, with the shed comprising a third side. The compound would use the existing gates and fence panels from the previous compound, with additional matching panels if required.

A water storage tank would be installed to the rear of the existing shed, the tank will measure 4.95m long, 3.45m wide and 2.1m high. The booster pump housing would be

situated adjacent the tank and would have a foot print of 1.45m by 2.4m. A 4m by 7m area would remain in the compound to provide a refuse storage area.

The access to the new compound would be re-graded to provide a level access and approach and the concrete base of the existing compound will be re-used for the new EDF substation and switch room, to be constructed under permitted development.

3.3 Relevant Planning History

10795/APP/2001/1600 St Johns School Potter Street Hill Northwood
ERECTION OF ADDITIONAL CLASSROOM AND ASSEMBLY AREA WITH LIBRARY FOR PRI
PREP SCHOOL, TOGETHER WITH FIRST AID ROOM AND STAFF TOILET

Decision: 21-11-2001 Approved

10795/APP/2006/458 St Johns School Potter Street Hill Northwood
ERECTION OF A TIMBER BUILDING FOR GROUND EQUIPMENT STORAGE.

Decision: 05-07-2006 Approved

10795/APP/2008/720 St Johns School Potter Street Hill Northwood
ERECTION OF A TWO STOREY EXTENSION TO EXISTING JUNIOR SCHOOL BLOCK TO
PROVIDE NEW TEACHING SPACES AND ASSOCIATED STAFF, TOILET AND CLOAKROOM
FACILITIES, AND ERECTION OF A SINGLE STOREY TO DINING HALL / KITCHEN FACILITIE
TO PROVIDE NEW STORAGE AND CATERING STAFF WELFARE FACILITIES

Decision: 22-05-2008 Withdrawn

10795/APP/2009/199 St Johns School Potter Street Hill Northwood
ERECTION OF A TWO STOREY EXTENSION TO EXISTING JUNIOR SCHOOL BLOCK TO
PROVIDE NEW TEACHING SPACES AND ASSOCIATED STAFF, TOILET AND CLOAKROOM
FACILITIES, AND ERECTION OF A SINGLE STOREY TO DINING HALL / KITCHEN FACILITIE
TO PROVIDE NEW STORAGE AND CATERING STAFF WELFARE FACILITIES
(RESUBMISSION).

Decision: 06-04-2009 Refused

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:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
PPG2	Green Belts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th June 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

230 adjoining occupiers, the Northwood Hills Residents Association, the Ickenham Residents Association, the Gatehill (Northwood) Residents Association, the London Borough of Harrow and Three Rivers District Council consulted. One response has been received making the following comments:

1. Object to the application and do not consider the other developments to be permitted developments, in the context of developments within Green Belt land.
2. There is no supporting evidence of the steps the school is taking to reduce energy consumption. The argument on increased consumption is based on a breach of previous planning conditions stating a maximum of 350 students and an equivalent of 40 FTE staff.
3. The proposed development is likely to affect adjacent trees and hedges (including the laying of pipes/cables across the site), and a full tree survey should be provided to determine the impact.
4. The proposed size and location of the sub-station and water tank are too large and not in-keeping with the landscape.

Officer Comments: The application would not result in the increase of pupils or staff at the school. The Trees and Landscape officer has commented on the application and these comments are contained in this report and the remaining comments have been addressed in the main body of the report.

The National Grid - state that there is a high pressure main crossing the proposed site, and therefore we require the contractor to contact us to discuss all the proposals, so that they can discuss safe working practices and any restrictions and regulations.

Officer comment - This information has been forwarded to the applicant/agent.

Internal Consultees

TREES AND LANDSCAPE OFFICER

The site is adjacent to an existing shed and compound within a belt of scrub and woodland, to the west of Potter Street Hill and immediately south of the main entrance to the school. Although the site is well wooded and currently provides a visual screen from the road, no tree survey or information about tree removal or retention has been submitted. While the trees on this part of the site contribute to the landscape character of the area they are not protected by TPO or Conservation Area designation. Due to the depth of the woodland and the set back of the compound from the Potter Street Hill, the compound and its contents should be well screened in the summer months when the surrounding vegetation is in leaf. It is likely that the compound will be more conspicuous in the winter months when views through the deciduous vegetation will be more open.

While some vegetation/tree loss will result from the siting of the compound, tree loss should be minimal and is not considered to be a constraint, provided that the opportunity for replacement planting is taken. New planting will need to be shade tolerant and should include some evergreen woodland species which will help to screen the new storage compound.

RECOMMENDATION - If you are minded to approve this application I have no objection subject to conditions TL5 and TL6

WASTE AND RECYCLING CO-ORDINATOR

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 a required specification.

The specification was forwarded to the agent, and the response was as follows:

The recyclable waste store is located adjacent to the principal vehicular access to the site. Site access is not obstructed by overhanging trees/vegetation. Parking areas at the school are located so that access to the waste storage area cannot be blocked by inconsiderate drivers.

The recyclable waste storage area is located flush with the general tarmac surfacing of the vehicular approach.

There is sufficient space within the existing road layout to enable refuse collection vehicles to pull up within 15m of the refuse store gates and then to turn round in the existing car park area to egress the site. There should be no need for refuse collection vehicles to reverse on site.

The recyclable waste store is located external to the School buildings and that access to the buildings cannot be gained through the bin chambers.

The bin storage area is an open enclosure and so it would be not possible to install sprinklers or smoke detection equipment. The recommendation for fire extinguishers is noted.

The refuse store is an open enclosure and therefore there should be no risk of a build up of flammable gases.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the UDP (Saved Policies September 2007) states, Local Planning Authorities will regard proposals for new buildings to be used for educational purposes as acceptable in principle provided they comply with other policies in the plan. The proposal does not conflict with other policies in the plan and therefore complies with Policy R10 of the UDP (Saved Policies September 2007).

7.02 Density of the proposed development

Not applicable to this application

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

Not applicable to this application

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

The site is not identified in the UDP as a major developed site and the development does not directly fall into a category, which could be described as appropriate development as set out in PPG2 and Policy OL1 of the UDP Saved Policies September 2007. The proposal is therefore inappropriate development and a departure from local, regional and national policy. PPG2 states that there is a general presumption against inappropriate development. However, the school is considered an established use on the site and the proposal for a new compound is adjacent to the existing compound, which would be removed as part of this development. It would also be sited adjacent the existing car park and in a well screened, wooded area. The materials and design are considered to be in-keeping with the site and the buildings to which it would relate. As such, due to the siting and scale of the compound, the proposal would not result in a disproportionate change or a material increase in the built up appearance of the site. Therefore the proposal is considered to comply with policy OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2: Green Belts.

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

The proposed compound is unlikely to be visible from the street scene in the summer months due to the existing mature landscaping on that boundary and this could be further improved by the submission and implementation of a suitable landscaping scheme. A condition requiring the submission of a landscape scheme for approval by the Local Planning Authority is thus recommended. Furthermore, the proposed materials to be used would involve the re-use of the existing timber fence panels and gates from the existing compound with any additional panels required to match these. The use of timber in this woodland area is considered appropriate. The proposal would not, therefore, harm the character and appearance of the school, the street scene or the wider area in compliance with policies BE13, BE15 and BE19 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Due to the size and scale of the proposed compound and the fact that it is, at its closest point some 30m from the nearest residential property, it is not considered that it would impact on the amenities of any adjacent properties by reason of loss of sunlight, overshadowing or loss of privacy. The proposal is thus in accordance with Policies BE20,

BE21 and BE24 of the UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

With regard to traffic impact, the application forms submitted with the proposal have stated the proposal will not result in additional staff for the school and the siting of the new compound would not result in the loss of any of the existing parking provision at the site. Given the above the proposal is considered to comply with Policy AM7 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

See above

7.12 Disabled access

The proposed works will not result in any adverse impact in terms of excluding any individual to the site or the facilities on the school grounds.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Trees and Landscape Officer states that although the site is well wooded and currently provides a visual screen from the road, no tree survey or information about tree removal or retention has been submitted. While the trees on this part of the site contribute to the landscape character of the area they are not protected by TPO or Conservation Area designation. Due to the depth of the woodland and the set back of the compound from the Potter Street Hill, the compound and its contents should be well screened in the summer months when the surrounding vegetation is in leaf. It is likely that the compound will be more conspicuous in the winter months when views through the deciduous vegetation will be more open. While some vegetation/tree loss will result from siting of the compound, tree loss should be minimal and is not considered to be a constraint, provided that the opportunity for replacement planting is taken. New planting will need to be shade tolerant and should include some evergreen woodland species which will help to screen the new storage compound. A condition requiring the submission of a landscape scheme for approval by the Local Planning Authority is recommended. Therefore the application is considered to comply with Policy BE38 of the UDP (Saved Policies September 2007).

7.15 Sustainable waste management

As 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 and any refuse and recycling bins provided as part of this development should be housed in chambers constructed according to the agreed specifications which the applicants have stated that they will meet.

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

The site is not within a flood zone and no further drainage issues have been raised.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

See Section 6.1

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

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 compound incorporating the re-siting of the existing timber shed together

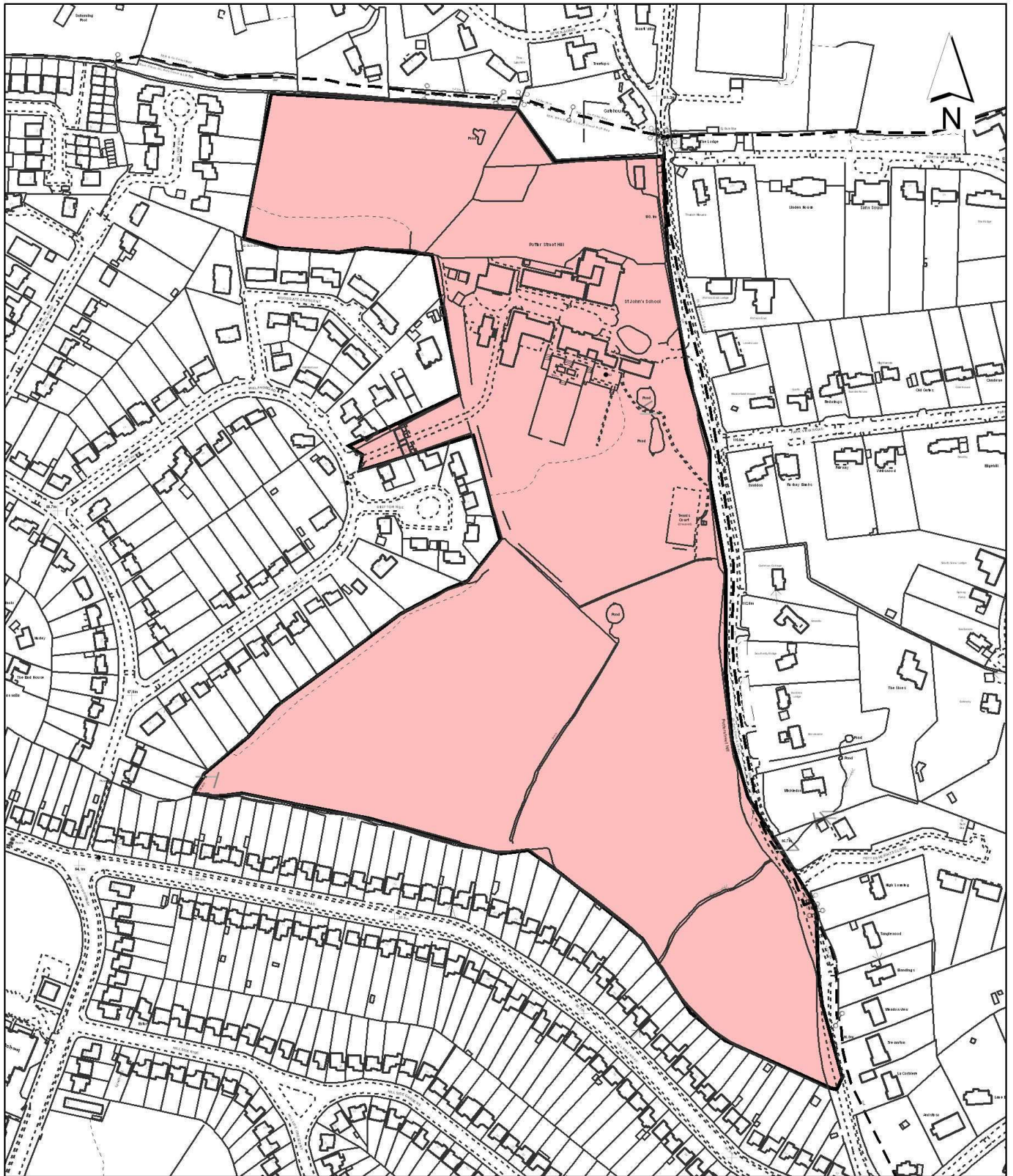
with associated water tank, booster pump and waste store would not result in any adverse impact in relation to the openness of the Green Belt or impact on adjoining occupiers and would thus comply with the relevant policies in the UDP (Saved Polices September 2007). Therefore the proposal is recommended for approval.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Polices September 2007
The London Plan (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2008

Site Address	
St Johns School, Potter Street Hill, Northwood	
Planning Application Ref:	Scale
10795/APP/2009/513	1:3,500
Planning Committee	Date
North Page 144	July 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

Report of the Director of Planning & Community Services Group

Address 43 JUBILEE DRIVE RUISLIP

Development: Erection of a single storey part rear extension.

LBH Ref Nos: 3799/APP/2009/723

Drawing Nos: P003-1101
Flood Risk Matrix
P003-1102

Date Plans Received: 08/04/2009 **Date(s) of Amendment(s):**

Date Application Valid: 01/06/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north west side of Jubilee Drive and comprises a two storey semi-detached house with a single storey side extension along the boundary with 45 Jubilee Drive. The attached house, 41 Jubilee Drive, lies to the south west and has an original part single storey lean-to roof rear extension along the side with 39 Jubilee Drive. To the north west lies 45 Jubilee Drive, a semi-detached bungalow with a single storey side extension along the boundary with the application property and a rear extension and conservatory. The street scene is residential in character and appearance comprising predominantly two storey semi-detached houses and the application site lies within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The proposed part single storey rear extension would be located behind the single storey side extension, along the boundary with 45 Jubilee Drive. It would measure 4.8m wide, 3.4m deep along the side boundary, and finished with a flat roof 2.5m high. It is proposed that the wall of the extension on the boundary with 45 Jubilee Drive is constructed as a shared party wall and the appropriate notice has been served on this property.

1.3 Relevant Planning History Comment on Planning History

None.

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**

7 adjoining occupiers and the South Ruislip Residents' Association have been consulted. No comments have been received.

MOD Defence Estates: No safeguarding objections

4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. **MAIN PLANNING ISSUES**

The proposed part single storey rear extension is of a size, siting, design, appearance and length of projection such that it does not detract from the appearance of the main house. It is considered to appear subordinate, as it would be set sufficiently below the cill of the rear first floor windows. The proposed rear extension is not considered to detract from the visual amenities of the surrounding area as there are other properties in the street that have single storey rear extensions, notably at nos. 45 and 47 Jubilee Drive. As such, the proposal would not detract from the character and visual amenities of the surrounding area in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The proposed part single storey rear extension would be some 3.3m from the side boundary with 41 Jubilee Drive. It would not project more than 3.6m deep and 3.4m high, in accordance with paragraphs 3.3 and 3.7 of the Hillingdon Design & Accessibility Statement: Residential Extensions and 45 Jubilee Drive does not have a habitable room window adjacent to the side boundary with the application property. Therefore, it is not considered that the proposal would result in a visually intrusive and overdominant form of development or a significant increase in overshadowing on the residential amenities of the

adjoining occupiers. No windows are proposed facing the adjoining properties and therefore no overlooking will result. As such, the proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3.

Over 60sq.m of private amenity space would be retained and off-street parking will not be affected by the proposed development, in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-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 HH-M2 External surfaces to match existing building

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-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 Policies BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the granting of further specific permission from the Local Planning Authority.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the

INFORMATIVES

Standard Informatives

- 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 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, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

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

- 4 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.

- 5 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).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please 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. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 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.
- 8 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.
- 9 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.

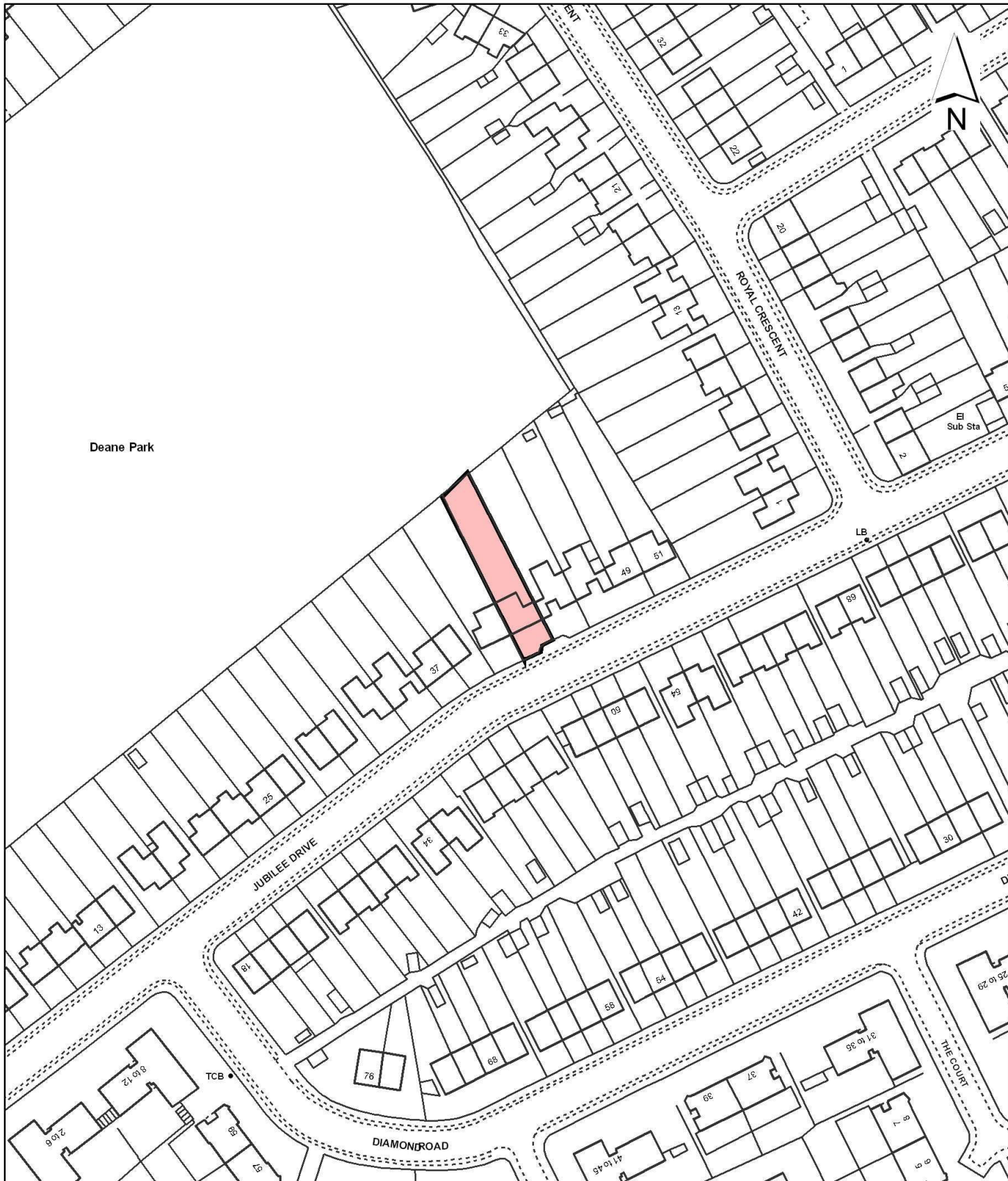
D) No bonfires that create dark smoke or nuisance to local residents.

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 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 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).

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2008

Site Address

**43 Jubilee Drive,
Ruislip**

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

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

Planning Application Ref:
3799/APP/2009/723

Scale
1:1,250

Planning Committee
North Page 151

Date
July 2009



HILLINGDON
LONDON

This page is intentionally left blank

Report of the Director of Planning & Community Services Group

Address 45 JUBILEE DRIVE RUISLIP

Development: Single storey rear extension

LBH Ref Nos: 49109/APP/2009/725

Drawing Nos: Flood Risk Matrix
P003-1001
P003-1002

Date Plans Received: 08/04/2009

Date(s) of Amendment(s):

Date Application Valid: 01/06/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north west side of Jubilee Drive and forms part of a pair of semi-detached bungalows with 47 Jubilee Drive, both comprising a single storey side extensions, along the side boundaries with 43 and 49 Jubilee Drive, respectively, single storey rear extensions and 'second generation' rear conservatory. The attached bungalow lies to the north east and to the south west lies 43 Jubilee Drive, a two storey semi-detached house. The street scene is residential in character and appearance and the application site lies within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The proposed single storey part rear extension would be located to the rear of the single storey side extension, between the existing rear extension and the side boundary with 43 Jubilee Drive. It would measure 3.5m deep, matching the depth of the existing rear extension, 2.3m wide and finished with a flat roof 2.45m high. It is proposed that the wall of the extension on the boundary with 45 Jubilee Drive is constructed as a shared party wall and the appropriate notice has been served on this property.

1.3 Relevant Planning History Comment on Planning History

None

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

8 adjoining occupiers and the South Ruislip Residents' Association have been consulted.

No comments have been received.

MOD Defence Estates: No safeguarding objections.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The proposed single storey part rear extension is of a size, siting, design and appearance such that it does not detract from the appearance of the bungalow. The extension is considered to integrate satisfactorily with the existing property as it would not project above the existing side extension or beyond the rear wall of the existing rear extension. The proposed extension is not considered to detract from the visual amenities of the surrounding area as rear extensions are characteristic of the surrounding properties. As such, the proposal would comply with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

47 Jubilee Drive would not be adversely affected by the proposed development as the existing rear extension and conservatory would screen the proposed development from that property. The proposed part single storey rear extension would not be more than 3.6m deep and 3.4m high in accordance with paragraphs 3.3 and 3.7 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions. Furthermore, 43 Jubilee Drive does not have a habitable room window adjacent to the side boundary with the application property. Therefore, it is considered that the proposal would not harm the residential amenities of 43 Jubilee Drive through overdominance, visual intrusion and overshadowing. No windows are proposed facing that property and therefore no overlooking will result. The

proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3.

Over 60sq.m of private amenity space would be retained and off-street parking will not be affected by the proposed development, in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-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 HH-M2 External surfaces to match existing building

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-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 Policies BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the granting of further specific permission from the Local Planning Authority.

REASON

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

INFORMATIVES

Standard Informatives

- 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 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, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

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

- 4 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.

- 5 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).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please 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. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 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.
- 8 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.
- 9 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.

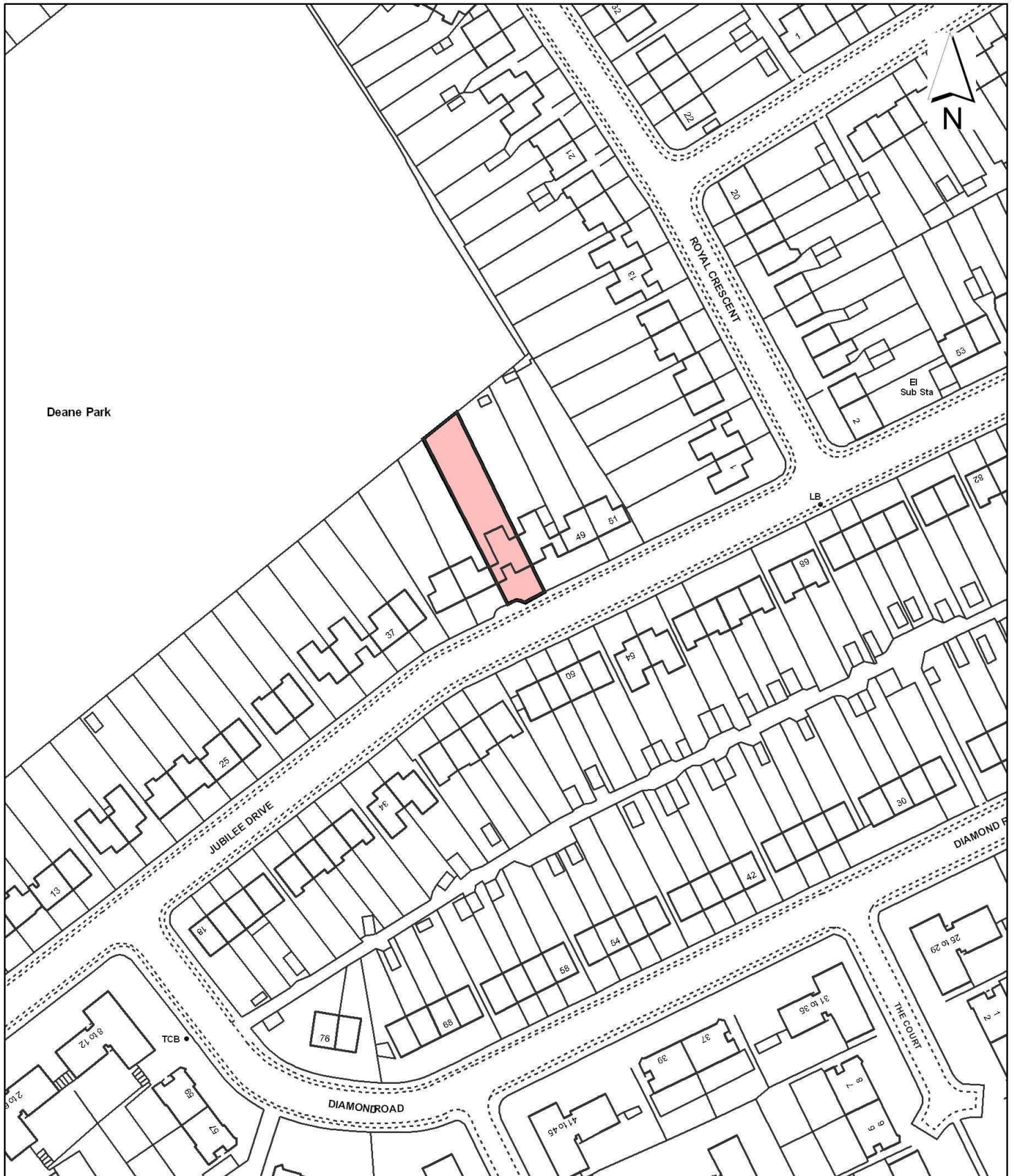
D) No bonfires that create dark smoke or nuisance to local residents.

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 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 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).

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2008

Site Address	
45 Jubilee Drive, Ruislip	
Planning Application Ref:	Scale
49109/APP/2009/725	1:1,250
Planning Committee	Date
North Page 159	July 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



This page is intentionally left blank

Report of the Corporate Director of Planning and Community Services

CONTACT OFFICER: Nikki Wyatt
EXTENSION: 6227

S106/278 PLANNING AGREEMENTS QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2009, where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Circular 05/05 and the accompanying best practice guidance requires local planning authorities to consider how they can inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution.
2. The information contained in this report was reported to Cabinet on 25 June 2009 and updates the information received by Cabinet in March 2009. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2009, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of April 2009 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/03/09' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 30/12/08" and "Total Income as at 31/3/09".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of Circular 05/2005. The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 31 March 2009. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

ODPM Circular 05/2005 'Planning Obligations'

District Auditor's "The Management of Planning Obligations" Action Plan May 1999

Monitoring Officers Report January 2001

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008/ March 2009/ June 2009

Planning Obligations Supplementary Planning Document Adopted July 2008

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2008 / 2009 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2009)
			AS AT 31/3/09	AS AT 31/1/2/08	AS AT 31/3/09	AS AT 31/12/08	To 31/3/09	AS AT 31/3/09	AS AT 31/3/09	
		SECTION 278								
		PORTFOLIO: PLANNING & TRANSPORTATION								
PT278/26/127	South Ruislip	1664 Victoria Rd S. Ruislip / 27060/APP/2003/1105	58,826.95	58,826.95	58,826.95	58,826.95	-322.14	0.00	0.00	£50,430.02 signals estimate received relating to the works to provide a pelican crossing on Victoria Road. £5,000 held as security deposit and £1,000 for engineering fees. Portion of security deposit used to make site safe. £1,500 previously held here transferred to PT/44 (S278 surplus), as it relates to an earlier application for this site that was withdrawn and no agreement entered into. Pedestrian crossing completed & signals switched on. Red surfacing across Civic Way outstanding and developer still being chased for surfacing works and outstanding payments. Spend on additional works not within the terms of the legal agreement recoded to another account. Revised TTS costs £55,167.09. Spend was towards meeting TTS costs. Final account sent to developer which includes all outstanding Council costs including 'overspend' for them to meet. Cheque received, overspend reconciled.
PT278/46/135 *32	Northwood	10A Sandy Lodge Way Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT278/63/175A *49	South Ruislip	BFPO R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT1278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending.
PT1278/72	West Ruislip	R.A.F West Ruislip Design check on S278 Designs 38402/APP/2007/1072	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending.
PT1278/73	South Ruislip	R.A.F Northolt., South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/Bridgewater Road. S278 agreement and technical approval pending.
PT1278/75	Harefield	The Harefield Academy, Harefield 1109/APP/2006/625	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing. S278 agreement and technical approval pending.
		SECTION 278 SUB - TOTAL	78,785.02	78,785.02	61,284.95	61,284.95	-322.14	17,500.07	0.00	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 31/3/09	TOTAL INCOME AS AT 31/12/08	TOTAL EXPENDITURE AS AT 31/3/09	TOTAL EXPENDITURE AS AT 31/12/08	2008 / 2009 EXPENDITURE To 31/3/09	BALANCE OF FUNDS AS AT 31/3/09	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/3/09	COMMENTS (as at mid May 2009)
		SECTION 106								
		PORTFOLIO: PLANNING & TRANSPORTATION								
PT/11/45	Harefield	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,283.20	3,283.20	2,121.57	2,121.57	0.00	1,161.63	0.00	Towards traffic calming in Springwell Lane. Funds earmarked/ committed towards traffic calming to benefit a cycle way. Delegated authority granted to advise for 20mph speed zone. Works complete. Officers chasing confirmation of final s106 expenditure amount. Interest accrued. Unexpended funds at January 2011 to be returned to the owner.
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0884	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.
PT/57/27C (see: EYL/35 & E/18) *34	South Ruislip	Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736	14,476.62	14,266.43	1,371.00	1,371.00	0.00	13,105.62	0.00	For highway improvements including a temporary waiting scheme. Designs received from HEC - currently looking at feasibility. Unexpended funds after 5 years of the sale/renting of the last housing unit (30 July 2008) to be repaid to the developer. No progress due to uncertainties associated with proposed development at RAF Northolt. RAF Northolt application approved which if implemented will include these highways works enabling these funds to be returned. Interest accrued. Expenditure is on HEC designs. TfL have requested revisions. Revised detailed design for the new signalised junction agreed. Officers to seek an alternative scheme to be the basis for a gift funding request if appropriate. Request declined, funds to be returned.
PT/72/88B (see: PT/73 & EYL/47)	Harefield	Land at Hales Yard Springwell Lane, Harefield 21895/APP/2003/763&764 - Highways	41,024.63	41,024.63	41,024.63	41,024.63	0.00	0.00	0.00	Improvements along Springwell Lane adjacent to the site as identified by the Highway Authority. Detailed estimates sought, bridge works almost complete - awaiting final account. Balance of funds to be used for carriageway/footway works. Carriageway/footway works programmed to commence on 19 August 2006. Substantial completion of works occurred November 2006. 12 month maintenance period has commenced and is due to expire November 2007 after which the final account can be confirmed and any residual funds returned. Project complete, final certification issued and refund sent. No time constraints.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2008 / 2009 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2009)
			AS AT 31/3/09	AS AT 31/12/08	AS AT 31/3/09	AS AT 31/12/08	To 31/3/09	AS AT 31/3/09	AS AT 31/3/09	AS AT 31/3/09	
PT173/85C (see: PT172 & EYL47)	Harefield	Land at Hales Yard, Springwell Lane, Harefield 21895/APP/2003/763&764 - Towpath	10,000.00	10,000.00	10,000.00	10,000.00	0.00	0.00	0.00	0.00	Towards the implementation of improvement works to the Canal Towpath alongside the Grand Union Canal, British Waterways land. Officers continuing to negotiate with British Waterways. British Waterways have now proposed an appropriate scheme to improve the lock area including towpath improvements, new access point, picnic bench and hedge planting. Assisted Funding allocated November 2006. Implementation programmed for March. Total estimated cost of scheme is £13,500. Bench installed, hedge planting complete. Outstanding works were programmed for the summer 07. Slippage due to staffing problems at British Waterways. Works now complete. Overspend has been reconciled. No time constraints.
PT176/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 269001/99/1077	35,253.56	35,253.56	537.00	327.00	210.00	34,716.56	0.00	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required. Site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Anti-skid can be implemented following 3 months after completion of utilities works. Scheme programmed for implementation April/May 09.
PT179/108A (formerly PT278/41)	West Ruislip	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	For signal works at junction of Ladygate Lane and Bury Street. Petition against signalised junction - issue to be considered by Cabinet Lead Member - report submitted on 8 July 2005. Lead member has agreed to an investigation into proposed signals at Ladygate Lane and Bury St. Cabinet Member Report to be progressed following resolution of issues raised by TfL. Cabinet Member endorsement in February 2008 on proposal to return the funds and to seek a pedestrian crossing on Bury Street via a deed of gift. Unspent funds at 19 June 2008 to be refunded. Developer has asked for the funds to be returned. Refund sent 25 July 2008.
PT191/142A	Northwood	3 Reginald Road, Northwood 58866/APP/2005/1087	1,049.35	1,049.35	0.00	0.00	0.00	1,049.35	0.00	0.00	For the introduction and maintenance of white lines on the highway adjacent to the development. Funds not spent within 7 years of receipt of PO1 Form to be refunded. Scheme completed and final invoices received. Expenditure charged to non-s 106 code. Officers investigating whether spend can be recharged.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2008 / 2009 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2009)
			AS AT 31/3/09	AS AT 31/12/08	AS AT 31/3/09	AS AT 31/12/08	To 31/3/09	AS AT 31/3/09	AS AT 31/3/09	
PT/105/175B (formerly part of PT278/63)	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	20,000.00	20,000.00	20,000.00	0.00	20,000.00	0.00	0.00	Funds received via a deed of gift for a cycle lane, or road safety initiatives on West End Road within 1.5km of the site as may be agreed between Council and the owner. Funds to be spent within 24 months or returned to developer (i.e. before 31 March 2009). Permission received from developer to spend funds towards provision of pedestrian crossing on West End Road. New zebra crossing proposed in West End Road near Masson Avenue. Assisted Funding (£20k) approved 17/10/08. Scheme programmed for Jan/Feb 2009. Scheme completed in March 09.
		PLANNING & TRANSPORTATION SUB - TOTAL	162,512.45	162,302.26	75,054.20	54,844.20	20,210.00	87,458.25	0.00	
		PLANNING & TRANSPORTATION TOTAL	241,297.47	241,087.28	136,339.15	116,129.15	19,887.86	104,958.32	0.00	
		PORTFOLIO: CULTURE, SPORT & LEISURE								
CSL/5/184A	West Ruislip	31-46, Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	Funds have been allocated to the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned.
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	7,674.48	Towards the provision of community facilities in the immediate vicinity of the land. No time limits
CSL/7/195A	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	9,578.00	0.00	0.00	0.00	0.00	9,578.00	9,578.00	Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds.
		CULTURE, SPORT AND LEISURE SUB - TOTAL	66,854.01	57,276.01	0.00	0.00	0.00	66,854.01	17,252.48	
		PORTFOLIO: EDUCATION & CHILDREN'S								
EYL/19/44	Harefield	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0897	32,595.93	32,595.93	0.00	0.00	0.00	32,595.93	0.00	Towards the provision of primary school places in Harefield. Earmarked for a nursery scheme at Harefield Infants School. Interest accrued. Unexpended funds by January 2011 to be repaid to the developer.
EYL/39/65A	Harefield	Land at North Works, Summerhouse Lane, Harefield 201AJ/98/2472	121,675.43	121,675.43	102,605.08	102,605.08	0.00	19,070.35	0.00	Primary School places in Harefield (103K). Funds spent on the Hillingdon Rising Fives Programme at Harefield Infant and Junior School. 5K spent towards CCTV at Harefield Primary with additional match funding of £10,000 from the £250,000 capital funds (see Cabinet Lead Member report March 2004). No time constraints. Balance allocated to proposed refurbishment of Harefield Nursery.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2008 / 2009 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2009)
			AS AT 31/3/09	AS AT 31/12/08	AS AT 31/3/09	AS AT 31/12/08	To 31/3/09	AS AT 31/3/09	AS AT 31/3/09	
EYL/56/108B&C (See also PTZ78/41)	South Ruislip	Larchmont, Ladygate Lane, Ruislip. 14683/APP/2002/203	22,864.50	22,864.50	22,864.50	22,864.50	0.00	0.00	0.00	£12,968 for primary school places in the Borough. Allocated to LEA's costs associated with expanding Sacred Heart Primary School. £8,302 for secondary school places in the Borough. Allocated for the Queensmead or Haydon secondary school expansions. £8,302 spent on the new Ruislip High School. The remaining balance (interest) can be spent on meeting the Council's costs for the Sacred Heart, Ruislip High, or Haydon expansion projects. Any funds not spent within five years of receipt (i.e. by 2 November 2009) to be returned to the developer.
EYL/62/137	Northwood Hills	St Vincent's Hospital Northwood 138/APP/2001/1240	377,950.30	377,950.30	377,950.30	174,000.00	203,950.30	0.00	0.00	First instalment of funds received. Towards the costs and improvement of local primary and secondary education in the area of the Council north of the A40. Unexpended funds including interest accrued 5 years following receipt of cleared funds (i.e. 18 July 2010) are to be refunded. Second instalment of the education contribution received. £174k spent on the new Ruislip High School-Earmarked for primary school expansions in north Ruislip/Northwood areas. Allocated towards the expansion of Sacred Heart Primary School. Balance spent towards Sacred Heart Primary School Modernisation.
EYL/65/142B	Northwood	3 Reginald Road, Northwood 58866/APP/2004/274	28,929.94	28,929.94	28,929.94	13,138.12	15,791.82	0.00	0.00	Towards the costs of providing school places in Northwood. Earmarked for primary school expansions in north Ruislip/Northwood area. Balance spent towards Sacred Heart Primary School modernisation.
EYL/66/144	Northwood	68 Ducks Hill Road 11900/APP/2005/1087	183,044.65	183,044.65	99,819.57	92,252.85	7,566.72	83,225.08	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School. £75,852.85 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School. £5,000 spent towards Sacred Heart Primary School modernisation.
EYL/69/150	Eastcote & East Ruislip	The Retreat, 26 Field End Road, Eastcote 2011/APP/2002/876	31,060.98	31,060.98	31,060.98	14,141.43	16,919.55	0.00	0.00	Towards the costs of providing primary and secondary school places in the Borough. £14,141.43 was spent towards Ruislip High School costs. The unallocated balance is for primary school expansion. No time constraints. Earmarked for primary school expansion in north Ruislip/Northwood areas. Balance spent towards Sacred Heart Primary
EYL/70/151	Ickenham	35 The Drive, Ickenham 32381/APP/2004/282	14,693.39	14,693.39	14,693.39	0.00	14,693.39	0.00	0.00	Towards the costs of providing primary and secondary school places in the Borough. Earmarked for Glebe transfer or improvements. No time constraints. Funds spent towards Glebe Primary School expansion.
EYL/73/157	Northwood	23b Green Lane, Northwood 38244/APP/2005/2654	21,063.00	21,063.00	21,063.00	9,815.36	11,247.64	0.00	0.00	Towards the costs of providing school places in Northwood. £9,815.36 spent towards Ruislip High School costs. The unallocated balance is for primary school expansion. No time limit on spend. Earmarked for primary school expansions in north Ruislip/Northwood area. Balance spent towards Sacred Heart Primary School modernisation.
EYL/81/166	Northwood	Land at Dell Court, Green Lane, Northwood 59117/APP/2006/872	29,087.00	29,087.00	29,087.00	13,554.54	15,532.46	0.00	0.00	For the provision of educational places in the Borough. £13,554.54 spent towards Ruislip High School costs. The unallocated balance is for primary school expansion. Funds not spent by 1 June 2014 are to be repaid. Earmarked for Primary School expansions in north Ruislip/Northwood area. Balance spent towards Sacred Heart Primary School modernisation.

FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 31 MARCH 2009 (NORTH AREA)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2008 / 2009 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2009)
			AS AT 31/3/09	AS AT 31/12/08	AS AT 31/3/09	AS AT 31/12/08	To 31/3/09	AS AT 31/3/09	AS AT 31/3/09	
EYL/83/172	Northwood	37, Watford Rd., Northwood 35199/APP/2006/884	7,721.63	7,721.63	7,721.63	0.00	7,721.63	0.00	0.00	For the provision of educational places in the Borough. No time limit on spend. Earmarked for Primary School expansions in north Ruislip/Northwood area. Funds spent towards Sacred Heart modernisation.
EYL/87/143B	Harefield	Daily Farm, Breakspear Rd, Harefield 27314/APP/2005/844	74,935.52	74,935.52	74,935.52	0.00	74,935.52	0.00	0.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014, are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation.
EYL/88/176A	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27171/APP/2007/1440	66,591.00	66,591.00	66,591.00	0.00	66,591.00	0.00	0.00	Funds received towards the provision of education facilities in the borough. No time limit on expenditure. Earmarked for Primary School expansions in north Ruislip/Northwood area. Funds spent towards Oak Farm Primary School construction project.
EYL/89/177A	Manor	41-55, Windmill Hill, Ruislip 48283/APP/2006/2353	65,321.52	65,321.52	65,321.52	0.00	65,321.52	0.00	0.00	Funds received for costs of providing education facilities in the borough. Funds not spent prior to 5 years of receipt, i.e. 24 December 2012, to be refunded. Earmarked for Primary School expansions in north Ruislip/Northwood area. Funds spent towards Oak Farm Primary School construction project.
EYL/92/180A	Northwood Hills	16, Watford Rd and 36, Brookland Drive planning ref. 62535/APP/2007/2726	18,723.00	18,723.00	18,723.00	0.00	18,723.00	0.00	0.00	Funds received towards the costs of providing nursery and primary school facilities in Northwood or other education facilities in the borough of Hillingdon. No time limits. Earmarked for primary school expansions in north Ruislip/Northwood areas. Funds spent towards Breakspear Primary School modernisation.
EYL/93/185	Northwood	50, The Avenue 58965/APP/2005/749	28,187.00	28,187.00	28,187.00	0.00	28,187.00	0.00	0.00	Funds received to provide additional and/or improved education facilities within a 3 mile radius of the site. No time constraints. Earmarked for primary school expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation.
EYL/96/187A	Harefield	Breakspear Hse, Breakspear Rd North 7610/APP/2002/1816	45,213.00	45,213.00	45,213.00	0.00	45,213.00	0.00	0.00	Towards the costs of providing additional secondary school places in the areas of Ruislip, Northwood, and Harefield. Funds not spent by 25/05/2015 to be returned. Allocated to Ruislip High School. Funds spent towards Ruislip High School.
EYL/97/184B	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	22,568.44	22,568.44	22,568.44	0.00	22,568.44	0.00	0.00	Funds received towards the cost of providing educational facilities in the Borough. Funds not spent by 01/07/2015 must be returned. Allocated to Ruislip High School. Funds spent towards Ruislip High School.
EYL/98/189B	Ruislip	30, Kingsend, Ruislip 46299/APP/2006/2165	48,530.87	48,530.87	48,530.87	0.00	48,530.87	0.00	0.00	Towards the provision of education facilities within the borough. No time limits. £17,062.36 spent towards Ruislip High School.
EYL/102/196	Harefield	19, Vernon Drive, Harefield 57498/APP/2008/3031	739.00	0.00	0.00	0.00	0.00	739.00	739.00	Funds received towards the provision of nursery school places in the Borough. No time limits.
EYL/103/197A	Ruislip Manor	Windmill Public House, Pembroke Road, Ruislip 11924/APP/2632	68,689.00	0.00	0.00	0.00	0.00	68,689.00	68,689.00	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014).
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	1,310,185.10	1,240,757.10	1,105,865.74	442,371.88	663,493.86	204,319.36	69,428.00	
		PORTFOLIO: FINANCE & CORPORATE SERVICES								

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2008 / 2009 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2009)
			AS AT 31/3/09	AS AT 31/12/08	AS AT 31/3/09	AS AT 31/12/08	To 31/3/09	AS AT 31/3/09	AS AT 31/3/09	
		FINANCE & CORPORATE SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		PORTFOLIO: IMPROVEMENT, PARTNERSHIPS & COMMUNITY	18,806.43	18,806.43	18,806.43	4,806.43	14,000.00	0.00	0.00	Funds originally received for construction training and engineering fees. Finances transferred from PT278/48 following completion of 278 agreement. Expenditure incurred against 278 spent towards engineers supervision fees and design costs. Balance to be applied towards the costs of providing construction training in the borough. No time limits for spend. Funds spent towards Apprenticeship Training Programme.
		PPR46/188 South Ruislip Budgens, Stonefield Way, South Ruislip 915/APP/2005/285	18,806.43	18,806.43	18,806.43	4,806.43	14,000.00	0.00	0.00	
		PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	18,806.43	18,806.43	18,806.43	4,806.43	14,000.00	0.00	0.00	
		PORTFOLIO: ENVIRONMENT	126,735.91	126,735.91	126,735.91	139,017.70	49,086.41	0.00	0.00	For the provision of play facilities on and the improvements of Sidmouth Open Space. Final consultation completed and designs agreed. Interest accrued. Unexpended funds following 5 years of the sale/renting of the last housing unit (i.e. by 30 July 2008) to be repaid to the developer. All work complete. Officers looking at further improvements to spend the remaining funds for improvements to the playground at the Victoria Rd end. Consultation complete. Officers now working on proposals for the implementation of the project. Works complete July 08. Overspend reconciled from Assisted Funding Allocation and balance brought to zero.
		E/18/27B South Ruislip Carmichael Close, Ruislip - Sidmouth Open Space / 55898/APP/2000/2736 (see: PT/57 & EYL/35)	126,735.91	126,735.91	126,735.91	139,017.70	49,086.41	0.00	0.00	
		E/46/176B Northwood Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27717/APP/2007/1440	21,195.00	21,195.00	0.00	0.00	0.00	21,195.00	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the Development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site.
		E/47/177B Manor 41-55, Windmill Hill, Ruislip planning ref:48283/APP/2006/2353	38,258.39	38,258.39	0.00	0.00	0.00	38,258.39	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park.
		E/48/181A West Ruislip Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3269	2,030.70	2,030.70	1,315.31	0.00	1,315.31	715.39	0.00	Funds received for an interpretation sign to be located in the nearby plot of land know as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalised to show for March quarter. Journal completed.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2008 / 2009 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2009)
E/50/180B	Northwood Hills	16 Watford Rd and 36, Brookend Drive, Northwood planning ref 62535/APP/2007/2726	AS AT 31/3/09 20,253.00	AS AT 31/12/08 20,253.00	AS AT 31/3/09 0.00	AS AT 31/12/08 0.00	To 31/3/09 0.00	AS AT 31/3/09 20,253.00	AS AT 31/3/09 0.00	Funds received towards the costs of providing local open space facilities at Frithwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Frithwood Park.
		ENVIRONMENT SUB - TOTAL	208,473.00	208,473.00	128,051.22	139,017.70	50,401.72	80,421.78	0.00	
PORTFOLIO: SOCIAL SERVICES, HEALTH & HOUSING										
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.
H/11/195B *57	Ruislip	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494	3,156.00	0.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	0.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014).
		HOUSING SUB-TOTAL	36,271.10	21,675.10	0.00	0.00	0.00	36,271.10	0.00	
		SECTION 106 SUB - TOTAL	1,803,102.09	1,709,289.90	1,327,777.59	641,040.21	748,105.58	475,324.50	86,680.48	
		GRAND TOTAL ALL SCHEMES	1,881,887.11	1,788,074.92	1,389,062.54	702,325.16	747,783.44	492,824.57	86,680.48	
NOTES										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Bold figures indicate changes in income and expenditure										
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (totals £36,801.81):										
*24: PT/25	£37,425.09 reasonable period for expenditure without owner's agreement has lapsed									
*32: PT/278/46	£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).									
*34: PT/57	£13,105.62 currently unspendable due to uncertainties associated with RAF Northolt development, which may conflict with works to which these funds are to be applied.									
*49: PT/278/63	£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).									
*55: H/9/184C	£21,675.10 funds have been received to provide health care facilities in the borough therefore are for the Hillingdon PCT to spend.									
*57: H/11/195B	£3,156.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.									
*58: H/12/197B	£11,440.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.									
	£36,801.81									

Plans for North Planning Committee

16th July 2009



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Corporate Director of Planning & Community Services

Address 84 & 84A LONG LANE ICKENHAM

Development: Erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (involving demolition of two existing buildings)

LBH Ref Nos: 3231/APP/2009/555

Date Plans Received: 18/03/2009

Date(s) of Amendment(s):

18/03/2009

17/06/2009

Date Application Valid: 18/03/2009

Report of the Corporate Director of Planning & Community Services

Address 84 & 84A LONG LANE ICKENHAM

Development: Demolition of two existing buildings and erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (Conservation Area Consent)

LBH Ref Nos: 3231/APP/2009/556

Date Plans Received: 18/03/2009

Date(s) of Amendment(s): 18/03/2009

Date Application Valid: 18/03/2009



kingconroy

ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

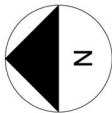
ADDRESS : 1 BASTWICK STREET
CLERKENWELL
LONDON EC1V 3NU
TEL : +44 (0) 20 7480 4294
FAX : +44 (0) 8707 120 187
WEB : www.kingconroy.com
EMAIL : info@kingconroy.com

revisions / notes
A: 2nd planning submission : 18.03.2009

client :
Regent Ltd

PROJECT REF : 07 028
PROJECT TITLE : WOODLANDS
ADDRESS : 84/84a Long Lane, Hillingdon, UB10
DRAWING TITLE : OS MAP
SCALE : 1:1250
DATE : 06.12.07
ISSUE : PLANNING
REVISION : A

PPSK 001



blue broken line set at 45 degrees from centre of ground and first floor windows.

All landscaping works to be carried out in accordance with
 Landmark Trees Arboricultural Impact Assessment Report.
 Report Ref KCA/LLN/AJAO2a

kingconroy

ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

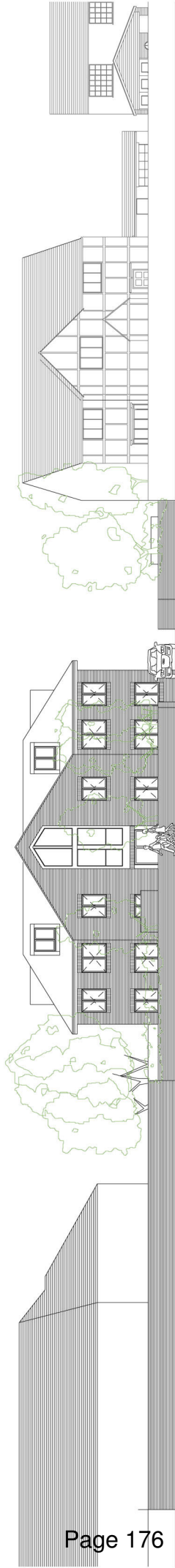
ADDRESS: 1 BASTWICK STREET
 CLERKENWELL
 LONDON EC1V 3NU
 TEL : +44 (0) 20 7490 4294
 FAX : +44 (0) 8707 120 187
 WEB : www.kingconroy.com
 EMAIL : info@kingconroy.com

revisions / notes	issued for information	07.11.08
B	planning amendments	20.11.08
C	2nd planning submission	18.03.09

client :
 Regent Ltd

PROJECT REF : 07 028
 PROJECT TITLE : WOODLANDS
 ADDRESS : 84/84a Long Lane, Hillingdon, UB10
 DRAWING TITLE : SITE LAYOUT
 SCALE : 1:200
 DATE : 08.12.07
 ISSUE : PLANNING
 REVISION : D

PPSK 005



Hillingdon Further Education Centre

84/84a Long Lane (the site)

82 Long Lane

kingconroy

ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

ADDRESS: 1 BASTWICK STREET
CLERKENWELL
LONDON EC1V 3NU

TEL : +44 (0) 20 7460 4294
FAX : +44 (0) 8707 120 187
WEB : www.kingconroy.com
EMAIL : info@kingconroy.com

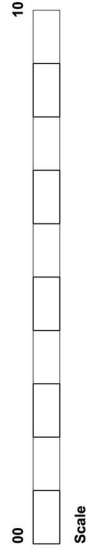
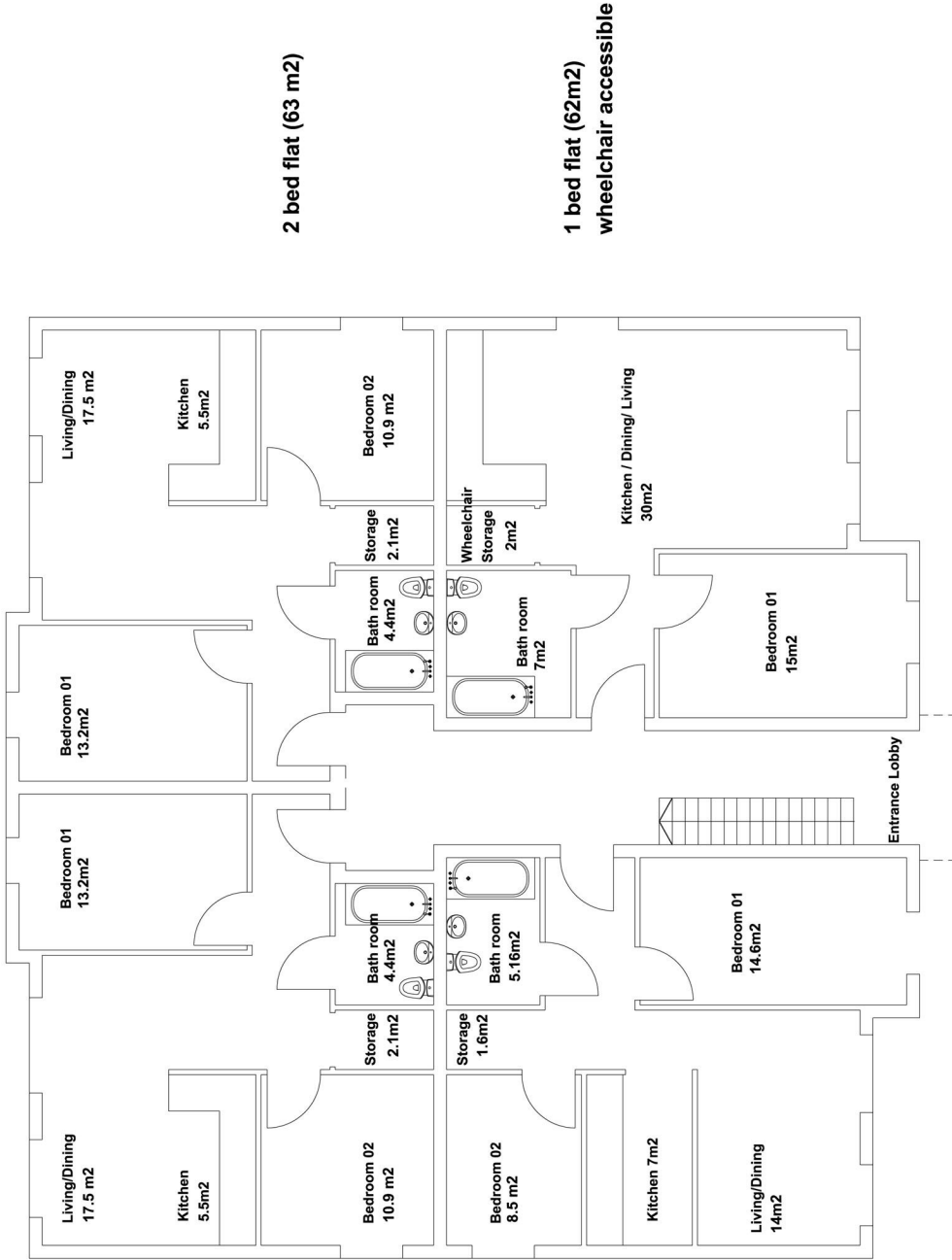
revisions / notes
B issued for information
C 2nd planning submission

07.11.08
18.03.09

client :
Regent Ltd

PROJECT REF : 07 028
PROJECT TITLE : WOODLANDS
ADDRESS : 84/84a Long Lane, Hillingdon, UB10
DRAWING TITLE : Street Elevation
SCALE : 1:200
DATE : 11.01.08
ISSUE : PLANNING
REVISION: C

PPSK 006



G R O U N D F L O O R P L A N

PROJECT REF : 07 028
 PROJECT TITLE : WOODLANDS
 ADDRESS : 84/84a Long Lane, Hillingdon, UB10
 DRAWING TITLE : GROUND FLOOR PLAN
 SCALE : 1:100
 DATE : 25.01.08
 ISSUE : PLANNING
 REVISION: C

client :
 Regent Ltd

revisions / notes
 B issued for information 07.11.08
 C 2nd planning submission 18.03.09

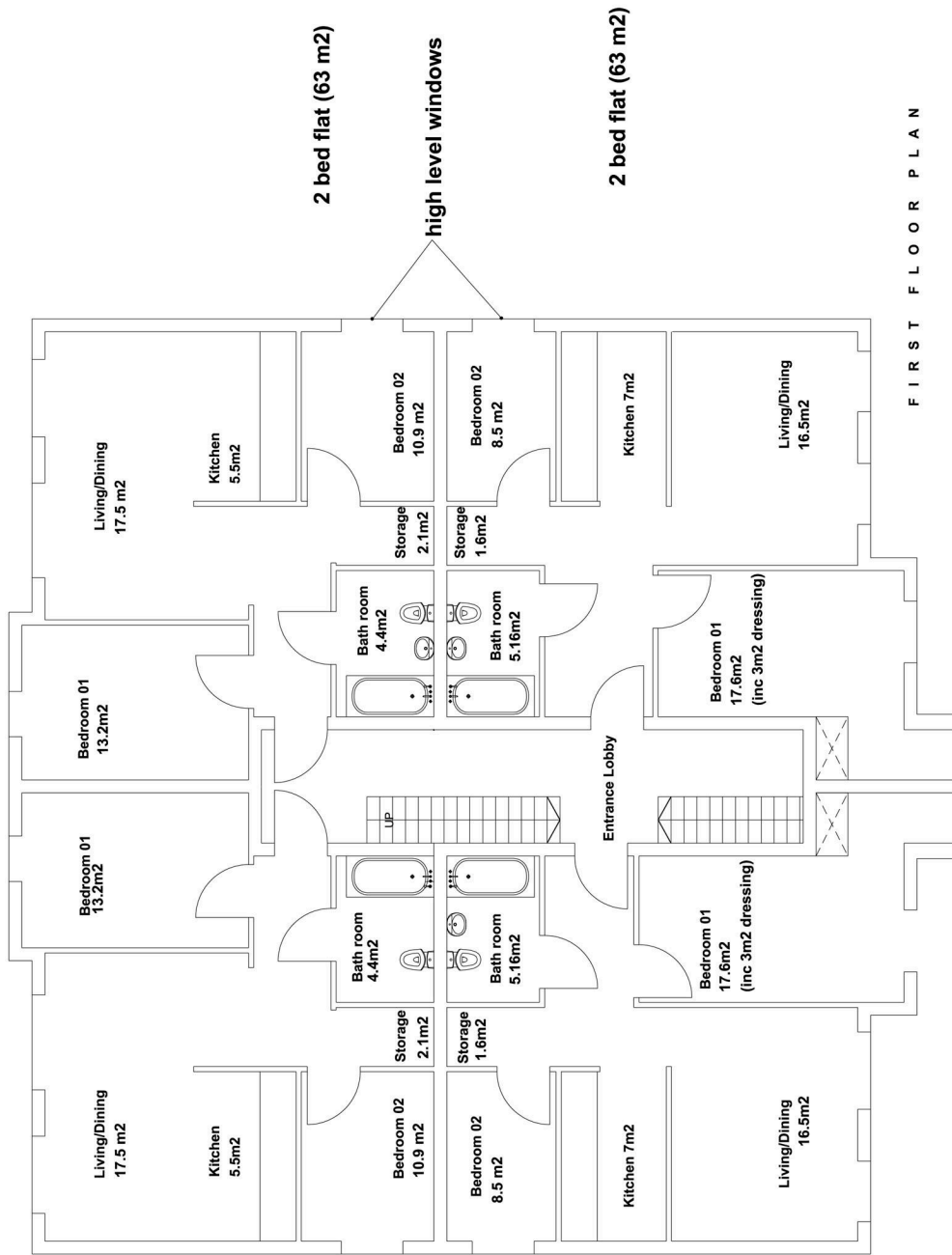
ADDRESS: 1 BASTWICK STREET
 CLERKENWELL
 LONDON EC1V 3NU

TEL : +44 (0) 20 7460 4294
 FAX : +44 (0) 8707 120 187
 WEB : www.kingconroy.com
 EMAIL : info@kingconroy.com

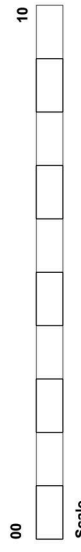
kingconroy

ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

PPSK 010



FIRST FLOOR PLAN



2 bed flat (63 m²)

2 bed flat (63 m²)

2 bed flat (63 m²)

2 bed flat (63 m²)

PPSK 011

PROJECT REF : 07 028
 PROJECT TITLE : WOODLANDS
 ADDRESS : 84/84a Long Lane, Hillingdon, UB10
 DRAWING TITLE : FIRST FLOOR PLAN
 SCALE : 1:100
 DATE : 25.01.08
 ISSUE : PLANNING
 REVISION : C

client :
 Regent Ltd

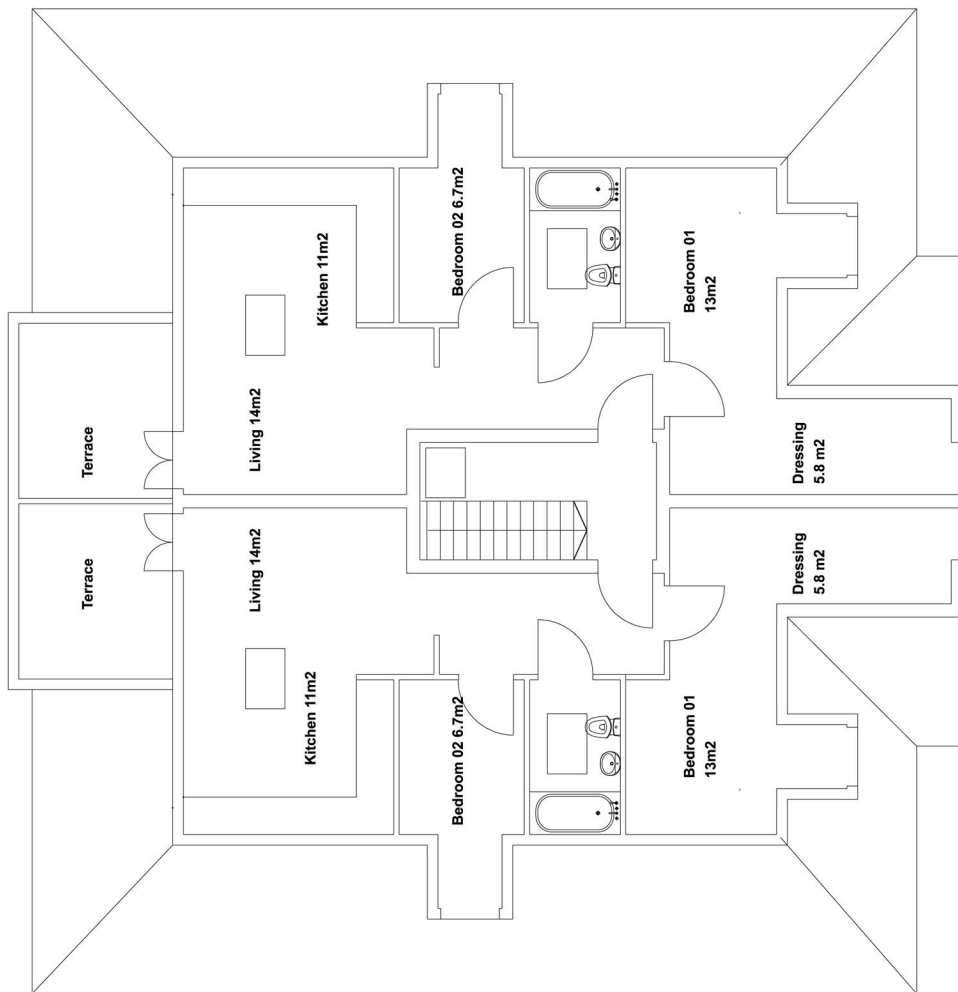
revisions / notes
B issued for information 07.11.08
C 2nd planning submission 18.03.09

Address: 1 BASTWICK STREET
 CLERKENWELL
 LONDON EC1V 3NU
 TEL : +44 (0) 20 7460 4294
 FAX : +44 (0) 8707 120 187
 WEB : www.kingconroy.com
 EMAIL : info@kingconroy.com

kingconroy

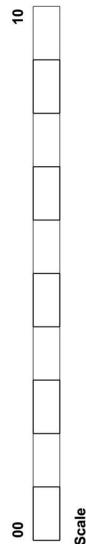
ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

2 bed flat 68m²



2 bed flat 68m²

Flat areas:
 areas stated are given to area of flats with a minimum of 1.8m headroom, and exclusive of areas achieved by dormer windows.

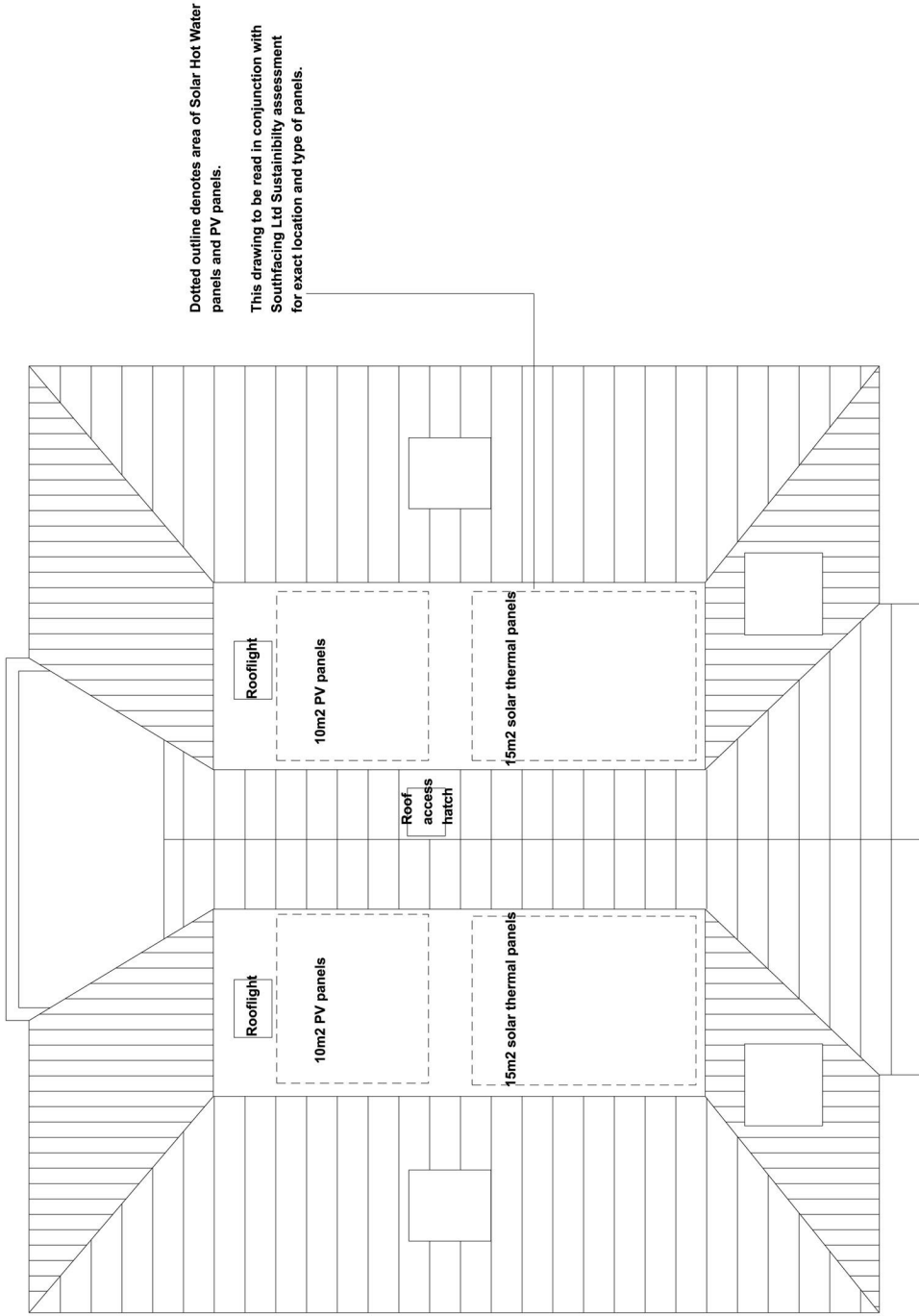


Address: 1 BASTWICK STREET
 CLERKENWELL 3NU
 LONDON EC1V 3NU
 TEL : +44 (0) 20 7460 4284
 FAX : +44 (0) 8707 120 187
 WEB : www.kingconroy.com
 EMAIL : info@kingconroy.com

revisions / notes
 B issued for information 07.11.08
 C 2nd planning submission 18.03.09

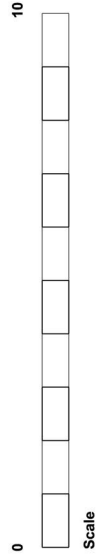
client :
 Regent Ltd

PROJECT REF : 07 028
 PROJECT TITLE : WOODLANDS
 ADDRESS : 84/84a Long Lane, Hillingdon, UB10
 DRAWING TITLE : SECOND FLOOR PLAN
 SCALE : 1:100
 DATE : 25.01.08
 ISSUE : PLANNING
 REVISION : C



Dotted outline denotes area of Solar Hot Water panels and PV panels.

This drawing to be read in conjunction with Southfacing Ltd Sustainability assessment for exact location and type of panels.



Address: 1 BASTWICK STREET
CLERKENWELL 3NU
LONDON EC1V 3NU
TEL : +44 (0) 20 7460 4284
FAX : +44 (0) 8707 120 187
WEB : www.kingconroy.com
EMAIL : info@kingconroy.com

revisions / notes
B issued for information 07.11.08
C 2nd planning submission 18.03.09

client :
Regent Ltd

PROJECT REF : 07 028
PROJECT TITLE : WOODLANDS
ADDRESS : 84/84a Long Lane, Hillingdon, UB10
DRAWING TITLE : ROOF PLAN
SCALE : 1:100
DATE : 25.01.08
ISSUE : PLANNING
REVISION : C

kingconroy

ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

PPSK 013

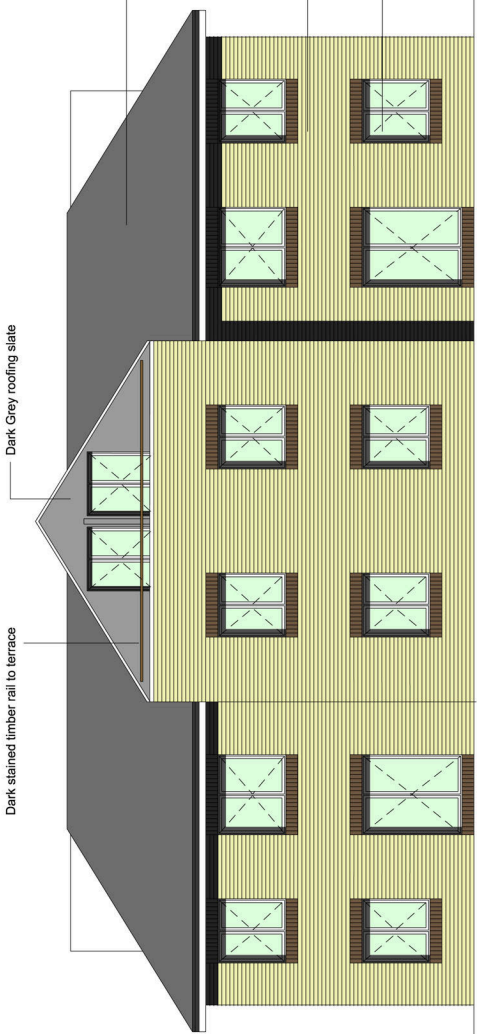
Dark stained timber rail to terrace

Dark Grey roofing slate

Cream Brick with Brown Brick detailing to window openings

White Powder coated aluminium double glazed window units.

REAR ELEVATION



Lead Clad dormers

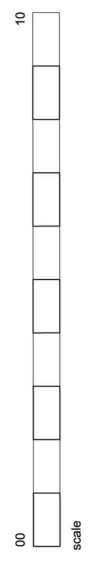
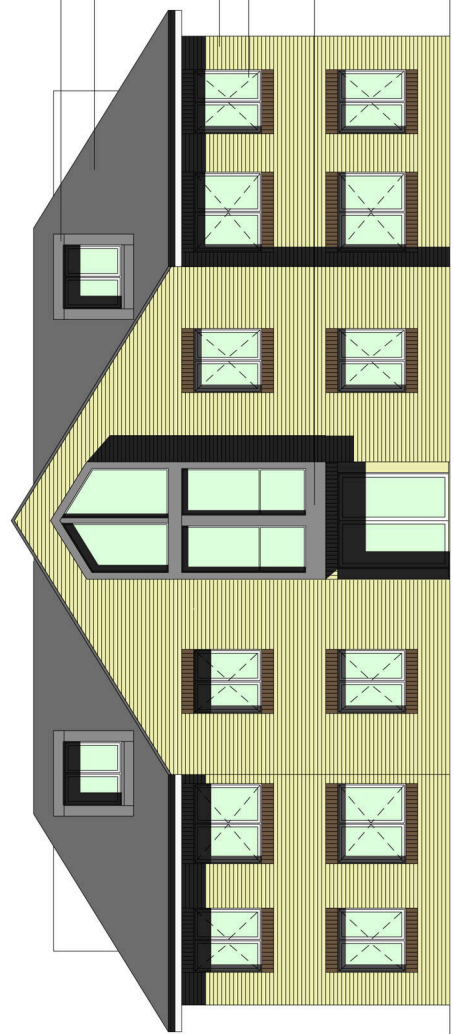
Dark Grey roofing slate

Cream Brick with Brown Brick detailing to window openings

White Powder coated aluminium double glazed window units.

Grey Powder coated aluminium double glazed window units to bay feature

FRONT ELEVATION



Address: 1 BASTWICK STREET
CLERKENWELL LONDON EC1V 3NU
TEL : +44 (0) 20 7460 4284
FAX : +44 (0) 8707 120 187
WEB : www.kingconroy.com
EMAIL : info@kingconroy.com

revisions / notes
C 2nd planning submission 18.03.09

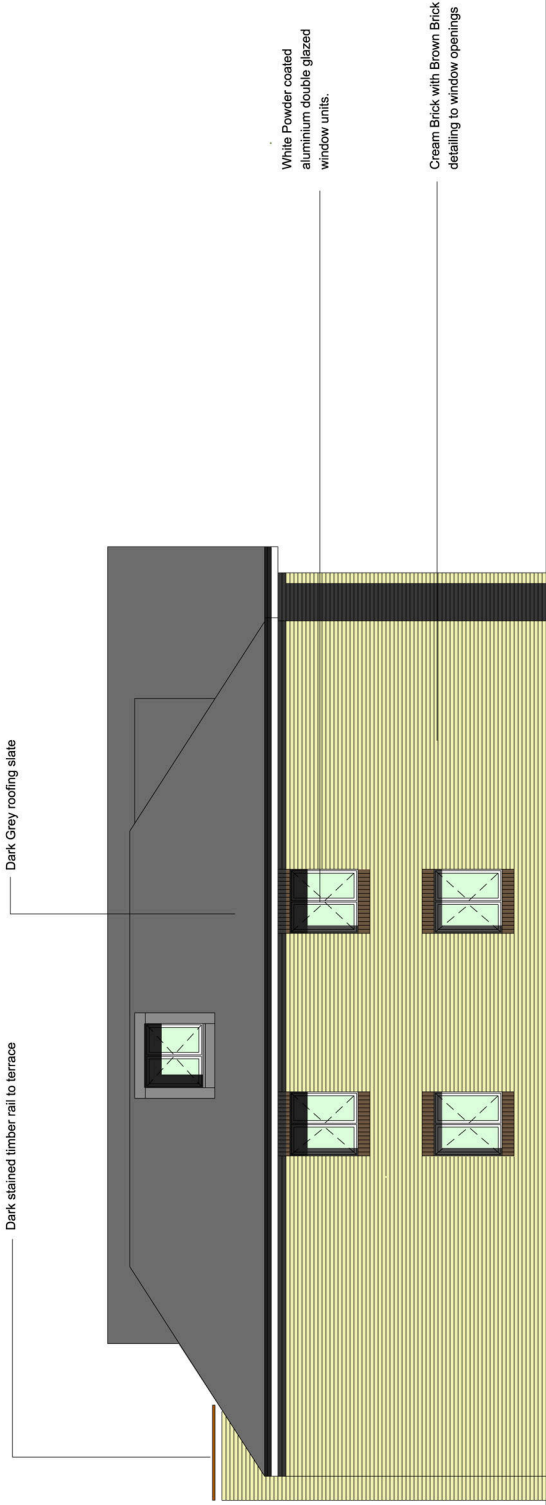
client :
Regent Ltd

PROJECT REF : 07 028
PROJECT TITLE : WOODLANDS
ADDRESS : 84/84a Long Lane, Hillingdon, UB10.
DRAWING TITLE : Front and Rear Elevation
SCALE : 1:100
DATE : 11.01.08
ISSUE : PLANNING
REVISION: C

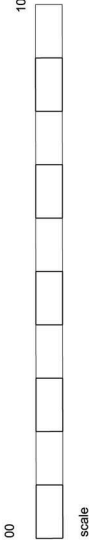
kingconroy

ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

PPSK 100



REAR ELEVATION



White Powder coated
aluminum double glazed
window units.

Cream Brick with Brown Brick
detailing to window openings

Dark stained timber rail to terrace

Dark Grey roofing slate

Lead Clad dormers
Dark Grey roofing slate
Dark stained timber rail to terrace
High level windows to bedrooms
Cream Brick with Brown Brick
detailing to window openings
White Powder coated
aluminum double glazed
glazing units to bay window detail.



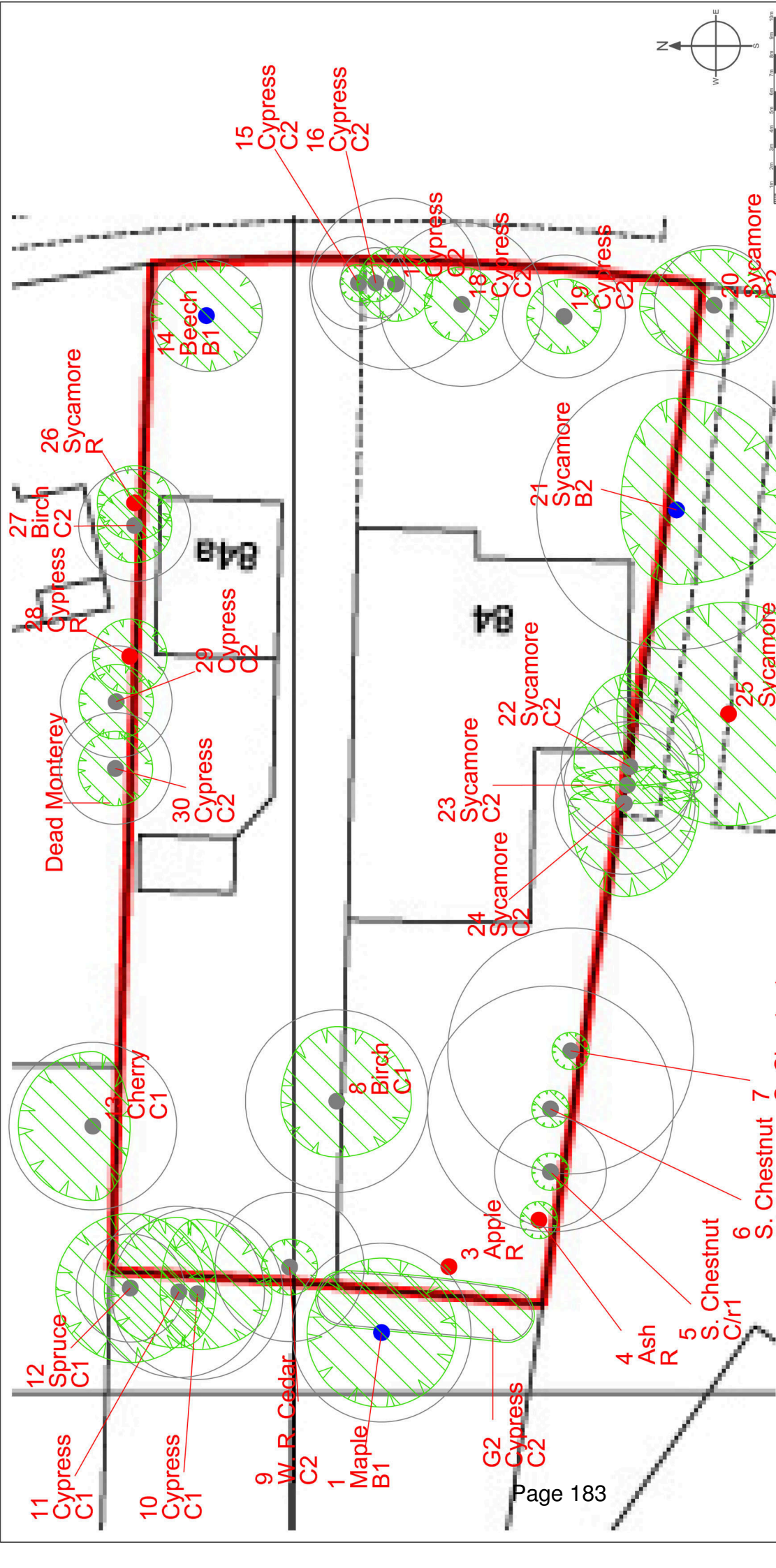
FRONT ELEVATION

ADDRESS: 1 BASTWICK STREET
CLERKENWELL
LONDON EC1V 3NU
TEL : +44 (0) 20 7460 4294
FAX : +44 (0) 8707 120 187
WEB : www.kingconroy.com
EMAIL : info@kingconroy.com

revisions / notes
C 2nd planning submission 18.03.09

client :
Regent Ltd

PROJECT REF : 07 028
PROJECT TITLE : WOODLANDS
ADDRESS : 84/84a Long Lane, Hillingdon, UB10.
DRAWING TITLE : Side Elevation
SCALE : 1:100
DATE : 11.01.08
ISSUE : PLANNING
REVISION: C



Landmark Trees
 Little Beeches, All Cannings, Devizes, Wilts, SN10 3NX
 Tel: (01380) 862905 Mobile: 07812 98928
 e-mail: info@landmarktrees.co.uk Web: www.landmarktrees.co.uk

Site: Woodlands, Long Lane
 Drawing Title: Tree Constraints Plan
 1-200@A3
 July 2008

Key

- Category A High Quality
- Category B Good Quality
- Category C Moderate Quality
- Category R Poor Quality

Tree Position
 Approximate (not in original logo)

Legend:
 Crown Spread
 Tree Number
 Species
 Category
 Root Protection Area

NOTE:
 This survey is of a preliminary nature. The trees were inspected from the ground level and the crown diameter was measured. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.
 Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.
 Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees.

Report of the Corporate Director of Planning & Community Services

Address 29A SWAKELEYS ROAD ICKENHAM

Development: Change of use of building from Class B1 (Office) use to a mixed use of Class B1, Class A1 (hairdressing), Class D1 (osteopathy, chiropody, acupuncture, physiotherapy, homeopathy, chiropracty, aromatherapy, reflexology and herbaltherapy) and Sui Generis Use (tattooing, manicures, depilation, botox and teeth whitening)

LBH Ref Nos: 30377/APP/2009/650

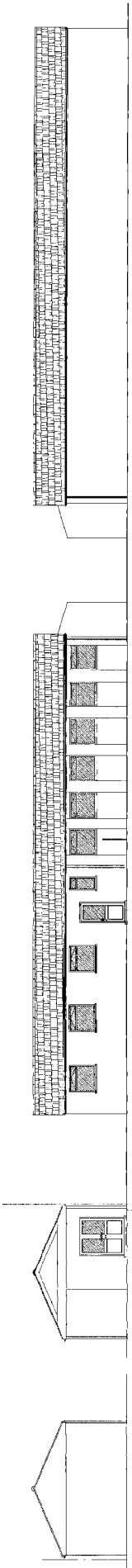
Date Plans Received: 30/03/2009

Date(s) of Amendment(s):

Date Application Valid: 08/04/2009

Notes

1. This drawing remains the copyright of Interimcity Ltd and is not to be copied from informally Ltd without permission.
2. All dimensions are in millimetres and levels in metres unless otherwise noted.
3. Do not scale off this drawing.



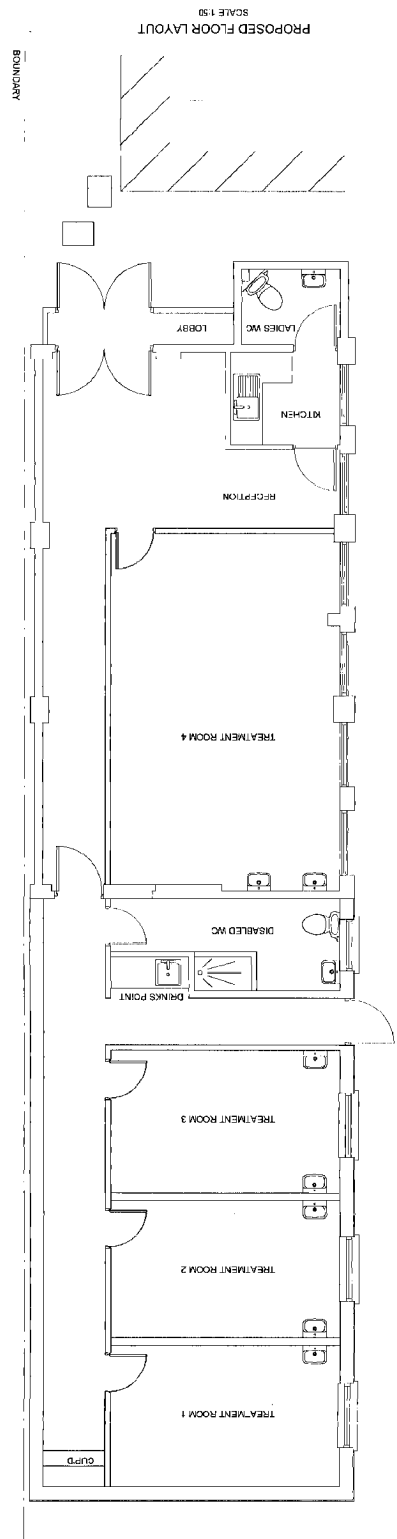
REAR ELEVATION
SCALE 1:100

FRONT ELEVATION
SCALE 1:100

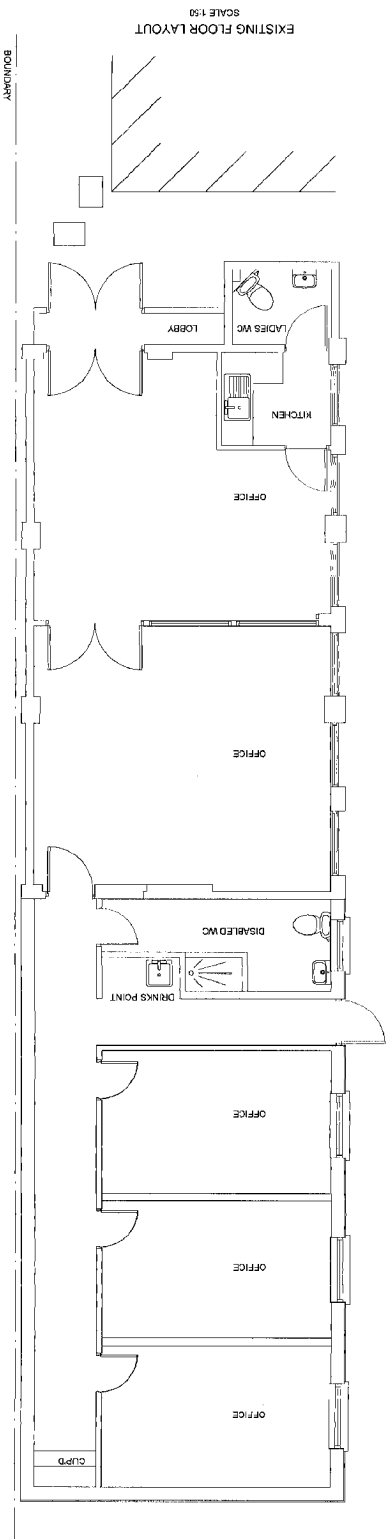
SIDE ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100

ELEVATIONS TO REMAIN UNCHANGED



PROPOSED FLOOR LAYOUT
SCALE 1:50



EXISTING FLOOR LAYOUT
SCALE 1:50

Rev.	Revisions	Date

30 MAR 2023
PLANNING & DESIGN SERVICES
65/100

MR G R MORTON
29a Swales-eyes Road
Icknham
WILTSHIRE
Tel: 01635 676755
Fax: 01635 676756

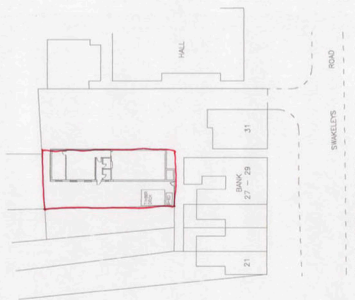
Client:	WCH NORTH
Project:	29 SWALES EYES ROAD ICKNHAM WILTSHIRE
Title:	CONTINUED BY USE AND/OR AS A BEAUTY HEALTH FACILITY
Drawn:	2/2/23
Checked:	
Scale:	as shown
Project No:	GW01
Rev. No.:	01



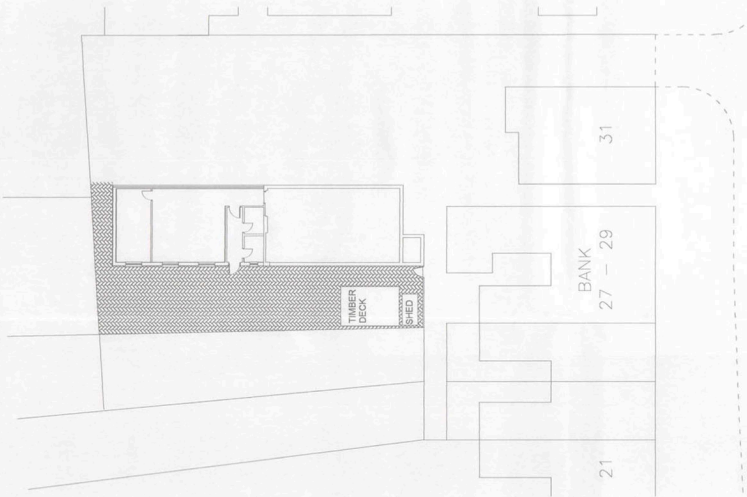
SCALE RULE FOR 1:50 SCALE PLANS

Notes

1. This drawing remains the copyright of the author and shall not be copied, altered or changed without permission from Informity Ltd.
2. All dimensions are in millimetres and are to be taken from the drawing.
3. Do not scale off this drawing.



LOCATION PLAN
SCALE 1:1500



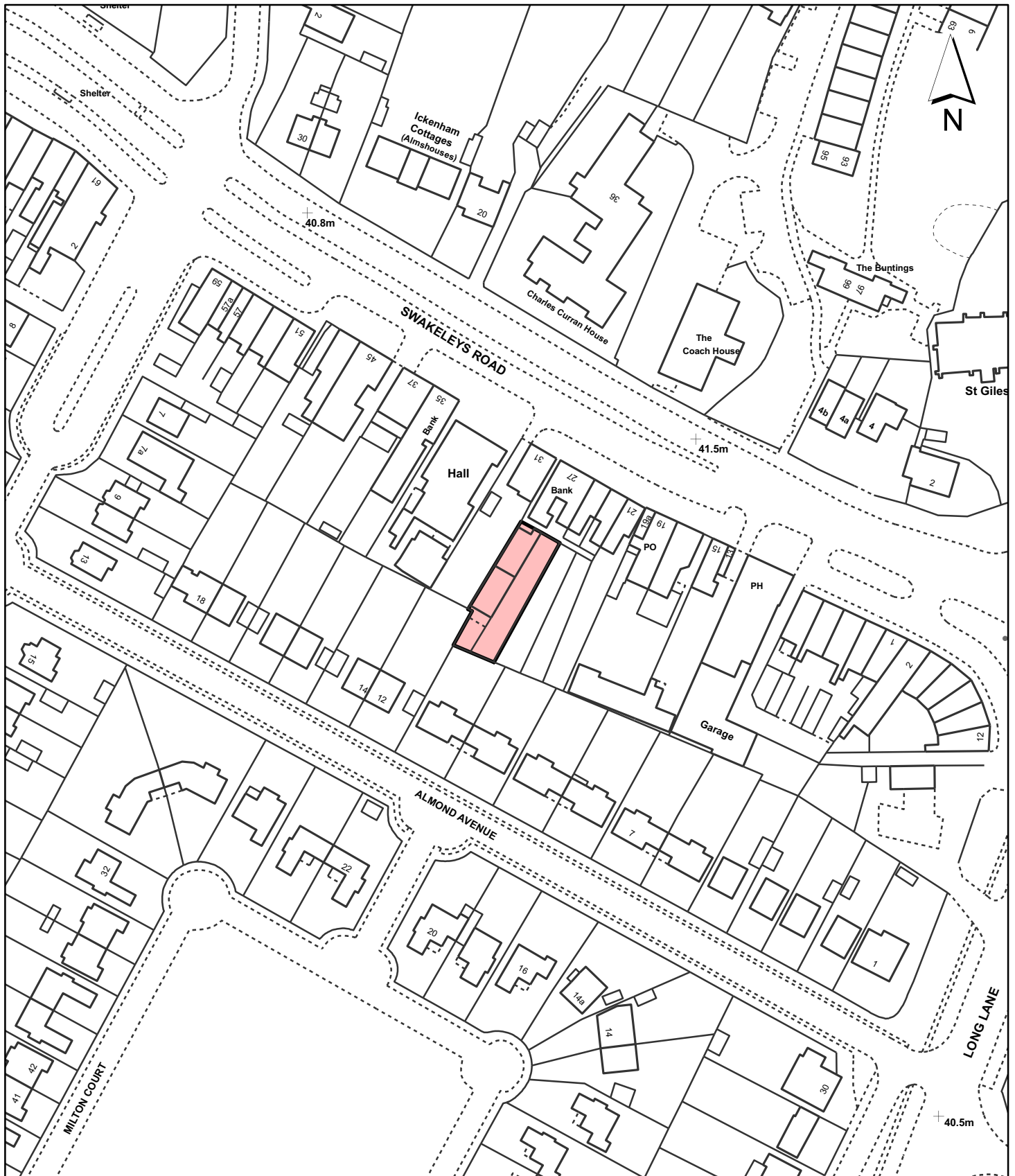
SITE PLAN
SCALE 1:200

Rev.	Description	Date

30 MAR 2009
PLANNING & TRANSPORTATION
GROUP

MR G R MARTIN
29a, Shawleys Road
Lichfield
WOLLESELEY
TEL: 01835 67635
FAX: 01835 67656

Client	MR G R MARTIN
Project	29a SHAWLEYS ROAD LICHFIELD MIDDLESEX
Title	CONTINUED BY USE AND/OR AS A SCOTTI RECREATION FACILITY
Drawing Issue Status	FOR PLANNING DETERMINATION
Date	27/03/09
Scale	1:200
Checked	
Project No.	SR001
Proj. No.	08
Rev.	



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**29A Swakeleys Road
Ickenham**

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

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

Planning Application Ref:
30377/APP/2009/650

Scale
1:1,250

Planning Committee
North Page 187

Date
July 2009



HILLINGDON
LONDON

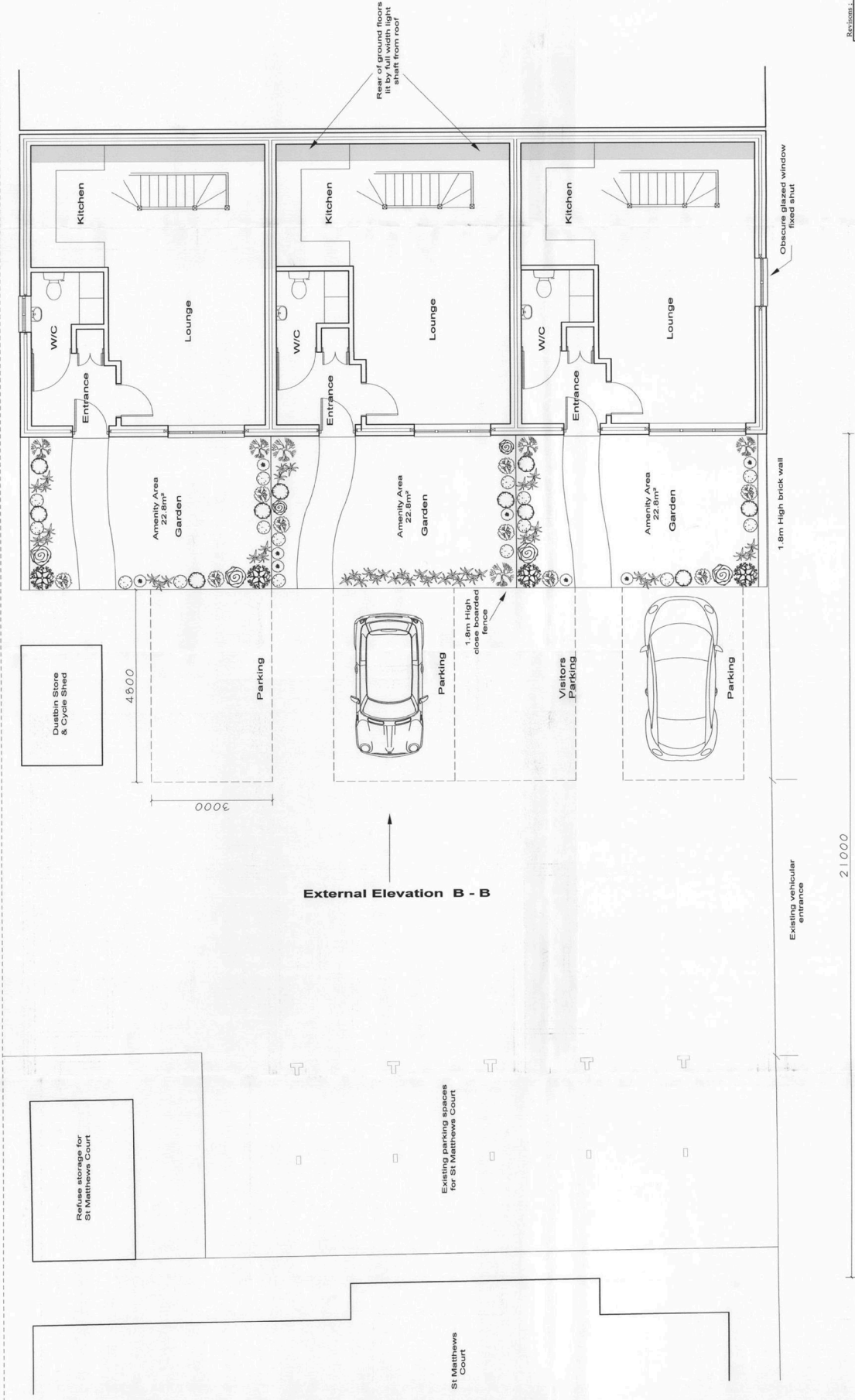
Report of the Corporate Director of Planning & Community Services

Address LAND REAR OF ST MATTHEWS CHURCH FORGE LANE NORTHWOOD
Development: 3 two-bedroom terraced dwellings with habitable roofspace and associated parking
LBH Ref Nos: 62125/APP/2009/729

Date Plans Received: 08/04/2009

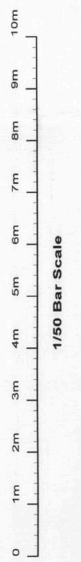
Date(s) of Amendment(s):

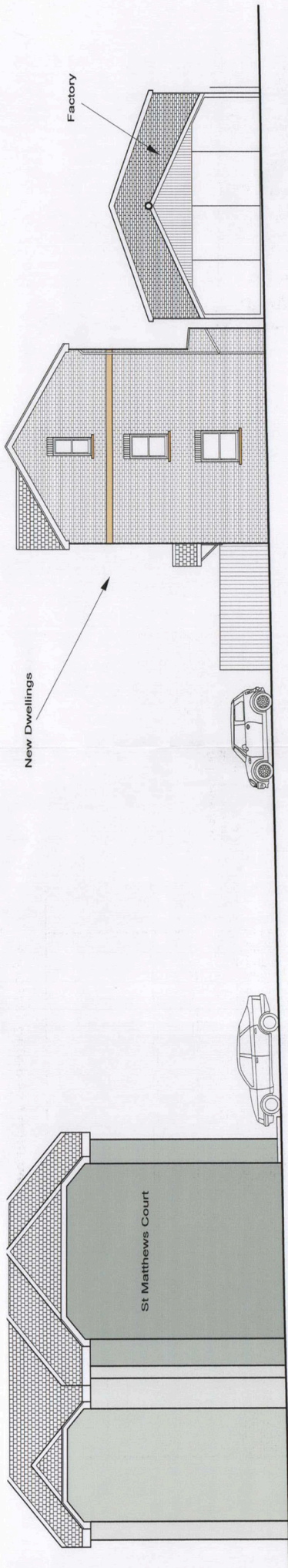
Date Application Valid: 08/04/2009



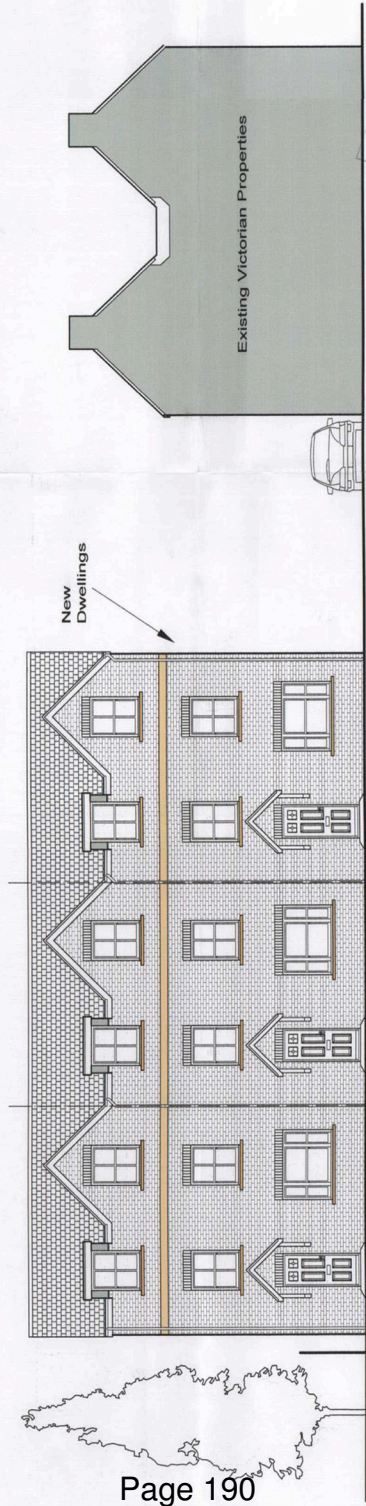
Jan 09
 E. Additional info added
 F. Feb 08
 C. Additional info added
 A. 1st revision
 B. 2nd revision
 Revisions: A. Layout changes

Site Land at Forge Lane, Northwood, Middx.	
Client Mr M Dietz	
Detail Proposed Plan	
Scale 1/50	Drawing Number 2841/1E
Date 19/08/07	Drawn by JAS
F.J. Thompson & Co <small>2nd Floor, 30 Church Street, Herefordshire HR16 1JY, 01927 72927 Fax 01927 72910 Email: survey@fjthompson.co.uk WDD ID</small>	

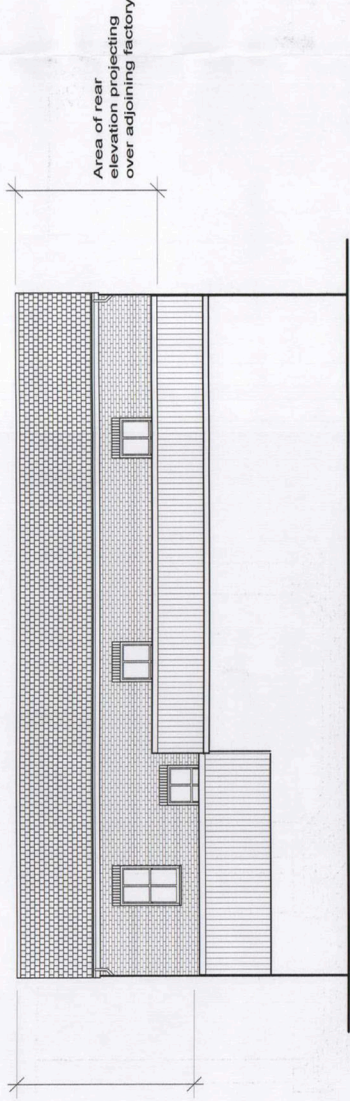




External Elevation A - A



External Elevation B - B



Proposed Rear Elevation (showing factory)

Revision: B. Design changes
A. Design changes
Site Land at

Forge Lane,
Northwood,
Middx.

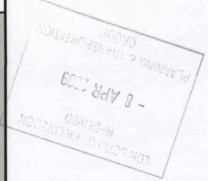
Client
Mr M Dietz

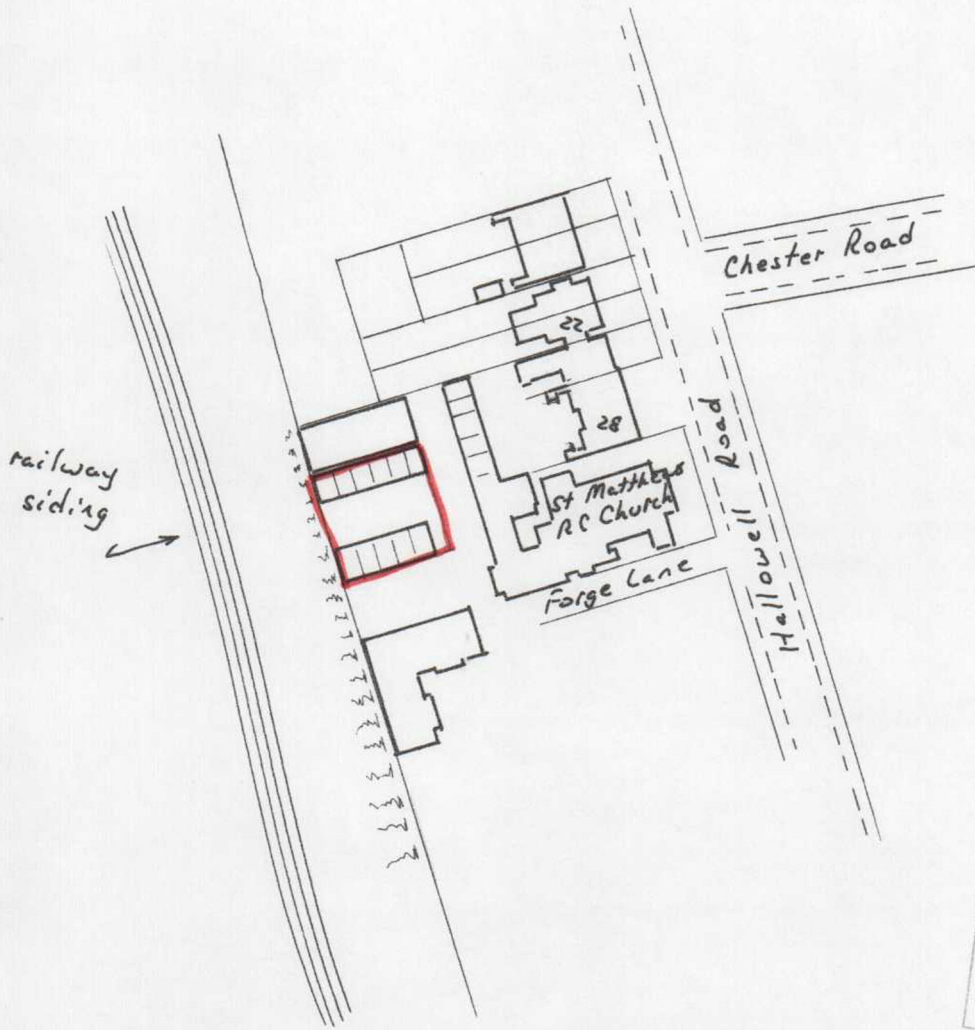
Detail
Profiles

Scale 1/100
Date 25/02/08
Drawing Number 2841/3B
Drawn by JAS

F. J. Thompson & Co

Old Kings Arms
30 Church Street
Rushmore
Hertfordshire
WD3 1DJ
Tel 01923 720277
Fax 01923 772910
email: surveys@fjthompson.co.uk





LOW BOARD OF HICLINGDON
RECEIVED
- 8 APR 2009
PLANNING & TRANSPORTATION
GROUP

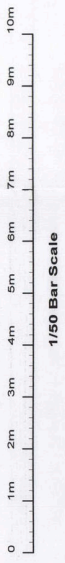
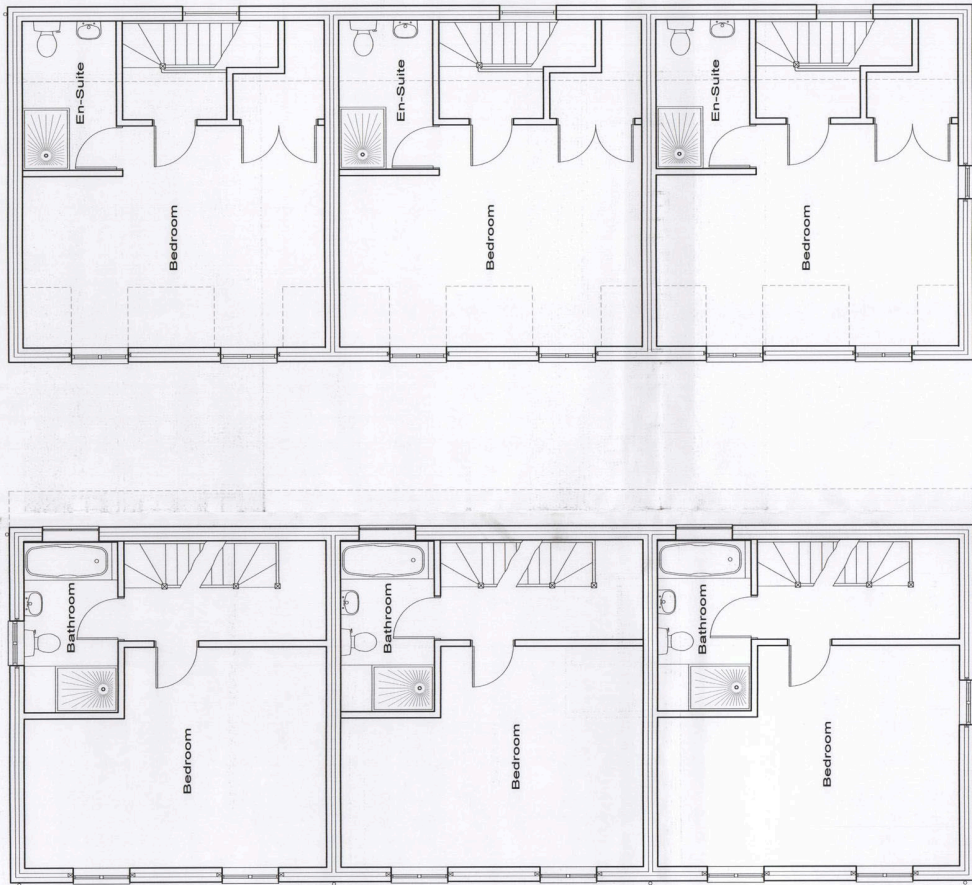
Land at Forge Lane, Northwood, Middlesex.

Location Plan

© Crown copyright. All rights reserved.

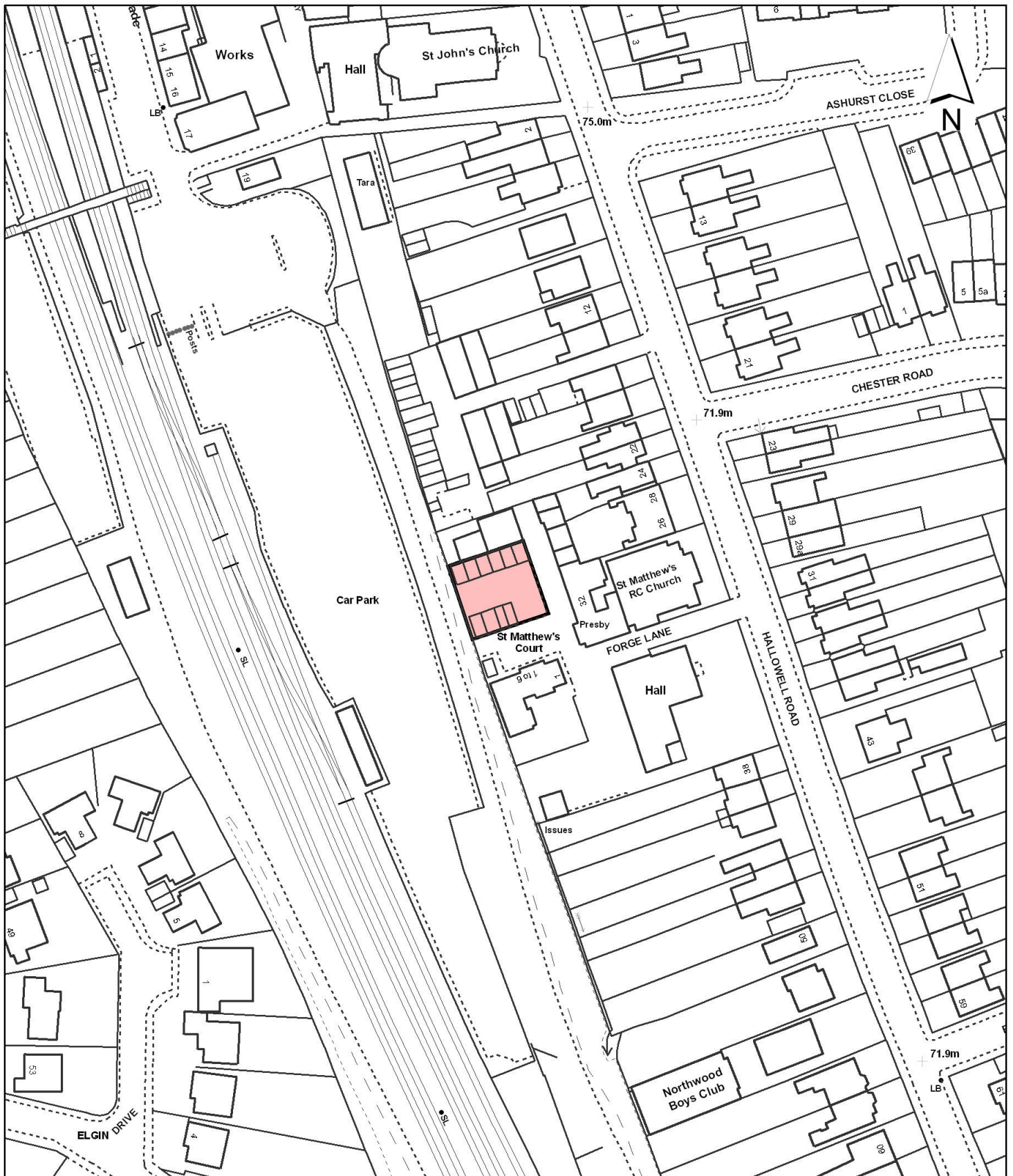
Licence number:- ES 100004406

Scale:- 1/1250




Architect
- 4 AR 2008
Architects & Surveyors

Revisions:	R. Design changes A. Design changes	Date:	Jan 08 Dec 08
Site:	Forge Lane, Northwood, Middx.		
Client:	Mr M Dietz		
Detail:	Proposed Plans		
Scale:	1/50 / 1/100	Drawing Number:	2841 / 4B
Date:	10/11/08	Drawn by:	JAS
F.J. Thompson & Co 30 Church Street Harpenden Hertfordshire AL5 2JQ Tel: 01494 772910 email: enquiries@fjthompson.co.uk WDI ID#			



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2008

Site Address	
Land rear of St Mathews Church, Forge Lane, Northwood	
Planning Application Ref:	Scale
62125/APP/2009/729	1:1,250
Planning Committee	Date
North Page 193	July 2009

LONDON BOROUGH OF HILLINGDON
Planning & Community Services

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


HILLINGDON
 LONDON

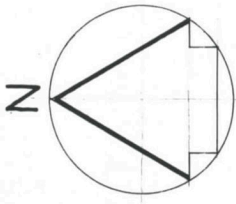
Report of the Corporate Director of Planning & Community Services

Address LAND REAR OF 81-93 HILLIARD ROAD NORTHWOOD

Development: ERECTION OF 2 TWO STOREY BUILDINGS EACH COMPRISING OF TWO 2-BEDROOM MAISONETTE FLATS, WITH ASSOCIATED CAR PARKING, CYCLE STORE AND BIN STORE INVOLVING DEMOLITION OF EXISTING BUILDINGS.

LBH Ref Nos: 64786/APP/2009/452

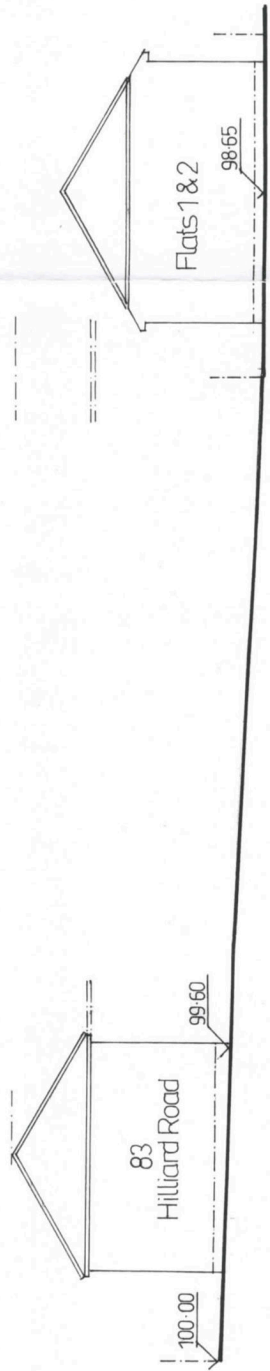
Date Plans Received:	06/03/2009	Date(s) of Amendment(s):	06/03/2009
Date Application Valid:	11/03/2009		11/03/2009



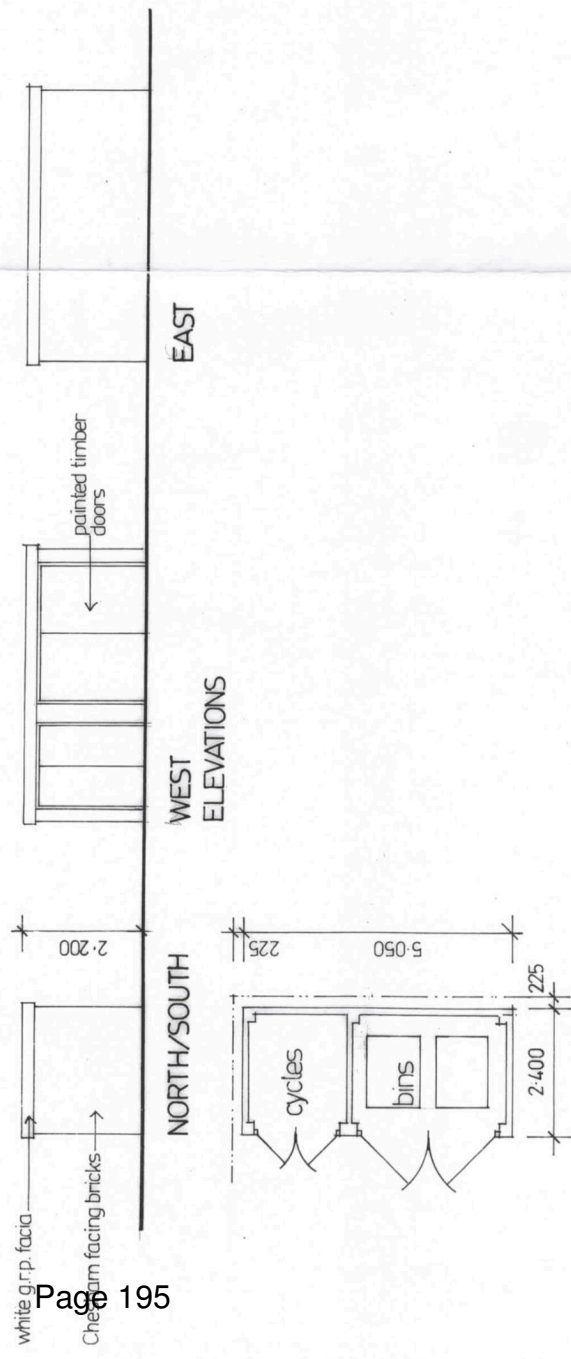
LOCATION PLAN scale: 1:1250

LONDON BOROUGH OF HILLINGDON RECEIVED - 6 MAR 2009 PLANNING & COMMUNITY SERVICES

drawing no. 0803/9



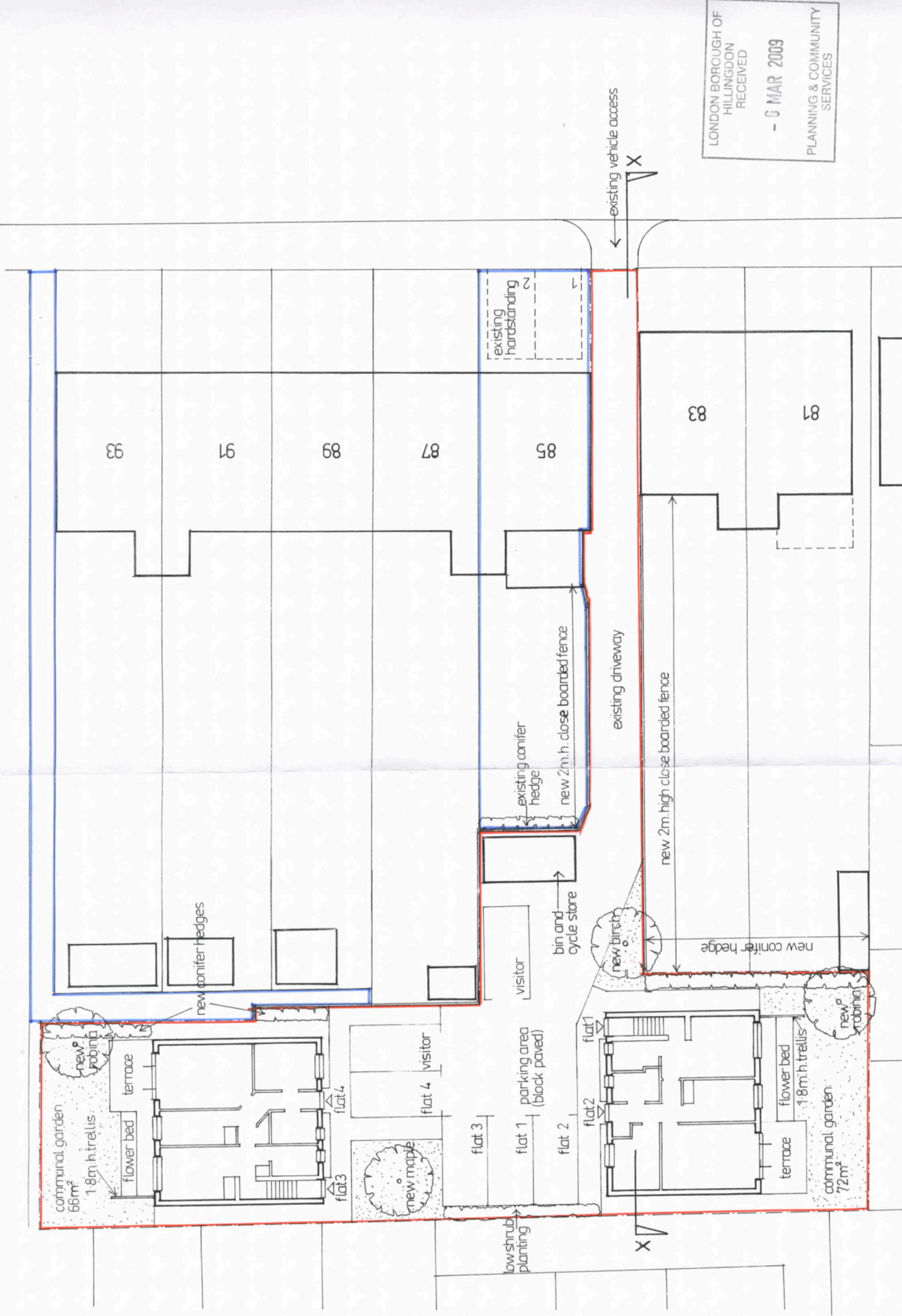
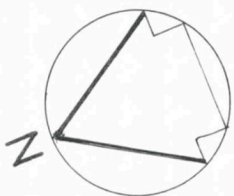
LONGITUDINAL SECTION ON LINE X - X
scale: 1: 200



BIN CYCLE STORE PLAN
scale: 1:100

development at r/o 81 - 93 Hilliard Road, Northwood

geoffrey t dunnell · 020 8868 5141



site area = 0.0653 ha (0.16 acre)
 density = 13 habitable rooms = 199 h.r./ha
 = 4 units = 61 units/ha

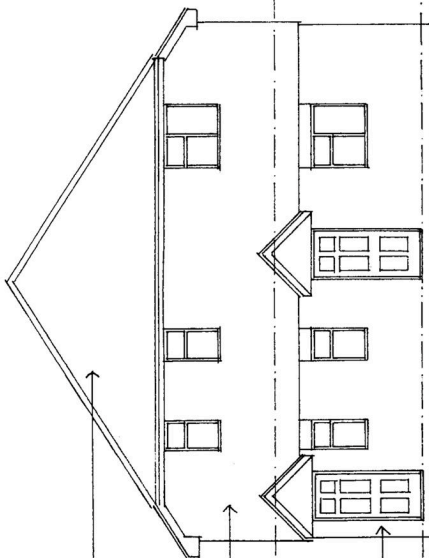
site plan 1:200

development at r/o 81-93 Hilliard Road, Northwood

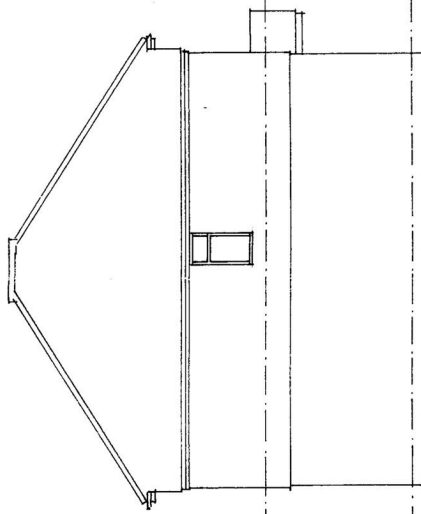
geoffrey t dunnell 020 8868 5141

LONDON BOROUGH OF HILLINGDON RECEIVED
 - 6 MAR 2009
 PLANNING & COMMUNITY SERVICES

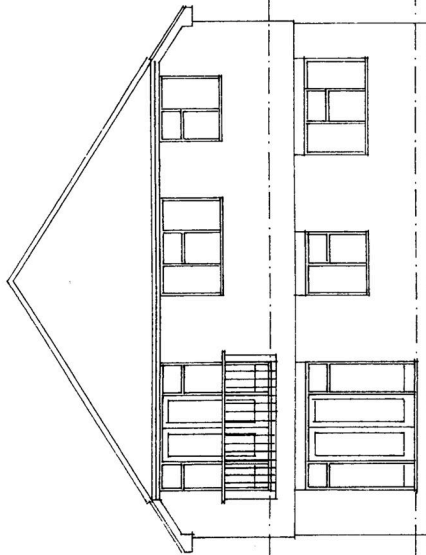
drawing no. 0803/6



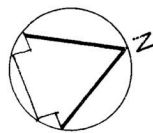
NORTH ELEVATION



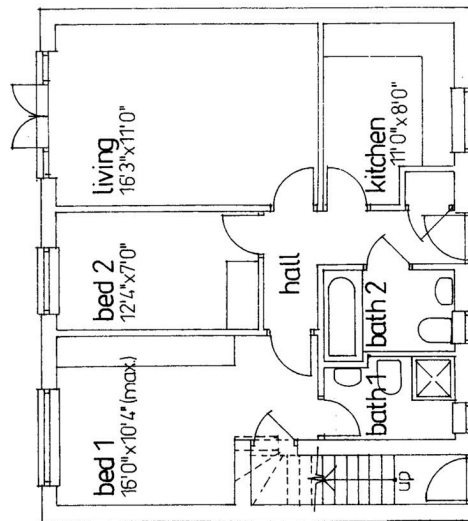
EAST ELEVATION



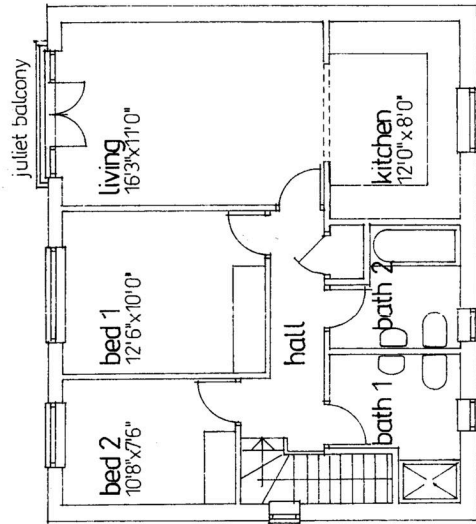
SOUTH ELEVATION



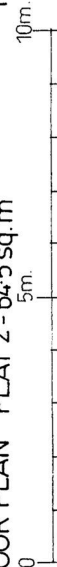
AMENDED PLAN
 11 MAR 2009
 Revision 1.10.03.2009 GFD
 Flat numbering amended



GROUND FLOOR PLAN FLAT 2 - 64.5 sq. m
scale: 1:100



FIRST FLOOR PLAN FLAT 1 - 67.5 sq. m.



WEST ELEVATION

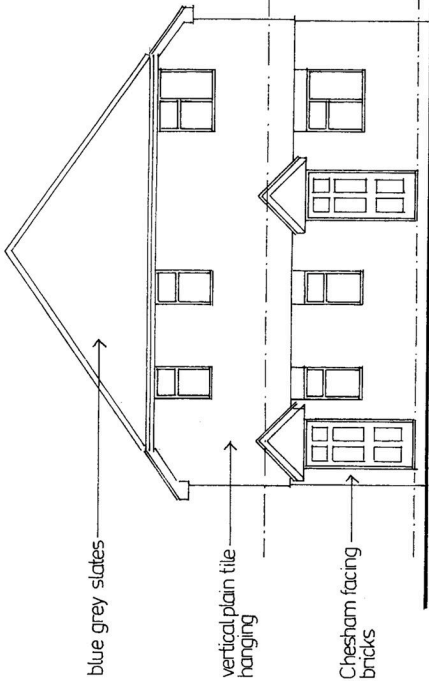
drawing no.

Revision 1.10.03.2009 GFD
Flat numbering amended.

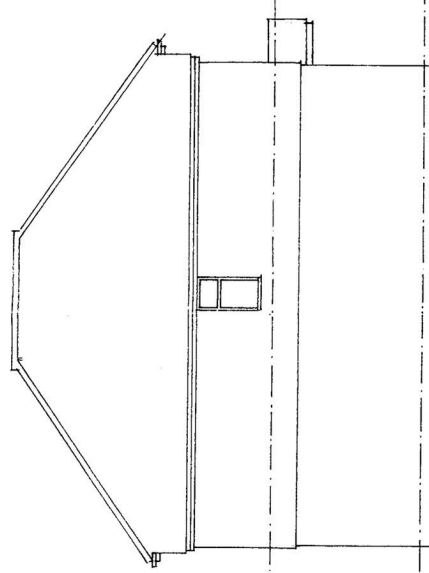
0803/7A

development at r/o 81 - 93 Hilliard Road, Northwood

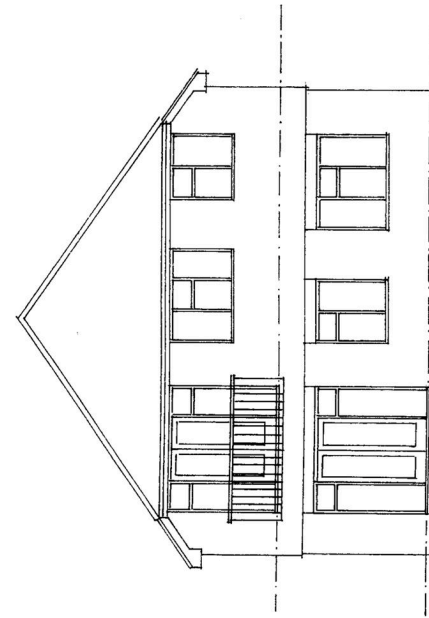
geoffrey t dunnell 020 8868 5141



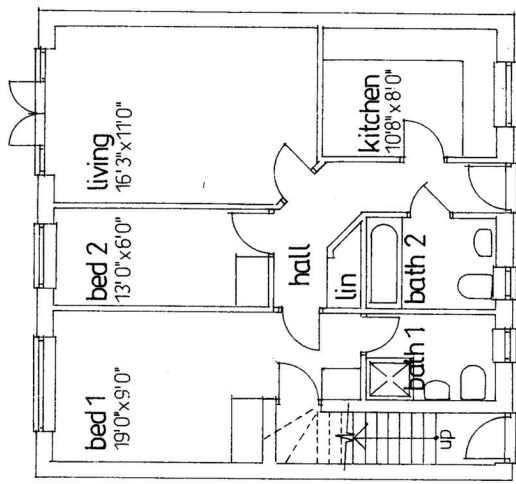
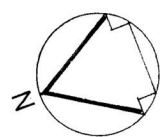
SOUTH ELEVATION



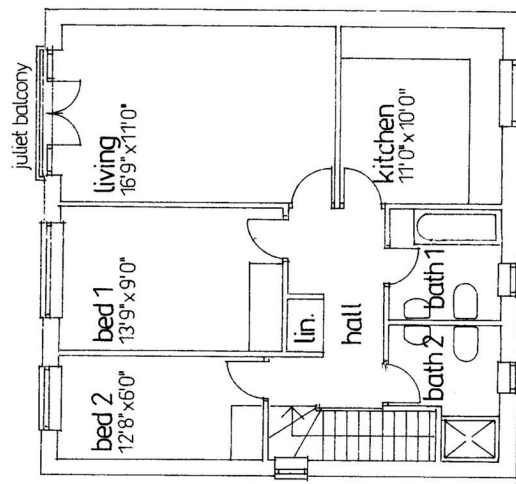
WEST ELEVATION



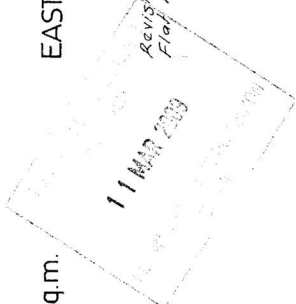
NORTH ELEVATION



GROUND FLOOR PLAN FLAT 4 - 64.25sq.m.
scale: 1:100



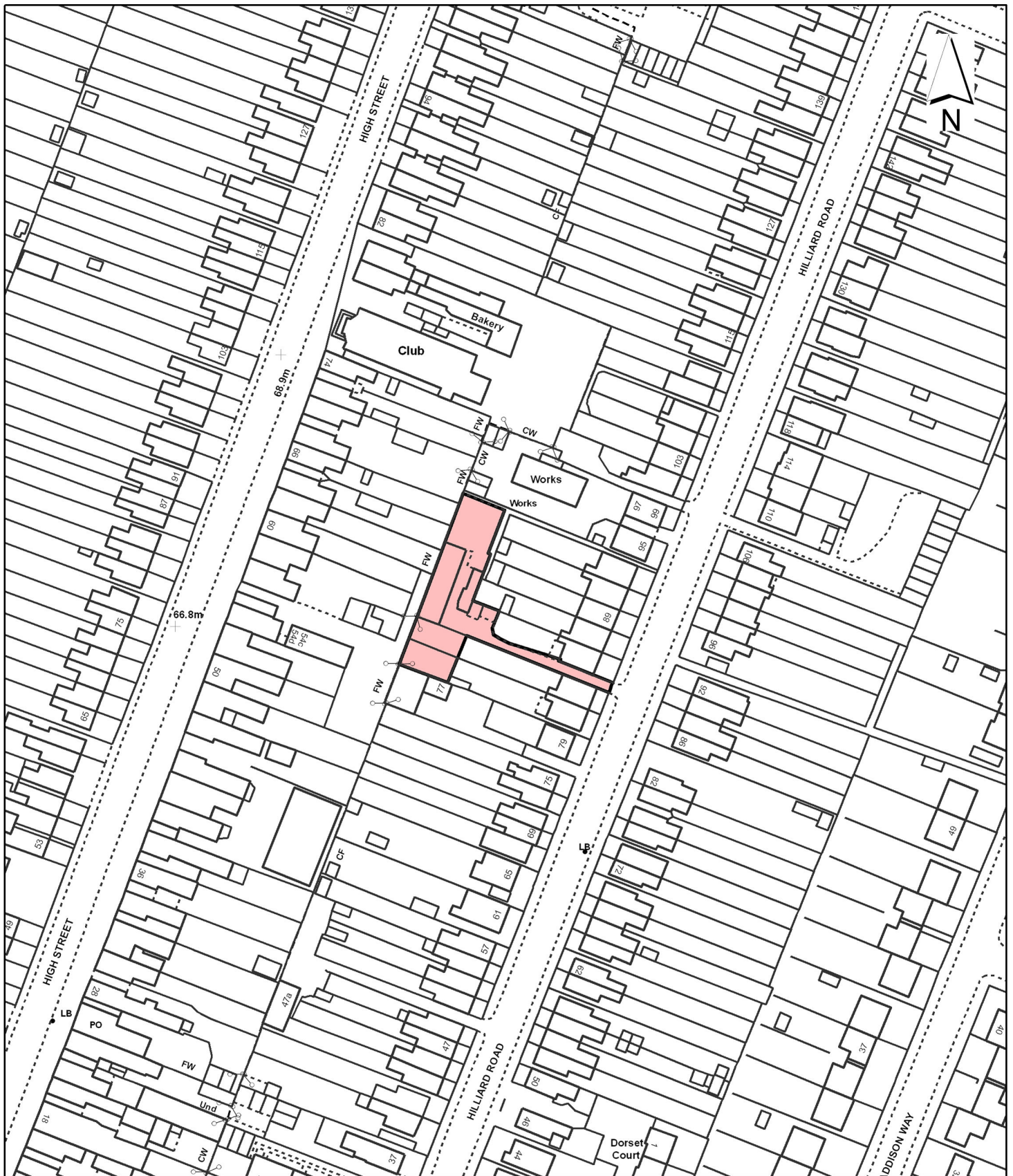
FIRST FLOOR PLAN FLAT 3 - 67.25sq.m.
10m
5m



drawing no.
0803/8A

development at r/o 81 - 93 Hilliard Road, Northwood

geoffrey t dunnell



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**Land rear of 81-93 Hilliard Road
Northwood**

Planning Application Ref:

64786/APP/2009/452

Planning Committee

North Page 199

Scale

1:1,250

Date

July 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

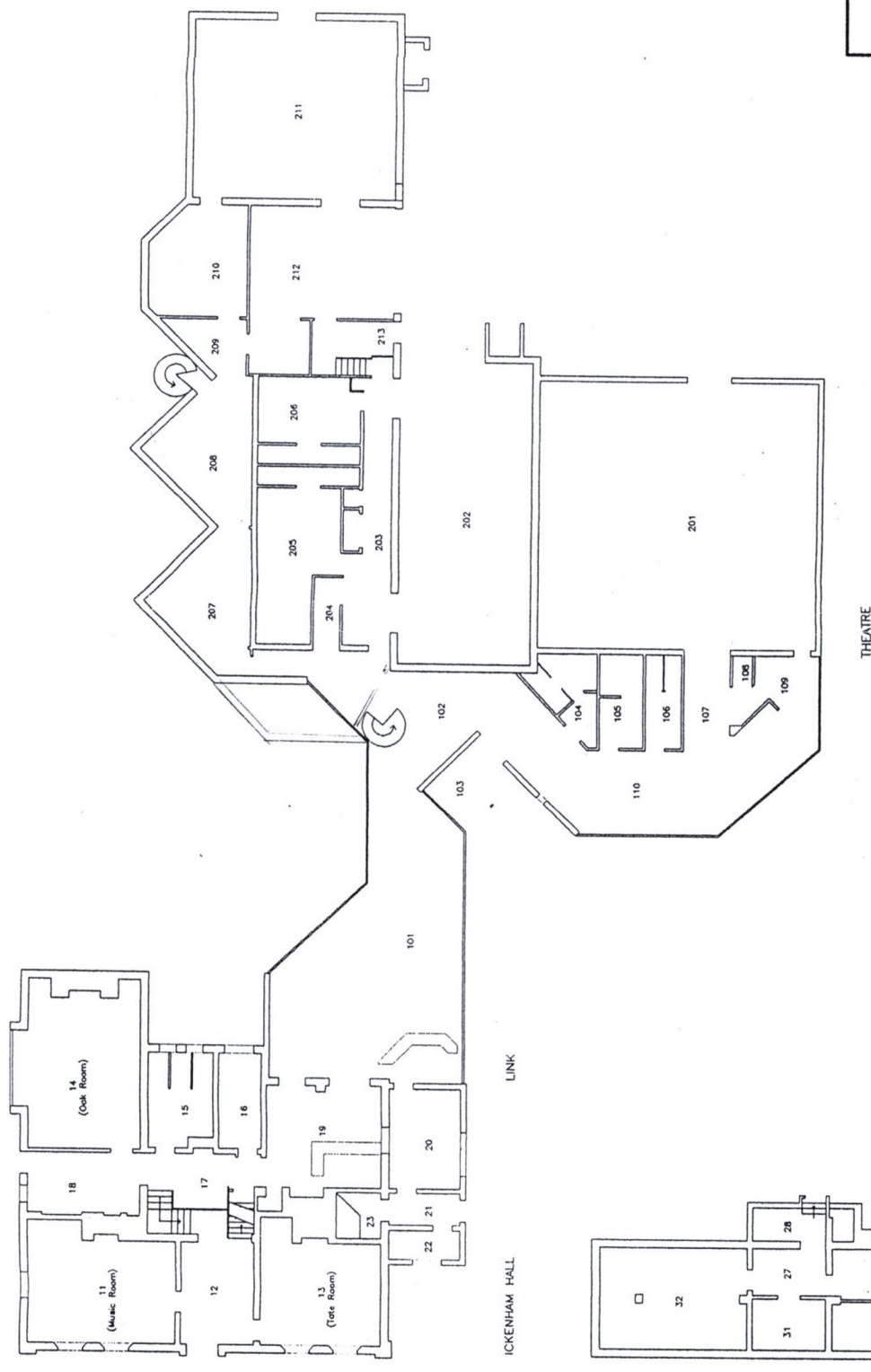
Address COMPASS THEATRE AND ARTS CENTRE GLEBE AVENUE ICKENHAM

Development: Internal alterations (Application for Listed Building Consent).

LBH Ref Nos: 187/APP/2008/2807

Date Plans Received: 25/09/2008 **Date(s) of Amendment(s):**

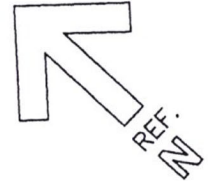
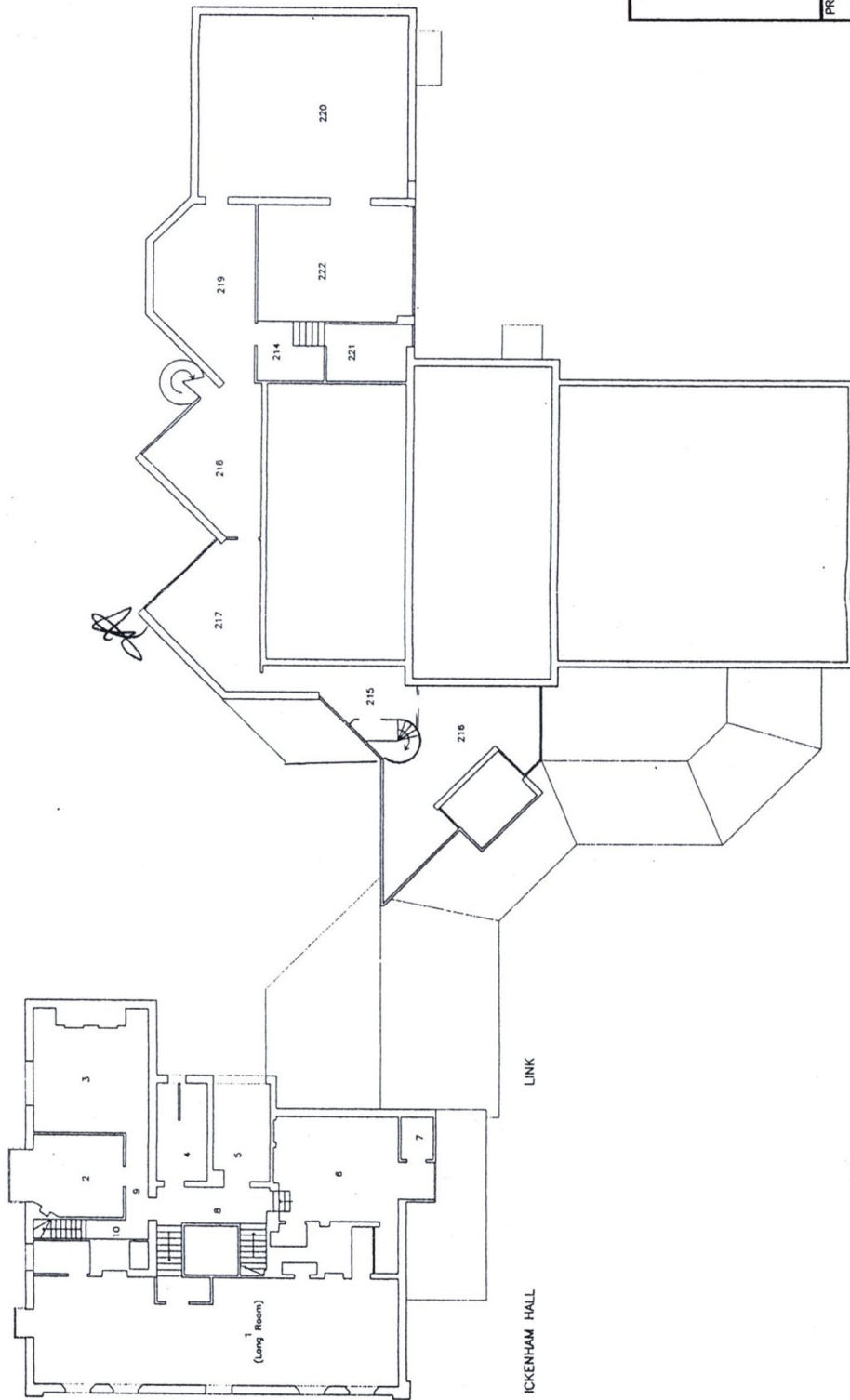
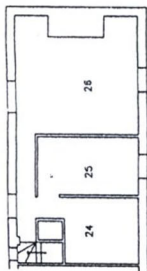
Date Application Valid: 05/11/2008



CIVIC CENTRE
 UXBRIDGE
 MIDDLESEX
 UB8 1UW
 0895 250111



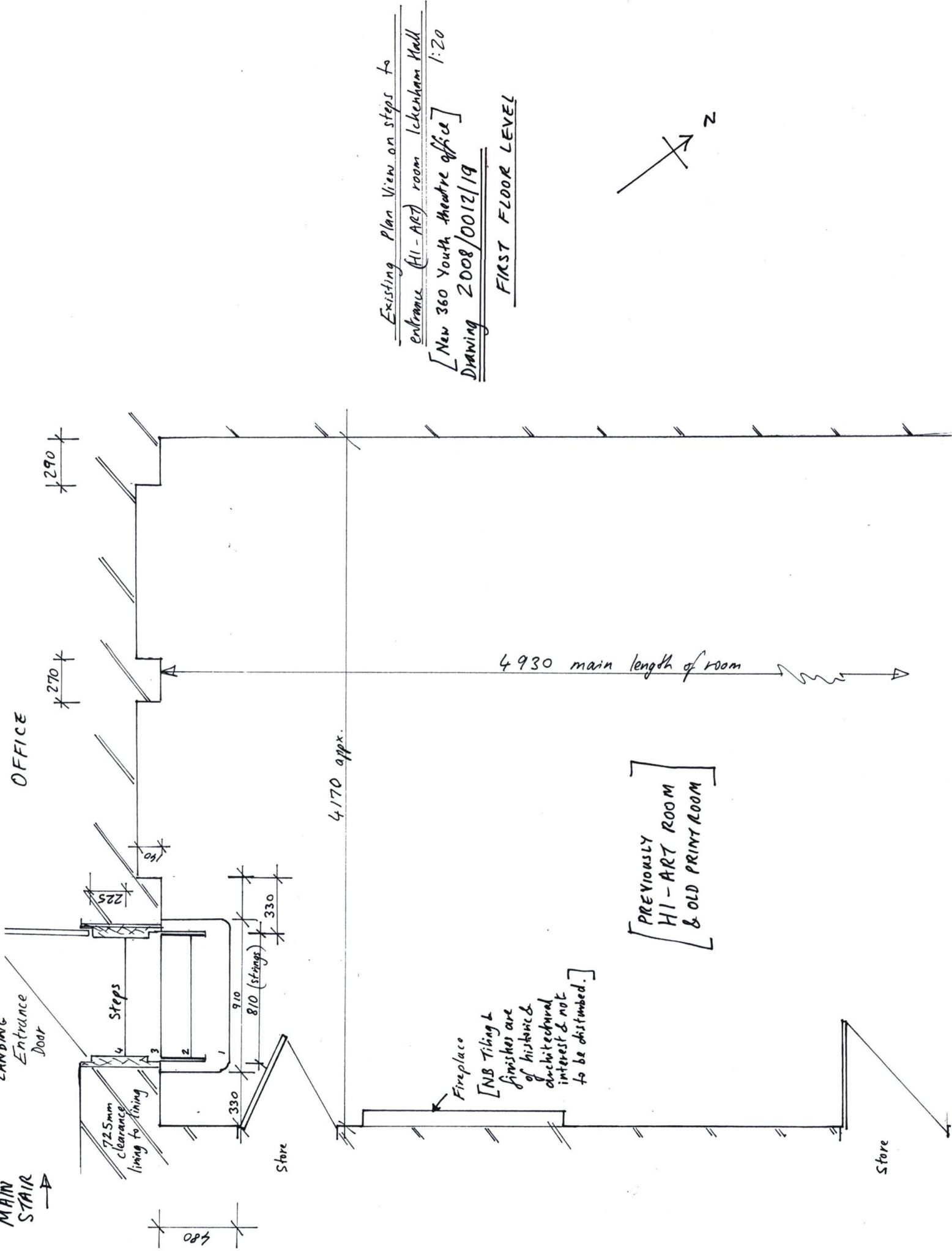
PROJECT COMPASS THEATRE	
DESCRIPTION GROUND FLOOR PLAN (Existing)	
SCALE 1:200	DATE 30-3-95
DRAWN mew	REV
DRAWING No	
Sheet 1 of 2	
2008/0012/13	



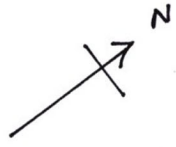
CIVIC CENTRE
 UXBRIDGE
 MIDDLESEX
 UB8 1UW
 0895 250111

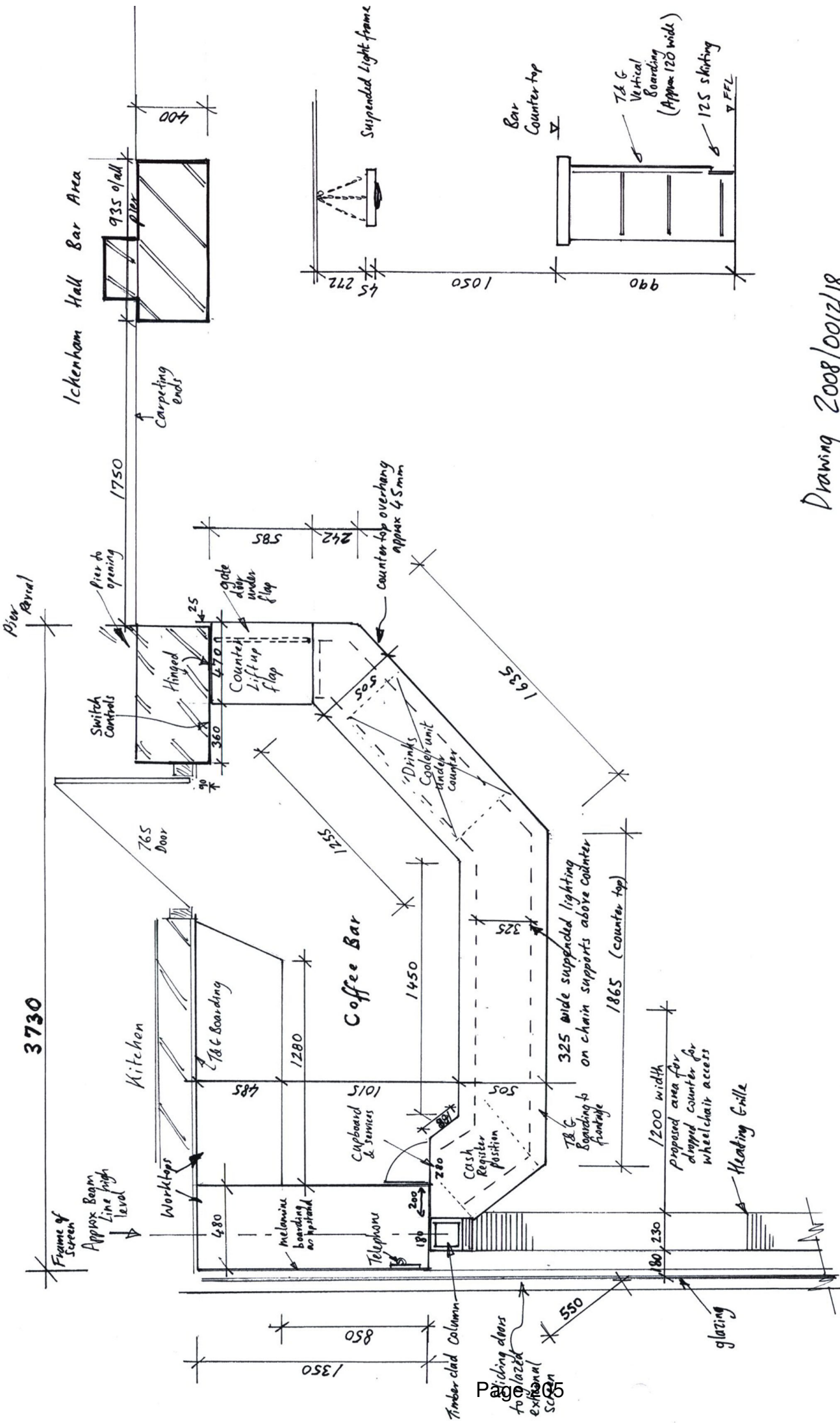


PROJECT	COMPASS THEATRE		
DESCRIPTION	FIRST FLOOR PLAN (Existing)		
SCALE	1:200	DRAWN	mew
DRAWING No		DATE	30-3-95
REV			
Sheet 2 of 2 2008/0012/14			

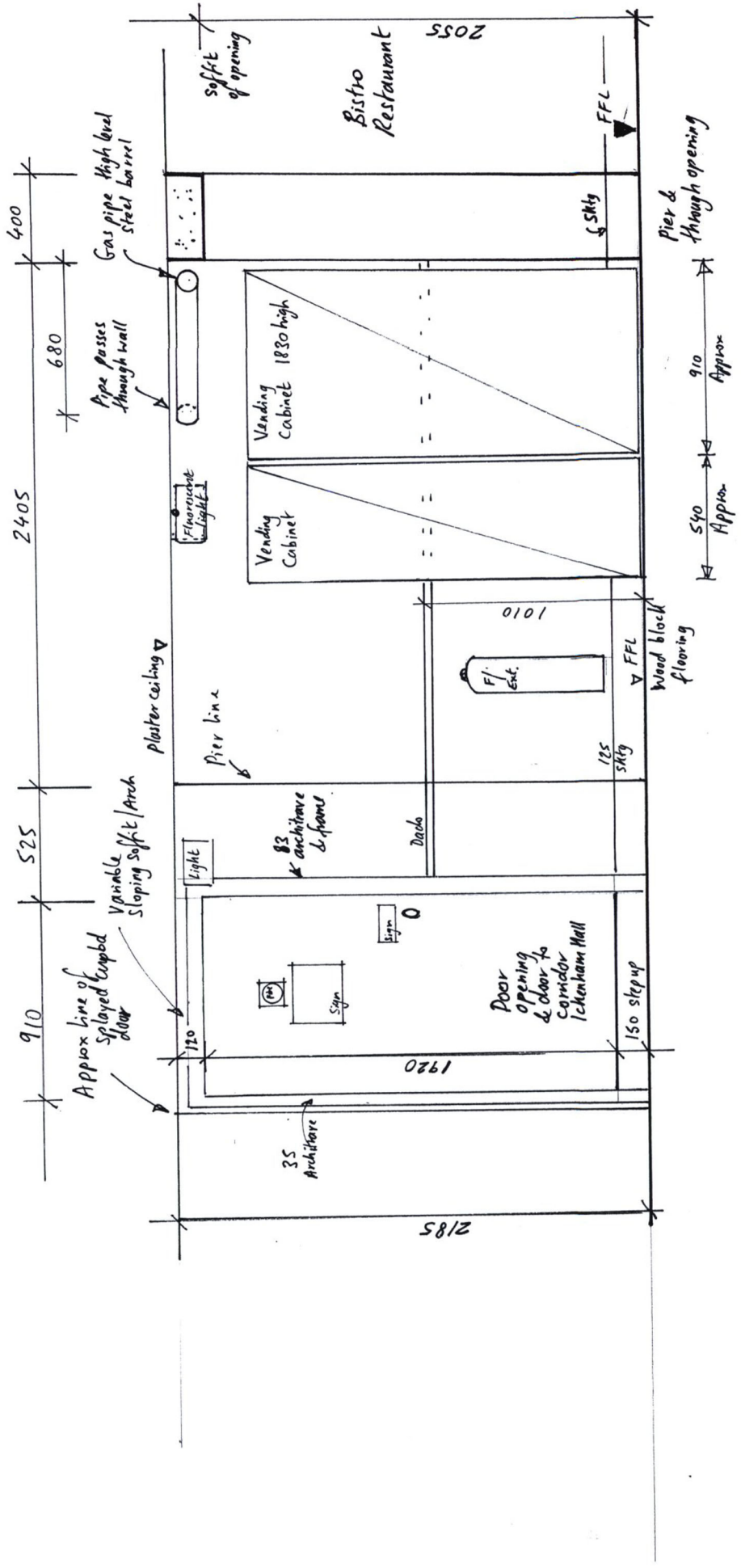


Existing Plan View on steps to
 entrance (HI-ART) room Ickenham Hall 1:20
 [New 360 Youth theatre office]
 Drawing 2008/0012/19
 FIRST FLOOR LEVEL

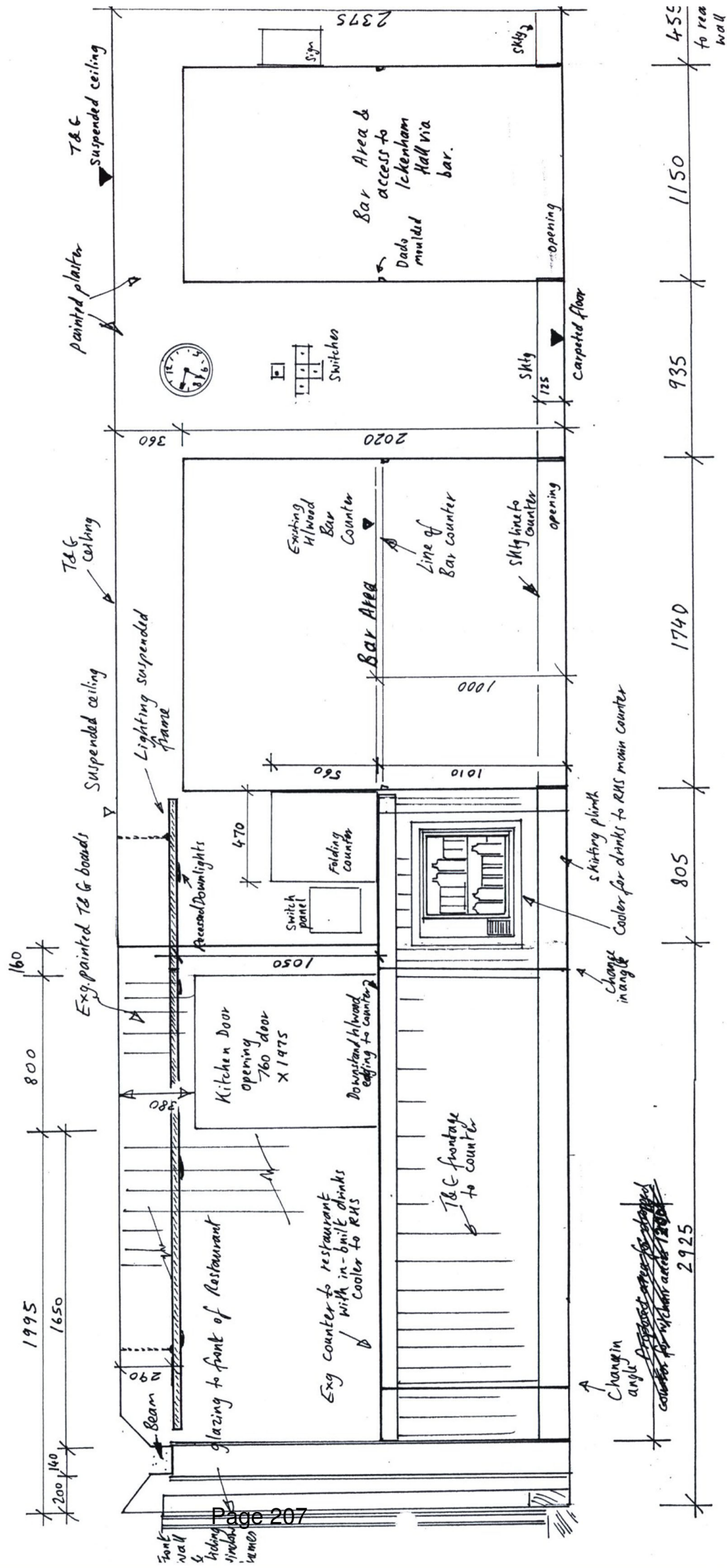




Drawing 2008/0012/18
 Existing Plan on Coffee Bar (N.T.S.)

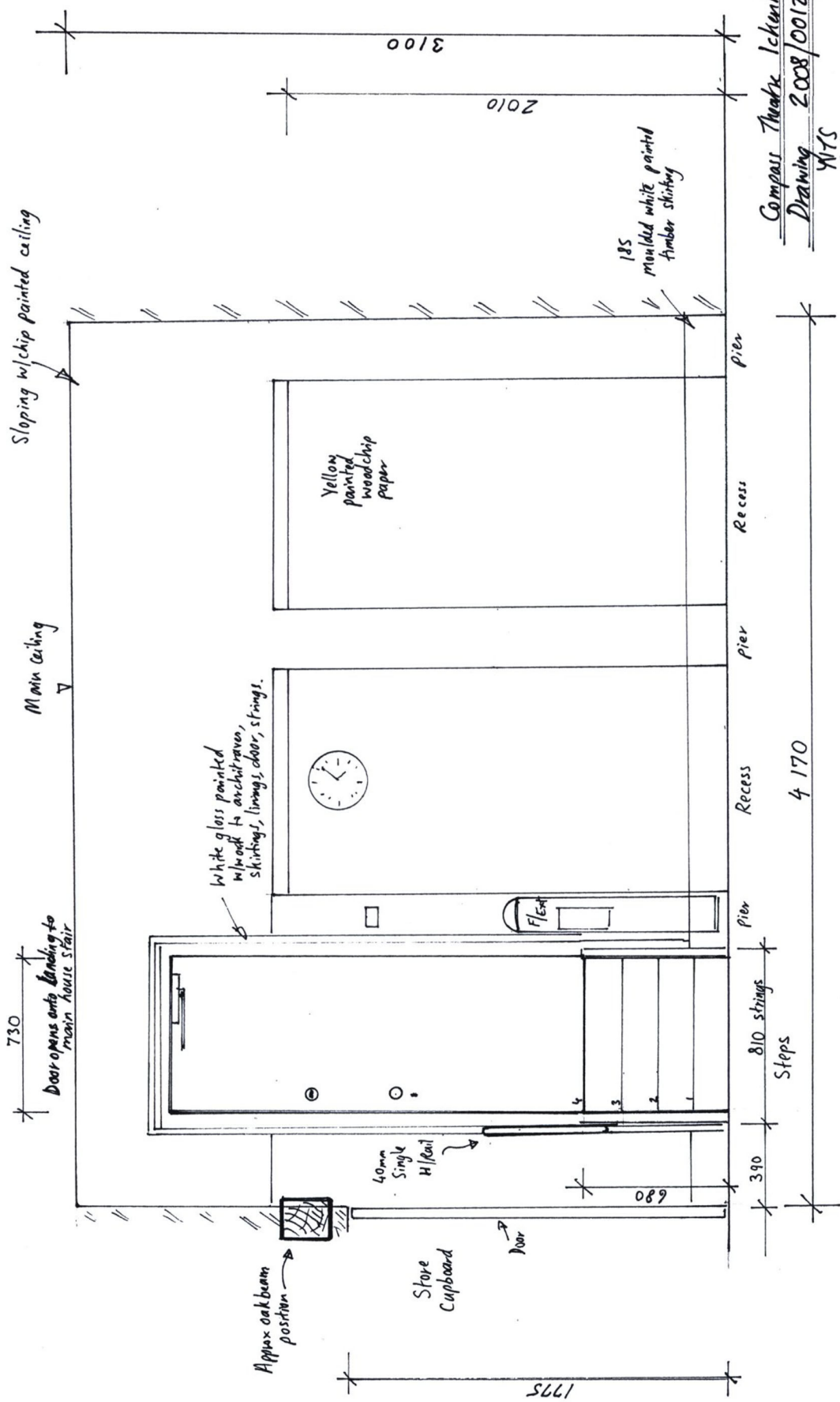


Existing Elevation from Ickenham Mall Bar looking towards corridor & copier room 1:20
 Drawing No. 2008/0012/16

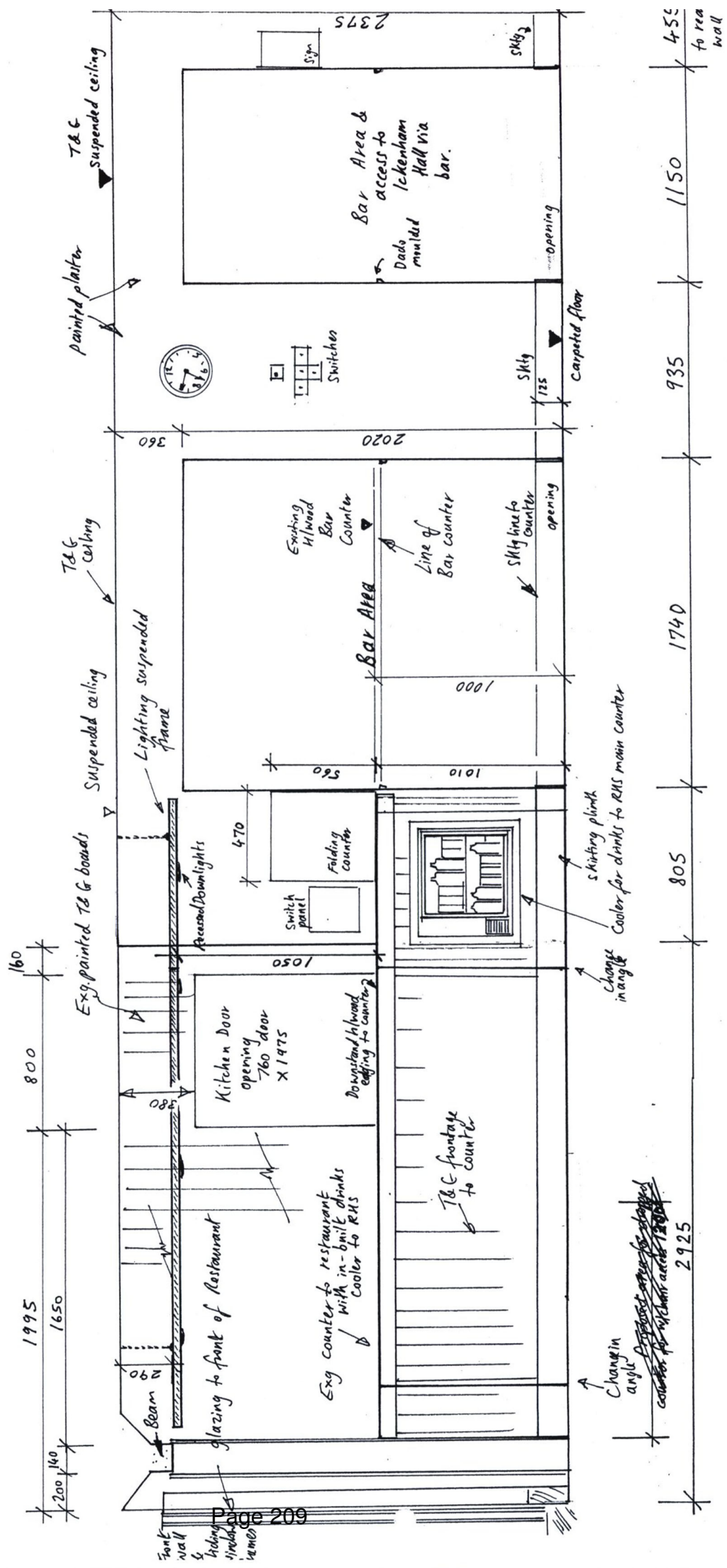


Existing elevation on Bistro counter looking towards bar of Ickenham Hall 1:20
 Drawing No. 2008/0012/17

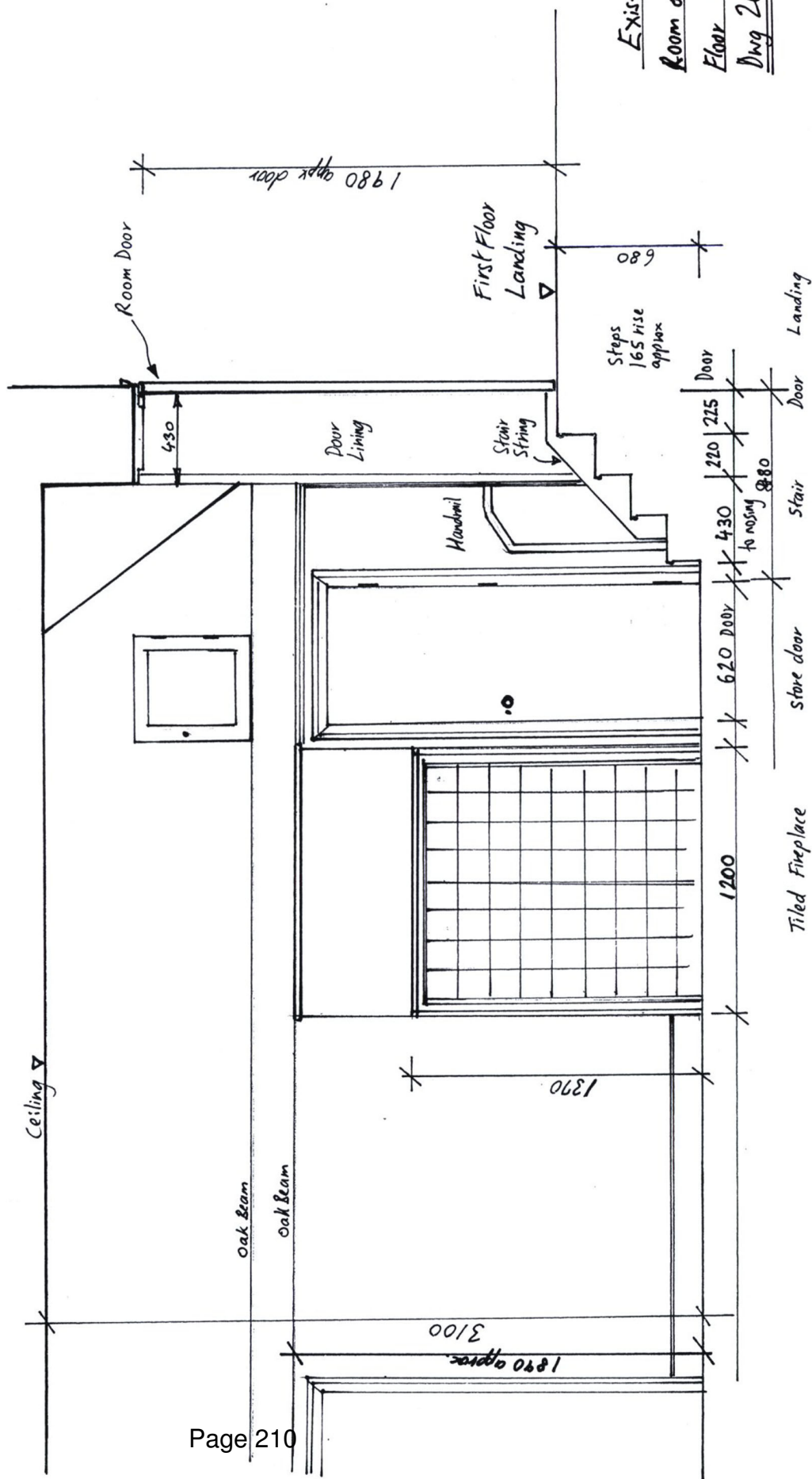
Flush
Door with
Screened Flush
panel
725mm lining to lining



360 Y7 Room
Compass Theatre Ickenham Hall - (Hr. Art Room)
Drawing 2008/0012/20 Existing Door Wall
N.T.S.
Elevations



Existing elevation on Bistro counter looking towards bar of Ickenham Hall 1:20
 Drawing No. 2008/0012/17

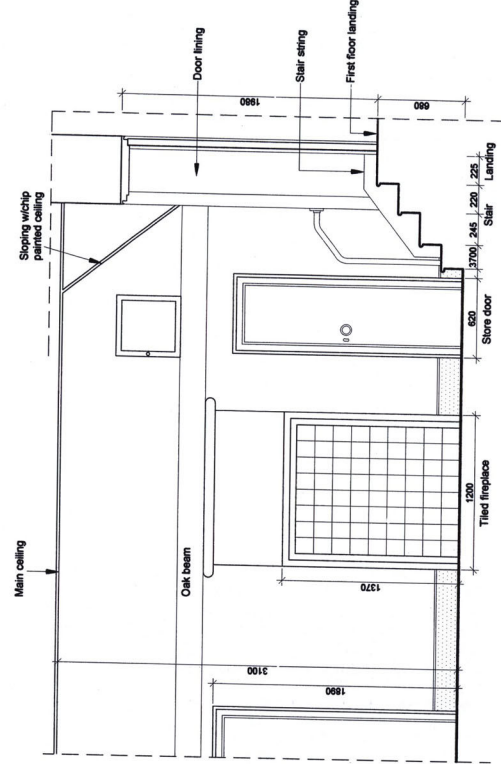
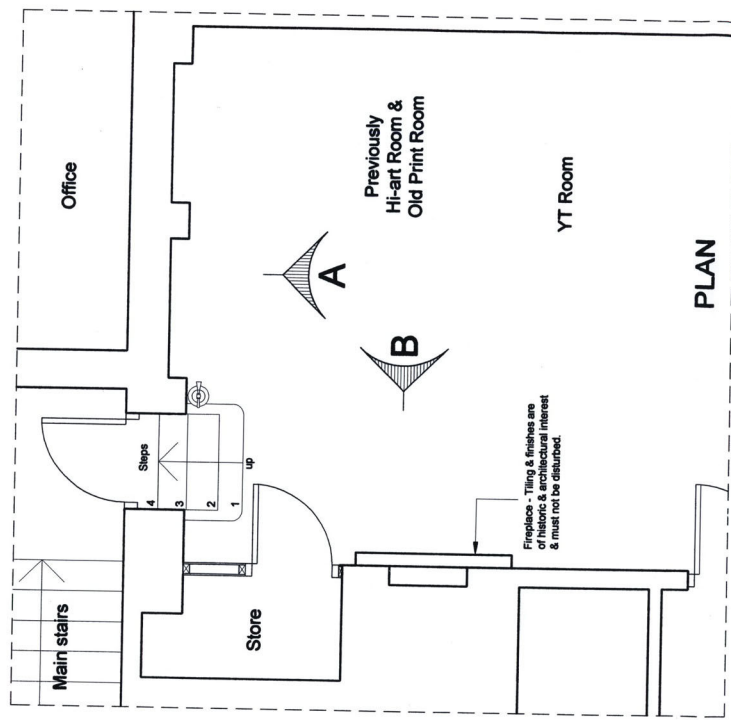


360YT
 Existing elevation to (H/ART)
 Room on fireplace wall, First
 Floor Ickenham Hall 1:20
 Dwg 2008/0012/21 N.T.S.

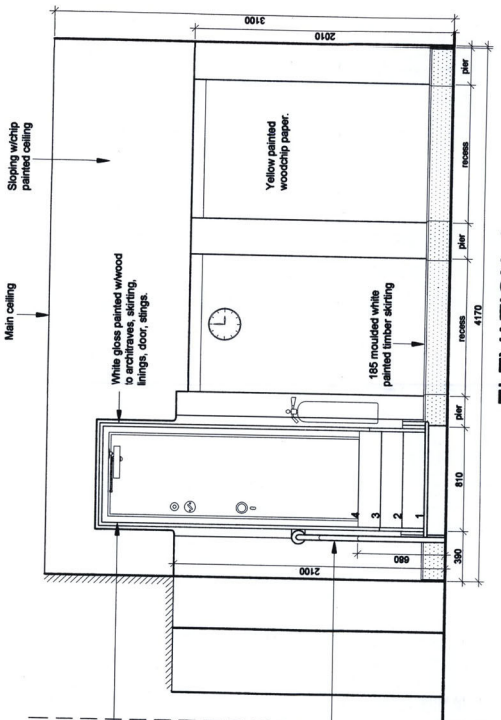
NOTICE
This Contract is subject to the Conditions of Contract set out in the tendering documents. Any amendments to the Contract Administration before proceeding.
DO NOT SCALE FROM THIS DRAWING

TENDER DRAWING

Project	COMPASS THEATRE & ARTS CENTRE DDA IMPROVEMENTS PHASE 3 - INTERNAL WORKS
Client	4th FLOOR, 4th FLOOR, 4th FLOOR
Contract No.	2208008
Contract Name	2208008
Contract Ref	2208008
Contract Date	22/08/08
Contract Ref	2208008
Contract Date	22/08/08



ELEVATION B



ELEVATION A

NOTES
The Contractor must verify all dimensions at the site before starting out. Commencing work, or making any stop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding. DO NOT SCALE FROM THIS DRAWING.

- All doors FD30S to BS 476:1988 & PZ2. Intumescent strips & smoke seals. "Barum" frames.
- All doors 2050 mm high x 64 mm thick half fire - resisting.
- Construction to BS 8214:1990
- Vision Panels to be Georgian Mined Polished Plate Clear glazing Handwood sashole beads pinned/ screwed with s/steel screws & caps
- Briton s/steel overhead door closer is advised to comply
- Part M Approved Document (2004) or BS 8300:2001 as amended (Max 30 N force reducing to 22.5 N)
- Provide Intumescent mastic to all hinge positions. Provide 1 1/2 prs 100 mm s/steel bashed handwood pin hinges to each door.
- New Fire signage on sign schedule to comply Safety Signs & Signals Regulations & Part B Building Regs Approved Document "8"
- Contractor to move / modify & adapt all services in vicinity of the door & frame installation
- Fire alarm & emergency lighting to be upgraded by "HAES Systems Limited"

Rev	Revision notes	Initials	Date

DESIGN, MAINTENANCE & ENERGY
4N11, CIVIC CENTRE, LIVERIDGE,
MIDDLESEX, UB8 1UW
Tel: 01895 250111 Fax: 01895 250819

PRODUCT
DDA Improvement to Compact Theatre - Phase 3

LOCATION
Elevations (Proposed) First Floor
Door widening

SCALE: 1:50
DATE: 14.8.2007

NO: 2008/0002/11

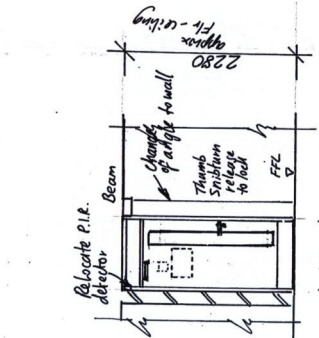
New door signage position (Room or area, safety information & instructions)

Fire door keep shut signs

- Provide thumb switches to each door for emergency release on escape side of door.
- Levers handles s/steel finish tubular section with end return.
- S/steel push plates & kicking plates. Kicking plates both sides 225mm height.
- Contractor to fire-stop all gaps & joints between new door frames & adjacent walling / ceilings with "Nulifire" intumescent compounds or equal approved supplier.
- All work to approval of Licensing Officer, Conservation Officer, Building Control & Contract Administrator.
- Fixed panels to area above doors half hour fire resisting construction 12mm Fireline boarding, screwed h/wood beads in intumescent mastic.
- Fire Alarm alterations to comply with BS 5839:1:2002
- Door electromagnetic release mechanisms to comply with BS 7273-4:2007
- Safety Signs to comply with BS 5399:4:2000 Code of Practice
- Doors to Part "M" 8th Regulations & Approved Document "M" 2004 & BS 8300:2001.
- Non-fire signage to BS 8300:2001 & JMU Sign Design Guide
- Emergency lighting to comply with BS 5266:1:1999 & 5266:1:2005 / BSEN 50172.

Additional Purpose - made Symbol shape wayfinding symbols not shown. Refer signage schedule

For further information on doors Refer to door schedule Supplier Leader/Jack Shephard or equal Approved Supplier.



Relocate P.I.R. detector

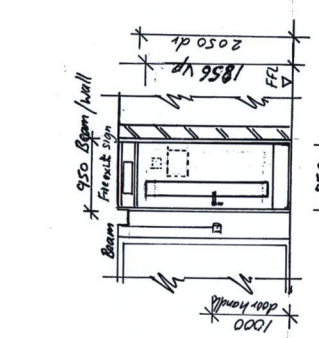
19x 50mm sashole architrave

Partition reconstructed 100x50 s/wood

12.5mm gypsum plaster both sides

146mm x 64mm thick. Planked steps 62 x 19mm screw fixed pillared, plugged.

Section at Door Jamb
N.T.S.



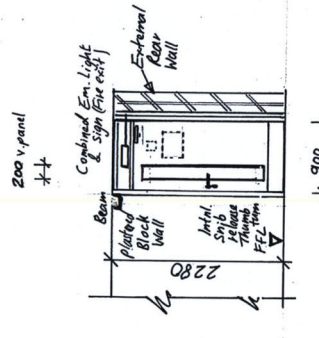
Door finish: Sashole Veneer, to solid core ply faced internal quality door. Lipped h/woodgrain.

Solid Core Door with vision panel Formica Color-care laminate finish FD30S fire res. dr.

Intumescent s/striped smoke seals to dr frame

Intumescent sealant "Barum" frame sashole

View Wardrobe to Wardrobe 217/218



Contractor to amend & modify standard & blockwork/masonry partitions to suit new frames.

Provide new Fire exit Symbol sign above door to fixed panel (Running person & directional downwards arrow)

Blackwork amended for new frame & doorset.

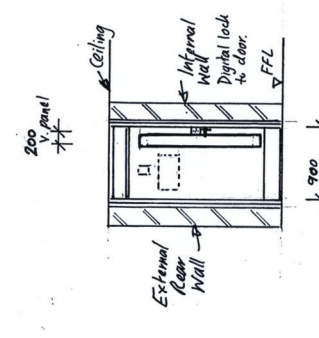
Services duct to remain

Substr. thumb switch release to door.

800 Door

View Wardrobe to Wardrobe (near fire exit) 217/218

(VN4 Vision panel) "Barum" frame 1650 x 200mm



Inspect beam casing prior to fixing to a beam. Galvanized thinking - adapt as recommended to door frame.

2290

800 Door

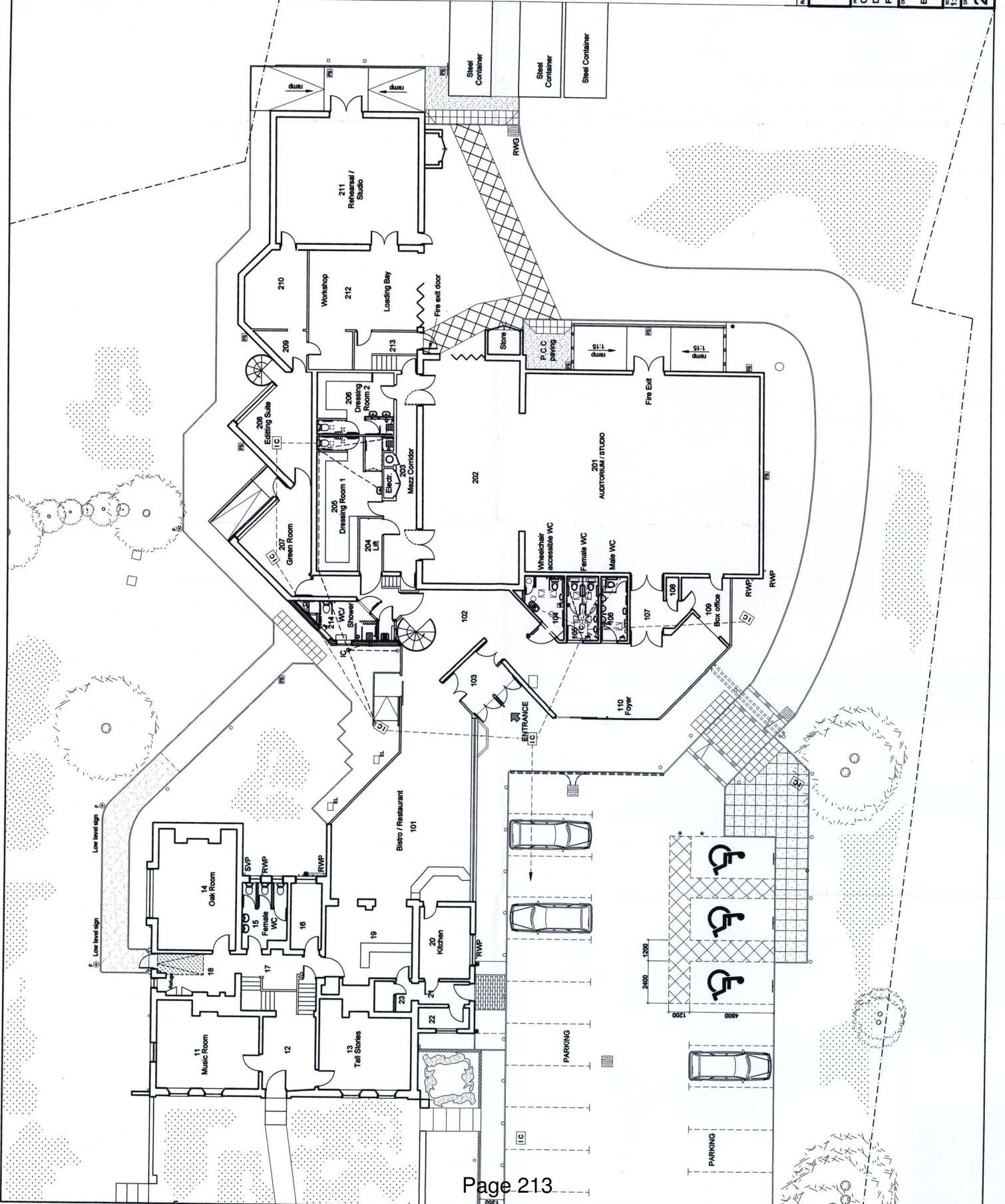
All adaptations modification of fire services to be via "HAES Systems Ltd." View Wardrobe (near fire exit) to Wardrobe 218/219

(VN4 vision panel) "Barum" frame 1650 x 200mm

NOTES
 The Contractor must comply with all applicable British Standards, Codes of Practice, and other relevant standards. The Contractor must ensure that all work is carried out in accordance with the approved drawings and specifications. The Contractor must ensure that all work is carried out in accordance with the approved drawings and specifications. The Contractor must ensure that all work is carried out in accordance with the approved drawings and specifications.

TENDER DRAWING

Rev	Revision	Date
PROJECT COMPASS THEATRE & ARTS CENTRE DDA IMPROVEMENTS PHASE 3 - INTERNAL WORKS CONTRACTOR		
PROPERTY, DESIGN & STANDARDS 4N/11, CIVIC CENTRE, URBIDGE, WOODLES, UB8 3JW Tel: 01895 250111 Fax: 01895 250619		
Scale	1:100 @ A1	
Drawn by	SAW	
Checked by		
Date	01/07/08	
Project No.	20080002/A/01	



NOTES
 The Contractor shall verify all dimensions at the site before starting work. Any discrepancy shall be reported to the Contract Administrator immediately.
 DO NOT SCALE FROM THIS DRAWING

- 1) Box office staff access control improvement to door security.
- 2) Coffee bar counter renewal & wheelchair dropped counter.
- 3) Bar upgraded to with new lighting over counter area.
- 4) Acoustic treatment to walls.
- 5) Safety rail work to corridor barrier.
- 6) Lighting improvements.
- 7) Door opening to include repositioning adjoining services & frames (FD30S).
- 8) Fire resisting door closer adjustments.
- 9) Not used.
- 10) Supplementary vision panel to doors.
- 11) Relocate vending units to bar & restaurant to make space for access ramp.
- 12) Modify existing induction loop.
- 13) Backbar (New) Triple door backbar cooler to be installed) 'Old' model. Renew counter including.
- 14) Decommission old drinks bar & counter including isolating & removal of electrical & other services.
- 15) Sand & seal wood block parquet floor to old bar area.
- 16) Vision panels to be provided to these doors to comply with BS5300:2001 and Part M Building Regulations Approved Document (2004). All to be fire resisting glass (Starguard wired 6mm polished plate or equal approved fire resisting glass).
- 17) Double action doors (fire doors with floor springs).
- 18) Provide lever taps to sinks & basins.
- 19) Signage as signage schedule.
- 20) Renew fire resisting door & frame with vision panels & rehanging inwards.
- 21) Remove heating pipework & reroute to leave discovery clear between rooms 208 & 209. Heating pipes to be replaced with 20mm polypropylene.
- 22) Signage backbar cooler & cafe signage. Fire-resisting class "0" single wood black cloth.

- 23) All works to comply with Part M & Approved Document to M20(4) Building Regulations & BS5300:2001 as amended.
- 24) All cabling & pipework to be fire-stopped with Nullifier Intumescent materials where they pass through compartment walls, floors & ceilings.
- 25) All work to be carried out by HAES systems as a named subcontractor, reference to condition 6 July 2008. Quote No. 20080710114M.
- 26) All door alterations to comply with BS476 pt 8 & Part B Building Regulations Approved Document B.
- 27) ("Testing to BS EN 1634 may supersede this & will be the reference standard for alternative unless Building Control Officer comments otherwise).
- 28) Door closer force adjusted to BS5300:2001.
- 29) 30 Newtons maximum reducing to 22.5 Newtons at 30 degrees of opening on plan.
- 30) Doors and frames to be half hour fire resisting.
- 31) Clear effective widths of door openings as per door schedule but generally not less than 850mm unless agreed by Contract Administrator.
- 32) To all doors specified for widening / renewal contractor to inspect & modify building and fitstop any remaining work.
- 33) Refer to door schedule & signage schedule.

A. Door being renewed or doors leading to rooms 208 & 209

Rev	Issue	Date
1	Issue	12/08/08

DESIGN MAINTENANCE & ENERGY GROUP
 4th/11, CHIC CENTRE, URBIDGE, MIDDLESEX, UB8 3JW
 TEL: 01882 220111
 FAX: 01882 220819

PROJECT
 DDA IMPROVEMENT TO COMPASS THEATRE
 PHASE 3
 DESCRIPTION

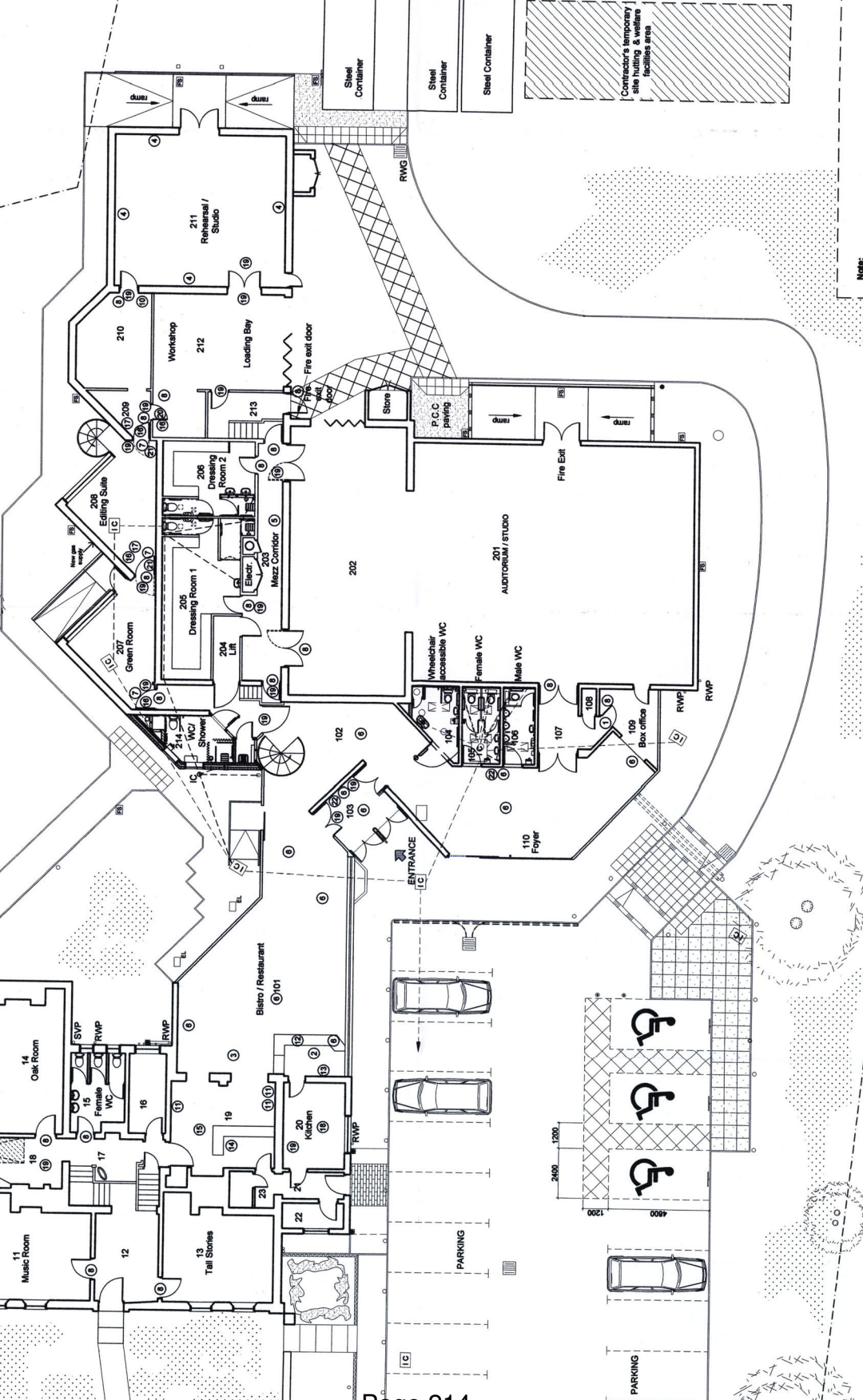
PROPOSED GROUND FLOOR LAYOUT

SCALE
 1:100 @ A1
 DRAWN BY
 SAM

DATE
 03/07/08

NO.
 20060012/A/03

REV.
 A



Note:
 Partition walls by doors to be taken down & reconstructed in 1000x500mm panels with 12.5mm plasterboard & skim both sides. Minimum half height fire resisting doors full height with fixed boarded fanlights above doors comprising 12mm gypsum frame board & skim gypsum plaster. Fill all gaps with intumescent mastic.

TENDER DRAWING

NOTES
The Contractor must verify all dimensions at site before setting out.
All work must be carried out in accordance with the specifications set out in the Contract Documents and any amendments that may be approved by the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING

- Phase 3 proposed works to include:-**
- 1 Door widening, opening, engagement to be provided here (new doors & frames). Reinststate disturbed services (electrics, etc).
 - 2 Acoustic treatment to walls.
 - 3 Door widening to include repositioning adjoining services & fire alarm call points. Fire resisting doors & frames.
 - 4 Door closer adjustments.
 - 5 Supplementary vision panel to doors.
 - 6 Vision panels to be provided to these doors to comply with BS5830:2001 and Part M Building Regs (2000). All to be fire resisting glass (Pyran / Pilkington or equal approved fire resisting glass).
 - 7 New stair to replace existing stair. All to Part K & M Building Regulations. Quarter space landing & handrails both sides.
 - 8 Signage as signage schedule.
 - 9 Close stair risers with steel panels.
 - 10 Provide painted nosing edges to stairs.
 - 11 Handrail to staircase (Removable handrail to be provided one side of stair).
 - 12 Remove store partition & door in right hand above.

NB

- 1 All works to comply with Part M & Approved Document to M2(2004) Building Regulations & BS5830:2001 as amended.
- 2 All cabling & pipework to be fire-stopped with Mullifier Intumescent materials where they pass through compartment walls, floors & ceilings.
- 3 All fire alarm & smoke detection & emergency lighting to be installed & tested in accordance with a named subcontractor. Reference quotation 6th July 2008. Quote No. 20080710114/M.
- 4 All door alteration to comply with BS476 pt 8th and Part B Building Regulations Approved Document E.
- 5 Testing to BSEN 1504 may supersede this & will be carried out by the named subcontractor. Reference Building Control Officer comments (where applicable).
- 6 Door closers force adjusted to BS5300:2001.
- 7 30 Newtons maximum reducing to 22.5 Newtons at 30 degrees of opening on plan.
- 8 Doors and frames to be half hour fire resisting Standard FDSB with smoke seals & intumescent strips.
- 9 Clear effective widths of door openings as per door schedule but generally not less than 850mm unless agreed by Contract Administrator.
- 10 To all doors specified for widening / renewal contractor to specify a ready building and fitstop any remaining apertures.
- 11 Refer to door schedule & signage schedule.
- 12 All fire alarm cabling, smoke detection to be repositioned by HAES Systems Specialist Subcontractor.
- 13 Contractors to allow for diverting / sealing all other non-fire doors to provide door openings to facilitate door widening & frame removal.
- 14 Partition walls by doors to be taken down & reconstructed in 100x50mm timber studwork with 12mm fireline boarding & 12.5mm plasterboard & skim to provide minimum half hour rating for fire resistance. Doors to be fitted with fire resistant fanlights above doors comprising 12mm gypsum fireline board & skim gypsum plaster. Fill all gaps with intumescent mastic.

Work to approval of Conservation Officer

Rev	Description	Issue	Date
-	-	-	-

PROPERTY, DESIGN & STANDARDS
44/71, CIVIC CENTRE, URBINDALE, WOLLESELEY, URB L10W
TEL: 01845 250113
FAX: 01845 250114
E-MAIL: 01845 250114

PROJECT
COMPASS THEATRE & ARTS CENTRE
DDA IMPROVEMENTS
PHASE 3 - INTERNAL WORKS

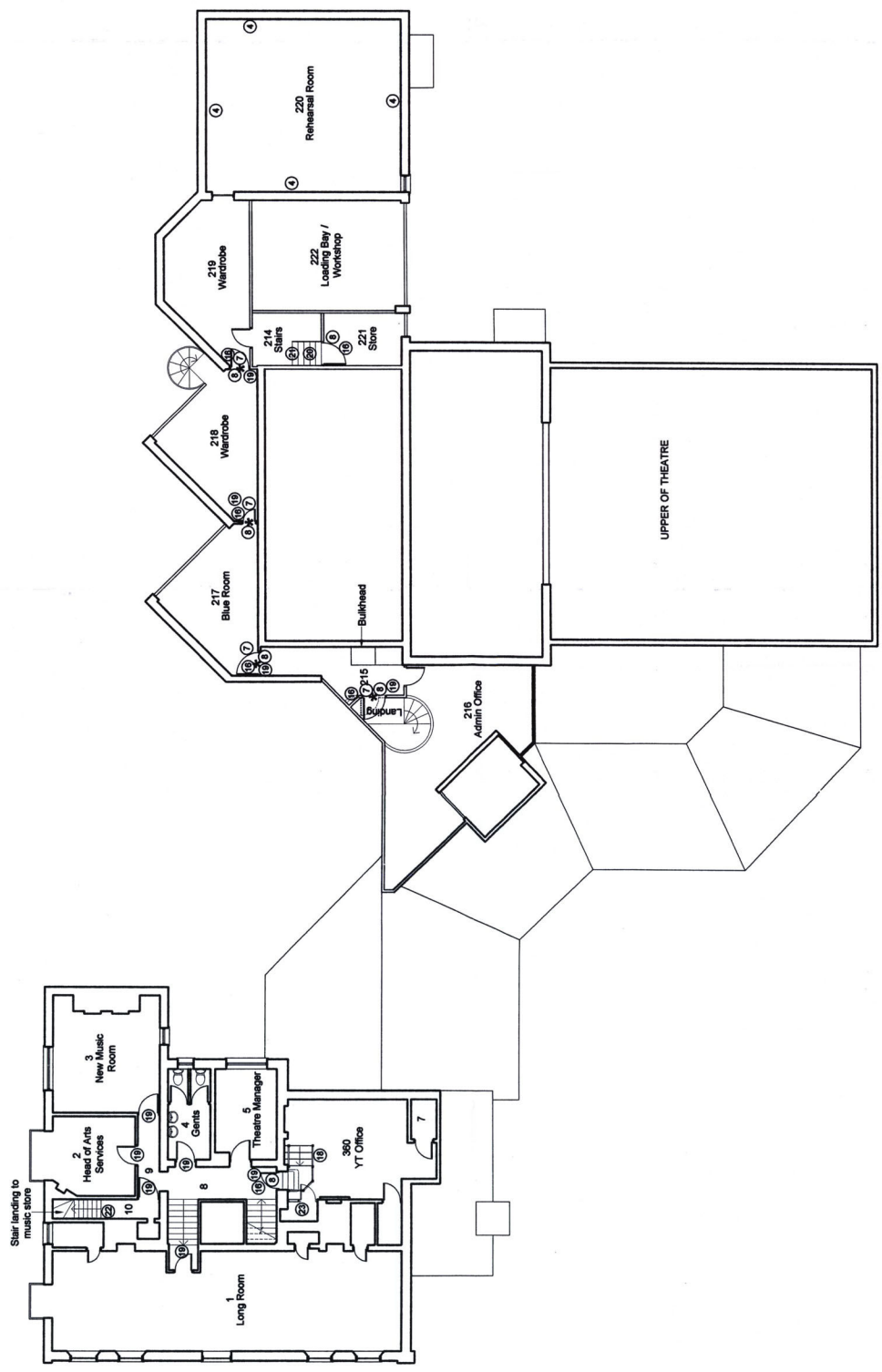
DESCRIPTION
PROPOSED FIRST FLOOR PLAN

SCALE
1:100 @ A1

DRAWN BY
SAM

DATE
01/07/08

REV
20080002/A/04



TENDER DRAWING



NOTES

The Contractor shall verify all dimensions of the site before setting out. Any discrepancies should be reported to the Contract Administrator when proceeding. DO NOT SCALE FROM THIS DRAWING

Oak stair to 360 YT Room to replace existing stair.
 Risers: 170x25mm thick riser.
 Tread: 300x25mm thick.
 Total rise height = 680mm AFFL
 Handrail: 58x58mm deep profile, handrail both sides of stair, 900mm above pitch line to top.
 String: 38mm thickness oak.
 Newel: 115x115mm square section stop chamfered full oak newel.
 Balusters: 38x38mm "Stop Ovolo Spindles".
 Nosings: Grade 4 Brass edged non-slip nosings.
All to part W Building Regulations & Approval Document W.

TENDER DRAWING

Rev	Description	Date	Drawn	Checked
A	Issue for tender	12/10/07	SAW	

PROPERTY, DESIGN & STANDARDS
 4th/11, CFC CENTRE, VERDEGATE, WOODLEIGH, UB8 3UP
 Tel: 01895 250119
 Fax: 01895 250119

PROJECT
**COMPASS THEATRE & ARTS CENTRE
 DDA IMPROVEMENTS
 PHASE 3 - INTERNAL WORKS**

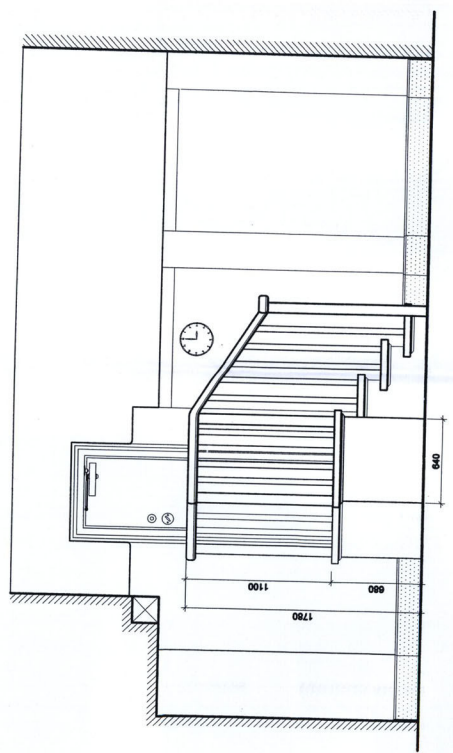
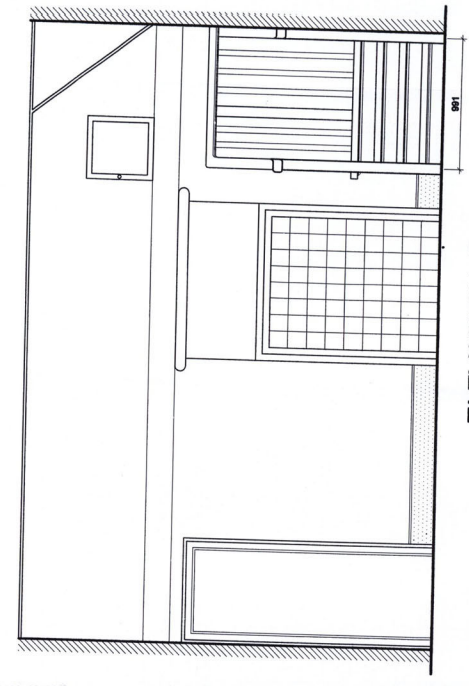
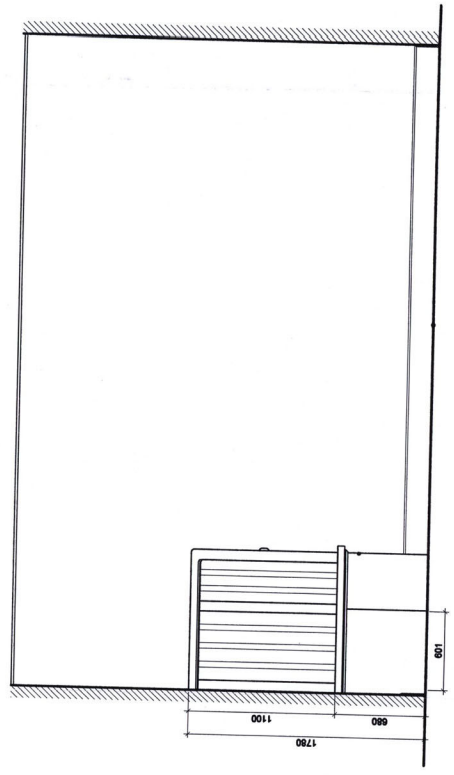
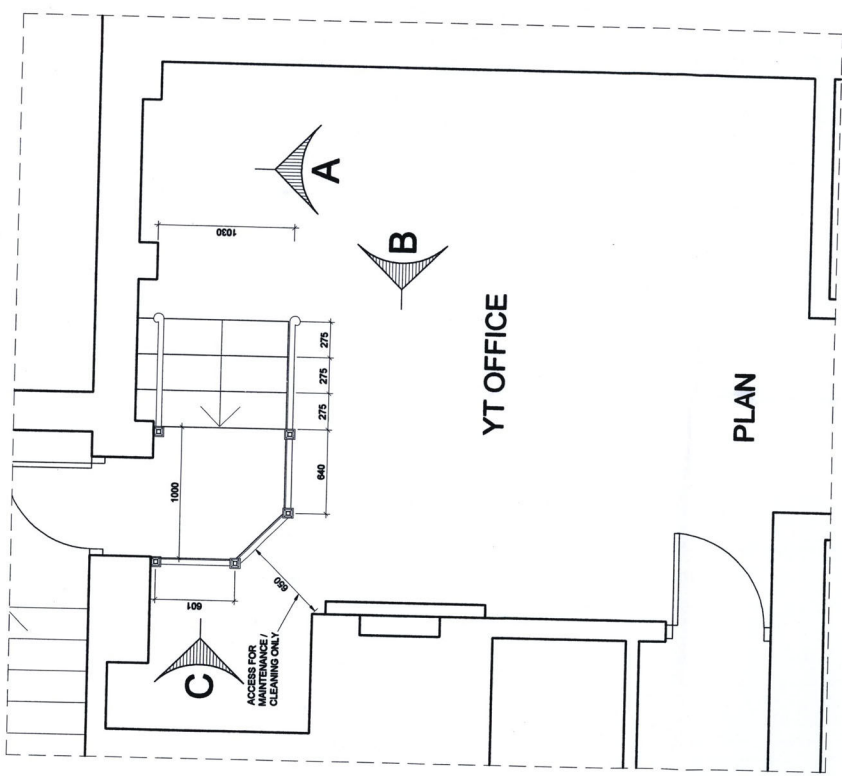
DESCRIPTION
**360 YT ROOM
 (OLD HART ROOM)
 PROPOSED STAIR**

SCALE
A1 @ A1

DATE
12/10/07

20080012/A/22

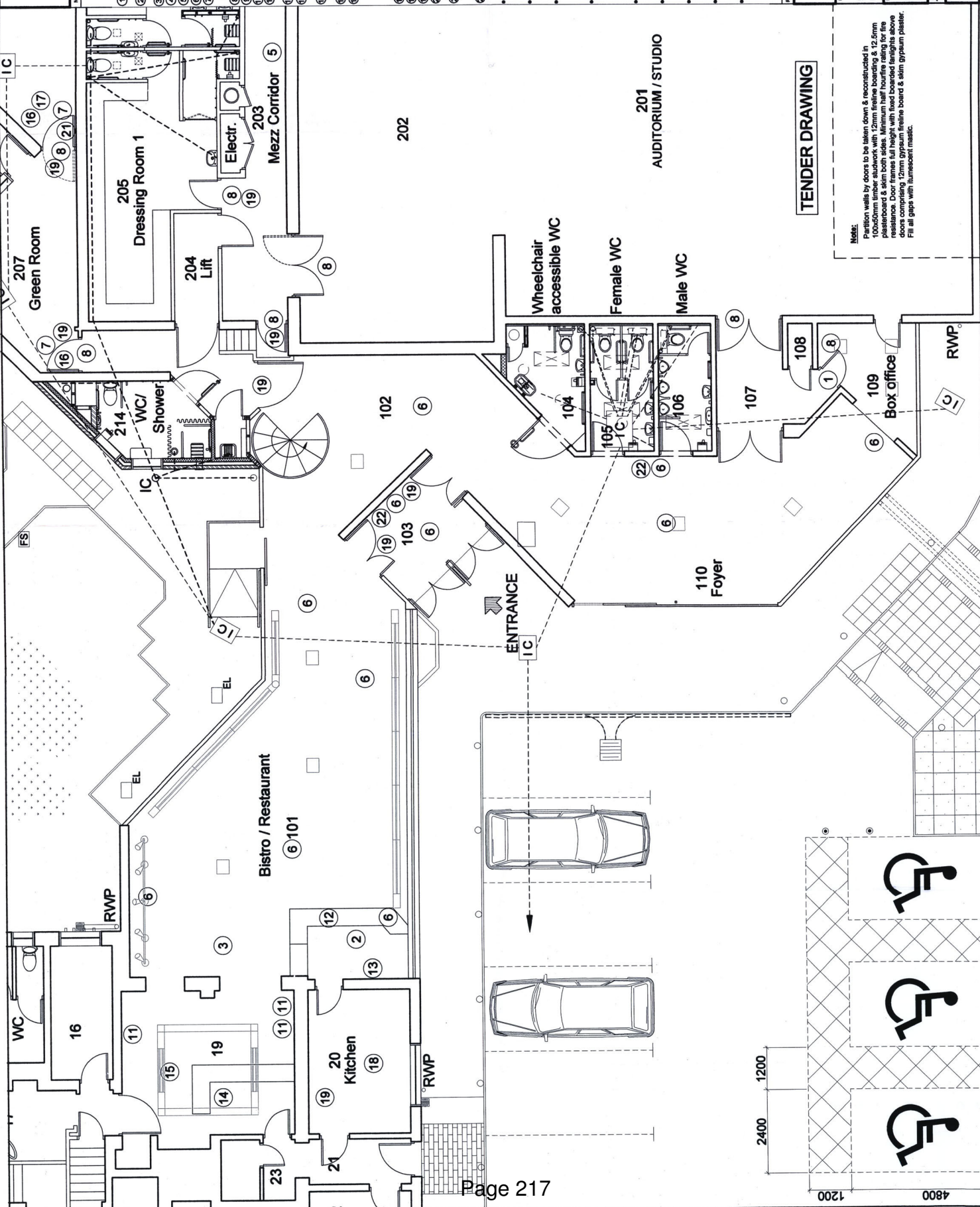
REV
A



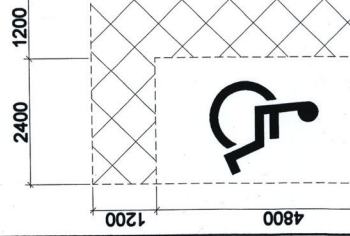
NOTES
The Contractor must verify all dimensions at the site before setting out.
Dimensions are given in millimetres unless otherwise stated. All dimensions must be rounded to the nearest 5mm. Do not scale from this drawing.
DO NOT SCALE FROM THIS DRAWING

- 1 Bay office staff access control improvement to door security.
 - 2 Coffee bar counter renewal & wheelchair dropped counter.
 - 3 Bar upgraded to with new lighting over counter area.
 - 4 Acoustic treatment to walls.
 - 5 Safety rail work to corridor barrier.
 - 6 Lighting improvements.
 - 7 Door widening to include repositioning adjoining doors & frames (FD30S).
 - 8 Door closer adjustments.
 - 9 Not used.
 - 10 Supplementary vision panel to doors.
 - 11 Replace existing units to bar & restaurant to make space for access ramps.
 - 12 Modify existing induction loop.
 - 13 Backbar (New) Tigh door backbar color to be installed 'Over' model. Renew counter cover.
 - 14 Decommission old drinks bar & counter including isolating & removal of electrical & other services.
 - 15 Sand & seal wood block parquet floor to old bar area.
 - 16 Vision panels to be provided to these doors to comply with BS5306:2001 and Part M Building Regs Approved Document (2004). All to be fire resisting glass (Georgian wired 6mm polished plate or equal approved fire resisting glass).
 - 17 Double action doors (fire doors with floor springs).
 - 18 Provide lever taps to sinks & basins.
 - 19 Signage as signage schedule.
 - 20 Renew fire resisting door & frame with vision panels & rehanging inwards.
 - 21 Remove heating pipework & renou to leave doorway clear between rooms 208 & 209. Heating pipes to be repositioned vertically.
 - 22 Signage to WC, lifts & rfs, signage. Fire-resisting class 'O' single wood blast door.
- All works to comply with Part M & Approved Document to (MCR) Building Regulations & BS5306:2001 as applicable.
 - All cabling & pipework to be fire-stopped with Mullifer intumescent materials where they pass through compartment walls, floors & ceilings.
 - All adaptations of fire alarms & smoke detection & emergency lighting to be carried out by H.M.E.S. systems in accordance with the Fire Protection Regulations 9th July 2008. Quote No. 200807/10114M.
 - All door alterations to comply with BS476 pt 8 " and Part B Building Regulations Approved Document E.
 - (*) Testing to BS EN 1634 may supersede this & will be accepted as an alternative unless Building Control.
 - Door closer force adjusted to BS5306:2001.
 - 30 Newtons maximum reducing to 22.5 Newtons at 30 degrees of opening on plan.
 - Doors and frames to be half hour fire resisting.
 - Standard FD30S with smoke seals & intumescent.
 - Clear effective widths of door openings as per door schedule but generally not less than 850mm unless agreed by Contract Administrator.
 - To all doors specified for widening / renewal contractor to accept & modify building and fitout any remaining.
 - Refer to door schedule & signage schedule.

Project Name	DESIGN MAINTENANCE & ENERGY C/P/HP
Client	4th/11. CIVIC CENTRE, URBROOK, MIDDLESEX, UB8 3JW
Ref	PH: 01895 250111 Fax: 01895 250819
Product	
Phase	DDA IMPROVEMENT TO COMPASS THEATRE PHASE 3
Contractor	
Ground Floor	PROPOSED ELECTRICAL LAYOUT
Scale	1:50 @ A1
Drawn by	PP
Checked by	
Date	10/06/08
Rev	
Project No	20060012/E/01



Notes:
Partition walls by doors to be taken down & reconstructed in 100x50mm timber studwork with 12mm fireline boarding & 12.5mm plasterboard & skim both sides. Minimum half hourly rating for fire resistance. Door frames full height with head boarded tanghts above doors comprising 12mm gypsum fireline board & skim gypsum plaster. Fit all gaps with intumescent mastic.

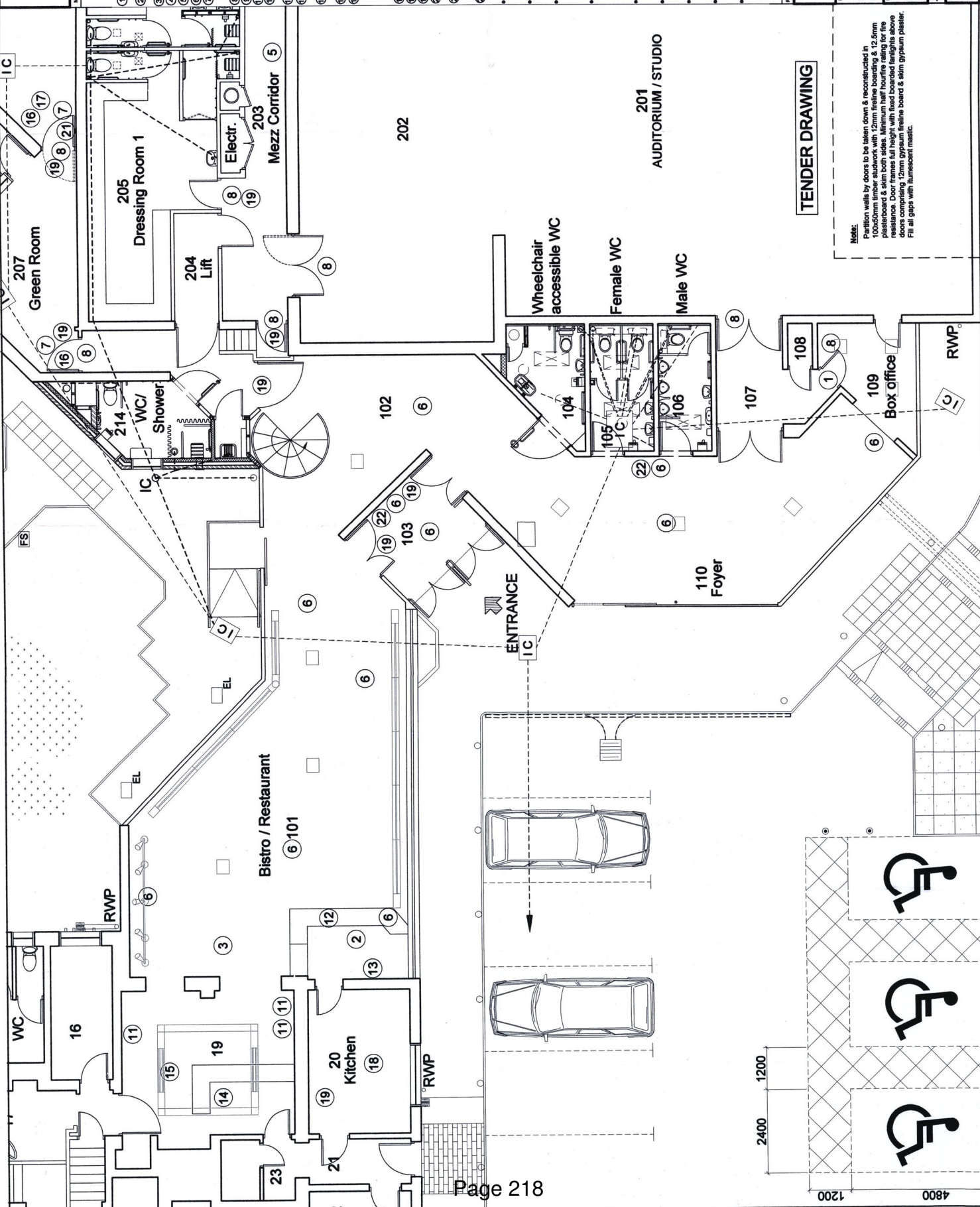


NOTES

The Contractor must verify all dimensions at the site before setting out. All dimensions are given in millimetres unless otherwise stated. All dimensions must be rounded up to the nearest millimetre. Do NOT SCALE FROM THIS DRAWING.

1. Box office staff access control improvement to door security.
 2. Coffee bar counter renewal & wheelchair dropped counter.
 3. Bar upgraded to with new lighting over counter area.
 4. Acoustic treatment to walls.
 5. Safety rail work to corridor barrier.
 6. Lighting improvements.
 7. Door widening to include repositioning adjoining doors & frames (FD30S).
 8. Door closer adjustments.
 9. Not used.
 10. Supplementary vision panel to doors.
 11. Replace existing units to bar & restaurant to make space for access ramps.
 12. Modify existing induction loop.
 13. Backbar (New) Tighi door backbar color to be installed 'Oval' model. Renew counter cover.
 14. Decommission old drinks bar & counter including isolating & removal of electrical & other services.
 15. Sand & seal wood block parquet floor to old bar area.
 16. Vision panels to be provided to these doors to comply with BS5306:2001 and Part M Building Regs Approved Document (2004). All to be fire resisting glass (Georgian wired 6mm polished plate or equal approved fire resisting glass).
 17. Double action doors (fire doors with floor springs).
 18. Provide lever taps to sinks & basins.
 19. Signage as signage schedule.
 20. Renew fire resisting door & frame with vision panels & rehanging inwards.
 21. Remove heating pipework & renou to leave doorway clear between rooms 208 & 209. Heating pipes to be repositioned vertically.
 22. Signage including door signs & exit signage. Fire-resisting class 'O' single wood blast door.
- All works to comply with Part M & Approved Document to (MCR) Building Regulations & BS5306:2001 as applicable.
 - All cabling & pipework to be fire-stopped with Mullifier intumescent materials where they pass through compartment walls, floors & ceilings.
 - All adaptations of fire alarms & smoke detection & emergency lighting to be carried out by H.M.E.S. systems in accordance with BS5839:1 & BS5839:2 (1st Edition) July 2008. Quote No. 200607/10/14M.
 - All door alterations to comply with BS476 pt 8 " and Part B Building Regulations Approved Document B.
 - Testing to BS EN 1634 may supersede this & will be accepted as an alternative unless Building Control.
 - Door closer force adjusted to BS5306:2001.
 - 30 Newtons maximum reducing to 22.5 Newtons at 30 degrees of opening on plan.
 - Doors and frames to be half hour fire resisting.
 - Standard FD30S with smoke seals & intumescent.
 - Clear effective widths of door openings as per door schedule but generally not less than 850mm unless agreed by Contract Administrator.
 - To all doors specified for widening / renewal contractor to accept & modify building and fitout any remaining.
 - Refer to door schedule & signage schedule.

Project Name	DESIGN MAINTENANCE & ENERGY CDP/EP
Client	4th/11. CIVIC CENTRE, URBROOK, MIDDLESEX, UB8 3JW
Project No.	PH: 01895 250111
Rev.	Rev: 01895 250819
Product	
Phase	DDA IMPROVEMENT TO COMPASS THEATRE PHASE 3
Contractor	
Ground Floor	PROPOSED ELECTRICAL LAYOUT
Scale	1:50 @ A1
Drawn By	PP
Checked By	PP
Date	10/06/08
Rev.	
Project No.	20060012/E/01



NOTES
The Contractor must verify all dimensions at the site before setting out, commencing work, or making any show drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING.

Contractor/subcontractor to provide detailed workshop drawings for approval of bar counter area.

For Lighting see lighting specification.

All timber surfaces to new bar to be flame-resistant treated to achieve Class "0".

Surface spread of flame to comply Part B Building Regs.

All work to satisfaction of Conservation Officer, Licensing Officer, Contract Administrator & Building Control Surveyor.

Electrical Work to BS7671:2008 & 17th Edition I.E.E. Regs.

New Bar counter to be constructed of flamed s/w timber, Ex 38x38mm ppd.

Solid core high density counter top with Colpore Formica laminate & balancing laminate to underside.

Black formica edging boards & skirtings with once rounded edge.

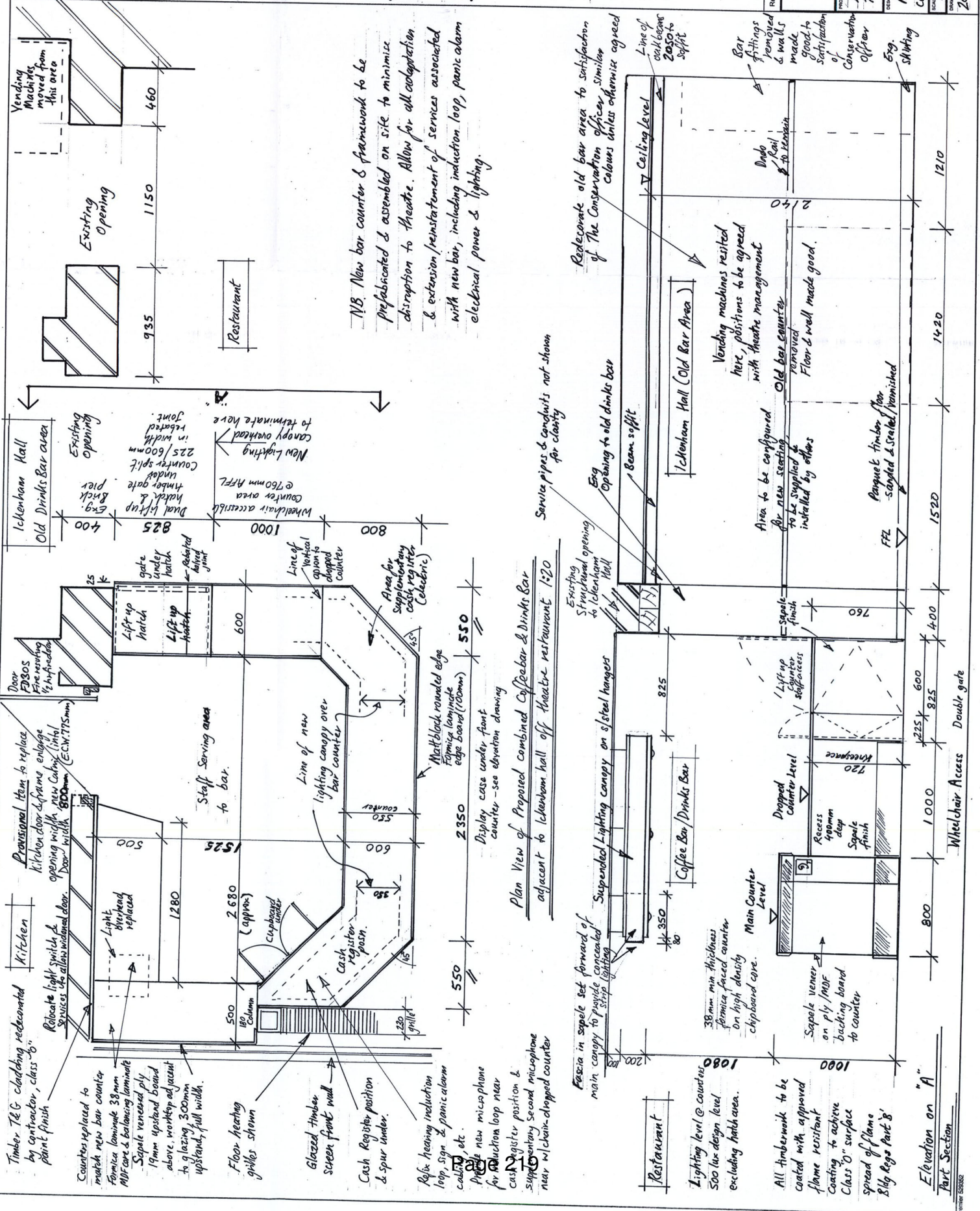
Adapt / reconfigure hearing induction loop start.

Rev	Revision notes	Initials	Date
1	DESIGN, MAINTENANCE & ENERGY 4N11, CIVIC CENTRE, ULRIDGE, MIDDLESEX, UB8 1UW Tel: 01895 250111 Fax: 01895 250819		

DBA Improvements to Compass Theatre - Phase 3

Plan & Elevation to combined coffee bar / drinks bar in restaurant

DATE: 7.8.2008
DRAWING NO: 2008/0002/06



Timber T&G cladding redecorated by contractor, class "b" paint finish.

Counters replaced to match new bar counter Formica laminate 38mm MR core & balancing laminate Sapole veneered ply 19mm upstand board above, workshop adjacent to glazing, 300mm upstand, full width.

Floor heating grilles shown.

Glazed timber screen front wall.

Cash Register position & spur under.

Repair hearing induction loop, sign & panic alarm cables, etc.

Provide new microphone for induction loop near cash register position & supplementary second microphone near wheelchair-dropped counter.

Fascia in sapole set forward of main canopy to provide concealed strip lighting.

38mm min thickness formica faced counter on high density chipboard core.

Sapole veneer on ply / MDF backing board to counter.

Lighting level @ counter 500 lux design level excluding hatch area.

All timberwork to be coated with approved flame resistant coating to achieve Class "0" surface spread of flame Bldg Regs Part B.

Elevation on "A" Part Section

Vending Machines moved from this area.

Existing Opening

Restaurant

Wheelchair accessible counter area @ 700mm AFFL

New Lighting canopy overhead in width 225/600mm counter split under timber gate Exg. hatched pier

Area for supplementary cash register (electric)

Line of vertical grilles dropped counter

Area to be configured for new seating to be supplied & installed by others

Area to be configured for new seating to be supplied & installed by others

Area to be configured for new seating to be supplied & installed by others

Area to be configured for new seating to be supplied & installed by others

Area to be configured for new seating to be supplied & installed by others

Area to be configured for new seating to be supplied & installed by others

Area to be configured for new seating to be supplied & installed by others

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

Existing opening

NOTES
The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Client immediately before proceeding.
DO NOT SCALE FROM THIS DRAWING.

Reflex Heating Indicator loop after setting aside from old counter. Test on completion & provide tactile ear/T symbol sign near cash register.
Rebate or supplement visual fire alert indicators to rear wall above kitchen door. Lower the fitting to make more apparent for hearing-impaired persons & others.
Take off carefully, isolate & refer plastic alarm casing at exit button onto new framework of counter to a position approved by the Client.
Lighting canopy renewed & suspended from ceiling via stainless steel wires & fixing bolts. Allow for reinforcing timber plates above ceiling boards in fireplace. Low energy lighting to canopy over counter 11w lamps.
Fittings as electrical lighting specification. Provide new electrical switched spur for electric cash register.
All electrical work to BS 7671:2008 & 17th edition I.E.E. Regulations
All work subject to approval of Licensing Officer, Conservation Officer, Building Control Surveyor.

Rev	Revision notes	Initials	Date

DESIGN, MAINTENANCE & ENERGY
4N/11, CIVIC CENTRE, UXBURIDGE,
MIDDLESEX, UB8 1UW
Tel: 01895 250111 Fax: 01895 250819

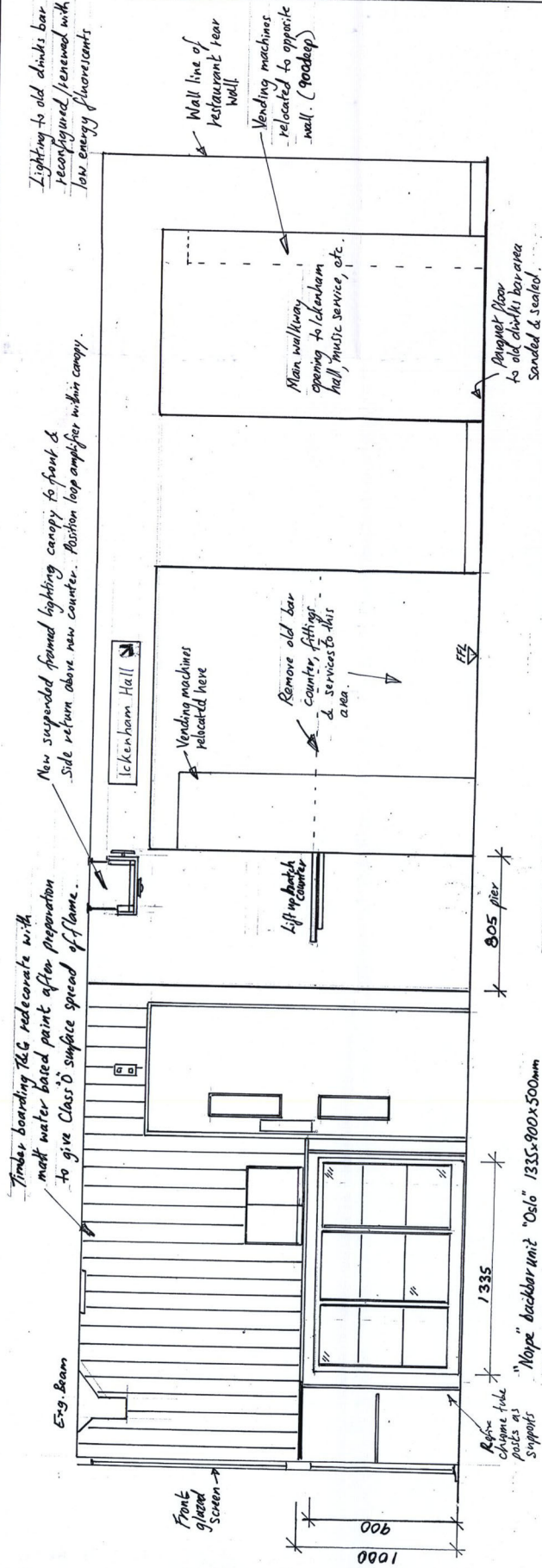
PROJECT
PDA Improvements to Compass Theatre - Phase 3

DESCRIPTION
Elevations on combined drinks & coffee bar

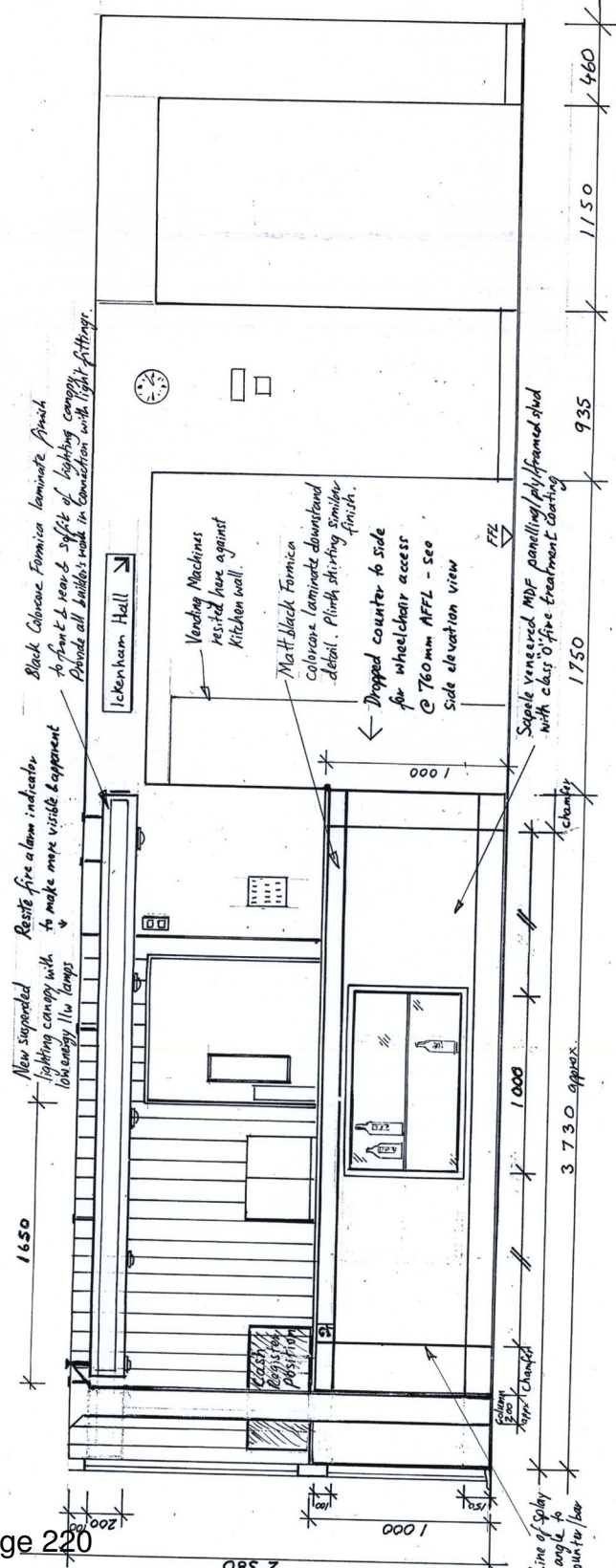
SCALE
1:20

DRAWING NO.
2008/0002/07

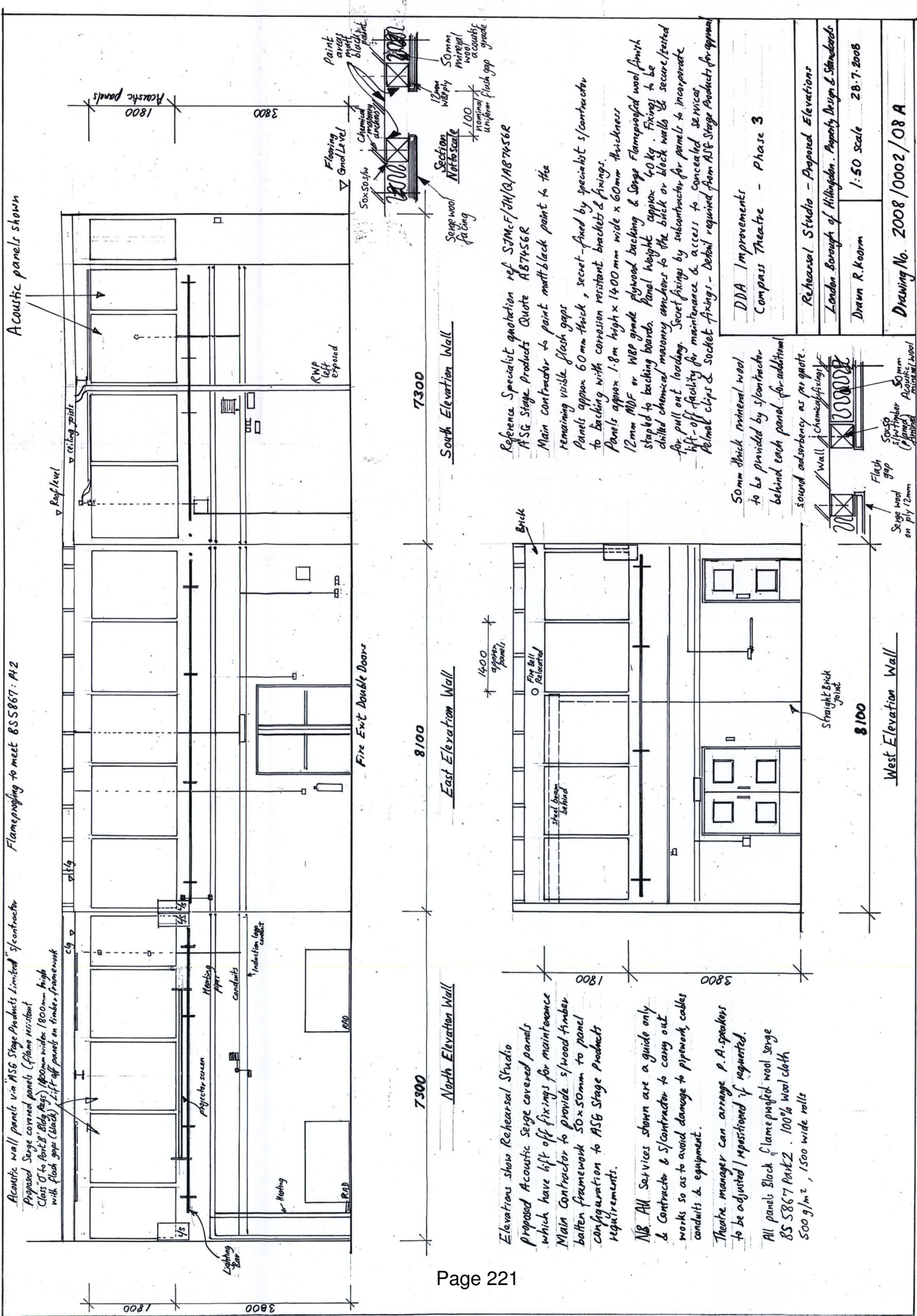
DATE
4.8.08



Elevation in Restaurant looking to Ickenham hall & rear wall of proposed combined coffee bar & drinks bar.



Elevation of combined coffee bar / drinks bar & view towards Ickenham Hall Restaurant Area - Compass Theatre / Ickenham Hall



Acoustic wall panels in ASG Stage Products Limited s/contractor
 Proposed Serge covered panels (Flame resistant Class 0 to Part B 845 tests) 1800mm wide, 1800mm high with flash gaps (black). Lift-off panels on timber framework

Flameproofing to meet BS5867: A12

Acoustic panels shown

Roof level
 Ceiling joists
 RMP left exposed

50x50s4w
 Chemical resistant plywood
 12mm mineral wool
 100mm nominal uniform flash gap

Paint anti black paint

Flashing level
 Ground level

Section Note to scale

Serge wool facing

Reference Specialist quotation ref SJMcF/JH/B/AB7456R
 ASG Stage Products Quote AB7456R

Main contractor to paint matt black paint to the remaining visible flash gaps

Paints approx 60mm thick, secret-fined by specialist s/contractor to backing with corrosion resistant brackets & fixings.

Paints approx 1.8m high x 1400mm wide x 60mm thickness 12mm MDF or 18P grade plywood backing & Serge Flameproofed wool finish stapled to backing boards. Panel weight approx 40kg. Fixings to be drilled chemical masonry anchors to the brick or block walls & secure, treated for pull out loading. Secret fixings by subcontractor for panels to incorporate lift-off facility for maintenance & access to concealed services. Panel clips & socket fixings - Detail required from ASG Stage Products for approval

50mm thick mineral wool to be provided by s/contractor behind each panel for additional sound absorbency as per quote.

Wall & Chime/fixings

Flash gap

Serge wool on ply 12mm

50mm s/contractor mineral wool (flashed) on plaster level

DDA Improvements
 Compass Theatre - Phase 3

Rehearsal Studio - Proposed Elevations

London Borough of Hillingdon, Property Design & Standards

Drawn R.Koorn

1:50 Scale

28.7.2008

Drawing No. 2008/0002/08 A

North Elevation Wall

7300

8100

East Elevation Wall

7300

8100

South Elevation Wall

7300

8100

West Elevation Wall

7300

8100

Fire Exit Double Doors

1400 approx panels

Brick

Fire Ball Retained

Steel beam behind

Straight Brick joint

1800

3800

1800

3800

Lighting Bar

Mercury

RED

Induction light conduct

conduits

Meeting upper

projector screen

ply

clg

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

1800

3800

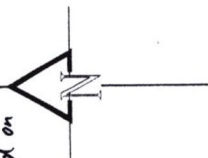
1800

3800

1800

NOTES
 The Contractor is to verify all dimensions on site and report any discrepancies to the Contract Administrator before proceeding.
 DO NOT SCALE FROM THIS DRAWING

- (R)** Access/egress ramp
- Marked access route on paving/access zone
- (L)** Level Access crossing
- (A)** = Accessible parking
- (E)** New Box office entrance
- (A)** Egress routes & access routes
- (A)** Assembly point (Fire Assembly)
- (REF)** Refuge option for disabled persons to be finalised on site.



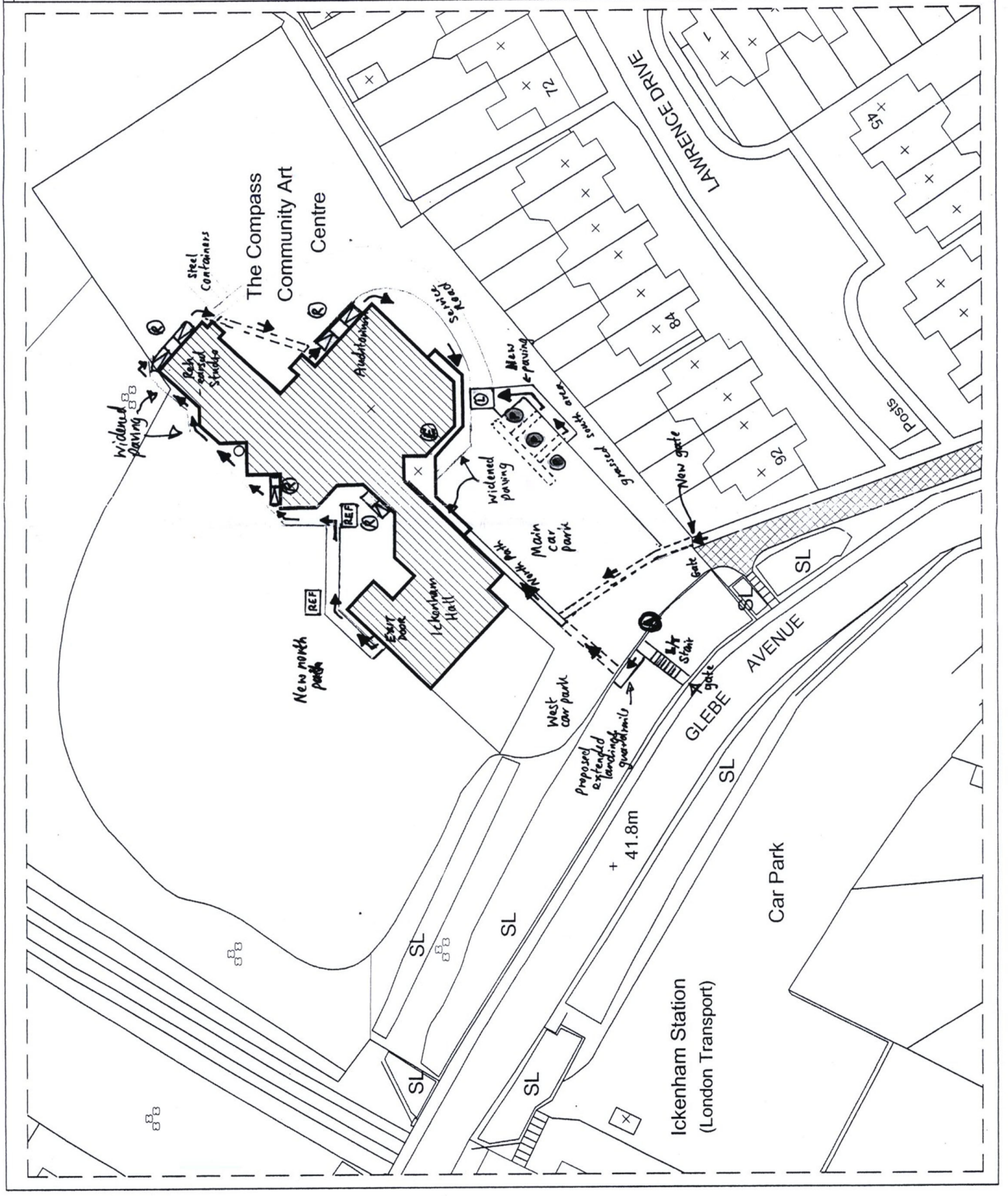
Size	Revision notes	Date

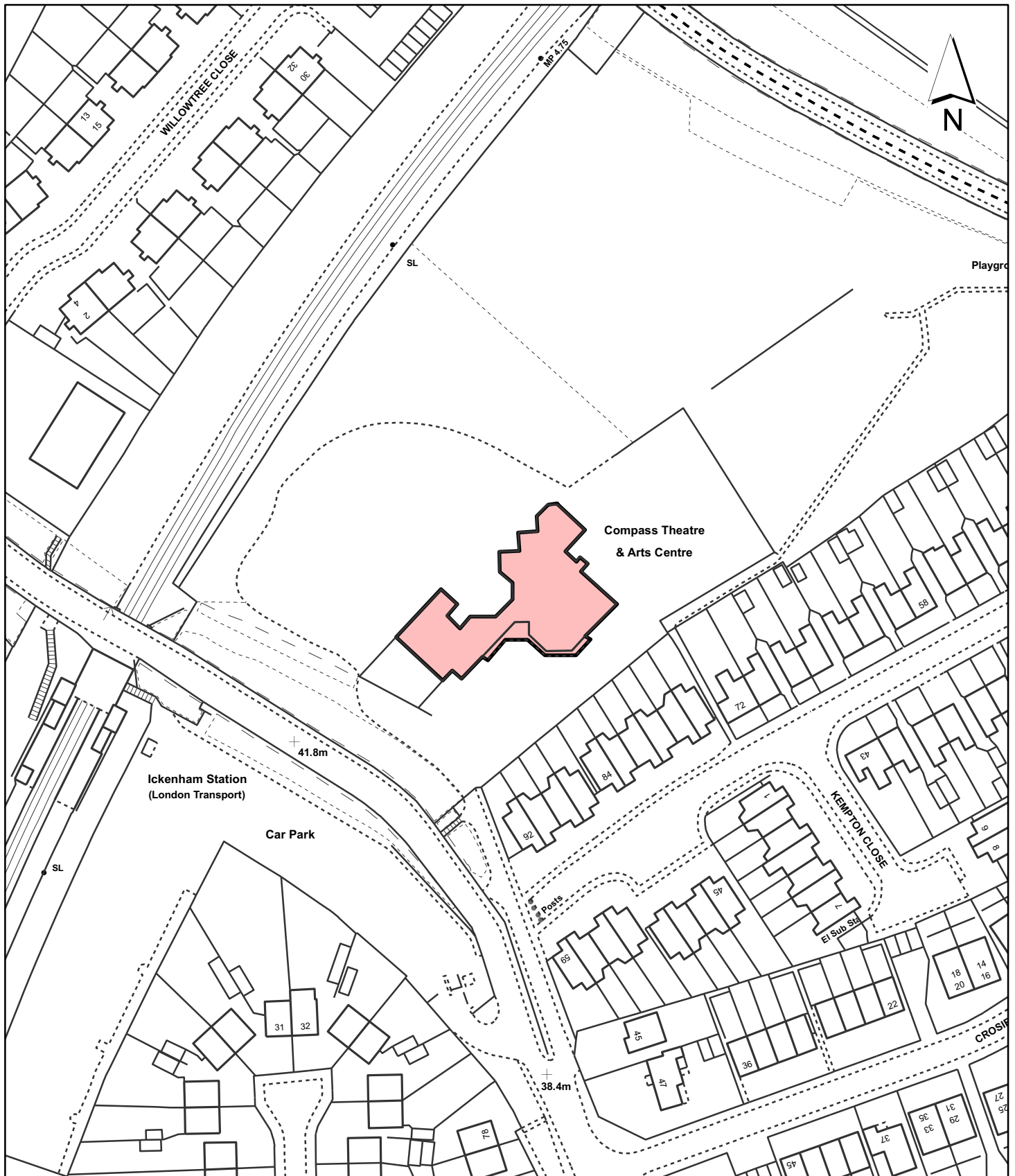
DESIGN MAINTENANCE & ENERGY GROUP
 4th, CIVIC CENTRE
 UDDERIDGE
 MIDDLESEX
 UB8 3UW
 01885 250111

PROJECT: DDA IMPROVEMENT TO COMPASS THEATRE
 PHASE 1
 DESCRIPTION: SITE LOCATION MAP


SCALE: 1:500 @ A3
 DRAWN: SAM
 DATE: 10/11/05
 DRAWING NO: 2005/0018/01 X
 REV: 1

2006/0012/P1





Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address	
Compass Theatre & Arts Centre Glebe Avenue Ickenham	
Planning Application Ref:	Scale
187/APP/2008/2807	1:1,250
Planning Committee	Date
North Page 225	July 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 36 HIGHFIELD DRIVE ICKENHAM

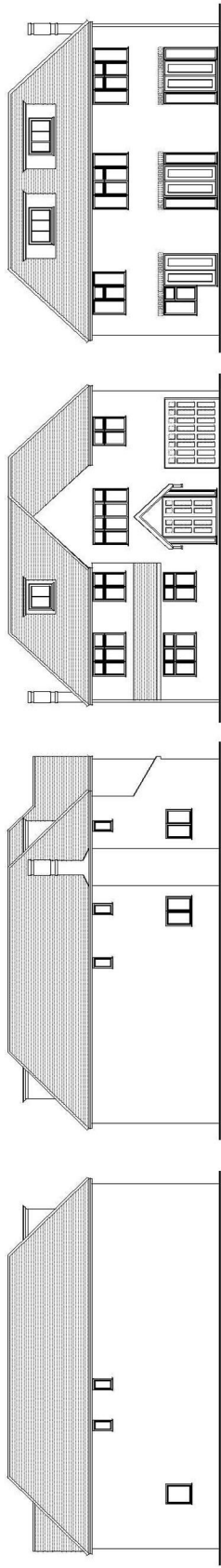
Development: ERECTION OF A TWO STOREY REAR EXTENSION INVOLVING RAISING OF THE MAIN ROOF HEIGHT INCLUDING ONE FRONT AND TWO REAR DORMERS, AND FIRST FLOOR PART FRONT EXTENSION (INVOLVING DEMOLITION OF PART OF REAR GROUND FLOOR AND CONSERVATORIES).

LBH Ref Nos: 12536/APP/2008/1231

Date Plans Received: 11/04/2008

Date(s) of Amendment(s):

Date Application Valid: 02/05/2008

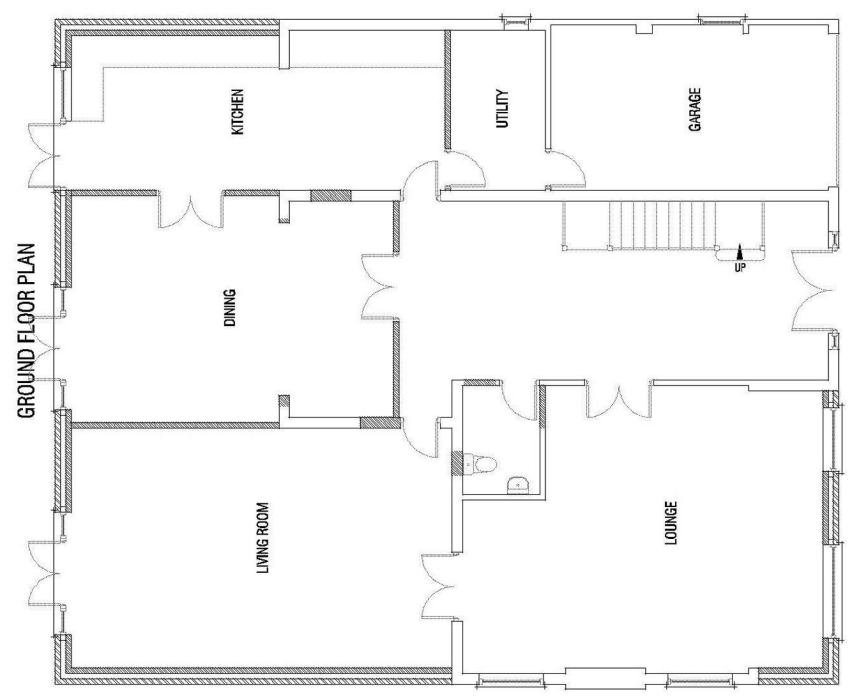


REAR ELEVATION

FRONT ELEVATION

SIDE ELEVATION

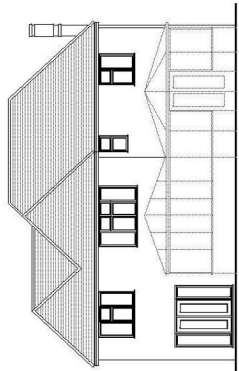
SIDE ELEVATION



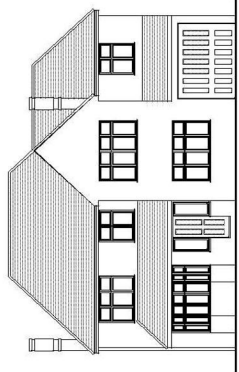
Client	MR & MRS MALHI	Details	PROPOSED PLANS & ELEVATIONS
Address	36 HIGHFIELD DRIVE ICHERHAM MIDDLESEX UB11 1BN	Drawing	EXTENSIONS TO DWELLINGHOUSE
Date	FEB 2008	Dwg No	02A
		Scale	1:100 & 1:200

proposed

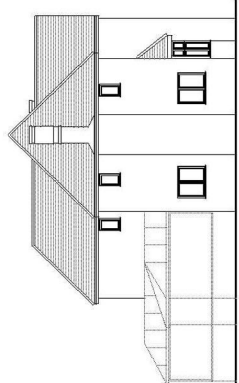




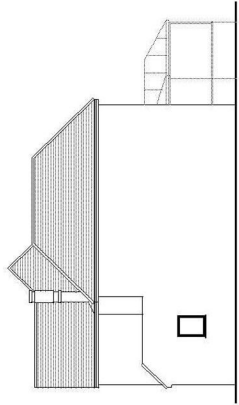
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION

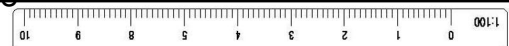
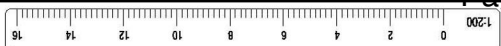
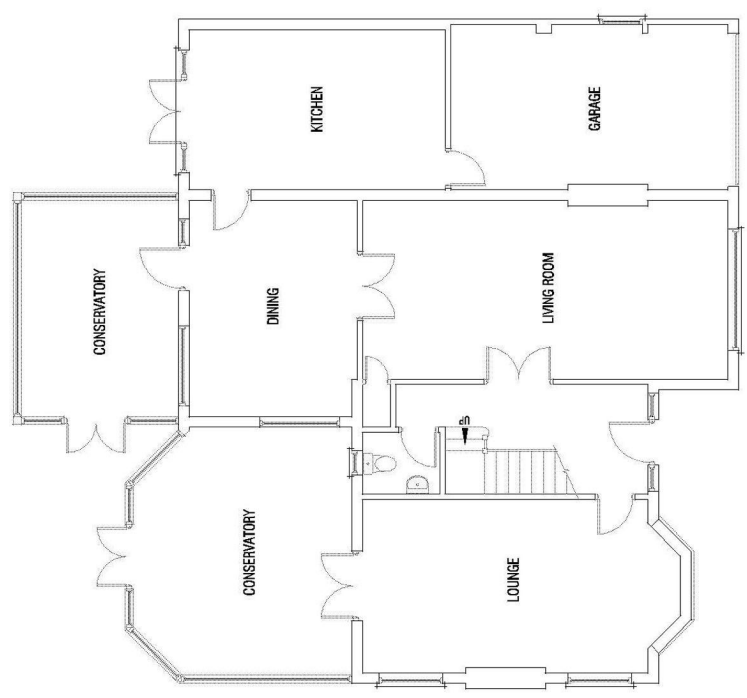


SIDE ELEVATION

FIRST FLOOR PLAN



GROUND FLOOR PLAN



Client	MR & MRS MALHI	Drawn	EXISTING PLANS & ELEVATIONS
Address	36 HIGHFIELD DRIVE ICHERHAM MIDDLESEX UB11 1AN	Drawing	EXTENSIONS TO DWELLINGHOUSE
Date	FEB 2008	Drawn By	01A
		Scale	1:100 & 1:200

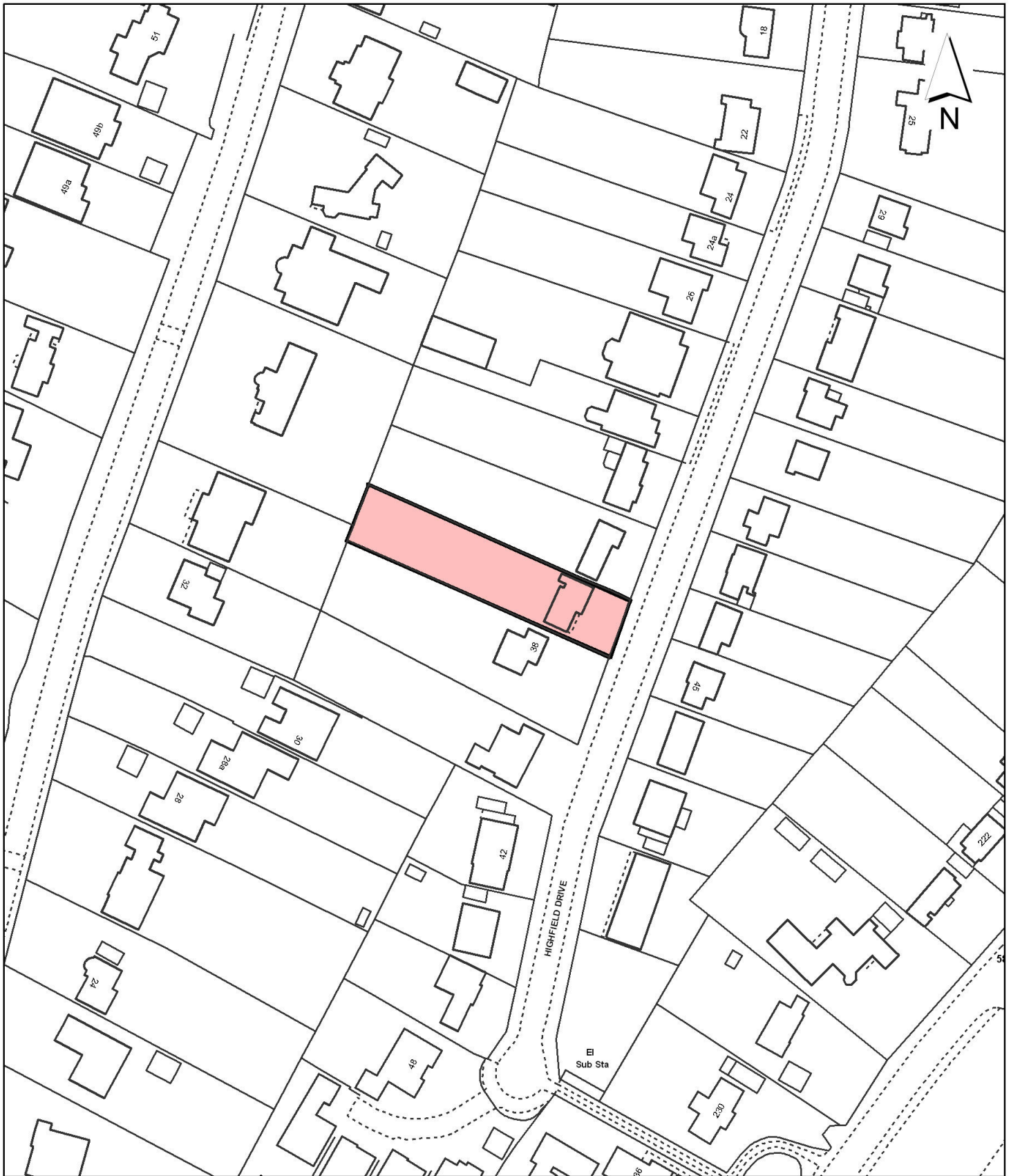
34

HATCHED ARE SHOWS
PROPOSED EXTENSION


36

38

Client	MR & MRS MALHI	Details	PROPOSED BLOCK PLAN
Plot Title	36 HIGHFIELD DRIVE CHENNAI TAMIL NADU INDIA	Drawing	EXTENSIONS TO DWELLINGHOUSE
Date	MAY 2008	Drawn By	GA
		Scale	1:100



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2008

Site Address	
36 Highfield Drive, Ickenham	
Planning Application Ref:	Scale
12536/APP/2008/1231	1:1,250
Planning Committee	Date
North Page 230	July 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



**Report of the Corporate Director of Planning and
Community Services**

Address: SWAKELEYS HOUSE, ICKENHAM

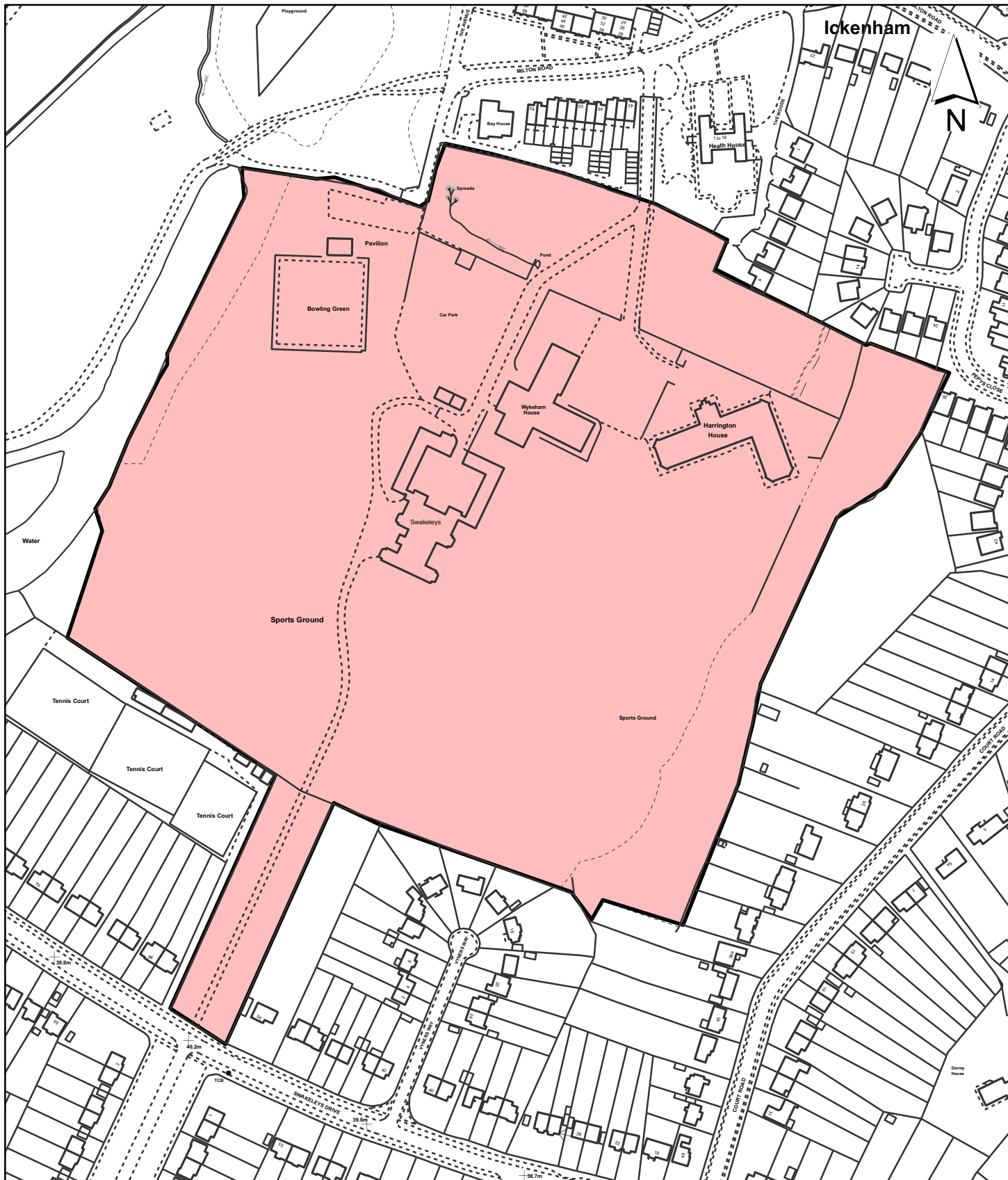
Development: APPLICATION TO ERECT 25,092 SQUARE FEET OF
OFFICES TO PROVIDE FURTHER FUNDS TO RESTORE
THE BUILDINGS AND GROUNDS OF SWAKELEYS HOUSE

LBH Ref Nos: 23202/F/81/1435
APP/R55/10/A/83/004491


Drawing Nos: N/A

**Date application
approved at
Committee** 29th May 1984 – at appeal

S52 Agreement Dated 12 July 1984



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**Swakeleys House & Harrington House
Milton Road
Ickenham**

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

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

Planning Application Ref:
23202/F/81/1435

Scale
1:2,500

Planning Committee
North Page 232

Date
July 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address 78 JOEL STREET NORTHWOOD

Development: Change of use from Class A1 Retail to Class A5 Hot Food Takeaway, involving alterations to shopfront and the installation of an extractor flue to the rear/ side.

LBH Ref Nos: 65970/APP/2009/860

Date Plans Received: 23/04/2009

Date(s) of Amendment(s):

Date Application Valid: 07/05/2009



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2008

Site Address

**78 Joel Street,
Northwood**

Planning Application Ref:
65970/APP/2009/860

Planning Committee
North Page 235

Scale
1:1,250

Date
July 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 ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

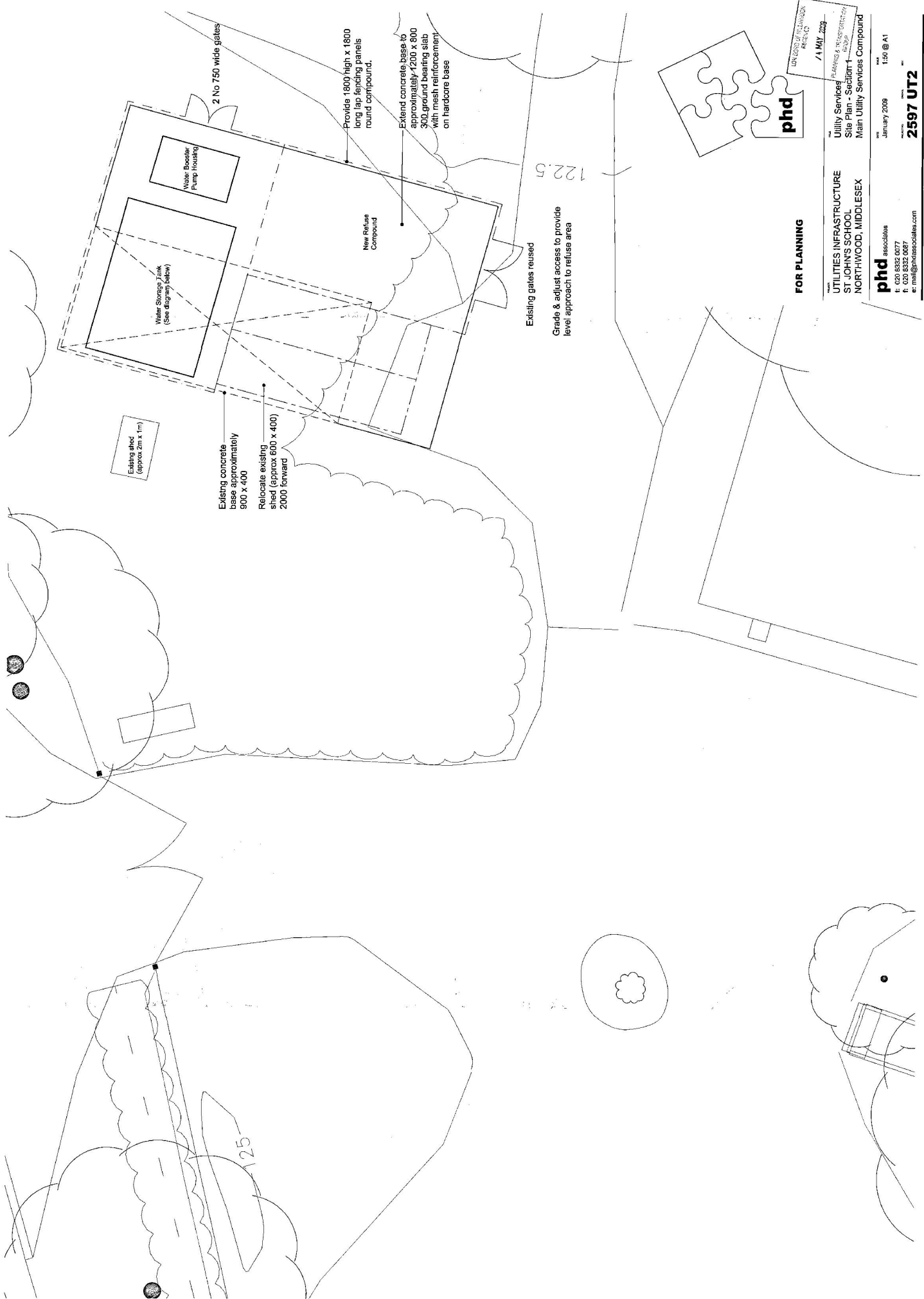
Development: EXTENSION & RECONFIGURATION OF EXISTING TIMBER FENCE ENCLOSED COMPOUND TO ACCOMODATE EXISTING SHED, NEW WATER STORAGE TANK & BOOSTER PUMP & RECYLABLE WASTE STORE.

LBH Ref Nos: 10795/APP/2009/513

Date Plans Received: 13/03/2009

Date(s) of Amendment(s):

Date Application Valid: 04/05/2009



CONSENTS BY PARLIAMENT RECEIVED
7/1 MAY 2009



FOR PLANNING

UTILITY SERVICES
PLANNING & REGISTRATION
ST JOHN'S SCHOOL
NORTHWOOD, MIDDLESEX
Main Utility Services Compound

phd associates
t: 020 8332 0077
f: 020 8332 0067
e: main@phdassociates.com

DATE: January 2009
SCALE: 1:50 @ A1
PROJECT: **2597 UT2**

LOU BOARD OF HILLINGDON
RECEIVED
13 MAR 2009
PLANNING & TRANSPORTATION
GROUP

LOU BOARD OF HILLINGDON
RECEIVED
4 MAY 2009
PLANNING & TRANSPORTATION
GROUP

ST JOHN'S SCHOOL NORTHWOOD

SITE PLAN

UTILITY SERVICES LOCATIONS



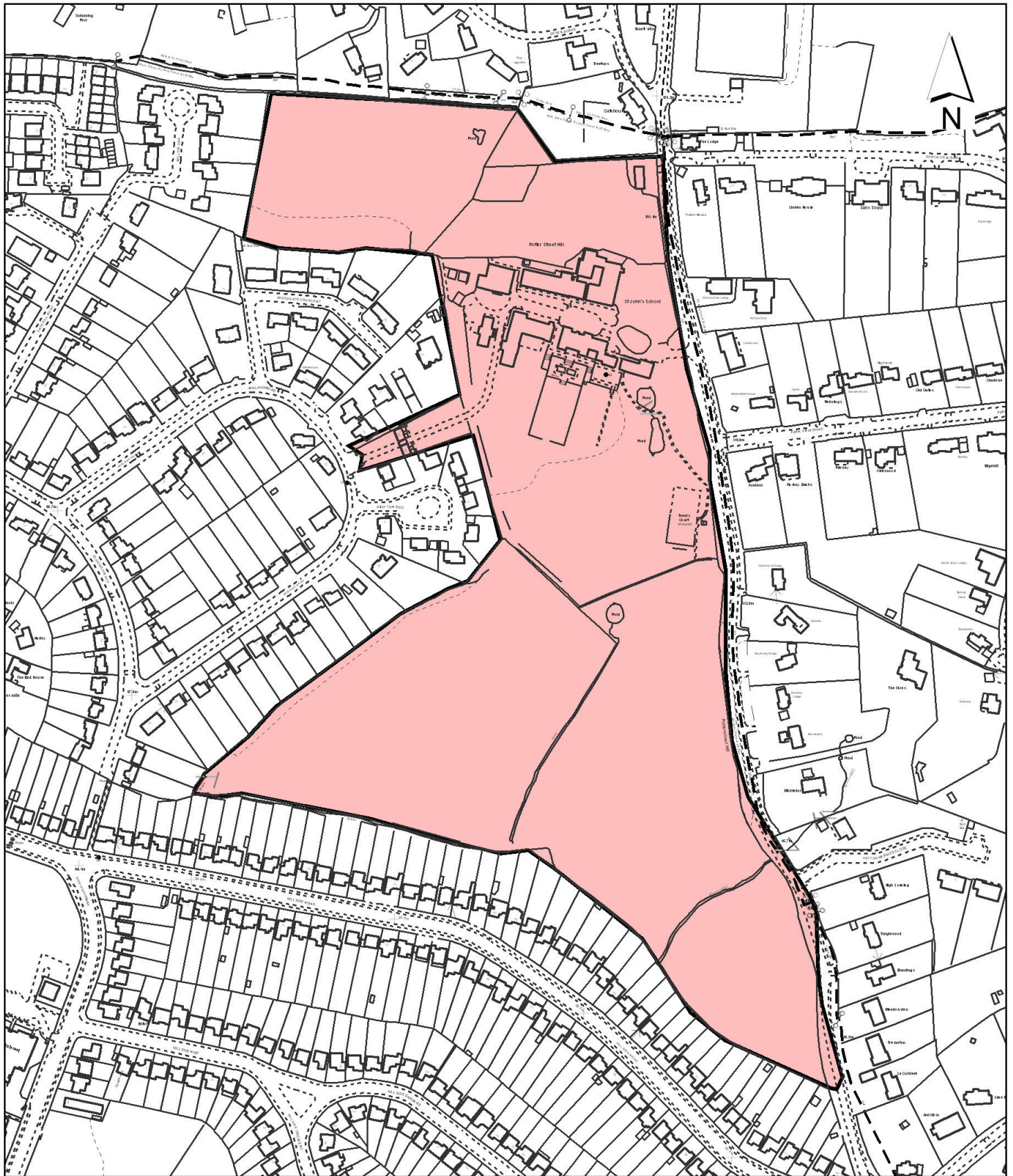
'A' - Existing gas
intake & meter

'B' - Existing electrical
intake & meter

'EG' - Existing gas pressure
reduction station?

'C' - Existing water
intake & meter

'EE' - Existing electrical
sub station



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2008

Site Address

**St Johns School,
Potter Street Hill,
Northwood**

Planning Application Ref:
10795/APP/2009/513

Planning Committee
North Page 242

Scale
1:3,500

Date
July 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 43 JUBILEE DRIVE RUISLIP

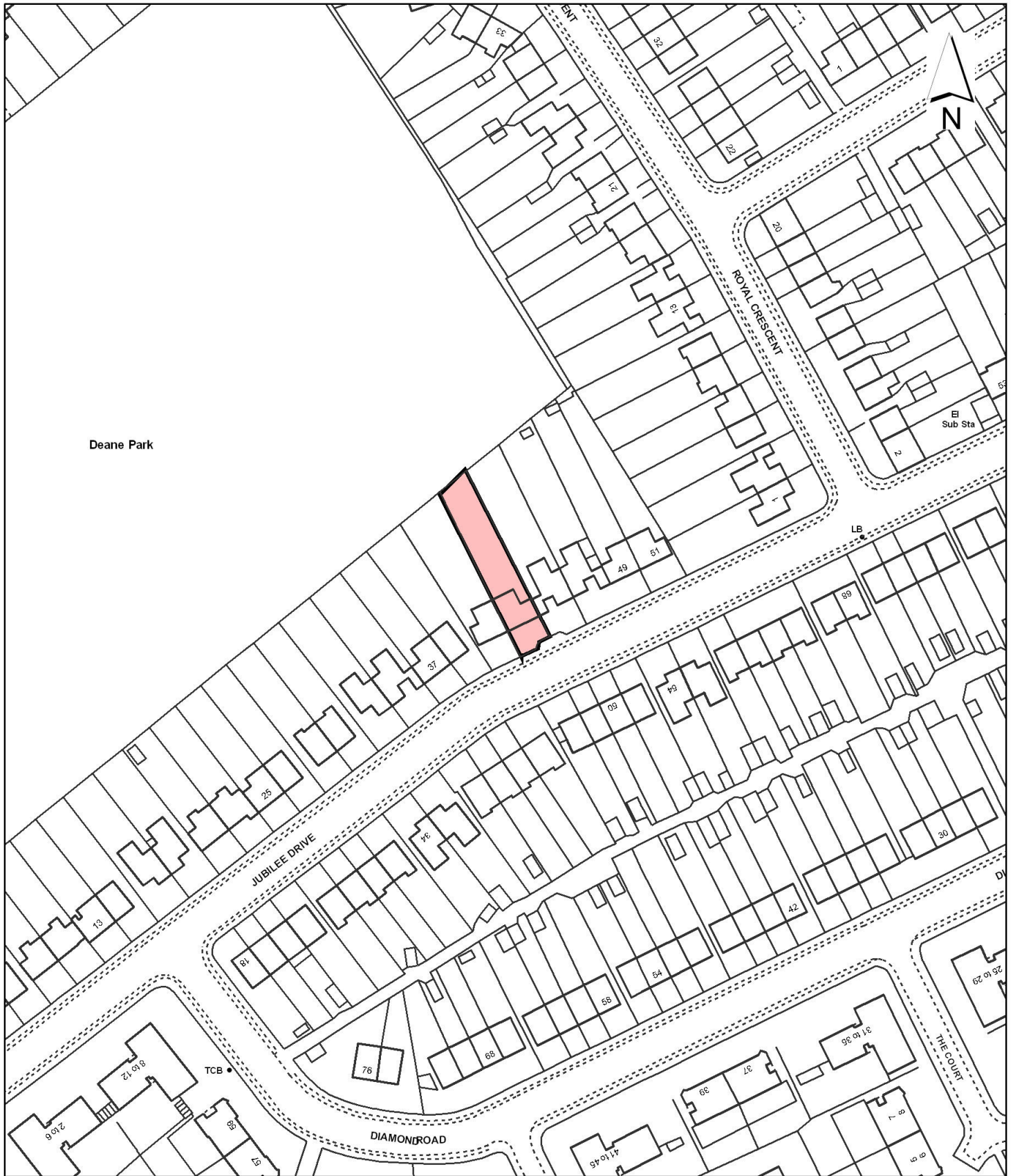
Development: Erection of a single storey part rear extension.

LBH Ref Nos: 3799/APP/2009/723


Date Plans Received: 08/04/2009

Date(s) of Amendment(s):

Date Application Valid: 01/06/2009



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2008

Site Address	
43 Jubilee Drive, Ruislip	
Planning Application Ref:	Scale
3799/APP/2009/723	1:1,250
Planning Committee	Date
North Page 245	July 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



Report of the Corporate Director of Planning & Community Services

Address 45 JUBILEE DRIVE RUISLIP

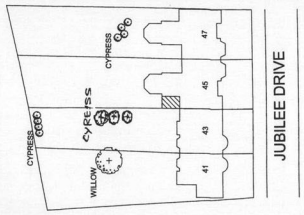
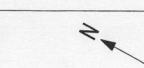
Development: Single storey rear extension

LBH Ref Nos: 49109/APP/2009/725

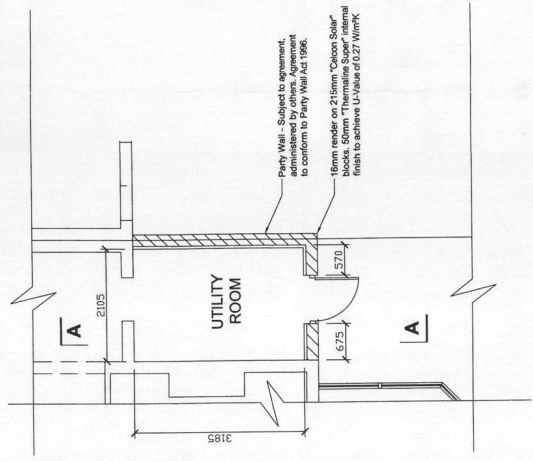
Date Plans Received: 08/04/2009

Date(s) of Amendment(s):

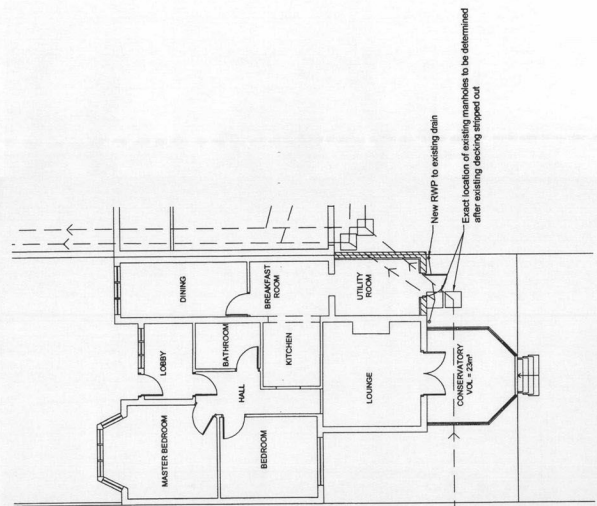
Date Application Valid: 01/06/2009



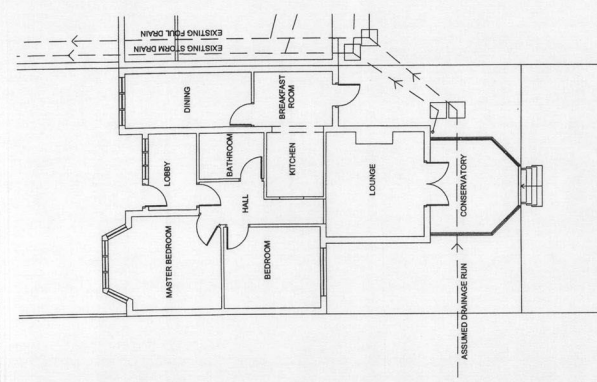
BLOCK PLAN
(1:500)



PROPOSED LAYOUT
(1:50)



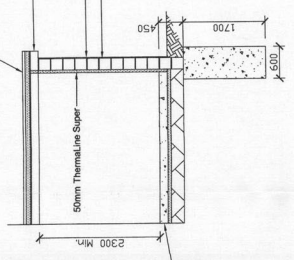
PROPOSED PLAN
(1:100)



EXISTING PLAN
(1:100)

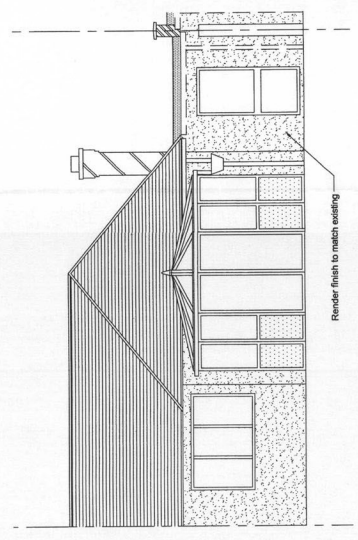
U.S. ARCHITECTS
ARCHITECTS
- 8 APR 2003
PLANNING CONSULTANTS

ROOF
Blumen roofing felt to BS747
50mm Kingspan Thermafloor IT21
12mm Marine Plywood Deck
38 x 147/16 Timber rafters at 400mm centres
in grade C16 timber. Galvanized roof straps to
be provided to anchor roof to wall. Minimum fall
of 1:40 is required.
16mm Render
215 Thk Celcon Solar Blocks

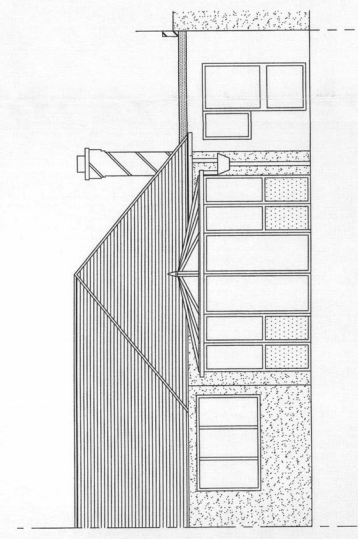


SECTION A-A
(1:50)

GROUND FLOOR
- 100mm concrete ground bearing slab
with A385 mesh top & bottom. Cover to
reinforcement to be 25mm top, 40mm bottom.
- 85mm Kingspan Isotherm K3 on DPM
- 250mm Hardcore
Note: Contractor is to inform Engineer if
existing wall will affect ground
bearing slab solution.

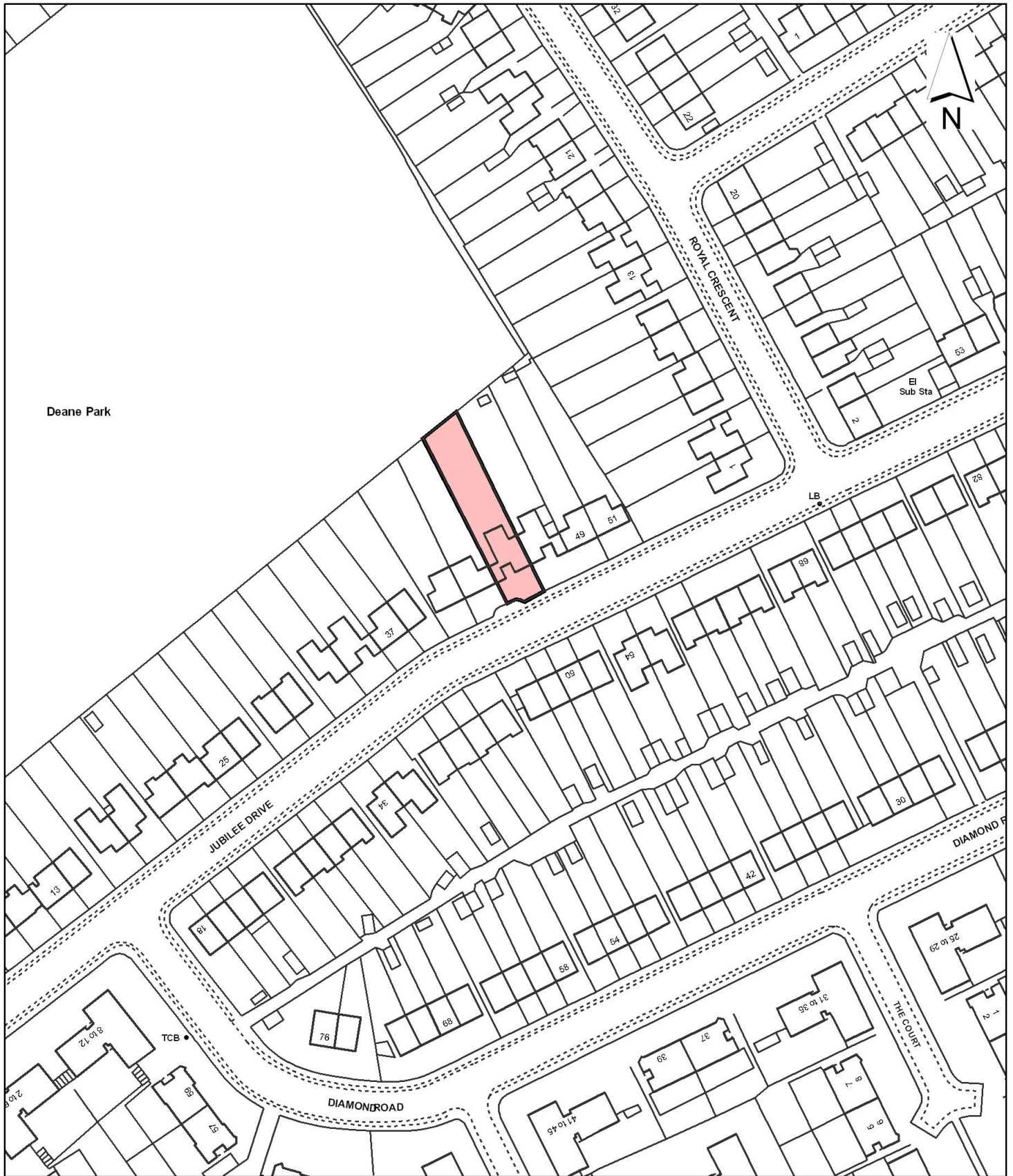


PROPOSED REAR ELEVATION
(1:50)




EXISTING REAR ELEVATION
(1:50)

Drawing Title			
45 JUBILEE DRIVE PROPOSED SINGLE STOREY EXTENSION GENERAL ARRANGEMENT			
Drawn by	RC	Date	Scale
		MAR 09	
Agent	rc.care@bluntoner.co.uk		Version
Drawn No.	P003-1002		Rev.
			-



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2008

Site Address	
45 Jubilee Drive, Ruislip	
Planning Application Ref:	Scale
49109/APP/2009/725	1:1,250
Planning Committee	Date
North Page 248	July 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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

