



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 2 AUGUST
2017

Time: 7.00 PM (OR UPON THE
RISING OF THE MAJOR
APPLICATIONS PLANNING
COMMITTEE, WHICHEVER
IS LATEST)

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

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

To Councillors on the Committee

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

Published: Tuesday, 25 July 2017

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=0>

Putting our residents first

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

Useful information for residents and visitors

Watching & recording this meeting

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

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

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



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

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

Travel and parking

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

Accessibility

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

Emergency procedures

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



A useful guide for those attending Planning Committee meetings

Security and Safety information

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

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

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

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
5	21 Nicholas Way, Northwood 22734/APP/2017/900	Northwood	Two-storey, five-bedroom detached dwelling with associated parking and amenity space, involving demolition of existing dwelling. Recommendation: Approval	1 - 20 136 - 142
6	1a Grove Road, Northwood 14379/APP/2017/1592	Northwood	Two-storey, five-bed detached dwelling with habitable roofspace, parking and amenity space, involving demolition of existing bungalow. Recommendation: Approval	21 - 38 143 - 154
7	2 Raisins Hill, Eastcote, Pinner 32216/APP/2017/1290	Northwood Hills	Two two-storey, three-bed semi-detached dwellings with habitable roofspace and associated parking and amenity space. Recommendation: Approval	39 - 54 155 - 161

8	42 Raisins Hill, Eastcote, Pinner 27718/APP/2017/1559	Northwood Hills	First-floor side extension, rear conservatory and conversion of roofspace to habitable use, to include two side-dormers, two side-rooflights and conversion of roof from hip to gable end. Recommendation: Refusal	55 - 64 162 - 166
9	Ruislip Telephone Exchange, High Street, Ruislip 10105/APP/2017/1329	West Ruislip	Installation of replacement stub mast and headframe, the installation of replacement stub mast at roof level, the relocation of existing pole-mounted antenna and transmission dish onto the proposed stub mast and the installation of radio equipment housing at rooftop level. Recommendation: Refusal	65 - 76 167 - 173
10	Aldis House & Wetherby Hall, Green Lane, Northwood 68153/APP/2017/793	Northwood	Proposed Change of Use of Aldis Hall (from C1 residential to D1 Pre-School Nursery) with associated parking, access alterations and landscaping and a Change of Use of Wetherby House (from D1 Pre-School Nursery to C3 Residential). Recommendation: Approval	77 - 106 174 - 188

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	10 Jackets Lane, Northwood - 70543/APP/2017/1650	Northwood	Redevelopment of site to provide four non-detached single family dwellings with associated car parking, access and landscaping. Recommendation: Approval	107 - 128 189 - 204

PART II - Members Only

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

12 ENFORCEMENT REPORT

129 - 134

PART I - Plans for North Planning Committee

135 - 204

Report of the Head of Planning, Sport and Green Spaces

Address 21 NICHOLAS WAY NORTHWOOD

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

LBH Ref Nos: 22734/APP/2017/900

Drawing Nos: PL04 B
PL01 C
PL02 C
PL05 A
TREE CONSTRAINTS PLAN
PL 03
Design & Access Statement
Phase 1 Arboricultural Implication Assessment
Tree Survey
Bat Habitat Assessment

Date Plans Received: 10/03/2017 **Date(s) of Amendment(s):** 10/03/2017

Date Application Valid: 15/03/2017

1. **SUMMARY**

Planning permission is sought for the erection of a two storey, 5-bedroom detached dwelling with associated parking and amenity space, involving demolition of the existing dwelling.

The surrounding area is characterised by large detached properties with good sized gardens. The proposed dwelling is respectful in size and scale and is considered to adequately integrate within the existing built development without causing adverse impact to the residential amenities of the neighbouring properties. The design and layout of the property is considered acceptable and is not considered to result in a detrimental impact to the Copsewood Estate Area of Special Local Character or the woodland setting of which it forms part.

Following negotiations with the applicant the design and in particular the rear elevation and roof design have been revised in line with officers' recommendations. The proposed development is now deemed acceptable and is considered to comply with current, local, regional and national planning policy.

Therefore the application is recommended for approval, subject to the imposition of appropriate conditions.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 **Time Limit**

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01C, PL02C, PL03, PL04B and PL05A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES6 Levels

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

REASON

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

4 RES7 Materials (Submission)

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

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

REASON

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

5 RES8 Tree Protection

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

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

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

3. Details of ongoing site supervision and monitoring by an appointed tree consultant.

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

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

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

REASON

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

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

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

- 1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
- 2. Details of Hard Landscaping
 - 2.a. Means of enclosure/boundary treatments
 - 2.b. Hard Surfacing Materials
 - 2.c Other structures (such as play equipment and furniture)
- 3. Schedule for Implementation

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

REASON

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

7 RES10 Tree to be retained

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

to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

8 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 17 or 23 Nicholas Way, Northwood.

REASON

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

9 RES13 Obscure Glazing

The window (s) facing 17 and 23 Nicholas Way on the first floor level shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

10 RES14 Extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no extension or roof alteration shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

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

11 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that

sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

INFORMATIVES

1 I47A Damage to Verge - For Private Roads:

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

- | | |
|------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE19 | New development must improve or complement the character of the area. |
| 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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM14	New development and car parking standards.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.12	(2011) Flood risk management
LPP 6.13	(2011) Parking

4 I59 Councils Local Plan : Part 1 - Strategic Policies

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

5 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.

6 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.

7 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 Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

8 16 Property Rights/Rights of Light

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

9 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

10

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy on commencement of this development. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

3. CONSIDERATIONS

3.1 Site and Locality

The site currently comprises a single storey detached bungalow with an approximate footprint of 315 square metres located on the East side of Nicholas Way with the principal elevation facing North West. The existing bungalow is set within a large rectangular plot of approximately 1,795 square metres. The existing dwelling is brick built with brown stained timber set under a low pitched roof with concrete roll profile roof tiles and white UPVC fascia's, soffit and plastic rainwater goods. It is of little architectural merit.

The front garden is mainly lawn with perimeter shrub / hedge planting. A block paved driveway with single access on to Nicholas Way extends from the front of the property and blends in a curvilinear fashion around the existing mature tree, which occupies a central position in the front garden. The front of the property is defined by a low brick wall with a swept tight radius to piers defining the driveway entrance.

The site is approximately 25 m wide by 75 m deep and falls 3 m from the road to the end of rear garden. It is broadly level from side to side. Either side of the property are large two storey houses of differing character, no.17 and no.23 both of which extend to within between 1 m and 3 m of the side boundaries.

The site has a number of existing mature trees and has established landscaping elements to the boundaries. Indeed this site is covered by Tree Preservation Order (TPO) 234. There are several mature, protected trees on and adjacent to this site. The application site also lies within the Copsewood Estate Area of Special Local Character as identified in the Hillingdon Local Plan (November 2012).

The area is characterised by large properties set back but fronting the road with reasonable sized rear gardens. There is a predominance of mature trees to the fronts and backs of properties. The street scene of Nicholas Way is characterised by large detached houses, set within significant plots and set back from the highway. Whilst the street scene is varied, the predominant feature of the dwellings in the area is of asymmetrical detached houses of vernacular design. It is noted that a number of existing dwellings in the surrounding area have been demolished and redeveloped.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 5-bedroom detached dwelling with associated parking and amenity space, involving demolition of the existing dwelling.

The proposed replacement dwelling would have a footprint of approximately 380 square metres, 20 metres wide and 31 metres deep. The proposed dwelling is sited broadly on the existing building footprint, approximately mid point in the site. It would retain the existing access and driveway configuration although the proposed driveway would be resurfaced. Internally the property would be set over two floors and has been designed to be suitable for 'lifetime homes' requirements. There would also be a large integral garage sited at right angles to the driveway and of a size to easily accept two large cars and more.

Following negotiations with the applicant the design and in particular the rear elevation and roof design have been revised, so that there is now a central cat-slide roof element with the projected bays to either side set under hipped roofs.

3.3 Relevant Planning History

22734/76/1194 21 Nicholas Way Northwood
Residential development-2 units (Full) (P)

Decision: 31-12-1976 Approved

22734/B/79/0617 21 Nicholas Way Northwood
Residential development-1 units (Full) (P)

Decision: 29-05-1979 Approved

22734/C/79/1340 21 Nicholas Way Northwood
Alterations to elevation (P)

Decision: 29-10-1979 Refused

22734/D/83/0598 21 Nicholas Way Northwood
Section 53 certificate (P) Erec. of log cabin to house covered swimming pool.

Decision: 12-05-1983 Refused

22734/E/83/1022 21 Nicholas Way Northwood
Householder dev. (small extension,garage etc) (P)

Decision: 28-09-1983 Approved

22734/F/99/0249 21 Nicholas Way Northwood
Tree surgery to two Oaks (T2 and T7) on TPO 234

Decision: 25-08-1999 NFA

22734/TRE/2001/64 Land Fronting 21 Nicholas Way Northwood
TO FELL ONE (LEANING) SILVER BIRCH TREE IN GROUP G1 ON TPO 234

Decision: 13-07-2001 Approved

Comment on Relevant Planning History

There are a number of historic applications relating to the site however these relate simply to minor alterations/extensions to the dwelling and TPO applications. There are none with any direct relevance to this proposal.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- 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.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM14 New development and car parking standards.
- H3 Loss and replacement of residential accommodation
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 5.1 (2011) Climate Change Mitigation
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.12 (2011) Flood risk management
- LPP 6.13 (2011) Parking

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbouring properties along with Northwood Residents Association were consulted on 21.03.2017 and a site notice was posted to the front of the site which expired on 21.04.2017.

The Chairman of the Nicholas Way Frontagers Association, has made several comments and objections to the application. Firstly on 29.03.2017 he suggested a condition to be attached to any grant of consent;

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

Then on the 08.04.2017 he objected stating;

Firstly there are some errors and perhaps omissions on the drawings submitted. Arbol EuroConsulting drawing 1098 Tree Constraints shows the plot to the South of 21 Nicholas Way as No.19 when in fact it is actually No.23. Also, the plot to the North is shown as No.23 when it is actually No.17 (there is no No.19). Similar mistakes are repeated on the Nettassets drawing PL02 street scene. I also cannot find the distances to adjoining properties dimensioned on any drawing. They should be shown with minimum distances respected. My main objection to this Planning Application concerns the loss of 4 TPO'd trees T12, T18, T19 and T21 indicated on the Arbol EuroConsulting drawing and of 8 trees in total indicated on the Netassets drawing. I feel that further trees, including TPO'd trees, may be at risk in adjoining properties due to their positioning to the proposed new, large house. Further, the overall bulk, mass and size of the proposed house is too large for the site size.

A Petition which has been signed by 28 local residents who all live in Nicholas Way states,

"We object to the Planning Application number 22734/APP/2017/900 submitted regarding a proposed redevelopment at 21 Nicholas Way, Northwood, HA6 2TR.

The primary objection is against the loss of 4 TPO'd trees (English Oak, 2 x Lawson Cypress and Silver Birch) involved in the proposed redevelopment.

The actual Planning Application would appear lacking in some detail in some respects as it might appear that other TPO'd trees in neighbouring properties may somehow become involved further adding to the significant loss of the original 4 TPO'd trees.

The Planning Application appears to detail 8 trees at 21 Nicholas Way which will have to be removed - including the 4 TPO'd trees referred to above."

Planning Officer Comments:

Following receipt of the objections and petition the applicant instructed the arboricultural consultant to review the comments and submit a report in response. This was submitted to the council on 05.07.2017 and confirms:

- i) The silver birch T21 is a retention tree and would not in fact be removed in regard to the proposed development. This was shown incorrectly on the Nett Assets Drawing and has now been amended to show its retention;
- ii) Only three trees are protected via a TPO: T12, T18 and T19;
- iii) Five trees all of which are low grade are proposed for removal (only three are subject to a TPO);
- iv) The Nett Assets drawing shows the following trees to be removed T12 / T17/ T18/T19/ T20 /G2 (5x yew) and T21 (the last tree now shown retained on updated plans). In total this accounts for six

and not eight trees;

v) A Tree Constraints site meeting was carried out with the Hillingdon Council Tree Protection Officer to discuss the proposed build and agree tree removals;

vi) No off-site trees would be affected by the proposed development;

vii) Incorrect property numbering is a not material constraint in terms of tree plotting or on-site tree protection measures.

In light of the above and additional tree surveys which were submitted following the initial validation and registration of the application, the consultation period was then extended for an additional 14 day period.

Internal Consultees

Trees & Landscape:

This site is covered by TPO 234. There are several mature, protected trees on and adjacent to this site. These trees could be detrimentally affected by construction-related activities / storage of materials etc. A tree report (arboricultural impact assessment) has been provided, however (as far as I can see) a tree protection plan and arboricultural method statement have not. It is also unclear whether the twin-stemmed Silver Birch (T21) is to remain or be removed; the footprint of the proposed building is roughly the same on the side nearest this tree, and so there is no good reason for it to be removed. There is no objection to the removal of the several small Cypress trees (discussed at a site meeting with the arboricultural consultant). In order to show that this scheme makes adequate provision for the protection and long-term retention of valuable tree/s, the following detail is required (in accordance with BS 5837:2012): A Tree Protection Plan to show how the trees (to be retained) will be protected during development; An Arboricultural Method Statement to show any incursion into tree root protection areas (RPA's) will be addressed. Conclusion (in terms of Saved Policy BE38): Please re-consult on receipt of the requested information.

Additional comments made on 18.07.217:

This site is occupied by a large 'L'-shaped bungalow located on the south-east side of Nicholas Way. The house is set back from the road within a spacious plot, typical of those found on the Copse Wood Estate. The plot is more or less level from side to side, but falls by approximately 3 metres across a 75 metre space from the front to rear boundaries. The site features a number of established mature trees and other garden plants, with selected specimens protected by TPO 234.

Comment:

A tree report has been prepared by Arbol Euro Consulting. This has assessed 29No. individual trees and groups both on the site and off-site where trees may be influenced by development. The following trees on the tree survey are protected by the TPO - the TPO schedule ref. is noted in brackets: T1 (T1), T11 (T2), T12 (T4), T13 (T3), T16 (T5), T17 (T6), T18 (T5), T19 (T6), T21 (T9), T25 (T7), T26 (T11) and T27 (T11). The survey concludes that there are no 'A' grade trees, 8No. 'B' grade trees, with the remaining trees graded 'C'. The D&AS states that the tree report was used to inform the layout of the proposed development with the intention of retaining the better trees. The tree report includes a Phase 1 Arboricultural Implication Assessment, followed by a Phase 2 AIA which concludes (in section 8.0) that 5No. trees will be removed to facilitate the development: T12 (T4)oak, T17 cypress, T18 cypress, T19 (T5) cypress and T20 (T6) cypress. All of these are on the southern boundary and are considered to be declining in vitality and / or structurally defective. An Arboricultural Method Statement has been prepared (see Appendix 3) and an Arboricultural Method Statement (Appendix 4). While the impact of this proposal on trees is low - as presented, the safeguarding of the remaining trees will depend on rigorous site management and a demolition and construction management plan which incorporates tree protection measures. For example, the safeguarding of the prominent oak T11 (TPO ref T2) in the front will require that no changes are made to the levels, edging and sub-base of the existing driveway. Due to the importance and proximity of trees on this site, the arboricultural consultant should be retained to supervise all tree-related activity from the site set-up prior to demolition through to completion of the projects. The consultant should be employed to monitor the progress on site and report the outcome of tree-

related site meetings to the Ipa.

Recommendation:

No objection subject to conditions RES6, RES8 (to include on site supervision and monitoring by the tree consultant), RES9 (parts 1,2,5 and 6) and RES10.

Access Officer:

Any grant of planning permission should include the following condition: The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015 REASON: To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in principle to the redevelopment of the site for residential use, subject to all other material planning considerations being acceptable, in accordance with all other planning policies.

The key issue with this application is impact on protected trees.

7.02 Density of the proposed development

The density ranges set out in the London Plan are not used in the assessment of schemes of less than 10 units.

Minimum gross internal floor and storage is a further measure of the suitability of the size of a proposed dwelling. DCLG guidance identifies that 2 storey, 5 bedroom properties for a maximum of 8 persons should provide a minimum 128 sq.m and 3.5 sq.m of inbuilt storage. The proposed dwelling more than complies with this guideline as it will have a gross internal floor area well in excess of this, at approximately 638 sq.m.

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

The site is located within the Copsewood Estate Area of Special Character, which is characterised by large detached dwellings of asymmetric and vernacular style set within spacious plots amongst the protected trees. However the character of the buildings in the area do differ and are varied. The more recent replacement properties incorporate stone detailing and a more symmetrical style of elevations.

The proposed replacement dwelling is domestic in scale set over two storeys and with a modest hipped roof. The applicant states that following a review of the character of the area and picking up on the policy aim to create sufficient architectural variety in order to retain the areas' characteristics of large individually designed properties. They have developed a design using brick and stone blending arts and craft features in a more modern way with brick and stone detailing married with a quality brick and clay plain tiles. The design is asymmetrical and strong in character.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments in an Area of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area. Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new buildings on the Copsewood Estate to be set back by 1.5 metres from the side boundary line, for the full height of the building.

Following negotiations with the applicant the design and in particular the rear elevation and roof design have been revised, so that there is now a central cat-slide roof element with the projected bays to either side set under hipped roofs. It is considered that the design of the proposed dwelling reflects the materials, design features, including the change to brick detailing on lintels and cills and building heights predominant in the locality whilst providing an element of architectural individuality which is a characteristic within the Copsewood Estate. Further the proposed development would be set back at least 1.5 m from the side boundaries in order to maintain key visual gaps between the properties.

Therefore, the development is considered to have an acceptable impact on the Area of Special Local Character, in accordance with Policies BE5, BE13, BE15 & BE19 of the Hillingdon Local Plan (November 2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

As discussed in para. 7.03.

7.08 Impact on neighbours

Taking into consideration the separation gap which has been maintained on either side ranging from 1.5 to 3.9 metres and the substantial intervening screening, the proposal would not detract from the amenities of nearby residents by reason of overdominance, loss of privacy, light/overshadowing. The proposal therefore complies with Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies November 2012.

It is accepted that the replacement dwelling would extend beyond the rear elevations of both neighbouring properties however it should be noted that the footprint of the proposal broadly matches the existing dwelling. Whilst a two storey dwelling is proposed to replace the existing bungalow all the proposed side windows at first floor level (3 on each side elevation) are indicated to be obscured glazing. This can also be controlled by way of condition.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 2 storey, 5 bedroom, with a maximum of 8 person dwelling, to have a minimum size of 128 sq.m. Furthermore, Policy 3.5 states when designing new homes for more than six persons/bedspaces, developers should allow approximately 10 sq.metres per extra bedspace/person. The proposed new dwelling would be approximately 638 sq.m and would comply with the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area.

The minimum level of amenity space required for a five bedroom house is 100 sq.m of amenity space to meet the standard. The scheme provides well over 600 square metres and would thus far exceed these standards.

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The existing access to the front of the dwelling from Nicholas Way and the paved driveway will remain the same as existing and there is also a large garage proposed which would provide parking space for at least two vehicles. Therefore the proposal would comply with the Council's adopted parking standards and therefore with policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

The proposed replacement dwelling would incorporate good size ground floor rooms which would be capable of adaption and creating flexible space should alternative accommodation be required. In addition the proposed ground floor cloakroom would allow for a wheelchair access and the proposed dwelling would also incorporate a lift to the first floor for full accessibility.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Hillingdon Local Plan Part Two Policy BE38 seeks the protection and retention of existing trees and landscape features of merit and considers where appropriate the provision of additional landscaping as part of a proposed development.

This site is covered by TPO 234 and also within the Copse Wood Estate Area of Special Local Character (ASLC), which is characterised by large, mature trees set in large gardens.

Following receipt of the objections and petition the applicant instructed the arboricultural consultant to review the comments and submit a report in response. This was submitted to the council on 05.07.2017 and confirms:

i) The tree report includes a Phase 1 Arboricultural Implication Assessment, followed by a Phase 2 AIA which concludes (in section 8.0) that 5 No. trees will be removed to facilitate the development: T12 (T4)oak, T17 cypress, T18 cypress, T19 (T5) cypress and T20 (T6) cypress. All of these are on the southern boundary and are considered to be declining in vitality and / or structurally defective.

ii) A Tree Constraints site meeting was carried out with the Hillingdon Council Tree Protection Officer to discuss the proposed build and agree tree removals;

ii) The silver birch T21 will be retained;

iv) Five trees all of which are low grade are proposed for removal, three of which are are subject of a TPO (T12, T18 and T19). A group of 5 x yew trees will also be removed (G2);

v) No off-site trees would be affected by the proposed development;

In light of the above and the additional tree reports and methodology statements which have been submitted by the Arboricultural Consultant, the Council's Trees and Landscape Officer has made additional comments and has confirmed that there is no objection to the proposal, subject to appropriate conditions, RES6, RES8, RES9 and RES10.

7.15 Sustainable waste management

Policy 5.17 of the London Plan requires that all new development provides adequate facilities for the storage of waste and recycling. This matter is the subject of a condition.

7.16 Renewable energy / Sustainability

Whilst the application has not included any information as regards energy efficiency and sustainability. The redevelopment of the site allows the opportunity to significantly improve the energy efficiency of the property and accordingly reduce energy demand and CO2 emissions. Therefore a condition could be attached requiring the development to meet Level 4 of the Code for Sustainable Homes which would meet the requirements of Policies 5.1, 5.3, 5.4, 5.5 and 5.7 of the London Plan (July 2011).

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding. However a sustainable water management condition is recommended.

7.18 Noise or Air Quality Issues

The proposal for a new house within a traditional residential area does not present any particular noise or air quality issues.

7.19 Comments on Public Consultations

The comments raised by the petitioners and individual local residents have been dealt with in the main report.

7.20 Planning Obligations

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

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

Community Infrastructure Levy:

The Council adopted a Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 353.74 square metres of additional floorspace is currently calculated as follows:

Hillingdon CIL = £40,866.84

Mayoral CIL = £16,001.43

Total = £56,868.27

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for the erection of a two storey, 5-bedroom detached dwelling with associated parking and amenity space, involving demolition of the existing dwelling.

The surrounding area is characterised by large detached properties with good sized gardens. The proposed dwelling is respectful in size and scale and is considered to adequately integrate within the existing built development without causing adverse impact to the residential amenities of the neighbouring properties. The design and layout of the property is considered acceptable and is not considered to result in a detrimental impact to the Copsewood Estate Area of Special Local Character or the woodland setting of which it forms part.

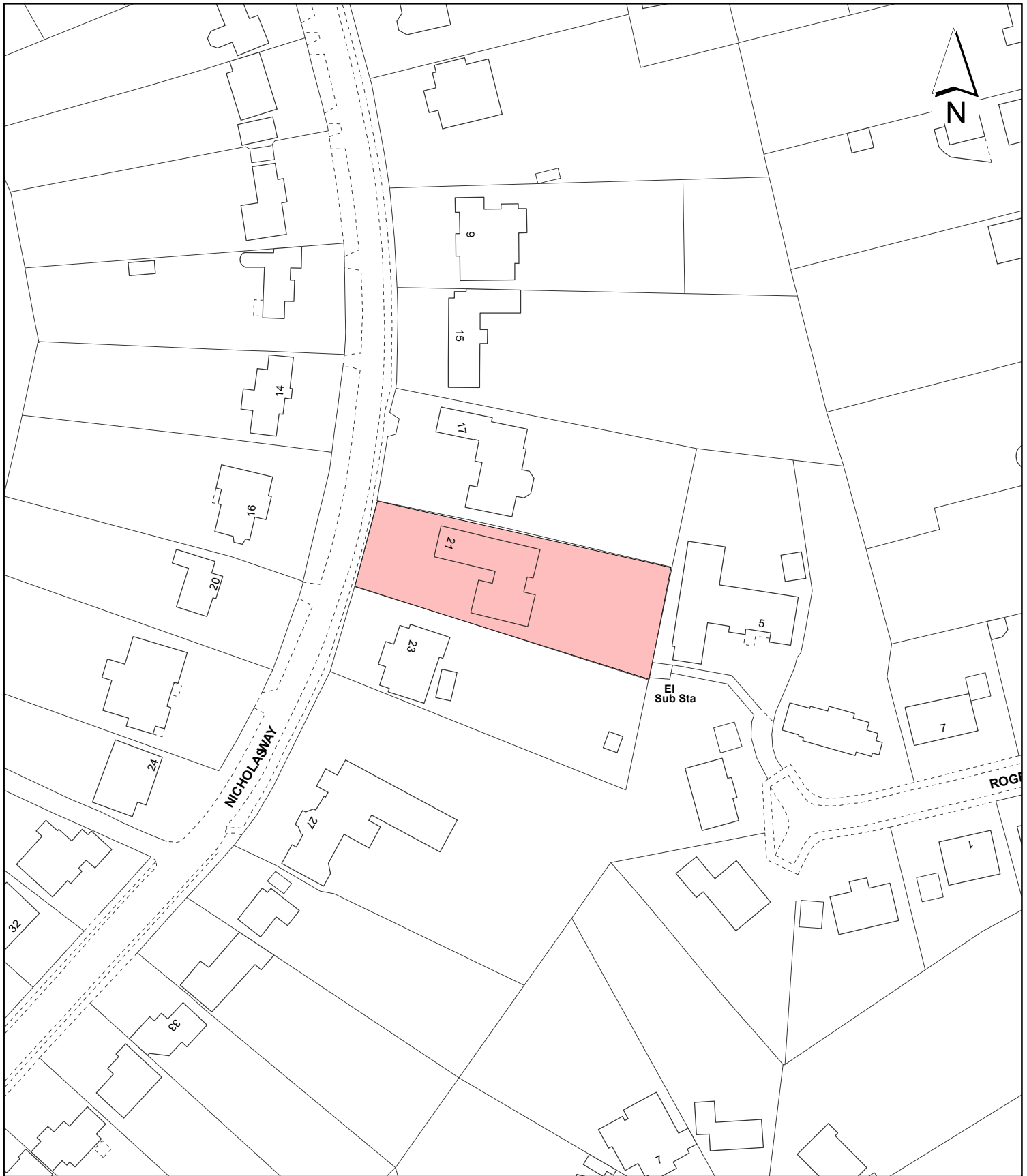
Therefore the application is recommended for approval, subject to the imposition of appropriate conditions.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Hardeep Ryatt

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

21 Nicholas Way

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

Planning Application Ref:
22734/APP/2017/900

Scale:
1:1,250

Planning Committee:
North Page 19

Date:
July 2017



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Report of the Head of Planning, Sport and Green Spaces

Address 1A GROVE ROAD NORTHWOOD

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

LBH Ref Nos: 14379/APP/2017/1592

Drawing Nos: FLU.324.01 A
Design & Access Statement
FLU.324.11
Arboricultural Impact Assessment and Method Statement
FLU.324.07 P
FLU.324.08 P
FLU.324.04 M
FLU.324.05 N
FLU.324.06 N
FLU.324.02 R
FLU.324.03 M
FLU.324.10 B

Date Plans Received:	03/05/2017	Date(s) of Amendment(s):	03/05/2017
Date Application Valid:	08/05/2017		02/06/2017
			05/05/2017
			08/05/2017
			12/07/2017

1. SUMMARY

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

The proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers.

It is therefore recommended for approval.

A Ward Councillor has requested the application be determined at Committee and a petition against the proposal has been submitted.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers FLU.324.02 R; FLU.324.04 M; FLU.324.05 N; FLU.324.06 N; FLU.324.07 P; FLU.324.08 P; FLU.324.10 B and FLU.324.11, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

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

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

REASON

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

4 RES13 Obscure Glazing

The windows facing 1 Grove Road, and the windows shown to be obscure glazed on the first floor rear windows, shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

5 RES13 Obscure Glazing

The rooflights facing 24 Moor Park Road shall be glazed with permanently obscured glass and non-opening for so long as the development remains in existence.

REASON

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

6 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 1 Grove Road and 24 and garden to the rear of 26 Moor Park Road.

REASON

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

7 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

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

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

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

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

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

5. Schedule for Implementation

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2016).

9 NONSC Removal of Existing Dropped Kerb

Prior to the occupation of the dwelling hereby approved, the existing drop kerb and crossover serving the existing bungalow shall be removed and the footway restored.

REASON

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

10 COM8 Tree Protection

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

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

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

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

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

REASON

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

11 RES15 Sustainable Water Management (changed from SUDS)

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

4 I47 Damage to Verge - For Council Roads:

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

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

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

5 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

6 I25A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

3. CONSIDERATIONS

3.1 Site and Locality

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

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

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

3.2 Proposed Scheme

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

However it is noted that the floor plans show a 'tv room' in the loft space, which would be capable of being occupied as an additional bedroom. The proposal is therefore considered and assessed as a 6 bedroom property.

This proposal is principally the same as a previously refused scheme at the site (planning ref 14379/APP/2016/3279) however the width of the proposal has been reduced and moved slightly further from the boundary with no. 24. The overall height of the main body of the dwelling has also been reduced by 0.45 m and the height of the roof of the two storey side element is now set down by 0.5 m from the main roof height.

In addition, the double garage originally proposed, which extended to within 1.89 metres of the southern site boundary shared with 24 Moor Park Road, has been replaced by a single-

storey garage that will not extend beyond the side elevation of the main dwelling, with a distance of 3.66 metres maintained between the side of the garage and the southern boundary.

3.3 Relevant Planning History

14379/APP/2016/3279 1a Grove Road Northwood

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

Decision: 01-02-2017 Refused

Comment on Relevant Planning History

14379/APP/2016/3279 - Two storey, 5-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving demolition of existing bungalow (refused)

The previous application was refused on the basis of the overall size, height, bulk, siting and design, which would constitute overdevelopment of the site, resulting in a cramped and obtrusive form of development out of keeping with the character of the area.

The principal elevation of the proposed house would face South East.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H3 Loss and replacement of residential accommodation

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

	area
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **9th June 2017**

6. Consultations

External Consultees

5 neighbours were consulted for a period of 21 days expiring on the 31 May 2017. A site notice was also erected on the lamp post opposite, expiring on 9 June 2017.

There were 2 responses to the consultation raising the following issues:

- This submission is not materially different from the previously refused scheme.
- Overlooking and perception of overlooking.
- Excessive height.
- Loss of privacy due to direct line of sight to no. 26 Moor Park Road.
- The 45 degree line of sight taken from the furthest room however the bathroom and dressing room still breach this in respect of the neighbours swimming pool and patio.
- Although not a reason for refusal before, given the neighbours continued concerns this should be revisited.
- Insufficient depth of the property to accommodate such a large house.
- Out of keeping with the area.
- The description is inaccurate at additional rooms i.e. tv room and dressing room could easily be converted to bedrooms.
- Loss of outlook and overshadowing.
- Concerns over any construction work taking place on the boundaries and potential for damage of tree roots and subsidence.
- Restrictive covenant on the land.

A petition against the proposal was also submitted.

A local Cllr has also responded to advise that the height and bulk of the proposal remain as major issues against the approval. This is in reality a 7 bed house and many of the amendments that are claimed, were made in the previous application. I accept that it has moved 0.5 m from 24 Moor Park Road but still means within 20.89 m of it. I note the notional reduction in height of 0.4 m but still believe there will be a serious loss of privacy fro the neighbouring properties, as well as a major impact on the street scene. I would ask the application be heard by the Committee and rejected again by them.

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

Officer response: Revised plans have been received removing the single storey side element of the proposal to further reduce the width and move it slightly further from the boundary with no. 24 Moor Park Lane.

Internal Consultees

Highways - Grove Road is a local road and the site has a PTAL value of 0 (very poor) which suggests there will be a very strong reliance on private car trips to and from the site. There is very little parking stress in the area as most houses have off-street car parking. The latest proposal involves the construction of a larger house on the site using a new crossover that leads to driveway parking and a double garage. This level of on-site car parking meets Council's car parking policy and allows for cycle parking within the garage. The existing crossover will need to be reinstated at the applicant's expense. The applicant should provide refuse/recycling facilities. On the basis of the above comments I have no significant highway concerns over the current proposals at the site.

Trees/Landscaping - The site is situated within the area covered by TPO 141. There are no protected trees or other landscape features of merit at this address. The proposed footprint is similar to that of the bungalow. The layout includes an integral double garage and driveway. The proposed layout also retains a reasonable area of front garden and a wide, but relatively shallow, rear garden. No objection subject to conditions for tree protection and landscaping.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

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

7.02 Density of the proposed development

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

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more

appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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

The plans indicate the proposed dwelling would be set back a minimum of 1.4 m from the side boundary with no 1 to the north and 3.66 m from the boundary with no. 24 Moor Park Lane to the south. The orientation of the building line has been slightly altered to reflect the building set by the adjacent properties along Grove Road. As a result the Northern side boundary moves in towards the house at the rear with the front of the building set back by 2.42 m and 1.4 m at the rear. On the Southern boundary the two storey element is set back 3.85 m from the boundary and the front of the single storey garage 3.66 m, increasing to 4.95 m at the rear. It is noted that the front wall of the main dwelling follows the existing building line along Grove Road.

This part of Northwood consists of primarily detached houses set within spacious plots. The dwellings characteristically are wide, spanning most of the width of the plots and have deep hipped roof forms. There are a number of variations in design within the street scene and these include features such as two storey front projections and single storey attached, part integrated garages to the side. The proposed dwelling has been reduced in height and width from the previous submission but still takes reference from the prevailing height and deep roof forms and design characteristics of the area. It is therefore considered that the proposed dwelling would be in keeping with the character and appearance of the street scene and the wider area and would comply with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS: Residential Extensions.

7.08 Impact on neighbours

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

Policy BE22 states "planning permission will not be granted for new buildings or extensions

which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity".

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

The proposed dwelling sits broadly on the footprint of the existing bungalow and would extend approximately 2.6 m beyond the rear of the adjacent property no.1 Grove Road with the two storey elements set back from the boundary by 1.41 m, giving a total distance of separation of 2.5 m at the rear. To the front the proposed dwelling will project beyond the front of the adjacent property (where it is nearest to the site) by 0.75 m with a total distance of separation of 3.1 m. Although the proposal would result in an increase in height and depth from the existing building where it is adjacent to no.1 it is noted that there are no side windows in the flank wall of that property and the proposal would not compromise a 45 degree line of sight from the nearest first floor windows. It is noted that the proposal includes 1 side window and 1 roof light facing this property, but as these serve bathrooms or are secondary windows these could be conditioned to be obscure glazed and fixed shut below 1.8 m.

To the South the rear elevation of no. 24 Moor Park Road faces towards the application site. The proposed dwelling will be significantly taller and deeper than the existing bungalow and therefore visually more prominent, but within planning there is no right to a view. The degree of separation between the two storey element and the neighbouring property would be 20.89 m. Concern has been raised over the potential overshadowing and loss of light to this property, however it is noted that the proposed dwelling is situated North North East to no. 24 and given the degree of separation it is not considered that it would have a significant impact. The proposed dwelling includes 1 rooflight facing the neighbouring property, however this is not the primary window for this room, so could be conditioned to be obscure glazed and fixed shut.

In order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden, kitchen or any habitable room windows of the neighbouring properties. Concern has been raised over potential loss of privacy and overlooking or perceived overlooking to 26 Moor Park Road, which is situated to the rear of the site. The proposed dwelling is situated approximately 28 m away from and at right angles to that dwelling. However it is noted that this property benefits from an out door pool and patio area half way down their garden, where it can benefit from direct sunlight out of the shadow at the rear of the house. This is situated directly at the bottom of the garden approximately 12 m from the proposed rear elevation. During the course of the previous application this issue was raised and the internal layout altered to ensure that the rear windows directly overlooking this area serve non habitable rooms which can be conditioned to have obscure glazing and be non opening below 1.8 m. Council guidance states that adequate distance should be maintained to any area from which overlooking may occur, and that regard should be had to the character of the area and the distances between buildings and as a guide the distance should not be less than 21 m. The existing secluded and private nature of the patio and pool area to the rear of number 26 Moor Park Road is considered material and in this context the need for the development to meet the minimum standards of separation is

considered necessary. The only rear facing window serves bedroom 2 situated on the Northern end of the rear elevation at approximately 21.5 m from the patio area and would comply with the 45 degree principle.

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

7.09 Living conditions for future occupiers

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

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

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

The proposal provides approximately 223 sq.m of usable private amenity space in excess of the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

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

The proposed dwelling is served by an integral double garage with a further space to the front. The Highway Officer has raised no objection in principle to the proposal however, they have advised the existing cross over is not shown and a condition is required to reinstate the footway prior to occupation.

7.11 Urban design, access and security

These issues are considered in other sections of the report.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The landscape officer has raised no objections to the proposal subject to the submission of an appropriate landscape scheme via condition.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised are noted. Restrictive Covenants are civil legal issues and do not form part of a material planning consideration. Any potential works on or adjacent to a boundary which may cause disruption or damage as a result of new foundations would need to be resolved between the neighbouring properties under a Party Wall Agreement. All other issues are addressed appropriately within the report.

7.20 Planning Obligations

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

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

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

The present assessment of these charges in this case would be;

LBH CIL £30,476.96

London Mayoral CIL £ 11,033.27

Total £41,510.23

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

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

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in an unacceptable loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers.

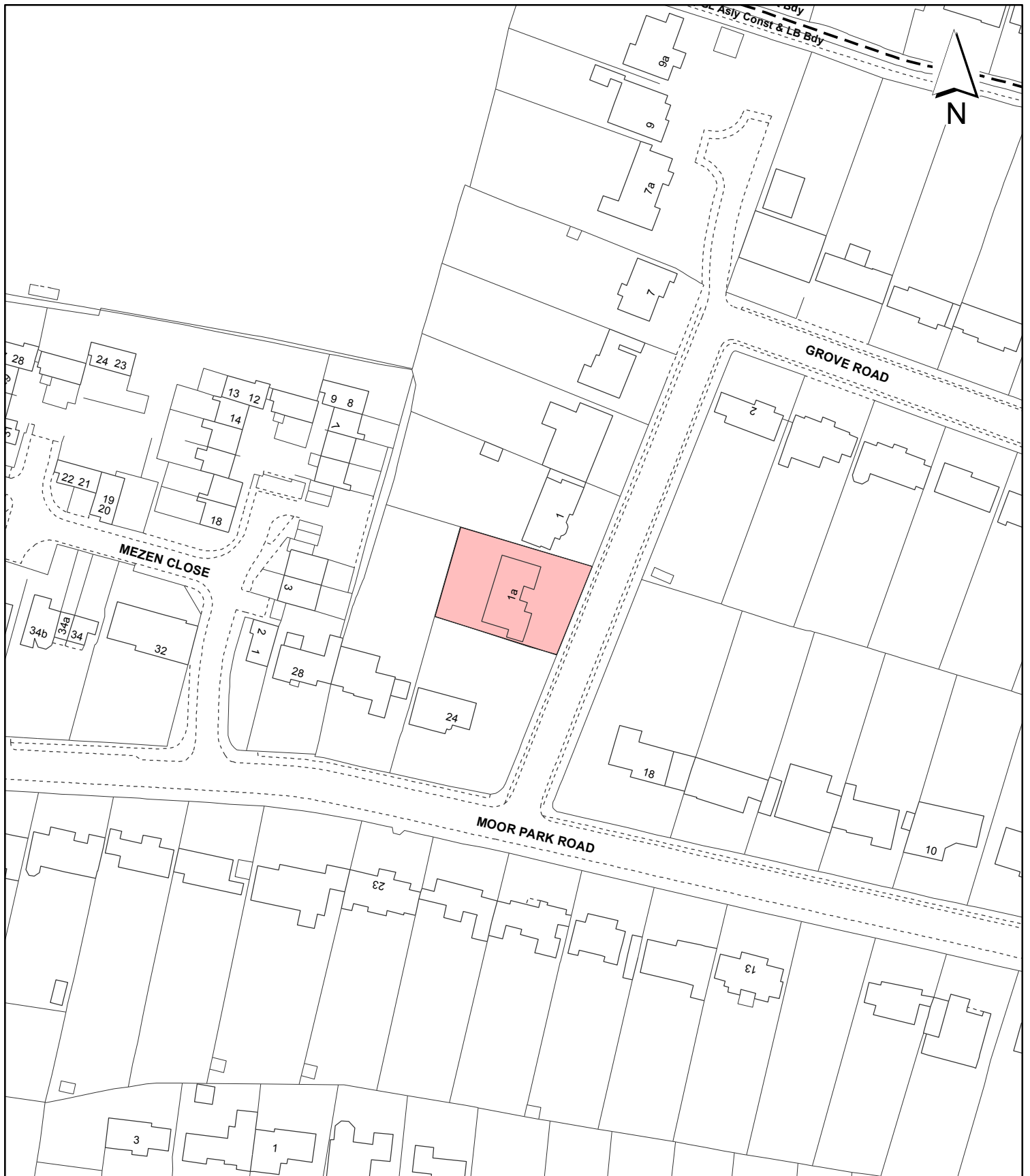
The proposal complies with with policies BE13, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**1A Grove Road
Northwood**

Planning Application Ref:

14379/APP/2017/1592

Planning Committee:

North Page 37

Scale:

1:1,250

Date:

July 2017

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 2 RAISINS HILL EASTCOTE PINNER

Development: Two x 2-storey, 3-bed semi-detached dwellings with habitable roofspace and associated parking and amenity space.

LBH Ref Nos: 32216/APP/2017/1290

Drawing Nos: 1267/P/2A
1367/P/4A
1267/P/1A
1267/P/3
Design & Access Statement

Date Plans Received: 07/04/2017 **Date(s) of Amendment(s):** 07/04/2017

Date Application Valid: 11/04/2017

1. **SUMMARY**

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

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding Area of Special Local Character. It is not considered that the proposal would have a significant impact on the amenity of the neighbouring properties and would provide adequate, living and amenity space as well as parking provision.

It is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 **Time Limit**

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

REASON

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

2 RES4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1267/P/1A; 1267/P/2A and 1267/P/4A, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

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

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

REASON

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

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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

REASON

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

5 RES13 Obscure Glazing

The windows facing 39-42 Chamberlain Way and 4 Raisins Hill shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 39-42 Chamberlain Way and 4 Raisins Hill.

REASON

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

7 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

8 HH-RCU3 Loss of Garage(s) to Living accommodation (Not Garage Courts)

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage(s) shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RES15 Sustainable Water Management (changed from SUDS)

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

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

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

10 COM8 Tree Protection

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

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

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

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

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

REASON

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

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

development control decisions.

2 152 Compulsory Informative (1)

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

3 153 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.6	(2016) Children and young people's play and informal recreation facilities
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

4 147 Damage to Verge - For Council Roads:

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

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this

development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

6 125A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a large sized plot, located on the South Western side of Raisins Hill. It currently comprises a modest 1930's detached two storey dwelling with an attached garage to the side. The property has a canted bay window feature set beneath a tiled hipped roof detail, characteristic of the general street scene. The front garden is partly landscaped with a driveway to one side leading to the garage and the front door and provides an additional parking space. There is a second driveway to the other side of the house leading to double gates giving access to the rear of the property. It also benefits from a large rear garden.

The street scene is residential in character and appearance comprising primarily two storey semi detached properties of a similar period and style.

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

3.2 Proposed Scheme

The proposal is for the demolition of the existing dwelling and the erection of 2 x two storey, 3-bed, semi- detached dwellings with associated parking and amenity space.

3.3 Relevant Planning History

32216/APP/2015/517 2 Raisins Hill Eastcote Pinner

Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 rear dormers, 2 side rooflights and 1 front rooflight

Decision: 16-07-2015 Refused **Appeal:** 19-11-2015 Dismissed

32216/APP/2016/1945 2 Raisins Hill Eastcote Pinner

Two storey, 6-bed detached dwelling with habitable roofspace, involving demolition of existing dwelling.

Decision: 17-08-2016 Refused **Appeal:** 27-02-2017 Dismissed

32216/PRC/2016/11 2 Raisins Hill Eastcote Pinner

Redevelopment of existing house to provide a replacement single family dwelling

Decision: 13-04-2016 OBJ

Comment on Relevant Planning History

32216/APP/2016/1945 - Two storey, 6-bed detached dwelling with habitable roofspace, involving demolition of existing dwelling.(refused, dismissed at appeal)

32216/PRC/2016/11 - Redevelopment of existing house to provide a replacement single family dwelling (objection)

32216/APP/2015/517 - Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 rear dormers, 2 side rooflights and 1 front rooflight (refused dismissed at appeal)

The previous most recent submission was refused on the basis of the scale and bulk of the proposal, which was out of keeping with the character of the area. Also the siting and

width would result in an unacceptable reduction of the important gap between no. 2 and 4 resulting in a cramped appearance. This was upheld by the Planning Inspector.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H3 Loss and replacement of residential accommodation

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

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.6 (2016) Children and young people's play and informal recreation facilities

NPPF National Planning Policy Framework

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

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

15 neighbours were consulted for a period of 21 days expiring on the 9 May 2017. A site notice was also erected on the lamp post in front of the existing dwelling.

Six responses were received from nearby neighbours who raise the following points:

- As a maisonette adjacent to the site any scaffolding to tower work will allow worker direct viewing into my living room during the demolition and construction phases, in contravention to my right to privacy. This will not be a short term issue as it will take many months and be intolerable
- The limited number of parking spaces is insufficient for the potential occupancy. Parking on Raisins Hill is already stretched and this will push this to a dangerous level
- Disruption, noise, dust and congestion due to construction is potentially dangerous and would impact on the quality of life of the residents
- Whilst the new plans do show a reduction in the bulk of the development, the two semis should be halls apart to match the existing properties
- The proposal of using the garages as parking spaces is highly unlikely to be used increasing on street parking
- I believe the property is intended to be used as a care home and therefore should be refused
- The proposal is very bulky and the gap between plot 1 and 4 Raisins Hill is insufficient and detracts from the street scene and the ASLC
- The proposed rear dormers and rooflights are not sympathetic to the house in terms of position, scale, design and materials
- If planning permission is granted permitted development rights should be removed
- Following the earlier planning applications to build a very large house, I believe this may be a disguised version to create two semi detached houses but achieving the same to make it internally as one.
- Proposal is for 'halls adjoining' which means the front doors are in the wrong location compared with other houses in the streetscene.

A petition against the proposal was also submitted.

Officer response: Disruption due to building works is considered transitory in nature and not sufficient reason to refuse permission in its own right. Revised plans have been submitted to reposition the halls in keeping with the neighbouring properties. The application currently under consideration is for two semi-detached residential units. Each application is considered on their own merits. Any subsequent change of use (e.g. To a care home) would require a further planning application. The 'halls adjoining' issue was overcome through revised plans. All other issues are addressed within the report.

Northwood Hills Residents Association - This is the 3rd application to demolish and rebuild on this site, with their previous applications refused on the scale and bulk and out of keeping with ASLC. The current application shows study rooms in the loft, any ancillary rooms should be classified as bedrooms this should read 2 x 4 bed semi detached house. The size and bulk differs little from the previous applications and should be refused for the same reasons.

Internal Consultees

Access Officer - No response.

Trees/Landscaping - The proposal to demolish the existing house and construct two semi-detached provides for front gardens and driveways and garage, which is in keeping with the suburban character of the area. Both properties will also have private rear gardens as well. No objection subject to a condition for landscaping.

Conservation and Urban Design - The current application has taken on board many of the Inspector's comments viz the need to preserve gaps through to the rear and the importance of a ridged rather than crown roof. Semi detached houses are the norm in this road, so the principle of introducing a pair on this site would be generally acceptable. However this is a large development in relation to the plot and some refinements are required;

1. The building must be set back on the same building line as its neighbour at no. 4. This set back may necessitate the reduction in depth of the rear extension.
2. The design is halls adjoining rather than bays adjoining. This is not consistent with the street scene.
3. The pitch appears to be steeper than that of its neighbours. Even if it is not, the ridge should be lower to provide a better relationship of roof to wall. The dormers at the rear are too large for that roof and appear to be too close to the hips.

Officer response: Revised plans have been submitted to address these concerns.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious plot, which within planning considerations is considered to be a brownfield site.

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

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

7.02 Density of the proposed development

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

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

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

With specific reference to the site location within an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas. This is supported by Policy 7.4 of the London Plan (2016) which requires developments to have regard to local character.

Raisins Hill was built as part of a cohesive estate by Coomben and Wakeling Ltd in the 1950's on Garden Suburb principles. The Statement of Significance set out in the

designation document says of the estate "Today the area still appears much as it did when it was first constructed. Built as a single development, the area has a well defined character easily identifiable by the continuity of building styles, materials and architectural detailing" and "The spacing between the houses, landscaping and views into the back gardens all form part of the setting and special character of the area".

The proposal is for the replacement of the existing detached dwelling with 2 semi detached properties with single storey attached garages to the side. This is a significantly larger than average plot within the area, which is capable of accommodating a pair of semi detached properties whilst retaining adequate gap views, subject to a suitable design and scale. The proposed dwellings have been designed to reflect the character of the neighbouring properties. The Conservation Officer initially raised concerns over some of the detailing of the proposal. This included the roof height/pitch and the rear dormer windows; the building line and the halls adjoining, rather than the bays. Revised drawings have been submitted to address these concerns and it is considered that the proposed dwellings would respect the architectural character and appearance of the Raisin Hill Area of Special Local Character. As such it is considered that the proposal would comply with the requirements of Policies BE5, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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

The main body of the proposed dwellings measures 9.45 m in depth, 11 m in width and is set beneath a hipped roof of 8.8 m in height. This is set back from either side boundary by 3.4 m. It is also proposed for each dwelling that there would be an attached garage to the side of 3 m in width with a flat roof of 3.2 m in height. Behind this is proposed a single storey side extension of 2 m in width and 6.35 m in depth, projecting 3 m beyond the rear elevation. This then returns across the rear of the property at a depth of 3.5 m. Revised plans have been submitted to address initial concerns raised by the Conservation Officer and it is considered that this scheme now reflects the architectural character and appearance of the street scene and provides adequate set back from the side boundaries to maintain the view between nos. 2 and 4.

As such the proposal complies with Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies.

7.08 Impact on neighbours

Policy OE1 and BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not result in a significant loss of light, loss of outlook or

sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012). The Hillingdon Design and Accessibility Statement (HDAS) provides a range of design guidelines, addressing setbacks, overlooking and shadowing, and attention should be paid to principles regarding over dominance and over looking.

In particular, the new houses should not impinge within 21 metres of the 45 degree line drawn from adjoining properties rear facing windows, and a setback of 15 metres should be maintained between habitable room windows and side boundaries to avoid overdomination.

The proposal development sits loosely on the same footprint as the existing dwelling, but set back slightly to maintain the existing front and rear building lines of the neighbouring properties on Raisins Hill. The single storey garages are set back just 0.4 m from the side boundaries, with the main body of the dwelling set back 3.4 m. To the North the rear gardens of the properties on Chamberlain Way border the site with the nearest properties (nos. 39 - 42) situated approximately 29.85 m away. To the South no. 4 has previously been extended with a large two storey side and rear extension, which projects beyond the rear of the proposed dwelling at first floor level by approximately 1.3 m, with the single storey element of the proposed dwelling extending just 1.6 m beyond the rear of that property, set back by 3.25 m. The 45 degree line of sight from the rear of the adjacent property would not be compromised. The proposal indicates the upper floor side windows will serve the stairs and as non habitable rooms could be conditioned to be obscure glazed and fixed shut below 1.8 m. To the rear of the site the properties will face the dwellings on Caitlins Lane, separated by approximately 34 m. It is therefore considered the proposal would comply with the relevant policies and guidance.

As such, the application proposal would not represent an unneighbourly form of development and would thus meet the requirements of Policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan and Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan (March 2016).

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 3 bedroom house over two floors would be a minimum of 93 sq.m. The floor plans show proposed dwelling would provide a floor area of approximately 135 sq.m and is considered acceptable.

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

Section 4 of the Council's HDAS: Residential Layouts states that development should incorporate usable attractively laid out and conveniently located amenity space and a 3 bed property would require a minimum of 60 sq.m. The proposal provides approximately 145

sq.m of private garden area to the rear of each property in excess of the requirements. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

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

The proposed dwellings are served by two parking spaces, one within the garage and one space to the front and will utilise the existing crossovers. It is noted that concerns have been raised over the provision of the garage as a parking space, however the size of the garage reflects the current standard at a width of 3 m and depth of 5 m, capable of accommodating a modern car unlike the original garages of the neighbouring properties which are 2.4m in width. It is therefore considered that the proposal complies with the requirements of policy AM14 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

Secured by Design is now covered by Part Q of the Building Regulations.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Landscape Officer has advised that proposal provides for front gardens and driveways, which is in keeping with the suburban character of the area. Both properties will also have private rear gardens as well. No objection subject to a condition for the provision of a landscaping scheme.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

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

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London

Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the

proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

10. CONCLUSION

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

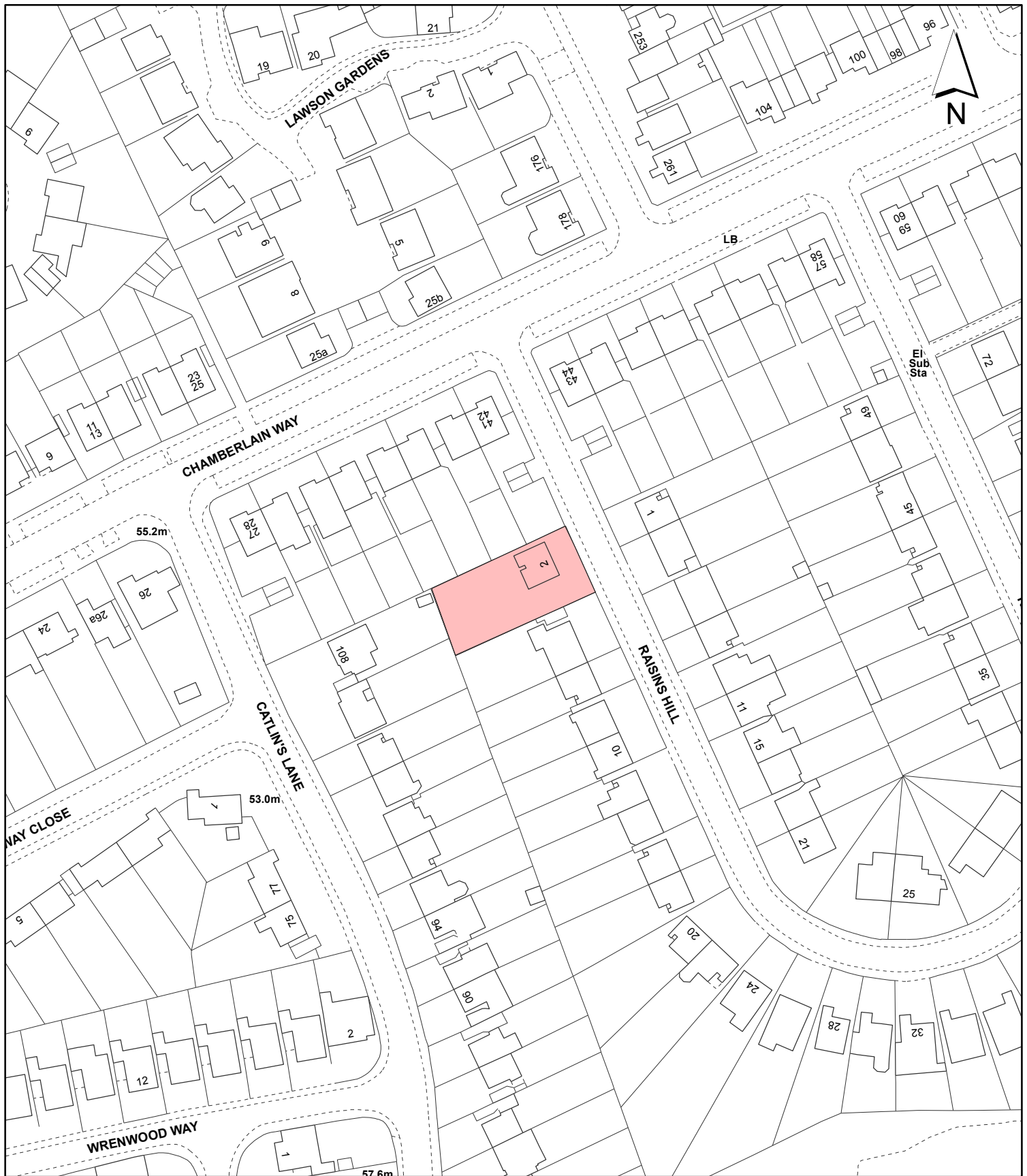
The proposed dwelling is considered acceptable in design terms and would not significantly impact on the amenity of the neighbouring properties. It would provide adequate living accommodation and private amenity space as well as parking provision.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

2 Raisins Hill

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

Planning Application Ref:
32216/APP/2017/1290

Scale:
1:1,250

Planning Committee:
North Page 54

Date:
July 2017



Report of the Head of Planning, Sport and Green Spaces

Address 42 RAISINS HILL EASTCOTE PINNER

Development: First floor side extension, rear conservatory and conversion of roofspace to habitable use to include 2 x side dormers, 2 x side rooflights and conversion of roof from hip to gable end

LBH Ref Nos: 27718/APP/2017/1559

Drawing Nos: 121.17.1A
Location Plan
Site Layout

Date Plans Received: 26/04/2017 **Date(s) of Amendment(s):**

Date Application Valid: 10/05/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises an extended detached dwelling situated on the south eastern side of Raisins Hill. The property currently benefits from a full width two storey 3.5m deep rear extension, with an additional single storey element to the side. The property is beneath a steep hipped roof with the ridge running from front to the back of the property. To the front there is a good sized brick paved garden providing parking for 2 car. There is also a good sized landscaped rear garden.

Raisins Hill is set out in a horseshoe shape leading off Chamberlain Way and is residential in character and appearance, with semi detached properties on both sides of the road, together with a series of detached houses on the southern side of the loop.

The site lies within the Raisins Hill area of Special Local Character and the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

This application seeks permission for a first floor side extension and the conversion of the roofspace to habitable use, to include 2 x side dormers, 2 x side rooflights and the conversion of the roof from hip to gable end.

1.3 Relevant Planning History

27718/APP/2005/314 42 Raisins Hill Eastcote Pinner

ERECTION OF SINGLE STOREY PART FRONT EXTENSION, PART SINGLE, PART TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION. INVOLVING THE CONVERSION OF AN INTEGRAL GARAGE TO HABITABLE ACCOMMODATION AND CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION, INVOLVING INSTALLATION OF A REARGABLE END ROOF WITH 'JULIETTE' BALCONY AND SIDE DORMER

Decision Date: 24-03-2005 Refused **Appeal:**
27718/APP/2007/910 42 Raisins Hill Eastcote Pinner
CONVERSION OF INTEGRAL GARAGE TO HABITABLE USE (APPLICATION FOR A
CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT).

Decision Date: 18-05-2007 GPD **Appeal:**
27718/APP/2012/2930 42 Raisins Hill Eastcote Pinner
Two storey rear extension, part first floor side extension and alterations to elevations

Decision Date: 12-02-2013 Refused **Appeal:**31-MAY-13 Allowed
27718/APP/2013/1572 42 Raisins Hill Eastcote Pinner
Details pursuant to conditions 7 and 8 of Secretary of State's Appeal Decision ref:
APP/R5510/D/13/2195736 dated 31/05/2013 (LBH Ref: 27718/APP/2012/2930) (Two storey rear
extension, part first floor side extension and alterations to elevations)

Decision Date: 05-08-2013 Approved **Appeal:**
27718/APP/2016/2715 42 Raisins Hill Eastcote Pinner
Single storey detached outbuilding to rear for use as a study/playroom (Application for a
Certificate of Lawful Development for a Proposed Development)

Decision Date: 06-09-2016 Approved **Appeal:**

Comment on Planning History

27718/APP/2016/2715 CLD - Single storey outbuilding to rear (approved)

27718/APP/2013/1572 - Details pursuant to conditions 7 and 8 of Secretary of State's
Appeal Decision ref: APP/R5510/D/13/2195736 dated 31/05/2013 (approved)

27718/APP/2012/2930 - Two storey rear extension, part first floor side extension and
alterations to elevations (refused, allowed on appeal)

27718/APP/2007/910 CLD - Conversion of garage to habitable use (approved)

27718/APP/2005/314 - Erection of single storey part front extension; part single storey part
two storey side extension; single storey rear extension; conversion of garage and
roofspace to habitable use to include rear gable and side dormer window (refused)

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

Five neighbouring properties were consulted for a period of 21 days expiring on the 2 June
2017. A site notice was also erected on a lamp post to the front, which expired on the 13
June 2017. Five responses were received raising the following issues:

- The house has been substantially extended already. It is occupied by 3 generations of this
family with partners. They have 4 cars on site and normally park on the road More people

would cause more parking problems for the neighbours

- House over extended already
- The proposed loft extension is out of all proportion to the size of the roof. It is not secondary to it, is unbalanced and not sympathetic to house
- Out of keeping with the character of ASLC
- Out of keeping with the character of the house
- Detrimental impact in terms of proportion and massing when viewed from the neighbouring properties
- The dormers do not comply with HDAS requirements
- The two storey extension is up to the boundary contrary to HDAS requirements

A petition against the proposal was also received.

Northwood Hills Residents Association - There have been multiple applications for changes to this dwelling. This latest proposal would change the building beyond recognition and cause severe harm to the Raisins Hill ASLC. The Inspector advised in the previous appeal decision that the distinctive roofs of the houses and particularly the detached houses together with the verdant setting contribute to the attractive character of the local area. Therefore the current proposal to change the hip to gable end and to add two very large dormer windows, would cause demonstrable harm to the attractive character of the local area. The proposed conservatory is an extension to an extension. The first floor extension is not set back from the boundary, does not look subsidiary to the main building but looks a very obvious add on. Furthermore it would be perfectly easy to change this proposed extended property into a HMO. We ask the application be refused.

Trees/Landscaping - The plot is a reasonable size and splays out towards the rear boundary. No trees will be affected by the development. The conservatory will be easily accommodated within the rear garden without notable loss of amenity space. No objection and no need for landscape conditions

Conservation and Urban Design - No. 42 is situated at the top of the horseshoe road layout, and the site is therefore wedge shaped. It is firstly proposed to build an upper storey on an existing single storey side extension, secondly to change the roof shaped with side dormers and rear gable to allow its conversion to a habitable room and thirdly to add a conservatory to the rear of the house.

1. Side Extension. This would be a narrow side extension, built very close to the boundary, with jutting outline to maximise the wedge shaped nature of the site. It would have a squat, crown roof, and its roof form would necessitate the cutting out of part of the overhanging eaves of the existing roof at the rear. It would be a very unattractive addition, and starkly at variance with the architectural character and style of the main building to the detriment of the house and the street scene. It is also situated within one metre of the boundary (contrary to the HDAS guidelines) and blocks views of the gardens beyond. No. 40 had a two storey side extension built, probably in the 1970's or 80's, but this pre-dates the ASLC designation and the HDAS guidelines, so should not be seen as a precedent.

2. The dormer windows on either side of the ridge, and the removal of the rear hip and its replacement with a gable with French windows, would severely compromise the character and appearance of this house, which is one of several very similar houses, with identical roof forms, in the Raisins Hill ASLC. The Inspector's report on a previous scheme for No. 42, particularly noted the homogeneity of the roof forms:

' The detached properties, including the appeal property have steep, hipped roofs with the roof ridge running from the front to back of the property. The distinctive roofs of the houses, and particularly of the detached houses, in my view, together with the attractive verdant setting, contribute to the attractive character of the local area.'

It is noted that No. 36 has one staircase dormer. This was built many years ago and did not require, and therefore was not granted, planning permission. If the side dormers on No. 42 were allowed, it would become a really damaging precedent for the rest of the road. The hip to gable at the rear would also be quite out of character, together with the French window and Juliet balcony in the roof. This would be likely to be visible from the open space at the rear, and detract considerably from the rhythm of the houses in the road.

3. Conservatory. No objection.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

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

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.

BE4 New development within or on the fringes of conservation areas

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding Area of Special Character, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and provision of adequate parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE5, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.

The proposed first floor extension sits above the existing single storey side element and measures between 1.9 m and 2.2 m in width, 6.8 m in depth and has a large crown roof of 5.85 m in height. The extension is situated in close proximity to the side boundary, set back between 0.2 m - 0.5 m. HDAS advises that the width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. First floor side extensions, if there is an existing single storey extension within 1m of the boundary, should be set in a minimum of 1.5 m from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects the gaps between properties, preventing houses from combining visually to form a terraced appearance. The Conservation Officer has raised concerns over the side extension advising that the crown roof appears squat and would necessitate the cutting out of part of the overhanging eaves of the existing roof at the rear. It would be a very unattractive addition, and starkly at variance with the architectural character and style of the main building to the detriment of the house and the street scene. It is also situated within one metre of the boundary (contrary to the HDAS guidelines) and blocks views of the gardens beyond. In a recent appeal decision (APP/R5510/W/16/3164252) for development on another site within Raisins Hill, the Inspector advised that "The area has a well-defined character identifiable by the continuity of the building styles, materials, architectural detailing and spacing between the houses. Largely residential, it is characterised by a uniform pattern of two storey detached and semi detached houses with hipped roofs and bay windows. The landscaping and views into the back gardens all form part of the setting and contribute towards the open and verdant, suburban character of the area". It is noted that the neighbouring property at no. 40 has an existing two storey flat roofed side extension adjacent to the boundary. This is a historical addition, which pre dates the ASLC designation and current policy requirements. The proximity of the proposed first floor extension to that extension and the side boundary would result in the closing of the gap feature and views through to the rear gardens. It is therefore considered that the proposed side extension is out of keeping with the architectural character and appearance of the original dwelling and the wider Area of Special Local Character.

The proposal also includes the conversion of the roof space to habitable use including the conversion of the rear hip to form a gable and the provision of a dormer window to each side elevation. HDAS advises that dormer windows should be constructed in the centre of the roof face and side dormer windows should be small and have a pitched or hipped roof to match the main roof slope. The more visible they are from public areas the more importance that they should be well designed. It is important that it appears secondary to the size of the roof face within which it sits. As a guide it should be set at least 0.3 m below ridge level, 0.5 m above the eaves and 0.5 m from the sides of the roof. Whilst in terms of the set in from the roof margins, the proposed dormer would comply with HDAS requirements, they are large additions to the property. The Conservation Officer has raised concerns over the proposed roof alterations advising they would severely compromise the character and appearance of this house, which is one of several very similar houses, with identical roof forms, in the Raisins Hill ASLC. The Inspector's report on a previous scheme for No. 42, particularly noted the homogeneity of the roof forms advising "The detached properties, including the appeal property have steep, hipped roofs with the roof ridge running from the front to back of the property. The distinctive roofs of the houses, and particularly of the detached houses, in my view, together with the attractive verdant setting, contribute to the attractive character of the local area."

It is noted that No. 36 has one staircase dormer however this was built many years ago and did not require consent. If the side dormers on No. 42 were allowed, it would become a very damaging precedent for the rest of the road. The hip to gable at the rear would also be quite out of character, together with the French window and Juliet balcony in the roof. This would be likely to be visible from the open space at the rear, and detract considerably from the rhythm of the houses in the road.

The proposed Conservatory is situated to the rear of the property and measures 3 m in width, 3.5 m in depth and 3.15 m in height. HDAS advises that rear extensions will only be allowed where there is no significant over-dominance. In particular, the extension should not protrude out too far from the rear wall of the original house and that the maximum depth of 4 metres with a pitched roof not exceeding 3.4 m would be acceptable. Although the combined depth of the existing extension and the conservatory would exceed HDAS requirements, the conservatory is a relatively modest addition, which in terms of appearance would be acceptable.

It is considered that the proposed first floor extension and alterations to the roof, fail to respect the architectural character of the original building and do not preserve the character and appearance of the wider Area of Special Local Character. Therefore the proposal conflicts with the requirements of Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. The proposed first floor side extension sits adjacent to the existing two storey extension at no. 40. It should be noted that the neighbours extension faces away from the application site. The proposed first floor side extension projects approximately 1.95 m beyond the rear of the neighbours property and would not compromise a 45 degree line of sight. The proposed conservatory to the rear of this extension measures a further 3.5 m in depth (total 5.45 m) set back 0.75 m from the shared boundary. Although the proposed conservatory would exceed HDAS guidance, given the orientation of the neighbours property, the modest height and largely glazed aspect on its side elevation, on balance it is not considered to have an adverse overbearing

effect or result in an unacceptable loss of light. The proposed roof alterations are set back from the neighbouring properties. Therefore it is not considered the proposed extensions would result in an unacceptable degree of over dominance, visual intrusion and over shadowing.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect privacy. The principle windows face front and rear with the rear boundary of the site approximately 23 m away. The side facing windows of the dormers would serve the stairs and an en-suite bathroom and could be conditioned to be obscure glazed and fixed shut below 1.8 m if all other aspects of the proposal were acceptable. It is therefore considered that the proposal would not significantly harm the residential amenities of the occupiers of the adjoining properties. Therefore the proposal complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

Policy BE 21 advises that planning permission will not be granted for extensions which would result in a loss of residential amenity. Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate amenity space will be retained.

There is no impact on the existing parking provision as a result of this proposal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed first floor side extension by reason of its siting, size, scale, width, height and design, would be a bulky addition which would result in the closing an important gap between nos. 40 and 42 and would fail to harmonise with the visual amenities of the street scene and the character and appearance of the Raisins Hill Area of Special Local Character. The proposal would therefore be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed conversion of the roofspace, including the rear hip to gable and two large side dormer windows, by reason of their size, scale, bulk, and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the visual amenities of the street scene and the appearance of the Raisins Hill Area of Special Local Character. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development

Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.
- 3 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

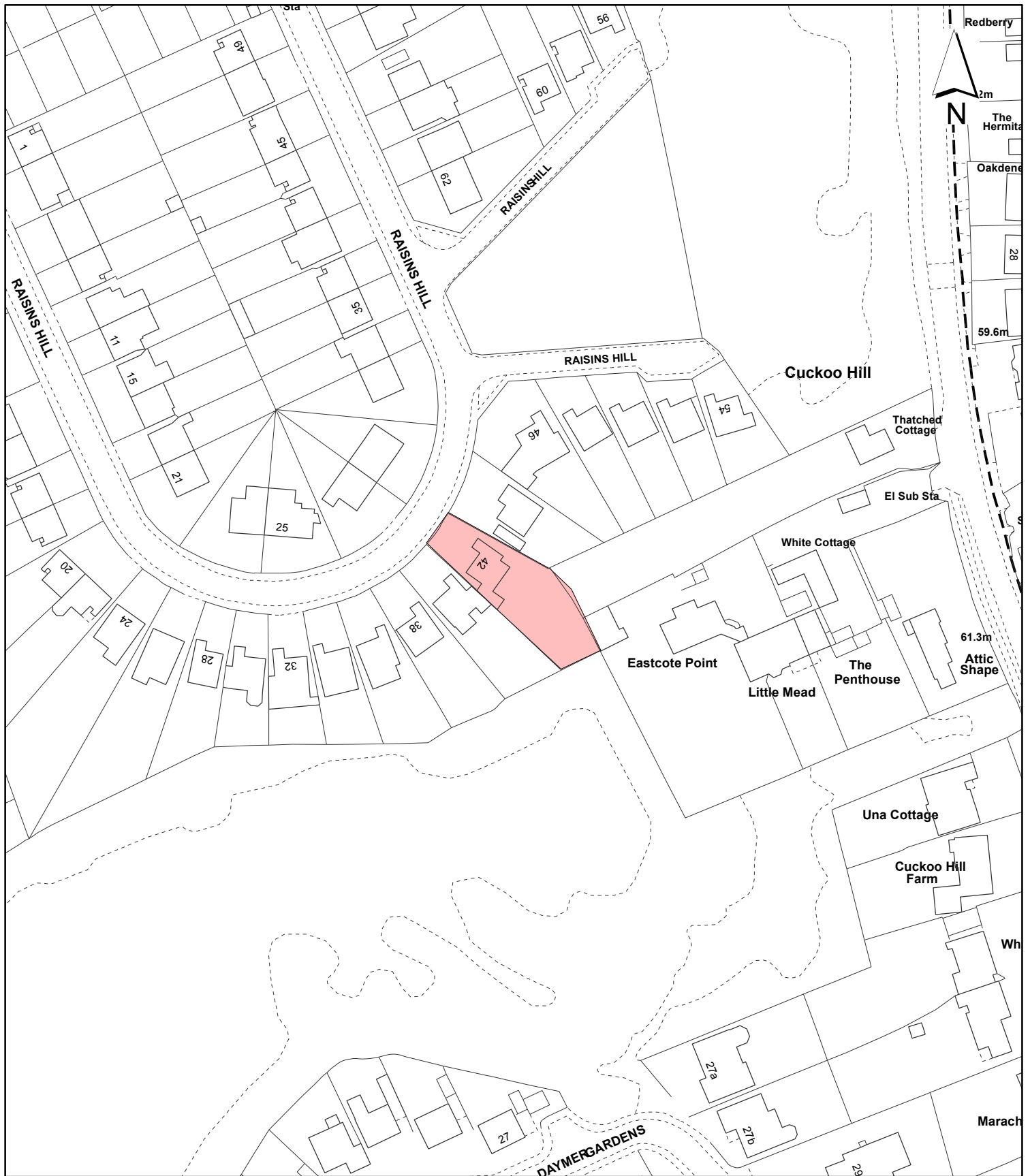
Part 2 Policies:

AM14	New development and car parking standards.
------	--

AM7	Consideration of traffic generated by proposed developments.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
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.
BE4	New development within or on the fringes of conservation areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

41 Rasins Hill

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

Planning Application Ref:

27718/APP/2017/1559

Scale:

1:1,250

Planning Committee:

North Page 64

Date:

July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address RUISLIP TELEPHONE EXCHANGE HIGH STREET RUISLIP

Development: Installation of replacement stub mast and headframe, the installation of replacement stub mast at roof level, the relocation of existing pole-mounted antenna and transmission dish onto the proposed stub mast and the installation of radio equipment housing at rooftop level.

LBH Ref Nos: 10105/APP/2017/1329

Drawing Nos: Covering Letter
Public RF Compliance Certificate
164967-22-150-MD016 16.A
164967-00-004-MI001 Rev 1
164967-22-100-MD015 15.A
The Benefits of Mobile Connectivity
164967-00-000-MD016 Rev 1c
Planning Statement
164967-00-002-MD016 Rev 1c

Date Plans Received: 11/04/2017 **Date(s) of Amendment(s):**

Date Application Valid: 11/04/2017

1. **SUMMARY**

The application is being reported to committee as it seeks permission for the installation of telecommunications equipment. The applicant seeks to remove antennas and install radio equipment housing at rooftop level with associated equipment. The proposal is considered to result in substantial harm to the Ruislip Village Conservation Area and this proposal does not provide sufficient benefits to outweigh the visual impact of the proposal. The application is not supported with a noise report and as such fails to demonstrate how noise would be mitigated from the mechanically ventilated equipment. The application is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed development by reason of its siting would add visual clutter through the installation of radio equipment at rooftop level. The proposal is therefore considered to detract from the character and appearance of the Ruislip Village Conservation Area. The proposal is contrary to Policies Chapter 5 of the NPPF, Policy BE1, BE4 of the Hillingdon Local Plan: Part 1 Strategic Policies (November 2012), Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 **Non Standard reason for refusal**

The proposal fails to mitigate against noise from the mechanically ventilated equipment, as such it is considered to cause unacceptable noise and disturbance to the detriment of neighbouring occupiers. The proposal is therefore contrary to Policies OE1 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policy 7.15 of the London Plan (2016).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
OE1	Protection of the character and amenities of surrounding properties and the local area
NPPF5	NPPF - Supporting high quality communication infrastructure

3 I59 **Councils Local Plan : Part 1 - Strategic Policies**

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is located to the west of the High Street, to the rear of Nos 28-40 High Street and the gardens of Nos 2-4 King Edwards Road. The building dates from the Inter-war period and was designed for function. The architectural style is similar to other telephone exchanges built at the time. They were usually associated to a similarly designed post office building nearby. The site itself is positioned behind the shopping parade that faces directly onto the High Street, directly behind 32 High Street, known as The British Legion Hall which is Grade II Listed. It is accessed via a service road of the High Street, adjacent to the Listed Building. The existing building is located within the Ruislip Village Conservation Area. The scale of the building itself as well as the existing infrastructure on the roof makes it highly visible from various parts of the Conservation Area, including The Oaks, King Edwards Road and the High Street.

3.2 Proposed Scheme

The proposal seeks the following

- replacement of the stub mast and headframe;
- the removal of a number of existing antenna and head frame supports;
- the removal of an existing pole-mounted antenna and a transmission dish from the existing stub tower, and the relocation of this equipment onto the proposed stub mast;
- the installation of radio equipment housing at rooftop level; and
- the installation of cabling and associated development.

3.3 Relevant Planning History

10105/APP/2001/1404 Ruislip Telephone Exchange High Street Ruislip
INSTALLATION OF VENTILATION LOUVRES IN SIDE ELEVATION

Decision: 02-08-2001 Approved

10105/APP/2001/2338 Ruislip Telephone Exchange High Street Ruislip
INSTALLATION OF ADDITIONAL TELECOM ANTENNAS ON ROOF PLUS EQUIPMENT
CABINETS ON GROUND LEVEL

Decision: 01-02-2002 Approved

10105/APP/2013/237 British Telecom, Telephone Exchange High Street Ruislip
Installation of 5 weather louvres to side elevations.

Decision: 21-03-2013 Approved

10105/E/93/1092 Ruislip Automatic Telephone Exchange High Street Ruislip
Installation of 12 sector antennae (3.5m high) at roof level

Decision: 03-12-1993 Refused **Appeal:** 11-10-1994 Allowed

10105/G/98/1906 Ruislip Telephone Exchange High Street Ruislip
Erection of one 5 metre stub mast complete with 3 cross polar antennas and one radio equipme
housing

Decision: 22-01-1999 Approved

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

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

NPPF5 NPPF - Supporting high quality communication infrastructure

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **31st May 2017**

5.2 Site Notice Expiry Date:- Not applicable

24th May 2017

6. Consultations

External Consultees

Neighbouring residents were consulted on 28/04/2017. 39 responses including a petition was received to this application. The objections are summarised below:

- the proposed aerials are not in keeping with the character of the area;
- the aerials and structures are visible from neighbouring gardens;
- it is a large, girder like structure full of equipment attached to it;
- the application includes enclosures on the roof for electronic equipment, coupled with mechanical ventilation. No sound level figures have been presented, and there appears to be no provision for measuring the levels and taking remedial action prior to operating the systems;
- rooflights have been kept on all night;
- the planning statement refers to the need for mechanical ventilation. The Council should not approve a system requiring mechanical ventilation in a residential area without an acoustic report giving the calculated level;
- it cannot be assumed that the system would not operate overnight;
- the proposal would add visual clutter;
- there is nothing in the application to assure us that radiation measurements would be taken at the gardens/rooms of the houses affected prior to operating the new aerials, and that remedial action taken prior to commissioning;
- the electronic equipment can be housed indoors. The owners have shown consistent disregard to neighbours over the years, including the use of very loud alarms that have no timers (which is illegal), and leaving the roof lights on all night;
- the proposal will cause radiation;
- no breakdown of total power and ERP or radiation polar patterns has been provided;
- the roof already has aerials, but these were erected despite objections at the time, and the appearance was considerably worse than that anticipated at the time of the planning applications;
- neighbouring notification of the development were not sent by the applicant;
- the applicant has not stated why other less sensitive locations were not considered before an application was made at this site;
- the clutter is of a height of 25 m which is the equivalent of a 6 storey building; and
- the proposal poses a health and safety risk.

A Ward Councillor has stated that: I'd like to place on record my objections to this planning application. There are concerns partly about the health aspects of these masts. I am not sure how well planning policy has developed around this, but even if this is not a sustainable planning objection, I do believe that the proposal as it stands would impact on unacceptably on visual amenity.

Amendments were made to the submitted plans and the neighbouring residents were consulted on 20/06/2017 following the receipt of amended plans. A further objection from a neighbouring resident was received noting:

- Whilst the consolidation of antenna is to be applauded as the building is hardly compatible with the Ruislip Village conservation area. The addition of equipment housed on the roof which needs mechanical ventilation is a worry assertions that the "fan" will only operate on hot days and nights. It is not adequate without a full submission as to baffling and noise mitigation. In the present weather ventilation noises from the Exchange are already a problem - and if global warming is accepted is

likely to become more so. I note a certificate of compliance re RF contamination to the surrounding public however a full ERP and polar patterns for those elements which transmit should be available.
- A petition was received noting the original objections remain relevant.

METROPOLITAN POLICE

No objections

MOD

No objections

Internal Consultees

Conservation Officer

The proposal would add further antennas on the roof of the existing building. Whilst a few would be removed, the addition of the stub tower and delta head frame for the attachment of new and existing antennas would create a bulky highly visible structure. Furthermore the addition of a steel enclosure on a new grillage platform would add further clutter to the roof scape. No attempt to mitigate the detrimental impact the proposed antennas and ancillary structures would cause has been explored. These could be better housed or placed. The proposal would be considered unacceptable.

The amended proposal indicates some removal of existing antennas, which would be considered an improvement to the proposal. However previous comments regarding the stub tower, platforms and other ancillary equipment would still be relevant. No attempt to mitigate the detrimental impact the proposed antennas and ancillary structures would cause has been explored.

Highways

This application is for the installation of replacement equipment on the roof of the Ruislip Telephone Exchange in High Street Ruislip. High Street Ruislip (A4180) is a classified road. I do not feel that the operation of the new equipment will have any significant highways impacts but the construction of the new and de-construction of the existing could have impacts especially if a large mobile crane is used to complete these tasks. If planning permission is likely could you condition a brief Construction Management Plan that sets how the equipment will be constructed.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The policy also states that permission for large or prominent structures will only be granted if:

- (i) there is a need for the development in that location;
- (ii) no satisfactory alternative means of telecommunications is available;
- (iii) there is no reasonable possibility of sharing existing facilities;
- (iv) in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure; and
- (v) the appearance of the townscape or landscape is not seriously harmed.

The proposed installation is required in order to provide improved mobile connectivity.

The applicant has not carried out a study of alternative sites within the area as the existing building comprises telecommunication equipment. The applicant argues that as this is an existing telecommunications site, it is already accepted that there is a need for the development in this location, as required by the policy. This proposal will upgrade the existing apparatus to provide 4G coverage to the local area. There is no intention to add additional antenna to the rooftop.

The applicant has failed to demonstrate alternative sites were explored, nevertheless the applicant does take the opportunity to optimise the existing equipment. In doing so the applicant seeks to add radio equipment housing on the rooftop and therefore the application increases clutter within the townscape and this part of the Conservation Area which is considered to result in less than substantial harm to the character and appearance of the Conservation Area and the benefit of the proposal does not outweigh the harm to this part of the townscape and it is therefore considered that the proposal would not comply with Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not relevant to this application.

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

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states the statutory duty of Local Planning Authorities in regard to development affecting conservation areas 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Paragraphs 129 - 134 of the NPPF consider the conservation of the historic environment. In particular, Paragraph 134 of the NPPF (2012) notes where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Policy BE4 of the Local Plan: Part Two (November 2012) expects new developments to preserve or enhance the visual quality character of Conservation Areas.

The proposal seeks the replacement and removal of antennas and installation of radio equipment housing at rooftop level. It is acknowledged that antennas would be removed which is of some benefit, however the addition of a highly visible structure from the surrounding Conservation Area is considered to detract from the visual quality of the Conservation Area resulting in less than substantial harm to the Conservation Area. The applicant has failed to demonstrate that this cannot be housed in a less visually prominent location. The applicant has also failed to mitigate the visual impact of the proposal. The proposal is therefore considered to harm the character of the Conservation Area and as such the proposal does not accord with Policies BE4 and BE37 of the Local Plan: Part Two (November 2012) or Paragraph 129-134 of the NPPF (2012).

7.04 Airport safeguarding

Not relevant to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

See section ' impact on CA'.

7.08 Impact on neighbours

Policy OE 1 of the Local Plan: Part Two (November 2012) notes permission would not normally be granted for structures which are likely to become detrimental to the character and appearance of the properties or the area generally because of siting and appearance or noise and vibration unless sufficient measures are taken to mitigate the development is acceptable.

Although the submitted planning statement refers notes the applicant is willing to discuss solutions. The applicant has not demonstrate that appropriate sound attenuation measures can be provided to mitigate against the noise impact of the development. As such the proposal fails to accord with Policy OE1 of the Local Plan: Part Two (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

The application is unlikely to result in a highways impact. Should the application have been considered acceptable, a condition would have been attached to secure a Construction Management Plan.

7.11 Urban design, access and security

Covered elsewhere in the report.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Covered in 'impact on neighbours'.

7.19 Comments on Public Consultations

The applicant has submitted a safety certificate confirming the equipment complies with radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Not applicable to this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

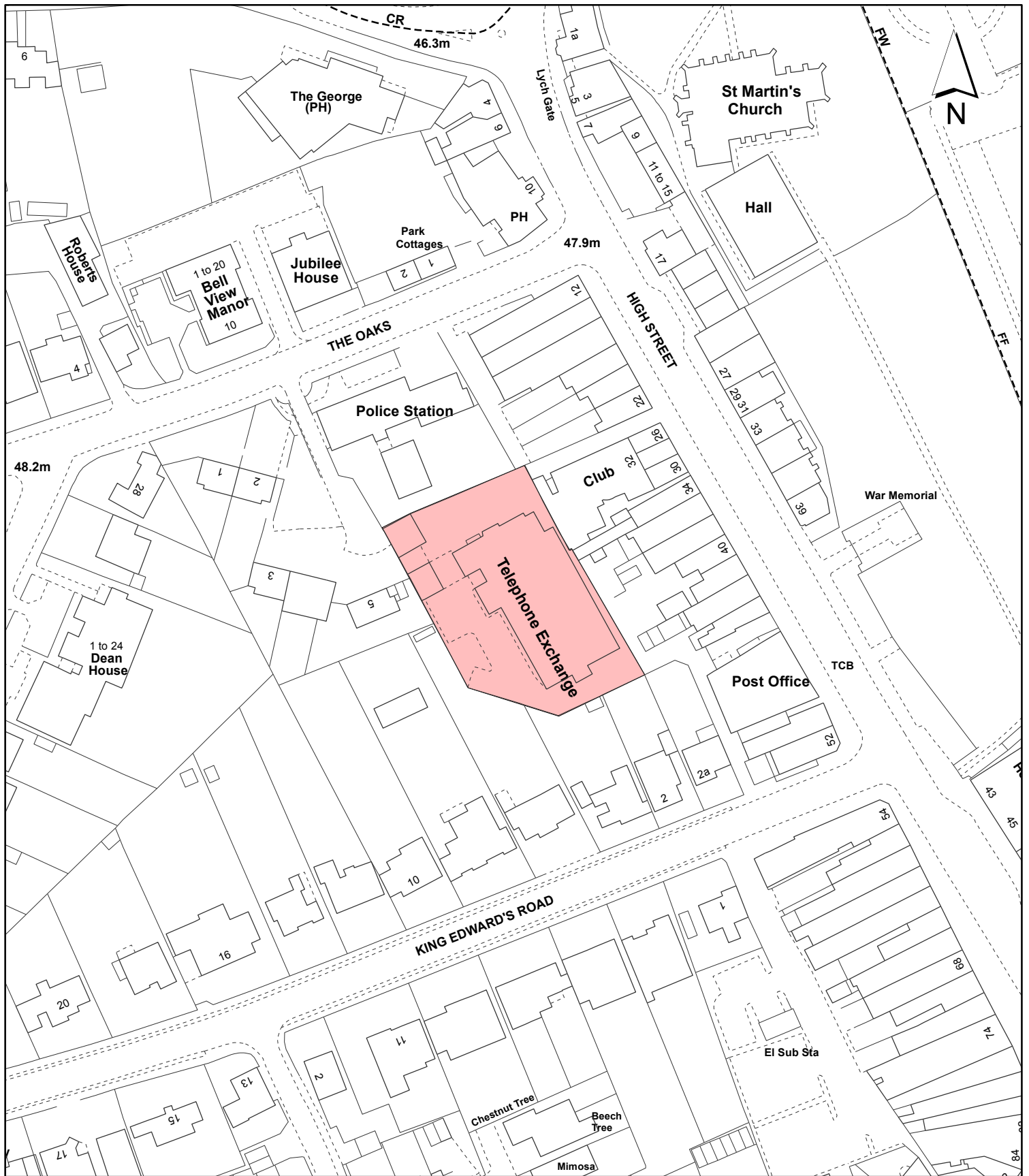
The applicant seeks to remove antennas and install radio equipment housing at rooftop level with associated works. The proposal is considered to result in substantial harm to the Ruislip Village Conservation Area and this proposal does not provide sufficient benefits to outweigh the visual impact of the proposal. The application is not supported with a noise report and as such fails to demonstrate how noise would be mitigated from the mechanically ventilated equipment. The application is recommended for refusal.

11. Reference Documents

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

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Ruislip Telephone Exchange,
 High Street**

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

Planning Application Ref:
10105/APP/2017/1329

Scale:
1:1,250

Planning Committee:
North Page 75

Date:
July 2017



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Report of the Head of Planning, Sport and Green Spaces

Address ALDIS HALL & WETHERBY HOUSE GREEN LANE NORTHWOOD

Development: Proposed Change of use of Aldis Hall (from C1 residential to D1 Pre-School Nursery) with associated parking, access alterations and landscaping and a change of use of Wetherby House (from D1 Pre-School Nursery to C3 residential).

LBH Ref Nos: 68153/APP/2017/793

Drawing Nos: Maximum capacity analysis for Wetherby House
Highways Summary Note: 1612-63/TN/01A
Draft Traffic & Parking Management Plan: 1612-63/TPMP/01
2341(08)001 D
Transport Statement 2
Drainage Statement
Noise Impact Statement
Air Quality Assessment
2341(03)003
2341(21)001 C
2341(21)002 A
2341(03)004
2341(03)005
2341(03)013
2341(20)002 A
2341(20)003
FLU.441.WN.02
2341(20)004
2341(20)005
Site Photos
Elevation and Floor
FLU.441.WN.01
2341(02)001 A
Planning Statement
Design & Access Statement
Arboricultural Impact Assessment
Land Contamination Risk Assessment
Heritage Impact Assessment
Transport Statement

Date Plans Received: 03/03/2017 **Date(s) of Amendment(s):** 10/07/2017
Date Application Valid: 06/04/2017 28/03/2017

1. SUMMARY

Planning permission is sought for the proposed Change of Use of Aldis Hall from residential to a Pre-School Nursery (D1) with associated parking, access alterations and landscaping and a change of use of Wetherby House from a Pre-School Nursery to residential.

There would be no external alterations to the existing buildings and the proposed

alterations to the car parking and gardens are modest so there would be no external impact. Subject to appropriate conditions it is considered that no adverse impact for occupiers of neighbouring residential properties will result.

It is noted that strong objections have been raised by local residents and Members with regard to the total number of children to attend which in turn contribute to their concerns regarding the impacts the proposal would have on traffic congestion along Green Lane, especially during drop-off and collection, and the parking provisions for staff and parents. In response additional reports have been submitted which is accepted by the Council's Highways team as providing satisfactory evidence. Notwithstanding this it is proposed that permission could also be granted subject to a number of conditions and a legal agreement including a Travel Plan and a Monitoring Regime. Such controls could enable the number of children to be capped or staggered, increasing incrementally year on year and only following the discharge of appropriate conditions and compliance with any monitoring regime; but with a cap on the total number.

It is therefore recommended that planning permission be granted subject to appropriate conditions and planning obligations.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:

A) That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the following:

i. Travel Plan: Prior to occupation a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. A Travel Plan Co-ordinator shall be appointed and the Travel plan shall have clear targets and measures to adhere to, to achieve a higher level of sustainable modes of transport for both parents and staff.

ii. Car Parking and Traffic Management Plan: Including measures to ensure child safety and the enforcement regime to control pick ups and drop offs.

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

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

D) That, if the S106 agreement has not been finalised within 6 months, under the discretion of the Head of Planning and Enforcement, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.

E) That if the application is approved, the following conditions be imposed subject to changes negotiated by the Head of Planning and Enforcement prior to issuing the decision.

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers (02)001; (08)001 D; (03)003; (03)004; (03)005; (03)013; (20)002; (20)003; (20)004; (20)005; (21)001; 441.WN.01; 441.WN.02; and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Non Standard Condition

Wetherby House shall not be used as a Children's Nursery including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

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

4 NONSC Non Standard Condition

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

REASON

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

5 NONSC Non Standard Condition

The use of Aldis Hall for Class D1 day nursery shall only take place between the hours of 07:00 to 19:00 Monday to Friday only and at no time on Saturday and Sunday.

REASON

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

6 NONSC Non Standard Condition

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

REASON

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

7 NONSC Non Standard Condition

The Class D1 nursery use hereby approved shall be limited to a maximum enrolment/attendance of 45 children in the first year, 80 children in year two and 104 children in year three and in the years thereafter.

REASON

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

8 NONSC Non Standard Condition

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site and affecting the nearby residential properties has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation of all available physical mitigations, administrative measures, and noise limits with the most applicable being collated in a Noise Management Plan that specifies the responsible person for its implementation and monitoring. Prior to the first use of the building for the D1 use hereby approved, the approved Noise Management Plan scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NONSC Non Standard Condition

No provision shall be made for staff parking, for parent/guardian parking or pupil pick-up/drop off on site during hours of operation, other than for disabled persons.

REASON

In order to maintain safe and efficient operating conditions at the adjacent traffic signals and in the interests of highway and pedestrian safety, in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 LB11 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) skylight
- (b) lift over run
- (c) glass balustrade to first floor balcony
- (d) new window
- (e) door openings

The scheme shall then be undertaken only in accordance with those approved drawings.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

11 LB7 Inspection of the building prior to works

Where works involve removal, alterations or restoration, the Local Planning Authority shall

be notified and allowed to inspect prior to the execution of final proposals. It is important that the setting and original features with the existing building Aldis Hall (such as but not limited to: the staircase/fireplace/panelling etc.) are appropriately safeguarded and recorded.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

12 RES8 Tree Protection

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

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

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

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

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

REASON

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

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Covered and Secured Cycle Storage (for a minimum of 3 cycles)

- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)
- 2.h Covered and Secure Storage area for Children's buggies and scooters.

5. Schedule for Implementation

6. Other

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

14 RES10 Tree to be retained

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

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

REASON

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

15 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension

or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

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

16 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

17 N11 Control of plant/machinery noise

All plant and/ or machinery hereby approved shall provide a comprehensive scheme for the control of noise emanating from the site, or from other sites from causing noise nuisance to future occupiers of all habitable areas of the development. An Environmental Noise Survey will need to be carried out by a suitably qualified acoustic consultant and must be carried out to the standards laid out in BS 4142: 1997 (Method for rating industrial noise affecting mixed residential and industrial areas). The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016).

18 N6 Sound insulation scheme

The sound insulation and ventilation scheme should be designed to protect the proposed development from external noise sources. The scheme shall meet an acceptable internal noise design criteria to guard against external noises. It shall satisfy or exceed the standards laid by BS 8233: 2014 - Guidance on sound insulation and noise reduction for buildings. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To ensure that the amenity of the occupiers of the proposed development is not adversely affected by noise in accordance with policy OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs,

including damage to grass verges.

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

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE18	Design considerations - pedestrian security and safety
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.
BE39	Protection of trees and woodland - tree preservation orders
BE4	New development within or on the fringes of conservation areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF7	NPPF - Requiring good design
R10	Proposals for new meeting halls and buildings for education, social, community and health services

R13	Use of residential accommodation for educational and child care premises
AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R12	Use of premises to provide child care facilities

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council supports pre-application discussions. In this case negotiation was necessary to deal with issues relating to impact on neighbour's amenities and on the local highway network.

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction

other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.2 hectare irregularly shaped plot located on the Northern side of Green Lane in Northwood. It accommodates Wetherby House and Aldis House along with its landscaped gardens and car parking.

Wetherby House, a modern two-storey building was briefly in use as a nursery (class D1) and is located towards the Western side of the site. Hardstanding to the site frontage provides parking for several cars. The historic play space is located to the rear of the property. This property is currently vacant. When it was previously used as a nursery it had a maximum of 54 children (not 88 as suggested by the applicant) with approximately 20 staff both in part and full-time employment.

Aldis Hall, which is also currently vacant is understood to have formerly accommodated student accommodation and is located to the East of the site. This an attractive three-storey (including roof space accommodation) Edwardian building built in the Arts and Crafts style with accommodation in the roof space. It is characterised by red brick and hung tiles at first floor, with a tiled roof featuring bonnet tiles. A landscaped garden enclosed by mature hedging is situated to the East and was designed as part of the setting of the house. It includes a pond which had a fountain feature and creates a positive, pleasing environment for the building. Car parking is located to the front of the building and access is via a driveway from Green Lane, which is shared with properties to the rear.

A substantial gap has been maintained between the two buildings by the retention of the garden associated with Aldis Hall. This positively contributes to the general street scene and surrounding area.

The 1970-73 OS Map and earlier maps show that the construction of Wetherby House, occurred between the late 1960s and early 1970s (by 1973). The footprint of Wetherby House in the 1970s does not appear to have changed much from the current footprint, but the parking area on the South side has been expanded and access from the College via paths on the North side has now been cut off.

The building has a relatively plain main elevation facing South. The building is rendered and painted brick at ground floor level, with hung tile cladding to the first floor. The main entrance is at the centre of the elevation and there is a narrow veranda on the West side of the elevation. Side walls are gable ends in face brick with a chimney stack on the East side. There is a single storey building attached to the South West corner of the building with a further wooden shed, bin store area and tarmac parking area in front of the building.

The site is bounded to the North West by The London School of Theology and, indeed, it is understood it formally comprised part of their grounds. To the North, the site is bounded by residential accommodation and two-semi-detached properties. Planning permission (ref: 10112/APP/2016/3976) was granted in 2016 for the redevelopment of that site to provide a four-storey detached residential building comprising nine flats (4 x 2 bedroom and 5 x 3 bedroom units) with associated parking and landscaping. To the East the site is bounded by residential properties in Welcote Drive and residential properties also lie beyond Green

Lane to the South at The Glen.

The application site falls within the 'developed area' as designated in the Hillingdon Local Plan. Aldis Hall is however locally listed and trees on site are protected by way of Tree Preservation Order (TPO). The Glen Conservation Area is located to the South of the site. Green Lane is designated as a Local Distributor Road.

3.2 Proposed Scheme

The application seeks planning permission for the proposed change of use of: Aldis Hall from residential to a Pre-School Nursery (D1) with associated parking, access alterations and landscaping; and a change of use of Wetherby House from a Pre-School Nursery to residential.

Following initial concerns raised by Conservation regarding the division/alteration of the site and garden originally associated to Aldis Hall an amended block plan has been submitted. The proposed site area associated to Aldis Hall, according to the amended block plan, now includes the landscaped garden area associated to the original property. An internal lift is proposed and the existing staircase is also to be restored and used as required. Four car parking spaces are proposed toward to the front of the building alongside a small drop off area.

The applicant states that the nursery would provide childcare for up to 104 children in the age range 0-5 years old, with approximately 37 staff. The proposed opening hours are 07:00 to 19:00 Monday to Friday for 51 weeks of the year.

Wetherby House would be converted into a single 4 bedroom dwelling with no external alterations proposed with the provision for a minimum 2 car parking spaces.

3.3 Relevant Planning History

68153/APP/2011/2667 Wetherby 15 Green Lane Northwood

To change the use of the Principal's House at 15 Green Lane, HA6 2UZ from educational use to domestic use as the property is to be rented out commercially.

Decision: 21-12-2011 NFA

68153/APP/2016/4518 15 Green Lane Northwood

Erection of four storey (inclusive of basement car parking level and accommodation within the roof) building to provide 10 residential flats (8 x 2 bed & 2 x 3 bed units) with associated external works including provision of refuse building, landscaping and access, following demolition of existing nursery building.

Decision: 27-01-2017 Withdrawn

68153/PRC/2017/12 Aldis House & Wetherby Hall Green Lane Northwood

Proposed change of use of Aldis Hall (C1 to D1 nursery) and change of use of Wetherby Hall (D nursery to C3)

Decision:

Comment on Relevant Planning History

68153/PRC/2017/12 - Pre-Application: Proposed change of use of Aldis Hall (C1 to D1 nursery) and change of use of Wetherby Hall (D1 nursery to C3).

The planning history for both buildings and the site in general is limited. There is no planning history for Wetherby House. Indeed there is no planning permission which has been granted (or refused) by the council for its historic use as a nursery. Aldis Hall, previously known as Wetherby and noted as No.15 Green Lane, again has no meaningful or relevant planning history, although it is accepted that this has always been in residential use of some sort throughout the years.

4. Planning Policies and Standards

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

In this regard, minimal external changes are proposed to the building and any internal changes do not appear to be structural. In theory the ability for the building to return to residential use remains.

Saved Policy H2 states that the local planning authority will not normally grant planning permission for a change from residential use of any building or part of a building that is suitable with or without adaptation for residential uses.

Policy R11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) states that the Local Planning Authority will assess proposals which involve the loss of land or buildings used or whose last authorised use was for education, social, community and health services by taking into account whether:

- (i) There is a reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility;
- (ii) Adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced;
- (iii) The proposed alternative use accords with the other policies of this plan and contributes to its objectives. HDAS Residential Layouts SPD states that redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the number of houses which have been redeveloped for new blocks of flats.

Policy H3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) states that the loss of residential accommodation (which could be occupied with or without adaptation) will only be permitted if it is replaced within the boundary of the site. An increase in the accommodation will be sought, subject to other policies in the plan.

The NPPF and Policy 3.3 'Increasing Housing Supply' of the London Plan (2016) recognises the need for more homes in London in order to promote opportunity and provide real choice for all Londoners in ways that meet their needs at a price they can afford.

Policy R12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will permit proposals for the use of premises to provide either full or sessional day care for pre-school children, or childminding services

provided:

- i. The proposal does not result in the loss of any units of residential accommodation;
- ii. The proposal does not lead to conditions prejudicial to the safety and free flow of traffic and the adjoining highway;
- iii. Parking provision is in accordance with the Council's adopted standards; and
- iv. The proposal, by reason of noise and general activity, does not adversely affect the amenities of nearby residential properties.

In reaching planning decisions Local Planning Authorities are required to balance the material planning considerations in each case and the National Planning Policy Framework indicates a general principle that planning permission should be granted unless the adverse impacts significantly outweigh the beneficial impacts.

There is strategic policy support at all levels of the development plan for the provision of educational facilities and for strategies which seek to improve health, social and cultural wellbeing and deliver community and cultural facilities to meet local needs. Having regard to these objectives it is considered that in certain specific local circumstances the benefits of providing a nursery/day care facility could outweigh the adverse impact on housing stock caused by the loss of residential accommodation.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE18	Design considerations - pedestrian security and safety
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.
BE39	Protection of trees and woodland - tree preservation orders
BE4	New development within or on the fringes of conservation areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.3	(2016) Increasing housing supply

LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF7	NPPF - Requiring good design
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R13	Use of residential accommodation for educational and child care premises
AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R12	Use of premises to provide child care facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

26 neighbouring properties along with Northwood Residents Association and the Local History Society were all consulted on 10.04.2017 and a site notice was posted to the front of the site approximately in between both the buildings.

There have been 6 objections received raising the following points:

i) Green Lane is a busy bus route. Single and double deck buses travel constantly both ways. There is a bus stop on the same side, just seven meters before the entrance/exit of Aldis Hall. Ten meters beyond it, is a zebra crossing that buses hurtle through. Exactly opposite Aldis Hall entrance/exit is a row for parking which is usually full. Northwood's primary car park lies a few meters beyond the zebra crossing so the road is used to access it. The Glen entrance/exit is opposite that bus stop.

Traffic for the 52 flats is fairly constant. Many building and delivery trucks go up and down also, making Green Lane, at this precise Aldis Hall exit/entrance point, rather narrow: a bus stop; buses running constantly; a zebra crossing; a row of parked cars; Cars turning in and out of The Glen constantly; Cars turning out of Welcote Drive less constantly.

For the last 2 years, when Wetherby House was rented to the Montessorri School, (now moved to the corner of Green Lane and Rickmansworth Rd), myself and other Glen residents have watched with horror, as 4x4 cars backed out of Wetherby House drive into the traffic, in the rush hour between 8.30 to 9.30am and 5.00 to 6.30pm, often causing chaos, road blocks, tail backs - with tiny children in their cars! Police or their traffic camera's nowhere to be seen. The level of driving awareness, ability and consideration was dangerous beyond belief. The "Transport Assessment" in your planning documentation for Aldis Hall bears no resemblance to what I am reporting and documenting here. I am prepared to testify in person to the transport situation on Green Lane. (Now it is 11.52am, the road is in a calm car a minute moment.)

Ways to proceed to ensure the safety of children and parents using Aldis Hall as a Primary School, are as follows:-

1) LEFT on AH drive, as cars exit onto Green Lane erect TURN LEFT ONLY sign with arrow pointing LEFT. On right side, a sign NO RIGHT TURN. Imagine the total disruption of Green Lane in rush hour with cars turning right, on a bus route, traffic nose to tail on every road in Northwood. It would be madness equaling hooting, swearing, despair.

2) Information given to parents is: * Only turn left exiting to Green Lane. * Only cross the road on the crossing.* Do not use The Glen to park your car and hurry over the road, not on the crossing.

3) The existing tree on left by pavement is not a TPO according to your map. It now badly overhangs the path of tall buses and driver vision. Clear left side of tree and Privet bushes so drivers have uninterrupted vision.

4) Wetherby Hse Montessori School, had 40 children, dropped/collected per day and you have totally underestimated peak time parking requirement's. There is no average time, as your data supposes, for parents to park - they are human and sometimes stop to chat to teachers about their offspring; as indeed they should.

5) Looking at Aldis from Green Lane, there's a brick wall on the left and you are erecting a 500 mm high railing. I suggest you utilize this very neglected space properly. Keep the two trees with TPO's, white cherry and yew and lilac . Then to create three more parking spaces and/or vital turning space so they do not back out onto Green Lane, grub out the dead tree wood, bushes, ivy, and cover with tarmac. I have measured the narrowest part of the drive near the white cherry TPO tree, and if the scrub is removed for railing and tarmac, there is room for two cars to pass,1 entering 1 exiting. This was impossible at Wetherby Hse where the drive is 5 paces narrower. A bad vehicle accident outside Aldis Hall, could mean a vehicle coming straight into our Glen wooden fence by my flat.

However, my main concerns are four-fold, the safety of tiny children, the success of a quality Pre-School Nursery, the safety of bus drivers and their passengers, and the safety of the many pedestrians of all ages: using the station, schools, doctors, post office, shops, supermarket. The traffic and transport assessment analysts who have given you data from everywhere in the UK except Green Lane, Northwood, may also be interested to know that despite the 20 mph sign, many expensive cars are driven at great speed up and down Green Lane past Aldis Hall drive. It is disquieting for us (intelligent tax paying) residents to read that your Transport Assessment for this Proposed Change of Use of Aldis Hall, lacks research and responsibility: under any circumstances, especially when tiny children are involved.

Parking bays access/availability

2.3 states "Parking is free up to 30 mins a charge for extra" This is not correct as only residents displaying permits can park for one hour per day. The bays also are usually full on most days and representations are currently being made to have these bays discontinued due to their position creating hazardous exits from The Glen.

Dangerous Parking bay location. This bay is on opposite side of the road with the consequence of alighting passengers having to cross the busy road, away from the zebra crossing.

Hazardous Entrance/Exit onto site. Only one access road, about 5 m wide, to cater for 9 flats at rear and 104 children twice a day. Surely the provision of one entrance and one exit is imperative?

Traffic

TRICS Data 6.4 misapplied results. 6.4 states "that as the data base is too small and limited Nursery site figures are unavailable, so data has been extended to All England". This obviously negates the data as such wildly estimated data assumptions create inaccurate conclusions. TRICS Data 7.3.4 - wrong sources used. This survey was taken in Islington, Tower Hamlets, Devon, Kent, Suffolk, Cheshire, Manchester a Tyne & Wear to illustrate what traffic trip rate would be in Northwood. Would not a survey actually in Northwood have been more useful? TRICS - a deliberate failure to reveal data. Why is no mention made of two nationally known Day Schools within 500 yards, with a daily total of over 2000 pupils. Currently there is traffic grid-lock in mornings and afternoons and this development will only add to the current traffic chaos. Section 3.20 draws wrong conclusion This states that "there is a low percentage of parents arriving by car". There is an absence of figures to justify an unresearched statement that disregards true facts. Section 4.28 obfuscation . This states that "there will be no increase in Green Lane traffic: - again, there are no supporting facts; 104 pupils in and out will plainly create extra traffic. Why is 40 now 88? Wetherby Hall is now empty. It was previously occupied by Montessori nursery school with only 40 children. This school was moved down the road to Cornerways and now has just 60 places. Are these the same pupils who will move into Aldis House? To minimise the increase of children numbers by saying 88(sic) to 104, when it really is 40 to 104 (260%) is totally misleading and is believed to be deliberate. Variable staff numbers. It is confusing to establish how many staff will actually be on site - 4 different figures are stated ranging from 25 to 37? Already up to ten staff cars are parked at the recently moved school (on the Cornerways site). Northwood's unskilled parkers. The Application is assuming that the four on-site parking bays can each handle 8 cars an hour. Local residents have already observed the lack of driving skills of current parents and view this na ve comment with amazement. Traffic Data is misapplied . It is hoped that Hillingdon's Planners will not be deceived by the over- abundance of questionable data, most of which has been misapplied.

ii) There is already too much major traffic congestion along Green Lane in the mornings and again in the afternoons. It would appear that not enough consideration has been allowed for adequate parking and turning around also to add to this inadequate plan there is also the 9 Flats being built directly behind Aldis House which are going to increase congestion on Green Lane. There is a suggestion that parents to the 104 children "dropping off" can use the public car park and walk up to the crossing to take there children to the school, but what of the plans to develop Northwood College, also using the carpark as an entrance. Already there is Northwood College and St Helens School creating havoc to traffic in the mornings with up to 2000 day students toing and froing in their family cars. When is this profit making madness going to stop. Please do think of us the resident who have to use Green Lane and breath all the fumes, to go to the shops and also work.

iii) I do not think enough thought has gone into on site parking and the associated congestion being caused on an already over crowded road especially at morning / evening rush hours (pre and post school hours).

iv) I was the previous tenant of 15 Green Lane renting it as a nursery. During my time there I was told that the property did not have D1 and would need planning permission to continue as a nursery. If you check your records you will see that 15 Green Lane does not have D1 use. In addition with my recent experience with the planning department I believe this should go to Committee. No information has been submitted regarding the proposed nursery at Aldis Hall such as how many children there will be daily? Where is the traffic survey reflecting the introduction of families picking up and dropping off? Where is the travel plan? Noise survey? Parking facilities for staff and parents, visitors? Before I left 15 Green Lane it was reinstated it to a home it is no longer a nursery. 15 Green

Lane and Aldis Hall should remain as residential properties. There is no need for a further nursery on Green Lane. I look forward to seeing this at Committee.

v) Deep concerns regarding the proposal and in particular the change of use of Aldis Hall into the nursery for 104 children. The exit is near the bus stop causing further congestion on Green Lane when picking up and setting down passengers. Can you really believe that these Parents will walk their children to the zebra crossing about 50 yards away?

It will be wholesale bedlam each morning and afternoon on a road already overwhelmed with traffic at these busy times of the day.

vi) A Ward Councillor has also objected in regard to:

- lack of parking for parents and staff;

- traffic congestion along Green Lane is already appalling adding a nursery with 104 pupils will bring the only part of Green Lane that is partially circulating to a halt along with the rest of Green Lane;

- there are more than enough nursery places in the area namely at Cornerways and The Grove in The Grange.

Accordingly the Ward Cllr has asked that this be called in for consideration by the North Planning Committee rather than decided upon under officer delegation.

It is understood that on the 4th July 2017, the applicant via their agent submitted an e-petition in order to garner 20 signatories in support of the proposal. At the time of preparing this report Democratic Services have confirmed there are currently 22 signatories.

Internal Consultees

Access: No objections and advised of the following informatives:

The following informatives should be attached to any grant of planning permission:

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

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

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

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

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

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

The Environmental Protection Unit: No objections subject to the following conditions:

Sound insulation scheme

The sound insulation and ventilation scheme should be designed to protect the proposed development from road, rail and air traffic, and other external noise sources. The scheme shall meet an acceptable internal noise design criteria to guard against external noises. It is good practice to

have a scheme satisfying or exceeding the standards laid by BS 8233: 2014 - Guidance on sound insulation and noise reduction for buildings. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan. Control of plant/machinery noise Scheme for noise control All plant and/ or machinery hereby approved shall provide a comprehensive scheme for the control of noise emanating from the site, or from other sites from causing noise nuisance to future occupiers of all habitable areas of the development.

An Environmental Noise Survey will need to be carried out by a suitably qualified acoustic consultant and must be carried out to the standards laid out in BS 4142: 1997 (Method for rating industrial noise affecting mixed residential and industrial areas). The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

CONSTRUCTION: Dust Development shall not begin until a scheme for protecting [surrounding dwellings] [sensitive] from dust emitted from the construction works, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of dust control measures and other measures as may be approved by the Local Planning Authority.

REASON: It is known that dust from construction works can cause nuisance by soiling surfaces and other articles in and about buildings. Dust can also cause irritation such as irritation to the eyes, noise, and throat. There is growing evidence and concern that dust, especially the very small and fine dust particles, can cause or exacerbate respiratory ill-health. Control of environmental nuisance from construction work Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990

You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use best practicable means, as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in, "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises.

Officer Comments: Matters relating to dust are covered by Environmental Health legislation. Accordingly a condition in this regard is not considered necessary in this instance, especially given the relatively minor nature of the works proposed.

Trees/Landscape: No objections subject to conditions:

This application refers to two adjacent sites, one occupied by Aldis Hall and Wetherby House,

situated immediately to the east of the London Theological College. Both sites are set back from Green Lane and have mature vegetation, including trees, which contribute to the character of the area. Selected trees are protected by TPO 481.

This application follows a pre-application submission ref. 68153/PRC/2017/12. An Arboricultural Impact Assessment report by Landmark Trees has been submitted. The report has assessed the condition and value of 23 trees across the sites. There are no 'A' (good) or 'B' (fair) quality trees. 16 have been identified as 'C' grade (poor) and the remaining seven are 'U' - or unsuitable for retention. While the 'C' grade trees are not normally considered to be a constraint on development, they may justify retention if they provide screening or their collective amenity value is greater than their individual quality -as is the case here. In section 5.0, Table 1, the report notes that the proposed footpath close to T10 (yew) and T12 (birch) will require a 'no dig' construction specification and detail. Further recommendations are summarised in section 8.0. This includes the need for tree protection details and a working method statement. In view of the circumstances, in my view the tree consultant should be retained to monitor and supervise the tree protection measures at critical stages (as outlined in 8.2.10).

RECOMMENDATION: No objection subject to conditions RES8 (tree protection), RES9 (parts 1,2,5 and 6) (landscaping) and RES10 (trees to be retained).

Conservation & Urban Design: No objections:

BACKGROUND: This site comprises of the existing Nursery building (Wetherby House) and the Locally Listed Building (heritage asset), Aldis Hall and its respective gardens. It is located off Green Lane in Northwood South-East of the London School of Theology. To the South of the site on the opposite side of the road is The Glen, Northwood Conservation Area, a 1950s planned development comprising of blocks of maisonettes arranged in a landscaped area.

Aldis Hall, previously known as Wetherby and noted as No.15 Green Lane, is an attractive 2 storey Edwardian building built in the Arts and Crafts style with accommodation in the roof space. It is characterised by red brick and hung tiles at

first floor, with a tiled roof featuring bonnet tiles. A landscaped garden enclosed by mature hedging is situated to the East and was designed as part of the setting of the house. It includes a pond which had a fountain feature and creates a positive, pleasing environment for the Locally Listed Building.

The existing nursery building now known as Wetherby House site is a modern 20th Century building of limited historic and architectural value. A substantial gap view has been maintained between Aldis Hall and the building by the retention of the garden associated to Aldis Hall. This positively contributes to the general street scene and surrounding area. A previous scheme to develop the site comprising of Wetherby House has been recently withdrawn.

The proposal is for the conversion of the existing Aldis Hall for use as a children's nursery/pre-school. Whilst there would be no objections to the principle of the use and conversion, further details would need to be submitted regarding some elements.

Following previous concerns regarding the division/alteration of site and garden originally associated to Aldis Hall an amended block plan has been submitted. The proposed site area associated to Aldis Hall, according to the amended block plan, now includes the landscaped garden area associated to the original property. The landscaped garden contributes to a pleasing environment and setting of the Locally Listed Building, which also acts as a suitable buffer/gap between the neighbouring sites. The original building was purposely designed in a manner to respond to its associated garden area. It is important the associated original garden is not entirely lost as it is an important feature that forms part of the original building.

It is important that the setting and original features with the existing building (such as the staircase/fireplace/panelling etc.) are appropriately safeguarded and recorded. Further details would be required in relation to the proposed skylight, lift over run, glass balustrade to the first floor balcony and the new window and door openings. These could be covered by way of a condition, however would need to be appropriately worded.

Conclusion: No objections, conditions proposed.

Highways: No objections subject to conditions:

This application is for the change of use of two existing buildings off Green Lane Northwood. There is a supporting Transport Statement (TS) by Transport Planning Associates dated March 2017. Green Lane Northwood is a classified road on the Council's Road Network and is a bus route with bus stops close to the site. The site has a PTAL value of 3 (moderate) which suggests there will be a reliance on private cars for trip making. Wetherby House was the site of a recent nursery school for 60 children and 17 staff but that facility has moved to a site further along Green Lane. Aldis Hall has been used for residential purposes associated with the London School of Theology. The proposal is to convert Aldis Hall to a day nursery and convert Wetherby House to a 4 bed dwelling. The TS suggests that there could be a small increase in traffic as result of the proposed change in nursery operation compared with the existing and the proposed 4 bed dwelling would generate less trips than the existing Aldis Hall which results in very little change in traffic generation at the site. In terms of Aldis Hall I would like to know from the applicant where staff at the nursery will park their cars. The supporting material indicates there will be as many as 104 children and 37 staff (25 in the application) at the site. I do understand that not all of the staff will be on site at any one time but there will be a significant number and many will use private cars. With such a staffing level at the site there will be a need for a Staff Travel Plan. The pick up and drop-off activity for a nursery is always an issue and the 4 on-site parking spaces will be used for this purpose but the TS suggests that existing Green Lane parking will be employed along with a local car park. A parking stress survey is mentioned in the TS but no data is available at this stage. In the case of Wetherby House I would like a revised layout plan that shows at least 2 car parking spaces on the site along with at least 2 secure covered cycle parking spaces and a refuse/recycling bin area no more than 10 m from the highway. The TS shows that there is significant sight distance to enter and leave the site from Green Lane. Once the applicant has provided the above information (where nursery staff park, local parking stress survey and revised layout plan for Wetherby House) I will be able to complete my assessment.

Then on the 28th June:

The applicant has forwarded information relating to staff car parking. There are 37 staff employed according to the TS but only 25 according to the Application form and these different figures need some clarification. The proposed nursery facility will be open from 0700 to 1900 Monday to Friday so there will be no weekend activity at the site. The recent comments by the transport consultants suggest that this earlier opening time (previous Montessori nursery was 0800) will give a wider spread of arrivals. The previous surveys undertaken at the Montessori Nursery with a 60 child capacity was a 6 car peak demand and with 1.7 times more children the peak demand would be 10.2 cars which is more than the 6 car spaces which are available on site off the access road. It was suggested in the TS that the on site bays will be used for child drop-off/pick up facilities and staff will park in the Green Lane car park and this is clearly not tenable. The transport consultants have suggested that upto 2 year olds would be accepted and the remainder of children will use the the Green Lane Car Park. Car park surveys at Green Lane Car Park (142 spaces) on two weekdays were carried out and it was shown that there was ample spare capacity, especially during peak drop off and pick up times at the nursery. This spare capacity is more than capable of dealing with the demand from staff and parents picking up and setting down. It was suggested in the TS that the on-street car parking bays would also be used for pick-up and drop off at the nursery. The latest proposals are that children are dropped off in the Green Lane Car park in the same way that children from Northwood Primary School use the car park as a drop off and pick up point and continue on by foot to the school. There is a zebra crossing on Green Lane that will assist both parents with children and staff to cross Green Lane safely. If this application is to be approved I suggest a car parking/traffic management plan is conditioned for the nursery that stipulates how children will be dropped off and picked safely and without reducing the capacity of this classified road that also caters for bus services from adjacent bus stops. I would also like to see the number of children limited so that the nursery size does not exceed the number applied for. I am happy with the responses provided over the staff using Green Lane Car Park for car parking. By adding demand during the weekdays this will will not cause

problems for the peak period of Saturday. There will still be a need for a condition covering a Travel Plan for the site so that trips by car are monitored and measures put in place to reduce these trips. From the above comments it is clear that the arrival and departure of 104 children at the nursery does cause me some concern. If this is to work efficiently I would require a management plan to be put in place by the operators to ensure safe access and egress from the nursery especially in those instances where arrivals and departures are by car. Although the original TS suggests that arrivals and departures will take place in the existing driveway and in parking places nearby I believe that the revised arrangements are more effective. On the basis that conditions are applied: on site car parking for 2 car spaces for the single residence, a Travel Plan for the nursery plus a stringent car park/pick up/drop off management plan for the nursery I do not have significant highway concerns over this application.

Planning Officer:

The applicant/agent has confirmed that there would be 37 staff employed with a total number of 104 children.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The relevant policies and standards that are to be considered in the determination of this application have been provided in the relevant section above. The principle of the development is essentially whether the loss of residential use and capabilities either at present or in the future at Aldis Hall could be supported, and whether the change of use can be justified in this instance.

Aldis Hall was originally built as a private residential property. However, its use changed from about the 1940s when the London College of Divinity took over the site and used the building for staff accommodation. It gradually changed to multiple occupancy use as a halls of residence for both of the colleges that occupied the site and was used as such until recently.

In support of their proposal and in justification for the loss of residential use the applicant states,

"As the building is now redundant as a halls of residence and vacant, regeneration of the heritage asset as a pre-school would be a suitable alternative to its original residential use. Re-use will secure the long-term preservation of the vacant building, including extant features of architectural interest, and as permitted by Policy BE12 of the Unitary Development Plan (Saved Policies September 2007) and Policy HE1: Heritage of the Hillingdon Local Plan (Adopted November 2012)

Use as a school would enable the survival of extant historic fabric and it is expected that works to fit out the school would aim to enhance, consolidate and improve an interior that has already been compromised by previous alterations. It would also improve the external setting and appreciation of the street elevation of Aldis Hall."

Prior to becoming vacant, Aldis Hall was used as student and staff accommodation ancillary to the London School of Theology. The applicant states the building could accommodate 15 bedrooms allowing for around 30 bed spaces to be provided. However due to a lack of demand for such accommodation, Aldis Hall became vacant and was subsequently sold to the applicant in December 2016. The applicant states that the latest evidence of student accommodation availability within the area shows that there is a clear over provision of private-rented student accommodation, with over 190 student market properties accommodating between 1-7 bedrooms available. The fact that the building was sold demonstrates that there is no need for the premises to remain in student housing to

meet the needs of the London School of Theology while the availability of private-rented student accommodation generally demonstrates that the change of use to Class D1 will not have a material effect on this sector of the housing market.

Turning to Wetherby House and the D1 use. The applicant states that this application 'seeks to swop' the uses of Aldis Hall and Wetherby House. The applicant states that the principle of a D1 nursery use has already been established by the presence of Wetherby House Montessori and Aldis Hall could accommodate 16 more children with a total number of 104. However it has been confirmed that there was only 54 children at Wetherby House and not 88 as suggested.

The applicant goes on to state that,

"Due to the demand for pre-school nursery places within the Borough and the sites location and suitability for the proposed end use, the need for a D1 pre-school nursery is considered to outweigh the need for C3 residential accommodation or ancillary student accommodation for the LST (London School of Theology) in this location."

It should be noted that Wetherby House Montessori School opened in May 2012 and by the applicants submission, the nursery business had been served with a Notice to Vacate the building by 6 March 2017. There are also no records of any planning permission being granted or refused for the previous D1 use. However it is accepted that it has always been in use associated to the London School of Theology and therefore it could be argued to have an established D1 use on this basis.

In addition the closure of Wetherby House Montessori was used as the justification in securing planning permission for the Nursery which was granted planning permission on the 7th October 2017 at the Cornerways Green Lane, Green Lane, Ref: 18414/APP/2016/2486. Furthermore this initial permission was only for 30 places, which was only increased to a total number of 60 by a second application, Ref:18414/APP/2016/3792, which was approved on 10th March 2017. The owner of the previous Nursery has confirmed that it had 54 children with 20 staff at the time of closing and had not exceeded 60 children at any time.

The applicant has submitted additional information in support of the application and which they believe demonstrates the need for the proposal and the change of use to the nursery. It states,

"The attached needs analysis has been carried out by The London Preschool Ltd and we will be pleased to send confirmation of independent auditing of the analysis in order to assist matter.

The 2-3mile radius findings can be summarised as below:

- There are 9 settings within a 1 - 2 mile radius of the Northwood site.
- 100% of the settings offer less than 75 spaces in total.
- 33% of the settings offer term time only care over limited sessional opening hours.
- Of the only 6 full day care providers, 5 offer the limited hours of 8 am to 6 pm, again not meeting parental needs and causing an increase on traffic congestion.
- Only one setting offers the normal day nursery hours of 7:30 - 6:30.
- 0 settings offer the hours of 7 am to 7 pm, which parents require most if both husband and wife are in employment.
- 44% of the settings do not offer care to Under 2s.
- Only two settings advise that they have any full time spaces for children aged under two, one of which has not yet opened.

In conclusion, given the historic use of both Aldis Hall and Wetherby House by the London School of Theology, it is accepted that it could be argued that D1 use exists. Indeed, it is noted that unlike conventional residential housing (C3), student or staff accommodation is likely to operate quite differently and include or be reliant on ancillary facilities such as laundry, reception and common rooms. Even if it could be argued that the development would result in the loss of residential accommodation, this would, to some extent, be offset by the proposed conversion of Wetherby House to provide a large family dwelling, particularly when noting the general policy support and identified growing need for larger family homes in the borough. Equally, the applicant's argument that there is limited demand for staff/student accommodation in the area is accepted such that no objections are raised to the conversion of Wetherby House to provide market housing.

On the basis of the above the scheme is, on balance, considered to comply with current relevant Local Plan, London Plan and national planning policies such that no objections are raised to the principle of the development in this instance, subject to the proposal meeting other site specific criteria.

7.02 Density of the proposed development

Not applicable. This proposal is for a change of use and the proposed dwelling would be a single detached 4 bedroom property.

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

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

Aldis Hall and its respective gardens is Locally Listed. Aldis Hall, previously known as Wetherby and noted as No.15 Green Lane, is an attractive 2 storey Edwardian building built in the Arts and Crafts style with accommodation in the roof space. It is characterised by red brick and hung tiles at first floor, with a tiled roof featuring bonnet tiles. A landscaped garden enclosed by mature hedging is situated to the East and was designed as part of the setting of the house. It includes a pond which had a fountain feature and creates a positive, pleasing environment for the Locally Listed Building.

The original submitted proposal had divided the gardens and separated the attractive landscaped gardens from Aldis Hall. The landscaped garden contributes to a pleasing environment and setting of the Locally Listed Building, which also acts as a suitable buffer/gap between the neighbouring sites. The original building was purposely designed in a manner to respond to its associated garden area. It is important the associated original garden is not entirely lost as it is an important feature that forms part of the original building. Therefore following the concerns raised by the Conservation Officer, an amended block plan has been submitted which now includes the landscaped garden area associated to the original property.

Given the minor nature of the physical alterations proposed, it is not considered that the scheme would have any detrimental impact on the visual amenities of The Glen Conservation Area, which is located on the opposite side of Green Lane.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

There are no external changes proposed to Wetherby House and there are only minor

alterations to Aldis Hall. The changes to the car park and to the garden are within the body of the site, which is well-screened from public view.

It is considered that the overall physical changes proposed would be low key and would not have any major external impact due to the strong screening along the boundaries with Green Lane.

7.08 Impact on neighbours

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

There are no changes to Wetherby House and the building meaning that no issues of overlooking or loss of privacy will arise. In addition there are no neighbouring residential properties in close enough proximity which could be affected by the proposal. There are also minimal changes to Aldis Hall meaning once again that no issues of overlooking or loss of privacy will arise.

However, Local Plan Policy R12 states that the change of use to sessional day care for pre-school children, or childminding services will not be permitted if the proposal, by reason of noise and general activity, adversely affects the amenities of nearby residential properties. Local Plan Policies OE1, OE3 and OE5 also seek to protect nearby residents from general noise and disturbance. In particular it is noted that planning permission has recently been granted for the redevelopment of the site to the North West, to provide a four-storey detached residential building comprising nine flats (4 x 2 bedroom and 5 x 3 bedroom units) with associated parking and landscaping (ref: 10112/APP/2016/3976).

The applicant has submitted a Noise Assessment Report which suggests that the timber fence around the perimeter and proposed play area would suffice. However it is suggested that a number of additional conditions could be added similar to other recent schemes which have been determined. These would include restricting the number of children using the garden at any one time and an appropriate measure to put a restriction on use of the garden/play area until after 09.00. This can be combined with a condition requiring submission of a Noise Management Plan prior to commencement. This should cover such matters as arrangements to keep doors closed, acoustic screening and hedges. Subject to these measures and to conditions it is considered that no material harm to residential amenity will result from the development. Traffic matters will be addressed later in the report.

7.09 Living conditions for future occupiers

Not applicable to Aldis Hall.

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 2 storey, 4 bedroom, with a maximum of 8 person dwelling, to have a minimum size of 124 sq.m. The proposed converted dwelling would be approximately 260 sq.m and would comply with the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area.

The minimum level of amenity space required for a four bedroom house is 100 sq.m of amenity space to meet the standard. The revised proposal would have a total well over this figure and over 100 sq.m of which would be located to the rear of the dwelling.

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Wetherby House:

The existing access to the front will remain the same as existing and there is an existing large area of hard-standing to the front which would provide parking space for at least two vehicles. Therefore the proposal would comply with the Council's adopted parking standards and therefore with policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Aldis Hall:

There are strong concerns raised by local residents over the impact the proposal would have on the local road network, in particular Green Lane and the subsequent impact this could create for local residents and the safety of all concerned. It should be noted though that Wetherby House had been operating as a nursery for nearly 5 years. Transport statements and assessments have been submitted in support of the proposal and these demonstrate that with the introduction of Travel Plans, Traffic Management Plans, Monitoring regime along with other detailed conditions imposed there would be no adverse impacts on highways or safety of road users including pedestrians. The council's highways officer also has no objections to the proposal subject to various conditions and plans put in place including restricting the total number of children. Highways have confirmed,

The proposed nursery facility will be open from 0700 to 1900 Monday to Friday so there will be no weekend activity at the site. This earlier opening time (previous Montessori nursery was 0800) will give a wider spread of arrivals. The previous surveys undertaken at the Montessori Nursery with a 60 child capacity was a 6 car peak demand and with 1.7 times more children the peak demand would be 10.2 cars which is more than the 6 car spaces which are available on site off the access road. The transport consultants have suggested that up to 2 year olds would be accepted and the remainder of children will use the Green Lane Car Park. Car park surveys at Green Lane Car Park (142 spaces) on two weekdays were carried out and it was shown that there was ample spare capacity, especially during peak drop off and pick up times at the nursery. This spare capacity is more than capable of dealing with the demand from staff and parents picking up and setting down.

The latest proposals are that children are dropped off in the Green Lane Car park in the same way that children from Northwood Primary School use the car park as a drop off and pick up point and continue on by foot to the school. There is a zebra crossing on Green Lane that will assist both parents with children and staff to cross Green Lane safely. A car parking/traffic management plan is conditioned for the nursery that stipulates how children will be dropped off and picked up safely and without reducing the capacity of this classified road that also caters for bus services from adjacent bus stops. Controls could also be imposed to limit the number of children so that the nursery size does not exceed the

number applied for. As regards staff parking in the Green Lane car park by adding demand during the weekdays this will not cause problems for the peak period of Saturday. There will still be a need for a condition covering a Travel Plan for the site so that trips by car are monitored and measures put in place to reduce these trips. If this is to work efficiently a management plan needs to be put in place by the operators to ensure safe access and egress from the nursery especially in those instances where arrivals and departures are by car. This could be covered by a S106 Agreement.

7.11 Urban design, access and security

Wetherby House:

This is a change of use only. There are no changes to the building itself and only minimal changes to the area to the front. Secured by Design is now covered by Part Q of the Building Regulations which the development will be required to accord with. In addition, any proposed dwelling would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

Aldis Hall:

This involves a change of use only with only minimal changes to the building itself and the car parking/drop off area for the building.

7.12 Disabled access

This has been addressed in the previous sections.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, Landscaping and Ecology

Both sites are set back from Green Lane and have mature vegetation, including trees, which contribute to the character of the area. Selected trees are protected by TPO 481 which are to the south of Aldis Hall however these remain unaffected. The council's Tree and Landscape Officer has no objections and states,

An Arboricultural Impact Assessment report by Landmark Trees has been submitted. The report has assessed the condition and value of 23 trees across the sites. There are no 'A' (good) or 'B' (fair) quality trees. 16 have been identified as 'C' grade (poor) and the remaining seven are 'U' - or unsuitable for retention. While the 'C' grade trees are not normally considered to be a constraint on development, they may justify retention if they provide screening or their collective amenity value is greater than their individual quality -as is the case here. In section 5.0, Table 1, the report notes that the proposed footpath close to T10 (yew) and T12 (birch) will require a 'no dig' construction specification and detail. Further recommendations are summarised in section 8.0. This includes the need for tree protection details and a working method statement. In view of the circumstances, in my view the tree consultant should be retained to monitor and supervise the tree protection measures at critical stages (as outlined in 8.2.10).

No objection subject to conditions RES8 (please add that details of arboricultural supervision and monitoring should be submitted), RES9 (parts 1,2,5 and 6) and RES10.

7.15 Sustainable waste management

Policy 5.17 of the London Plan requires that all new development provides adequate facilities for the storage of waste and recycling. This matter is the subject of a condition.

7.16 Renewable energy / Sustainability

Given the relatively minor nature of the application and the limited extent of physical alterations proposed there is no planning requirement for the development to incorporate the use of renewable energy or sustainable building measures.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The Council's Environmental Protection Unit has raised no objections subject to suitable controls. Conditions are recommended to control matters including noise and the submission of a Noise Management Plan. No air quality issues are raised.

7.19 Comments on Public Consultations

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

7.20 Planning Obligations

S106 Legal agreement to provide a detailed Travel Plan including for all Staff, Car Parking and Traffic Management Plan.

7.21 Expediency of enforcement action

Not Applicable.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for the proposed Change of Use of Aldis Hall from residential to a Pre-School Nursery (D1) with associated parking, access alterations and landscaping and a change of use of Wetherby House from a Pre-School Nursery to residential.

There would be no external alterations to the existing buildings and the proposed alterations to the car parking and gardens are modest so there would be no external impact. Subject to appropriate conditions it is considered that no adverse impact for occupiers of neighbouring residential properties will result.

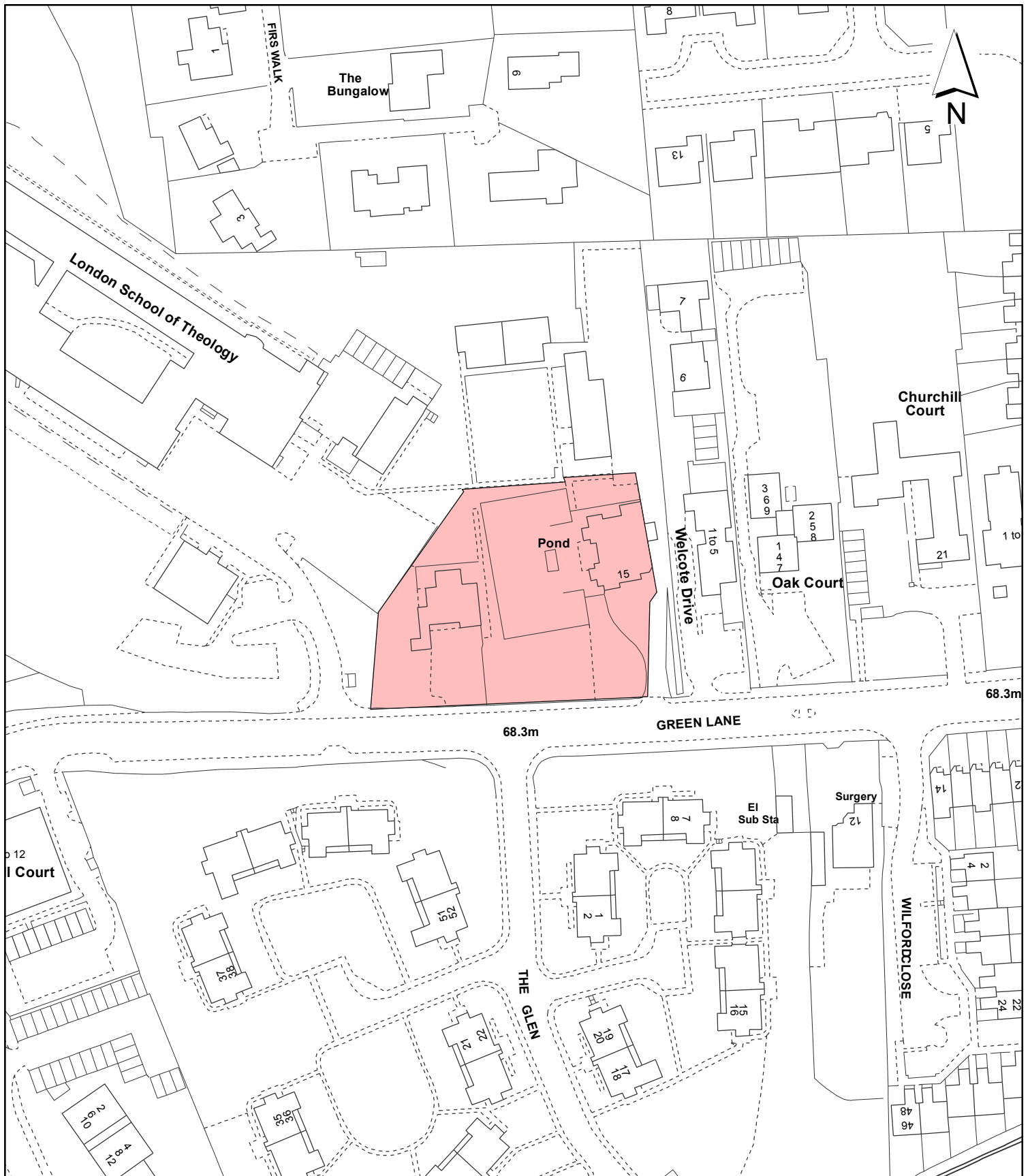
It is therefore recommended that planning permission be granted subject to appropriate conditions and planning obligations.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Hardeep Ryatt

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Aldis Hall & Wetherby House
 Green Lane
 Northwood**

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

Planning Application Ref:
68153/APP/2017/793

Scale:
1:1,250

Planning Committee:
North Page 105

Date:
July 2017



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Report of the Head of Planning, Sport and Green Spaces

Address 10 JACKETS LANE NORTHWOOD

Development: Redevelopment of site to provide 4no detached single family dwellings with associated car parking, access and landscaping.

LBH Ref Nos: 70543/APP/2017/1650

Drawing Nos: Planning Design and Access Statement.
1300/PLN/401 Rev B
1300/PLN/408 Rev A
1300/PLN/411
1300/PLN/403
1300/PLN/402
1300/PLN/404
1300/PLN/407
1300/PLN/406
1300/PLN/414
1300/PLN/412
1300/PLN/413
1300/PLN/410
1300/PLN/409
Site Location Plan
Cover letter
1300_loc_001

Date Plans Received: 05/05/2017

Date(s) of Amendment(s):

Date Application Valid: 12/05/2017

1. SUMMARY

This application is being reported to committee due to the history of applications and appeals for similar proposals and the site's sensitive location.

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

The proximity of the proposed dwellings to existing dwellings and the proposed flat roofed garage on plot 3 is not in keeping with the prevailing character of Hurst Place or surrounding area, nevertheless overall the proposal is not considered have a detrimental impact upon the visual amenity of the site, the surrounding area, the adjacent Listed Building or the nearby Green Belt. It is also considered that the proposal would not result in a significant loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. The provision of 3 off street car parking spaces is considered contrary to the requirements of the London Plan, however the proposal for 2 and 3 off street parking spaces for each residential unit in this location is accepted and the proposed the crossover is not considered to detract from pedestrian or highway safety. The application is on balance recommended for approval.

2. RECOMMENDATION

1. That delegated powers be given to the Head of Planning and Enforcement to grant planning permission subject to:

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

Non-monetary contributions:

i) Highways Works secured under S278/S38 to comprise:

- Resurfacing and associated works to the highway outside no. 8 to no. 12 Jackets Lane to provide a shared surface arrangement;**
- Installation of lighting column on Jackets Lane;**
- Creation of footways on Hurst Place;**
- Trim back hedging on Jackets Lane.**

Full details to be submitted to the Council which must be agreed in writing by highways and conservation officers for approval.

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

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

D) If the Legal Agreements have not been finalised by 2nd September 2017 (or such other timeframe as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The applicant has failed to provide measures to mitigate the impacts of the development through enhancements to services and the environment necessary as a consequence of demands created by the proposed development (in respect of highways works). The proposal therefore conflicts with Policies AM7 and R17 of the adopted Local Plan and the Council's Planning Obligations SPD and the London Plan (2015).'

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

F) That if the application is approved the following conditions be imposed, subject to any changes negotiated by the Head of Planning and Enforcement, prior to issuing the decision:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

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

1300/PLN/401 Rev B
1300/PLN/408 Rev A
1300/PLN/411
1300/PLN/403
1300/PLN/402
1300/PLN/404
1300/PLN/407
1300/PLN/406
1300/PLN/414
1300/PLN/412
1300/PLN/413
1300/PLN/410
1300/PLN/409
1300_loc_001

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details and mitigation shown in the submitted documents:

- Planning, Design and Access Statement (dated May 2017);
- Heritage Statement by Heritage Collective (dated April 2017);
- Overshadowing Assessment (dated May 2017);
- Drainage Statement (dated October 2015);
- Icen Transport Statement (dated May 2017); and
- Arboricultural Impact Assessment (dated May 2017).

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

4 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have

been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

5 RES13 Obscure Glazing

The ground and first floor side elevation windows of all residential units hereby approved shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 RES12 No additional windows or doors

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

REASON

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

7 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

8 HH-RCU3 Loss of Garage(s) to Living accommodation (Not Garage Courts)

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage(s) shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it;

a)Manages Water: The scheme shall demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

i. incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilize the most sustainable solution, justification must be provided.

ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus climate change.

iii. overland flooding should be mapped, both designed and exceedance routes above the 100 plus climate change, including flow paths, depths and velocities identified as well as any hazards (safe access and egress must be demonstrated).

b) Receptors

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

ii. Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

iii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.

iv. Identify vulnerable receptors, ie WFD status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods;

d) Minimise water use. The scheme shall also demonstrate the use of methods to minimize the use of potable water through water collection, reuse and recycling and will:

i. incorporate water saving measures and equipment.

ii. provide details of water collection facilities to capture excess rainwater;

iii. provide details of how rain and grey water will be recycled and reused in the development.

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

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime, including appropriate details of inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

f) During Construction

i. How temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

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

REASON

To ensure the surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov. 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and National Planning Policy framework (March 2012) and the Planning policy Guidance (March 2014) to be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2015).

10 RES6 Levels

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

REASON

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

11 RES8 Tree Protection

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

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

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

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

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

REASON

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

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c Refuse Storage

2.d Visibility Splays

3. Schedule for Implementation

4. Other

4.a Existing and proposed functional services above and below ground

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

REASON

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

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I47 Damage to Verge - For Council Roads:

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

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this

development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

3 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4 123 Works affecting the Public Highway - Vehicle Crossover

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

5 125A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

6

Please note the requirements of the General Permitted Development Order. Alterations to front gardens are only within permitted development rights, if it complies with the following condition:

Where the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. Guidance on how to alter a front garden appropriately can be found on the RHS website: <https://www.rhs.org.uk/science/pdf/climate-and-sustainability/urban-greening/gardening-matters-front-gardens-urban-greening>

7

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north eastern side of Jackets Lane a traditional country lane, enclosed by mature vegetation giving access to a small number of detached properties set within substantial gardens. The site comprises a large detached property, characterised by the white rendered finish with the brick surround around the entrance door providing an element of detail to the principle facade. There is a small traditional detached garage on the north western boundary set down from the land level of the existing dwelling. To the rear of the property there is a large landscaped garden and a number of other small traditional garden buildings. There are also two large protected Oak trees located towards the centre of the north western boundary.

The country lane and adjacent open Green Belt Land, provides the surrounding area with a semi-rural characteristic. To the east and south are more modern housing developments including Hurst Place and Glynswood Place. To the west is a 16th Century timber framed, Grade II listed property known as The Cottage (no. 12 Jackets Lane).

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and located adjacent but outside of the Green Belt. The site is also covered by TPO 505.

3.2 Proposed Scheme

The proposal is for the demolition of the existing detached dwelling and the erection of 4 x 2.5-storey single family dwellings and 1x two storey, 4-bed, detached dwelling with associated parking, amenity space and landscaping, with the installation of vehicular crossovers.

Plots 1 and 2 would be served by a single vehicular and pedestrian access which fronts onto Jackets Lane. This represents a net gain of 1 dwelling utilising Jackets Lane for access. Plots 3 and 4 are served by separate vehicular and pedestrian accesses onto Hurst Place.

This scheme differs from the previous scheme that was dismissed on appeal in relation to the siting and layout of Plots 3 & 4 and the design of the new houses for these plots. The dwellings on these plots are re-orientated to protect the outlook from the rear of 4 Glynswood Place.

3.3 Relevant Planning History

70543/APP/2015/2992 10 Jackets Lane Northwood

4 x two storey, 5-bed, detached dwellings with habitable roofspace with associated parking, amenity space and landscaping with installation of vehicular crossovers involving demolition of existing dwelling house

Decision: 06-11-2015 Refused **Appeal:** 11-10-2016 Dismissed

70543/APP/2016/154 10 Jackets Lane Northwood

3 x two storey, 5-bed detached dwellings with habitable roof space and 1x two storey, 4-bed, detached dwelling with associated parking, amenity space and landscaping with installation of vehicular crossovers and demolition of existing dwelling house.

Decision: 31-05-2016 Refused **Appeal:** 19-12-2016 Dismissed

70543/PRC/2015/4 10 Jackets Lane Northwood

Erection of 4 detached dwellings involving demolition of existing dwelling.

Decision: 19-03-2015 OBJ

Comment on Relevant Planning History

The planning history reveals two earlier planning applications for this site for previous schemes that were refused planning permission and dismissed on appeal. In the case of the first appeal the Inspector considered that the new dwellings would cause significant harm to the setting of The Cottage and the wider Jackets Lane streetscene. He also concluded that there would be harm to the living conditions of 4 Glynswood Place.

In the case of the second appeal the Inspector dismissed the appeal due to the impact on the outlook from 4 Glynswood Place. As noted above, the orientation of the proposed dwelling on Plot 3 has changed to protect the outlook of no 4 Glynswood Place.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- 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.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC2 Nature conservation considerations and ecological assessments
- EC6 Retention of wildlife habitats on derelict or vacant land
- H5 Dwellings suitable for large families
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OL5 Development proposals adjacent to the Green Belt
- LPP 3.8 (2015) Housing Choice
- LPP 5.12 (2015) Flood risk management
- LPP 5.13 (2015) Sustainable drainage
- LPP 5.14 (2015) Water quality and wastewater infrastructure
- LPP 5.15 (2015) Water use and supplies
- LPP 7.4 (2015) Local character
- LPP 7.8 (2015) Heritage assets and archaeology
- NPPF National Planning Policy Framework
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was consulted upon between 01/06/2017 and 28/06/2017 to which there were 7no comments and objections. The responses are summarised below:

OBJECTIONS

- concerns raised in relation to construction management;
- loss of greenery and open space;
- the garage on plot 3 is excessive and looks like an after thought rather than an integral part of the development;
- the proposal will cause nuisance along Jackets Lane;
- the proposal will increase parking pressure on Hurst Place;
- the detached garage would detract from the open nature of the site;

COMMENTS

- the materials and finishes should be similar to existing dwellings on Hurst Place;
- render should not be used at all;
- the building works should only take place between 9am - 5pm Monday to Friday;
- no materials, equipment should be parked on Hurst Place, the site should be accessed through no 10 Jackets Lane;
- monitoring should be in place to avoid littering and nuisance around Hurst Place/Jackets Lane during construction;
- the site must be fully fenced and secure during construction;
- additional street car parking should be provided;
- street lighting should be kept at a low level so not to cause pollution;
- residents should be provided with a contact number in case of breach of conditions; and
- no plans in place for the maintenance of greenspace between the plots.

Internal Consultees

Waste Strategy:

The plan does not appear to show that a space has been allocated for the storage of waste. As the development is for individual households rather than flats I would recommend that they present their waste and recycling from each property. Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer. The current waste and recycling collection systems are: - Weekly residual (refuse) waste - using sacks / bins purchased by the occupier - Weekly dry recycling collection - using specially marked sacks provided by the Council. - Weekly green garden waste collection - three specially marked reusable bags (each approximately 80 litre capacity) provided by the Council free of charge. Occupiers of larger properties can purchase three additional reusable bags. - Weekly collection of textiles provided - using specially marked purple tinted sacks - Weekly collection of food waste for residents wishing to participate. Those in the scheme are provided with a 7 litre internal 'caddy' and a 23 litre external storage container. The waste and recycling should be presented near the curtilage of the property on allocated collection days. The collectors should not have to carry the sacks more than 15 metres from where the waste

and recycling is presented to the collection vehicle.

Highways

The applicant has provided a Transport Statement by Icení dated May 2017 in support of the proposals. The site has been the subject of many previous applications for residential development of the existing dwelling and its rear garden that have been refused and failed at appeal. However highway issues were not part of the previous refusal reasons. Jackets Lane is a narrow adopted local road adjacent to the development site with no footpath. The site also has a frontage to Hurst Place which is part of a previous housing development with adopted highway and lighting. The site has a PTAL value of 1a(Very Poor) which means there will be a very strong reliance on private car trips to and from the site. The existing 5 bed detached house has an access off Jackets Lane. There are detached houses in the surrounding area with off-street car parking. The proposals for the site include 3x3bed and 1x4bed detached houses after the existing 5 bed house has been demolished. All the proposed houses have driveways or garages that would be sufficient to accommodate at least two car parking spaces per dwelling. The access to two of the new houses would be from Hurst Place and the other two would have a single access off Jackets Lane. There would be additional traffic generation from the site but it would not be significant. There would be a new access constructed on Jackets Lane and a new access off Hurst Place and both of these access points would require visibility splays as set out in the applicant's drawings. There are garages provided and that would house any cycle parking for each dwelling. There are no refuse/recycling bins shown on the drawings but they can be conditioned. The applicant has offered to improve the frontage of Jackets Lane and this would be accepted if the application was approved along with re-instatement of the existing access point. On the basis of the above comments I do not have significant highway concerns over the above application.

A Drainage Strategy by Golder Associates Ref: 10514100075.525 dated 09/10/2015 has been submitted with his application. It states that connecting to the existing surface water sewer is the best method of discharging surface water on site. However the Council requires that surface water be managed on site in a more sustainable manner. This is particularly important as the proposal will result in an increase in the area of hardstanding at the site. Recommended several conditions which are attached.

Conservation and Design

it would be regrettable to see the existing property demolished, it is noted that there may be some scope for development on the site. There are no objections to the principle of the residential development and the partly traditional architectural appearance of the proposed properties. It is important that the proposed new dwellings and any other enhancements to the site and road, respect the existing dwellings on the adjacent plots as well as the established character of the road.

From an Urban Design perspective, the addition of the proposed 4 new dwellings would increase the density on the existing plot, creating a compact development. The site currently benefits from natural screening from trees, it is important that natural screening from existing vegetation is retained where possible to avoid compromising private amenity space of the neighbouring properties. Plots 3 and 4 have been amended in comparison to the previous application, with their orientation adjusted.

Whilst Plot 1 would be sited in closer proximity to the Listed Building when compared to the siting of the existing building on the site, the amendments from the previously submitted scheme are noted improvements in regards to respecting the immediate setting of the designated heritage asset. The proposed cat-slide roof form, maintains a suitable gap between the two properties. The cat-slide roof form also reduces the overall bulk of the property, in turn making it a less dominating structure and more harmonious with the general streetscene. The single access off Jackets Lane for Plots 1 and 2 would be considered a commendable feature. Further planting along the site boundary and

Jackets Lane would enhance to rural character of the road and contribute positively to the setting of the Listed Building.

Whilst improvements such as resurfacing of the road and additional lighting along Jackets Lane may be necessary, the scale of improvements to this road needs to be weighed up against the setting and significance of the Listed Building. Jackets lane is characterised as a rural lane and is noted as permissive Bridleway. The 'lane-like' characteristic contributes to the rural nature of the Listed Building and forms part of it overall setting. Any proposal to include further lighting, widen and/or formalise the road in any manner may compromise the setting of the Listed Building, having a detrimental impact on the character of the property. Prior to any proposed improvements to Jackets Lane it is advised the Conservation Team is consulted. Side facing windows would need to be obscure glazed. Dormers would need to be externally finished in hung tiles to match the roof.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious plot. The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

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

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The site has a Public Transport Accessibility Level (PTAL) of 1b (very poor). The London Plan (2016) range for sites with a PTAL of 0 to 1 in an urban area is 35-65 units per hectare. Based on a total site area of 0.1169ha the site would have a residential density of 15 units per hectare, which is significantly less.

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

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

See section 7.07 of this report.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

An area of Green Belt is located along the north western boundary of the site. Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not allow developments adjacent to or conspicuous from the green belt that would injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The proposed development sits along side the existing residential developments of Glynswood Place, Hurst Place and the proposed development to the rear of 12 Jackets Lane. It is not considered the additional dwellings would result in a significant visual impact on the adjacent Green Belt. The proposed scheme therefore complies with Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

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

The dwellings proposed on Plot 3 and 4 are set 2m apart which is uncharacteristically close of the wider area. However given the siting of the dwellings to the rear of Jackets Lane and Hurst Place, the layout of the proposal in this cul-de-sac is on balance considered acceptable.

The general design of the proposed dwellings appears relatively traditional and the elements previously considered unacceptable, such as the crown roof detail, no longer form part of the application. The dwelling are proposed to be sited in closer proximity to the adjacent Listed Building when compared to the existing dwelling, however the proposed cat slide roof form reduces the dominance of the proposed dwellings and thus reduces the visual impact of the proposed dwellings between the two properties. The cat slide roof form also reduces the overall bulk of the property making it a less dominating structure and more harmonious with the general street scene.

The proposed detached garage on plot 3 was revised since its submission to feature a flat roof rather than a traditional pitched roof to reduce its impact on the neighbouring residents. The flat roof garage is considered to be excessive and out of keeping with the character of Hurst Place. However, overall this application is not considered to be out of keeping with the character area. It is considered that a refusal on this element of the proposal is unsustainable and as such on balance considered acceptable.

Overall the proposed development would not detrimentally harm the character and appearance of the surrounding area and that its visual impact is on balance acceptable. The proposal would be in accordance with policies BE10, BE13 and BE19 of the UDP saved policies.

7.08 Impact on neighbours

Policies BE20, BE21, and BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) seek to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and its impact on daylight/sunlight, privacy, and residential amenity of adjoining occupiers.

Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) states that permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally.

The Council's HDAS 'Residential Layouts' advises at paragraph 4.9 that buildings should avoid being over dominant from neighbouring properties and normally a minimum 15m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room

windows). Paragraph 4.12 of the guidance also advises that where habitable room windows face each other, a minimum 21m distance is required to safeguard privacy.

In this respect, the proposed dwellings at Plots 3 and 4 would be separated by approximately 22 metres when measured from the front elevations to the rear elevation containing habitable room windows of Plots 1 and 2 which is considered sufficient.

Plots 1 and 2 present a staggered frontage facing towards Jackets Lane, with plot 1. The siting and orientation of the proposed buildings ensure the proposal does not result in mutual overlooking into habitable rooms. The primary windows face front and rear and the proposed side windows serve the stairs or bathrooms, so could be conditioned to be obscure glazed and fixed shut.

Under the previous planning application that was refused under planning ref: 70543/APP/2016/154, Plot 4 was proposed to sit 18m from No 4 Glynswood Place at a 45 degree angle and 3m from the boundary to the north east. The application was dismissed at appeal due to the overbearing impact of the proposal on the occupiers of No 4 Glynswood Place.

This application differs from the application dismissed at appeal in that Plot 3 is proposed to sit 12m from the north east boundary and approximately 27m from No 4 Glynswood Place (at a 45 degree angle). In simple terms, the dwelling has moved approximately 9m further away from No 4 Glynswood Place than the previous application. This is considered to completely overcome the issue regarding overbearing impact on neighbouring 4 Glynswood Place.

The proposed single storey detached flat roofed garage sits approximately 9m from Glynswood Place, given its modest height of 2.4m, it is considered unlikely to overshadow the neighbouring garden at No 4 Glynswood Place nor would it harm No 5 Hurst Place which is 12m from the detached garage.

As a result, it is not considered that the proposed dwellings would appear unduly overbearing or visually obtrusive to the surrounding occupiers, nor result in an unacceptable loss of light or privacy. The proposal is considered to be consistent with Policies OE1 of Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012).

7.09 Living conditions for future occupiers

The London Plan Housing SPG (2016) sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed dwellings have a floor area of a minimum of approximately 185 sqm in excess of the minimum requirements and therefore is considered acceptable. All bedrooms exceed the minimum area requirements.

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

The development provides adequate private amenity space for units 1, 2, 3 and 4 respectively, which exceeds the 100 sqm required, in accordance with the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM7 and AM14 are concerned with traffic generation, road capacity, onsite parking

and access to public transport. In particular AM7 (ii) advises that the Local Planning Authority will not grant permission for developments whose traffic generation is likely to prejudice the conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 2 and 3 spaces per dwelling. The proposed plans indicate the provision of 2 car parking spaces to the front of each dwelling in addition to the associated space within the garage, which is in excess of the adopted requirements. A Ministerial Statement (25 March 2015) highlights the Government's view that "arbitrarily restricting new off-street parking spaces does not reduce car use, it just leads to parking misery. It is for this reason that the Government abolished national maximum parking standards in 2011." The Ministerial Statement therefore introduced additional text to be read alongside paragraph 39 of the NPPF. It states "Local Planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network.". In this context given the limited scale of the development proposed and the works to be undertaken to highway, it is not considered the Council would have grounds to restrict or reduce the level of car parking proposed. Although the proposed car parking spaces exceed car parking standards in table 6.2 within Policy 6.13 of the London Plan (2016), given the site's low PTAL rating, such a provision is accepted.

The proposal will lead to an intensification of use of the site with associated traffic movements. The site has very poor public transport accessibility (PTAL 1a) and will therefore be more reliant on other modes of travel. Further to the previous refusal on similar grounds the applicant have submitted a Transport Statement in support of this application including traffic and pedestrian counts to assess movements likely to be generated from the proposal and also considers the impact of the two additional dwellings to the rear of no. 12 Jackets Lane. Those dwellings were approved under planning application 67677/APP/2015/328, where it was considered that the requirement to make up the access would not be proportionate on the basis of two additional residential units. Having regard to the information provided for the traffic flow uplift for 3 additional units (including the two approved) it is noted that the proposed developments would still not generate a significant increase in traffic/pedestrian movements.

As part of this application, improvements to the frontage of Jackets Lane is proposed and and this is considered acceptable subject to consultation with the Conservation Officer before a final scheme is drawn up if the application was approved. This is to ensure the proposal has regard to the setting of the adjoining Listed Building, The Cottage (12 Jackets Lane), Jackets Lane can be described as a traditional country lane enclosed by mature vegetation, which in conjunction with the adjacent Green Belt land provides the surrounding area with a semi rural characteristic. Therefore it is important the existing character is maintained and retained where appropriate. Whilst the improvements to Jackets Lane may be necessary, the scale of the improvements needs to be weighed against the setting and significance of the Listed Building. Jackets Lane is characterised as a rural lane and is noted as a permissive Bridleway. The 'lane-like' characteristic contributes to the rural nature of the Listed Buildings and forms part of its overall setting. Any proposal to include further lighting, widen and formalise the road in any manner may compromise the setting of the Listed Building and have a detrimental impact on the character of the property.

The section of road in question measures approximately 50m in length and runs from the side of 1 Hurst Place to the boundary with The Cottage (12 Jackets Lane). The lane curves

slightly to the right (north west) in front of no. 8 Jackets Lane but any vehicle in front of 10 Jackets Lane would still have a clear view of vehicles or pedestrians at the junction with Hurst Place and vice versa. Therefore whilst the making up of the road to a full adoptable standard may be preferable from a highway perspective, on balance it is considered that given the limited increase in traffic/pedestrian movements set against the need to retain the rural characteristic of the lane, the proposed improvements are considered to be adequately addressed. The proposed improvement works would be secured via a legal agreement.

7.11 Urban design, access and security

Secured by Design is now covered by Part Q of the Building Regulations.

7.12 Disabled access

Not applicable to this application

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Council's Landscaping Officer has advised that the proposals is acceptable subject to condition there is no objection to the scheme with regard to trees or landscaping.

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

The Drainage Officer has also advised that whilst there is no objection in principle to the development there have been increased reports of flooding in this area and that prior to the commencement of any works a scheme for the provision of sustainable water management must be submitted and approved by the Council.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

The issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

This application requires a Section 106 legal agreement to secure Highways Works secured under S278/S38 to comprise:

- Resurfacing and associated works to the highway outside no. 8 to no. 12 Jackets Lane to provide a shared surface arrangement;
- Installation of lighting column on Jackets Lane;
- Creation of footways on Hurst Place;
- Trim back hedging on Jackets Lane.

7.21 Expediency of enforcement action

Not Applicable

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

The proposal is for the demolition of the existing dwelling and erection of 4 detached dwelling with associated amenity and parking provision. It is not considered the proposal would have a negative impact upon the visual amenity of the site, the surrounding area, the adjacent Listed Building or the nearby Green Belt. It is also considered that the proposal would not result in a significant loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers.

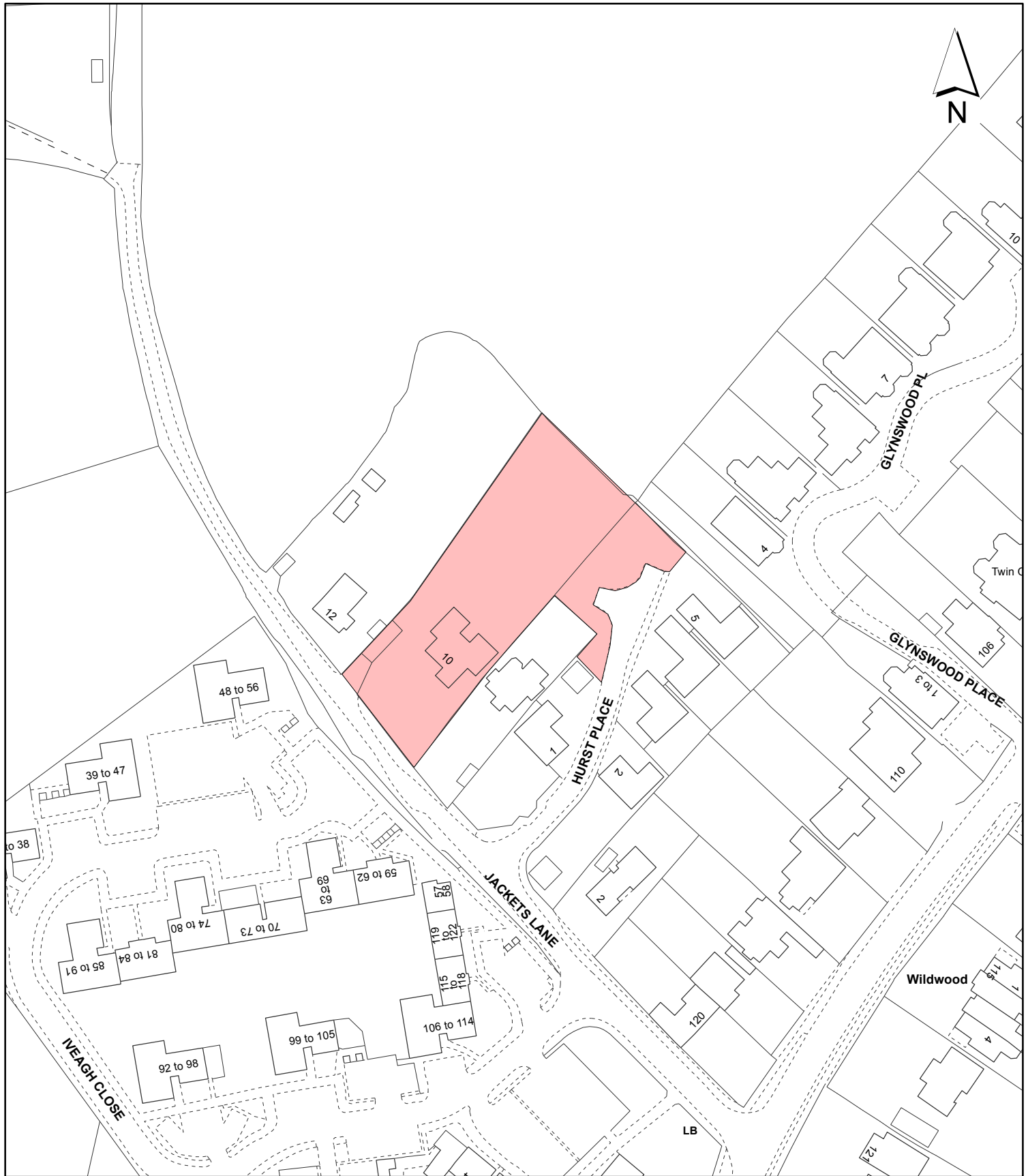
As such the application is recommended for approval.

11. Reference Documents

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

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



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 Site boundary

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Site Address:

10 Jackets Lane

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

Planning Application Ref:
70543/APP/2017/1650

Scale:
1:1,250

Planning Committee:
North Page 127

Date:
July 2017



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PART II by virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

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Plans for North Applications Planning Committee

Wednesday 2nd August
2017



HILLINGDON
LONDON



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Report of the Head of Planning, Sport and Green Spaces

Address 21 NICHOLAS WAY NORTHWOOD

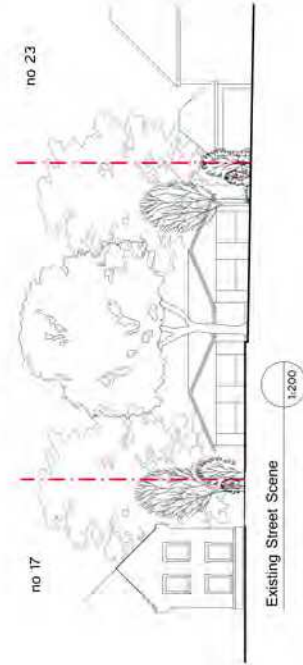
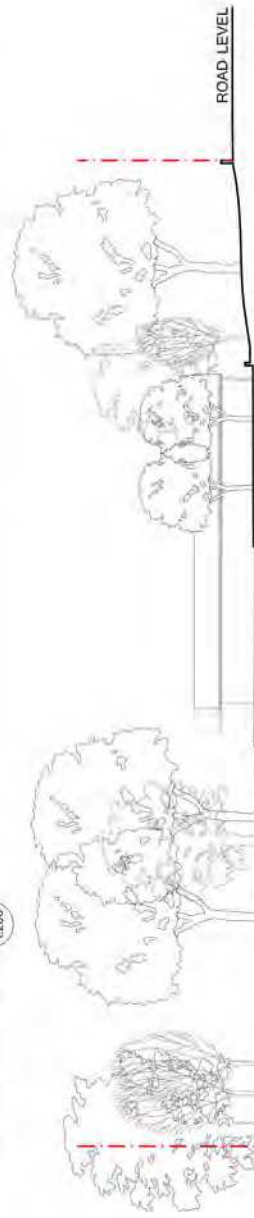
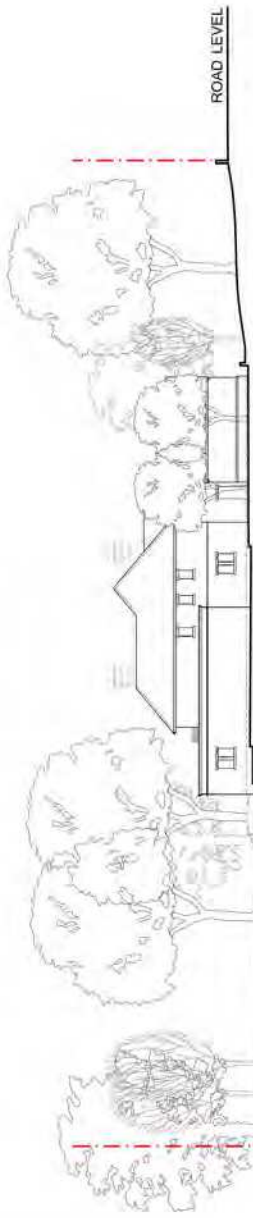
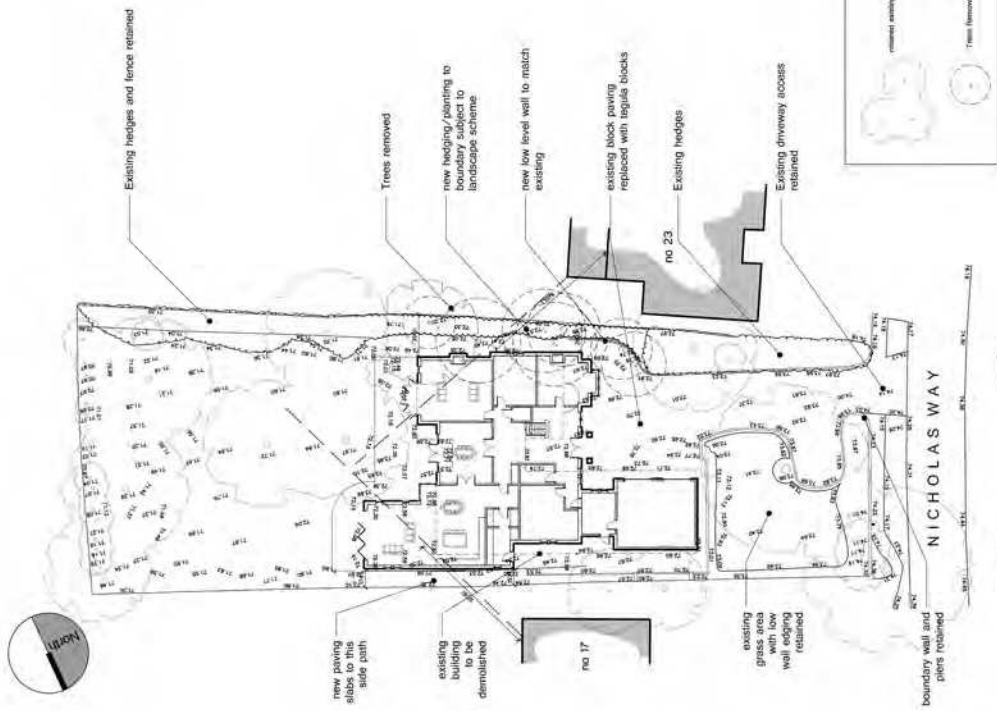
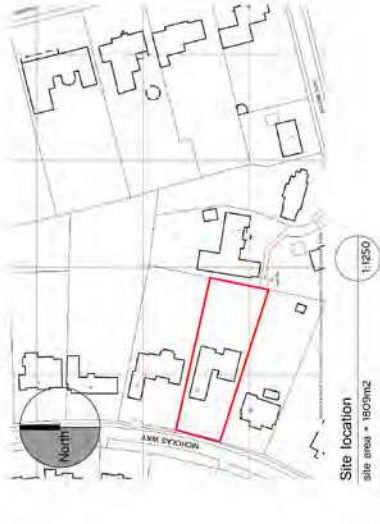
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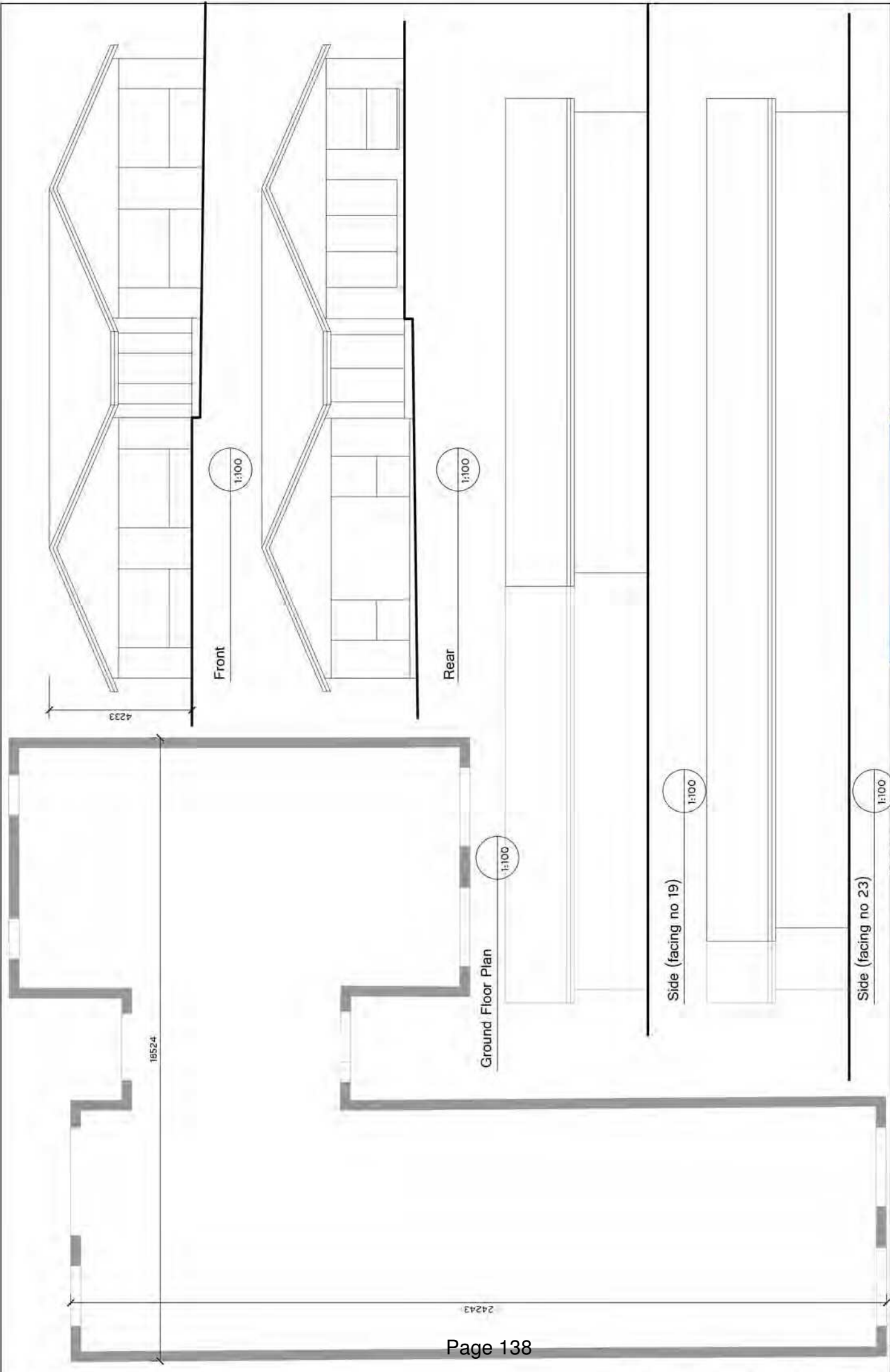
LBH Ref Nos: 22734/APP/2017/900

Date Plans Received: 10/03/2017

Date(s) of Amendment(s): 10/03/2017

Date Application Valid: 15/03/2017

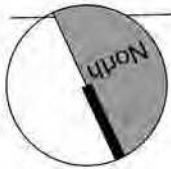




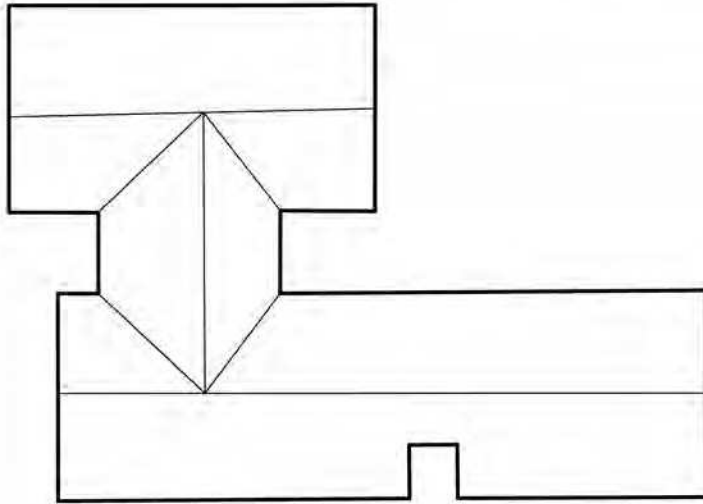
Rev	Date	First Issue Comments
1		

<p>Scale bar: 0 1 2 3 4 5 1:100</p>		<p>nettassets Architectural Design & Development Consultants</p>	<p>Title Proposed replacement dwelling 21 Nicholas Way, Northwood</p> <p><small>Neil Aslett The Studio, 44 New Road, Cokerley Green, Harlow, Essex, SSG1 2BN Web: www.nettassets.co.uk</small></p>	<p>Detail Outline Existing Plan and Elevations</p>	<p>Date: Feb 2017</p>	<p>Job Ref: 16117</p>
<p>Scale: 1:100 @ A3</p>	<p>PL 03</p>				<p>PL 03</p>	

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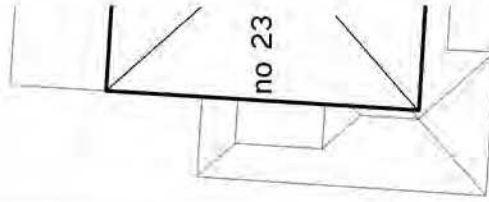
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Existing roof plan

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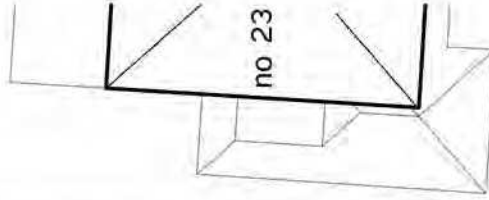
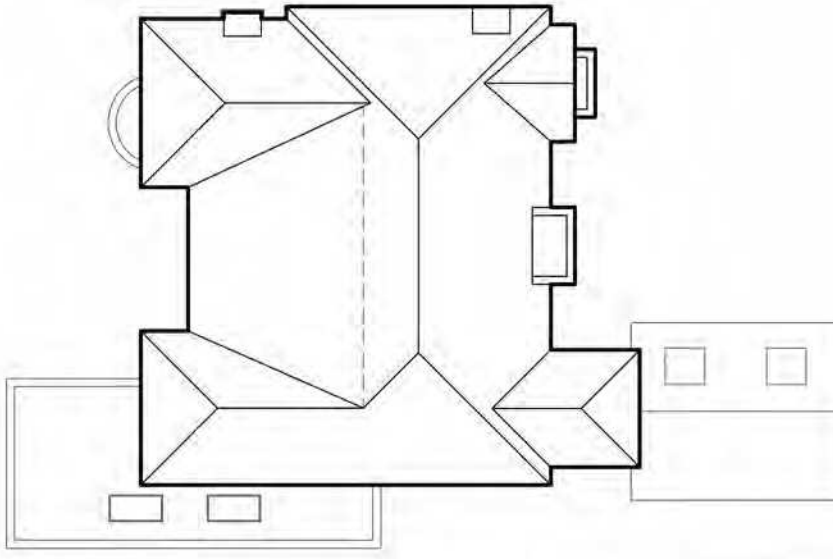
no 17



no 23

Proposed roof plan

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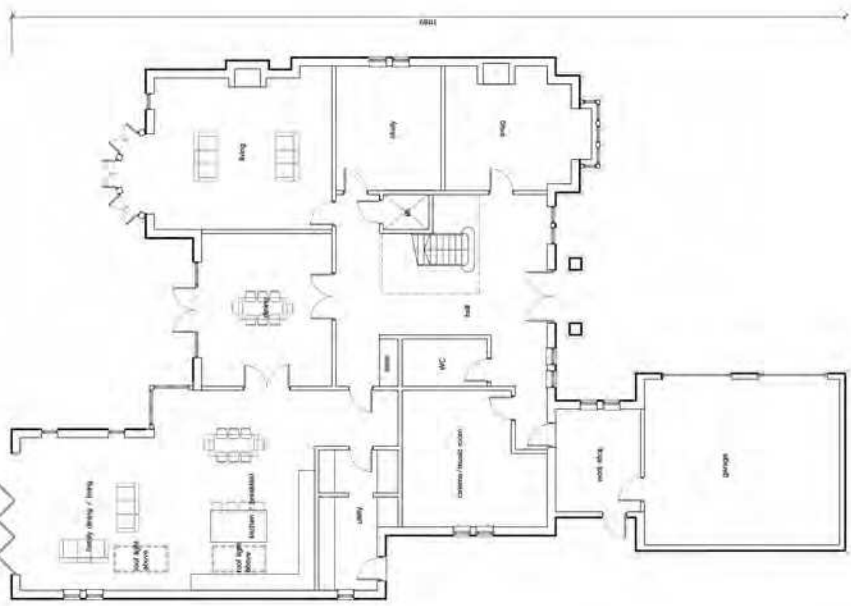
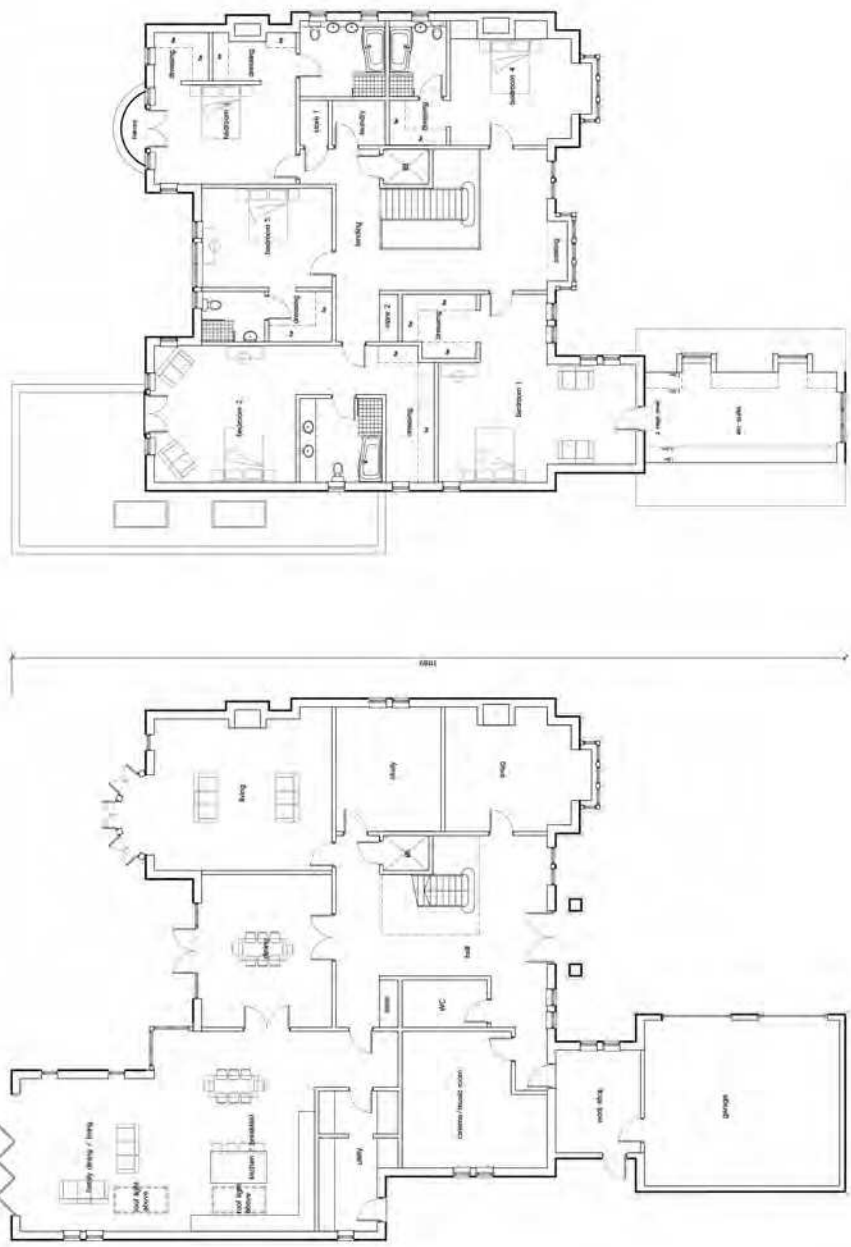
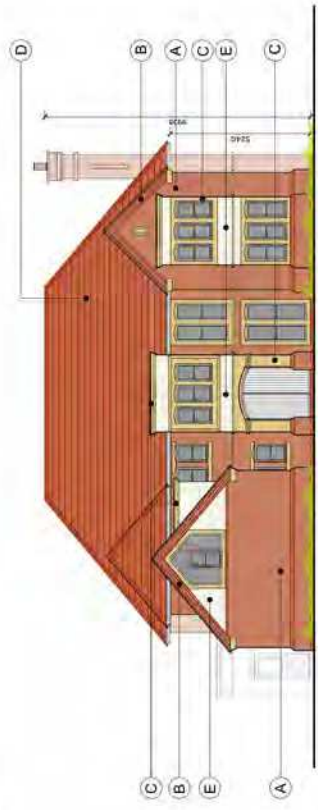
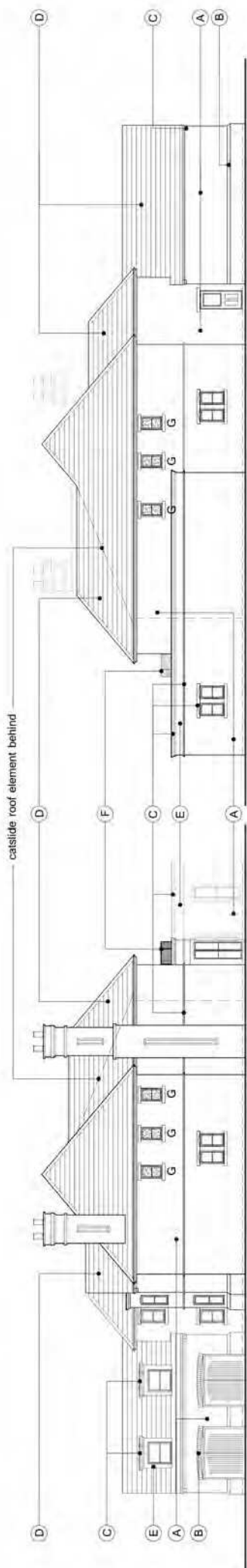


no 23

 Architectural Design & Development Consultants		Title Proposed replacement dwelling 21 Nicholas Way, Northwood		Detail Existing and proposed roof plan	
Rev Date Comments		Date Feb 2017		Job Ref 16117	
A 07/07/17 amended as per planning officer recommendation 29/06/17 Additional information		Scale 1:200 @ A3		Dwg No PL 05	
Rev Date Comments		Scale 1:200 @ A3		Rev A	

Scale bar: 0 1 2 3 4 5 6 7 8 9 10

Path: S:\Work\16117\16117_21 Nicholas Way\16117_21\16117.dwg, 07/07/2017 10:20:07, DWG to PDF.ac3



Materials Key.

A	BRICKWORK
B	DETAIL BRICK WORK
C	STONE DETAIL
D	ROOF TILE
E	RENDER
F	BLACK RAILINGS
G	OPACQUE GLAZING

Arbol EuroConsulting

48 Risingholme Road, Harrow, HA3 7ER
 Tel: 0208 863 8151 MoB: 07884428671
 21 Nicholas Way Northwood HA6 2TR

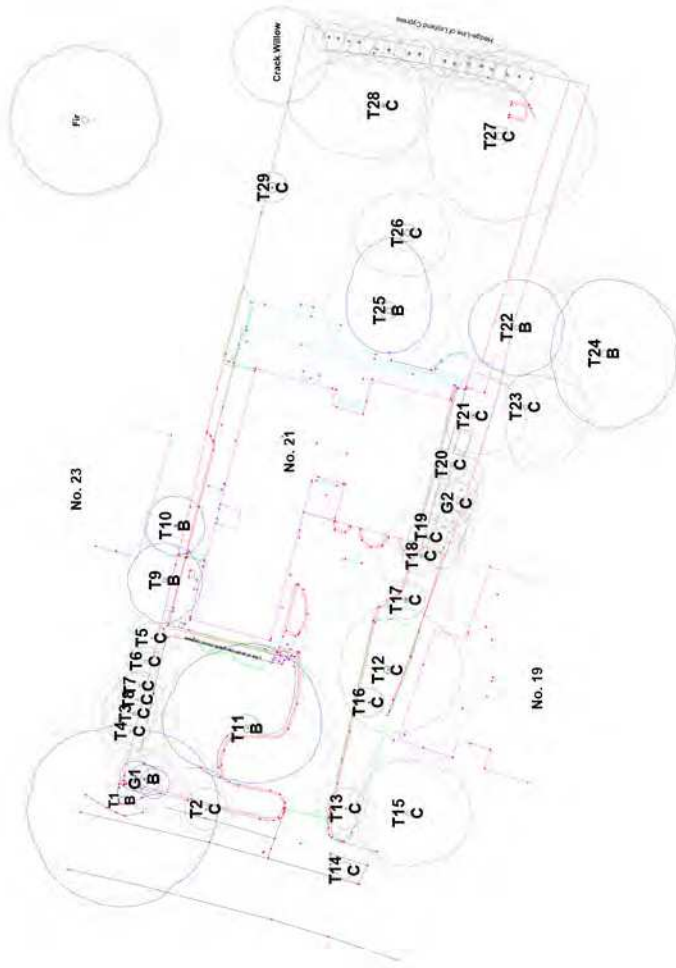


SCALE: 1:500 (E/A3)
 DATE: 12/14/2016
 MAP FILENAME: 1098

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Internal Briefing Note: Meet TPO Officer to discuss the removal of T12, T18, T19 & T21 that are subject to a TPO

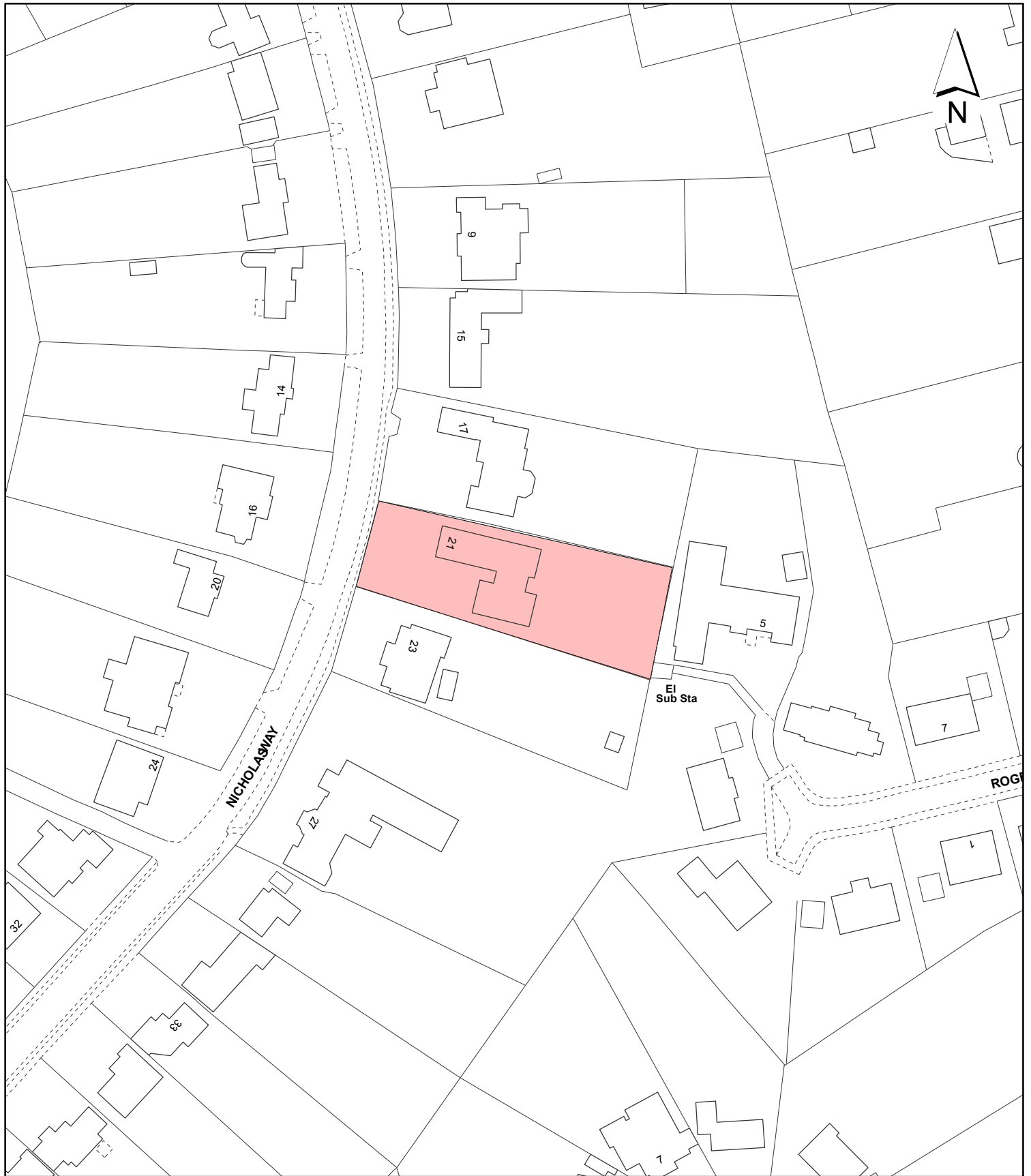


KEY

- Red Area = Red Area
- Blue Area = Blue Area
- Green Area = Green Area
- Orange Area = Orange Area
- Yellow Area = Yellow Area
- Grey Area = Grey Area
- Black Area = Black Area
- White Area = White Area
- Light Blue Area = Light Blue Area
- Light Green Area = Light Green Area
- Light Orange Area = Light Orange Area
- Light Yellow Area = Light Yellow Area
- Light Grey Area = Light Grey Area
- Light White Area = Light White Area



SCALE BAR



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Site Address:

21 Nicholas Way

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

Planning Application Ref:
22734/APP/2017/900

Scale:
1:1,250

Planning Committee:
North Page 142

Date:
July 2017



Report of the Head of Planning, Sport and Green Spaces

Address 1A GROVE ROAD NORTHWOOD

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

LBH Ref Nos: 14379/APP/2017/1592

Date Plans Received: 03/05/2017

Date(s) of Amendment(s): 03/05/2017

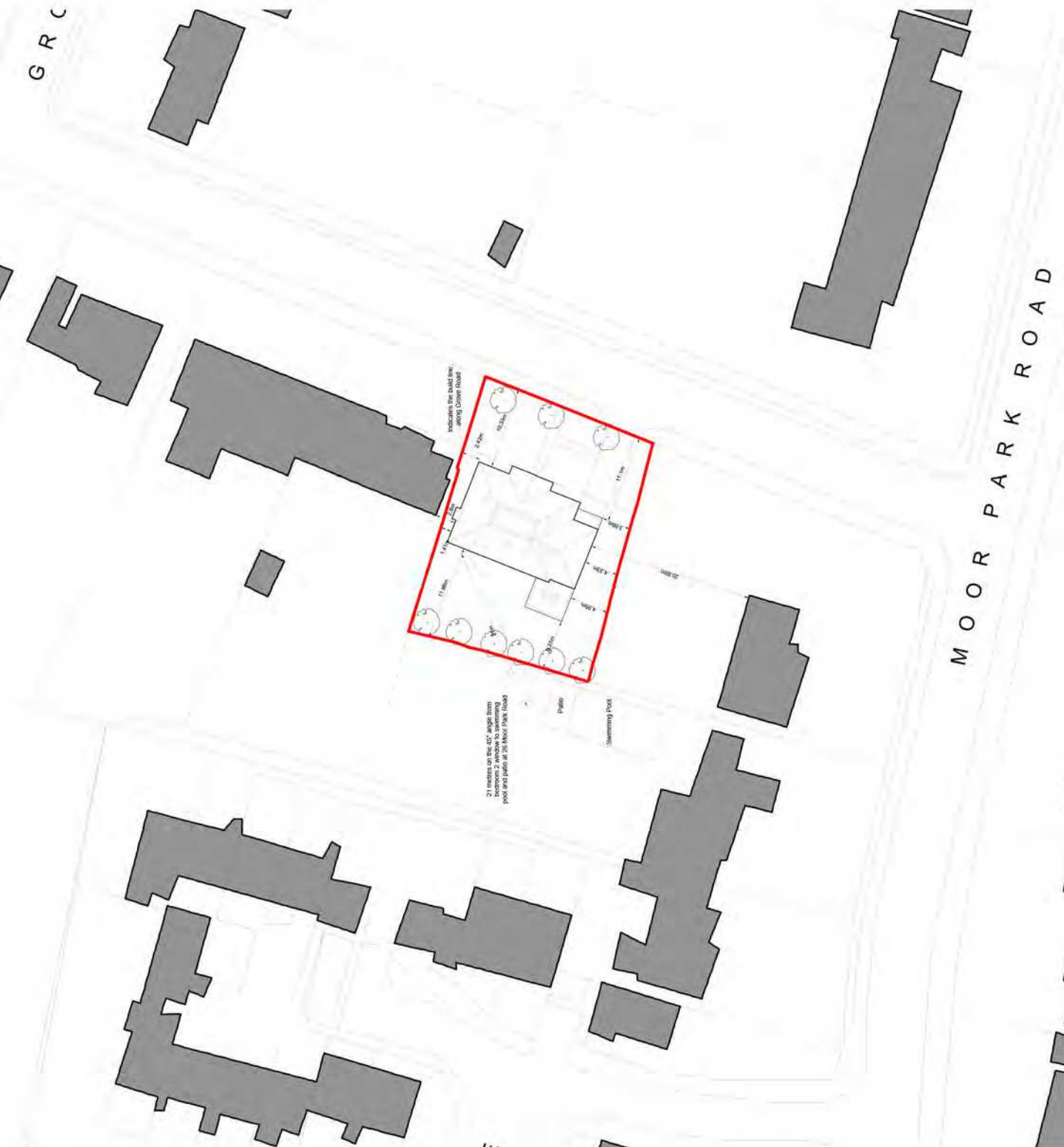
Date Application Valid: 08/05/2017

02/06/2017

05/05/2017

08/05/2017

12/07/2017



Rev	Date	Description

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221 CLARK ROAD, STAINES
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E: SALES@FLUENT-ADSS.CO.UK
WEB: FLUENT-ADSS.CO.UK

1a Grove Road, Northwood

Site Layout Plan

Scale	1:500 @ A3	Dwg No.	FLU.324.02
Date	17.06.16	Rev	R
Drawn	N.Millin		

A - Recently Submitted
Application at 11 Sandy Lodge
Way

Rev	Date	Description



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MIDDLESEX, TW 9 7EP
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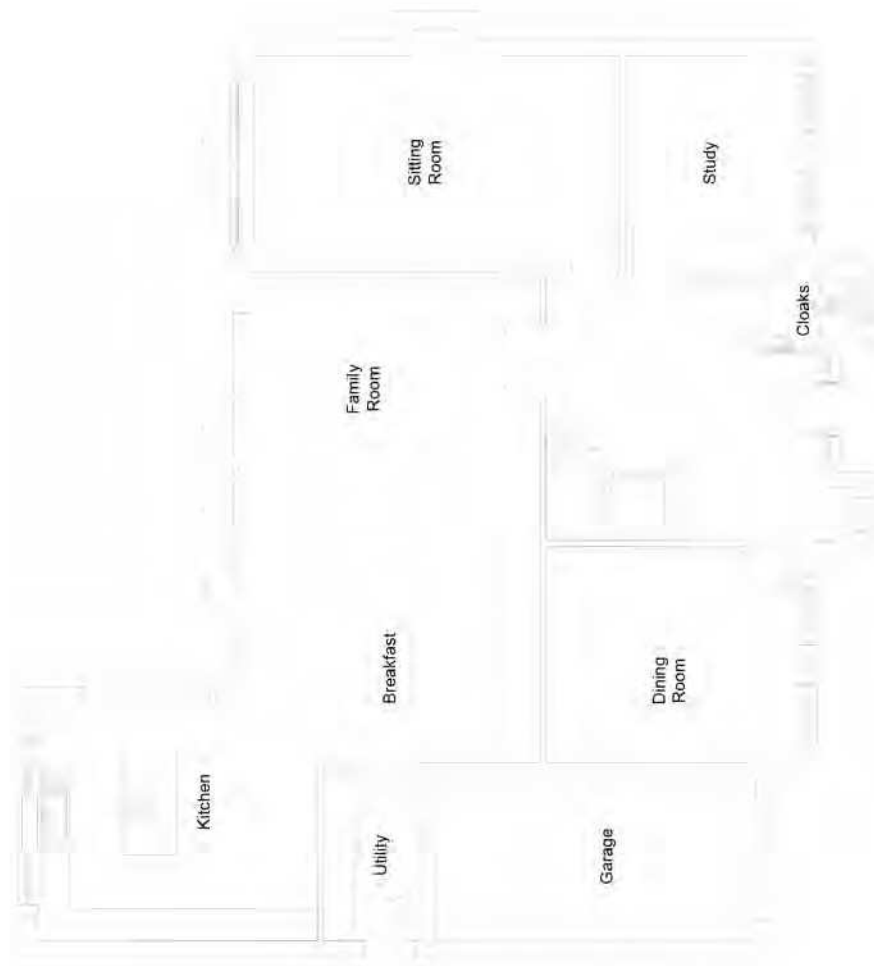
1a Grove Road, Northwood

Existing Location Plan



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17.06.16	
Drawn	A
N.Millin	





Rev	Date	Description


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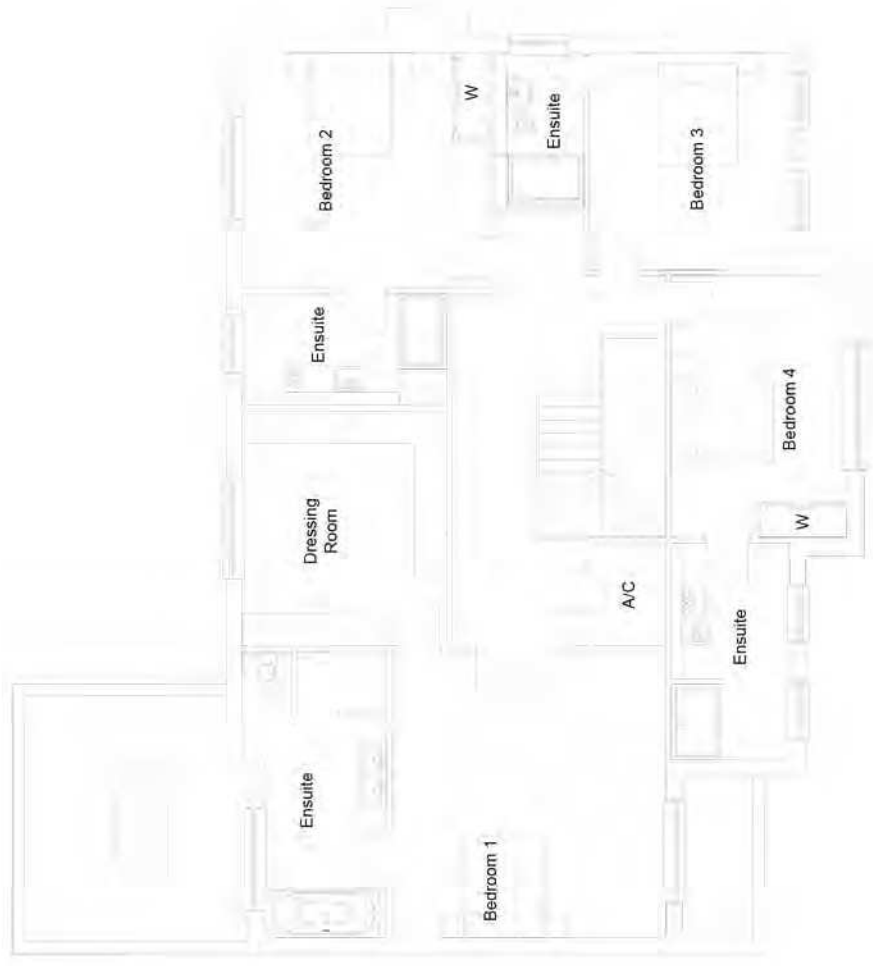
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1a Grove Road, Northwood

Ground Floor Plan



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Date	17.06.16	Rev	
Drawn	N.Millin	M	



Rev	Date	Description

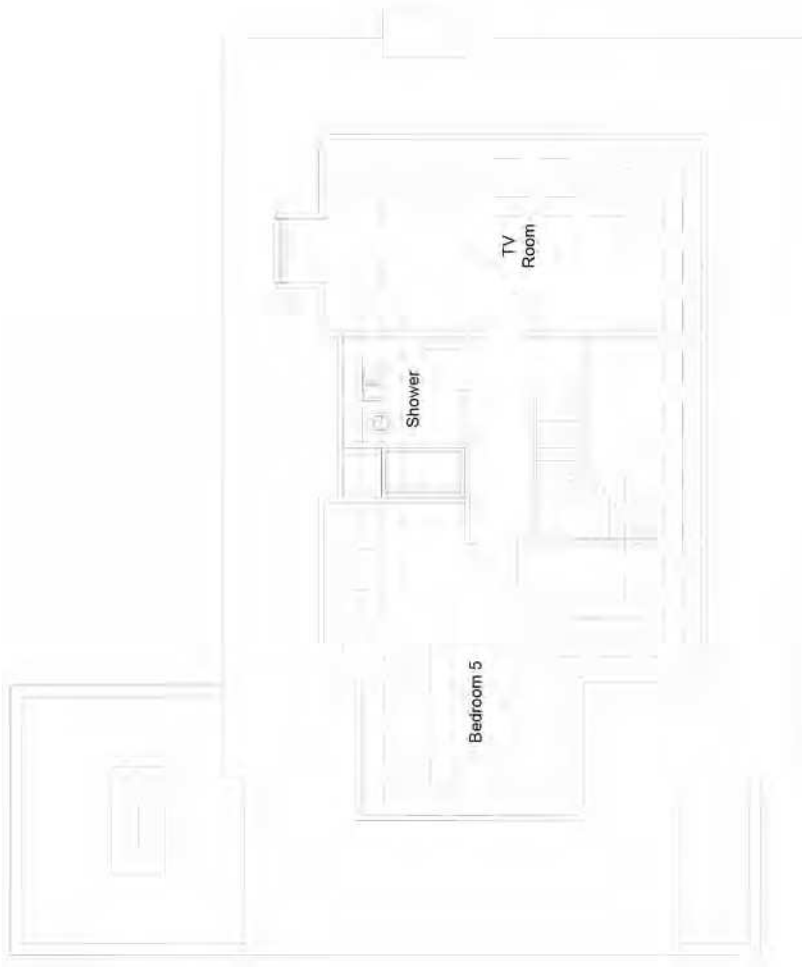
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1a Grove Road, Northwood

First Floor Plan

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Date	17.06.16	Rev	
Drawn	N.Millin		N



Rev	Date	Description

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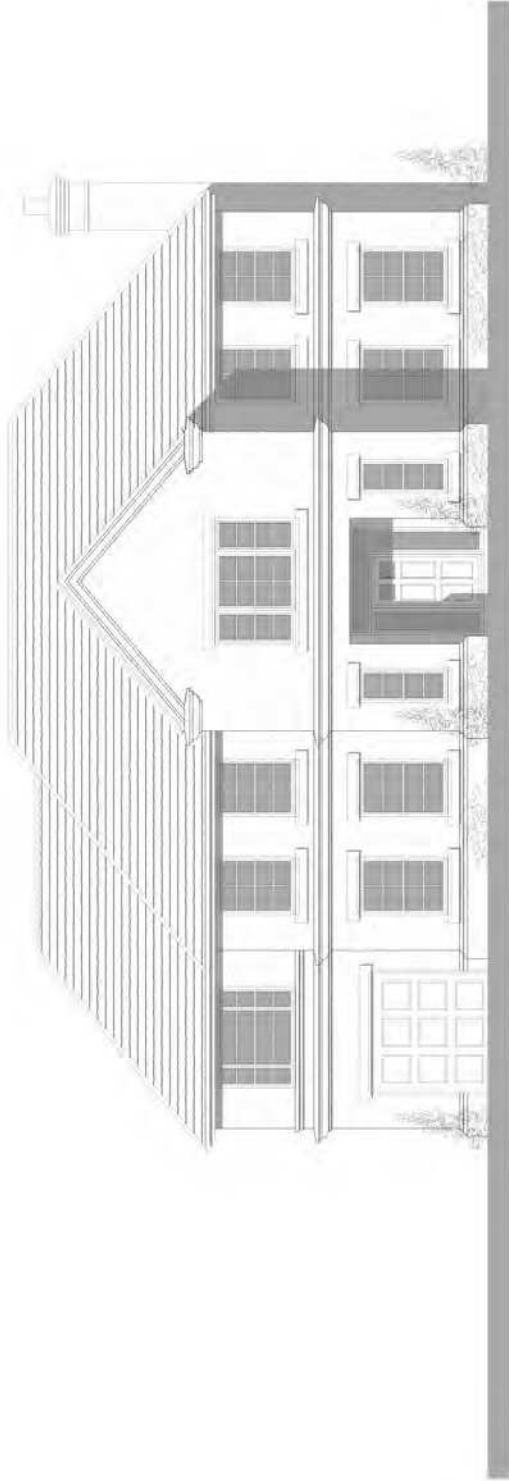
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 E-MAIL: TOMMILIN@FLUENTARCHITECT.COM
 WEB: FLUENTARCHITECT.COM

1a Grove Road, Northwood

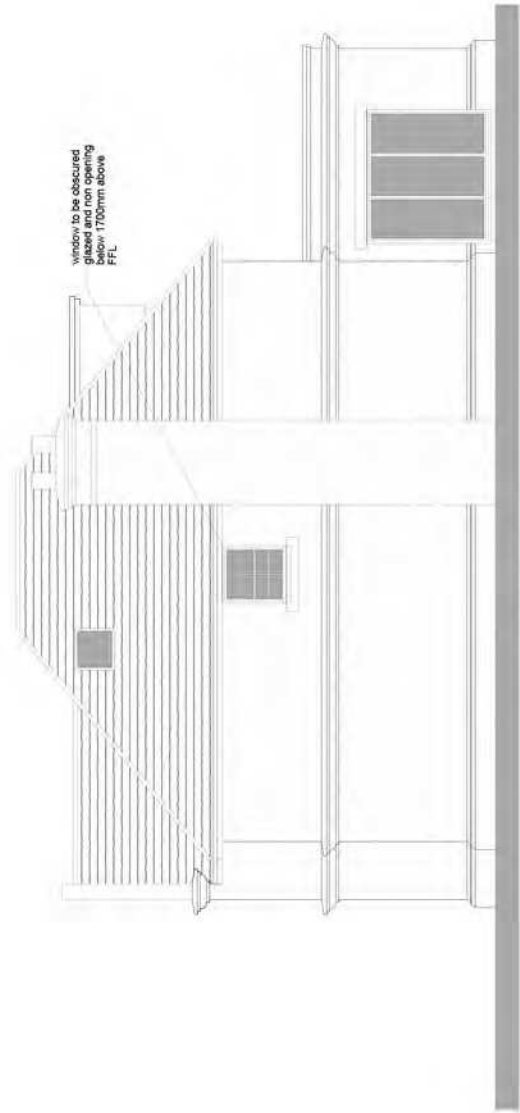
Second Floor Plan



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Date	17.06.16	Rev	
Drawn	N.Millin		N



Front Elevation



Side Elevation

Rev	Date	Description


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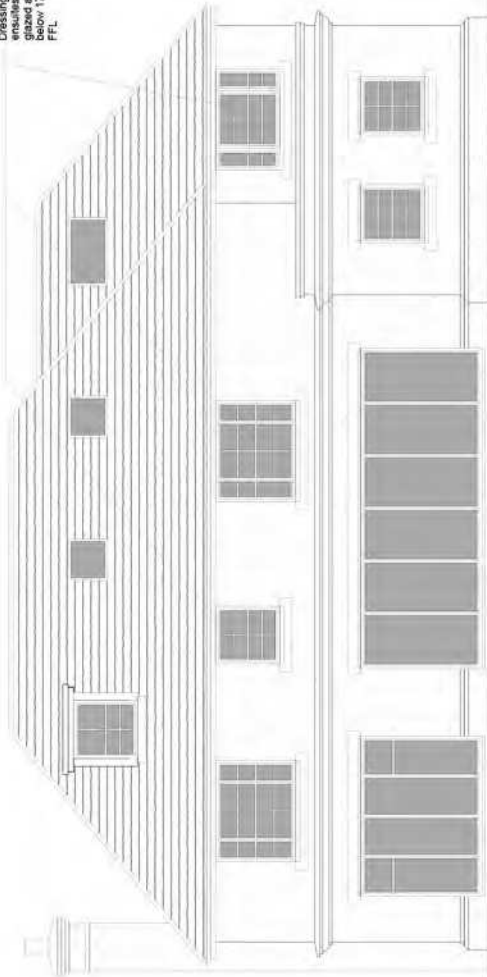
1a Grove Road, Northwood

Front & Side Elevations

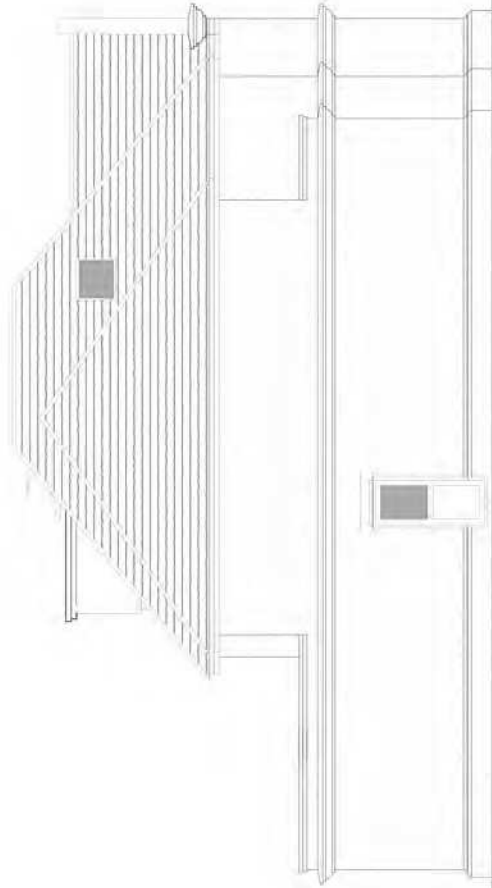


Scale	1:100 @ A3	Dwg No.	FLU.324.07
Date	17.06.16	Rev	
Drawn	N.Millin		
			P

Dressing room and both
 ensuite's to be obscured
 by landscaping on drawing
 below. 1700mm above
 FFL



Rear Elevation



Side Elevation

Rev	Date	Description

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1a Grove Road, Northwood

Rear & Side Elevations



Scale	1:100 @ A3	Dwg No.	FLU.324.08
Date	17.06.16	Rev	
Drawn	N.Millin		
			P



Rev	Date	Description

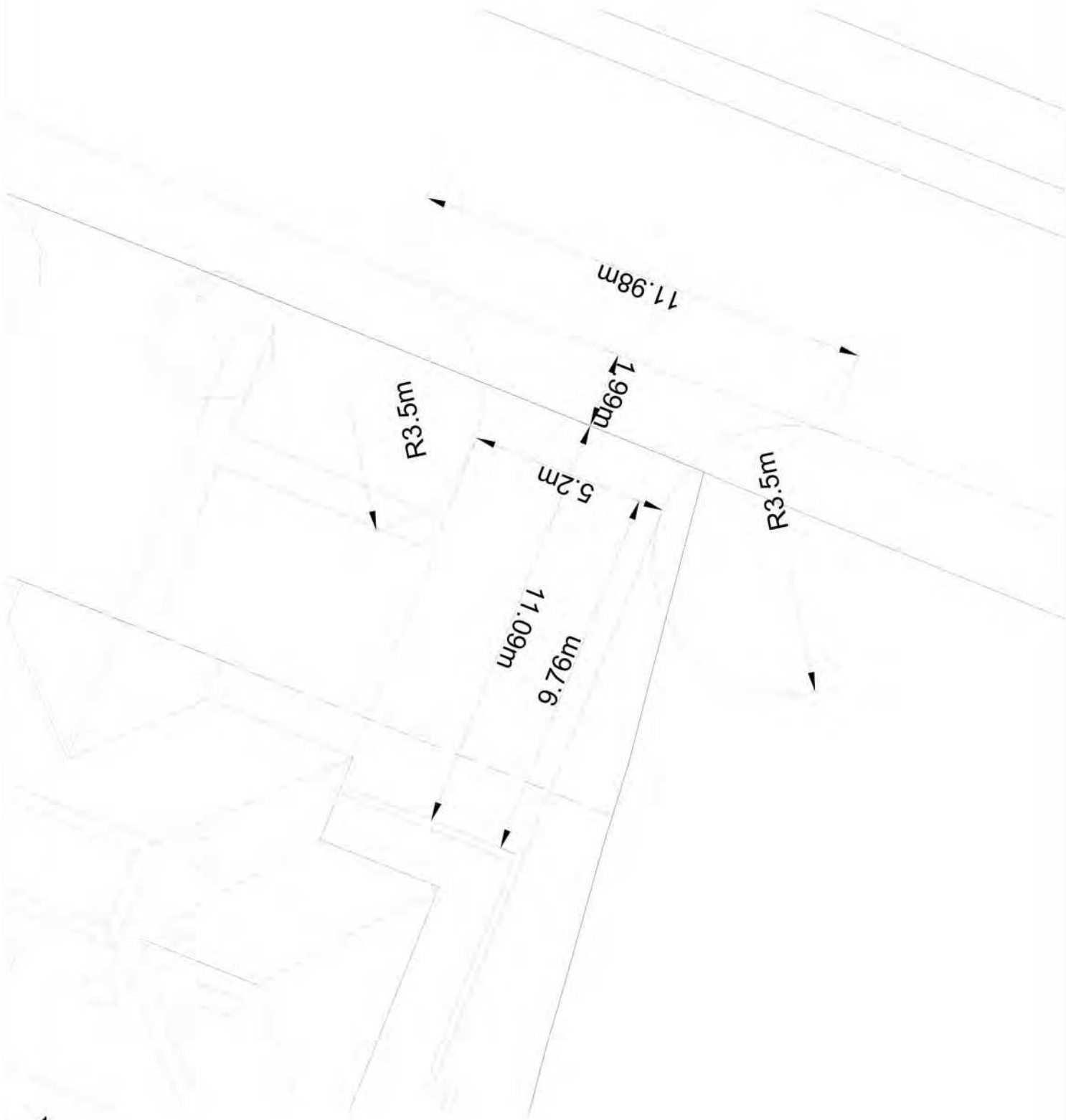


1a Grove Road, Northwood

Street Scenes
Option 2



Scale	1:200 @ A3	Dwg No.	FLU.324.10
Date	17.06.16	Rev	
Drawn	N.Millin		
			B



Rev	Date	Description



1a Grove Road, Northwood

Crossover Plan



Scale	1:100 @ A3	Dwg No.	FLU.324.11
Date	08.05.17	Rev	
Drawn	N.Millin		

A - Recently Submitted
Application at 11 Sandy Lodge
Way

Rev	Date	Description

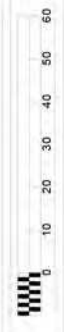


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WEB: FLUENTADDS.CO.UK

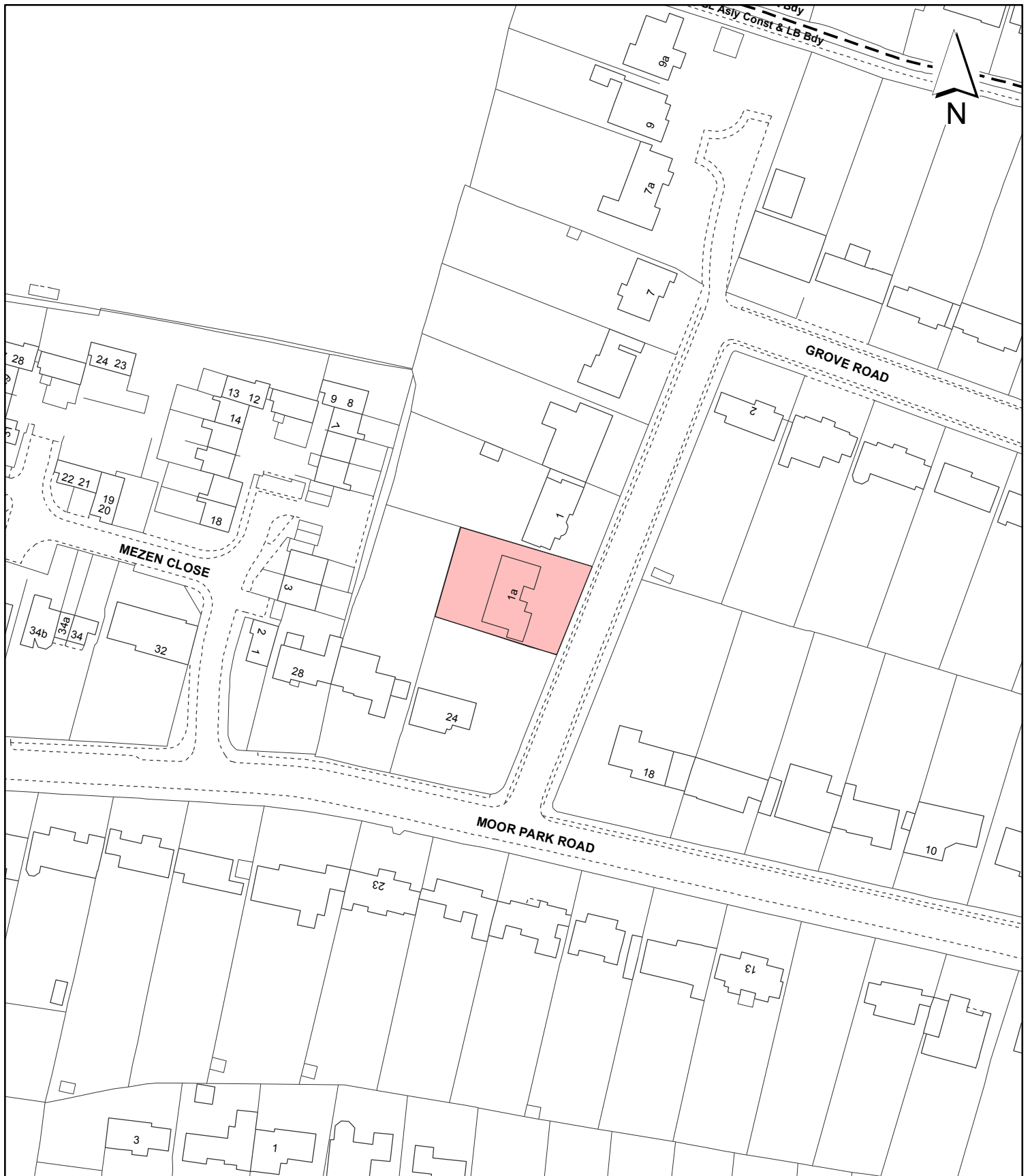
1a Grove Road, Northwood

Contextual Plan



Scale	Dwg No.
1:1250 @ A3	FLU.324.03
Date	Rev
17.06.16	
Drawn	M
N.Millin	





Notes:

 Site boundary

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Site Address:

**1A Grove Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

14379/APP/2017/1592

Scale:

1:1,250

Planning Committee:

North Page 154

Date:

July 2017



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 2 RAISINS HILL EASTCOTE PINNER
Development: Two x 2-storey, 3-bed semi-detached dwellings with habitable roofspace and associated parking and amenity space.
LBH Ref Nos: 32216/APP/2017/1290

Date Plans Received: 07/04/2017

Date(s) of Amendment(s): 07/04/2017

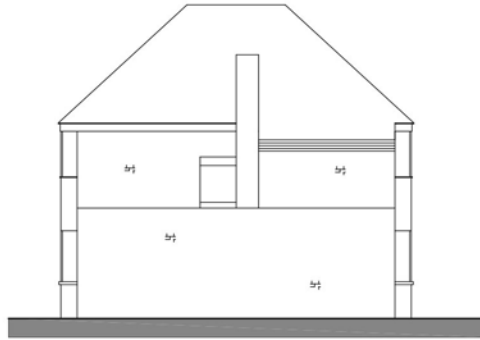
Date Application Valid: 11/04/2017

NOTES

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.
2. All work is to comply with current Building Regulations and allied legislation.
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.
4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety (CDM) Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.
6. All dimensions shown in millimetres.
7. Footprint of buildings shown at 10m above ground level.



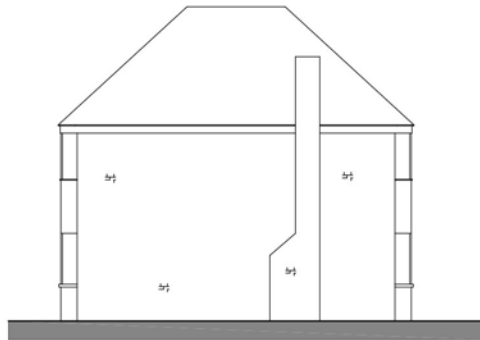
SIDE ELEVATION



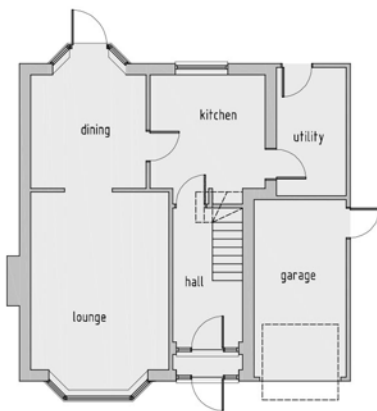
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

102.8m GIA - + 11.8m GARAGE

rev:	date:	description:	
scale:	1 : 100	A2	date: 22/03/2017
drawing no:	1267 / P / 3	drawn: AT	
drawing:	PLANNING PROPOSAL EXISTING PLANS & ELEVATIONS		
project:	2 RAISINS HILL EASTCOTE, MIDDLESEX HA52BS		
client:	MR SUNDIP SHAH		

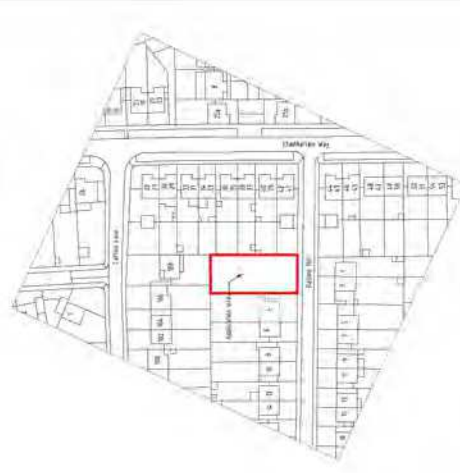


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info@dusek.co.uk
www.dusek.co.uk

SCALE BAR (m)





LANDSCAPE SPECIFICATION
 Landscaping generally to be carried out in accordance with BS1452. All new trees to be sited in selected strategic urban sites with NTC.

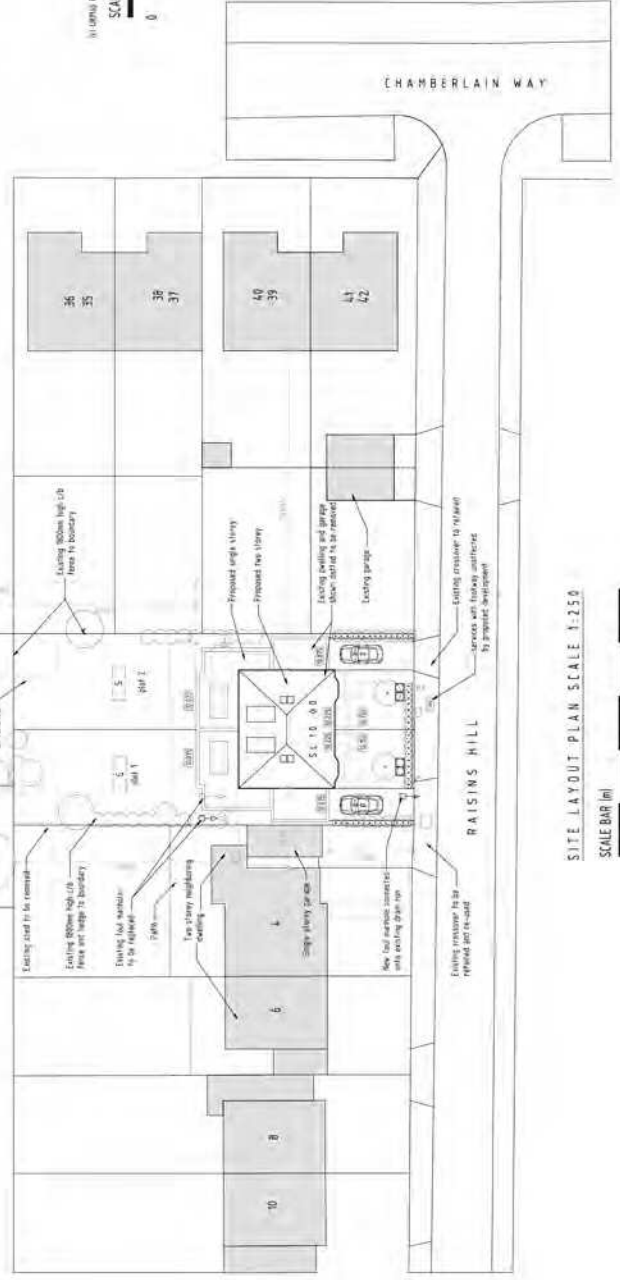
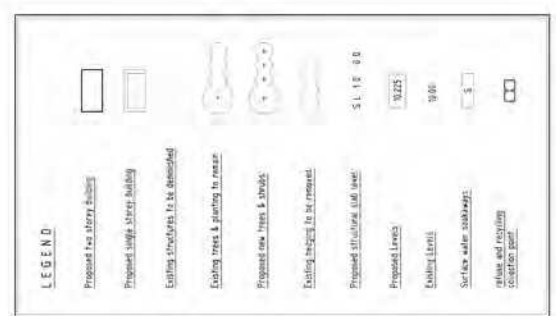
Overall height 10-15m and 18-22m, straight stems to BS3098 Part 1 1992. Trees supplied with a minimum of 100mm diameter at stem at 1.3m above ground level. All trees to be planted in a hole with a minimum diameter of 1.5m and a depth of 1.5m. The hole to be filled with a minimum of 100mm of topsoil and 100mm of compost. The hole to be filled with a minimum of 100mm of topsoil and 100mm of compost. The hole to be filled with a minimum of 100mm of topsoil and 100mm of compost.

TREE STAKING DETAIL

TREE STAKING SPECIFICATION
 The staking system to be used is to be 100mm diameter, 1.8m high, 12m above ground and 50-60mm above ground level. Depending on ground conditions. Supported by a single non-reinforced 10mm iron rod at stake.

Remove stake on onset of 2nd doing the winter growing season after planting.

DRIVENWAY SPECIFICATION
 Driveway to be finished with permeable concrete paving. Finished with a permeable form joint (Jade with rain cracked stone). Below the above you need a living corner of a 30mm depth of lawn. Zone rain cracked stone with well defined edge. (Height approx 100mm on soil condition). Pavers to be finished with permeable pavers. Crossover to be finished in permeable black tar. Construction specification in accordance with local authorities requirements.



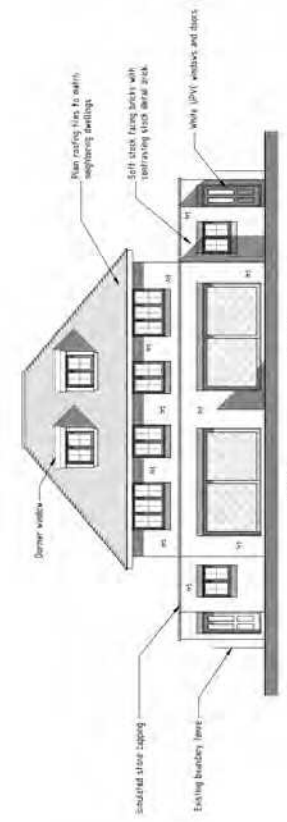
SITE AREA - 0.068 HECTARES

DATE: 12/02/21
 SCALE: 1:250
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 2 RAISING HILL EASTCOTE MIDDLESEX HASTES
 CLIENT: MS SUNOIP SHAH

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Project No: [Number]
 Date: [Date]
 Scale: [Scale]

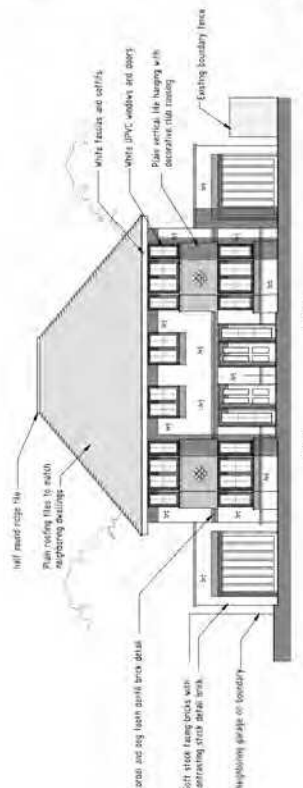
NOTES
 1. All dimensions are in millimeters unless otherwise stated.
 2. All dimensions are to the face of the work unless otherwise stated.
 3. All dimensions are to the center line of the work unless otherwise stated.
 4. All dimensions are to the center line of the work unless otherwise stated.
 5. All dimensions are to the center line of the work unless otherwise stated.
 6. All dimensions are to the center line of the work unless otherwise stated.
 7. All dimensions are to the center line of the work unless otherwise stated.
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 9. All dimensions are to the center line of the work unless otherwise stated.
 10. All dimensions are to the center line of the work unless otherwise stated.



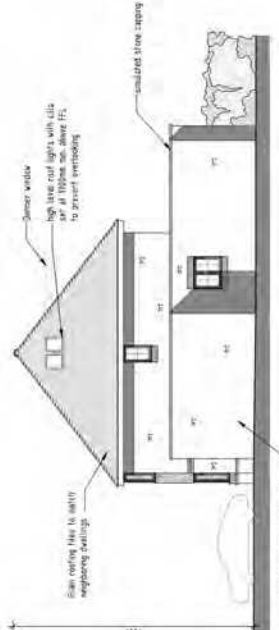
SIDE ELEVATION - PLOT 1



SIDE ELEVATION - PLOT 2



FRONT ELEVATION



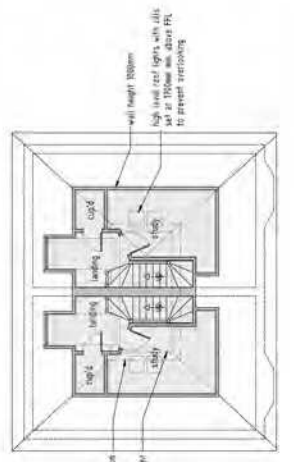
SIDE ELEVATION - PLOT 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF FLOOR PLAN

GA - 2ND 1473 (P) - GARAGE 1473P	DATE	REVISION
SCALE 1:100	DATE 22/02/2017	BY
DRAWING	PROJECT	CLIENT
PLANNING PROPOSAL	FLOOR PLANS AND ELEVATIONS	2 RAISING HILL
		EASTLOTE, MIDDLESEX HASLES
		MR SUNDIP SHAH

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Project No: 1473 (P) - GARAGE 1473P

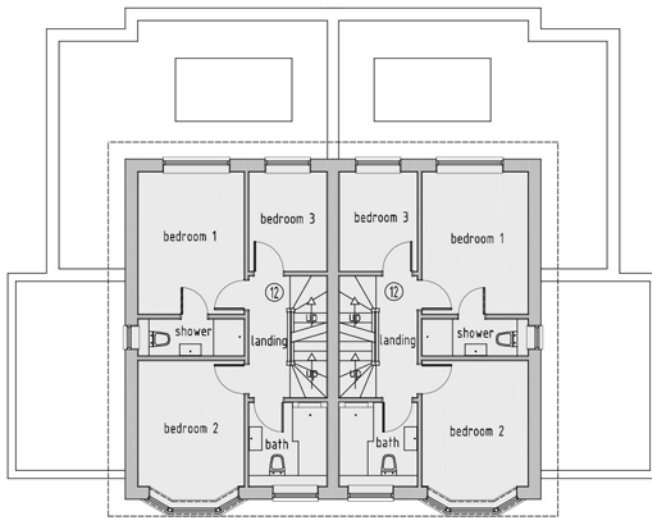


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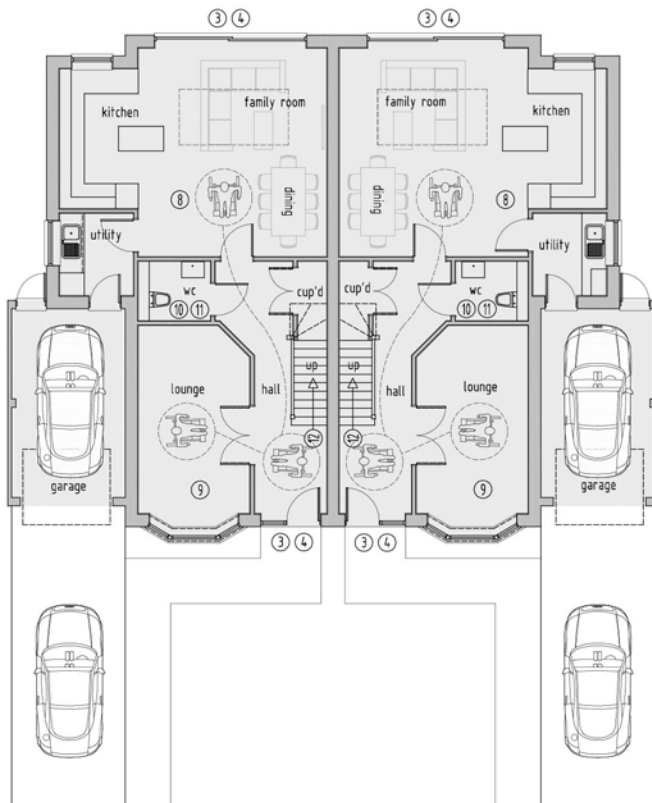
1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.
2. All work is to comply with current Building Regulations and allied legislation.
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.
4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety CDM Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.
6. All dimensions shown in millimetres.
7. Footprint of buildings shown at 1m above ground level.

LIFETIME HOME FACILITIES PROVIDED WITHIN NEW HOMES

- | | |
|--|---|
| ① Parking (width or widening capability) | ⑨ Potential for entrance level bed-space |
| ② Approach to dwelling from parking (distance, gradients and widths) | ⑩ Entrance level WC and shower drainage |
| ③ Approach to all entrances | ⑪ WC and bathroom walls |
| ④ Entrances | ⑫ Stairs and potential through-floor lift in dwelling |
| ⑤ Communal stairs and lifts (N/A) | ⑬ Potential for fitting of hoists (bedroom / bathroom) |
| ⑥ Internal doorways and hallways | ⑭ An accessible bathroom, providing ease of access |
| ⑦ Circulation Space | ⑮ Window sills 800mm min above Finished Floor level |
| ⑧ Entrance level living space | ⑯ Electrical switches and sockets fixed between 450mm and 1200mm above Finished floor level |



FIRST FLOOR PLAN



GROUND FLOOR PLAN

rev:	date:	description:
scale:	1 : 100	A2 date: 22/03/2017
drawing no:	1267 / P / 4	drawn: AT
drawing:	PLANNING PROPOSAL LIFE TIME HOMES	
project:	2 RAISINS HILL EASTCOTE, MIDDLESEX HA52BS	
client:	MR SUNDIP SHAH	

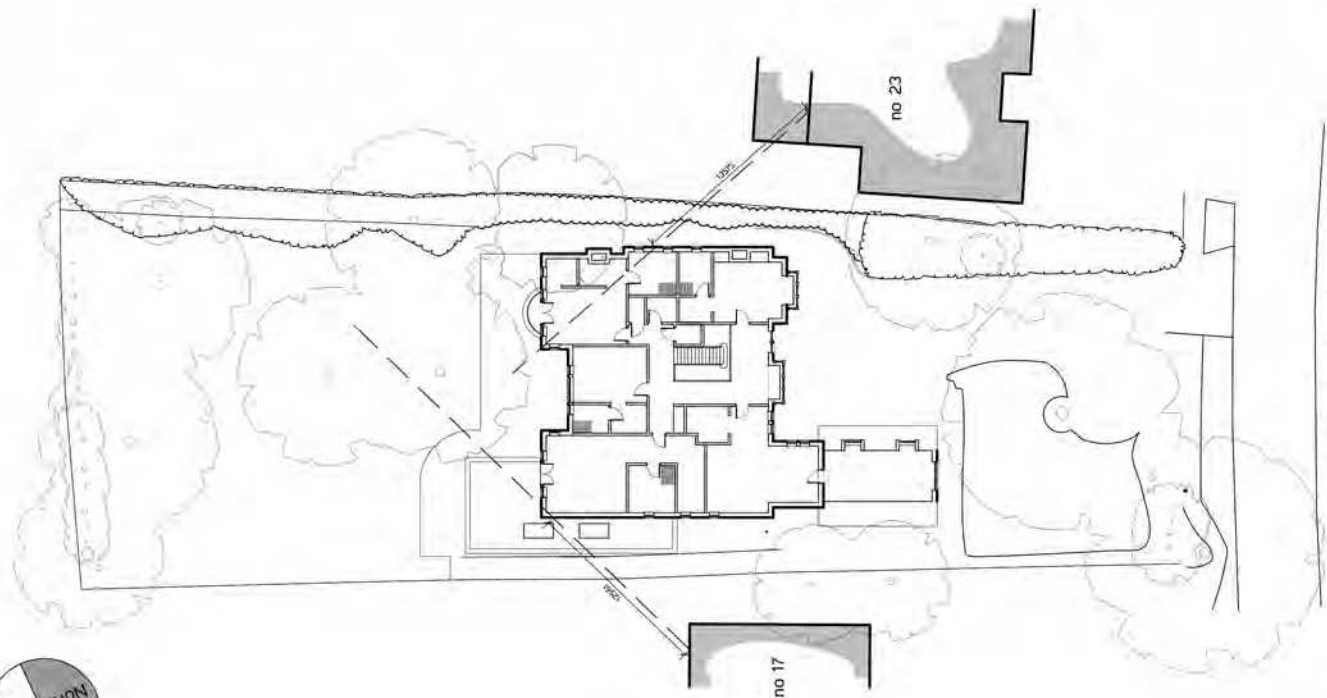


DDA

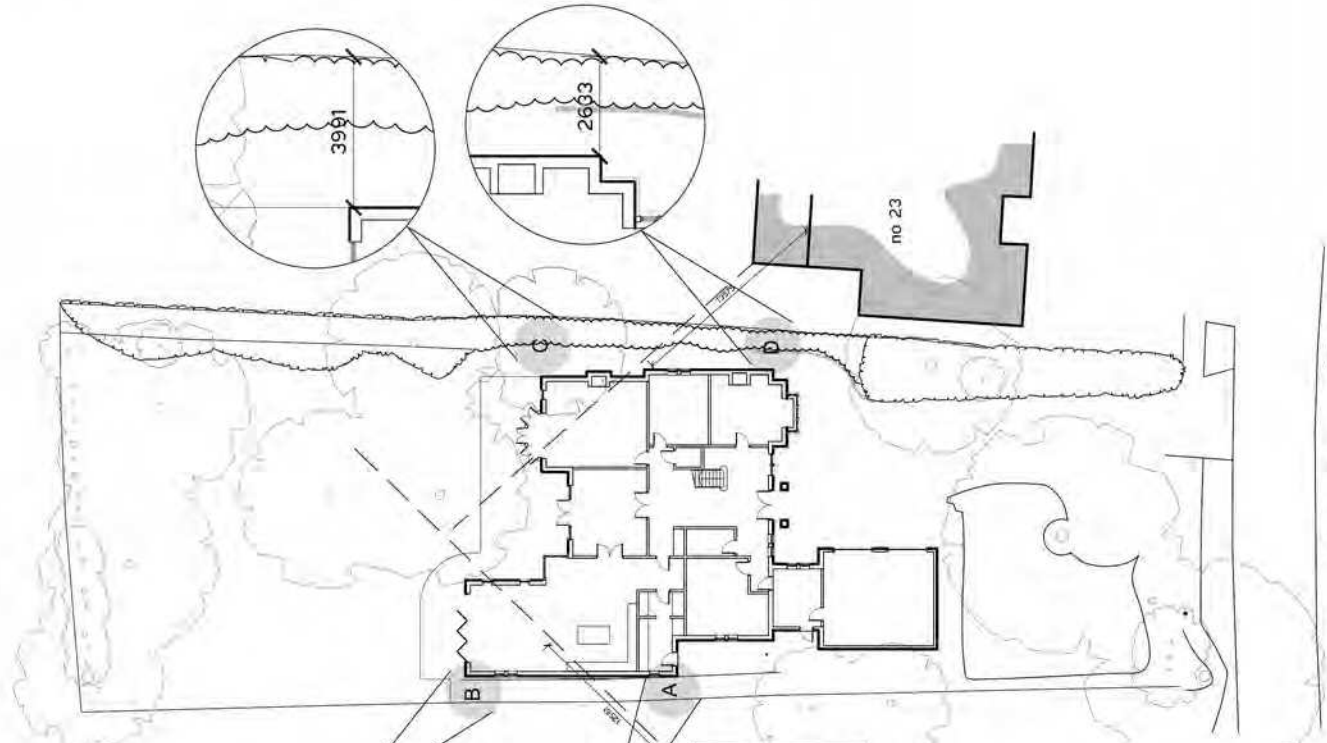
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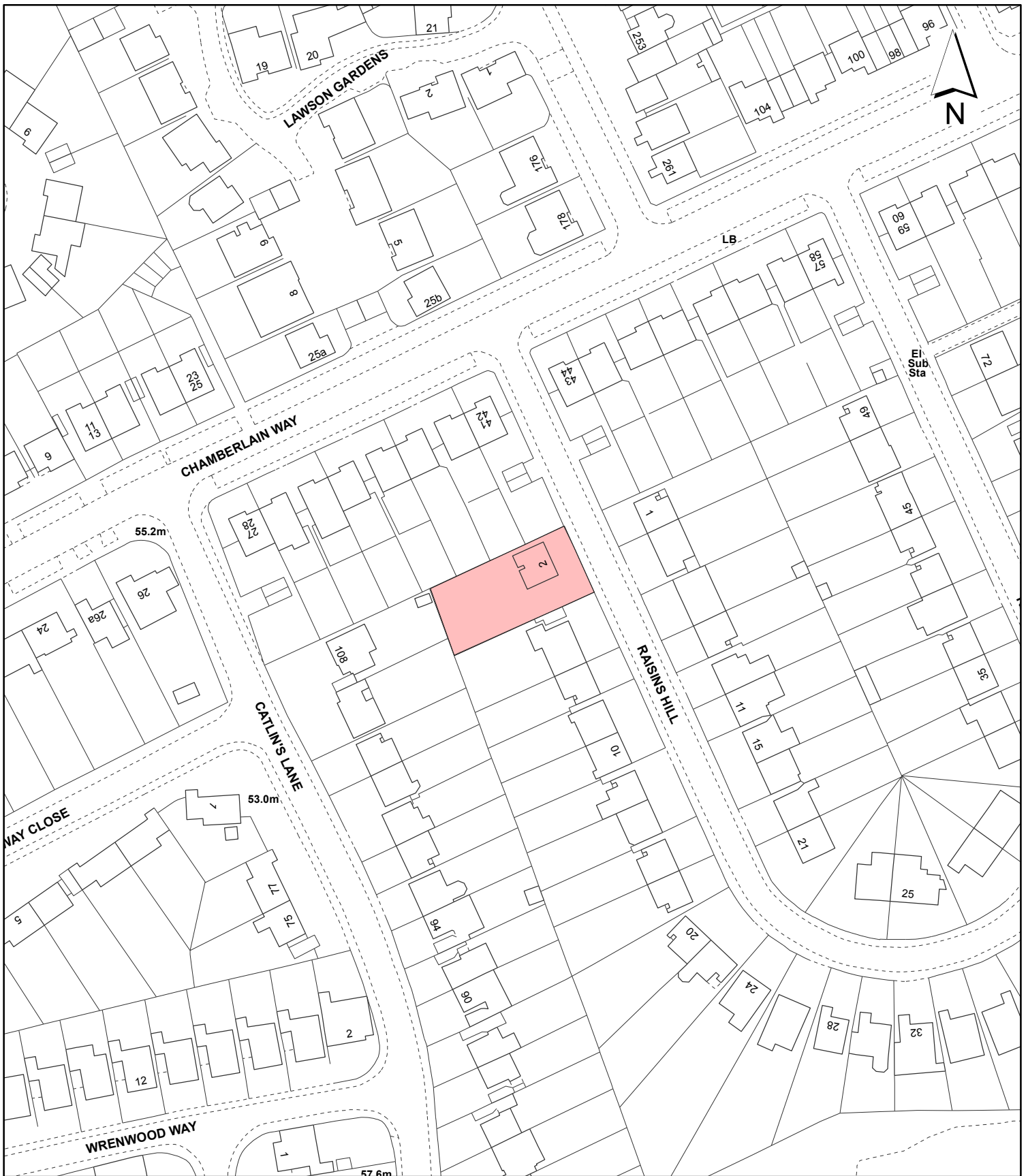


45 deg line @ first floor 1:250



45 deg line @ ground floor 1:250

<p>Proposed replacement dwelling 21 Nicholas Way, Northwood</p>		<p>Supplement sheet - 45 deg lines and dims to the boundaries</p>	
<p>Date Jun 2017</p>	<p>Scale 1:250 @ A2</p>	<p>Job No 16117</p>	<p>Rev. B</p>
<p>Drawn By: [Name]</p>	<p>Checked By: [Name]</p>	<p>Proj No: [Number]</p>	<p>File No: [Number]</p>
<p>nettassets Architectural Design & Development Consultants</p>		<p>1:1</p>	
<p>B 05/07/17 Minor amendments including line retained (121)</p>		<p>Additional information</p>	
<p>A 28/05/17 amended - added dimensions</p>		<p>Rev. Date Comments</p>	
<p>- 28/05/17 Additional information</p>		<p>Rev. Date Comments</p>	



Notes:

 Site boundary

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Site Address:

2 Raisins Hill

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

Planning Application Ref:
32216/APP/2017/1290

Scale:
1:1,250

Planning Committee:
North Page 161

Date:
July 2017



Report of the Head of Planning, Sport and Green Spaces

Address 42 RAISINS HILL EASTCOTE PINNER

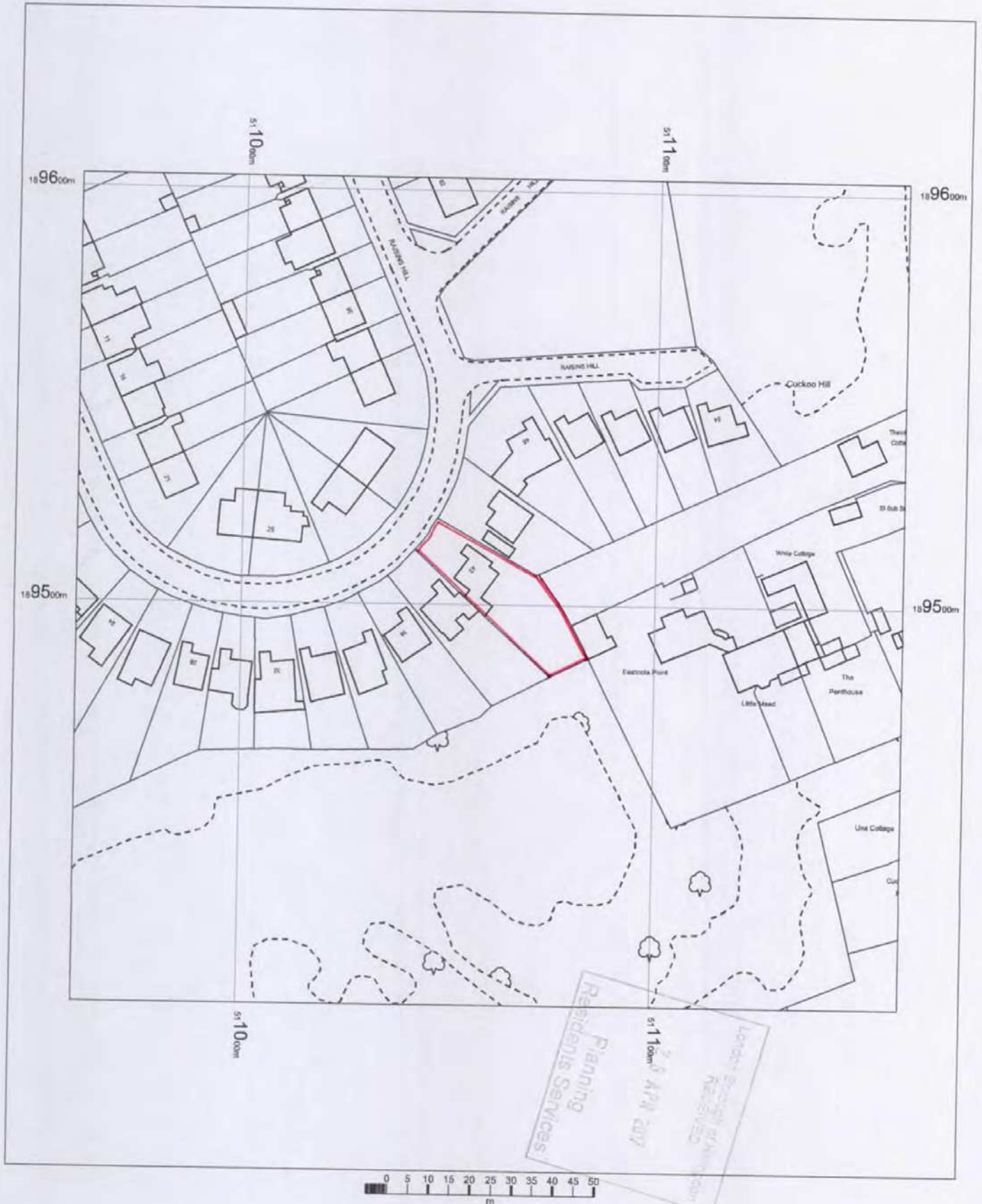
Development: First floor side extension, rear conservatory and conversion of roofspace to habitable use to include 2 x side dormers, 2 x side rooflights and conversion of roof from hip to gable end

LBH Ref Nos: 27718/APP/2017/1559

Date Plans Received: 26/04/2017

Date(s) of Amendment(s):

Date Application Valid: 10/05/2017



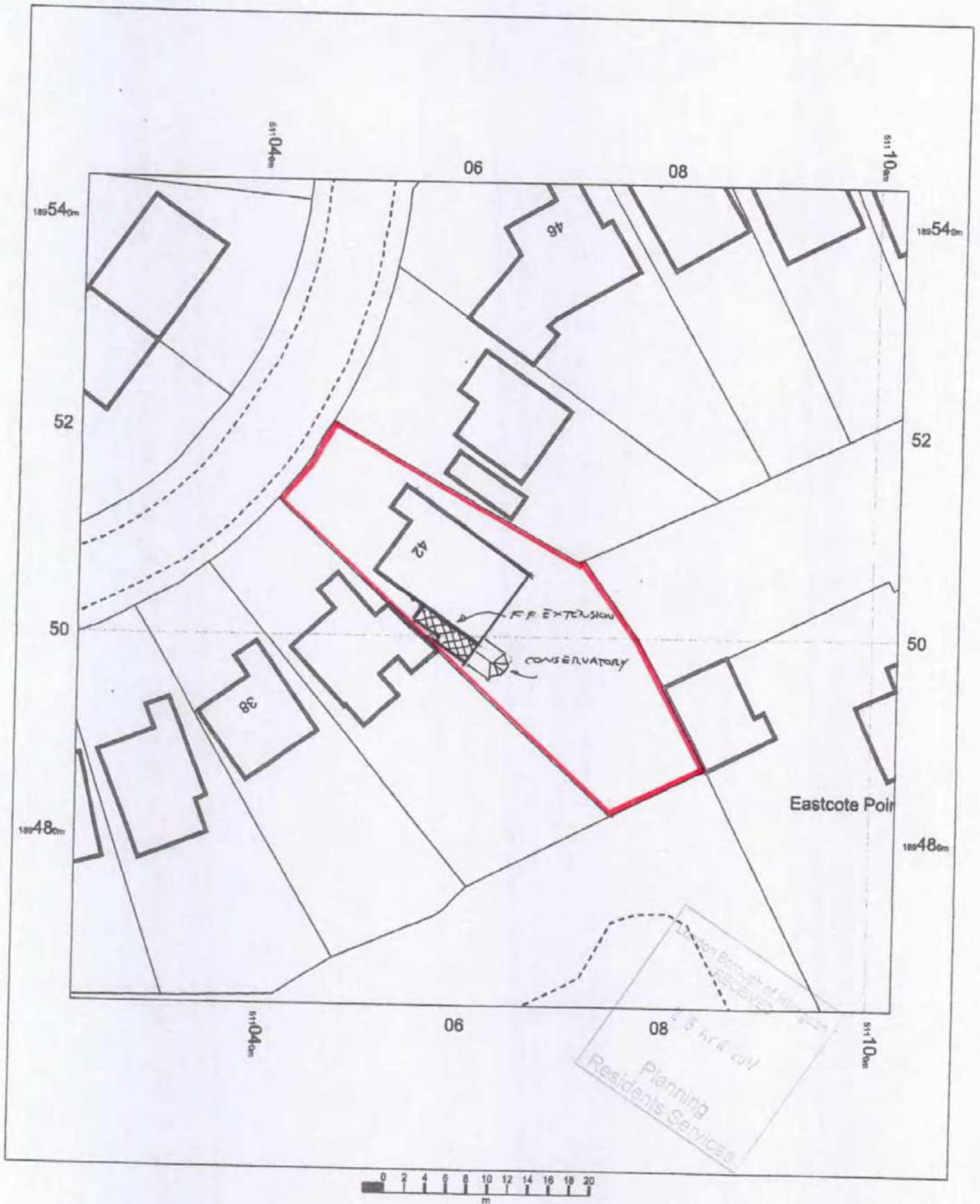
42 Raisins Hill
 Pinner
 HA5 2BS

OS MasterMap 1250/2500/10000 scale
 09 December 2016, ID: BW1-00583707
 www.blackwellmapping.co.uk
 1:1250 scale print at A4, Centre: 511060 E, 189503 N
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London Borough of Pinner
 Planning Residents Services
 2 APR 2017



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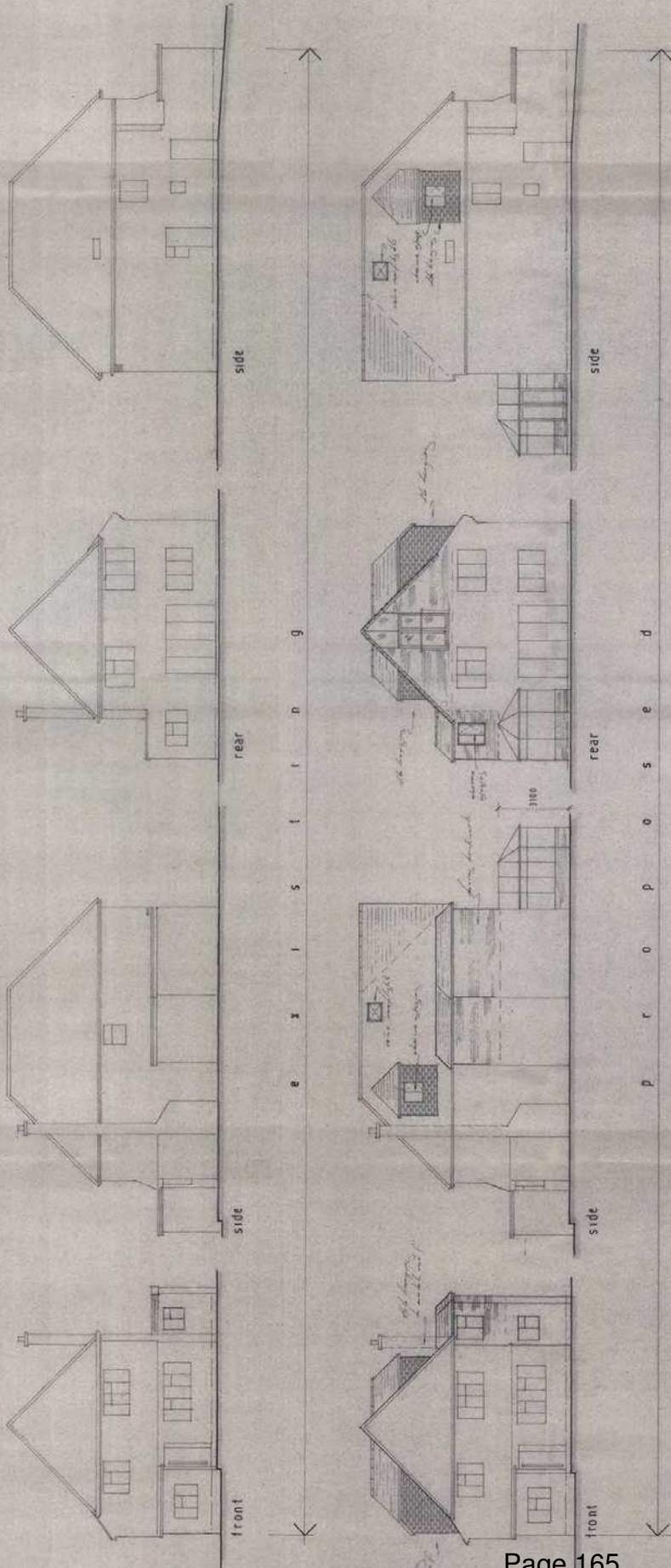


42 Raisins Hill
 Pinner
 HA5 2BS

OS MasterMap 1250/2500/10000 scale
 09 December 2016, ID: BW1-00583705
 www.blackwellmapping.co.uk
 1:500 scale print at A4, Centre: 511062 E, 189504 N
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side

rear

side

front

side

rear

side

front

e x t e r i o r

i n t e r i o r

REV A minor dimensions, note added & 1/17

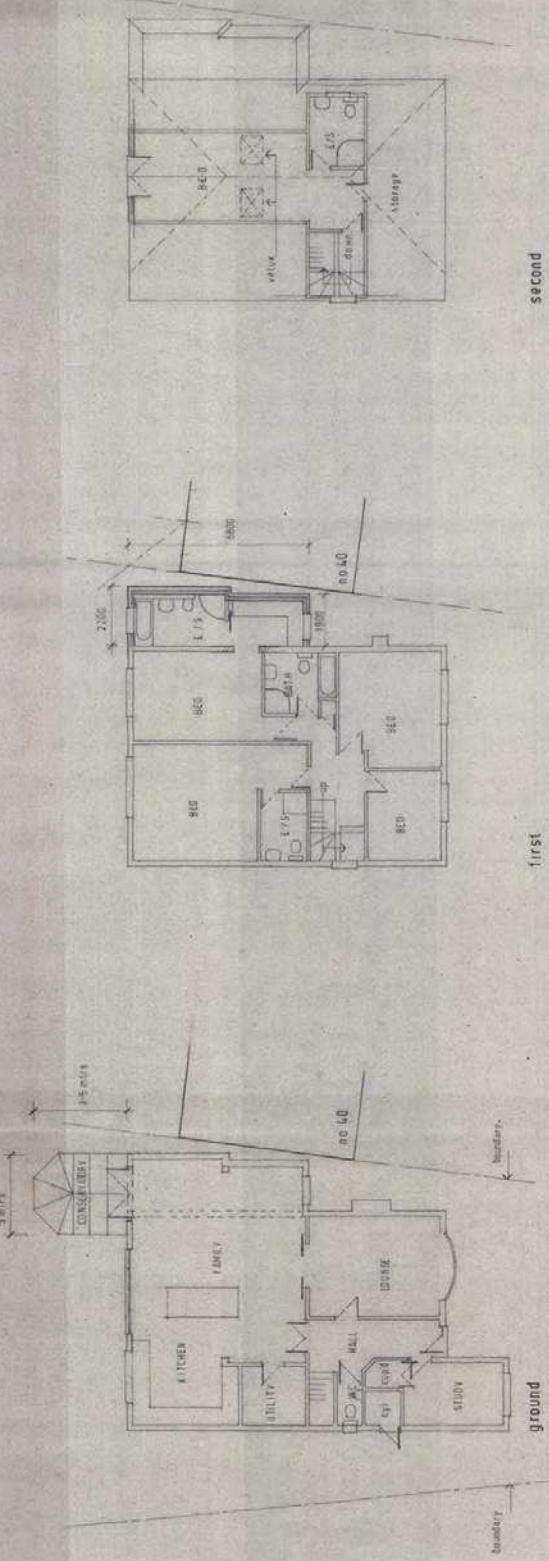
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PROPOSED FIRST FLOOR EXTENSION
 LOFT CONVERSION AND CONSERVATORY
 AT 142 RAISING HILL
 PINNAC
 MIDDLESEX
 FOR: C. PINNAC

Chris Walker
 168 West Heath Road
 West Plains, MO 65755
 816.338.1100
 WWW.CWA-ARCHITECTS.COM

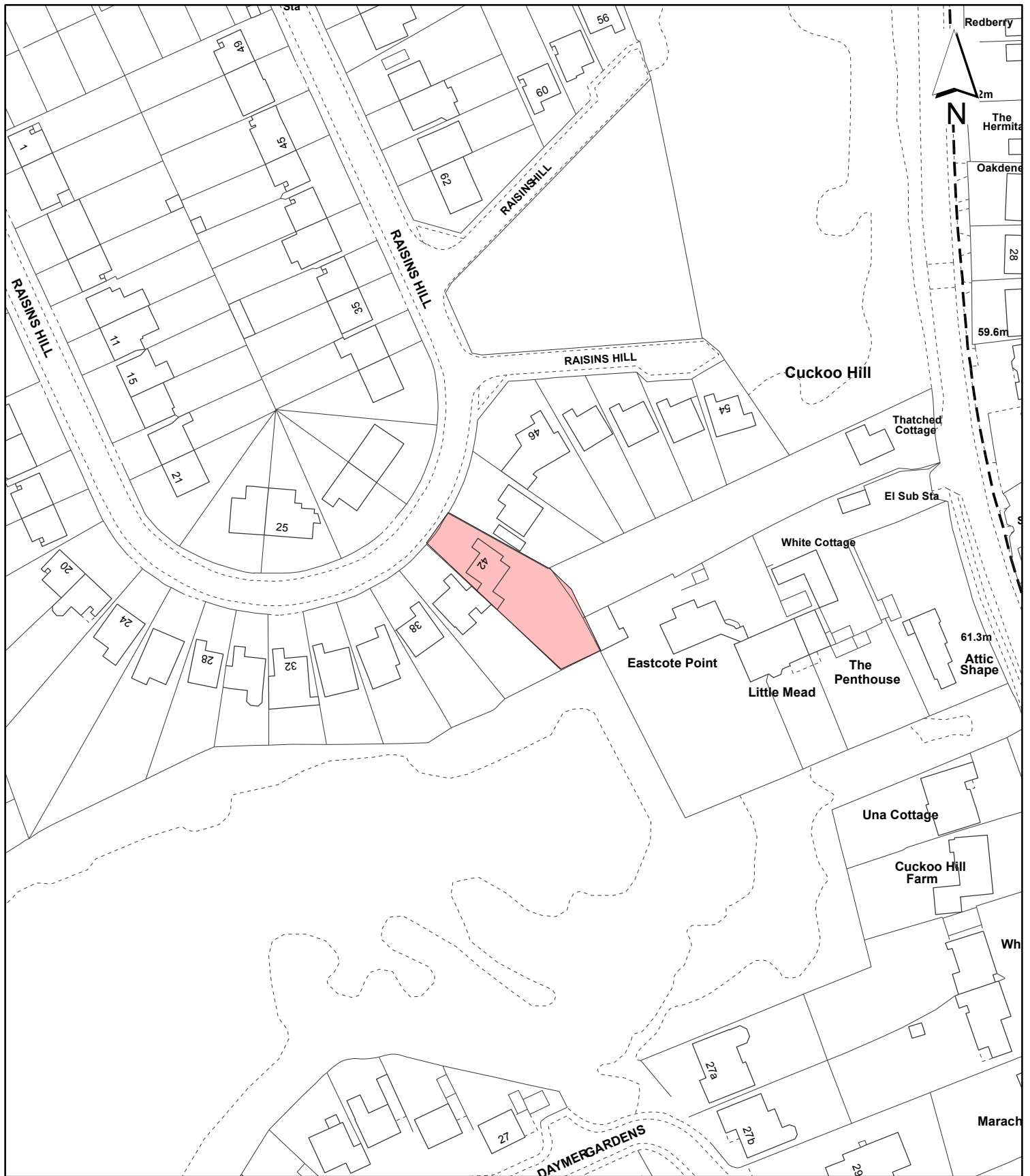
DATE: 12/17/17
 DRAWING NUMBER: 1-100



second

first

ground



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Site Address:

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

Planning Application Ref:

27718/APP/2017/1559

Scale:

1:1,250

Planning Committee:

North Page 166

Date:

July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address RUISLIP TELEPHONE EXCHANGE HIGH STREET RUISLIP

Development: Installation of replacement stub mast and headframe, the installation of replacement stub mast at roof level, the relocation of existing pole-mounted antenna and transmission dish onto the proposed stub mast and the installation of radio equipment housing at rooftop level.

LBH Ref Nos: 10105/APP/2017/1329

Date Plans Received: 11/04/2017

Date(s) of Amendment(s):

Date Application Valid: 11/04/2017



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O.S. LANDRANGER MAP No. 176

BT SKYLINE No. **HA0019**

PROJ. No.	PROJ. No.	PROJ. No.	PROJ. No.

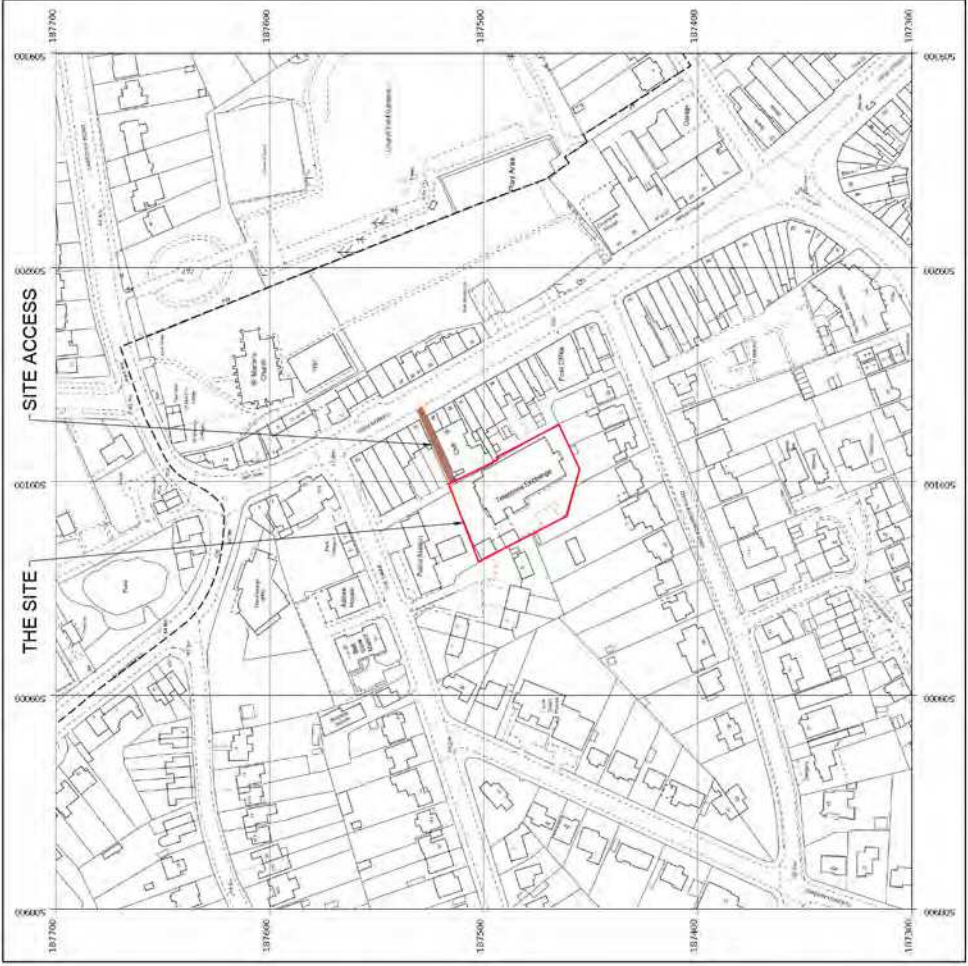
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 1 **FIRST ISSUE** 1004/17 KG KG
 ISS REVISION DATE DRN/APP



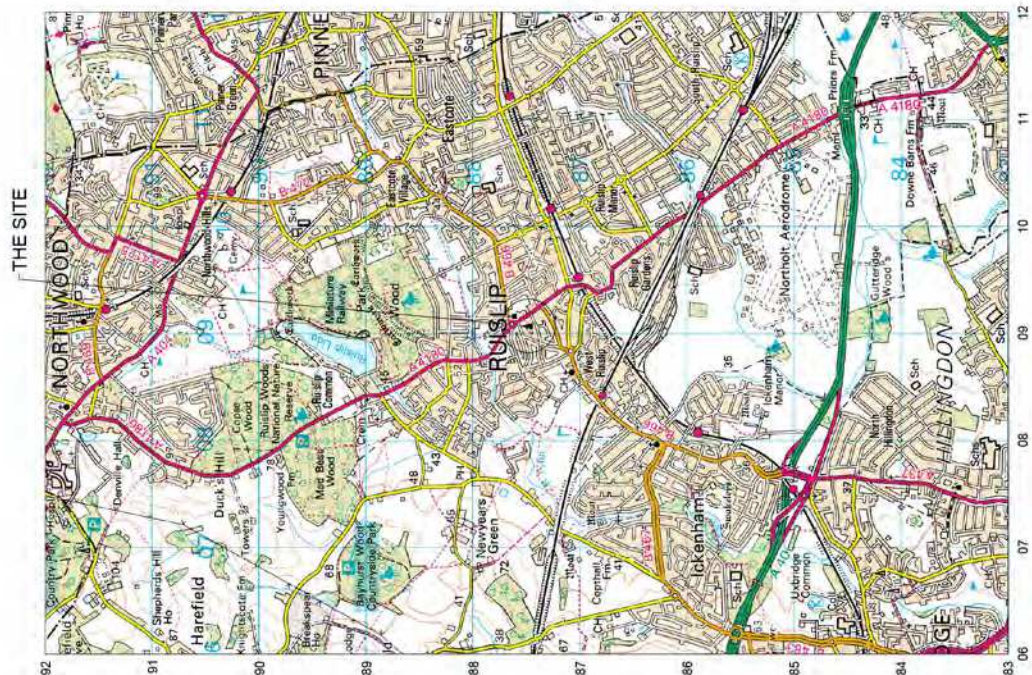
Crawley Court, Winchester, Hampshire, SO21 2QA
 Tel: 01962 822434 Fax: 01962 822378
 SITE No. **164967**
RUISLIP TE
HIGH STREET
HILLINGDON
GREATER LONDON 3
HA4 7BJ

NGR **TQ 09080 87490**
 OS GRID **509080 187490**

SCALE	SEE DRAWING
DRAWN	KG 11/04/17
APPROVED	KG 11/04/17
DWG No.	Sheet 1 of 1 Rev
164967-00-004-ML001 1	



LOCATION PLAN
SCALE 1:2500



LOCATION PLAN
SCALE 1:50,000

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NOTES
UNDERGROUND SERVICES
 UNDERGROUND SERVICES ARE INDICATIVE ONLY
 POSITIONS SHOULD BE CONFIRMED ON SITE PRIOR
 TO ANY DEVELOPMENT

DRAINAGE _____
 DUCTS _____
 FIBRE OPTIC _____
 FENCE PLAN _____
 GAS _____
 LIGHTNING PROTECTION - LIGHTNING _____
 POWER _____
 SERVICES UNKNOWN _____
 TELECOMS _____
 WATER _____

ACCESS ARRANGEMENTS
 KEYS: AIRVA GATE KEY 
 BI KEY 
 C KEY 
 LEAD KEY 

SURVEY REQUIRED TO CONFIRM ACCESS KEYS FOR
 REMAINING ROOMS AND SITE ENTRANCE

BT SKYLINE No: **HA0019**

PROJ. NO	168673	10001/HFC/JW
AS BUILT		
PROJ. NO	172800	16001/HFC/KL
MINOR AMEND		
PROJ. NO	172000	24001/HFC/MF
MINOR AMEND		
PROJ. NO	172800	21001/HFC/MF
MINOR AMEND		
PROJ. NO	172000	3001/HFC/MF
MINOR AMEND		
ISS	REVISION	DATE (DD/MM/YY)

arqiva

Crivley Court, Winchester, Hampshire, SO21 2GA
 Tel: 01962 823434 Fax: 01962 823178

SITE No: **164967**
 RUISLIP TE
 HIGH STREET
 RUISLIP
 HILLINGDON
 GREATER LONDON 3
 HAA 7BJ

NGR: TQ 09080 87490
 OS GRID: 509080 167490

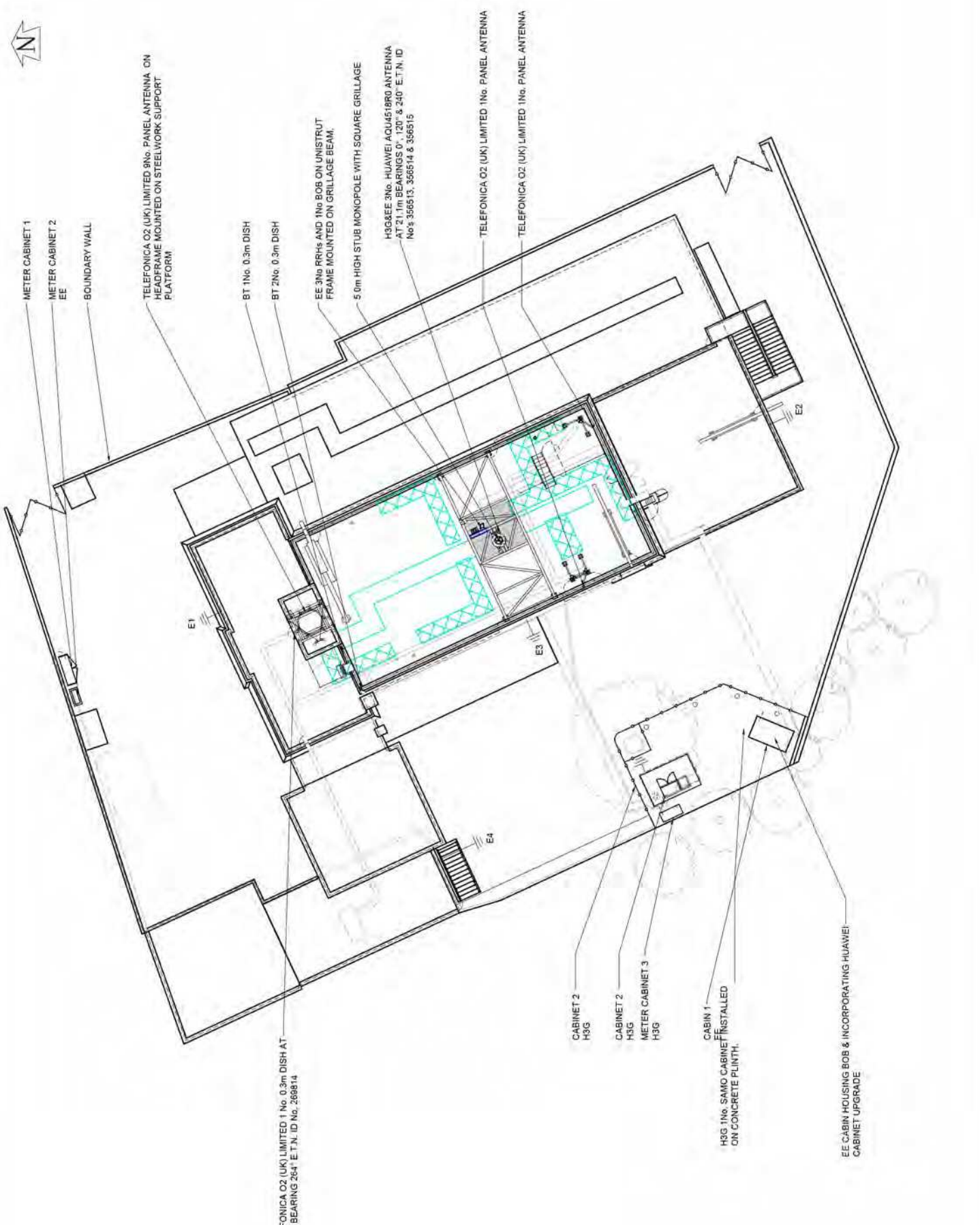
TITLE
 SITE PLAN
 EXISTING

SCALE: 1:250

DRAWN	IM	19/08/11
APPROVED	JW	10/03/17

ISSUE No: _____ Sheet: 1 of 1 Rev

164967-00-000-MD016_16



NOTES

CSID	137400		
VFID	87717		
CSR	890		
CELL No.	890TEF		
BT SKYLINE No.	HA0019		
PROJ No.	172000		
15 MINOR AMEND	26/01/17 HFC KL		
PROJ No.	172000		
14 MINOR AMEND	24/02/17 HFC MF		
PROJ No.	172000		
13 MINOR AMEND	21/02/17 HFC MF		
PROJ No.	172000		
12 MINOR AMEND	3/02/17 HFC MF		
PROJ No.	172000		
11 MINOR AMEND	16/02/17 HFC MF		
ISS	REVISION	DATE	DRN/APP



Driveway Court, Winchester, Hampshire, SO21 7CA
 Tel: 01962 823434 Fax: 01962 822178

SITE No. 164967
 RUISLIP TE
 HIGH STREET
 RUISLIP
 HILLINGDON
 GREATER LONDON 3
 HA4 7BJ
 NGR: TQ 09080 87490
 OS GRID: 509080 187490

TITLE	SITE PLAN
PROPOSED	PROPOSED
CTIL	CTIL
SCALE	1:250
DRAWN	IM
APPROVED	KL
ISSUE No.	Sheet 1 of 1
164967-22-100-MD015	Rev
15	



TELEFONICA O2 (UK) LIMITED 3No. UHF GSM 1800 DUAL POLAR PANEL ANTENNAS AT 19.0m MEAN BEARINGS 60°, 180° & 300° E.T.N. I.D. No's 129670, 129671 & 150779 TO BE REMOVED.

TELEFONICA O2 (UK) LIMITED 1No. UHF 3G PANEL ANTENNA AT 18.1m MEAN BEARING 80° E.T.N. I.D. No's 150780 TO BE RELOCATED TO PROPOSED STUB TOWER.

RESERVED TELEFONICA O2 (UK) LIMITED 3No. ANTENNAS AT 18.0m MEAN BEARINGS 0°, 90° & 240° E.T.N. I.D. No's 154182, 154183 & 154184 TO BE REMOVED.

REDUNDANT ANTENNAS TO BE REMOVED.

PROPOSED CTIL 1No. COMSCOPE CVVPX308.10R3 ANTENNA AT 19.85m MEAN BEARING 180° E.T.N. I.D. No. 389713.

PROPOSED CTIL 2No. COMSCOPE CVVPX308.10R3 ANTENNAS AT 18.85m MEAN BEARINGS 60° & 300° E.T.N. I.D. No's 389714 & 389712.

PROPOSED CTIL 3No. COMSCOPE RVVPX308.14R3 ANTENNAS AT 16.85m MEAN BEARINGS 125°, 270° & 10° E.T.N. I.D. No's 389716, 389715 & 389717.

PROPOSED CTIL HUTCHINSON ENGINEERING 5.0m STUB TOWER AND DELTA HEADFRAME ø 7No. 88.90mm x 2.5m LONG SUPPORT POLES. EXISTING HEADFRAME & STEELWORK TO BE REMOVED.

TELEFONICA O2 (UK) LIMITED 1 No. 0.3m DISH AT 19.0m BEARING 264° E.T.N. I.D. No. 269814 TO BE RELOCATED ONTO PROPOSED STUB TOWER.

PROPOSED CTIL 1No. STEP-OVER

PROPOSED CTIL 450mm WIDE CABLE TRAY ON EXTENSIS ROOFWAY - TO ACCOMMODATE FOR PROPOSED 18No. AVAS-50 FEEDERS & 3No. 12 CORE FIBRE

PROPOSED CTIL ELTEK 4th GEN OUTDOOR PSU FED VIA ROTARY ISOLATOR - WITH 15U SPACE FOR PROPOSED COMMS, 2No. NSN OUTDOOR FLAT PACK FRAMES, 1No. TSC OUTDOOR CABINET - WITH 17U SPACE FOR PROPOSED COMMS, 1No. FCOA OUTDOOR CABINET & 1No. IP85 STEEL ENCLOSURE TO BE INSTALLED ON NEW GRP GRILLAGE PLATFORM.

PROPOSED CTIL 1No. 100mm WIDE CABLE TRAY FIXED ON BUILDING WALL

PROPOSED CTIL 1No. 1000mm INCOMING REC SUPPLY DUCT

PROPOSED CTIL 1No. 3 PHASE METER CABINET ON PROPOSED CONCRETE BASE AT GROUND LEVEL

TELEFONICA O2 (UK) LIMITED 1No. UHF 3G PANEL ANTENNA AT 16.8m MEAN BEARING 190° E.T.N. I.D. No's 150781 TO BE RETAINED

TELEFONICA O2 (UK) LIMITED 1No. UHF 3G PANEL ANTENNA AT 16.8m MEAN BEARING 350° E.T.N. I.D. No's 150782 TO BE RETAINED

PROPOSED CTIL 18No. AVAS-50 FEEDERS TO BE INSTALLED. TELEFONICA O2 (UK) LIMITED 12No. LDF-50 FEEDERS TO BE REMOVED. PROPOSED FEEDERS TO UTILISE PROPOSED 450mm WIDE CABLE TRAY TO STUB TOWER.

PROPOSED CTIL 6No. RRU'S I.D. No's 348248, 348249, 348250, 348254, 348287 & 348288 TO BE MOUNTED ON REAR OF ANTENNA POLES. PROPOSED CTIL 3No. 12 CORE FIBRE, ONE TO EACH SECTOR AT 30.0m WITH 6No. FIBRE TAIL ODC CONNECTORS AT 3.0m.

PROPOSED 3No. 10mm CABSP184 CABLES TO 3No. ODC CONNECTION ENCLOSURES, ONE PER SECTOR & 6No. 8mm CABSP183 CABLES FROM ODC TO RRU'S.

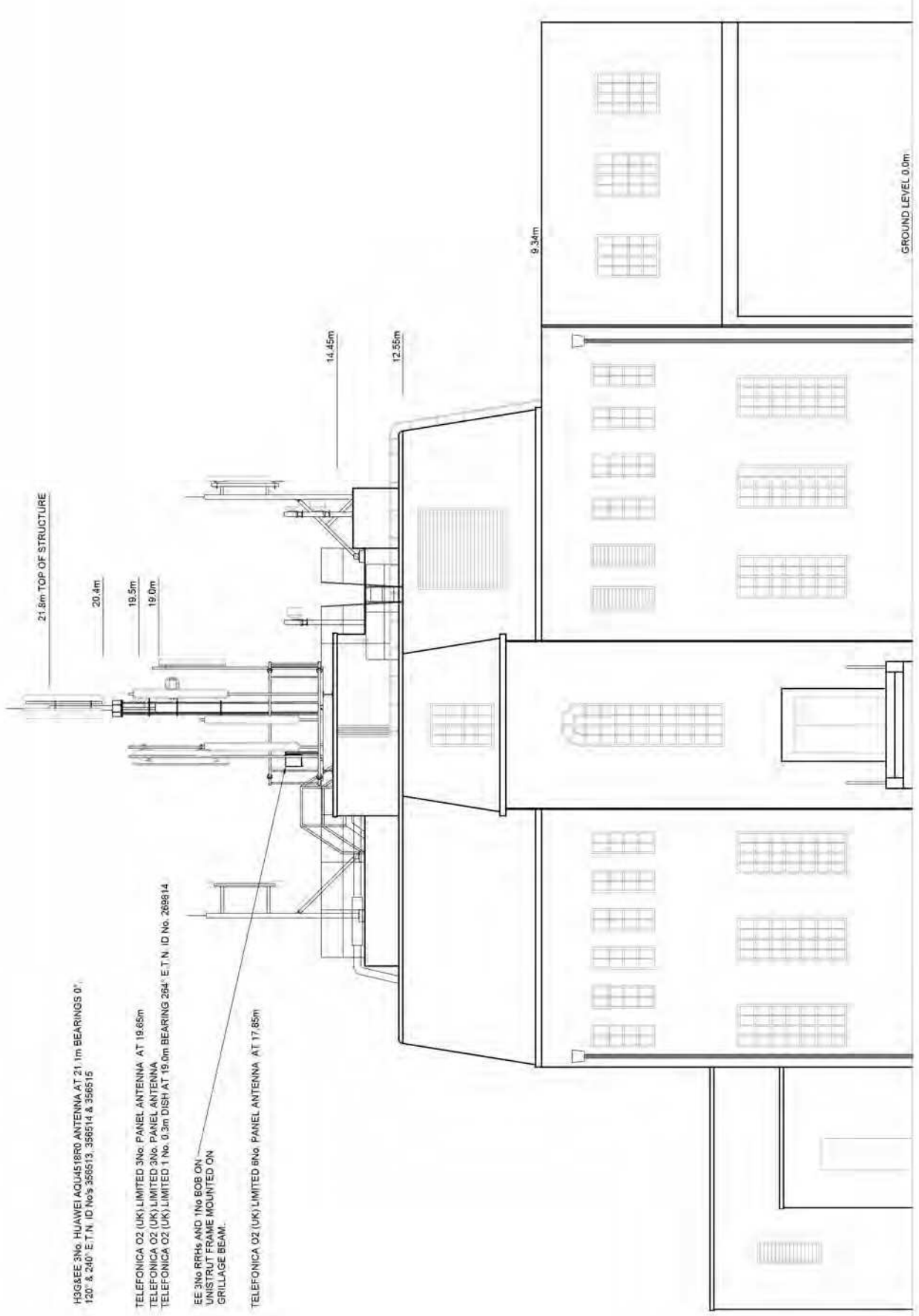
PROPOSED CTIL FEEDER BRACKETS REQUIRED TO ACCOMMODATE PROPOSED FEEDERS.

PROPOSED CTIL 3No. MHA'S TO BE INSTALLED BEHIND PROPOSED ANTENNAS.

PROPOSED CTIL 3No. COMBINERS TO BE INSTALLED AT LOW LEVEL.

Faint details indicate locations reserved for other proposals which may be the subject of separate applications

NOTES



21.6m TOP-OF-STRUCTURE

20.4m

19.5m

19.0m

14.45m

12.55m

9.34m

GROUND LEVEL 0.0m

H3G&EE 3No. HUAWEI AQUAS18R0 ANTENNA AT 21.1m BEARINGS 0°, 120° & 240° E.T.N. ID No's 356513, 356514 & 356515

TELEFONICA O2 (UK) LIMITED 3No. PANEL ANTENNA AT 18.65m
 TELEFONICA O2 (UK) LIMITED 3No. PANEL ANTENNA AT 18.0m
 TELEFONICA O2 (UK) LIMITED 1 No. 0.3m DISH AT 19.0m BEARING 294° E.T.N. ID No. 269814

EE 3No. RRHs AND 1No. BOB ON UNISTRUT FRAME MOUNTED ON GRILLAGE BEAM.

TELEFONICA O2 (UK) LIMITED 6No. PANEL ANTENNA AT 17.85m

BT SKYLINE No. HA0019

PROJ No	16867/3	10/01/17	HFC JW
PROJ No	172000	16/01/17	HFC KL
PROJ No	172000	24/02/17	HFC MF
PROJ No	172000	21/02/17	HFC MF
PROJ No	172000	13/02/17	HFC MF
PROJ No	172000	13/02/17	HFC MF
ISS	REVISION	DATE	DRN/APP



Drivley Court, Windlestone, Harrogate, SC20 2GA
 Tel: 01452 624354 Fax: 01452 622178

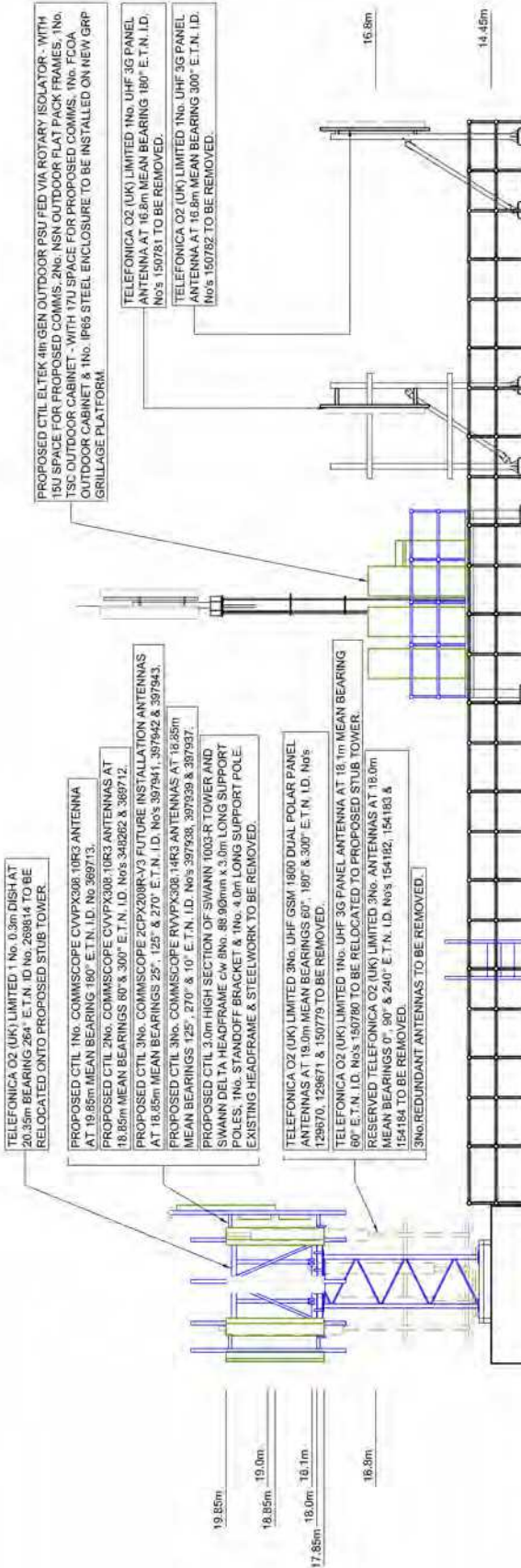
SITE No. 164967
 RUISLIP TE
 HIGH STREET
 RUISLIP
 HILLINGDON
 GREATER LONDON 3
 HAM 7BJ
 NGR TQ 09090 87490
 OS GRID 509080 187490

TITLE
 ELEVATION
 EXISTING
 NORTH WEST

SCALE 1:100
 DRAWN IM 19/08/11
 APPROVED JW 10/03/17
 ISSUE No. Sheet 1 of 1 Rev

164967-00-002-MD016 16

NOTES



CSID	137400		
VFD	87717		
CSR	890		
CELL No.	890TEF		
BT SITE No. HA0019			
PROJ No	172000	HFC	
PROJ No	166674	060317HFCJW	
PROJ No	172000	360317HFC KL	
PROJ No	172000	240217HFC MF	
PROJ No	172000	210217HFC MF	
ISS	REVISION	DATE	DRN/APP



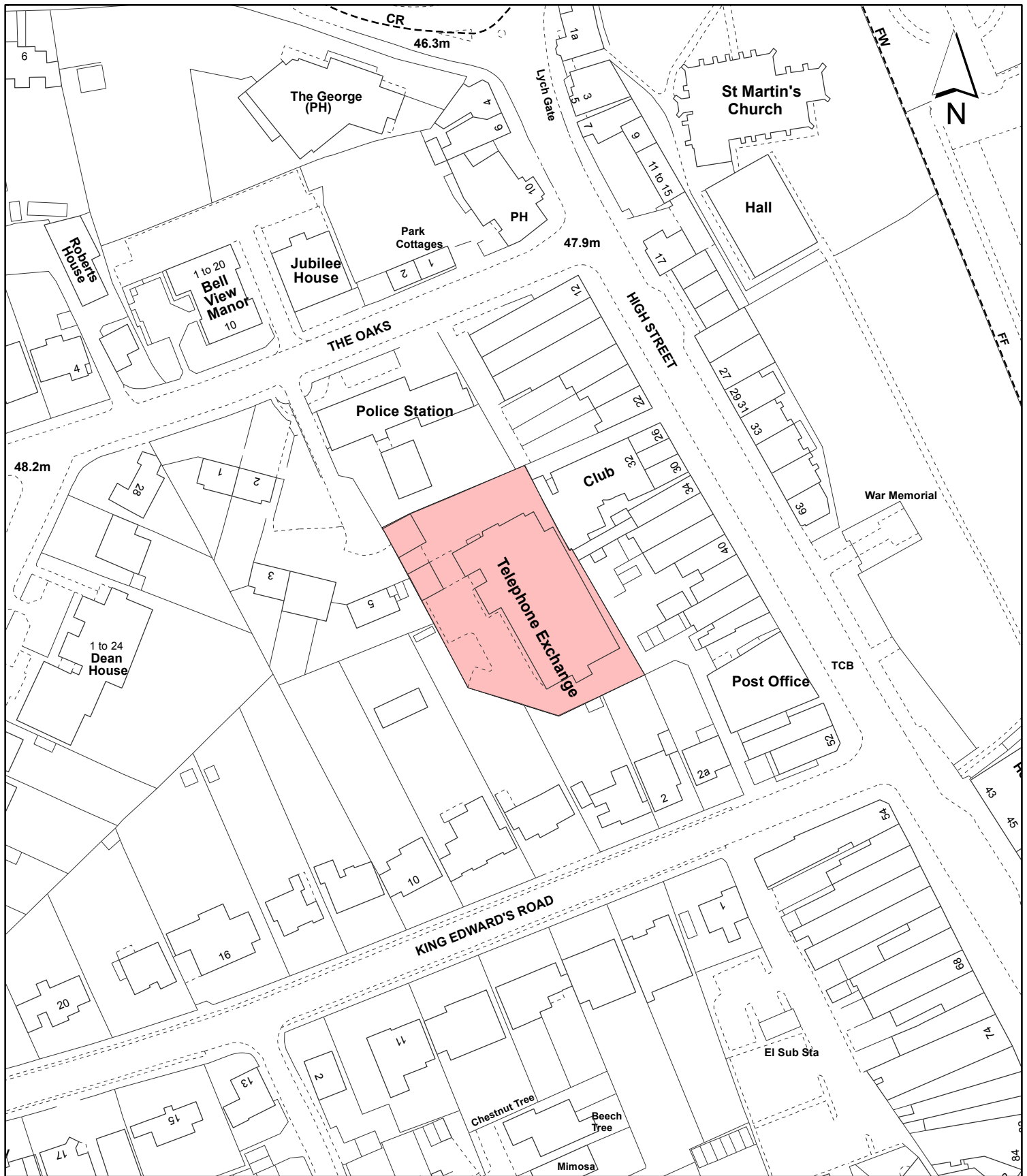
Crackley Court, Winchester, Hampshire, SO21 2DA
 Tel: 01962 823434 Fax: 01962 923378

SITE No. 164967
 RUISLIP TE
 HIGH STREET
 RUISLIP
 HILLINGDON
 GREATER LONDON 3
 HA4 7BJ
 NGR TO 09080 87490
 OS GRID 509080 187490
 TITLE
 ELEVATION
 PROPOSED
 CTIL
 SCALE 1:100
 DRAWN IM 19/08/11
 APPROVED JW 10/02/17
 DRG No. Sheet 2 of 2 Rev
 164967-22-150-MD01616.A

GROUND LEVEL 0.0m

EAST ELEVATION

FEINT DETAILS INDICATE LOCATIONS RESERVED FOR OTHER PROPOSALS WHICH MAY BE THE SUBJECT OF SEPARATE APPLICATIONS



Notes:

 Site boundary

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Site Address:

**Ruislip Telephone Exchange,
 High Street**

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

Planning Application Ref:
10105/APP/2017/1329

Scale:
1:1,250

Planning Committee:
North Page 173

Date:
July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address ALDIS HALL & WETHERBY HOUSE GREEN LANE NORTHWOOD

Development: Proposed Change of use of Aldis Hall (from C1 residential to D1 Pre-School Nursery) with associated parking, access alterations and landscaping and a change of use of Wetherby House (from D1 Pre-School Nursery to C3 residential).

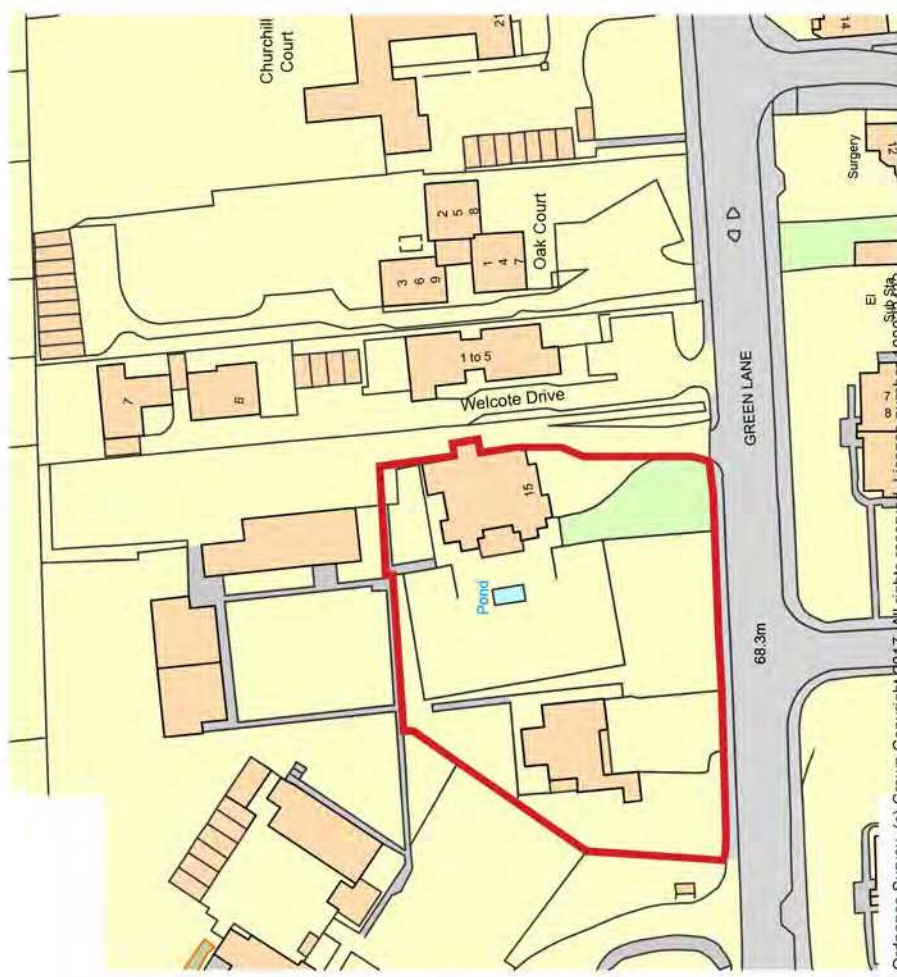
LBH Ref Nos: 68153/APP/2017/793

Date Plans Received:	03/03/2017	Date(s) of Amendment(s):	10/07/2017
Date Application Valid:	06/04/2017		28/03/2017

REVISED	DATE	BY
-	24/02/2017	RAB
Final Issue		
A	09/03/2017	RAB
Minor revision		

JOB TITLE		CHECKED BY	
The Northwood Pre School Green Lane London		09/03/17	RAB SRG
DWG TITLE		DWG NO.	REV. STATUS
Location Plan		2341(02)001	A Preliminary
© Rayner Davies Architects Do not scale drawings. All dimensions to be checked on site.			
		A4	

Rayner Davies Architects
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 2 St Peter's Gate
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 NG1 2UG
 0115 602 2850
 www.rdaynervd.com



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REVISIONS 06/12/16 JSC
First Issue

Plans are pursuant to Aldis Hall

PROJECT	DATE	BY	STATUS
The Northwood Pre School Green Lane London	24/02/17	SCR	SCR
DWG TITLE	First Floor Plan Existing		
DWG NO	2341 (03)004 - Preliminary		
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A3			

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Northfleet
ME17 2SE

01753 759832
www.raynerdavis.co.uk




1:100 0 1m 3m 10m

REVISIONS
06/12/16
First Issue
JSC

Plans are pursuant to Aldis Hall

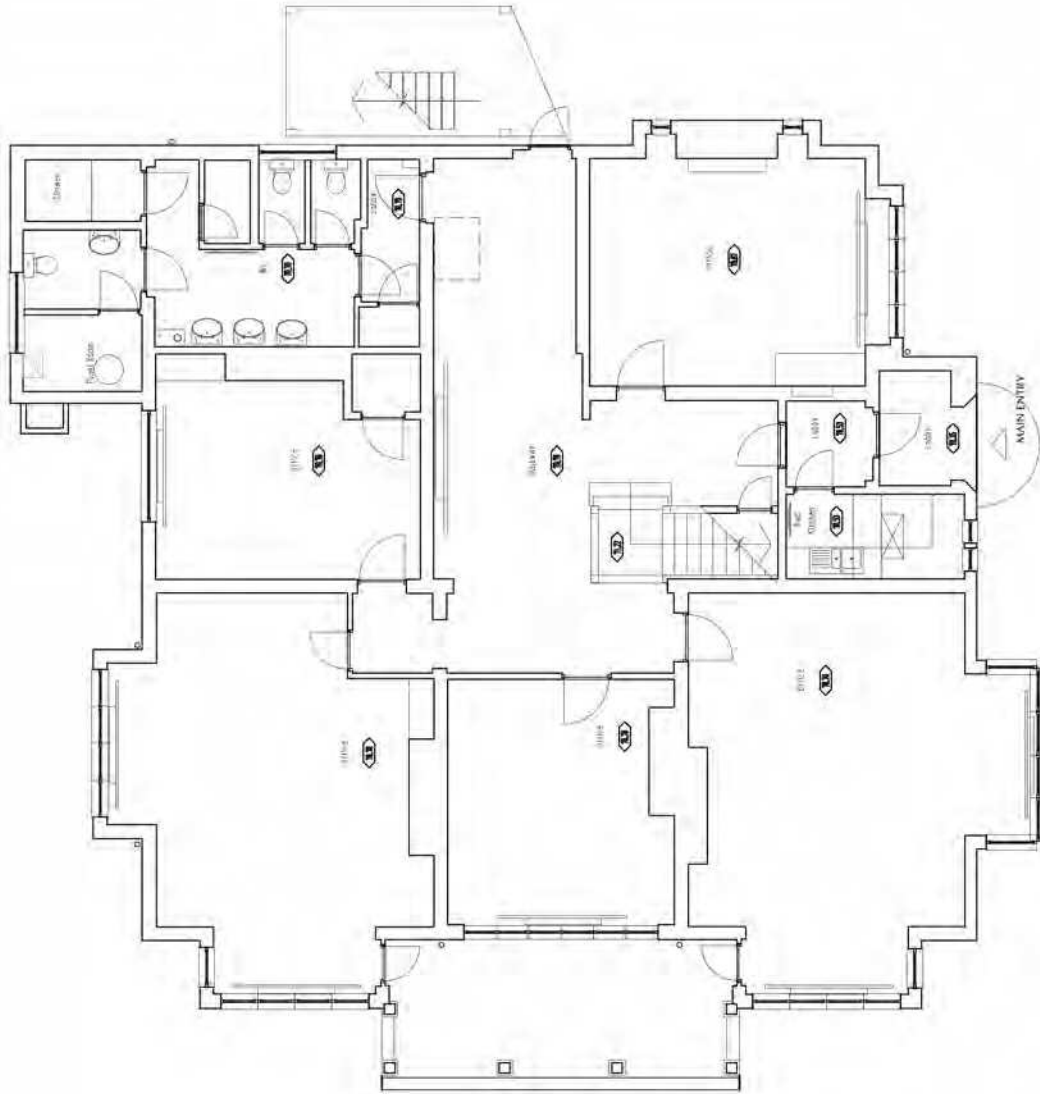
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DWG TITLE	Ground Floor Plan Existing		
DATE	24/02/17	BY	SCR
DWG NO	2341(03)003	REV	STATUS
		BY	STATUS
		2341(03)003	Preliminary
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06/12/16 JSC
First Issue

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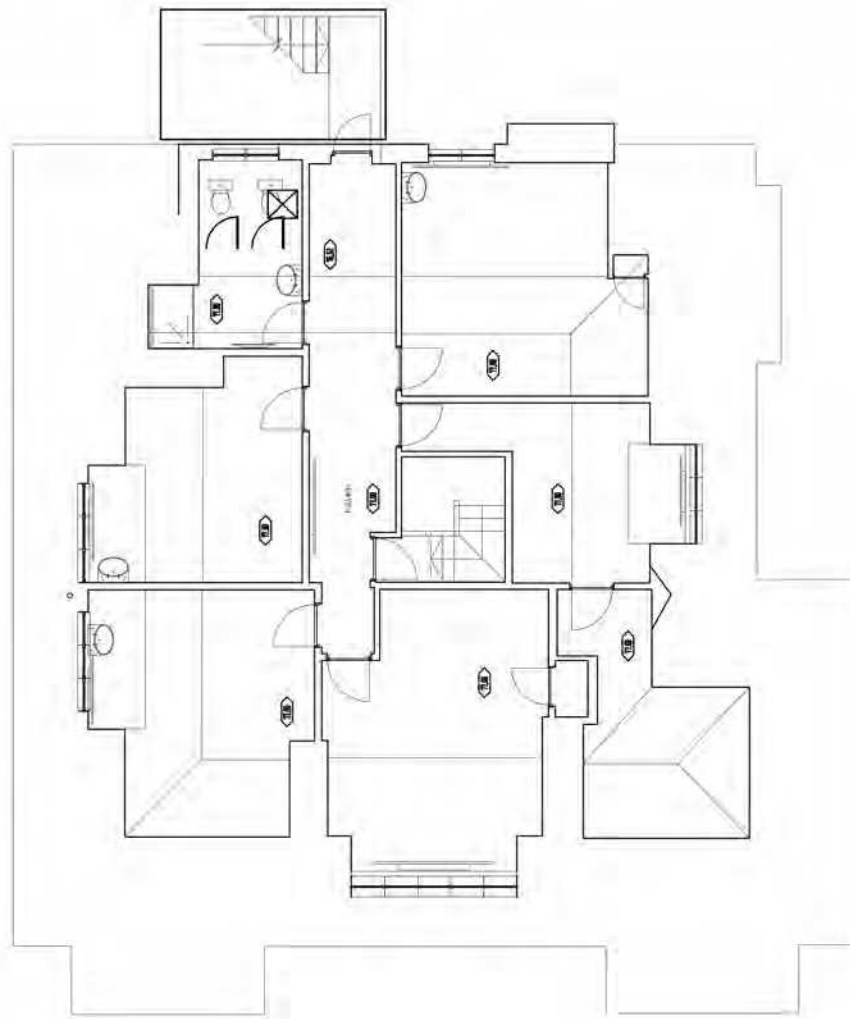
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DRW NO	24/02/17	SCR	SCR
DRW DATE	23/11/03	0005	- Preliminary
DRW STATUS	23/11/03		
DRW SCALE	1:100		
DRW SHEET	A3		

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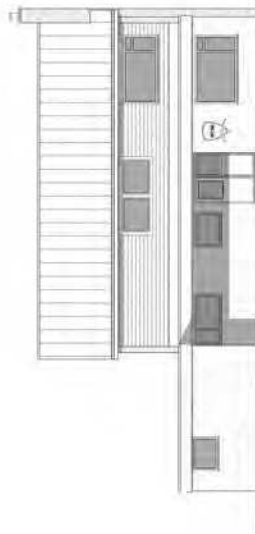
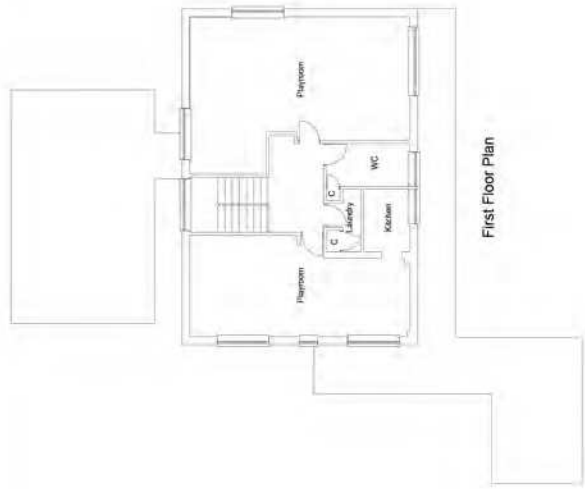
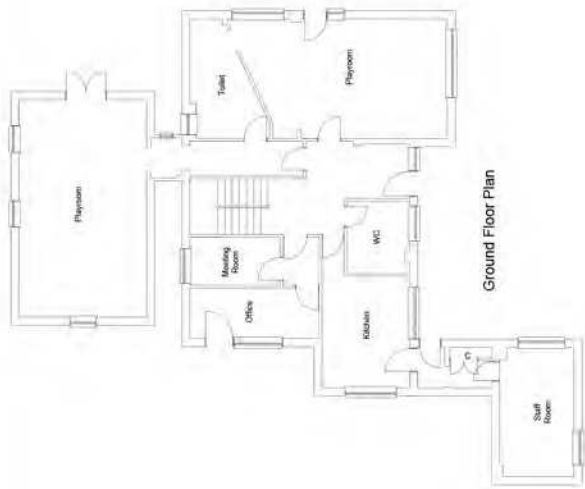
2 St. Emmer's Quay
Northfleet
ME17 2EG

01753 759832
www.raynerdavis.co.uk



1:100 0 1m 3m 10m

01 Second Floor Plan Existing



Plans pursuant to Wetherby House

Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

FLUENT
ARCHITECTURAL DESIGN SERVICES
11000 RIVERVIEW DRIVE
MILFORD, CT 06457
E-MAIL: INFO@FLUENTDESIGN.COM
WWW.FLUENTDESIGN.COM

Wetherby House Montessori
Green Lane, Northwood

Existing Floor Plans & Elevations

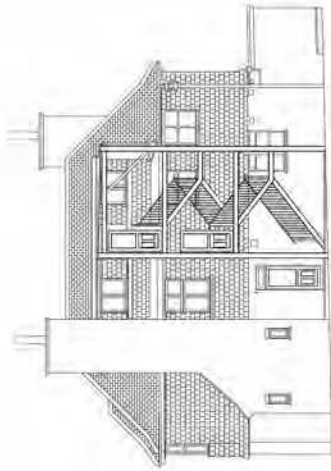


Scale	1:100 @ A1	Dwg No.	FLU.441.WN.01
Date	26.01.16	Rev	
Drawn	T. Millin		

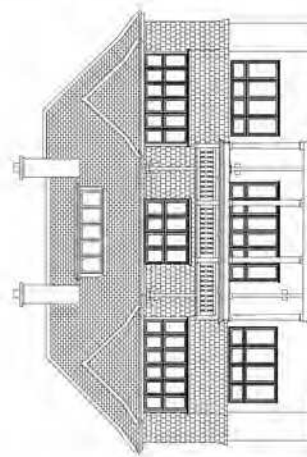
REVISIONS
06/12/16
First Issue
JSC

Plans are pursuant to Aldis Hall

DATE	02/12/16	BY	SCR	DATE/NO BY	SCR
DWG NO	2341 (03)013	REV	STATUS	2341 (03)013 - Preliminary	
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RaynerDavies Architects Kent 2 St. Emmer's Quay Rainham ME7 2EG 01153475982 www.rdn.co.uk					A3



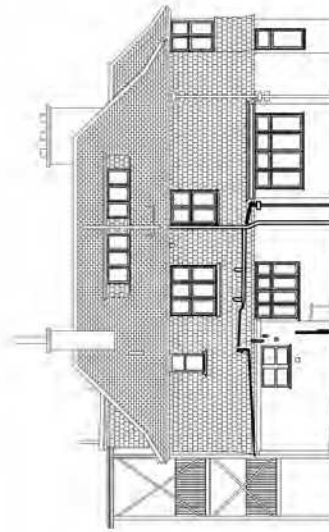
East
Elevation
Datum
Level
65.00m



West
Elevation
Datum
Level
65.00m



South
Elevation
Datum
Level
65.00m



North
Elevation
Datum
Level
65.00m

1:200 0 1m 3m 10m 20m

NOTES

- Site boundary
- London Preschool
- Adjacent existing construction
- Conversion to D1 Nursery
- Conversion to C3 Residential

REVISIONS	DATE	BY	CHK'D BY
-	22/02/2017	RAB	RAB
A	09/03/2017	RAB	RAB
B	21/04/2017	RAB	RAB
C	05/05/2017	RAB	RAB
D	17/07/2017	RAB	RAB

Minor revisions per Planning Officer comments

DATE	BY	REV.	STATUS
23/02/17	RAB	-	-
DWG NO. 2341(08)001 D Planning			

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2 St. Peter's Gate
Nottingham
NG1 2UG
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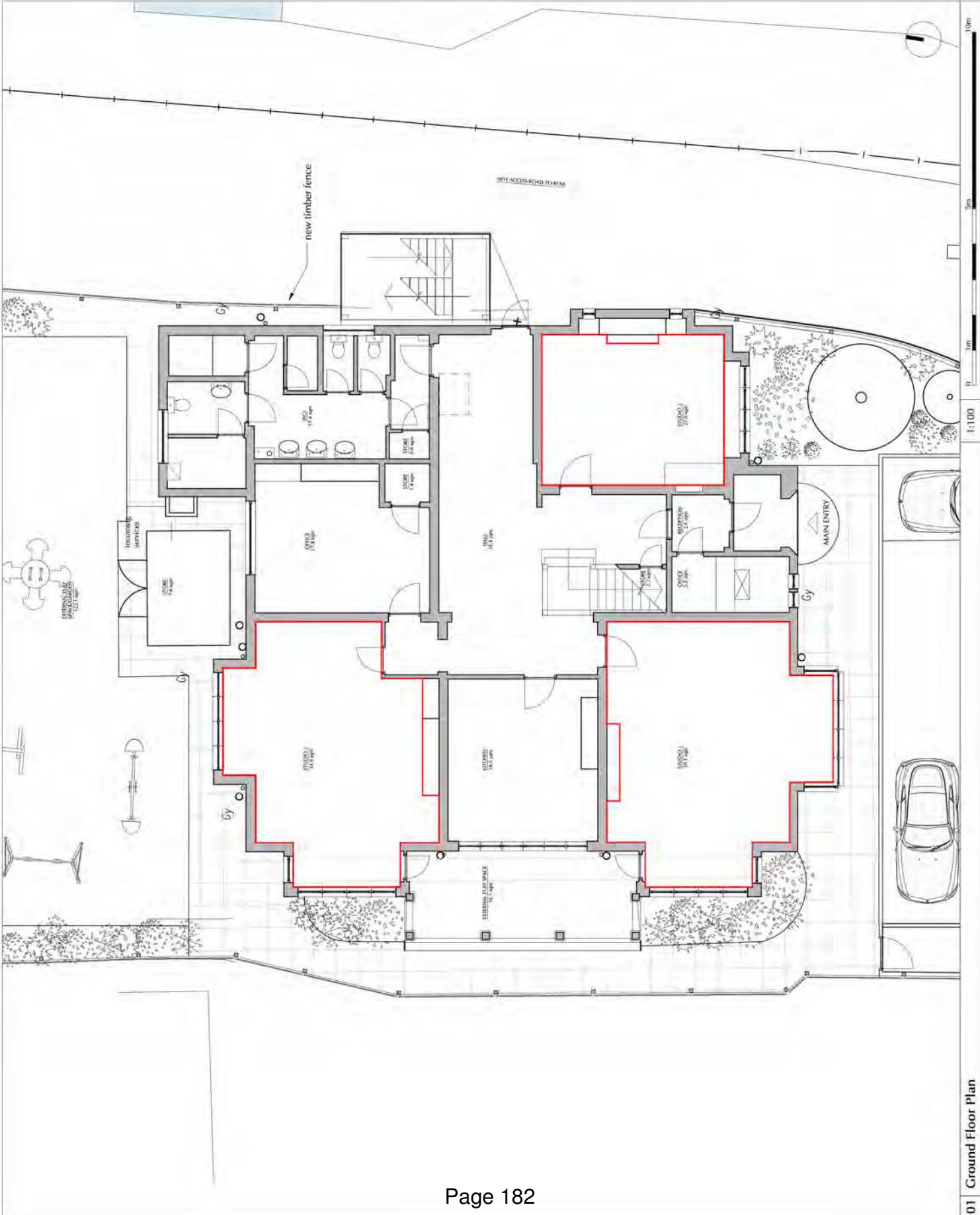


NOTES
 Gross Internal Area for this floor: 235 sqm
 Storage provision on this floor: 41.5 sqm
 Total Studios area: 95.6 sqm

REVISIONS
 24/02/2017 RAB
 First Issue

Plans are pursuant to Aldis Hall

PROJECT TITLE	The Northwood Pre School Green Lane London		
DATE	23/02/17	BY	RAB
DWG NO.	2341(20)003	REV.	STATUS
Ground Floor Plan as Proposed		Preliminary	
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DRAWN BY		CHECKED BY	
RAB		SCR	
A3			



NOTES
 Gross Internal Area for this floor: 210 sqm
 Storage provision on this floor: 2.4 sqm
 Total Studios area: 172.2 sqm

REVISIONS
 24/02/2017 RAB
 First Issue

Plans are pursuant to Aldis Hall

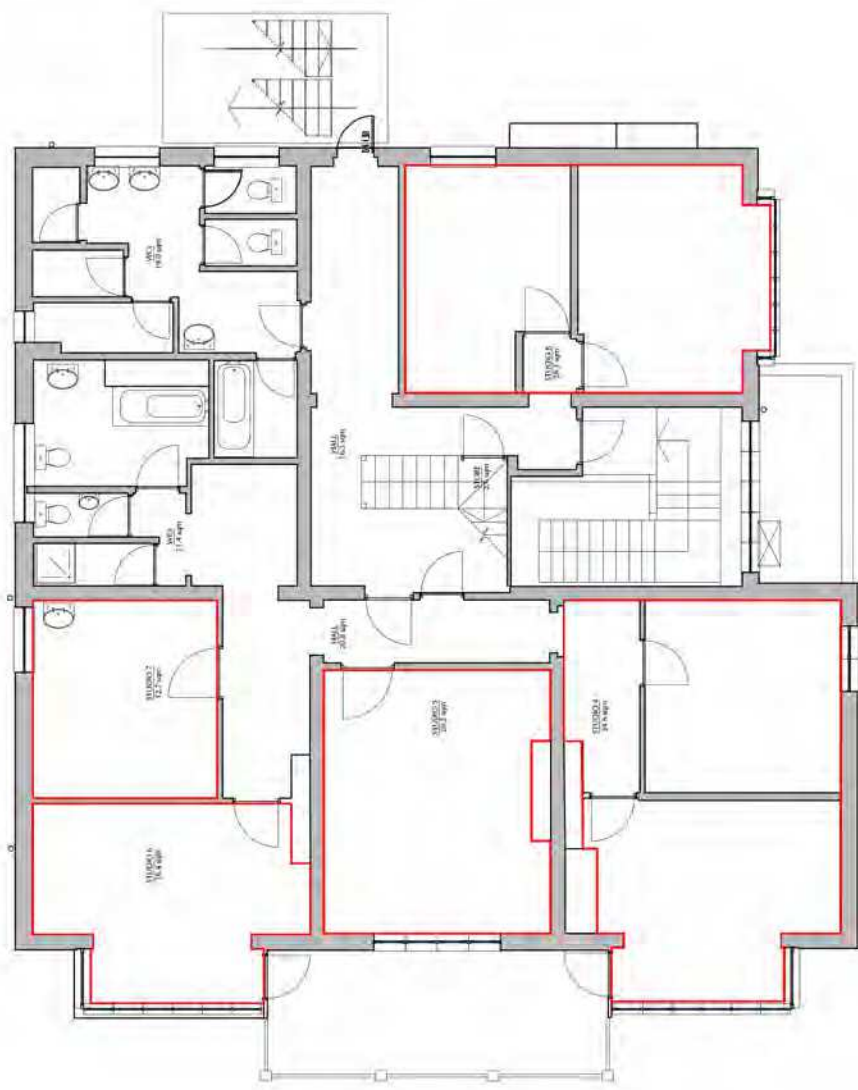
PROJECT		The Northwood Pre School Green Lane London	
DWG TITLE		First Floor Plan as Proposed	
DATE	BY	CHECKED BY	
23/02/17	RAB	SCR	
DWG NO.	REV.	STATUS	
2341(20)004	-	Planning	
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Kent

2 St. James's Court
Northfleet
ME17 2EG

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NOTES

Gross Internal Area for this floor: 125 sqm

Storage provision on this floor: 22.8 sqm

Total Studios area: 71.9 sqm

REVISIONS
24/02/2017 RAB

First Issue

Plans are pursuant to Aldis Hall

DWG TITLE

The Northwood Pre School
Green Lane London

DWG FILE

Second Floor Plan
as Proposed

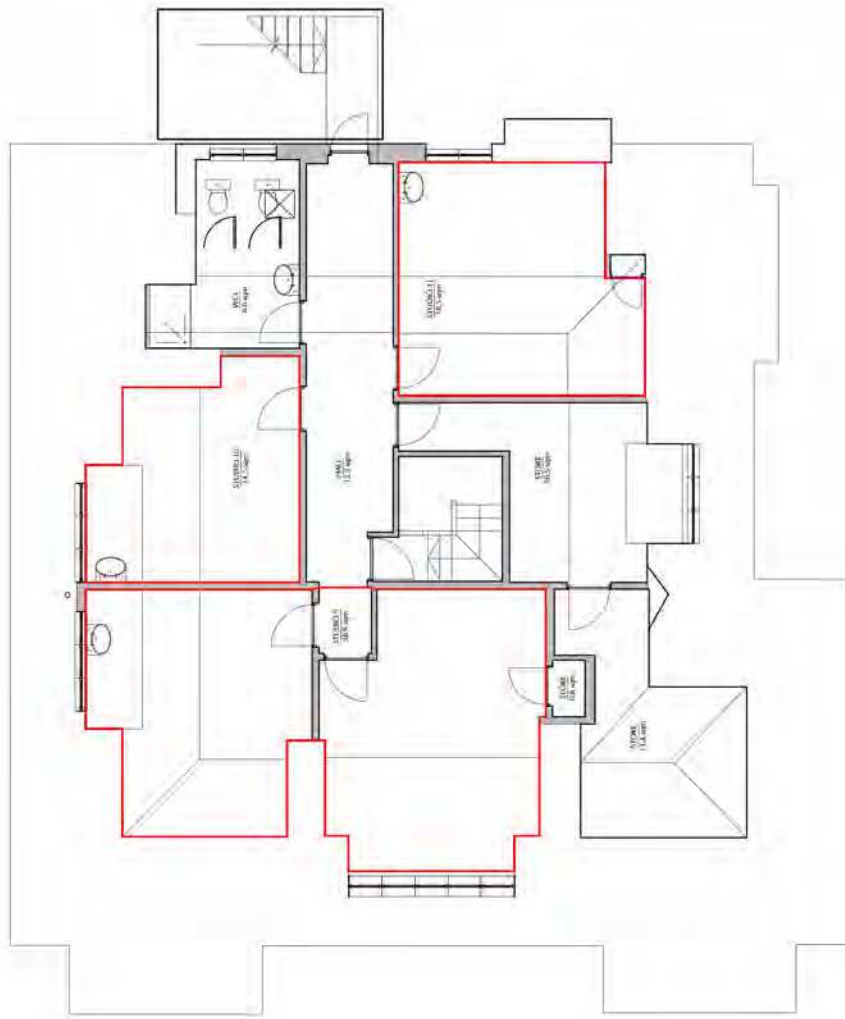
DATE	BY	CHECKED BY
23/02/17	RAB	SGR
DWG NO	REV	STATUS
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Drawing No. 2341(20)005		A3

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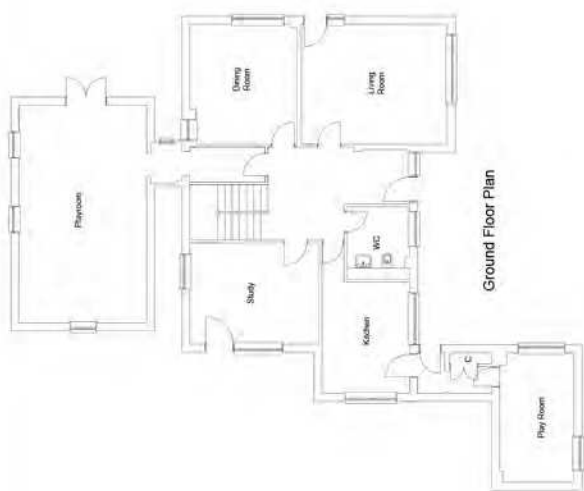
Kent

2 St. James's Gate
Northfleet
ME17 2EG

01473 275952
www.rdv-architects.co.uk



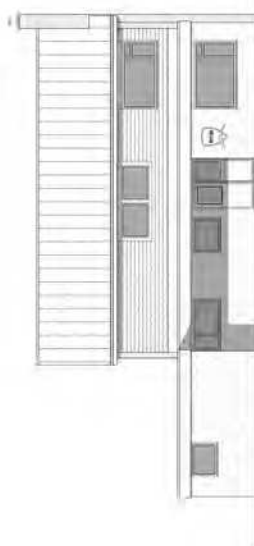
1:100 0 1m 3m



Ground Floor Plan



First Floor Plan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Plans pursuant to Wetherby House

Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

FLUENT
ARCHITECTURAL DESIGN SERVICES
1000 W. 10TH AVENUE
SUITE 100
MINNEAPOLIS, MN 55426
E-MAIL: INFO@FLUENTDESIGN.COM
WWW.FLUENTDESIGN.COM

Wetherby House Montessori
Green Lane, Northwood

Proposed Floor Plans & Elevations



Scale	1:100 @ A1	Dwg No.	FLU.441.WN.02
Date	26.01.16	Rev	
Drawn	T. Millin		

REVISIONS	28/03/2017	RAB
-	First Issue	
A	29/02/2017	RAB
	Minor east elevation revision	

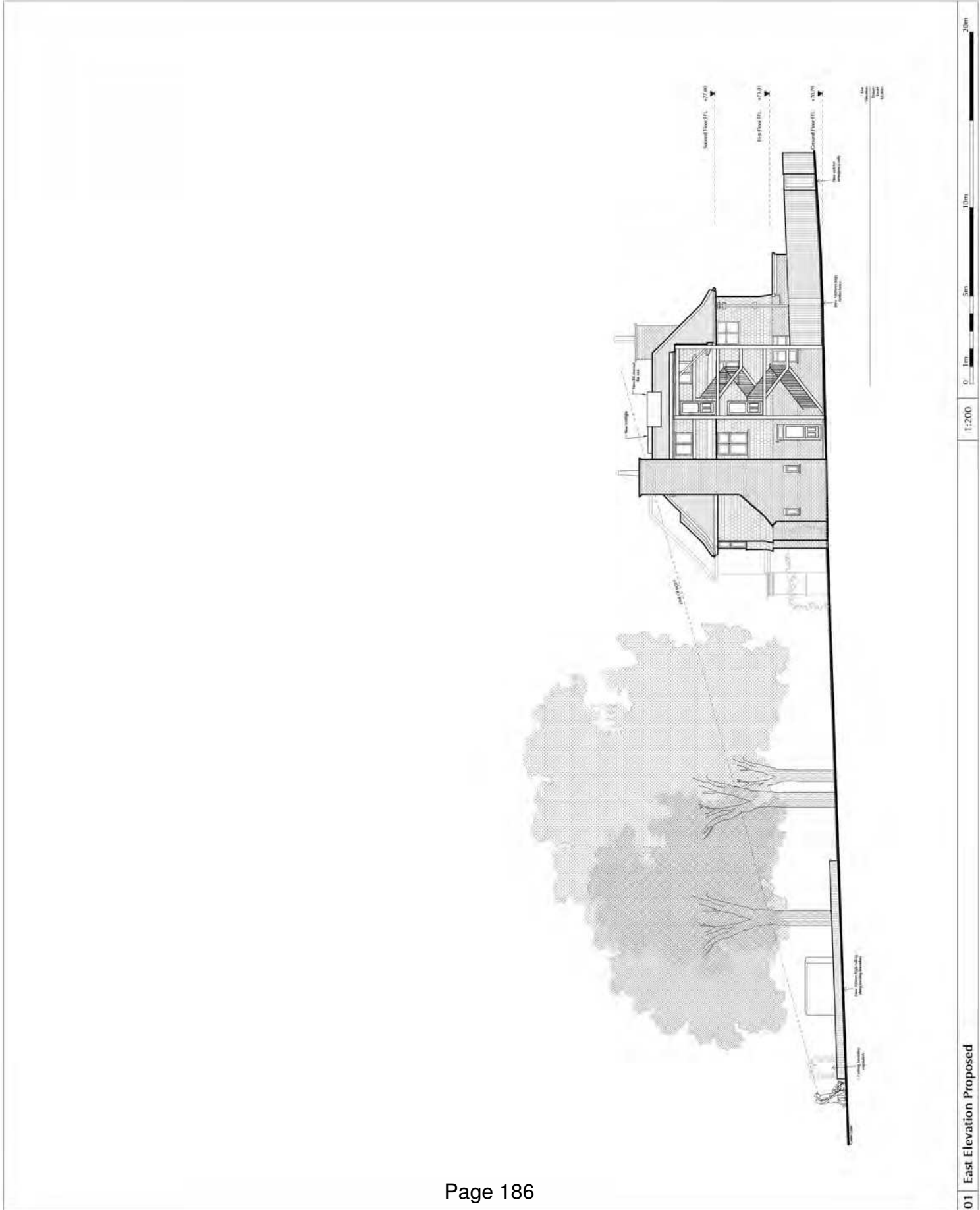
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DWG TITLE		East Elevation as Proposed	
DATE	BY	CHECKED BY	
27/03/17	RAB	SGR	
DWG NO.	REV.	STATUS	
2341(21)002	A	Planning	
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ME11 5JG

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www.rda-architects.co.uk

REVISIONS	DATE	BY	STATUS
-	24/02/2017	RAB	First Issue
A	27/02/2017	RAB	Minor east elevation revision
B	29/02/2017	RAB	Minor east elevation revision
C	05/04/2017	RAB	Minor west elevation revision

JOB TITLE		The Northwood Pre School Green Lane London	
DWG TITLE		Elevations as Proposed	
DATE	BY	CHECKED BY	
23/02/17	RAB	SGR	
DWG NO.	REV.	STATUS	
2341(2)001	C	Planning	
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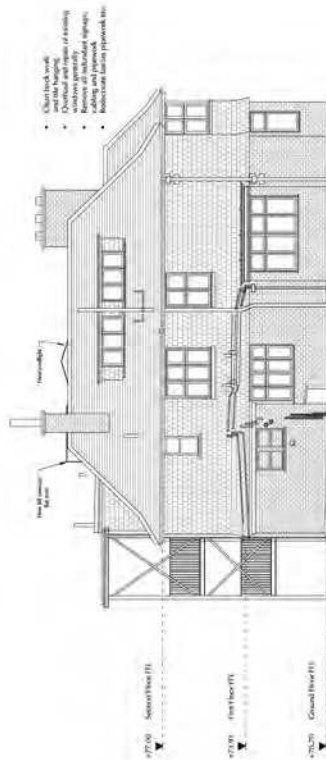
Rayner Davies Architects

Rayner Davies Architects
2 St. Peter's Gate
Nottingham
NG1 3JG
01152475950
www.rda-architects.co.uk



- Check and revise existing window and door openings, lintels, sills and frames of existing windows and doors.
- Remove existing window and door openings.
- Remove existing brickwork etc.
- Remove existing roof tiles.

South Elevation
Datum Level 68.00m



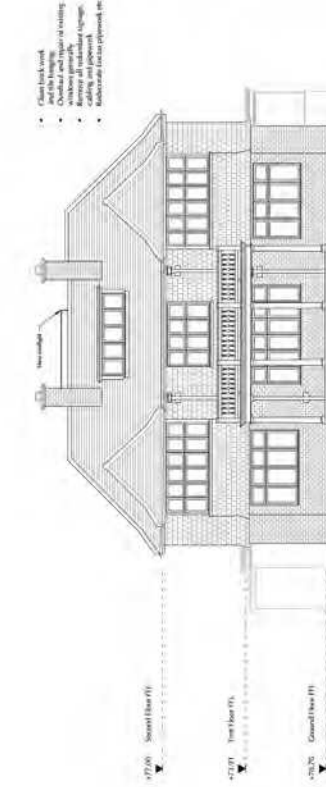
- Check and revise existing window and door openings, lintels, sills and frames of existing windows and doors.
- Remove existing window and door openings.
- Remove existing brickwork etc.
- Remove existing roof tiles.

North Elevation
Datum Level 68.00m



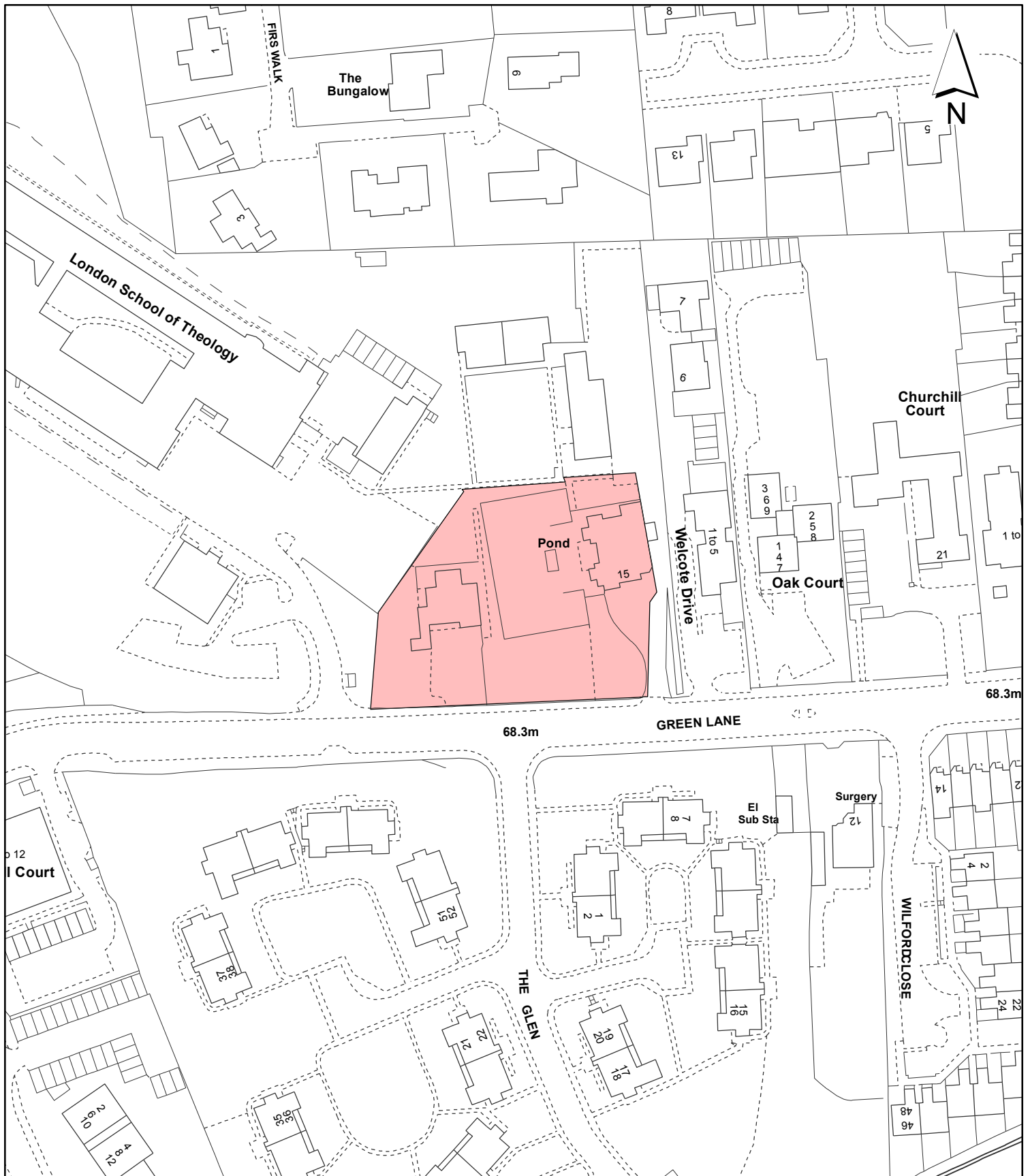
- New boundary wall and fence (shown in grey).
- New driveway (shown in grey).
- New window and door openings.
- New brickwork etc.
- New roof tiles.
- New guttering.
- New downpipes.
- New rainwater heads.
- New external lighting.
- New external doors etc.
- New external brickwork etc.

East Elevation
Datum Level 68.00m



- Check and revise existing window and door openings, lintels, sills and frames of existing windows and doors.
- Remove existing window and door openings.
- Remove existing brickwork etc.
- Remove existing roof tiles.

West Elevation
Datum Level 68.00m



Notes:

 Site boundary

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Site Address:

**Aldis Hall & Wetherby House
 Green Lane
 Northwood**

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

Planning Application Ref:
68153/APP/2017/793

Scale:
1:1,250

Planning Committee:
North Page 188

Date:
July 2017



Report of the Head of Planning, Sport and Green Spaces

Address 10 JACKETS LANE NORTHWOOD

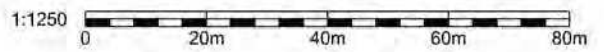
Development: Redevelopment of site to provide 4no detached single family dwellings with associated car parking, access and landscaping.

LBH Ref Nos: 70543/APP/2017/1650

Date Plans Received: 05/05/2017

Date(s) of Amendment(s):

Date Application Valid: 12/05/2017



Project:	10 Jackets Lane, Northwood
Drawing Title:	1300_loc_001
Scale:	1:1250 @ A4
Date:	23.07.2015
Page 190	

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Notes

Rev	Description	Date
B	Plot 4 garage amended	09.06.17
A	Plot 4 amended	02.05.17

Project
**Proposed development at
 10 Jackets Lane
 Northwood**

Drawing Title
Site Layout

SHANLY HOMES
 'Sorbon', Aylesbury End, Beaconsfield,
 Buckinghamshire - HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34507 Beaconsfield

Drawn By: CE	Date: 07.04.17
Scale: 1:500	A2
Drawing No. 1300/PLN/401	Revision B



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Notes

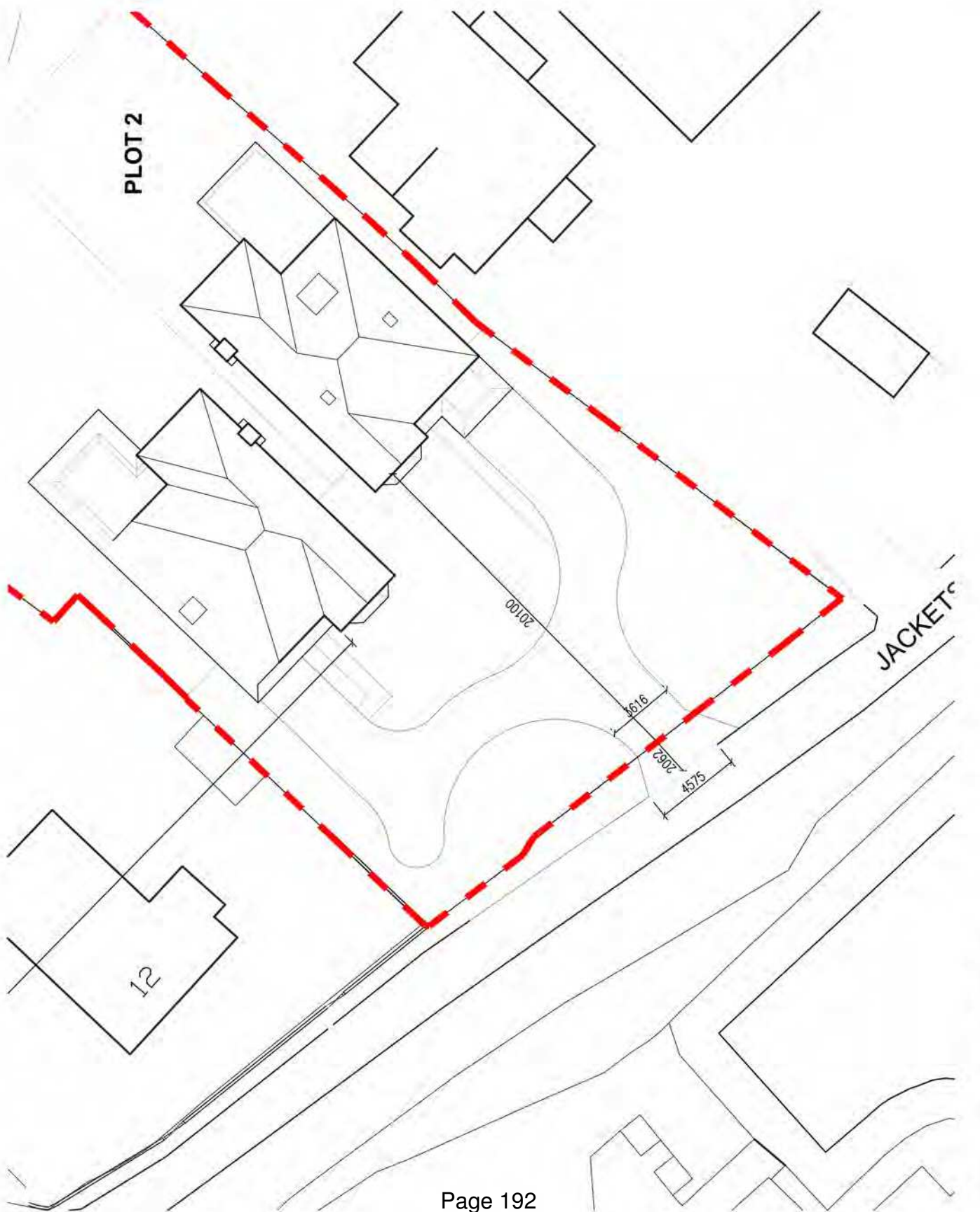
Rev.	Description	Date

Project
 Proposed development at
 10 Jackets Lane
 Northwood

Drawing Title
 Vehicular Crossover
 Plots 1 & 2
 Block Plan

SHANLY HOMES
 Sorbon, Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34507 Beaconsfield

Drawn By: CE	Date: 11.04.17
Scale: 1:200	A3
Drawing No: 1300/PLN/412	Revision



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Notes

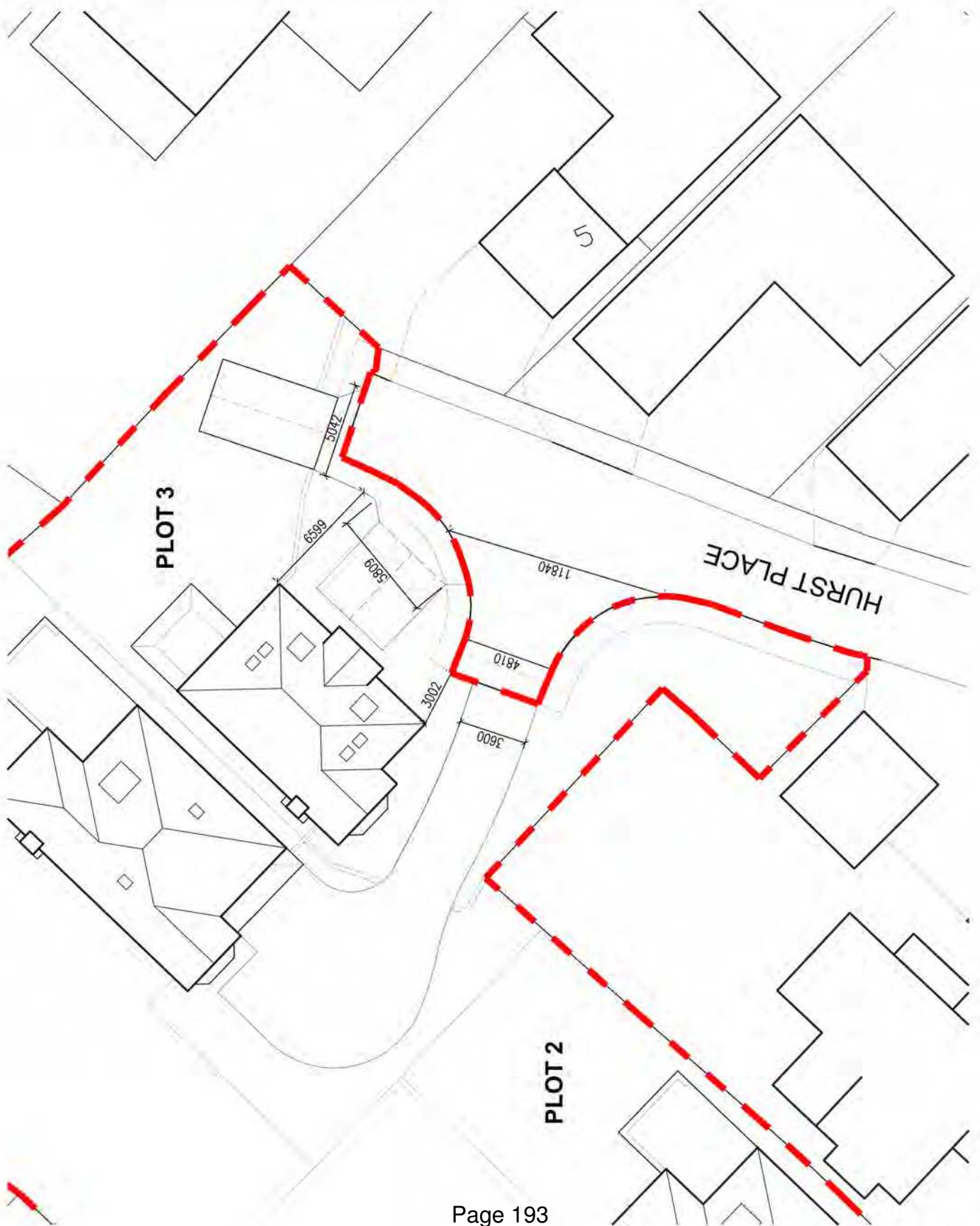
Rev.	**	Description	Date

Project
**Proposed development of
 10 Jackets Lane
 Northwood**

Drawing Title
**Vehicular Crossover
 Plots 3 & 4
 Block Plan**

SHANLY HOMES
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Drawn By: CE	Date: 11.04.17
Scale: 1:200	A3
Drawing No. 1300/PLN/413	Revision



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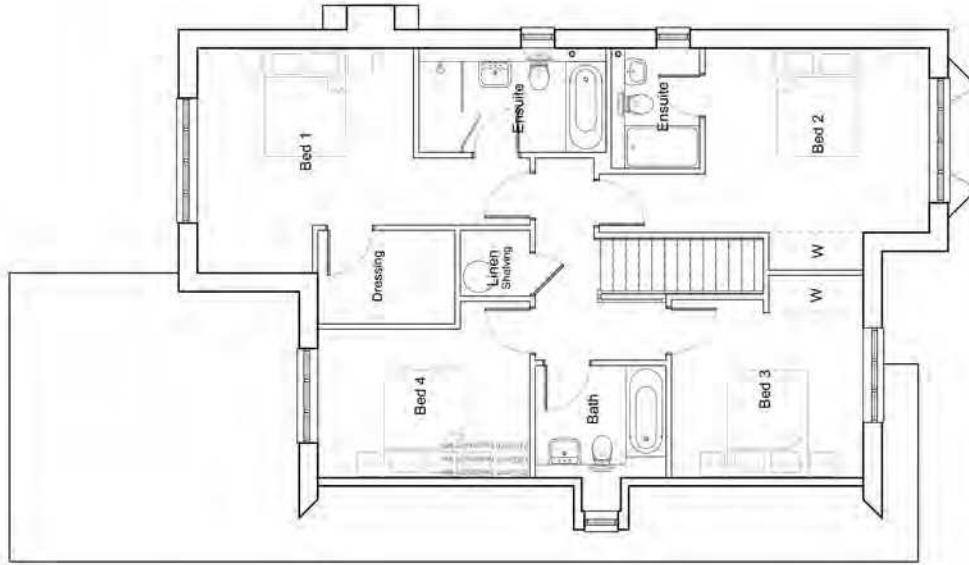
Notes		
Rev.	Description	Date

Project:
**No.10 Jacketts Lane
 Northwood**

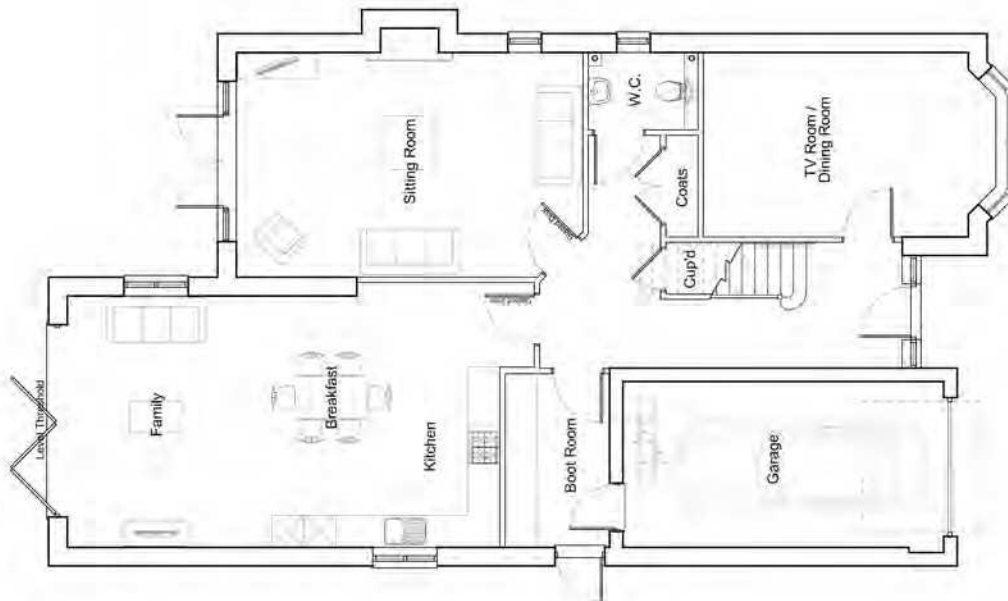
Drawing Title:
**Plot 1
 Floor Plans**

'Sorbon', Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34507 Beaconsfield

Drawn By: CE	Date: 11.04.17
Scale: 1:100	A3
Drawing No. 1300/PLN/402	Revision



First Floor



Ground Floor



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Notes	
Rev	Description
Date	

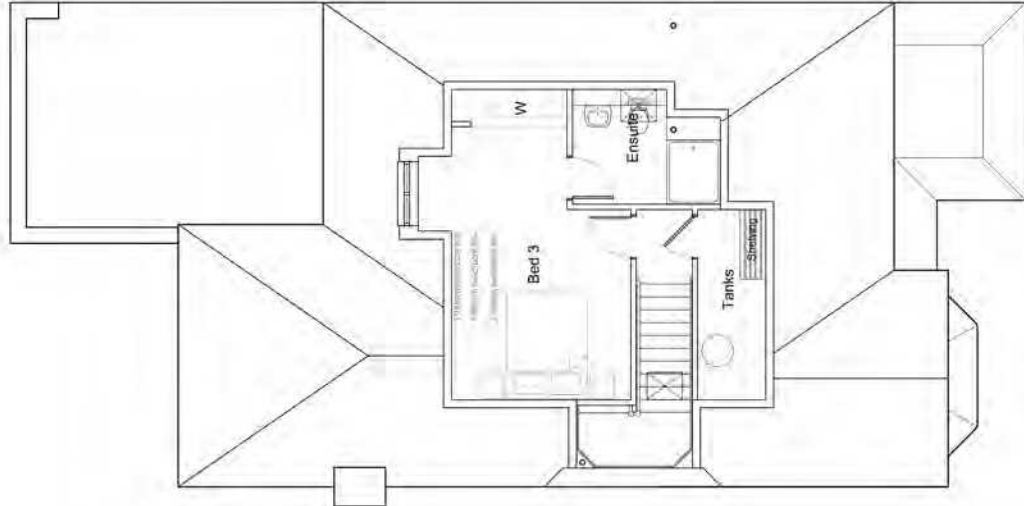
Project
**No.10 Jackets Lane
 Northwood**

Drawing Title
**Plot 2
 Floor Plans**

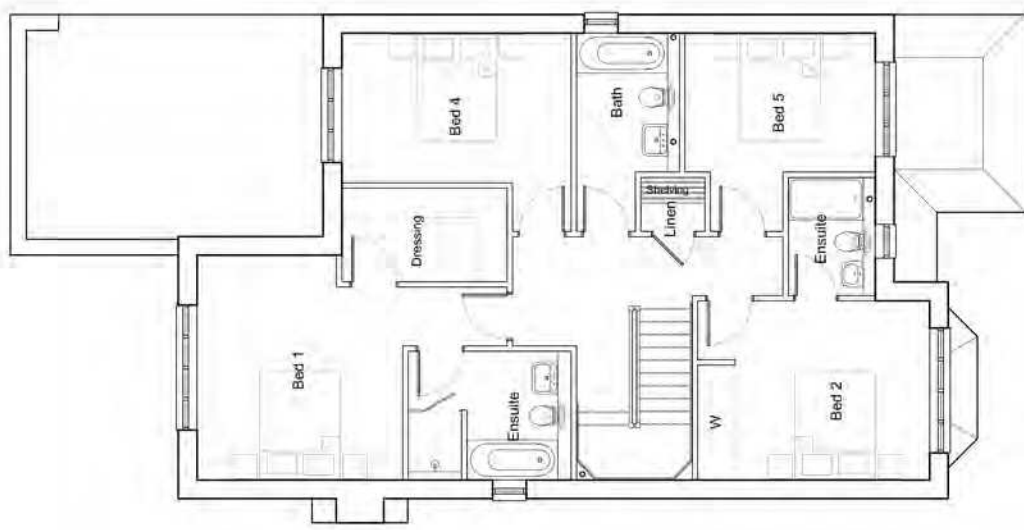
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 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34507 Beaconsfield

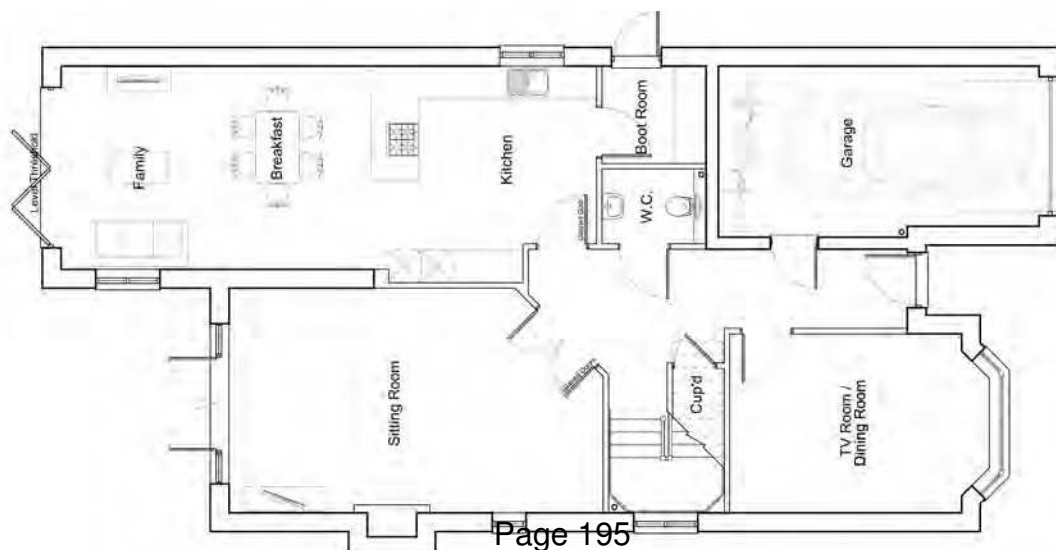
Drawn By: CE	Date: 11.04.17
Scale: 1:100	A3
Drawing No: 1300/PLN/404	Revision



Second Floor



First Floor



Ground Floor

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Notes		
Rev.	Description	Date

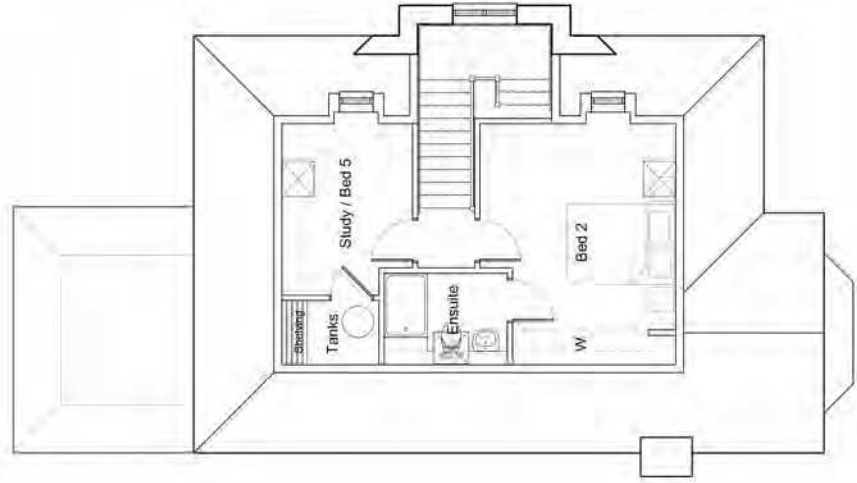
Project
**No.10 Jackets Lane
 Northwood**

Drawing Title
**Plot 3
 Floor Plans**

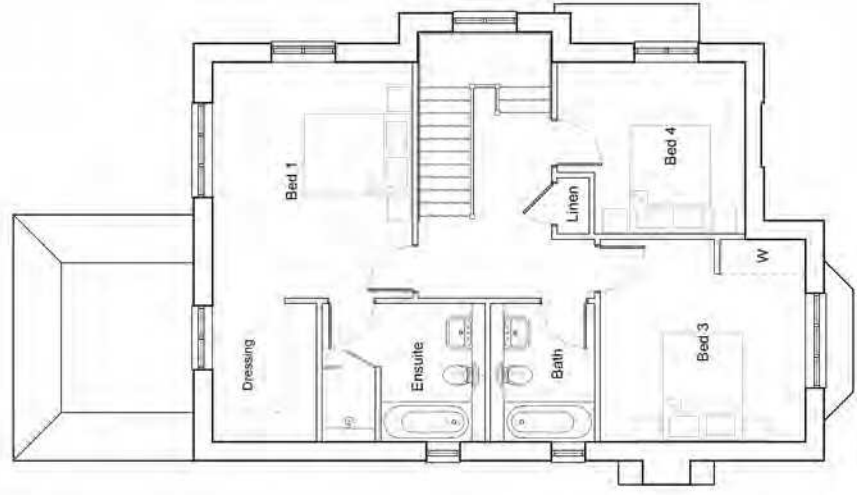
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 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
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 DX 34507 Beaconsfield

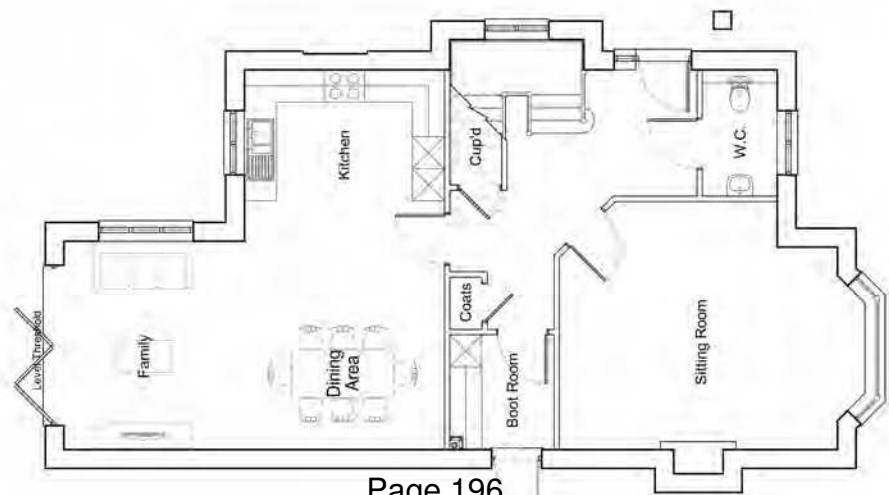
Drawn By: CE	Date: 11.04.17
Scale: 1:100	A3
Drawing No. 1300/PLN/406	Revision



Second Floor Plan



First Floor Plan



Ground Floor Plan



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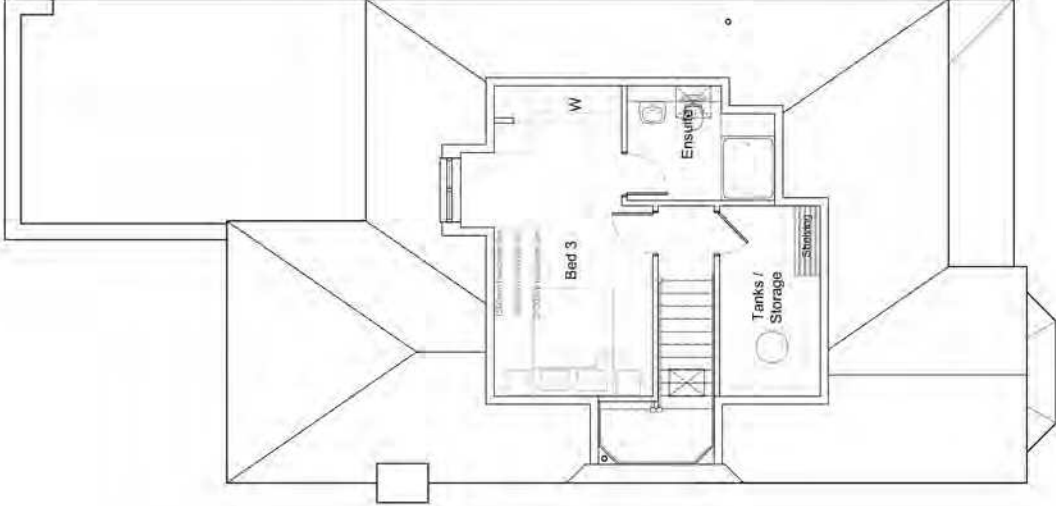
Rev.	Description	Date

Project
No.10 Jacketts Lane
Northwood

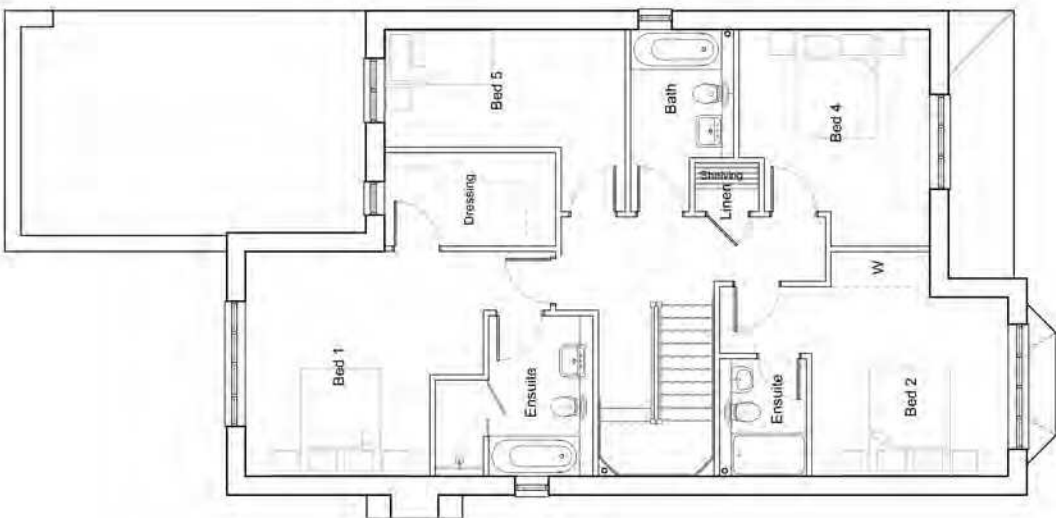
Drawing Title
Plot 4
Floor Plans

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Buckinghamshire, HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

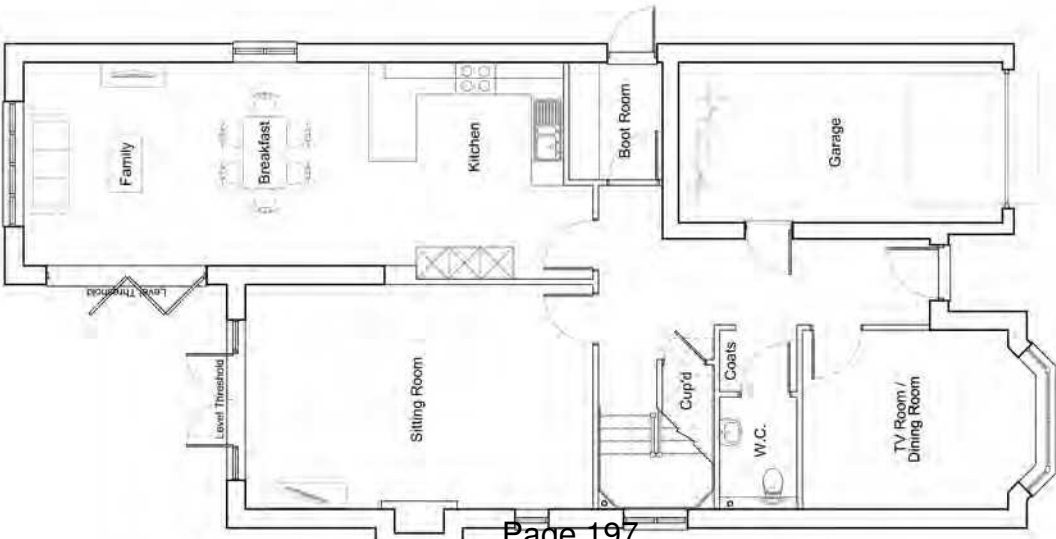
Drawn By: CE	Date: 11.04.17
Scale: 1:100	A3
Drawing No. 1300/PLN/409	Revision



Second Floor



First Floor



Ground Floor



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Notes		
REV	Description	Date

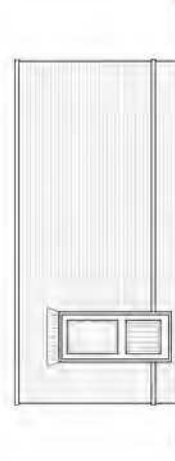
Project
**No.10 Jackets Lane
 Northwood**

Drawing Title
**Plot 3
 Garage Plans and Elevations**

SHANLY HOMES

'Sorboon', Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34507 Beaconsfield

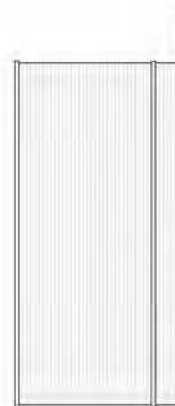
Drawn By: CE	Date: 11.04.17
Scale: 1:100	A3
Drawing No. 1300/PLN/408	Revision: A



Side Elevation



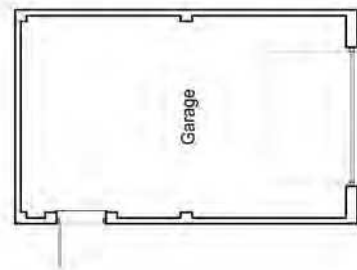
Rear Elevation



Side Elevation



Front Elevation



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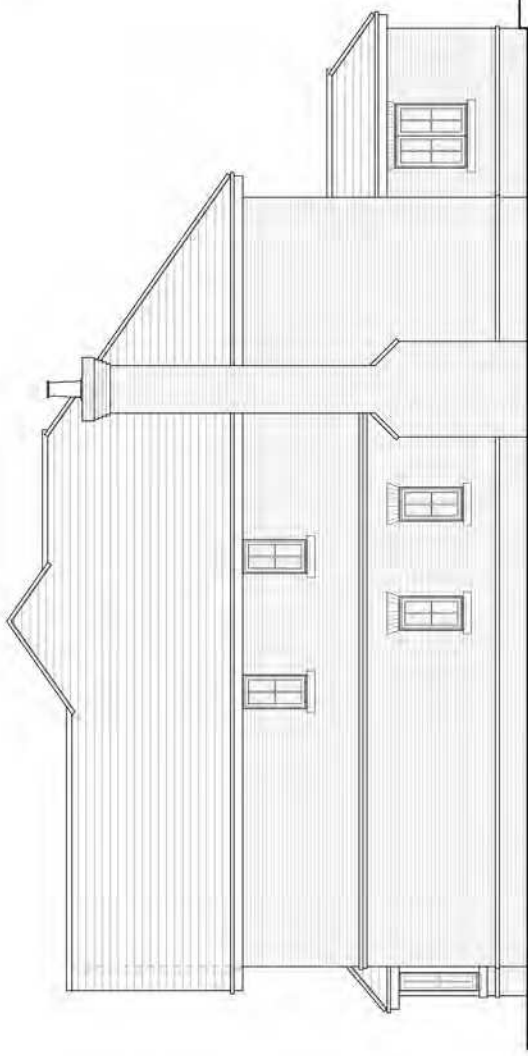
Notes		
Rev.	Description	Date

Project
 No.10 Jackets Lane
 Northwood

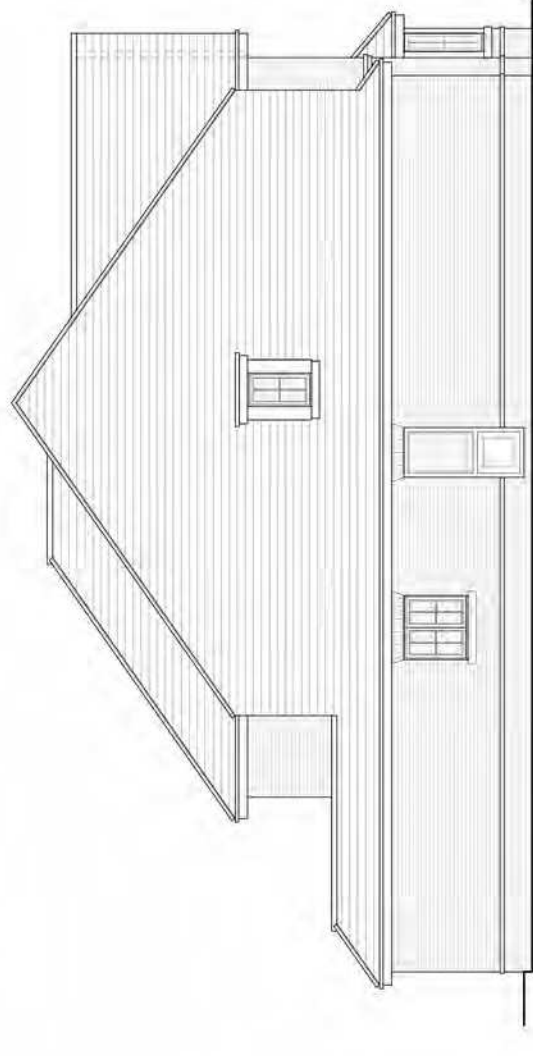
Drawing Title
 Plot 1
 Elevations

SHANLY HOMES
 'Sorbon', Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 7LW
 Tel: 01494 673331
 Fax: 01494 676417
 DX 34607 Beaconsfield

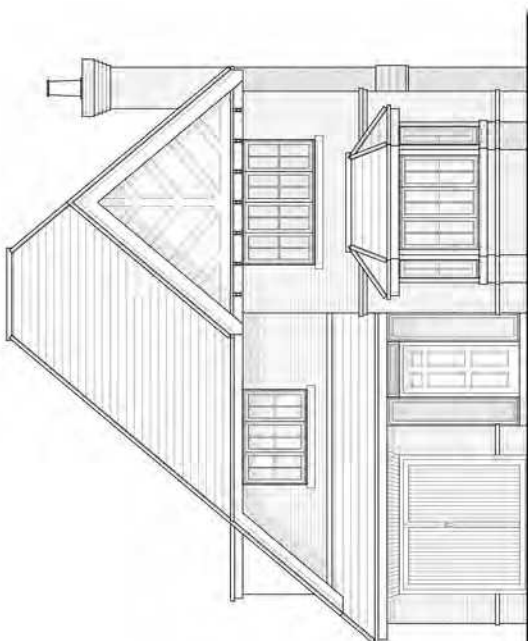
Drawn By: CE	Date: 11.04.17
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Drawing No. 1300/PLN/403	Revision



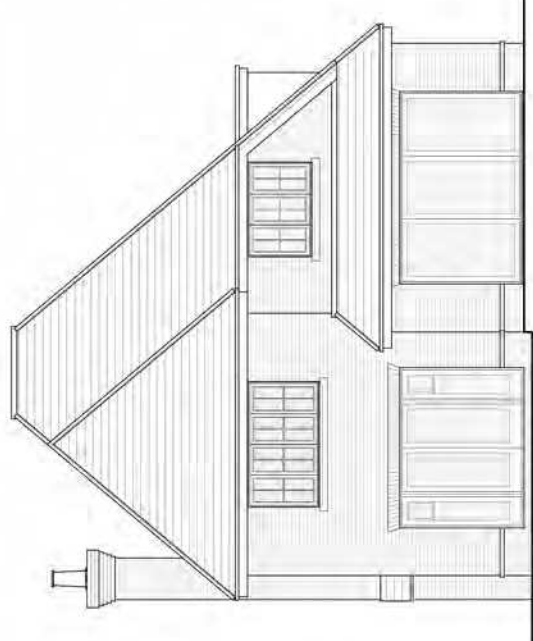
Side Elevation



Side Elevation



Front Elevation



Rear Elevation



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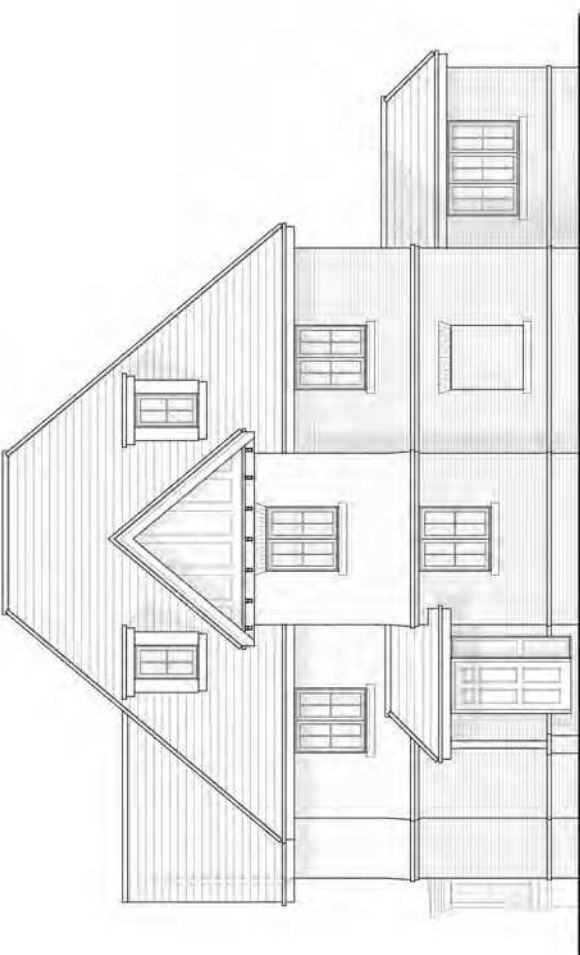
Notes	
Rev.	Description
Date	

Project
**No.10 Jackets Lane
Northwood**

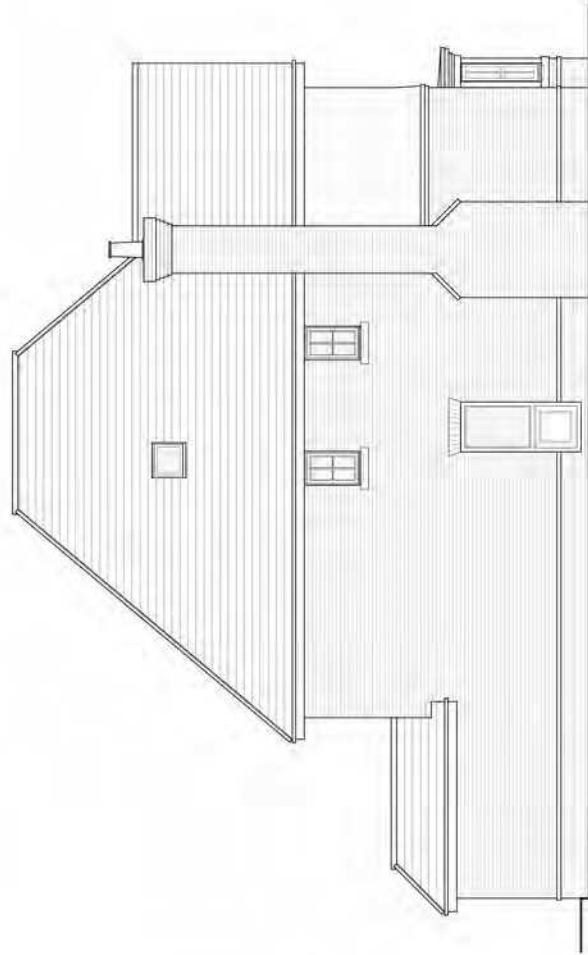
Drawing Title
**Plot 3
Elevations**

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Drawn By: CE	Date: 25.01.17
Scale: 1:100	A3
Drawing No. 1300/PLN/407	Revision



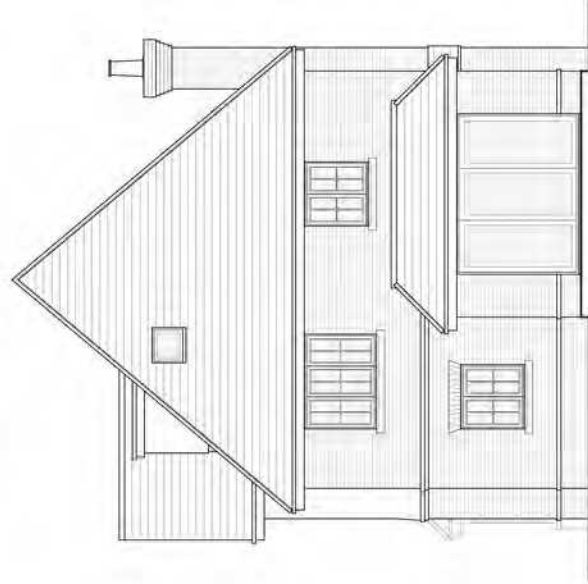
Side Elevation



Side Elevation



Front Elevation



Rear Elevation



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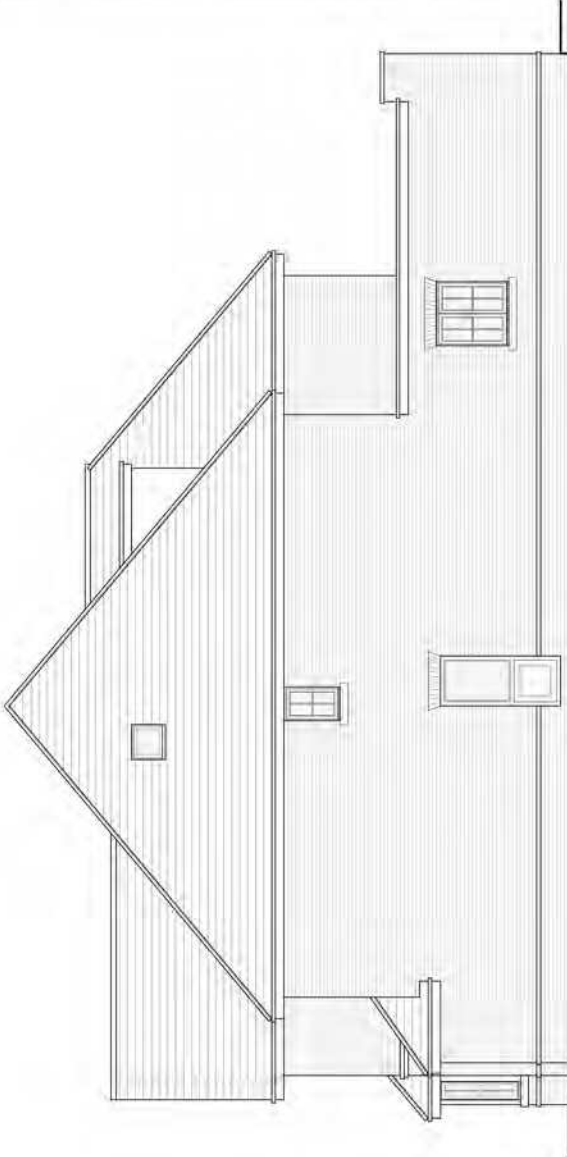
Rev.	Description	Date

Project
**No.10 Jackets Lane
 Northwood**

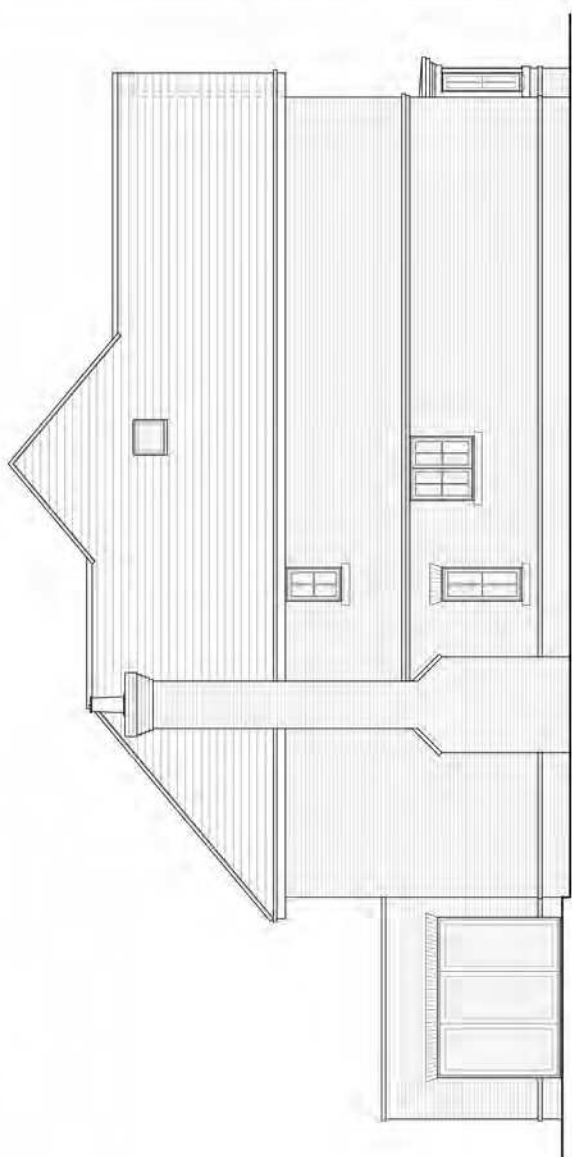
Drawing Title
**Plot 4
 Elevations**

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 Fax: 01494 676417
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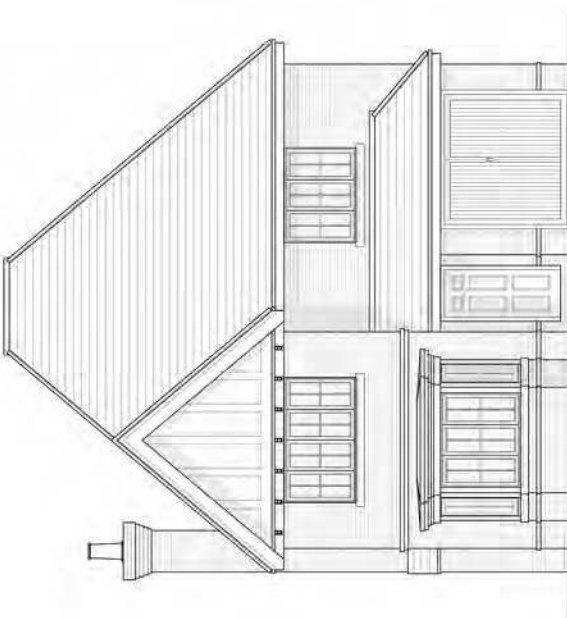
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Drawing No. 1300/PLN/410	Revision



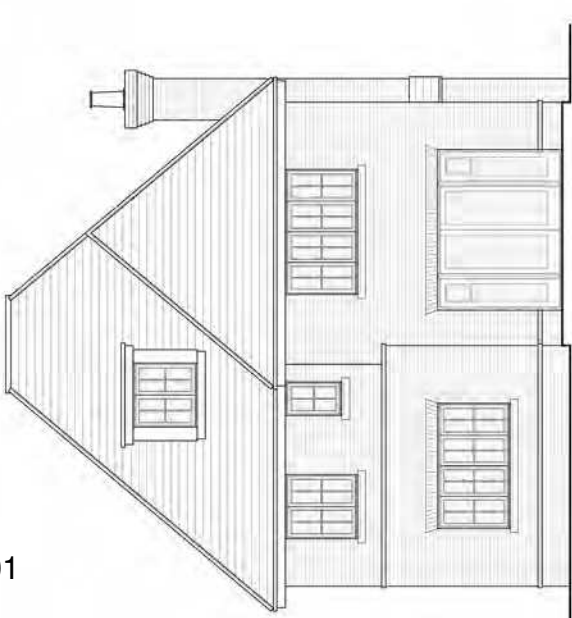
Side Elevation



Side Elevation



Front Elevation



Rear Elevation



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Notes:

Rev.	Description	Date
**		

Project

No. 10 Jackets Lane
Northwood

Drawing Title

Indicative Street Scene

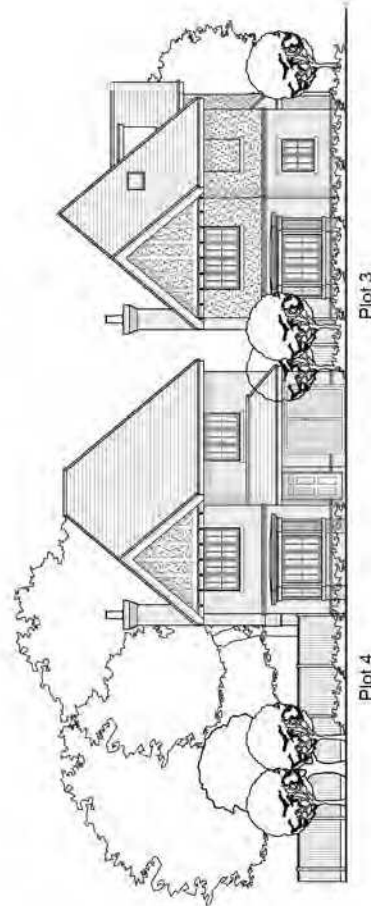
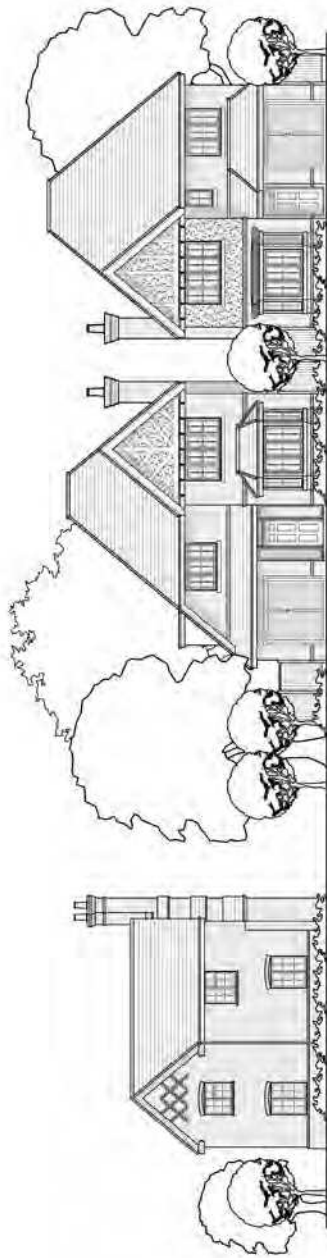
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— HOMES —

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DX 34507 Beaconsfield

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Scale: 1:200 A3

Drawing No. 1300/PLN/411
Revision



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Notes

Rev.	Description	Date
1		11.04.17
2		
3		
4		

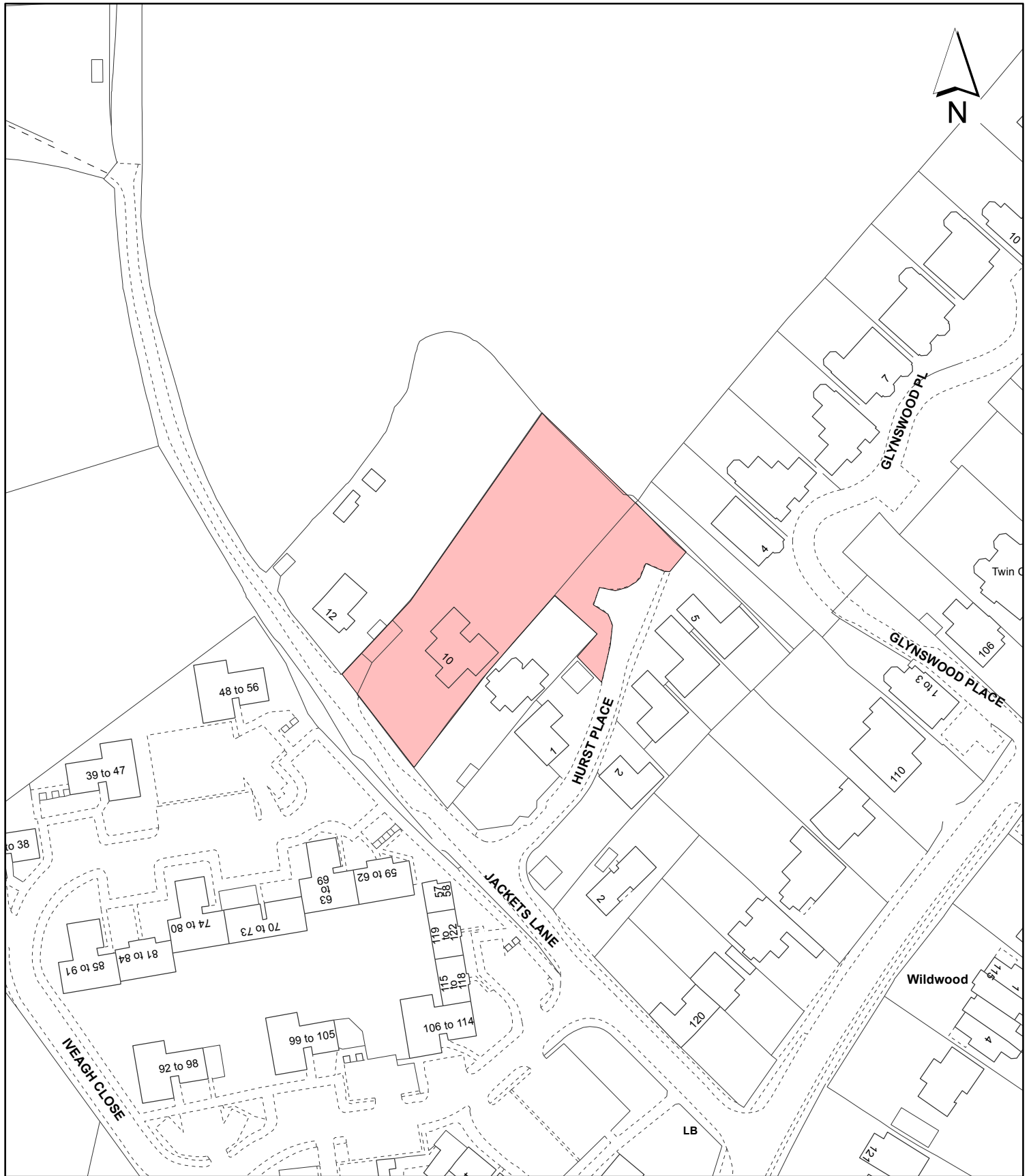
Project
**Proposed development at
 10 Jackets Lane
 Northwood**

Drawing Title
**Road improvements
 Refuse collection scheme**

SHANLY HOMES
 'Santorin', Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX: 34507 Beaconsfield

Drawn By: CE	Date: 11.04.17
Scale: 1:500	A3
Drawing No. 1300/PLN/414	Revision





Notes:

 Site boundary

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Site Address:

10 Jackets Lane

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

Planning Application Ref:
70543/APP/2017/1650

Scale:
1:1,250

Planning Committee:
North Page 204

Date:
July 2017

