



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 20 FEBRUARY
2018

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: Monday, 12 February 2018

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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

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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.

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A useful guide for those attending Planning Committee meetings

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

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

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Eastbury Nursing Home - 1901/APP/2017/2235	Northwood	Single storey rear extension and 2 x first floor rear extensions Recommendation: Approval	5 - 22 61 - 69
7	Midhurst Cottage, High Road - 73006/APP/2017/3705	Northwood Hills	Part single and part two storey rear extension. Recommendation: Approval	23 - 38 70 - 76

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	St Martins House, Ruislip - 61166/APP/2017/1786	South Ruisip	Change of Use of existing office building to residential. Formation of additional two storeys over existing single-storey building to provide 9 residential flats (8 x 2 bedroom, 1 x 3 bedroom) with associated roof garden Recommendation: Approval + Sec 106	39 - 60 77 - 84

PART I - Plans for North Planning Committee

61 - 84

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Agenda Item 3

Minutes



NORTH Planning Committee

31 January 2018

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, John Oswell and Jazz Dhillon</p> <p>LBH Officers Present: Manmohan Ranger (Transport Consultant), Matt Kolaszewski (Principal Planning Officer), Mandip Malhotra (Strategic and Major Applications Manager), Roisin Hogan (Planning Lawyer) and Neil Fraser (Democratic Services Officer)</p>
141.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Khatra.</p>
142.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
143.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 10 January 2018 be approved as a correct record.</p>
144.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>It was confirmed that Item 9: 31 Frithwood Avenue, had been withdrawn from the agenda by the Head of Planning and Enforcement.</p>
145.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that Agenda Items 1 - 9 were marked as Part I and would be considered in public. Agenda Item 10 was marked as Part II and so would be considered in private.</p>
146.	<p>70835/APP/2017/4023 - 4 WILLOW END (<i>Agenda Item 6</i>)</p> <p>Installation of timber staircase for access (Retrospective)</p> <p>Officers introduced the report, and confirmed that the application was seeking</p>

retrospective permission for a timber staircase erected at the side of the applicant's property.

The staircase had been erected to allow the applicant to access their garden via a public alleyway, situated at the rear of the property. The alleyway was public right of way, not an adopted public highway. A gate installed on the public right of way had been installed under permitted development, and had not required planning permission. However, the remainder of the staircase did require permission. It was confirmed that the applicant could install steps directly into the embankment under permitted development, should they wish.

The staircase was located immediately adjacent to the recently constructed rear extension, and was relatively minor in relation to the scale of the original dwelling. As such, it was not felt to fundamentally reduce the openness of the Green Belt in this location.

Concerns had been raised regarding the visual impact of the staircase, however Northwood was set on a hillside with properties situated on various levels. It was deemed that appropriate staining of the staircase, allied to landscaping to shield the visual impact of the staircase via the erection of bushes and plants, would address those concerns. With this in mind, the addendum was highlighted which sought to amend condition 2 to mandate that the applicant must complete the staining and landscaping within 3 months of the proposed revisions being approved by the Council. The officer concluded by recommending that the application be approved.

A petitioner addressed the Committee in opposition to the application. Points raised by the petitioner included:

- The staircase did not fit into the ambience, or the character of the area.
- The staircase detracted from the visual amenity of the area.
- The staircase would exacerbate residents' existing concerns over security within the area, as it joined onto a public alleyway, which could allow thieves easier access to residences within the estate.
- There were concerns that the staircase would not be properly maintained in the future.

Members sought clarity from the petitioner regarding how many properties the alleyway provided access to. It was confirmed that the alleyway provided access to house number 4 on the estate.

Members discussed the application, and were concerned that the staircase was not visually congruent with the existing character of the estate. In addition, Members raised the possibility that the materials used in the construction of the staircase were not appropriate to ensure that the staircase would not fall into disrepair in the future.

Members requested further information from officers regarding the purpose of the staircase. Officers confirmed that the applicant had erected the staircase to provide access to their garden, which had been blocked following the extension to their property. It was confirmed that the applicant was not required to include garden access when constructing the extension.

It was moved that the application be deferred to allow officers to negotiate with the applicant regarding the potential removal of the balustrades, changes to soft landscaping, the colour of the staircase, and the materials used in its construction. This

	<p>was seconded, and when put to a vote, passed by a vote of 6 to 1.</p> <p>RESOLVED: That the application be deferred.</p>
147.	<p>67201/APP/2017/3513 - 39 HIGHFIELD DRIVE (<i>Agenda Item 7</i>)</p> <p>Removal and remodelling of existing unauthorised extensions to create part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer window.</p> <p>Officers introduced the report, and confirmed that the application was for retrospective approval to rationalise existing extensions to the building, a number of which were unlawful. Alterations requested included a step down in the roof eaves and ridge height of the hipped roof side extension, removal of the first floor windows on the flank elevation, bringing the front elevation of the extension further in from the site frontage, removal of the single-storey extension to the front of the dwelling on the southern side of the two -storey hipped roof projection, repositioning of the dormer within the rear roof slope and removal of the rear facing dormer on the side extension, and removal of the 'wrap around' element of the single-storey rear extension.</p> <p>The current proposal was confirmed to be significantly different to what had been constructed on site. The Inspector for the previous appeal had accepted that the appearance of the front dormer extension was acceptable, and that no previous reason for refusal had related to that aspect of the development.</p> <p>Overall, the amended scheme was considered to overcome the previous reasons for refusal, and would be sympathetic to design, scale, form and proportion of the original dwelling. As a result, the site would no longer appear overdominant or incongruous within the street scene. Regarding impact on neighbours, it was confirmed that the proposed development complied with standards set out within the Council's SPD for residential extensions. For the reasons summarised, it was recommended that the application be approved.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
148.	<p>5985/APP/2017/4380 - 10 NEW POND PARADE (<i>Agenda Item 8</i>)</p> <p>Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) and installation of an extractor fan to the rear of the property.</p> <p>Officers introduced the report, and confirmed that the principle of change of use was considered acceptable and was in accordance with Council policies S6 and S7. Based on surveys carried out by the planning officer, it was considered that the replacement of one A1 use unit would not result in the area being deficient of essential shop uses.</p> <p>Regarding the flue, the proposed extraction duct measured 0.5m in height, would project 5m out from the rear of the building line of the unit, and was located 3.4m above ground level. The rear of the application site comprised of a service yard serving the commercial premises, and the rear boundary wall of Ruislip High School playing fields. Given the duct's lack of visibility from any vantage points, and its distance from any neighbour windows, it was considered acceptable. To further limit impact on</p>

	<p>neighbours, the extractor would utilise a baffle filter which controlled grease produced, a carbon filter for grease and odour control, and a silencer to minimise noise.</p> <p>The addendum was highlighted, which set out the addition of a food hygiene informative.</p> <p>The officer concluded by recommending that the application be approved.</p> <p>Members sought assurances that the applicant would install the noise limiting measures as set out in the report. Officers confirmed that this would be controlled by a relevant condition.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
149.	<p>8032/APP/2017/4601 - 31 FRITHWOOD AVENUE (<i>Agenda Item 9</i>)</p> <p>The item was withdrawn prior to the meeting.</p>
150.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.33 pm.</p>

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

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

Report of the Head of Planning, Sport and Green Spaces

Address EASTBURY NURSING HOME 12 EASTBURY ROAD NORTHWOOD

Development: Single storey rear extension and 2 x first floor rear extensions

LBH Ref Nos: 1901/APP/2017/2235

Drawing Nos: 16030 P 0203 C
16030 P 0202 B
16030 P 0102
16030 P 0103
16030 P 0201
16030 P 0101

Date Plans Received: 19/06/2017

Date(s) of Amendment(s): 19/06/2017

Date Application Valid: 28/06/2017

1. SUMMARY

The application seeks permission for the demolition of the existing conservatory and the erection of a single storey rear extension and two first floor rear extensions.

The proposed development would be in keeping with the character and appearance of the original building and the wider Conservation Area and is not considered to significantly impact on the amenity of the neighbouring occupiers or to warrant refusal because of such impacts. The proposal would comply with the requirements of the Hillingdon Local Plan (2012) and the London Plan 2015 and is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 16030 P 0201; 16030 P 0202 B and 16030 P 0203 C, 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 HO4 Materials

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

retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 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 14 Eastbury Road and 1 and 2 Carew Lodge.

REASON

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

5 HO6 Obscure Glazing

The fire escape door facing 14 Eastbury Road shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale so long as the development remains in existence.

REASON

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

6 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

7 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 hard and soft Landscaping including:
 - 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
 - 1.d Hard Surfacing Materials

2. Details of Landscape Maintenance
 - 2.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 2.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.

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).

8 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)

9 RES10 Tree to be retained

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

the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 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.

6 150 The Registration of Residential Care Homes for Children

You are advised that the use hereby approved for a a registered car home should accord with the Car Home Regulations.

7

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

8

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 Development Plan, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises Eastbury Nursing Home, which is located on the Eastern side of Eastbury Road in Northwood. It is understood the Home caters for up to 20 residents who require mental and physical care.

The Nursing Home occupies a large detached Arts and Crafts style property dating from circa 1910. The building forms a group with Nos 10, 14 and 16 Eastbury Road, and all are included in the Local List. No. 12 is of simple rather robust design, constructed in red brick with a tall hipped plain tiled roof. To the street it includes an asymmetrical gable and double height canted bay. To the rear it has been extensively extended at ground floor level, although the original elevation, with a two storey gable, is clearly visible at first floor. Planning records suggest the property has been used as a care home for a significant number of years.

Parking for seven cars exists to the front of the property and landscaped gardens with high boundary hedging are located to the rear. The site falls within a predominantly residential area and is bounded by residential properties on all sides.

The site falls within the Northwood, Frithwood Conservation Area as designated in the Hillingdon Local Plan. As mentioned above, the building is locally listed. Trees on site are protected by way of a Tree Preservation Order in addition to their protection by virtue of their location in a Conservation Area.

3.2 Proposed Scheme

This application seeks permission for the erection of a single storey rear extension and 2 first floor rear extensions. This would increase occupancy on the site from 15 bedrooms to 19 bedrooms all providing care facility accommodation.

3.3 Relevant Planning History

1901/APP/1999/2146 Eastbury Nursing Home 12 Eastbury Road Northwood
ERECTION OF A REAR CONSERVATORY

Decision: 04-02-2000 Approved

1901/APP/2010/244 12 Eastbury Road Northwood

Part two storey, part single storey front extension with 1 side rooflight, first floor side/rear extension to include 3 side dormers and 3 side rooflights, with external staircase to rear to provide additional bedrooms and alterations to existing, external alterations and new landscaping (involving demolition of bay window to ground floor rear, part first floor external wall and part of the west elevation wall).

Decision: 08-10-2010 Refused

1901/APP/2010/245 12 Eastbury Road Northwood

Demolition of bay window to ground floor rear, part first floor external wall, part of the west elevation wall and several internal walls (Application for Conservation Area Consent)

Decision: 08-10-2010 Refused

1901/APP/2011/174 12 Eastbury Road Northwood

Erection of part first floor rear/side extension, alterations to rear elevation to include removal of single storey rear roof, installation of ramps to West elevation and East elevation and external staircase to side.

Decision: 24-08-2011 Refused **Appeal:** 25-01-2012 Dismissed

1901/H/83/1511 Tudor Lodge, 12 Eastbury Road Northwood

Mixed development on 0.162 hectares (full)(P)

Decision: 02-12-1983 Refused

1901/J/83/1825 Tudor Lodge, 12 Eastbury Road Northwood

Extension/Alterations to Medical/Health premises (P) of 440 sq.m.

Decision: 13-03-1984 PRN

1901/N/86/0751 Tudor Lodge, 12 Eastbury Road Northwood

Extension/Alterations to Home/Institute (P) of 108 sq.m.

Decision: 29-07-1986 Refused

1901/P/88/0268 Tudor Lodge, 12 Eastbury Road Northwood

Erection of single-storey rear extension to accommodate 3 bedrooms & bathroom

Decision: 09-08-1988 Refused

1901/PRC/2016/152 Eastbury Nursing Home 12 Eastbury Road Northwood
First floor extension consisting of 4 bedrooms

Decision: 04-11-2016 OBJ

1901/R/89/1030 Tudor Lodge, 12 Eastbury Road Northwood
Erection of a single-storey rear extension to form 2 bedrooms and W.C.'s to nursing home

Decision: 12-10-1989 Refused

1901/S/89/1031 Tudor Lodge, 12 Eastbury Road Northwood
Erection of a single-storey rear extension to form 2 bedrooms and W.C.'s to nursing home
(duplicate application)

Decision: 14-02-1990 DOE **Appeal:** 14-02-1990 Part Allowed

Comment on Relevant Planning History

1901/APP/2011/174 - Erection of part first floor rear/side extension, alterations to rear elevation to include removal of single storey rear roof, installation of ramps to West elevation and East elevation and external staircase to side (refused, dismissed at appeal)
1901/APP/2010/244 - Part two storey, part single storey front extension with 1 side rooflight, first floor side/rear extension to include 3 side dormers and 3 side rooflights, with external staircase to rear to provide additional bedrooms and alterations to existing, external alterations and new landscaping (involving demolition of bay window to ground floor rear, part first floor external wall and part of the west elevation wall) (refused)

The previous planning application was refused on the basis of the size and scale of the proposal, the impact on the neighbouring property and a poor outlook afforded to the ground floor bedrooms. The Appeal was dismissed by the Inspector who advised that whilst the outlook from the additional bedrooms would be adequate, the extension would harm the overall character and appearance of the appeal property, it would fail to preserve or enhance the character and appearance of the Conservation Area and would unduly harm the outlook from no. 14 Eastbury Road.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **2nd August 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

22 neighbours were consulted for a period of 21 days expiring on the 21 July 2017 and a notice placed in the local paper. A site notice was also erected on the parking sign directly in front of the property.

A further 14 day consultation process was commenced on 18 January 2018, to allow comments from residents on revised plans received.

Comments from the July consultation were as follows:

9 responses were received from nearby neighbours raising the following issues:

- Adding another storey will no doubt make the area look more crowded.
- Out of keeping with the character of the original building.
- Overdevelopment.
- Overbearing.
- Similar to the previously refused scheme.
- More road traffic which is considerable at times anyway.
- The Council has already rejected past requests for development, clearly stating that the property is already over development and there should be no further activity. We find it rather insulting that revised proposals have ever been tabled after you have passed clear judgement.
- Impact on the neighbouring properties.
- Significant disruption.
- Loss of privacy.
- Out of keeping with the character of the Conservation Area.
- Increase the risk of additional and unacceptable noise pollution.
- The notice is hidden from view, hard to read and easy to miss. It was vague and missing key information. We are concerned about this lack of transparency.
- The documentation states the plans are welcomed. By whom?
- I have been told there are already additional rear extensions without planning consent and as such there is no legitimate case to further build upon something that has no legitimacy.
- Visual intrusion.
- Lack of additional parking for additional visitors would lead to an increase of on street parking.
- Loss of light.
- Impact on locally listed buildings.

Comments received during the re-consultation comprised of the following:

- Plan not significantly different to the previous.
- Over dominant and does not enhance the Conservation Area.
- Frustrating we must take the time and trouble to object to yet another application.
- We maintain the strongest opposition to the scheme and refer to our previous comments.
- Object to any further development at the site.
- Over- intensification of existing use.
- Impact on the visual amenity of the neighbouring properties.
- Noise nuisance.
- Overlooking and loss of privacy.
- Site regarded as already at full development potential in 1988.
- Irregularities in the planning application form have not been addressed whilst revised plans have been requested.
- Impact on the quality of light.
- Congestion/increased traffic movements and lack of additional parking.
- Additional crowding.
- Claustrophobia through greater massing.
- We do not agree that the assertion that the revised timeline for this consultation should be shorter.
- The documents are confusing and incomplete for example there is a reference to Room 10 not being shown.
- The overdevelopment may not have been properly authorised and documentation is inadequate.
- A Minute of a Planning meeting states that the application was welcomed in principle without saying who welcomed it and why it was welcomed given that previous applications had been refused.

Officer response to comments received: Disruption from building works are viewed as transitory and as such are not a reason for refusal in their own right. Any structure erected, albeit without planning permission, which is in existence for more than 4 years and has had no enforcement action taken

against it, is immune from enforcement. The section of the application form referred to in Section 18, relates to additional residential units (i.e. new dwellings) not the number of occupants of the existing residential home. The re-consultation has been carried out in accordance with statutory requirements 14 days were given for further comments to be made. Room 10 is shown on the first floor plans.

A petition against the proposal has also been received.

Northwood Residents Association July 2017- We endorse the comments made by a local resident which can be summarised as follows:

- This is within a conservation area and is an attempt to further expand a residential property;
- It will mean more road traffic, which is quite considerable at times;
- The proposed mass and positioning would add considerable bulk which is inappropriate within the Conservation Area;
- The proposal would represent significant intensification;
- The local Residents Association were advised that No 12 Eastbury Road had reached its development potential. This proposal is excessive; and
- This application should be robustly refused.

Internal Consultees

Access Officer:

No concerns from an accessibility perspective. Would request a condition with regard to Care Home Regulations.

(Officer response: an informative will be added as requested)

Tree/Landscaping:

No protected trees will be directly affected by the proposal. The only tree which may require some pre-emptive pruning is a Field Maple in the South-East corner of the site, where the first floor extension / working space required may conflict with some overhanging branches. The D&AS confirms that no trees will be removed and that landscape enhancements / new planting will be included as part of the development. No objection subject to conditions for tree protection and landscaping.

Conservation Officer:

BACKGROUND: This is a locally listed building of Arts and Crafts Design, one of a group in Northwood Frithwood Conservation Area. It has been a Nursing Home for some years and extended to the side and at ground floor with a number of extensions of varying descriptions.

A planning application in 2011 proposed a two storey rear extension on the northern side, and new ground floor extensions. The application was refused and dismissed on appeal on a number of grounds which included an unsatisfactory design, poor relationship with the existing building, excessive height and adverse impact on neighbouring amenity.

Pre-application advice was sought in 2016 for a scheme which sought to extend the building in the middle of the site rather than at the sides, but this was not considered appropriate in regard to the impact on the locally listed building, which has a prominent, original central gable at the rear.

On the North side, the advice given was that a 'substantially smaller more modest extension, of a reduced height, might go some way towards overcoming those concerns. This could potentially be done through the provision of a smaller increase in the height of the roof and provision of dormer windows to create roofspace accommodation rather than a full two-storeys with pitched roof as

previously proposed.'

On the South side, the advice was that 'every effort should be made to minimise the size, scale, bulk and height of this. This wing benefits from a particularly large hipped roof and it may therefore be possible to create roofspace accommodation through the provision of sensitively designed dormer windows. The extension must however be set back from the front (West) elevation of the main building, ideally only encompassing the footprint of the single storey wing.'

The scheme went through the application process and various amendments before the current design (Revision C, dated 10th November 2017) was devised. In this, the North wing has been greatly reduced in height and width, so that it does not obscure the original gable at the rear, and is not over dominant in views of the side or rear. The upper floor on the South wing has not been contained wholly within the existing roof form as advised, and this has led to a kink in the elevation along the boundary. However, provided the new roof is carefully detailed to match existing (and the drawings have been carefully annotated to show this) there would be no objection to it in design terms.

RECOMMENDATION: Acceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This is a long established care home facility. Local Plan, London Plan and NPPF policies seek to ensure a sufficient choice of housing provision is available for people with a broad range of housing needs. It is understood that the existing care home is currently oversubscribed and that there is a growing need for this type of accommodation within the area. To this end no objections are raised in principle to the extension of the property.

7.02 Density of the proposed development

Not applicable to this proposal.

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

The site falls within a Conservation Area and the building is also locally listed. Therefore the visual impact of any development proposals on the character or appearance of the existing site and the surrounding area will be particularly important considerations.

Policy BE4 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. Policy BE4 reflects the relevant legal duties.

Policy BE8 further advises that applications for planning permission will normally only be permitted if no damage is caused to the historic structure. Any additions should be in keeping with other parts of the building and any new external or internal feature should harmonise with their surroundings.

The proposal includes the replacement of the existing conservatory with a single storey centrally positioned rear extension and a new fire escape to the side. It also proposes two first floor extensions above the existing rear wings, infilling the existing side fire escape and installing new external steps to replace it. The Conservation Officer originally advised that the scale and design of the proposal was unacceptable. Both were too high and the width of the North extension encroached upon the prominent, original central gable at the rear of the property. The proposal has been amended to address those comments, with the scale of the North extension significantly reduced in height and width, retaining clear views to the

original central feature and the Southern wing reduced in height. Both extensions have incorporated the roof detail of the existing roof including sprocket eaves, bonnet hip tiles and rafter ends overhanging. As such it is considered that the proposal would respect the architectural character of the original building and the wider area and complies with the requirements of Policies BE4, BE8, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this proposal.

7.05 Impact on the green belt

Not applicable to this proposal.

7.07 Impact on the character & appearance of the area

Policies BE4 and BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. BE19 ensures new development complements or improves the amenity and character of the area. The NPPF (2012) also 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 property has been substantially extended in the past principally with a part two storey side extension and single storey rear projecting side wings. However the design and integrity of the main house remains largely intact and, as such, in accordance with the above policy requirements. The 2011 scheme also sought to extend above the Northern wing and in consideration of that proposal the Inspector advised "...the existing structure does not relate particularly well to the main building, although the visual impact is limited by its modest height. The introduction of the additional storey proposed would exacerbate the poor relationship, and its roof form in particular would be wholly out of keeping with that of the main building. Whilst only limited views of the extension would be achieved from the public domain, this unsympathetic addition would be visible from the rear elevation of no.14 Eastbury Road and the upper floors of Carew Lodge to the South. As a result, I consider that it would also degrade the character and appearance of the CA." The current proposal is less deep and the design significantly modified to integrate the extensions with the original dwelling. The roof lines are set down from the main ridge height, with subordinate eaves level. Therefore in terms of appearance, although increasing the scale of the extensions on the property, these now relate to the original building and as such would respect the character and appearance of the wider Conservation Area. As such the proposal would comply with Part 1 Policy BE1 and HE1, and Part 2 Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012) and guidance in HDAS: Residential Layouts.

7.08 Impact on neighbours

Policies OE1, OE3 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 breach the 45 degree guideline when taken from the rear elevation of the neighbouring dwelling, ensuring no 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).

To the South the proposed extension sits above the existing projection, which extends approximately 5.3 m beyond the adjacent property at nos. 1 and 2 Carew Lodge. The extension would raise the height of the building from 6.55 m to 7.9 m set back 1.25 m from the shared boundary and 2.75 m from the side wall. Although this is an increase in height of

1.45 m, the proposal does not appear to compromise a 45 degree line of sight from the nearest first floor windows and is not considered to significantly increase the loss of amenity to the occupiers of those properties. To the front of this is no.10 Eastbury Road and it is noted that this has a number of side facing windows. It is not clear whether these serve habitable rooms and no representation has been submitted by the occupiers to raise any specific concerns, however as these face towards the flank wall of the original property, with the extension to the rear, it is not considered that it would significantly impact on the amenity of those occupiers. The building forming nos. 3 -7 Carew Lodge is situated to the East approximately 8 m away from the end of the South wing. This building is set at an angle to the application site, with the elevations facing directly towards the rear of Eastbury Nursing home blank wall. The windows of these properties face towards the end of the garden such that the proposed extension to the South side would not be visible.

To the North the proposed first floor side extension would be approximately 8.5 m from the flank wall of 14 Eastbury Road. There are no principle habitable room windows on the Southern flank wall of that house and furthermore, the proposal would not breach a 45 degree line of sight taken from the rear habitable room windows at 14 Eastbury Road closest to the side boundary with the application property. It is noted that the Inspector in consideration of the previously refused scheme advised that the proposed extension would increase the overall height and massing of the building considerably with its top section visible above the hedge when viewed from no. 14. This proposal has reduced the depth of the rear projection by 1.7 m with a much more sympathetically designed roof, with lower eaves and a much less bulky appearance. Having regard to this, it is not considered that the proposed extension would result in a significant loss of outlook to the occupiers of that property.

14 Eastbury Road has South facing ground floor windows set within a single storey rear extension. These windows are approximately 17 m from the Northern flank wall of the application property, with a high fence and well established higher hedge along the shared boundary. It is therefore considered that the proposed first floor side extension would not represent a visually intrusive and overdominant form of development when viewed from these windows. Furthermore, the proposed first floor side fire escape door giving access to the replacement fire escape is set further back than the existing stairs and first floor terrace and will face the flank wall of no. 14. This is not considered to increase any overlooking to the existing arrangement and could be conditioned to be obscure glazed if all other aspects of the proposal are acceptable. As the application property lies to the South of 14 Eastbury Road, the proposal would result in some increase in overshadowing, particularly during the afternoon hours. However, this increase is not considered to be so significant over and above that created by the application property.

Overall, it is considered that the proposal would not harm significantly the residential amenities of adjoining occupiers in accordance with policies BE20, BE21 BE24 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012).

7.09 Living conditions for future occupiers

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.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM14 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012) requires developments to comply with the Council's Car Parking Standards, although this policy predates the National Planning Policy Framework. This requires the establishment of criteria to be considered when setting local parking standards including the accessibility of

the development and the availability of and opportunities for public transport.

The site has a use classification of C2 Nursing Home with a requirement to provide 1 space per 4 resident bed spaces. The proposal would provide 4 additional bedspaces to the existing 15 and as such would require a total of 5 parking spaces. The existing on site parking provision is 7 parking spaces which is in excess of the maximum requirements and as such is acceptable. Therefore, the proposals are considered to be compliant to the Council's policies AM7 and AM14 of the Council's Local Plan Part 2.

7.11 Urban design, access and security

Issues relating to design have been addressed within the 'Impact on the character & appearance of the area' section above. Issues relating to access have been addressed within the 'Disabled Access' section below.

7.12 Disabled access

The Council's Access Officer has raised no objections to the proposal subject to a condition that it would comply with the relevant British Standards.

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, Landscaping and Ecology

The Landscape Architect has confirmed that they have no objections to the proposal, subject to a condition for the provision of a landscaping scheme.

7.15 Sustainable waste management

Not relevant to this application.

7.16 Renewable energy / Sustainability

Not relevant to this application.

7.17 Flooding or Drainage Issues

Not relevant to this application.

7.18 Noise or Air Quality Issues

It is considered that the proposed intensification of the use would not adversely impact on neighbouring residents' enjoyment of their gardens and use of garden areas to justify the refusal of this application. As such the proposal would comply with Policies OE1 of the Unitary Development Plan 'Saved Policies' November 2012.

7.19 Comments on Public Consultations

The third party comments are addressed in the report.

7.20 Planning Obligations

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

Presently calculated the amounts would be as follows;

LBH CIL £13,622.28

London Mayoral CIL £5,333.81

Total CIL £18,956.09

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

None

10. CONCLUSION

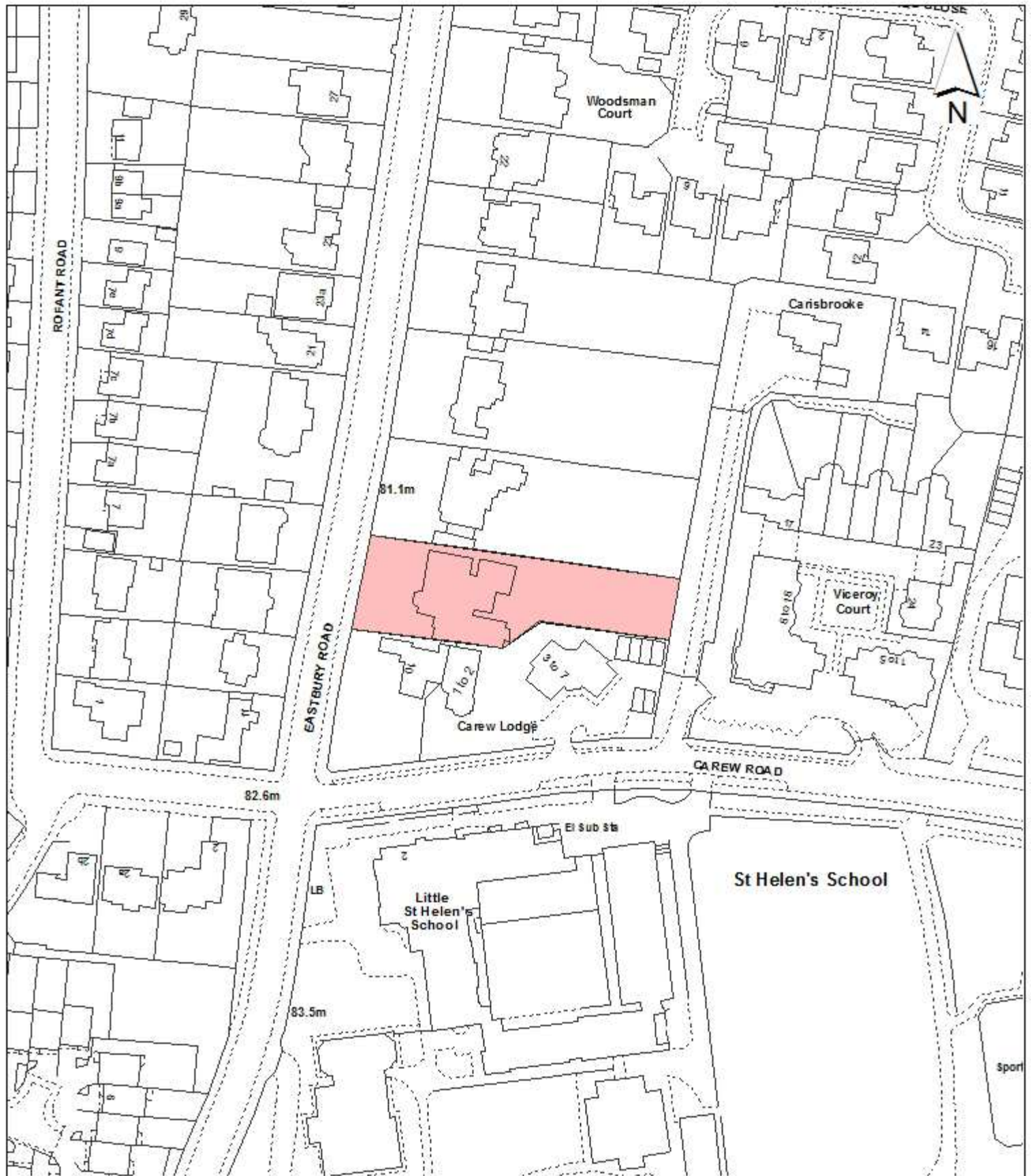
No objections are raised to the principle of the development. The proposed design as amended is considered sympathetic to the character and appearance of the original dwelling and the wider Conservation Area and is not considered to significantly impact the amenity of the neighbouring occupiers.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (July 2016).
Supplementary Planning Document HDAS: 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:

Eastbury Nursing Home

Planning Application Ref:

1901/APP/2017/2235

Planning Committee:

North Page 22

Scale:

1:1,250

Date:

February 2018

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address MIDHURST COTTAGE HIGH ROAD EASTCOTE

Development: Part single and part two storey rear extension.

LBH Ref Nos: 73006/APP/2017/3705

Drawing Nos: ZS.PA.2017.A101 Rev P03
ZS.PA.2017.A103 Rev P03
ZS.PA.2017.A102 Rev P05
ZS.PA.2017.A104 Rev P04
Location Plan

Date Plans Received: 12/10/2017

Date(s) of Amendment(s): 11/10/2017

Date Application Valid: 12/10/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached property situated on the North side of High Road with the principal elevation facing South East. There are a total of 8 properties here fronting the High Road which run in a slight stagger to one another with some having been extended over the years, whilst others have not. The property is a brick built two storey dwelling set under a main hipped roof. To one side is an integral garage set under a cat-slide roof projecting down from the main roof which also has a dormer window under a flat roof set in this roof slope. There is a small roof canopy cover over the front entrance. To the front is a good sized garden area which is laid to lawn and a hard-standing driveway leading to the garage. To the rear is a small patio section and a landscaped rear garden surrounded by mature trees and hedges with the majority laid to lawn.

The adjacent property to the South West, Long Meadow, has a single storey rear extension with a pitched roof that extends beyond the rear elevation of the application site. To the North East, Wynnstay has a rear conservatory. The street scene is residential in character and appearance comprising on the whole detached properties of varying design and styles in good size plots.

The application site is located within the Developed Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application is seeking planning permission for a two storey rear extension.

The submitted plans illustrate that the proposal will extend to 6 metres at ground floor level across the full width of the rear elevation and a maximum of 4 metres at first floor level. The first floor rear elevation has now been reduced in width to 5.74 metres which is now set in by 4 metres from the North East corner. The single storey element is set under a flat roof 3 metres high.

It is noted that the ground floor element has already been granted planning permission under reference, 73006/APP/2017/2414.

1.3 Relevant Planning History

73006/APP/2017/2414 Midhurst Cottage High Road Eastcote

Single storey rear extension.

Decision Date: 12-09-2017 **Approved** **Appeal:**

Comment on Planning History

73006/APP/2017/2414 - Single storey rear extension with 2 roof lanterns above measuring 6 metres deep, no wider than the existing house and 3 metres high with a flat roof. The single storey rear extension would be set in 1.9 m from the side boundaries. The proposal comprises a kitchen/dining room and materials would match the existing house. Approved at Committee on 14.09.2017.

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

5 neighbouring properties along with Northwood Hills and Eastcote Residents Association were notified of the proposed development by letter on 19.10.2017. A site notice was displayed to the front of the site on 27.10.2017.

Following the receipt of revised plans the application was re-consulted for an additional 14 day period and consultation closed on 18.01.2018.

Further revisions were received and a further reconsultation was undertaken for a 14 day period on 24th Jan 2018, which ended on 7th Feb 2018.

A petition with 33 signatures was received which objects to the proposal and asks for it to be refused.

By the close of the consultation periods 4 households had objected to or made comments on the proposed development.

The objections from the first consultation are summarised as the following:

- the single storey rear extension was approved by the Planning Committee despite objections from the immediate neighbours and the majority of the residents in Larkwood Rise and High Road.
- in the presentation to Committee for the last application it was stated that this was likely to be but the beginning of several further planning applications.
- this would result in over development of the site.
- if the planning applications had been submitted all together this would have been refused - 'planning by stealth'.
- hope that this extensive building programme is not permitted thus preventing spoiling a rural environment which the residents of Larkwood Rise and High Road Eastcote have preserved.

- inaccuracies in the drawings/statements.
- matching the existing bricks should be old London stocks.
- 2nd storey will extend beyond the adjacent corner of our house and the bulk mass will increase the impact considerably.
- new 1st floor window on the side adjacent to Long Meadow which will cause overlooking and privacy issues.
- Wynnstay, South Lawn and Eversholt are also impacted by removal of trees and overdominance of the new building with loss of light to Wynnstay.
- proposed crown roof will change the existing character of the house and road and allow further extension into the loft.

The following additional comments were received during the reconsultation stating:

- proposal still grossly overdominates the view from their property and will cause overshadowing.
- now be a side bedroom window overlooking property and outdoor area.
- would 'destroy' the original road plan with staggering at the rear of the houses.
- should the application be approved conditions added to remove p.d rights, ensure London stock bricks are used and; a Party Wall Agreement is mandated and that the applicant pays the neighbouring properties costs to employ Independent Surveyors both before and after the development has been completed.
- Request that the external alteration changes now proposed are not allowed.
- If plans are approved request an obscure glazing condition that all bathroom, shower room and bedroom windows on the side elevations are permanently obscure glazed and non opening below 1.8 m.
- The bedroom on the left elevation had swapped places with the bathroom on the right elevation AND an additional 3rd window which directly overlooks the French doors and patio of Long Meadow had been put in the left elevation This additional window is for the rear bedroom which already has 2 good size rear facing windows on the plans. We do not think it is very democratic that a material change externally which greatly affects a neighbouring property should be allowed during this re-consultation period although we accept that changes to the internal layout are reasonable.
- Due to inaccurate annotation, the plans sent on 11/1/18 were corrected and are dated 12/01/18. We note on these plans of 12/01/18 that very belatedly the inaccurate measurement to the Long Meadow boundary on all previous drawings before 11/01/18 has been corrected to 1.6 m from 1.9 m and, therefore, also question if such a large ground floor extension (Ref 73006/APP/2017/2414) would have been approved if the correct proximity had been presented.
- Request external changes on plans dated 12.01.18 i.e. a 3rd window on the left elevation are not allowed and that the approval of 73006/APP/2017/2414 is reviewed.
- If plans are approved request that it is a stated condition that all windows (bathroom, shower room or bedroom) on side elevations are permanently of obscure/frosted glass and non-opening below a height of 1.8m.

OFFICER COMMENTS:

These objections are duly noted and the relevant planning matters will be considered in the main body of the report below. It should be noted that this application seeks planning permission for a 'two storey rear extension' and as the plans illustrate, includes the ground floor extension. Therefore in determining this application the existing grant of planning permission will be a material planning consideration. Amended and accurate plans have also been received. The amended plans also illustrate the set in to be 1.6 metres from the side boundary with Long Meadow. Party wall agreements are not a matter for consideration under this planning application and should be addressed through the appropriate channels

elsewhere.

All appropriate and necessary conditions would also be included with any grant of planning permission.

Concerns have been raised regarding public consultation, but the Council has sought to reconsult on revisions with local residents as and when they are received.

EASTCOTE RESIDENTS ASSOCIATION :An objection was received confirming their support for the previously submitted objections (overdevelopment) and requesting the removal of permitted development rights.

NORTHWOOD HILLS RESIDENTS ASSOCIATION: raised objections and requested that the application be re-consulted on with regard to revisions received in December 2017; the comments are summarised below:

1) While the plans shows the proposed windows on the first floor which will overlook the neighbouring property (Long Meadow) the size of the larger window does not seem to have been disclosed.

2) We believe the proposed development, if approved, will significantly impact the amount natural light to the lower level, patio area and garden of the neighbouring property, Long Meadow. No evidence has been produced to show this is not the case.

3) The plans propose a second floor extension across the whole of the rear of the property. Neighbouring properties have only been permitted to build second floor extensions across part of the rear of the property.

4) This clear is a over development, over dominance of the property

5) The proposal to be lacking in detail , accurate drawings and statements and the

6) We note that the applicant has submitted two planning applications 73006/APP/2017/3705 and 73006/APP/2017/2014 and believe that this is perhaps an attempt to mislead the Planning Officers and Members of the Committee and mask the overdevelopment of the site.

We request that the proposal be refused. Additionally, should the Committee determines to approve these plans we request

1) this be subject to all Permitted Development Rights are removed (to stop further overdevelopment) and all glazing to windows on the side elevations be of frosted obscure glass.

2) This be subject to agreement that the applicant pays the neighbouring properties costs to employ an Independent Surveyors cost both before and after the development has been completed. Required due to the close distance between the properties.

FURTHER COMMENTS FROM RESIDENTS ASSOCIATION STATING:

"On the basis of A102 Rev P03, we ask why side elevation windows to the now designated bedrooms 2 & 3 need to be installed at all, as both rooms are shown as having rear elevation windows as well. However, if these side windows must remain to meet valid planning criteria, we ask for your confirmation that, as indicated in your email, any approval of this application will add the condition that all windows that are approved on the side elevations of the property must have obscured glass and be non-opening below a height of 1.8 metres, this to include for the side windows to bedrooms 2 & 3 and to the bathroom and ensuites, as now shown. Your original Officer's Report stated the option for a condition of obscured glass but this was not followed through as an actual condition of approval in that document, nor was the non-opening element mentioned."

INTERNAL COMMENTS

Conservation - October 2017

This application would have no bearing upon the nearby Eastcote Village Conservation Area.

Jan 2018

No impact on any known heritage assets, no comments.

OFFICER COMMENTS:

The site is outside the Conservation Area whose boundary is on the other side of High Road at the front of the property. Even if Policy BE4 were to be applied, and which reflects the relevant legal duties and assessments of impacts upon the settings of such areas, this is for a proposal to the rear of the property and would cause no harm to the character and appearance of the conservation area.

Landscape Officer October 2017

Comment: This site was the subject of a previous application, ref. 2017/2414, which was approved. The response to the planning questionnaire (Q7) states that no trees will be affected by the development. However, site photographs indicate that there are trees / tall hedge to the rear / side boundary which will be close to the proposed extension. These trees should be protected from accidental damage during the construction operations. Recommendations: No objection subject to conditions RES8 and RES10.

Jan 2018

Comment: No trees or other landscape features of merit will be directly affected by the proposal. Care should be taken to protect the neighbouring tree from any indirect damage resulting from the building operations. Recommendation: No objection subject to conditions RES8 and RES10.

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

Part 2 Policies:

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

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to

	neighbours.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues to be considered are the effect of the proposal on the character and appearance of the original building, its impact on the surrounding area, any potential impacts on the amenities of the adjoining occupiers and the requirements of future occupants of the dwelling.

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.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Paragraphs 6.2 and 6.3 of the HDAS SPD specify that any two storey/first floor rear extension will only be considered acceptable where they do not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring properties. Paragraph 6.4 of the HDAS SPD specifies that where the 45 degree line of sight criteria can be met, then two storey rear extensions at detached properties should not exceed a maximum depth of 4 metre. Paragraph 6.6 of the HDAS states the height of the extension should not normally exceed the height of the existing building. The roof lines of the extension should normally be parallel to those of the existing building and the eaves line.

The proposal has been revised and amended drawings submitted illustrate the complete removal of the crown roof element and reduction in the width at first floor level. The submitted plans illustrate that the proposal will extend to 6 metres at ground floor level across the full width of the rear elevation and a maximum of 4 metres in width at first floor level. The first floor rear elevation measures 5.74 metres in width which is set in by 4 metres from the North East corner. The single storey element is set under a flat roof 3 metres high. Amended plans confirm that the dwelling is set in 1.6 metres from the boundary to the West and 1.9 metres to East.

It is noted that the ground floor element has already been granted planning permission under reference, 73006/APP/2017/2414. The previous officer's report confirmed that adjoining properties have been extended to the rear or have single storey extensions that extend beyond the rear elevation of Midhurst Cottage. Taking into consideration the overall size, scale, orientation height, design and the 1.6 metre and 1.9 metre set in from the side

boundaries, the proposal would not result in an unacceptable impact on Long Meadow or Wynnstay in terms of unacceptable; overdominance, causing overshadowing, loss of light and loss of outlook.

With regard to the first floor element proposed under this application, the proposal is in accordance with HDAS requirements as it would extend to a maximum of 4 metre from the rear elevation. This would not run the full width and would be 5.74 metres wide which would ensure it would be set in from the North East corner by 4 metres. This ensures that the proposal would not impinge any of the 45 degree lines taken from either neighbouring property.

The roof form has now also been significantly revised and importantly the crown roof element has been removed together with the reduction in width at first floor level. This results in a much more sympathetic design which maintains the integrity of the original dwelling and provides a subservient extension.

It is considered that the proposed extension taken in its entirety would not represent a visually over-dominant or unsympathetic form of development that would detract from the character, appearance and architectural composition of the original house. The proposal would therefore be in compliance with Policy BE1 of the Council's Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15, BE19 and BE21 of Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The proposal by virtue of its height, depth and set-in dimensions would not result in any unacceptable impact on the residential amenities of the neighbouring dwellings to the South and to the North by reason of unacceptable; over-dominance, overshadowing, visual intrusion, loss of light and outlook.

Following the objections and concerns raised in regards to the size and position of the side windows on the West elevation, the internal layout has been revised which results in the change to the fenestration to the side elevation on the West. Three small obscure glazed windows are proposed in the western flank elevation facing Long Meadow and all serve non-habitable rooms such as en-suites. The two proposed side windows on the Eastern flank elevation would be for an en-suite and a small secondary window for a habitable room. All of these windows are proposed to be conditioned to be permanently obscurely glazed. It is considered that the proposal would therefore not have any detrimental impact on the residential amenities of the occupiers of the neighbouring properties, and would accord with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy BE23 states all extensions should provide or maintain external amenity area which is sufficient to serve the occupants of the property in terms of its size and usability. The application site would maintain a rear amenity area of well over 100 square metres to continue to accord with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (December 2008).

The parking provision remains unchanged and therefore would continue to accord with Policy AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (December 2008).

Given the above considerations, this application, as amended, is considered to be acceptable and is therefore recommended for approval, subject to conditions. Given the alterations currently recommended for approval, it is considered necessary to impose a separate condition restricting any further development under certain permitted development hereafter. This would also help to ensure that issues regarding privacy and overlooking can be controlled and monitored in the long term.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, numbers ZS.PA.2017.A101 Rev P03, ZS.PA.2017.A102 Rev P05, ZS.PA.2017.A103 Rev P03, ZS.PA.2017.A104 Rev P04

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 HO5 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 Long Meadow and Wynnstay.

REASON

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

5 HO6 Obscure Glazing

All new proposed windows on both side elevations facing Long Meadow and Wynnstay shall be glazed with permanently obscured glass with no less than Level 4 Obscurity on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

7 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.

8 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)

9 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 Schedule 2, Part 1, Class A,B,C,D,E (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s); nor any 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)

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 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 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 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.

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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

Part 2 Policies:

HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction

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

by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The

Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

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

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

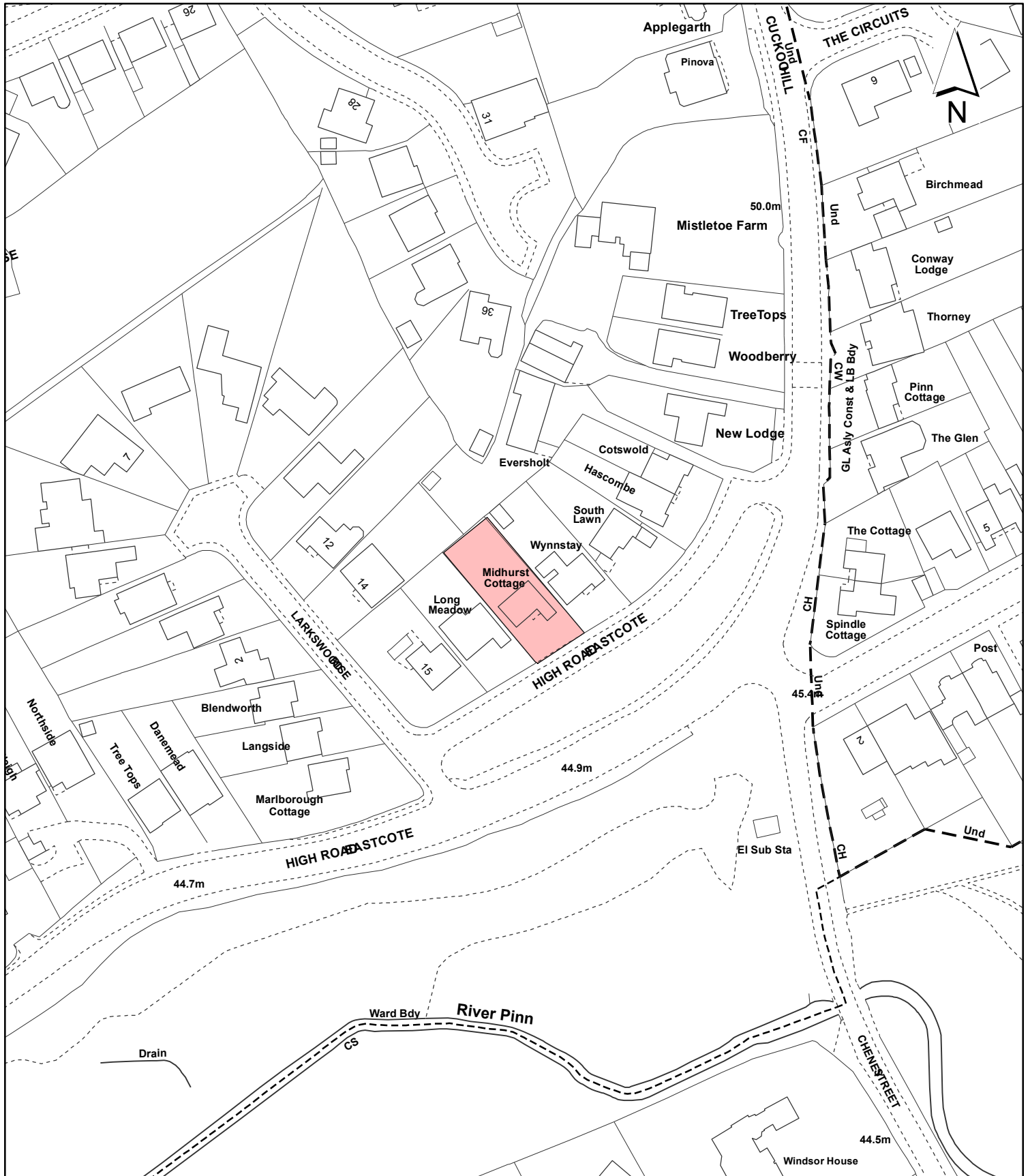
D) No bonfires that create dark smoke or nuisance to local residents.

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Hardeep Ryatt

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Midhurst Cottage
 High Road**

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

Planning Application Ref:
73006/APP/2017/3705

Scale:
1:1,250

Planning Committee:
North Page 37

Date:
February 2018



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address	ST MARTINS HOUSE THE RUNWAY RUISLIP		
Development:	Change of Use of existing office building to residential. Formation of additional two storeys over existing single-storey building to provide 9 residential flats (8 x 2 bedroom, 1 x 3 bedroom) with associated roof garden		
LBH Ref Nos:	61166/APP/2017/1786		
Drawing Nos:	ST MART/PL06F ST MART/PL07F ST MART/PL03 ST MART/PL01 Design & Access Statement ST MART/PL04H ST MART/PL05I		
Date Plans Received:	15/05/2017	Date(s) of Amendment(s):	05/01/2018
Date Application Valid:	31/05/2017		29/01/2018 15/05/2017

1. SUMMARY

The proposed development makes efficient use of the site in providing a suitable level of residential development that would not adversely impact upon the character and appearance of the surrounding area or the amenities of neighbouring residents.

The application is accordingly recommended for approval subject to a legal agreement securing a restriction to prevent future occupants applying for a parking permit within existing and future CPZ's.

2. RECOMMENDATION

1. That delegated powers be given to the Head of Planning and Enforcement to confirm planning permission is granted 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 OBLIGATION

1. A legal agreement to prevent future occupants applying for car parking permits.

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 Officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) If the Legal Agreements have not been finalised by the 28th of February 2018 (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 the application for the following reason:

'The applicant has failed to provide measures to prevent additional parking stress being generated within the surrounding road network. The proposal therefore conflicts with the Policies AM 7 and AM 14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).'

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 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:-

ST MART/PL04H;
ST MART/PL05I;
ST MART/PL06F;
ST MART/PL07F;

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 COM6 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 know 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 BE 13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November

2012)

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of roof garden privacy screening 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 BE 13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 COM9 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 including roof garden planting.
 - 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 Covered and secure refuse storage
 - 2.b Covered and secure cycle storage for at least 18 bicycles.
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts providing 12 car parking bays (including demonstration that 2 car parking spaces are served by an active electrical charging point and a further 2 are served by passive facilities) and at least one disabled parking bay.
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/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

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 BE 13, BE 38

and AM 14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015)

6 COM14 No additional internal floorspace

No additional bedrooms shall be formed within any unit hereby approved.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and external amenity facilities can be provided on the site, in accordance with Policies AM 14 and BE 23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 COM21 Sound insulation /mitigation

The development shall not begin until a scheme for the control of noise transmission between units within the proposed building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other 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 occupants of units within the approved building in accordance with policy OE 1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

8 RPD14 Glazing to balconies

Roof garden screening shall be provided and shall be glazed with permanently obscured glass on the rear section of the roof garden, facing Bourne Court for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE 24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

All first and second floor windows on the rear elevation (facing to the west) 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 BE 24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 H8 Surfacing and marking out of access/parking/servicing areas

The development shall not be occupied until the access roads, parking and servicing areas shown on the approved plans have been drained, surfaced and marked out in accordance with details to be submitted to and approved in writing by the local planning authority. Thereafter these areas shall be permanently retained and used for no other purpose.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM 14 of the adopted Hillingdon Local Plan: Part Two

Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

11 H3 Vehicular access - construction

The building hereby permitted shall not be occupied until the vehicular means of access has been constructed in accordance with the approved plans. Thereafter, the vehicular means of access shall be retained and kept open for users of the building.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM 14 of the adopted Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

12 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development..

REASON

To prevent overlooking to adjoining properties and in the interests of visual amenity in accordance with policies BE 13 and BE 24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

13 NONSC Non Standard Condition

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority.

Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM 14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

14 COM29 No floodlighting

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

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE 13 and OE 1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

15 COM31 Secured by Design

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

REASON

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

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

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.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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 4.2	(2016) Offices
LPP 5.10	(2016) Urban Greening
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.13	(2016) Sustainable drainage
LPP 6.9	(2016) Cycling
LPP 6.13	(2016) Parking
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture

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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

4 173 **Community Infrastructure Levy (CIL) (Granting Consent)**

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

5 113 **Asbestos Removal**

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

6 115 **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.

7 123 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.

8 143 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

9 144A Prevention of Litter

You should ensure that your premises do not generate litter in the streets and nearby areas. Sections 93 and 94 of the Environmental Protection Act 1990 give local authorities the power to serve 'Street Litter Control Notices' requiring businesses to clear up the litter and implement measures to prevent the land from becoming littered again. By imposing a 'Street Litter Control Notice', the local authority has the power to force businesses to clean up the area in the vicinity of their premises, provide and empty bins and do anything else which may be necessary to remove litter. Amendments made to the 1990 Act by the Clean Neighbourhoods and Environment Act 2005 have made it immediately an offence to fail to comply with the requirements of a Street Litter Control Notice, and fixed penalties may be issued as an alternative to prosecution.

Given the requirements of the Clean Neighbourhoods and Environment Act 2005, you are advised to take part in Defra's Voluntary Code of Practice for 'Reducing litter caused by Food on the Go', published in November 2004.

Should you have any queries on the above, please contact the Environmental

Enforcement Team within the Environment and Consumer Protection Group on 01895 277402 at the London Borough of Hillingdon.

10 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is occupied by a detached single-storey building which currently houses offices. The building has red and yellow brick elevation walls, with the front elevation having been painted white. The main structure has a corrugated metal gable ended roof with a shallow slope pitch. A single-storey flat roof extension has been made to the southern elevation. The building frontage is positioned close to the highway, with a narrow section of concrete surfacing to the front which is currently being used for car parking. There is also a hard surfaced parking area to the south of the building which is accessed by a wide section of dropped kerb. The rear boundary of the site is marked by approximately 2.4 metre high metal palisade fencing.

The site is located on a cul-de-sac which branches off from Station Approach, which is a Local Distributor road which links West End Road (A 4180) with Victoria Road. The road is lined by buildings accommodating a mix of office and residential uses with the dwellings being housed in former office buildings that have been converted following applications for prior approval for change of use from office to residential.

Buildings are positioned in a broadly linear arrangement with a small set back from the pavement. The design and scale of buildings varies along the course of the street although flat roof structures are the most common, with these generally being two to three storeys in height.

Some buildings have a small amount of bay parking to the front but the majority of parking is provided to the rear of buildings.

The site backs on to the Bourne Court site, which has recently been granted permission for redevelopment to provide 69 residential flats housed within 3 separate 2/3 storey blocks.

Although the site has a low PTAL score of 2, it is within 200 metres of South Ruislip Underground Station.

3.2 Proposed Scheme

The proposal involves extensions to the existing building in the form of two additional storeys to form a three-storey flat roof structure. The building footprint would not be increased and part of the ground floor would be removed to allow for undercroft parking to be provided. The use of the building would also be changed to residential and a total of 9 flats would be accommodated within the building, consisting of the following:-

1 x 3 bedroom flat;
8 x 2 bedroom flats;

Parking for 12 cars would be provided towards the southern end of the site, within the existing hard surfaced parking area, which would be extended into the proposed undercroft area.

The site frontage would be soft landscaped as would the western boundary and the area to the rear of the building. External amenity space would be provided in the form of a roof top communal garden which would be enclosed by a parapet wall and additional screening.

The building would have a single core with a stair case and two lifts which would provide access to all floors, including the roof top communal garden.

3.3 Relevant Planning History

61166/APP/2006/3004 St Martins House The Runway Ruislip

ERECTION OF THREE STOREY OFFICE BUILDING WITH GROUND FLOOR PARKING (INVOLVING DEMOLITION OF EXISTING OFFICE BUILDING)(OUTLINE APPLICATION).

Decision: 29-12-2006 Refused

61166/APP/2007/3804 St Martins House The Runway Ruislip

ERECTION OF TWO STOREY OFFICE BUILDING WITH GROUND FLOOR PARKING (INVOLVING DEMOLITION OF EXISTING OFFICE BUILDING) (OUTLINE APPLICATION FOR SITING, DESIGN, LANDSCAPING AND MEANS OF ACCESS ONLY).

Decision: 11-02-2008 Refused **Appeal:** 24-11-2008 Dismissed

61166/APP/2013/2509 St Martins House The Runway Ruislip

Single storey rear extension and creation of first floor involving alterations to elevations and access improvements (Outline Application with all matters reserved)

Decision: 04-11-2013 Approved

Comment on Relevant Planning History

An application for a three-storey office building was refused under 61166/APP/2006/3004. However, the refused scheme was taller than the proposal owing to the use of a pitched roof and also interrupted the building line within the street as the building frontage was to be brought forward.

The current scheme addresses the previous reasons for refusal.

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.E5 (2012) Town and Local Centres

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.
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- LE4 Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- SPD-NO Noise Supplementary Planning Document, adopted April 2006
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- 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 4.2 (2016) Offices
- LPP 5.10 (2016) Urban Greening
- LPP 5.11 (2016) Green roofs and development site environs
- LPP 5.13 (2016) Sustainable drainage
- LPP 6.9 (2016) Cycling
- LPP 6.13 (2016) Parking

- LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 7.3 (2016) Designing out crime
- LPP 7.4 (2016) Local character
- LPP 7.6 (2016) Architecture

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- **27th June 2017**
- 5.2** Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site notices were displayed on The Runway and Bourne Court. In addition, neighbouring residents were sent letters notifying them of the proposed development and inviting comments.

No letters of representation have been received from members of the public.

NATS:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria.

Internal Consultees

HIGHWAYS:

With 8x2b flats+1x3b flat there are now 12 car parking spaces which is acceptable in meeting the Council's policies given the site has a PTAL of 3 (moderate).

There should be 18 secure covered cycle parking spaces provided on site (condition) along with 20% active and 20% passive EVCP (condition).

There should also be a S106 agreement restricting resident's access to parking permits. On the basis of the above comments I do not have significant highway concerns over the proposals.

FLOODING & DRAINAGE:

There will be no alteration to the footprint of the building so there is no objection on flood risk or drainage reasons.

LANDSCAPES:

There is a line of conifers on the western boundary. While providing screening between the sites, these trees are of no particular merit and there are no protected trees nearby.

The proposal includes off-street parking along the front of the site and narrow wedges of external space to the rear at ground level. Amenity space is to be provided on the roof and the ground level spaces enhanced with hard and soft landscape. No details have been provided at this stage although trees / large shrubs have been indicated at roof level.

If the application is recommended for approval, a high quality landscape scheme will be required to mitigate for this urban site with its limited external amenity space. An intensive green roof should be provided which provides attractive and accessible amenity space.

No objection subject to conditions RES 9 (parts 1,2,3,4,5 and 6).

ACCESS OFFICER:

I have reviewed the application and have no comments to make.

CORPORATE PROPERTY (consulted as adjoining land in LBH ownership):

No comments received.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within an established built-up area which is not subject to any special designations or constraints that would restrict or prohibit development.

The site is considered to represent 'brownfield' land as it has been completely built upon through a combination of the existing office building and the surrounding hardstanding. Para. 17 of the National Planning Policy Framework (NPPF) sets out a series of overarching core land use planning principles. One of these principles states the following:-

'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;'

The site is not within any specially designated area or sensitive area in terms of environment and ecology and is hard surfaced or built upon in its entirety. It is therefore considered that it should not be regarded as possessing high environmental value.

It is considered that the proposal represents an efficient and appropriate re-use of previously developed land and that principle of the proposed development is therefore acceptable.

LOSS OF OFFICE USE:

The site is not located within an Industrial and Business Area (IBA). The proposal involves the removal of the existing building and replacement with residential development. Policy LE 4 of the Local Plan sets out circumstances in which the loss of a commercial use outside of an IBA would be acceptable, these being as follows:-

(i) the existing use seriously affects amenity, through disturbance to neighbours, visual intrusion or an adverse impact in the character of an area; or

(ii) the site is unsuitable for industrial redevelopment because of the size, shape, location or lack of vehicular access; or

(iii) there is no realistic prospect of the land being used for industrial and warehousing purposes in the future; or

(iv) they are in accordance with the council's regeneration policies for an area.

The current office use does not result in any unacceptable negative impact upon amenity. The site is considered to be suitable for office use and to be accessible.

However, numerous former office buildings on The Runway, adjoining the site, have been converted from office to residential under prior approval legislation. As a result, the long term use of this employment site for other employment uses is limited as the use of the site for intensive commercial uses would be resisted due to its impact on residential occupants.

There is also extensive availability of purpose built office space which would be more desirable than the existing building.

In addition, it must be noted that the existing building could currently be converted to residential accommodation under Change of Use Prior Approval legislation, without requiring planning permission. It is considered that a purpose built residential building would provide better living standards for future occupants and would also provide a more positive contribution to the character and appearance of the surrounding area by way of associated enhancements such as landscaping. This is supported by para. 7.3.9 of the London Plan Housing SPG (2016) which states that:-

'change of use from office to residential floorspace under permitted development rights can lead to sub-optimal planning outcomes when compared with the comprehensive, planned redevelopment...' and that 'it may also fossilise aged and unattractive buildings in important townscape areas and at the same time potentially hinder land assembly and more comprehensive and higher density forms of redevelopment.'

As such, the change of use of this site to provide more efficient redevelopment is considered to be acceptable.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to optimise housing potential and includes a sustainable residential quality (SRQ) matrix for calculating the optimal density of residential development of a particular site. Optimal density levels vary based on the Public Transport Access Level (PTAL) score for the area in which the site is located, the character of the area (central, urban or suburban) and the type of accommodation being provided (based on the amount of habitable rooms per unit).

It is considered that the site is located within an urban setting, as defined within notes to Table 3.2 of the London Plan (2016) due to the surrounding area including a mix of uses and the proximity to main arterial roads as well as South Ruislip Underground Station.

The PTAL score for the site is 2 which identifies the area as having moderate level of public transport accessibility. Having consulted the matrix, the optimal residential density for the development of this site to provide what equates to an average of 3.1 rooms per dwelling would therefore be between 55 to 145 units per hectare or 200 - 450 habitable rooms per hectare.

The proposal involves the provision of 9 residential units on a site which has an overall area of approximately 698 m² (0.07 hectares). The density of the proposed development therefore equates to approximately 126 dwellings per hectare or 398 habitable rooms per hectare. The development can therefore be regarded as representing an optimal use of the site, towards the middle recommended density spectrum.

The proposed development is therefore considered to represent an optimum development of the site.

It is therefore considered that the proposed development accords with London Plan (2016) Policies 3.4 and 3.5.

DWELLING MIX:

Policy H 4 of the Local Plan states that 'wherever practicable a mix of housing units of different sizes should be provided in schemes of residential development including in particular units of one or two bedrooms.'

The proposed development consists largely of 2 bedroom flats, with one 3 bedroom unit provided. As such, it provides a number of 2 bedroom units which are specifically mentioned within the Policy as being in demand. Whilst the development does not provide a broad mix of dwelling sizes, the modest size of the development has to be taken into account as this reduces flexibility to provide different sized units.

Furthermore, the site constraints mean there is not a great deal of room for amenity space and the location close to South Ruislip Station and within South Ruislip Local Centre means the area is more suited to development of this nature due to the expected tenure. This is a consideration that is identified within para. 7.4.9 of the London Plan Housing SPG

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

Not applicable as the site is not within any area subject to heritage designations or within close proximity to any such area or building/structure.

7.04 Airport safeguarding

NATS have been consulted on the application and raised no objection.

7.05 Impact on the green belt

Not applicable as the site is not within, or within close proximity of, the green belt.

7.07 Impact on the character & appearance of the area

The proposed development would result in the loss of an existing single-storey office building which does not possess any architectural merit and, given its modest size, does not provide any significant contribution towards the character and appearance of the street scene.

The Runway is flanked by buildings of a variety of designs and scales, with two and three-storey flat roof structures being the most common presence. The majority of buildings are office blocks that either continue to accommodate office use or have been converted to residential dwellings with minimal external alterations made, due to the works being carried out under Change of Use Prior Approval rights.

The proposed building would occupy a similar footprint to the existing building and, as a result, the spatial characteristics of the site would be maintained, with the building assimilating within the existing building line on The Runway and the important visual gap between the building occupying the site and 2 The Runway being maintained. Whilst the site is compact and there are neighbouring buildings within close proximity, this is a recognised characteristic within the wider surrounding area, which has been densely developed.

The height of the proposed building is greater than that of the existing but is consistent with the that of neighbouring 2 and 3 storey buildings. For example, the height to top of the

parapet wall on the roof is approximately 7.4 metres, which is similar to the eaves height of Astral House which is on the opposite side of the road and the roof top height of Spendale House, also opposite the site.

The flat roof design reflects the general form of surrounding buildings whilst the external appearance has incorporated measures, such as brick work with decorative courses, parapet walling and a reduction in the amount of glazing in order to make the structure clearly identifiable as a residential building.

The building includes a number of windows and architectural features on its frontage to help it engage within the street scene and not to appear monotonous or oppressive. The removal of parking from the site frontage would improve the visual quality of the street scene and the replacement of the hard surfaced area to the front with landscaping would introduce much needed soft landscaping into the street scene which would integrate with nearby street planting as well as the more mature landscaping to the rear of the site. Site landscaping would also soften the visual impact of the building as well as provide screening to the car parking and bin storage areas, thereby reducing the sense of clutter currently displayed within the street scene.

It is therefore considered that the proposed development would be in accordance with Policies BE 13 and BE 19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.4 and 7.6 of the London Plan (2016).

7.08 Impact on neighbours

The proposed development would be located on a compact, wedge shaped site and would be within close proximity of a single-storey detached building which is part of Council owned Phoenix Day Centre complex which is currently derelict and awaiting redevelopment.

A scheme for the adjoining day centre site was recently approved under application 11891/APP/2016/3583. the approved scheme involves demolition of all existing buildings and replacement with residential flats housed with 2/3 storey blocks.

The rear elevation of the proposed building would come within approximately 4.5 metres of the proposed flatted development although the angle of the proposed building means that a greater degree of separation is provided in most places. In this instance, it is considered that the proximity of these buildings as acceptable as the rear elevation of the proposed new flatted development would not contain any primary windows, nor would the space immediately between the two buildings form part of any designated or usable external amenity space. None of the windows on the rear elevation of the proposed building would be primary windows serving habitable rooms and all would be obscure glazed so as to prevent any overlooking of windows on the side elevations of the proposed flats which would, in any case, be at an oblique angle with the majority of the outlook from those windows being unimpeded by the proposed building.

The proposed building would also be of a similar height to the proposed buildings at Bourne Court. It is therefore considered that the proposed development would not appear overbearing or cause undue levels of overshadowing towards neighbouring development.

The majority of windows serving the proposed flats would face out towards the street where they will look towards properties on the opposite side of The Runway, with Astral House and Spendale House being in the direct line of sight. Both of these buildings have been the subject of conversion from office space to residential units. The Runway is a fairly

narrow road and buildings on both sides are not set back from the highway by a significant amount. As such, the windows serving the development would be within approximately 15 metres of the windows of properties on the opposite side of the street. Whilst this is closer than the 21 metre separation standard set out in the Council's Residential Layouts SPD, it is considered that the constraints of the site and the narrowness of the street mean that no other arrangement is possible. In addition, the street is characterised by an intimate arrangement of buildings and, given this, it is considered the proximity to neighbouring dwellings is in keeping with the general pattern of development on the street.

The proposed roof garden would be screened so as to prevent invasive views towards the properties to the rear. A planning condition would be applied to any approval to ensure that full details of the screening are provided prior to commencement of development and that it is maintained in place in perpetuity.

A condition would also be added to prohibit the installation of lighting on the roof garden without first having details approved by the Local Planning Authority in order to safeguard against the risk of light spillage that would impact upon neighbouring residents in an unacceptable manner.

It is therefore considered that, on balance, the proposed development complies with Policies BE 20, BE 21, BE 22, BE 23 and BE 24.

7.09 Living conditions for future occupiers

EXTERNAL AMENITY SPACE:

The Council's SPD for Residential Layouts provides standards on the amount of external amenity space that should be provided with all new residential developments. The required amount is based on the number of units provided by the development and the amount of bedrooms that they provide. This is set out in para. 4.17 and is as follows:-

25 m² per 2 bedroom unit.

30 m² per 3 bedroom unit.

As such, the proposed development should provide at least 230 m² of usable external amenity space. The proposed roof top garden would provide 250 m² of external amenity space which would be accessible to all occupants by way of the main stairs or lifts. As such, it is considered a sufficient amount of external amenity space would be provided. The proposed building includes parapet walls and additional screening that would surround the roof garden and maintain privacy as well as provide a safety barrier. Further details of these arrangements would be required to be submitted to, and approved, by the Council prior to the commencement of development.

The proposed development therefore complies with Local Plan Policy BE 23 in regards to amenity space provision for future occupants.

INTERNAL LAYOUT:

The proposed development provides 9 new residential units. Policy 3.3 of the London Plan (2016) sets out minimum Gross Internal Area (GIA) standards for new dwellings. These figures are informed by DCLG's Technical housing standards - nationally described space standard (2015).

The minimum GIA for a two bedroom flat is set at 61 m² (based on occupancy by 3 people)

or 70² (based on occupancy by 4 people).

The minimum GIA for a three bedroom flat is 74 m² with this increasing to 86 m² and 95 m² assuming occupation by 4, 5 or 6 people respectively.

The submitted plans confirm that minimum space standards are complied with for all flats.

Individual rooms are of acceptable size and shape. End units are dual aspect, allowing for high levels of natural light permeation, although the constrained nature of the site does not allow for dual aspect on all windows due to overlooking concerns.

It is therefore considered that the proposed development satisfies Policy 3.3 of the London Plan.

NOISE:

Although located within a mixed use area, there are no uses within close proximity of the site that would have the potential to cause unacceptable disturbance towards future occupants and would then be put at risk of closure or additional controls as a result of the development being undertaken.

A condition would be attached to any approval to ensure that all units are adequately soundproofed so as to prevent disturbance caused by noise from neighbouring properties within the building.

Provided necessary measures are taken, it is considered that the proposed development is in accordance with London Plan Policy 7.15.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed development would not generate a significant increase in traffic within the local road network. An existing pedestrian crossover would be utilised for access and the landscaping of the site frontage would prevent cars mounting the pavement and parking in front of the building, thereby increasing pedestrian safety.

It is therefore considered that the proposed development complies with Policy AM 7 of the Local Plan.

The proposed flats would be served by 12 off street car parking spaces which would be located to the south of the building, where there is an existing hard surfaced yard, and partially in an undercroft created through the use of a recessed ground floor area. The parking will be accessed via the existing dropped kerb to which currently serves the yard.

There is, however, a deficiency in cycle parking as the current plan shows only 9 spaces whereas Policy 6.9 of the London Plan requires two spaces per dwelling other than for studio and 1 bedroom units. As such, 18 cycle parking spaces are required. There is sufficient space on site to secure these additional spaces which are proposed to be secured by condition.

Given the level of parking stress on the surrounding road network, it is considered necessary to prohibit future occupants of the proposed building from applying for car parking permits in order to prevent exacerbation of current car parking pressure. This would be achieved by way of a Section 106 agreement.

It is therefore considered that the proposed development, subject to compliance with conditions, would comply with Local Plan Policies AM 7 and AM 14 and London Plan Policies 6.9 and 6.13.

7.11 Urban design, access and security

The main entrance to the proposed building is taken from the street and the building frontage includes a number of windows that engage within the street scene and allow for a good level of surveillance. The car parking area to the side of the building is also overlooked and would be partially visible within the street scene, ensuring that it does not represent an isolated or secluded area that may be susceptible to crime or anti-social behaviour.

It is therefore considered that the proposed development satisfies Policy BE 18 of the Local Plan and Policy 7.3 of the London Plan.

7.12 Disabled access

The proposed building incorporates step free access to all floors and the roof garden. The proposal has been assessed by the Council's Access Officer, who has made no comments.

7.13 Provision of affordable & special needs housing

The development involves a net increase of 9 residential units and, as such, falls below the threshold for the requirement to provide affordable housing.

7.14 Trees, Landscaping and Ecology

The proposed development includes the provision of landscaping to the front of the site that would enhance the appearance of the street and contributing to urban greening. The landscaping would also help screen the car parking and bin storage area, reducing visual clutter within the street as well as provide a sympathetic privacy feature for ground floor bedroom windows.

7.15 Sustainable waste management

A bin store for domestic waste would be provided and positioned at the entrance to the car park where it would be accessible by servicing vehicles on the adjoining road. Full details of the bin store, means to ensure it is covered and secure and details of screening to avoid a negative impact within the street scene are to be obtained by way of a planning condition.

7.16 Renewable energy / Sustainability

As the proposal is not a major development it is not required to meet carbon reduction levels set out in London Plan Policy 5.2. An Energy Statement has been provided that confirms the be lean, be clean, be green approach will be taken in order to minimise carbon emissions.

7.17 Flooding or Drainage Issues

The building footprint will not increase and the amount of hardstanding will be reduced due to the provision of landscaping. As such, there are no concerns over the potential for increase in flood risk as a result of the proposed development.

7.18 Noise or Air Quality Issues

Potential noise impact is discussed in full in Section 7.09 of this report.

7.19 Comments on Public Consultations

No comments received from members of the public.

7.20 Planning Obligations

Due to parking pressure on surrounding streets, a legal agreement to prohibit future occupants from applying for parking permits will be required in order to prevent an exacerbation of parking stress.

The development involves an increase in residential floor space of over 100 m² and, as such, is liable to Mayoral and London Borough of Hillingdon CIL charges. A liability notice will be issued in the event of the application being approved.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

No further matters.

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

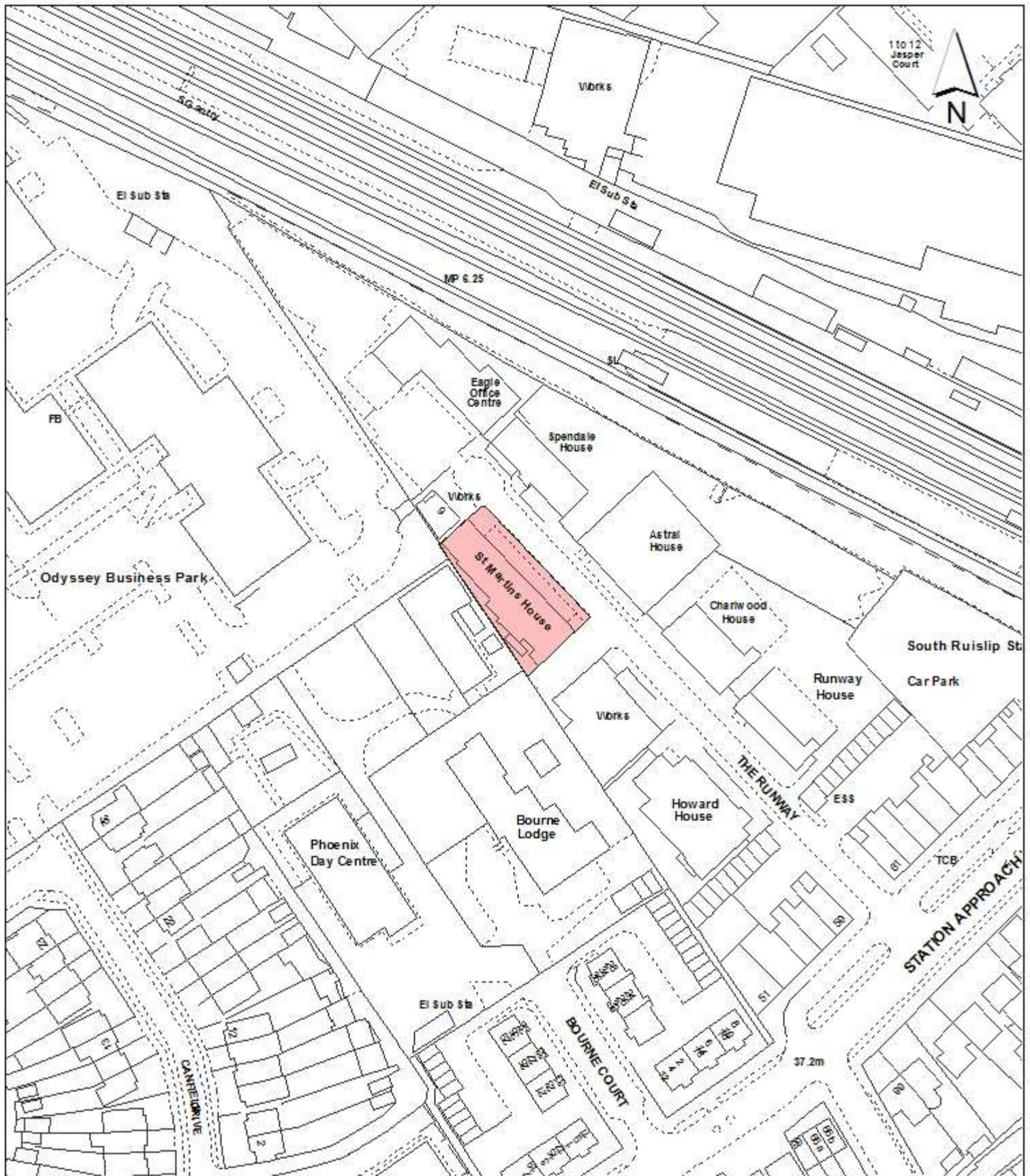
It is recommended that the application is approved, subject to the completion of a legal agreement and the conditions set out within this report.

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)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Planning Obligations SPD
National Planning Policy Framework (NPPF)
DCLG Technical housing standards - nationally described space standard (2015)

Contact Officer: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**St Martins House
Ruislip**

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

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

Planning Application Ref:

61166/APP/2017/1786

Scale:

1:1,250

Planning Committee:

North Page 60

Date:

February 2018



HILLINGDON
LONDON

Plans for North Applications Planning Committee

Tuesday 20th February
2018



HILLINGDON
LONDON



INVESTOR IN PEOPLE

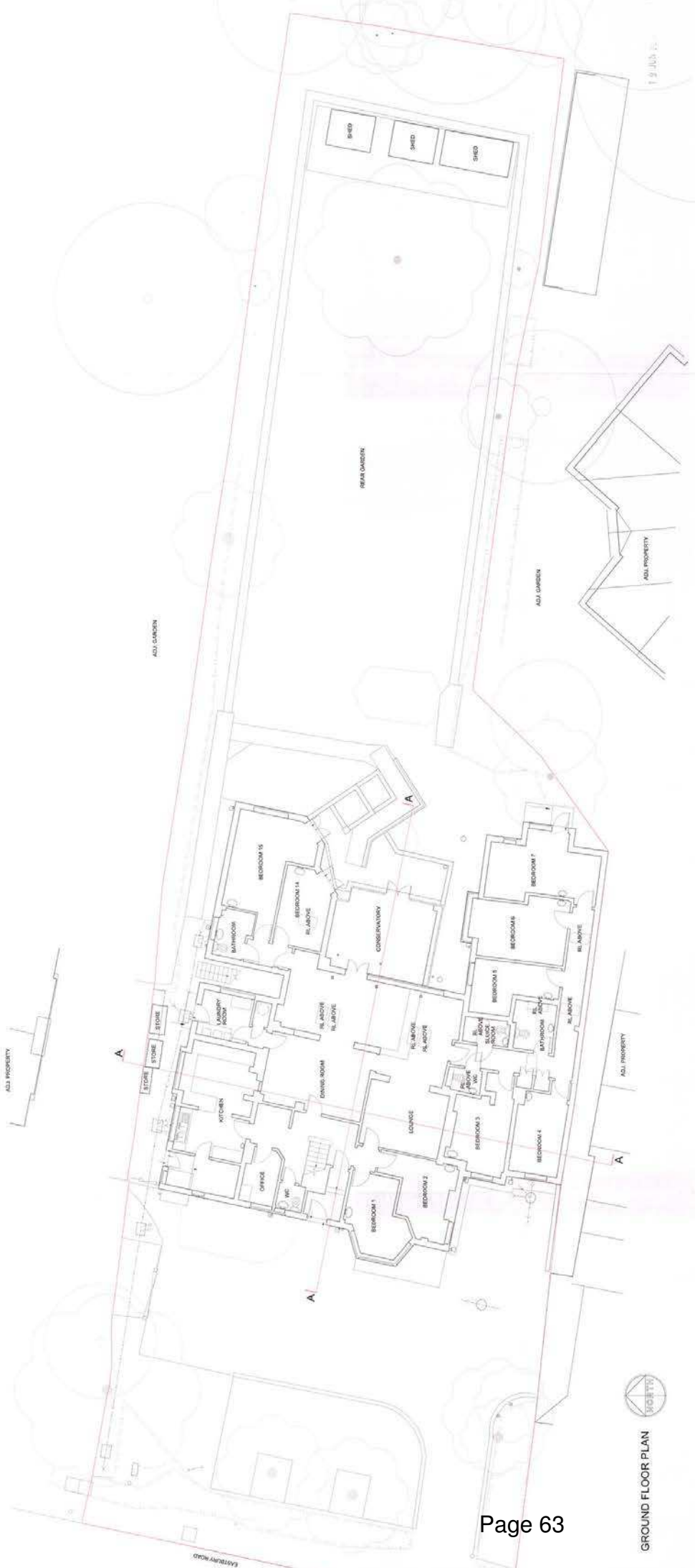
www.hillingdon.gov.uk

Page 61

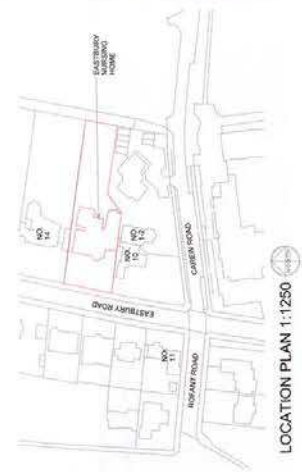
Report of the Head of Planning, Sport and Green Spaces

Address EASTBURY NURSING HOME 12 EASTBURY ROAD NORTHWOOD
Development: Single storey rear extension and 2 x first floor rear extensions
LBH Ref Nos: 1901/APP/2017/2235

Date Plans Received: 19/06/2017 **Date(s) of Amendment(s):** 19/06/2017
Date Application Valid: 28/06/2017



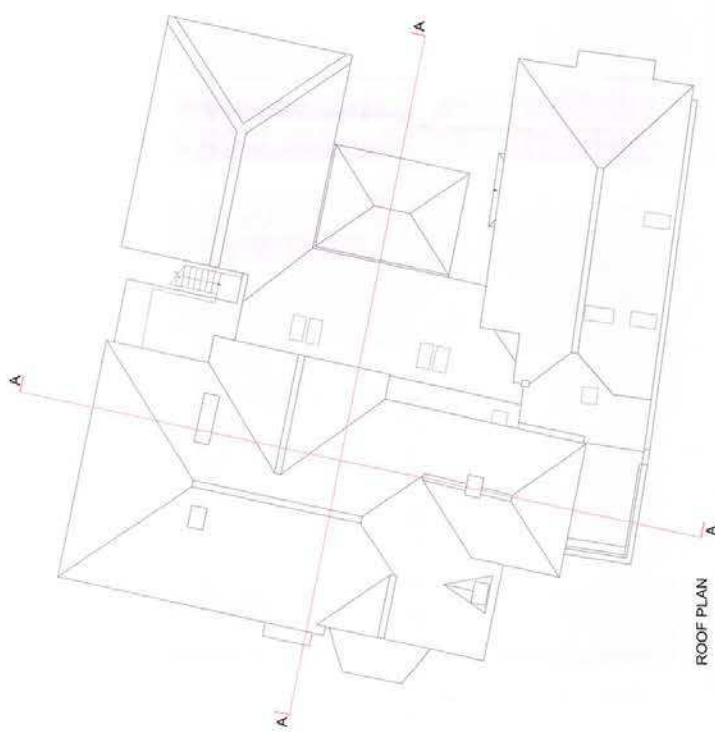
GROUND FLOOR PLAN



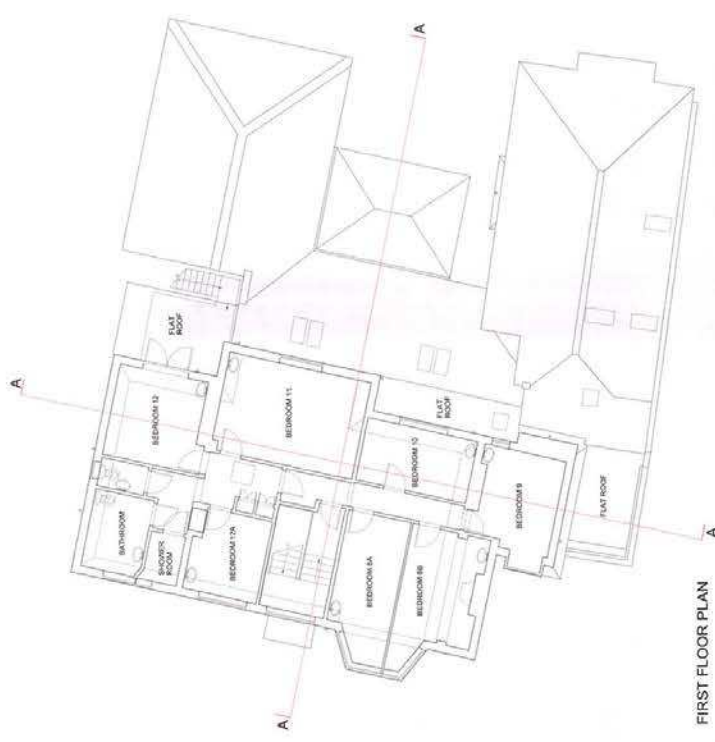
LOCATION PLAN 1:1250

REVNO	DATE	COMMENTS	ISSUED	SCALE
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02	15/06/2017	ISSUED FOR CONSTRUCTION	1:1250	AS SHOWN

PROJECT	EASTBURY NURSING HOME, 12 EASTBURY ROAD, NORTHWOOD, HA5 2AL
CLIENT	ST. JOSEPH'S CARE HOMES
DATE	JUNE 2017
SCALE	1:1250
DRAWN BY	AS SHOWN
CHECKED BY	AS SHOWN
DATE	15/06/2017



ROOF PLAN



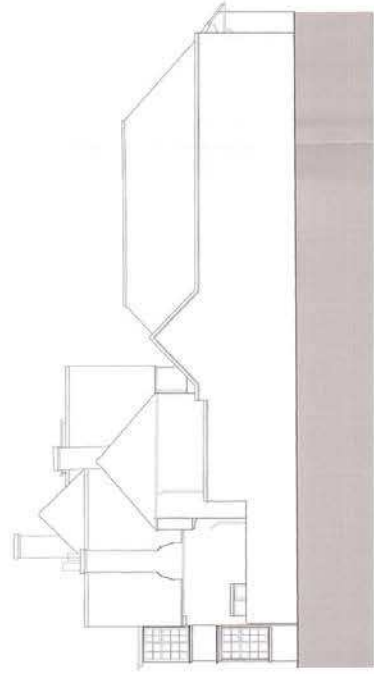
FIRST FLOOR PLAN

19 JUN 2017

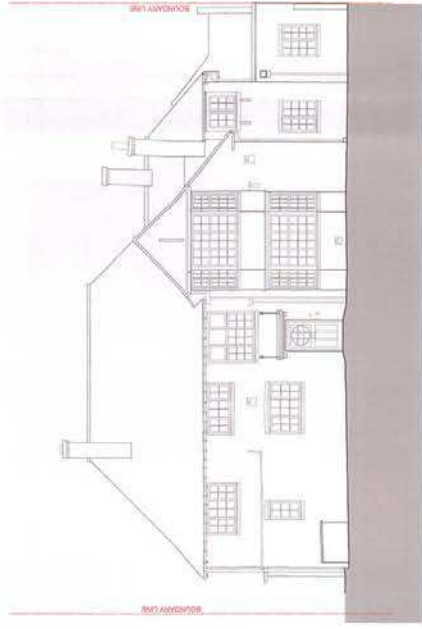
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AS ORDERED ARCHITECTS	19/06/2017	10% DEPOSIT	1000.00
TOTAL			1000.00

NO	DESCRIPTION	DATE	AMOUNT
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2	REVISION FIRST FLOOR PLAN & ROOF PLAN		
3	DATE	19/06/2017	
4	SCALE	1:100	
5	PROJECT	17 EASTBURY ROAD	
6	CLIENT	MR & MRS JONES	
7	DESIGNER	TERRAIN SURVEYS LTD	
8	DRAWN BY	J. SMITH	
9	CHECKED BY	M. JONES	
10	DATE	19/06/2017	

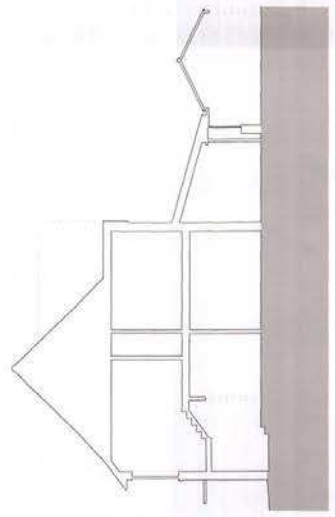
12 JUN 2017



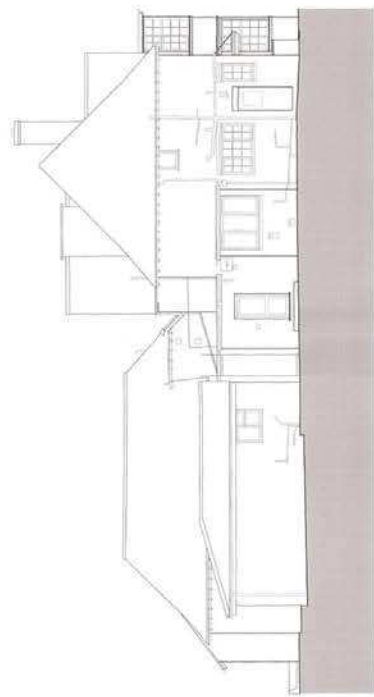
SOUTH ELEVATION



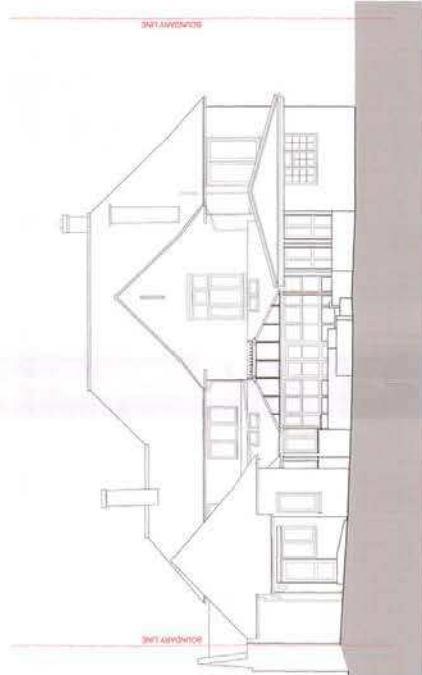
WEST ELEVATION



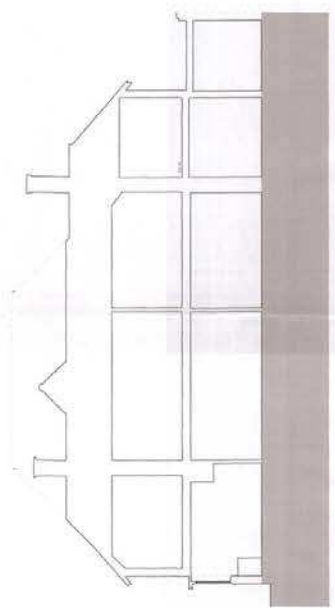
SECTION AA



NORTH ELEVATION



EAST ELEVATION

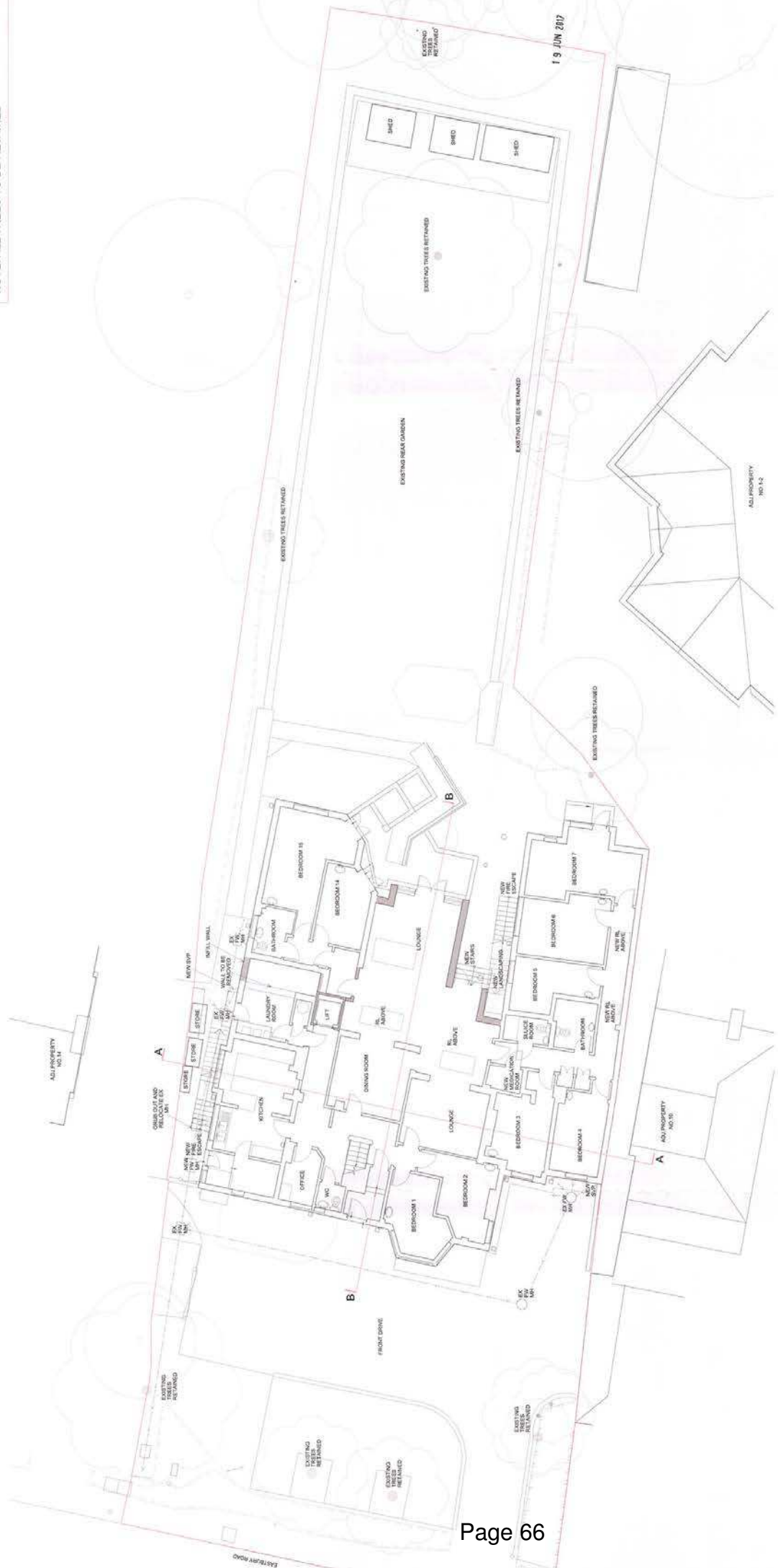


SECTION AA

TERRAIN SURVEYS LTD
 24 SQUARE ARCHITECTS - 105A ROSE, 4 TERRACE VILLAGE PARK, EDWARDS, LONDON - W4 1EP
 TEL: 020 87528441 WWW.TERRAINSURVEYS.CO.UK

PROJECT: EASTBURY NURSING HOME, 12 EASTBURY ROAD, NORTHWOOD, HX6 3AL
 DRAWING: LISTING ELEVATIONS & SECTIONS
 DATE: JUNE 2017
 SCALE: AS SHOWN
 DRAWN BY: J.P. GIBBS
 CHECKED BY: J.P. GIBBS
 APPROVED BY: J.P. GIBBS

DRAWING NO: TS/17/001
 SHEET NO: 1 OF 1



GROUND FLOOR PLAN

VERSION	DATE	COMMENTS	APPROVED
01	19 JUN 2017	ISSUED FOR PERMIT	[Signature]

PROJECT	CLIENT	ADDRESS
PROPOSED GROUND FLOOR PLAN	MR & MRS [Name]	12 EASTBURY ROAD, NORTHWOOD, HAR. MAL.
DATE	SCALE	DATE
JUNE 2017	1:100	1:100

DATE	BY	CHECKED
19 JUN 2017	[Name]	[Name]

NOTE:

SURVEY DRAWINGS BY TERRAIN SURVEYS LTD
 BEDROOM 10 OMITTED



ROOF PLAN

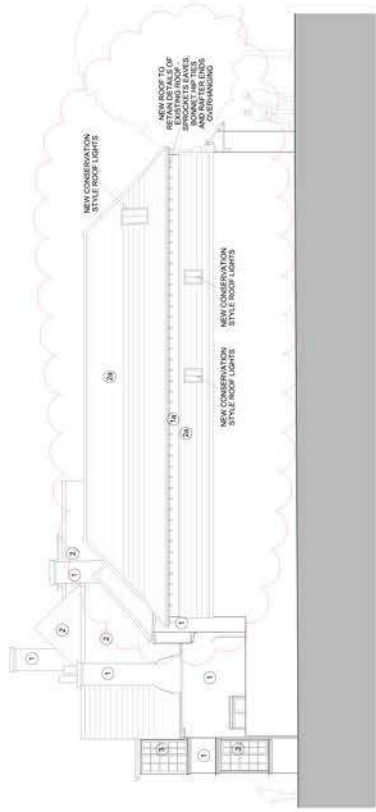
REVISION	DATE	BY	CHKD	DESCRIPTION
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2	10/11/2016	JH	MS	ISSUED FOR PERMIT
3	10/11/2016	JH	MS	ISSUED FOR PERMIT

PROJECT: EASTBURY NURSING HOME, 87 EASTBURY ROAD, NORTHWOOD, HERTS
 DRAWING NO: 1001-1000-001
 DATE: 10/11/2016
 DRAWN BY: JH
 CHECKED BY: MS
 PROJECT MANAGER: JH
 PROJECT LOCATION: EASTBURY NURSING HOME, 87 EASTBURY ROAD, NORTHWOOD, HERTS
 PROJECT REF: 1001-1000-001

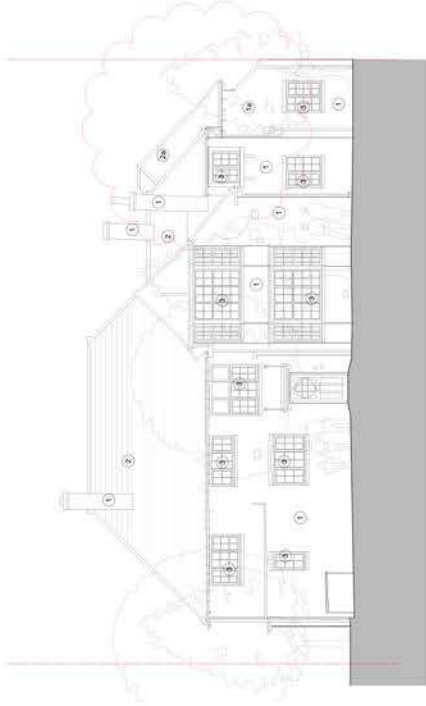


FIRST FLOOR PLAN

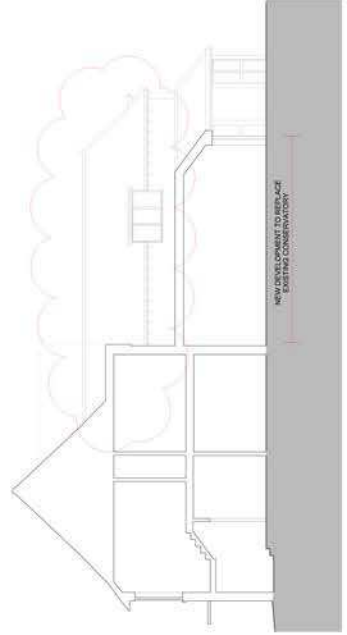
- FINISHES**
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 - 2 GRAY ROOF TILES
 - 3 CLEAR GLAZING
 - 4 NEW TO MATCH
 - 5 NEW TO MATCH
 - 6 NEW TO MATCH



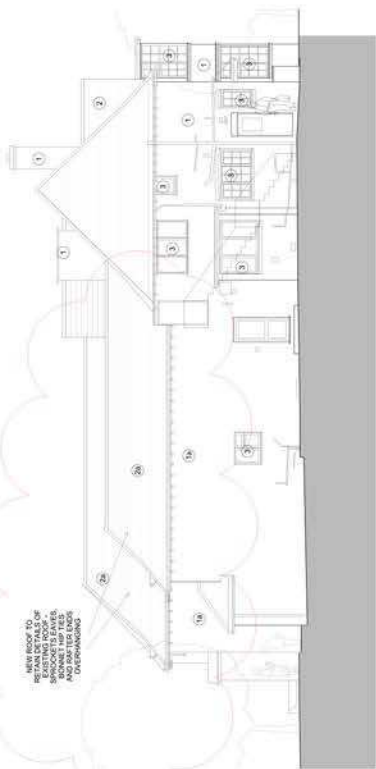
SOUTH ELEVATION (SIDE FLANK)



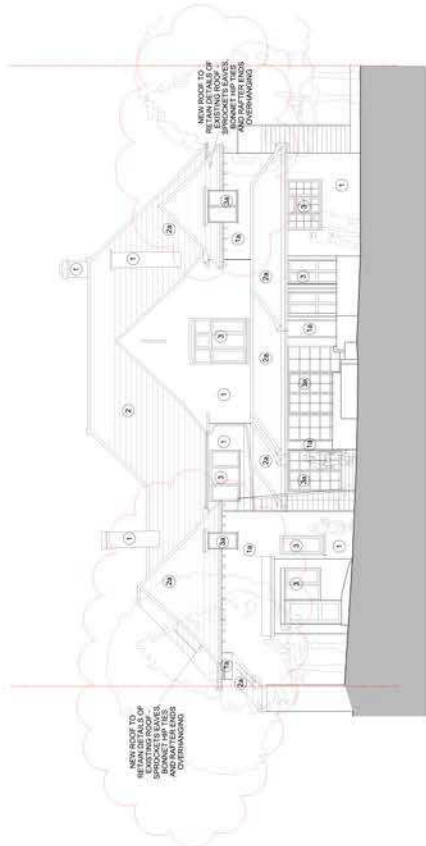
WEST ELEVATION (FRONT)



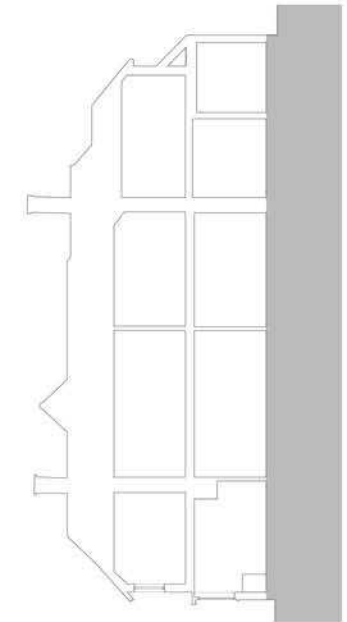
SECTION BB



NORTH ELEVATION (SIDE FLANK)

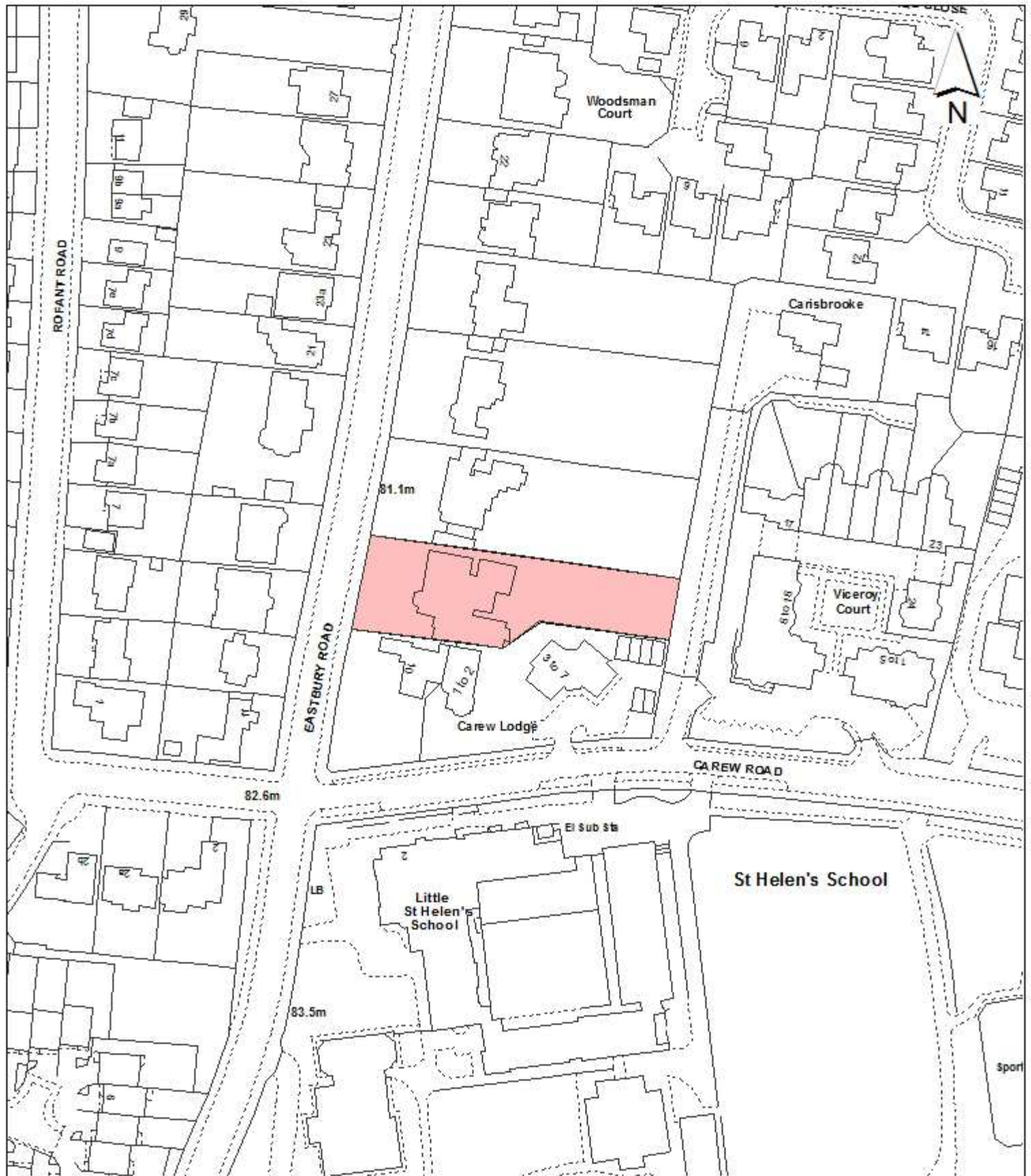


EAST ELEVATION (REAR)



SECTION AA

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50	10/11/17	NEW CONSERVATION STYLE ROOF LIGHTS	FINISHES



Notes:

 Site boundary

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Site Address:

Eastbury Nursing Home

Planning Application Ref:

1901/APP/2017/2235

Planning Committee:

North Page 69

Scale:

1:1,250

Date:

February 2018

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address MIDHURST COTTAGE HIGH ROAD EASTCOTE

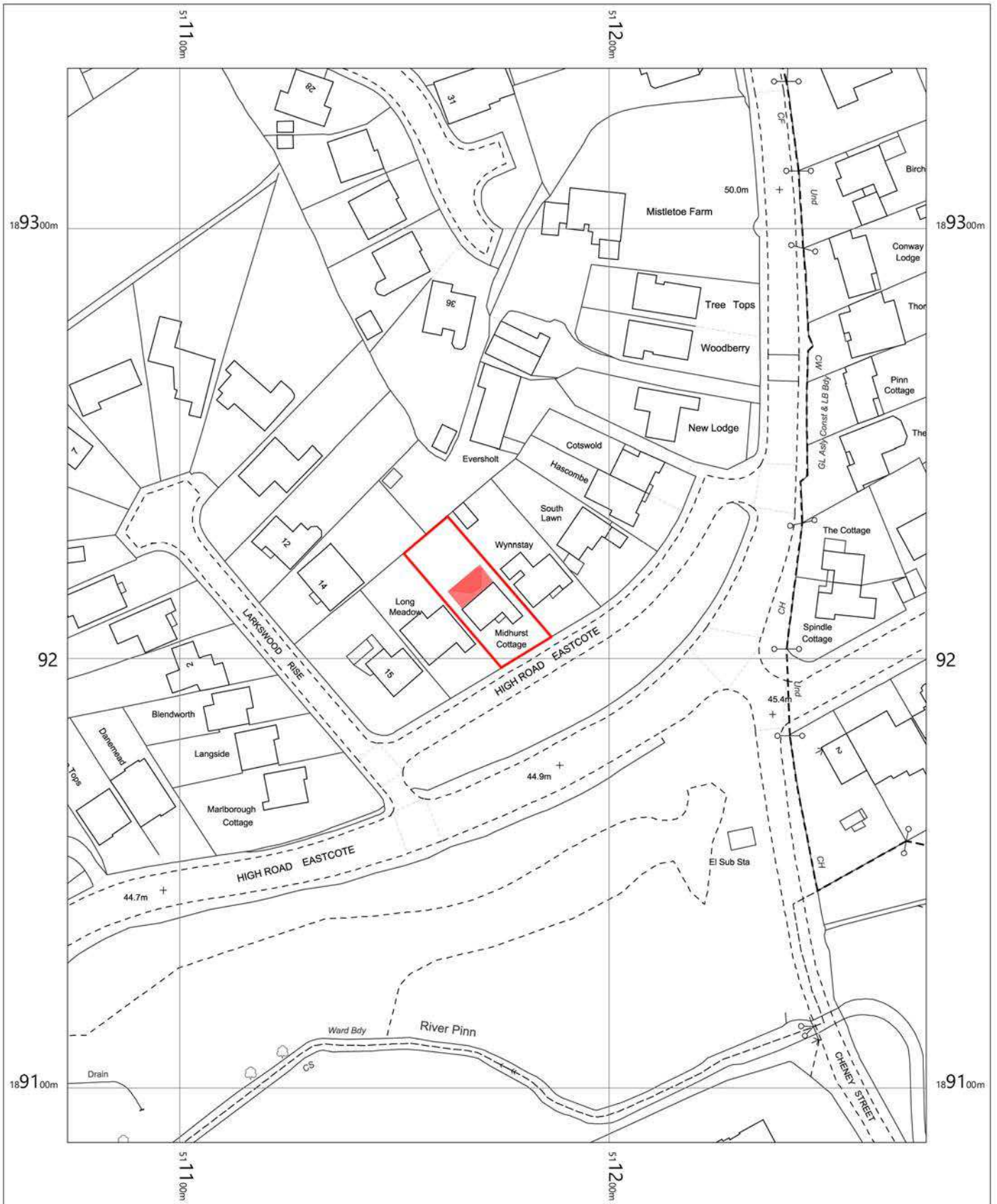
Development: Part single and part two storey rear extension.

LBH Ref Nos: 73006/APP/2017/3705

Date Plans Received: 12/10/2017

Date(s) of Amendment(s): 11/10/2017

Date Application Valid: 12/10/2017

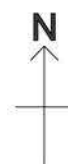


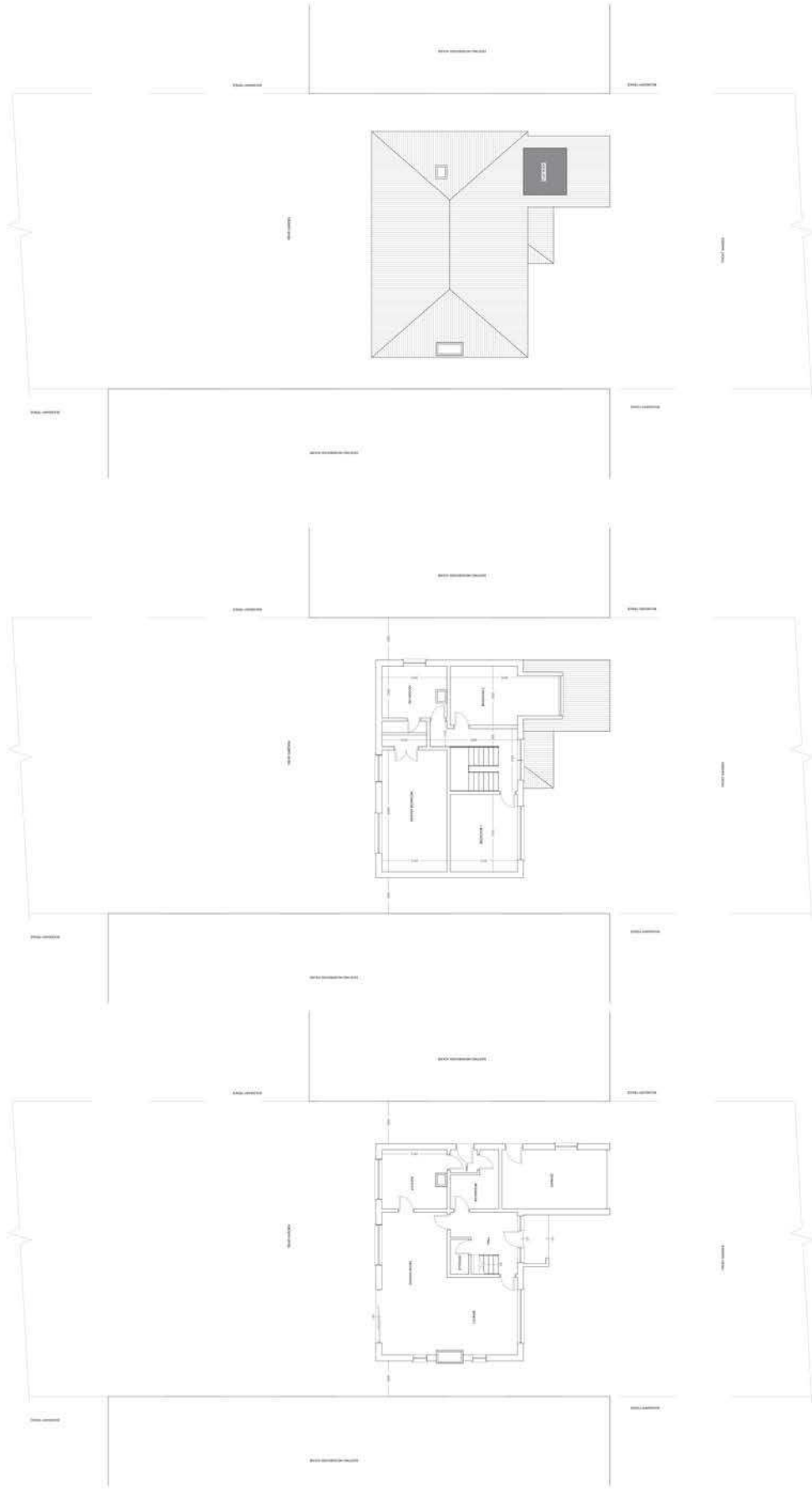
**Midhurst Cottage
High Road Eastcote
Pinner HA5 2HJ**

OS MasterMap 1250/2500/10000 scale
Thursday, June 29, 2017, ID: M4P-00635753
NFS Distribution LLP

1:1250 scale print at A4, Centre: 511174 E, 189212 N

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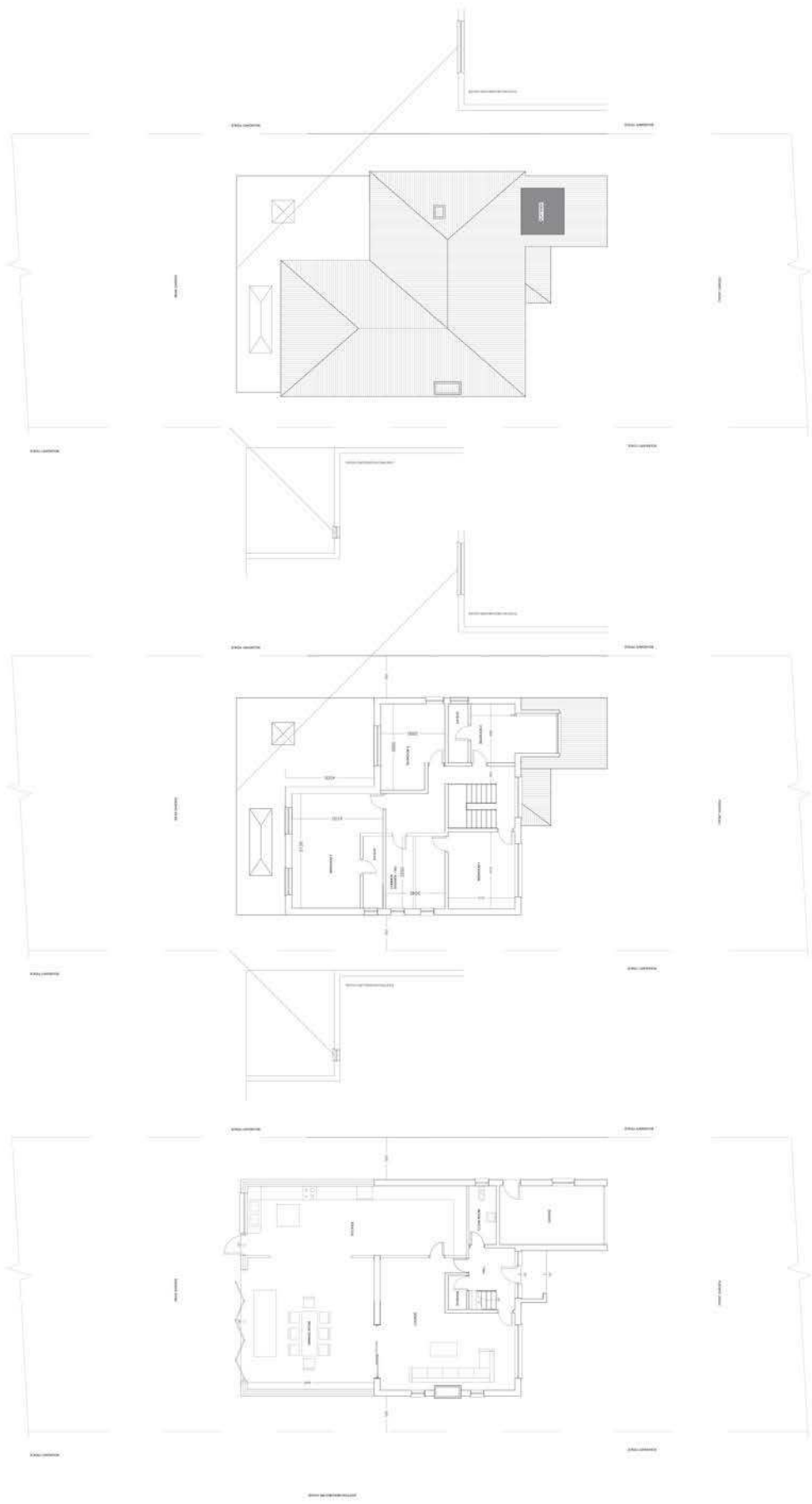
EXISTING ROOF PLAN

EXISTING FIRST FLOOR PLAN

EXISTING GROUND FLOOR PLAN



Site: Midhurst Cottage, Harrow HA5 2HJ
 Client: Mr. Z Siddiqui
 Drawing No: ZS.PA.2017.A101 Rev P03
 Drawing Title: Existing Plans
 Date: 12.01.2018
 Scale: 1:100 @A1



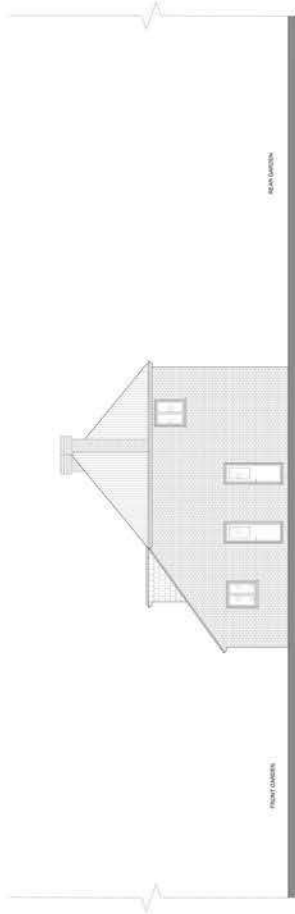
PROPOSED ROOF
PLAN

PROPOSED FIRST
FLOOR PLAN

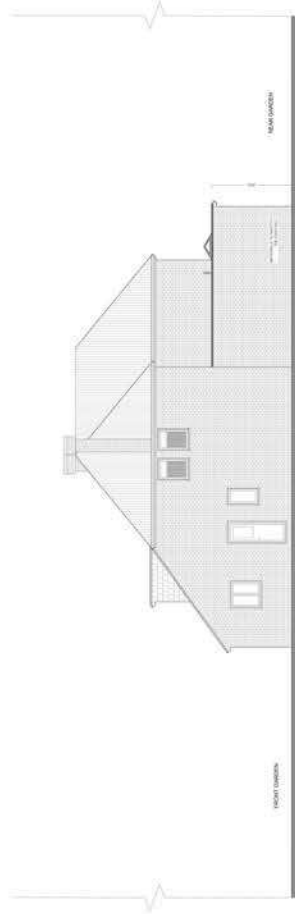
PROPOSED GROUND
FLOOR PLAN



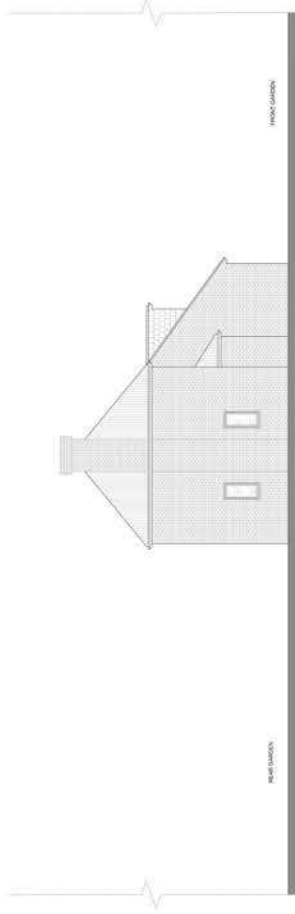
Site: Midhurst Cottage, Harrow HA5 2HJ
 Client: Mr. Z Siddiqui
 Drawing No: ZS.PA.2017.A102 Rev P05
 Drawing Title: Proposed Plans
 Date: 23.01.2018
 Scale: 1:100 @A1



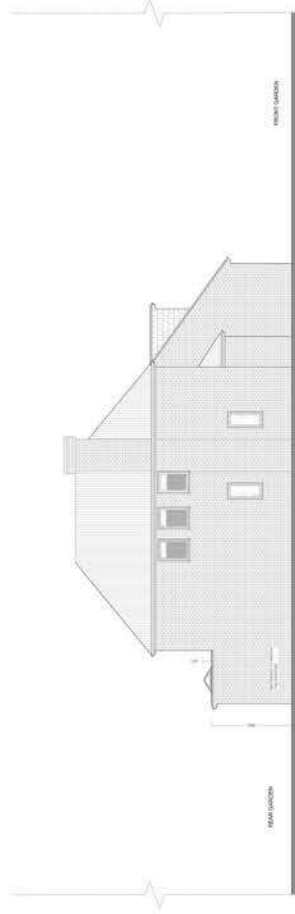
EXISTING RIGHT
SIDE ELEVATION



PROPOSED RIGHT
SIDE ELEVATION



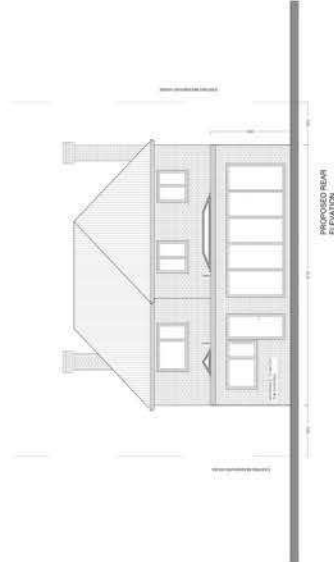
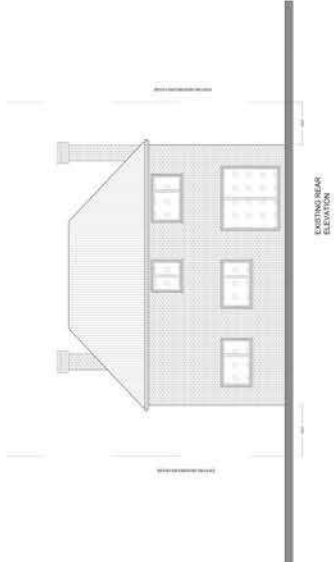
EXISTING LEFT
SIDE ELEVATION



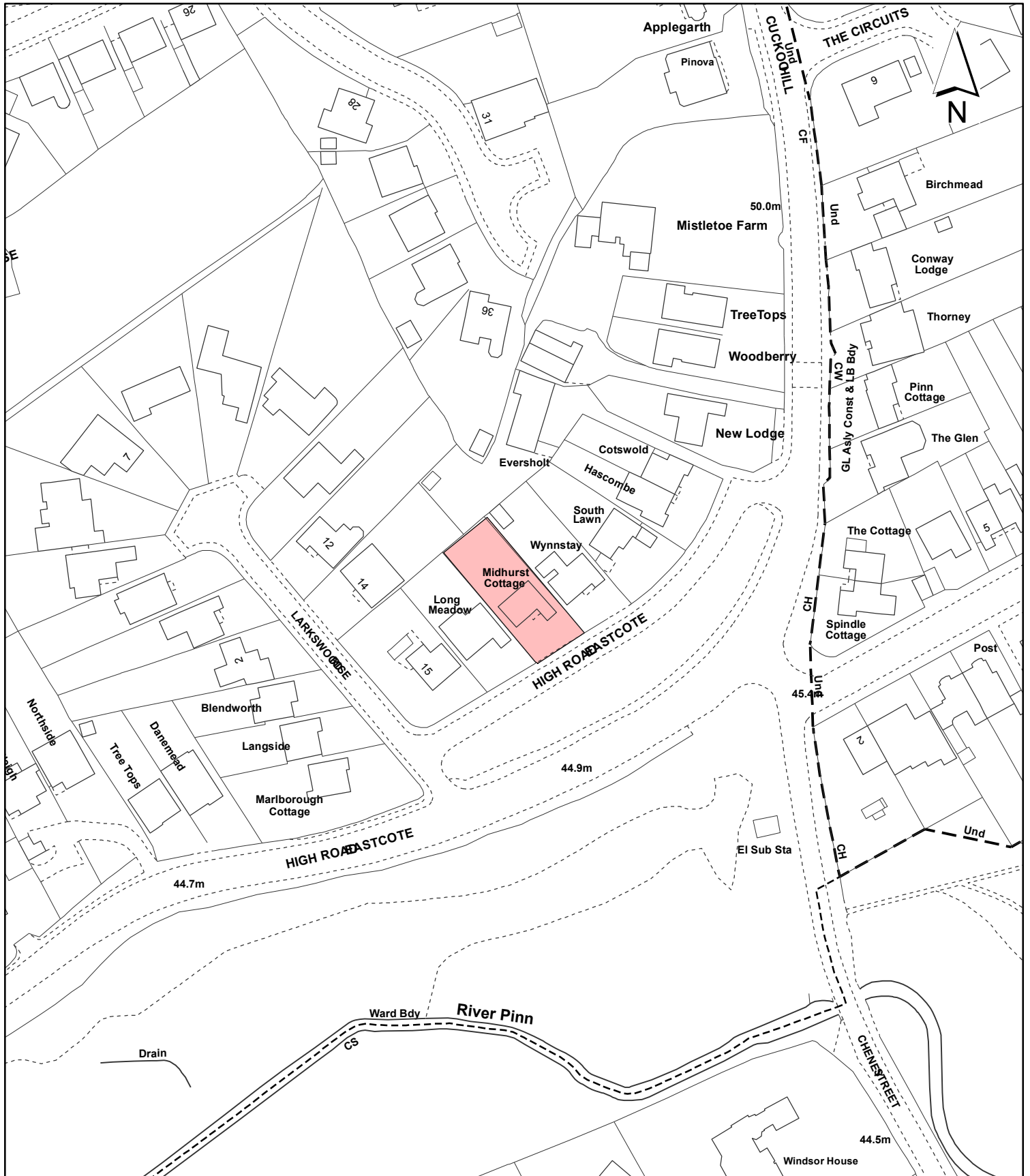
PROPOSED LEFT
SIDE ELEVATION



Site: Midhurst Cottage, Harrow HA5 2HU
 Client: Mr. Z Siddiqui
 Drawing No: ZS.PA.2017.A104 Rev P04
 Drawing Title: Existing & Proposed Elevations
 Date: 21.01.2018
 Scale: 1:100 @A1



Site: Midhurst Cottage, Harrow HA5 2HJ
 Client: Mr. Z Siddiqui
 Drawing No: ZS.PA.2017.A103 Rev P03
 Drawing Title: Existing & Proposed Elevations
 Date: 12.01.2018
 Scale: 1:100 @A1



Notes:

 Site boundary

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Site Address:

**Midhurst Cottage
High Road**

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

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

Planning Application Ref:

73006/APP/2017/3705

Scale:

1:1,250

Planning Committee:

North Page 76

Date:

February 2018



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address ST MARTINS HOUSE THE RUNWAY RUISLIP

Development: Change of Use of existing office building to residential. Formation of additional two storeys over existing single-storey building to provide 9 residential flats (8 x 2 bedroom, 1 x 3 bedroom) with associated roof garden

LBH Ref Nos: 61166/APP/2017/1786

Date Plans Received:	15/05/2017	Date(s) of Amendment(s):	05/01/2018
Date Application Valid:	31/05/2017		29/01/2018
			15/05/2017

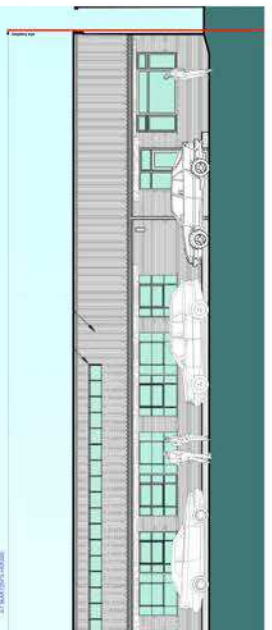
NOTES: All dimensions are to the outside face of the masonry. All dimensions to be checked on site before construction.



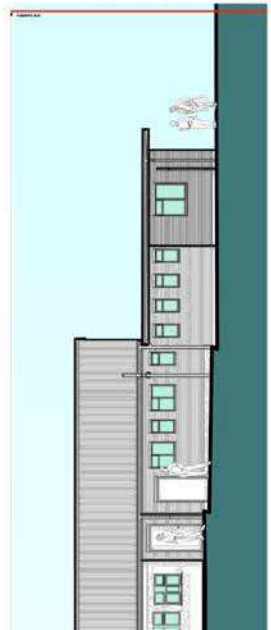
EXISTING FRONT ELEVATION A
scale: 1:100 @ A1



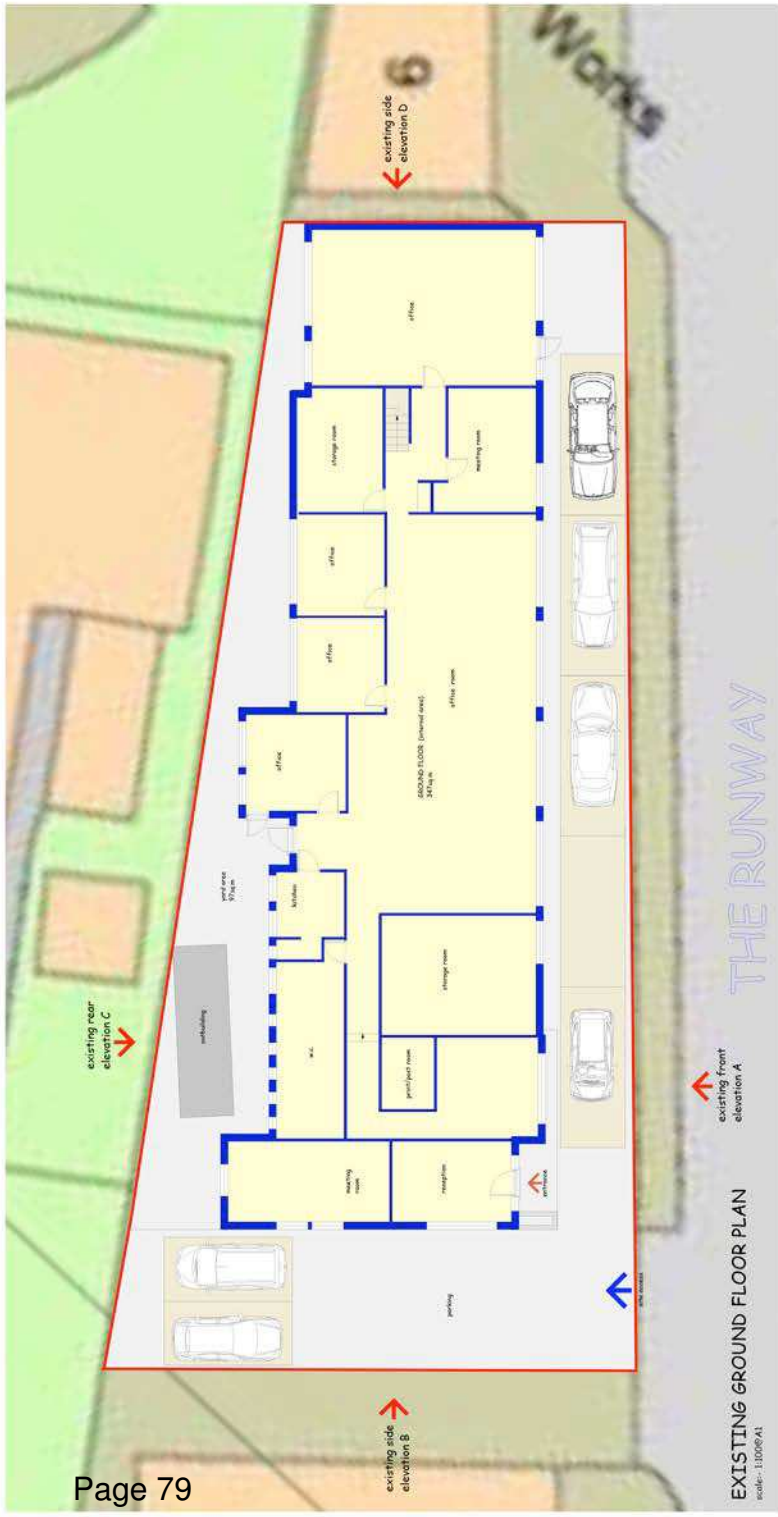
EXISTING REAR ELEVATION C
scale: 1:100 @ A1



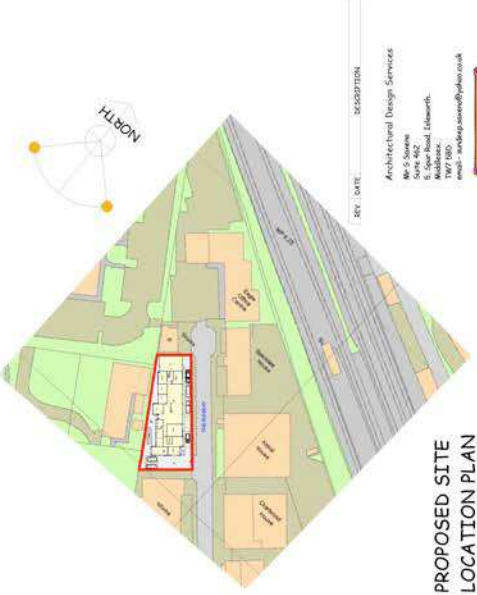
EXISTING SIDE ELEVATION B
scale: 1:100 @ A1



EXISTING SIDE ELEVATION D
scale: 1:100 @ A1



EXISTING GROUND FLOOR PLAN
scale: 1:100 @ A1



PROPOSED SITE LOCATION PLAN
scale: 1:100 @ A1

Site Area: (approx) - 698sq.m / 7,513sq.ft 0.172 ACRES
 SITE ACCOMMODATION: - (Internal areas)
 Ground Floor: - Offices: - 347sq.m / 3,735sq.ft
 Parking onsite: - 7 bays
 Yard area: - 97sq.m

REV: DATE: DESCRIPTION

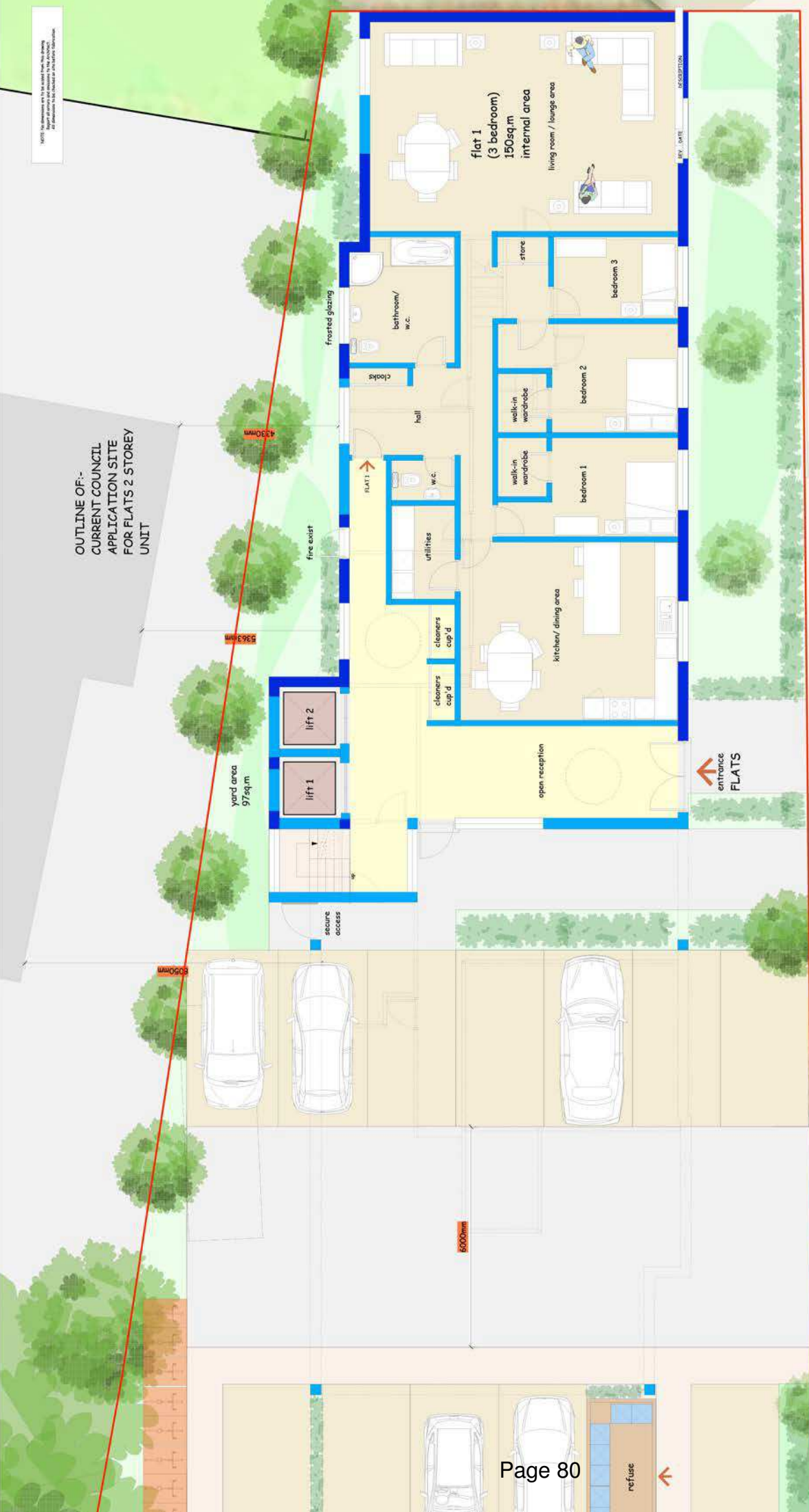
Architectural Design Services
 Mr. S. Smith
 Mrs. J. Smith
 E. Spar Road, Littleworth,
 TW7 5BD
 email: andy@andysdesign.co.uk

By Order of the Client

PROJECT	ST MARTINS HOUSE THE RUNWAY, HILLINGDON
CLIENT	ST MART/PL03
SCALE	1:100 @ A1
DATE	AUG/2016
EXISTING INFORMATION	

NOTE: All dimensions are to be checked from this drawing. Any discrepancy should be reported to the architect.

OUTLINE OF:-
CURRENT COUNCIL
APPLICATION SITE
FOR FLATS 2 STOREY UNIT



ST MARTINS HOUSE, THE RUNWAY, HILLINGDON - 9 FLATS.
INFORMATION - PROPOSED GROUND FLOOR:- scale - 1:100(A1)



THE RUNWAY

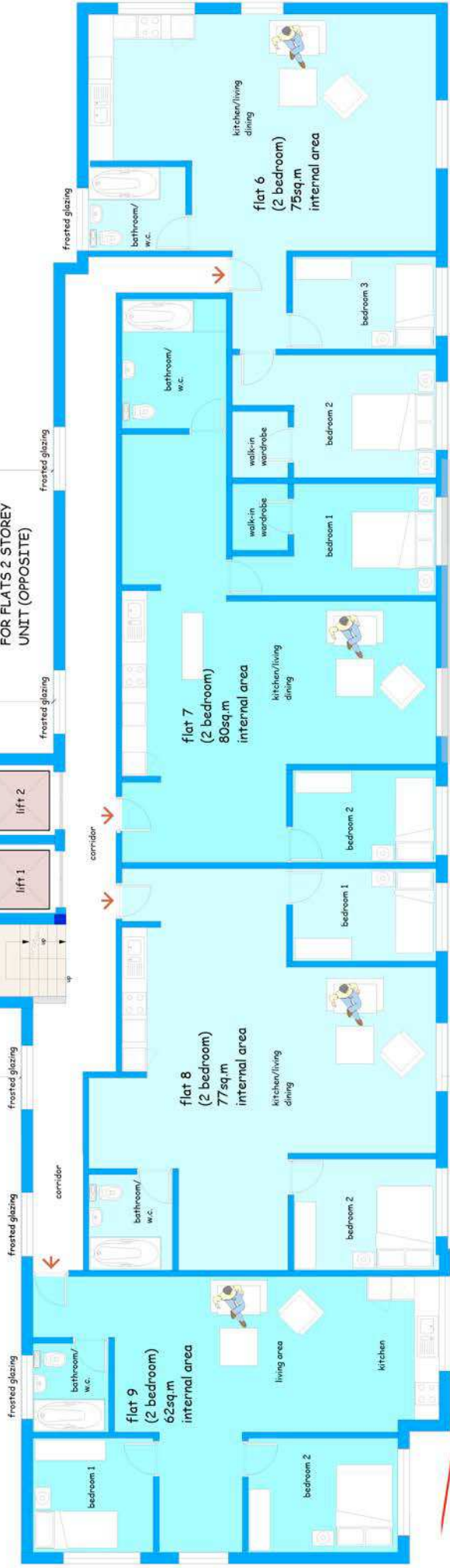


PROJECT:	ST MARTINS HOUSE THE RUNWAY, HILLINGDON
DRAWING:	PROPOSED INFORMATION
DESIGN:	SCALE
DATE:	1:50 @ A1
DATE:	AUG/2016
DRAWING NO. ST MART/PL051	
© copyright reserved	

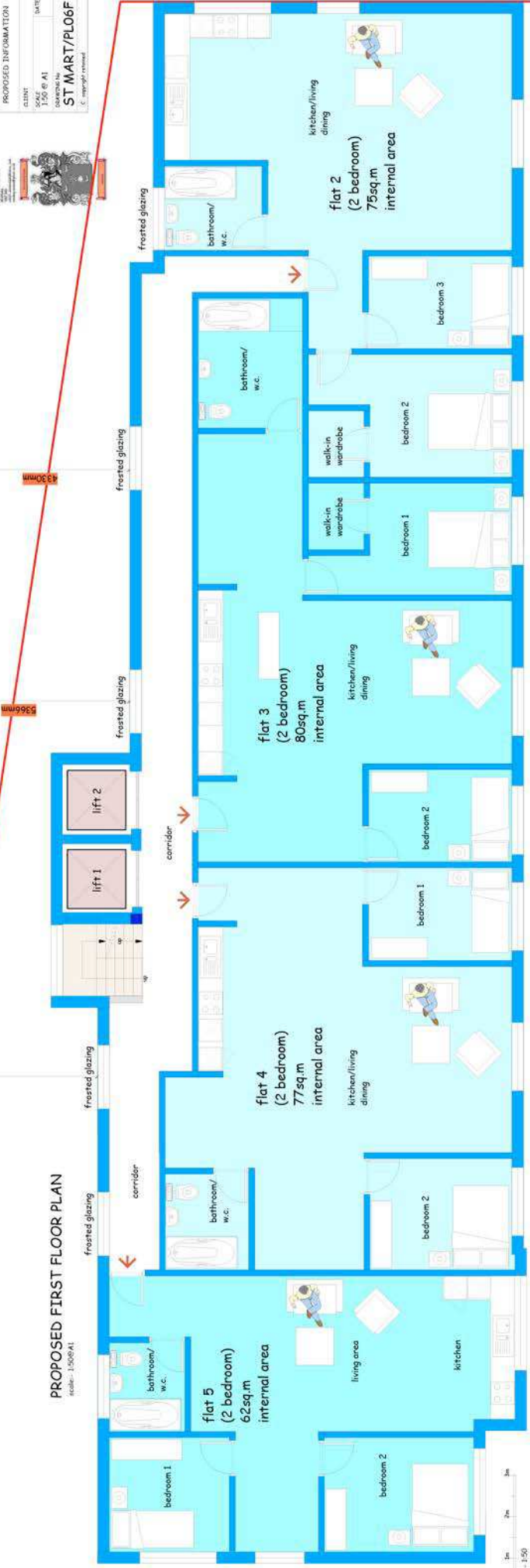
NOTES: All dimensions are to be checked from face to face. All dimensions to be checked on site before construction.

OUTLINE OF:-
CURRENT COUNCIL
APPLICATION SITE
FOR FLATS 2 STOREY
UNIT (OPPOSITE)

PROPOSED SECOND FLOOR PLAN
SCALE - 1:300 (A1)



PROPOSED FIRST FLOOR PLAN
SCALE - 1:300 (A1)



PROJECT
ST MARTINS HOUSE
THE RUNWAY, HILLINGDON

DATE
AUG/2016

CLIENT
L250 @ A1

PROPOSED INFORMATION
ST MART/PL06F

SCALE
1:300 @ A1

DATE
AUG/2016

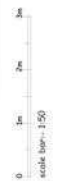
SCALE
1:300 @ A1

DATE
AUG/2016

SCALE
1:300 @ A1

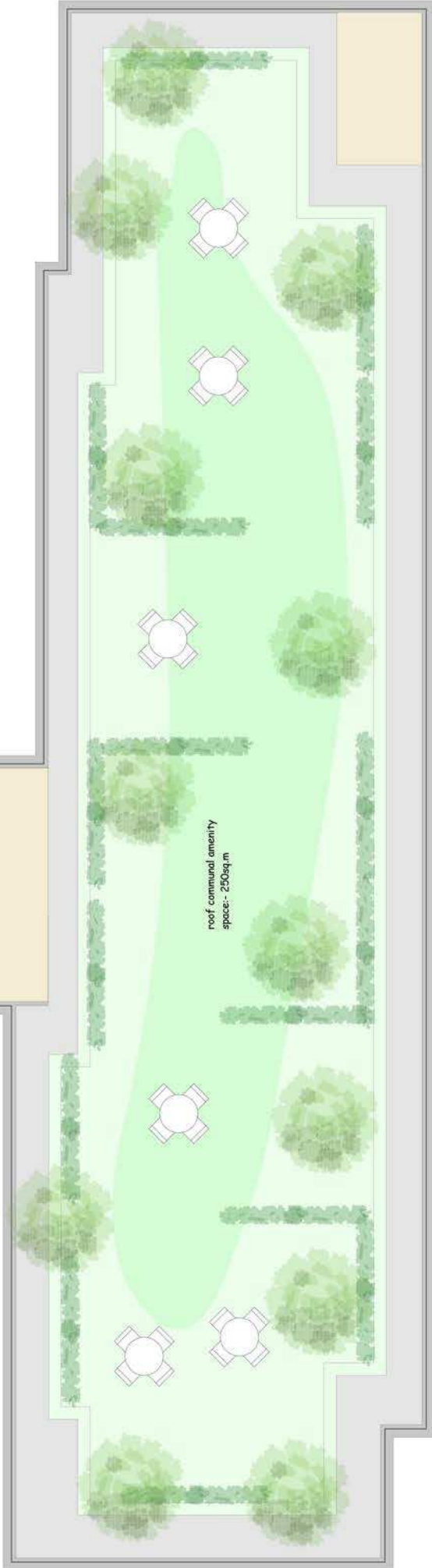
DATE
AUG/2016

PLAN INFORMATION - PROPOSED FIRST AND SECOND FLOORS



ST MARTINS HOUSE, THE RUNWAY, HILLINGDON.
 INFORMATION - PROPOSED ROOF GARDEN AND ELEVATIONS

NOTES: All dimensions are to be checked from the drawing.
 All areas are subject to change without notice.
 All dimensions are in millimetres unless otherwise stated.



PROPOSED ROOF AMENITY
 scale:- 1:500(A1)



PROPOSED FRONT ELEVATION A
 scale:- 1:100(A1)



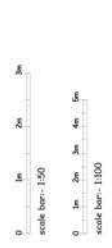
PROPOSED SIDE ELEVATION B
 scale:- 1:100(A1)



PROPOSED REAR ELEVATION C
 scale:- 1:100(A1)



PROPOSED SIDE ELEVATION D
 scale:- 1:100(A1)



REV.	DATE	DESCRIPTION
1	15/08/2016	ISSUED FOR PERMIT
2	15/08/2016	ISSUED FOR PERMIT



PROJECT	ST MARTINS HOUSE THE RUNWAY, HILLINGDON
DATE	15/08/2016 @ A1
SCALE	1:100(A1)
CLIENT	ST MARTY/PLOT F
DATE	AUG/2016
DESIGNED BY	ST MARTY/PLOT F
DATE	AUG/2016



PROPOSED FRONT ELEVATION FOR 9 FLATS



PROPOSED SITE LOCATION PLAN
scale - 1:1000 @ A1



Site Area - (approx) - 698sq.m/7.513sq.ft 0.172 ACRES
scale - 1:1000 @ A1

SITE ACCOMMODATION - (internal areas)

flat 1 (3 bedrooms) 150sqm	flat 6 (2 bedrooms) 75sqm
flat 2 (2 bedrooms) 75sqm	flat 7 (2 bedrooms) 80sqm
flat 3 (2 bedrooms) 80sqm	flat 8 (2 bedrooms) 77sqm
flat 4 (2 bedrooms) 77sqm	flat 9 (2 bedrooms) 62sqm
flat 5 (2 bedrooms) 62sqm	

Parking onsite - 12 bays
amenity space - 347 sqm

WALL CONSTRUCTION

- existing wall
- proposed wall

scale bar - 1:1000
0 1m 2m 3m 4m 5m
0 10m 20m 30m
scale bar - 1:1000

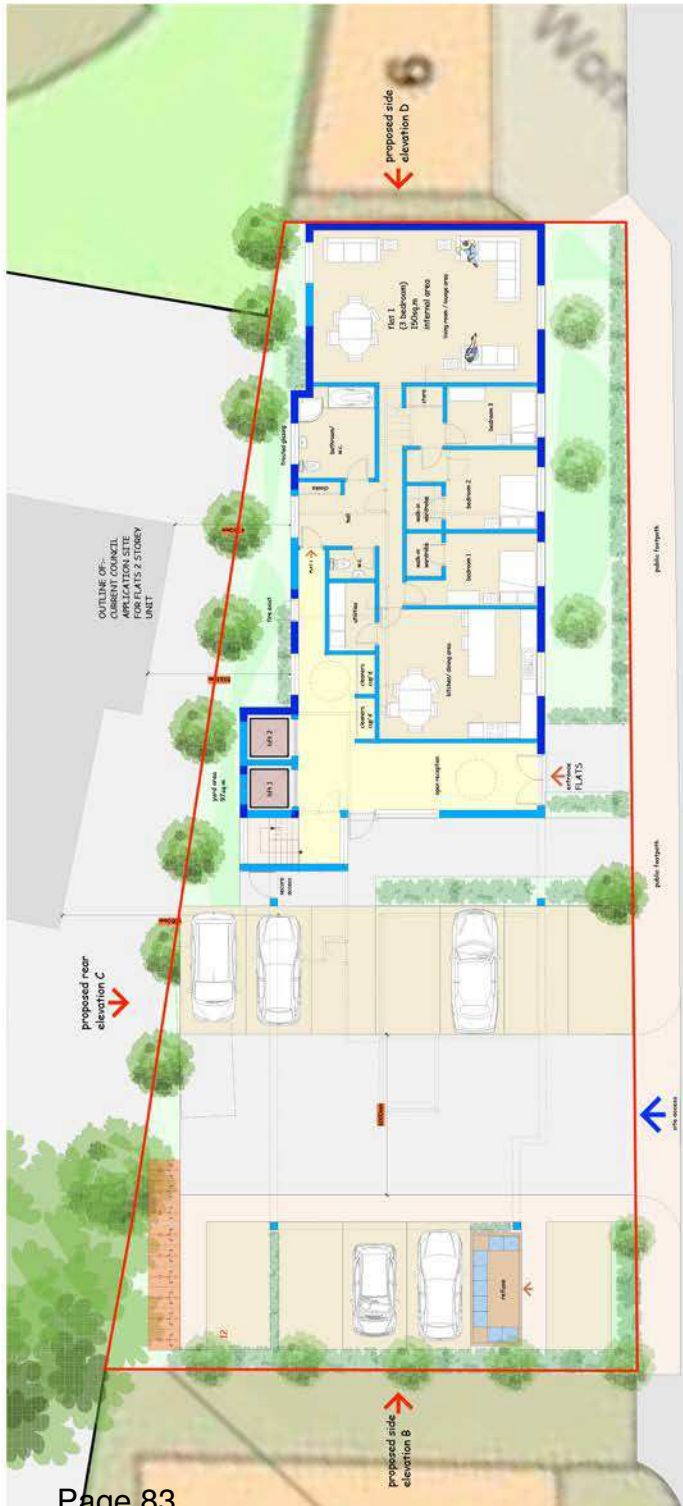
PROJECT: ST MARTINS HOUSE
THE RUNWAY, HILLINGDON

DATE: AUG/2016

SCALE: 1:1000 @ A1

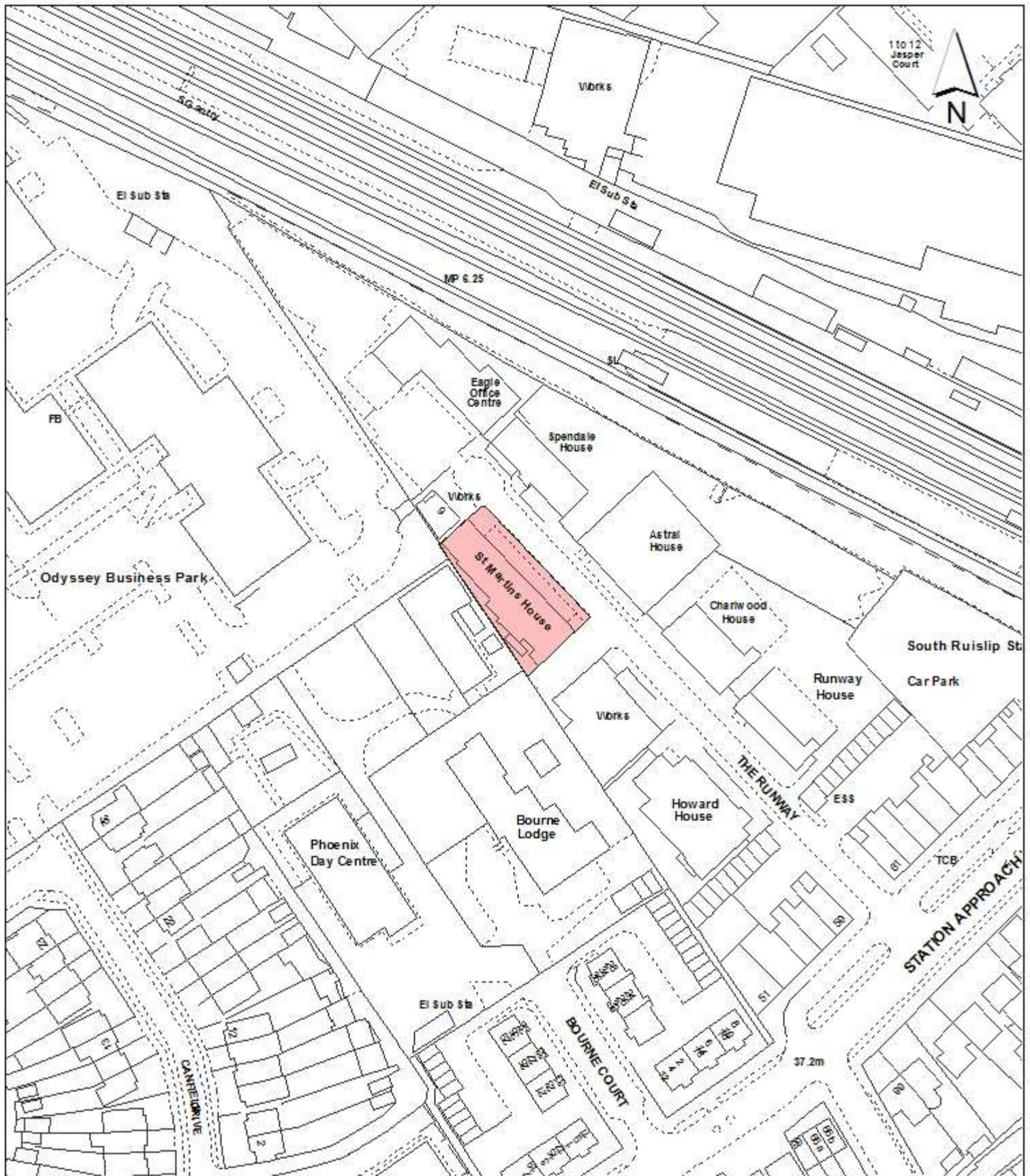
ST MARTY/PLO4H

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PROPOSED GROUND FLOOR PLAN
scale - 1:100 @ A1

ST MARTINS HOUSE, THE RUNWAY, HILLINGDON.
INFORMATION AS PROPOSED 9 FLATS



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Site Address:

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Ruislip**

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Residents Services
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Telephone No.: Uxbridge 250111

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61166/APP/2017/1786

Scale:

1:1,250

Planning Committee:

North Page 84

Date:

February 2018



HILLINGDON
LONDON