



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 5 APRIL 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

**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, 26 March 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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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more 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	51 Weiland Road, Northwood 17990/APP/2018/145	Northwood Hills	Details pursuant to discharge conditions Nos. 6 (Levels) 7 (Site Clearance) 8 (Landscape Scheme) and 10 (Sustainable Water Management) of planning permission Ref: 17990/APP/2015/645 dated 24/04/2015 (Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element). Recommendation: Approval	5 - 10 114 - 118

7	33 Gatehill Close, Northwood 22910/APP/2017/4620	Northwood Hills	Two storey side/rear extension, first floor side extension and raising and enlargement of roof to allow for conversion of roof space to habitable use. Recommendation: Refusal	11 – 20 119 - 124
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	2 St Peter's Close, Ruislip 25080/APP/2017/1948	Cavendish	Conversion of garage to playroom/storage use involving alterations to elevations and installation of parking to front (part retrospective). Recommendation: Approval	21 – 30 125 - 130
9	66 Victoria Road, Ruislip 34884/APP/2017/4651	Manor	Change of use from Use Class A1 (Shop) to Use Class A1/A3 (Shop/Cafe) for use as a coffee shop. Recommendation: Approval	31 – 48 131 - 136
10	66 Victoria Road, Ruislip 34884/ADV/2017/141	Manor	Installation of one internally illuminated fascia sign, one internally illuminated hanging sign and one non-illuminated retractable awning. Recommendation: Approval	49 – 54 137 - 146
11	31 Frithwood Avenue, Northwood 8032/APP/2017/4601	Northwood	Part two storey, part single storey rear extension and conversion of roofspace to habitable use to include the repositioning and enlargement of the front dormer and the repositioning and enlargement of the rear dormer (RECONSULTATION). Recommendation: Refusal	55 – 66 147 - 150

12	36 Green Lane, Northwood 324/APP/2017/3602	Northwood	Change of use from retail (Use Class A1) to a mixed use comprising retail, restaurant/cafe and hot food takeaway (Use Classes A1/A3) (Retrospective). Recommendation: Approval	67 – 76 151 - 158
13	Argyle House, Joel Street, Northwood 500/APP/2018/223	Northwood Hills	Change of use from retail (Use Class A1) to Use Class A3 and installation of extractor fan. Recommendation: Approval	77 – 86 159 - 167
14	111 High Street, Ruislip 71235/APP/2017/4636	West Ruislip	Change of use from Use Class A1 to Use Class A1/D2. Recommendation: Approval	87 – 96 168 - 172

Other Reports

15 S106 / 278 Planning Agreements - Quarterly Financial Monitoring Report 97 - 112

PART I - Plans for North Planning Committee

113 - 172

Minutes



NORTH Planning Committee

13 March 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, Raymond Graham, Henry Higgins, Brian Stead (in place of Duncan Flynn) John Oswell, Janet Duncan (in place of Manjit Khatra) and Jazz Dhillon</p> <p>LBH Officers Present: James Rodger (Head of Planning, Transportation and Regeneration), Peter Loveday (Highway Development Engineer), Mandip Malhotra (Pre- Applications Manager), (Matt Kolaszewski - Planning Team Manager), Roisin Hogan (Legal Advisor) and Anisha Teji (Democratic Services Officer)</p> <p>Other Councillors Councillor John Hensley (Ward Councillor in attendance)</p>
159.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies received from Cllr Duncan Flynn with Cllr Brian Stead substituting and Cllr Manjit Khatra with Cllr Janet Duncan substituting.</p>
160.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
161.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from 20 February 2018 be approved as an accurate record.</p>
162.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
163.	<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 all matters were in Part I and would be considered in public.</p>

164. **8 EDINBURGH CLOSE - 71761/APP/2017/4373** (Agenda Item 6)

Officers introduced the report and provided an overview of the application. Planning permission was sought for the variation of condition No 4 and condition No 2 of a previous planning permission application (71761/APP/2016/2308) dated 8 August 2016 to alter the window/door on the rear side elevation and increase the height of the parapet wall to the front and rear. Officers highlighted the addendum and made a recommendation for approval.

A petitioner spoke in objection of the application. The Committee heard that the petition consisted of 91 signatures and was supported by the constituency MP Nick Hurd. The petitioner submitted that this application sought to rectify planning work that failed to build in accordance with originally approved plans. The applicant had demonstrated a disregard for the character of the neighbourhood, the impact on local residents and the visual intrusion into one resident's private space. In summary, the petitioner submitted that the applicant had ignored the Council's original conditions by building a large extension, including changing the design, building out of hours at weekends and failing to provide a privacy screen along the boundary of No 6 Edinburgh Close. The petitioner referred to the pictures which were circulated to the Committee and applicant prior to the meeting. The petitioner questioned the compliance of the current application, and explained how security was compromised on neighbouring sites. The petitioner asked that the retrospective application be refused as it did not match the original plans, contravened HDAS policies and indicated that there was no intention by the applicant to seek approval of the changes made to the property. The petitioner submitted that this showed disrespect for the Council's authority and was contrary to HDAS policy para 2.19 which required planning permission before any alterations to the original plans were made. The petitioner also asked for enforcement action to be taken to ensure that modifications to the property were brought back close to the original specification.

Members discussed the soffit at the front of the site and questioned the character of the drainage and guttering. Members considered that the current plans provided more privacy for neighbouring properties including No 6. Members questioned whether the single door facing the other property could be changed to frosted glass, however it was confirmed that this was not possible. Members noted that the application was in policy. The Head of Planning confirmed that the HDAS guidance was not policy, and although there was a 10 cm deviation, this was not sufficiently material to uphold an appeal.

Members discussed adding an informative to reduce the size and scale of the soffit. The Head of Planning confirmed that an informative would not make a difference. The Head of Planning confirmed that the Council's building control team had been consulted. Members considered imposing a notwithstanding condition in relation to the soffit.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously approved.

RESOLVED - That the application be approved subject to:

- 1) the addendum changes; and**
- 2) delegating authority to the Head of Planning, in consultation with the Chairman and Labour Lead, to add a further condition in relation to the soffit. The condition should read along the lines of 'Notwithstanding the details hereby approved, further plans shall be submitted to the Council for approval in writing for the front elevation soffit/overhang to...'**

165.	<p>RUISLIP TELEPHONE EXCHANGE - 10105/APP/2018/181 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for the installation of replacement lattice stub tower supporting head frame supporting 9 No. antennas and transmission dish and ancillary apparatus, removal of 2 No. pole mounted antennas all on roof top of building, and installation of ground based equipment cabinets (removal of existing redundant cabinet) and ancillary apparatus. Officers highlighted the addendum and made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, was unanimously approved.</p> <p>RESOLVED: That the application be approved.</p>
166.	<p>NORTHWOOD COACHWORKS, STATION APPROACH - 70958/APP/2017/4344 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for the installation of canopy and side screen over car wash area. This was a retrospective application. Officers made a recommendation for approval.</p> <p>The Chairman noted that no objections or comments had been received.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, was unanimously approved.</p> <p>RESOLVED: That the application be approved.</p>
167.	<p>68 NORWICH ROAD - 12054/APP/2017/4622 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for a single storey flat roof side extension connecting to existing single storey rear extension. Officers made a recommendation for approval.</p> <p>The Head of Planning explained that if Members were minded to do so, a further condition could be included to withdraw permitted development rights to add any window opening or any roof lanterns or anything that could be justified given the corner plot location.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, was unanimously approved.</p> <p>RESOLVED: That the application be approved.</p>
	<p>The meeting, which commenced at 7.20 pm, closed at 7.57 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655. 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, Building Control, Sport & Green Spaces

Address 51 WIELAND ROAD NORTHWOOD

Development: Details pursuant to discharge conditions Nos. 6 (Levels) 7 (Site Clearance) 8 (Landscape Scheme) and 10 (Sustainable Water Management) of planning permission Ref: 17990/APP/2015/645 dated 24/04/2015 (Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element)

LBH Ref Nos: **17990/APP/2018/145**

Drawing Nos: 1832_201 P1
1832_200 P1
Arboricultural Survey
1832_500 P1
Drainage Assessment
SUDS Management Plan

Date of receipt: 16/01/2018 **Date(s) of Amendment(s):** 19/03/2018
11/01/2018

1. MAIN PLANNING CONSIDERATIONS

Details pursuant to discharge conditions Nos. 6 (Levels) 7 (Site Clearance) 8 (Landscape Scheme) and 10 (Sustainable Water Management) of planning permission Ref: 17990/APP/2015/645 dated 24/04/2015 (Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element).

1 neighbour response and a Petition from the Gatehill Residents Association Planning Representative have been received. These object to the discharge of conditions on the following grounds as summarised below:

- The GRA does not believe that the conditions laid down by LBH in Grant of Planning Permission dated 24 April 2015 for application 17990/APP/2015/645 have been met.
- The original planning application contained the completion of Certificate A, stating they own all the land on the submitted location plan. Part of the land belongs to the Trustees of the Gatehill Farm Estate.
- The submitted Arboricultural Survey still does not distinguish between the land ownership.
- The tree protection measures are to be erected on GRA land without seeking approval of the GRA.
- As the application is not valid we ask you refer this to LBH's solicitor.
- We cannot find any reference to a method statement outlining the sequence of development on the site.
- No asbestos survey report has been submitted.
- The landscaping report proposes replacement fencing on land not owned by the

applicant.

- The proposal includes replacing wire fencing with a solid fence contrary to policy BE6.
- The GRA have not been approached for consent to changes to the crossover.
- The landscape plan does not show the front of the property and suggests some bushes are to be removed contrary to the applicants statement that the front garden is to remain as existing including all planting.
- The report states they are not aware of any protected trees. There are in fact 3 oak trees, which the report identifies 2 are to be removed in the future for health and safety reasons. We ask no such action is taken without specific permission from LBH Tree Department.
- Contrary to the report there are trees of merit present.
- Impact of digging out the basement will have a detrimental effect on other homes on the wider Gatehill Estate, particularly as the plan is to direct surface water into the already struggling drainage system.
- Trees were planted in an attempt to improve natural surface water absorption. His proposals are the opposite.
- The report refers to a 3 storey, 7 bed dwelling, this is not the correct planning approval.
- The environmental report states no liability is accepted by the writer, how can LBH rely on the accuracy of a report they have no confidence in.
- Reports contradictory to those previously submitted.
- The report includes many statements recommending further specialist information is sought. No reports have been submitted.
- No timetable has been submitted.
- There is no indication the applicant or future owner will undertake to follow the maintenance schedule.
- No thought given to the alteration to the soft landscaping which could ameliorate the effects of increased surface water.

Officer response: In the context of the consideration of the details proposals, the verge to the front of the site, subsequently identified in later applications as under the ownership title of the Gatehill Farm Estate is shown outside of the red line. Notwithstanding this, ownership is not a material planning consideration and any grant of planning approval does not override any other legal requirement.

CONSIDERATIONS

Condition 6 (levels)

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

REASON

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

The existing and proposed levels are indicated on Nicolas Tye's dwg. Nos. 1832_200 Rev P1, 201 rev P1 and 500 Rev P1.

Officer comment - The Landscape Architect has confirmed they have no

objections.

Condition 7 (site clearance)

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

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

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

An Arboricultural Implication Assessment and Method Statement has been prepared by Liquidambar. This includes tree protection measures required prior to site clearance and construction.

Officer comment - The Landscape Architect has confirmed they have no objections.

Condition 8 (Landscaping)

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

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

- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

4. Schedule for Implementation

5. Other

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

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

REASON

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

Details Submitted: Nicolas Tye dwg. No. 1832_200 Rev P1 indicates the front garden as is / to be retained.

Officer comment - The Landscape Officer has confirmed they have no objections.

Condition 10 (Sustainable Water Management)

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

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

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

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November

2012) and London Plan (March 2015) Policy 5.12.

The Drainage Officer has advised that Ambiental have addressed all the LLFA points and provided an acceptable design. The site, from a drainage perspective, is in a position to proceed. All works should be undertaken in accordance with the strategy detailed in Ambiental report Reference: 3645 SWDS, Version Final V1.0 dated 14th March 2018.

Officer comment - The Drainage Officer has confirmed they have no objections.

It is therefore recommended that conditions 6, 7, 8 and 10 of permission Ref: 17990/APP/2015/645 dated 24/04/2015 be discharged.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

1 I25A On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

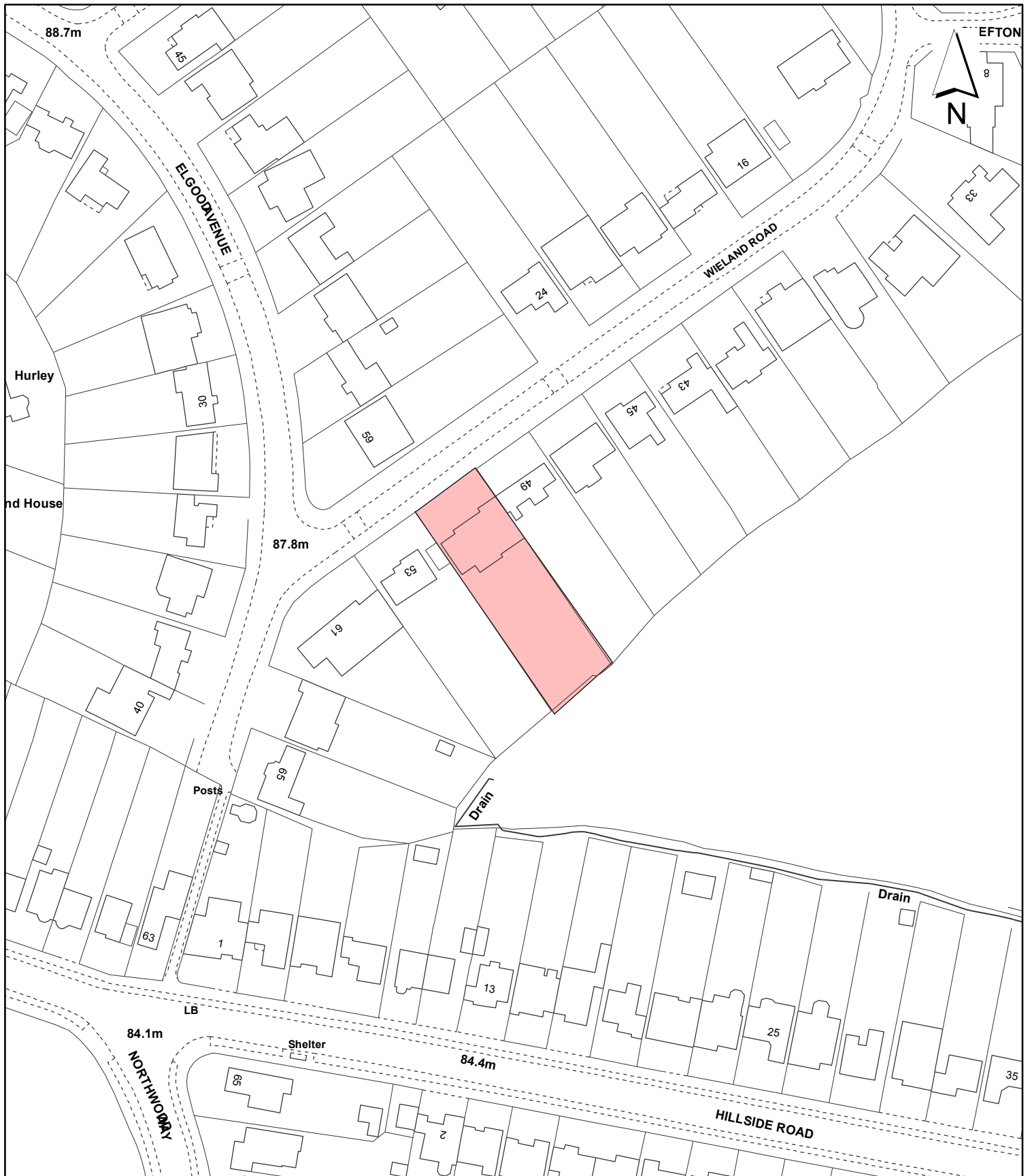
This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

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

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

51 Wieland Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:
17990/APP/2018/145

Scale:
1:1,250

Planning Committee:
North Page 10

Date:
April 2018



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 33 GATEHILL ROAD NORTHWOOD

Development: Two storey side/rear extension, first floor side extension and raising and enlargement of roof to allow for conversion of roof space to habitable use.

LBH Ref Nos: 22910/APP/2017/4620

Drawing Nos: 2017-458-203
101
2017-458-201
2017-458-202
104
102
103

Date Plans Received: 21/12/2017

Date(s) of Amendment(s):

Date Application Valid: 18/01/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey detached property situated on rising ground on the North West side of Gatehill Road.

The street scene is residential in character and appearance comprising mainly large detached properties set in generous plots.

The application site lies within the Gatehill Farm Estate Area of Special Local Character (ASLC) and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site lies within the area covered by Tree Preservation Order (TPO) 165.

1.2 Proposed Scheme

The proposal involves erection of a two storey side/rear extension, first floor side extension and raising and enlargement of the roof to allow for conversion of roof space to habitable use.

1.3 Relevant Planning History

22910/A/97/0515 33 Gatehill Road Northwood

Erection of a double garage with roof storage space and to fell trees T71 and T72 on TPO 165

Decision Date: 01-09-1997 Refused **Appeal:**31-MAR-98 Dismissed

49502/TRE/2013/3 15 Elgood Avenue & 31/33 Gatehill Road Northwood

To carry out tree surgery, including the removal of the lowest branch overhanging carport, to one Oak (T74), and a reduction by up to 5m of the stem growing towards the house, to one Ash in

group G7 on TPO 165; and the re-pollarding of two Poplars (T3 & T5) on TPO 255.

Decision Date: 20-02-2013 **Approved** **Appeal:**

Comment on Planning History

There is no recent relevant planning history.

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

Neighbours were notified on 19/01/2018 and a site notice was displayed on 31/01/2018.

By the end of the consultation period five objections were received raising the following issues:-

- (1) Inappropriate and harmful to the ASLC.
- (2) Too large for the plot, height and width and depth.
- (3) Overlooking of neighbouring properties.
- (4) Overbearing impact on neighbouring properties.
- (4) Insufficient car parking.
- (5) Loss of greenery adding to impact.
- (6) Neighbour states not notified.

Officers comments- the planning matters raised are discussed below. With regard to notification, the records indicate that the particular neighbour was notified. Notwithstanding this, the neighbour became aware of the proposal and was able to comment.

Conservation and Urban Design - This is a detached, chalet style property located in the Gatehill Farm Estate, Northwood Area of Special Local Character (ASLC). The property dates from the late 1930s and is uniquely orientated. It is a typical example of plot based development in which the ASLC was built in. Whilst the property has been altered in the past it does retain the Arts and Crafts style which is evident throughout the surrounding area. It is important new development relates to established local distinctiveness in accordance with the NPPF. The loss of the original dwelling would be considered regrettable. The proposal would be considered an incongruous addition within the ASLC. It would fill the site for its entire width, up its site boundaries and include a substantial crown roof form. The scale, positioning, design and mass of the proposal would be considered in principle unacceptable. It would result in an incongruous, over dominant building failing to integrate well into the surrounding character of the ASLC. **CONCLUSION: Unacceptable**

Trees and Landscape - This site is occupied by a detached house situated within a triangular-shaped plot to the west of Gatehill Road. This area is characterised by its trees and selected trees are protected by TPO 165. The property also lies within a locally listed Area of Special Local Character. **COMMENT** The response to the planning questionnaire indicates that no trees will be affected by the development - and no trees are indicated on plan. However, the proposal almost doubles the size of the building and creates an

awkward pinching of the site where the extension almost touches the boundary. In addition to the area of the footprint, space will be required to accommodate operations on the site including storage and access. A tree report and arboricultural impact assessment will be required prior to determination. RECOMMENDATION Objection. The applicant has failed to demonstrate that trees will be unaffected by the development and has not made provision for their long term protection. This site requires a tree report with survey, arboricultural impact assessment and an arboricultural method statement with tree protection details, prior to determination.

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:

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

BE39 Protection of trees and woodland - tree preservation orders

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

LPP 5.3 (2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposed alterations on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding Area of Special Local Character and the impact on residential amenity of the neighbouring dwellings.

With regard to the impact on the character of the house and the surrounding area, Policy BE15 of the UDP Saved Policies (November 2012) requires extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Furthermore Policies BE5 and BE6 place an emphasis on the need to preserve the Gatehill

Area of Special Local Character.

Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments in an Area of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area.

Policy BE6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states;

Within the areas of special local character at gate hill farm and copsewood estates fencing should be unobtrusive and in materials appropriate to the character and appearance of the estate, new houses should:-

(i) Be constructed on building plots of a similar average width as surrounding residential development; and

(ii) Be constructed on a similar building line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses; and

(iii) Reflect the materials, design features and architectural style predominant in the area and sufficient architectural variety must be achieved within new development in order to retain the areas' characteristics of large individually designed houses.

The comments of the Design and Conservation Team are considered to be justified in the context of this site which is elevated and highly prominent in the street scene. The resultant building would be significantly larger than the original building that occupies the site, with a substantial crown roof section and the introduction of front dormer windows at high level and it is considered that the extensions would not be subordinate to the original house. Policy BE22 advises that two storey side extensions should retain a minimum 1.5 m set-in from the side boundary on the Gate Hill Farm Estate. The proposed development does not retain a 1.5 m gap to either the Northern or Southern boundary. Indeed, at one point on the Southern boundary, no gap is shown where it adjoins No. 31 Gatehill Road. Spacious plots are an important and defining element of the ASLC. Similarly paragraph 7.2 of the Hillingdon Design and Accessibility Statement - Residential Extensions makes it clear that front dormer windows will not be acceptable by the Council for most buildings of two or more storeys unless this is an original character of the area. In this case, the existing building does not have front dormer windows and front dormers, especially at such high level, are not a defining characteristic of the ASLC. The result would be substantial change from the original dwelling with its form and design being largely lost.

Overall, it is considered that the proposed additions and roof alterations will have a detrimental impact on the character and appearance of the original house, on the street scene and surrounding area and on the character and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character, and would therefore not be in accordance with policies BE5, BE6, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012) and sections 4.0, 5.0, 6.0 and 7.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

There are no properties to the East across the street that would be adversely affected by the proposed development. This is frontage to frontage development and the proposal does not materially affect the distance between the properties. To the North the existing

boundary treatment will prevent any material overlooking. The proposal would, however, extend to the boundary with No. 31 Gatehill Road. Whilst the extended property would be more than 21 m from the front wall of that property, proximity to the drive and no opportunity for meaningful landscape and potential loss of existing landscape would mean that it has an overbearing impact on that property. There is a first floor balcony to the side and rear. Whilst it is implied that this has side screening this is not specified on the drawings. There is also a side facing master bedroom window on the South side as well as a bathroom/wc window. There are also bathroom/wc windows on the North side. Whilst it is reasonable, in the event of planning permission that the bathroom /wc windows are obscure glazed with fixed openings above head height, this is not normally the case with bedroom windows. The presence of so many windows and the balcony would add to the overall impression of an overbearing impact to the detriment of the amenities of No. 31 Gatehill Road.

The proposal therefore fails to comply with policies BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012).

The proposal would result in the loss of a garage. Parking provision would therefore need to be made available to the front of the property. In this case the front garden area could accommodate two vehicles. It is considered that a refusal on the lack of provision of 2 on site parking spaces would not in itself justify a refusal of planning permission as there is ample space to provide 2 parking spaces and this could be secured by condition. As such the proposal would comply with Policy AM14 of the UDP Saved Policies (November 2012).

It is considered that the proposed accommodation would provide an adequate level of living accommodation with all habitable rooms providing an adequate outlook and source of natural light, therefore complying with local and national policy.

A garden of more than 100 sq m would be retained and therefore it would comply with Policy BE23 of the UDP Saved Policies (November 2012).

For the reasons set out above, the application is recommended for refusal.

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), requires that where developments generate the need for additional facilities, financial contributions will be sought. Infrastructure Levy (Amendment) Regulations 2011. The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The proposal produces a net increase of 496.812 square metres. Presently calculated the proposal would attract a CIL Liability of:

Hillingdon CIL £62,230.21

London Mayoral CIL £24,366.28

Total £86,596.49

6. **RECOMMENDATION**

REFUSAL for the following reasons:

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

The proposed extensions, by reason of their overall size, bulk, scale and design, would represent incongruous and unsympathetic additions to the original house that would detract from the character and appearance of the original house, the street scene and the Gatehill Area of Special Local Character. The proposal would therefore be contrary to Policies BE5, BE6, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012) and inappropriate in terms of the Supplementary Planning Document HDAS: Residential Extensions

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

The development would adversely affect the amenities of the adjoining properties by reason of an overbearing impact and visual intrusion. It would therefore be contrary to Policies BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, November 2012) and inappropriate in terms of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

3 **NON2** **Non Standard reason for refusal**

The proposal fails to make adequate provision for the protection and long-term retention of protected trees and other vegetation within the site. The retention of trees is required for their amenity and screening value. The retention of trees and vegetation within the front garden is also required so as to retain the character of the area, and the lack of a garage within the proposed development may result in increased pressure for additional hardstanding to the front garden area which would be unacceptable and adversely affect the setting of the building, the character of the area and the streetscene. As such the proposal would be contrary to Policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved 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 decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 3** The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national

guidance.

- BE5 New development within areas of special local character
 - BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
 - BE13 New development must harmonise with the existing street scene.
 - BE15 Alterations and extensions to existing buildings
 - BE19 New development must improve or complement the character of the area.
 - BE20 Daylight and sunlight considerations.
 - BE21 Siting, bulk and proximity of new buildings/extensions.
 - BE23 Requires the provision of adequate amenity space.
 - BE24 Requires new development to ensure adequate levels of privacy to neighbours.
 - BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
 - BE39 Protection of trees and woodland - tree preservation orders
 - HDAS-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
 - LPP 5.3 (2011) Sustainable design and construction
- 4 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. No pre-application negotiations took place
- 5 This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.
For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Standard Informatives

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

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

Part 1 Policies:

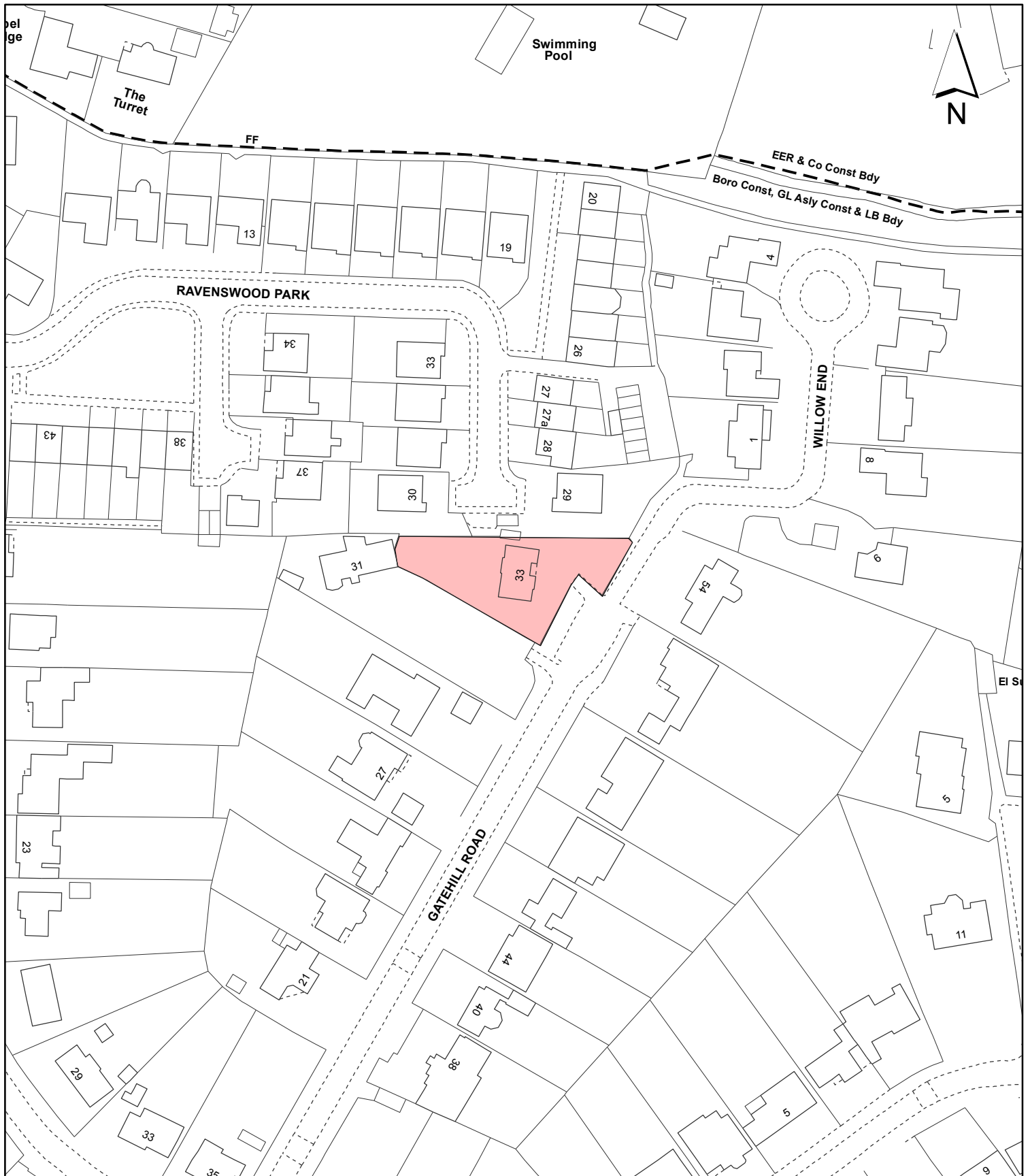
PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

33 Gatehill Road

Planning Application Ref:

22910/APP/2017/4620

Planning Committee:

North Page 19

Scale:

1:1,250

Date:

April 2018

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

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 2 ST PETER'S CLOSE RUISLIP

Development: Conversion of garage to playroom/storage use involving alterations to elevations and installation of parking to front (part retrospective)

LBH Ref Nos: 25080/APP/2017/1948

Drawing Nos: 16/2967/101 D
Location Plan
16/2967/102 A
16/2967/103 A

Date Plans Received: 26/05/2017

Date(s) of Amendment(s): 26/05/2017

Date Application Valid: 08/06/2017

1. CONSIDERATIONS

1.1 Site and Locality

This application relates to a site that is located at the end of the north-western side of St Peter's Close and on the south-western corner of its junction intersection with Cambridge Drive. The site comprises a two storey semi-detached dwelling with a hipped roof and external yellow/red-brick facings. The dwelling has a stepped front elevation, which results from a square-bay projection at the southern end, and a stepped rear elevation, which results from a flat-roofed projection at its northern end. There is a rebuilt garage building at the end of the rear garden, which appears to be mainly in use as a storage facility and which has a garage door that open onto a dropped kerb off Cambridge Drive. The dwelling has a mainly soft-landscaped front garden, and the front and northern side (adjacent Cambridge Drive highway) boundaries are enclosed by concrete walls, high hedges and trees.

The streetscene is residential in character and appearance, and comprises mainly two storey semi-detached houses with similar roofscape and architectural styles.

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

1.2 Proposed Scheme

The application seeks planning consent for the conversion of the garage to form a playroom, with storage and bicycle storage and the creation of a new parking space and crossover to the front of the dwelling.

1.3 Relevant Planning History

25080/APP/2016/2227 2 St Peter'S Close Ruislip
Single storey side and rear extension

Decision Date: 03-08-2016

Refused

Appeal:

25080/APP/2016/3005 2 St Peter'S Close Ruislip

Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development).

Decision Date: 27-09-2016 Approved **Appeal:**

25080/APP/2016/733 2 St Peter'S Close Ruislip

Single storey side extension, pitch canopy roof to front and single storey side extension

Decision Date: 22-04-2016 Refused **Appeal:**

25080/APP/2017/792 2 St Peter'S Close Ruislip

Conversion of garage to playroom/storage use involving alterations to elevations (Retrospective

Decision Date: 11-05-2017 Refused **Appeal:**

Comment on Planning History

25080/APP/2017/792 - Conversion of garage to habitable use (refused)

25080/APP/2016/3005 CLD - Single storey rear extension (approved)

25080/APP/2016/2227 - Single storey side and rear extension (refused)

25080/APP/2016/733 - Single storey side extension, pitch canopy roof to front and single storey side extension (refused)

The previous submission was refused on the basis of the loss of parking and the failure to provide adequate parking provision in accordance with the Council's adopted standards.

At the 10/01/2018 North Planning Committee service of a breach of condition notice was agreed. That notice has been served. Following the notice being served the applicant revised the plans on this application to include a parking bay.

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 neighbours were consulted for a period of 21 days expiring on the 30 June 2017 and a site notice was erected on a parking sign to the front. One response was received raising the following issues:

- The main house has now had a large rear extension and the conversion of the garage means the habitable space has increased by more than 50%. Overdevelopment of a small plot

- The "play room" could be in use 24 hours 7 days a week at any given time by unknown people as it can be accessed independently of the house. Also it could be used for any purpose or activity creating noise and nuisance

- Property now has no off road parking increasing parking stress

- The storage cupboard in the plans has been connected to the mains sewer and has hot and cold water supply. It also has obscure double glazed windows and is central heated. This is not shown on the plans and hides its true intention of being an en suite toilet/shower room

- Would the 1970's construction for a garage be compliant with current regulations for a habitable building? The two garages are separated in part by a single skin light weight block

wall and have exposed roof frames through the two properties. Fire in either side would quickly spread. The adjoining garage in separate ownership will continue to be used as a garage for parking a car and storing petrol powered garden tools and other materials including paints and solvent

Officer response: The comments raised by the neighbours are duly noted. Issues regarding compliance with Building Regulations are separate and not material planning considerations. Other issues are addressed within the report.

Eastcote Residents Association - No response

Highways - The site has a PTAL value of 1b (very poor) which suggests that there will be a very strong reliance on private car trip making at this site. The proposal is to convert the existing garage to a playroom. The proposal includes the creation of a parking space on the St Peter's Close frontage using a new crossover. There is no secure covered cycle parking proposed with the conversion of the garage but this can be condition (2 spaces). There are existing street trees along the St Peter's Close footpath and one of them is very close to the new crossover so I suggest the views of the tree officer should be sought on this proposal. The off-street parking demand for the existing 3b semi-detached dwelling should be 1.5 spaces (2 in reality) and yet there is only 1 proposed. Please consider the views of the tree officer on the suitability of the proposed vehicular crossover and if he has no concerns please ask the applicant to show a revised scheme that provides two off street car parking spaces (each 4.8m long and 2.4m wide) also bearing in mind the latest front garden guidance. If any of these issues have a negative outcome I suggest you refuse the application.

Trees/Landscaping - There are no TPO's or Conservation Area designations affecting the site. - However, there are street trees which contribute to the character and environmental quality of the area, including a pollarded common lime (tree ref. 00974) in the footway to the front of the house. In changing the use of the garage to the rear, the need for additional off-street parking has been created. The proposal is to create a new driveway and dropped kerb off St Peters Close. From the information available it is likely that the construction of a dropped kerb will be well within the root protection area of the lime and will have an adverse impact on the street tree. As such the current proposal is unacceptable due to the likely damage to the street tree. If additional off-street parking is required, it would be better sited next to the existing garage - at the end of the back garden.

Officer response: Revised plans were submitted moving the position of the proposed dropped kerb to Cambridge Drive and the Highways Officer and Landscape Architect have both confirmed this would be acceptable.

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:

AM14 New development and car parking standards.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and the availability of parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area."

The proposal includes the change of use of the existing garage to habitable accommodation to form a playroom with storage and a bicycle storage area. . There are no external alterations proposed to the building, with the garage door facing Cambridge Drive retained and the alterations carried out internally behind this. Therefore there is no impact on the visual appearance of the building or the wider area and the proposal accords with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

The existing building forms a semi detached building with the neighbour's garage and is set at the bottom of both gardens. It is situated approximately 13m from the adjacent property at no. 4 St Peter's Close and approximately 11m from 1 St James Close, with the garage intervening. Concern has been raised by owner of the adjoining garage over the potential noise and nuisance however it is noted that the existing building used as a garage ancillary to the dwelling would have equal capacity to generate noise or nuisance to neighbouring properties. Therefore in the context of the proposal for the conversion of the building to form a playroom and storage area, given the degree of separation it is not considered that it would have any significant impact on the residential amenity of the neighbouring dwellings. Therefore the proposal accords with the requirements of Policies BE 20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 9.0 of HDAS.

Paragraph 3.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property retains approximately 80 sqm, which would be in excess of the 60 sqm required for a 3 bed property within HDAS.

The proposal would result in the loss of the only off street parking provision for the property. The Highways Officer has advised that the site has a PTAL value of 1b (very poor) which suggests that there will be a very strong reliance on private car trip making at this site. The proposal includes the creation of a parking space on the St Peter's Close frontage using a new crossover from the side on Cambridge Drive. Although the parking provision is less than the adopted standard, this space replaces the only existing parking space within the garage. On this basis it is considered unreasonable to require two spaces. It is therefore considered that the development would comply with the requirements of Policies AM7 and AM14, of Part 2, of the Hillingdon Local Plan 2012.

The Landscape Officer originally advised that there is a pollarded common lime (tree ref. 00974) in the footway to the front of the house, which the proposed dropped kerb, crossover and driveway would be well within the root protection area of this lime and will have an adverse impact on the street tree. Revised plans have been submitted with the new dropped kerb from Cambridge Drive, which the Landscape Officer has confirmed is acceptable.

Concern has also been raised that the plans do not adequately reflect the internal works, which include internal plumbing and central heating with the ability to provide en-suite facilities. The building provides 30 sqm of floor space with a separate access available from Cambridge Dive. The outbuilding is considered to be of sufficient size to be capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted and would therefore be contrary to policies BE19, BE23 and BE24 of the Unitary Development Plan and to the Council's Supplementary Planning Documents HDAS Residential Extensions. However, if all else was acceptable this issue could be dealt with by the imposition of a restrictive condition.

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

The works relating to provision of the replacement parking space hereby permitted shall be provided within 3 months of the date of this permission.

REASON

The planning permission is intended to remedy a current breach of planning control. In the interests of the proper planning of the area the authority is of the view that the remediation of the breach of planning control and the implementation of this planning permission

should take place as expeditiously as reasonably possible.

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 plans, numbers 16/2967/101 D and 16/2967/103 A.

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 RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purposes stated on the application form and approved drawings. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom, study or as a separate unit of accommodation.

REASON

To avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

INFORMATIVES

Standard Informatives

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

AM14 New development and car parking standards.
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 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: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

2 St Peters Close

Planning Application Ref:

25080/APP/2017/1948

Planning Committee:

North Page 30

Scale:

1:1,250

Date:

April 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 66 VICTORIA ROAD RUISLIP

Development: Change of use from Use Class A1 (Shop) to Use Class A1/A3 (Shop/Cafe) for use as a coffee shop.

LBH Ref Nos: 34884/APP/2017/4651

Drawing Nos: 53./A.1.2
53./A.1.3
53./A.1.0
Design & Access Statement
53./A.1.4

Date Plans Received: 22/12/2017 **Date(s) of Amendment(s):** 22/12/2017

Date Application Valid: 22/12/2017

1. **SUMMARY**

The application seeks planning permission for the change of use from A1 (Shop - currently a Bakery) to Use Class A1/A3 (Shop/Cafe) for use as a coffee shop, involving an outdoor seating area, internal alterations only and the change to the associated signage to the front, which is subject to a separate advertisement application, Ref: 34884/ADV/2017/141.

It is considered that the use is appropriate to the high street in a local town centre and that it would contribute to its vitality and viability. Furthermore the proposal would involve internal alterations only and the modest outdoor seating area would represent a minor alteration which is temporary in nature and having an acceptable impact upon the visual amenity of the application property and the surrounding street scene when in situ, whilst also providing a useful service to visiting customers and not causing a loss of residential amenity or highway safety concerns.

In addition it is noted that the proposal would not involve the introduction of any new primary cooking facilities on site nor any new extraction machinery or ventilation systems. Therefore taking all matters into consideration it is considered that the proposal would respect the character and appearance of the property and the street scene. Subject to appropriate conditions it would not give rise to any adverse impact on the amenities of adjoining occupiers, nor would there be any unacceptable impact on the area or the parking/traffic generation in this town centre location. In addition it is considered that the proposal will help add vitality and vibrancy to the local commercial street scene.

The application is therefore 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 53./A.1.2 and 53./A.1.4 received on 28.02.2018 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 (2015).

3 NONSC Use restriction

The premises shall be used solely as a mixed A1/A3 use class and at no time shall become an A3 use class only.

REASON

To ensure that the use is carried out and maintained as approved in the interest of safeguarding the amenities of neighbouring residential and other adjoining properties and the character of the area in compliance with policies OE1 and S6 of the adopted Unitary Development Plan Saved Policies 2007.

4 NONSC Coffee Shop and Goods Restriction

The premises shall not be used other than as a coffee bar serving coffee, other hot and cold drinks, sandwiches and similar light refreshments for consumption on or off the premises.

REASON

To ensure that the use is carried out and maintained as approved in the interest of safeguarding the amenities of neighbouring residential and other adjoining properties and the character of the area in compliance with policies OE1 and S6 of the adopted Unitary Development Plan Saved Policies 2007.

5 COM23 Hours of Use (Restaurant etc.)

The premises shall not be open for customers outside the following hours: -
0700 to 1900, Mondays - Fridays
0700 to 1900 Saturdays
0900 to 1700 Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

The external seating area including all associated equipment and materials shall not be in use or in situ for customers outside the following hours:
0700 to 1900, Mondays - Fridays
0700 to 1900 Saturdays
0900 to 1700 Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW or by email: wgreenshield@hillingdon.gov.uk.

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
LPP 2.15	(2016) Town Centres
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
NPPF2	NPPF - Ensuring the vitality of town centres
OE1	Protection of the character and amenities of surrounding properties and the local area
S1	New retail development within the shopping hierarchy
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
S11	Service uses in Primary Shopping Areas

4 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for

development control decisions.

5 147 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).

6 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

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

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

7 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.

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. The Council's supports pre-application discussions.

9

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

10 I28 **Food Hygiene**

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the South West side of Victoria Road with the principal elevation facing North East. The site forms part of a two storey terrace of commercial units on the ground floor with residential above, accessed from the front, Victoria Road with a service road to the rear. The ground floor unit, the subject of this application, is currently used as Bakery. The property has a single storey rear extension.

To the North lies 64 Victoria Road which sells garden equipment and to the South is 68 Victoria Road which is a public house. The street scene is commercial in character and appearance. The application site lies within the Ruislip Manor Town Centre and the Primary Shopping Area, as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for change of use from Use Class A1 (Shop) to Use Class A1/A3 (Shop/Cafe) for use as a coffee shop, involving an outdoor seating area and internal alterations only.

The proposed seating area would be restricted to the front of the application unit only with the plans showing a total highlighted area measuring 1.095 metres deep by 5.7 metres wide. The area would be enclosed using four external grade mirror polished stainless steel barrier posts with a galvanised weighted base with a stainless steel cover plate. The screens would be printed acrylic canvas barriers hung with mirror polished stainless steel rails and fixed using M6 spring lock clip fixings. The total height of the posts would be 0.95

metres.

The submitted plans illustrate that within this area a total of 2 tables and 4 chairs would be provided. The tables would be finished in a limed Oak top with a metal base and the chairs would be in four varying colours, Taupe, Marine - RAL 3004, Berry - RAL4007, Tangerine - RAL3016.

The proposed change to the associated signage to the front is subject to a separate advertisement application, Ref: 34884/ADV/2017/141.

3.3 Relevant Planning History

34884/84/0922 66 Victoria Road Ruislip

Alterations to elevation (P)

Decision: 10-07-1984 Approved

34884/A/91/0097 66 Victoria Road Ruislip

Erection of single-storey rear extension and minor alterations

Decision: 30-04-1991 Approved

34884/ADV/2017/141 66 Victoria Road Ruislip

Installation of 1 internally illuminated fascia sign, 1 internally illuminated hanging sign and 1 non illuminated retractable awning

Decision:

34884/E/96/1599 66 Victoria Road Ruislip

Installation of a new shopfront and internal alterations

Decision: 18-12-1996 Approved

Comment on Relevant Planning History

34884/ADV/2017/141 - Installation of 1 x internally illuminated fascia sign, 1 x internally illuminated hanging sign and 1 x non-illuminated retractable awning. Awaiting determination with recommendation for approval.

34884/E/96/1599 - Installation of a new shopfront and internal alterations. Approved 17.12.1996

34884/A/91/0097 - Erection of single-storey rear extension and minor alterations. Approved 26.04.1991

Members are also asked to note that they considered and approved a very similar application at 35 Swakeleys Road ref: 3445/APP/2017/1715 at the 23.08.2017 North Committee for Change of use from Use Class A2 (Bank) to Use Class A1/A3 (Shops/Restaurants/Cafes) with external alterations. This was also for a Costa Coffee.

4. Planning Policies and Standards

The Local Planning Authority seeks to retain the retail function of all shopping areas to meet the needs of the area which they serve. Shops grouped conveniently together assist the process of search for and comparison of goods and hence attract shoppers. As such the Local Planning Authority exercises strict control over the loss of shops to other uses.

Saved Policy S6 states that change of use will be granted where; a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and would not have a harmful effect on road safety or worsen traffic congestion.

Policy S11 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) states:

In primary shopping areas, the local planning authority will grant permission where it is satisfied that:

- a) The remaining retail activities are adequate to accord with the character and function of the shopping centre and to provide for the needs of modern retailing including customer interests.
- b) The proposed use will not result in a separation of class A1 uses or a concentration of non-retail uses which might harm the viability or vitality of the centre.

Paragraph 8.26 also adds the following in regards to what constitutes a concentration of non-retail uses, which might harm the viability or vitality of the town centre:

"The Local Planning Authority will consider the range and number of retail outlets in the centre and their suitability for modern retailing in assessing the adequacy of the remaining retail facilities. Primary areas appear to be vulnerable if Class A1 shops form less than 70% of the total frontage length and the Local Planning Authority will therefore seek to maintain at least 70% of the primary area frontage in Class A1 use and generally to avoid concentrations of service uses in both primary and secondary areas. The Local Planning Authority intends to prevent avoidable interruptions to the frontage by dispersing service uses within shopping areas and limiting the length of continuous frontage in non-retail use. It will therefore take particular care in the siting of non-retail uses in relation to existing and unavoidable frontage interruptions. As a guideline, it will normally seek to prevent a separation or an increase in the separation of Class A1 units of more than about 12 m, that is broadly the width of two typical shop fronts. "

The emerging Local Plan: Part Two - Development Management Policies (October 2015) proposes to take a variation of this policy forward. Policy DMTC 2: Primary and Secondary Shopping Areas outlines the following:

"A) In primary shopping areas, the Council will support the ground floor use of premises for retail, financial and professional activities and restaurants, cafes, pubs and bars provided that:

- i) a minimum of 70% of the frontage is retained in retail Use Class A1 use;

The 2016 Ruislip Manor Town Centre Shopping Survey showed that the level was already below this percentage. The property is currently in use as a bakery for sole retail use. The proposal would involve a mix use of A1 and A3 use, however there would be no preparation

or cooking of food on site and therefore a strong element of A1 remains.

The property is not a locally listed building or located within a conservation area. The proposal would not involve any external alterations to the property. It is considered that the proposal would not lead to an increased demand for parking within the vicinity and is considered not to have an adverse effect on highway safety. It is also considered that the proposed use would not result in any loss of amenity to the adjoining properties or their existing uses as a garden equipment retail unit and a public house. Furthermore there would be no cooking facilities on site or any new ventilation and extraction systems. Therefore the proposed use is compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties by reason of disturbance, noise, smell, fumes, parking or traffic related problems.

In order to protect the primary use for Class A1 purposes, it would appear reasonable in this case to allow a mixed use, retaining Class A1 use but allowing for an element of Class A3 use, controlled by way of an appropriate condition. Therefore taking all matters into consideration, the change of use would not be considered to have a detrimental impact on the vitality and viability of the town centre as a shopping destination.

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:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

LPP 2.15 (2016) Town Centres

LPP 4.8 (2016) Supporting a Successful and Diverse Retail Sector and related facilities and services

NPPF2 NPPF - Ensuring the vitality of town centres

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

S1 New retail development within the shopping hierarchy

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

S7 Change of use of shops in Parades

S11 Service uses in Primary Shopping Areas

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

19 neighbouring properties along with Ruislip Residents Association were consulted on 04.01.2018 and the relevant site notice was displayed to the front of the site on 12.01.2018.

8 responses were received with 6 objecting and 2 supporting the proposal.

The following are a summary of the comments made on the application:

Objecting:

1. Fear of competition as there are existing coffee shops in the area.
2. There are enough coffee shops in the area.
3. The proposed use would take business away from the existing small business.
4. Objection if open pass 23.00hrs and before 06.00hrs every day of the week.
5. Not desirable and would be against local independent business.
6. One existing business owner asserts more their right to be given a A3/A5 use than this premises. Planning permissions have already been granted previously nearby. If permission is granted, then expect an instant approval when they submit their application as they need to expand more than any in the borough.

Supporting:

1. There are enough bakers in the vicinity - another bakery has opened near the station and there are now 3 bakeries.
2. This will draw customers to Ruislip Manor and boost trade for all retailers..
3. There is no sit down coffee shop presently, just restaurants which don't open throughout the working day.
4. Not a change of use anyway since the Bakery has had sit down area for hot drinks and food for over 30 years - established use.
5. Great idea - will bring people together.

Internal Consultees

Trees - No objections:

There are no tree, or landscape planning, constraints affecting the site.

Comment: No trees will be affected by the proposed signage and awning. There are no opportunities for landscape enhancement.

Recommendation: No objection and no need for landscape conditions.

Highways - No objections:

No objections subject to an informative that they would need a licence from the highway authority. Highway authority contact is wgreenshield@hillingdon.gov.uk.

Access Officer:

Planning consent is sought for a change of use from a bakery to a Costa coffee outlet. The proposed change of use would involve extensive reconfiguration of the internal layout, and therefore provides the opportunity to achieve a good standard of accessibility for older and disabled people. 1. A new accessible WC and shown on plan, however, the dimension should be increased to achieve internal dimensions of 1700 mm wide by 2200 mm deep, in accordance with BS 8300:2017. 2. The ancient arrangement should ensure that the doors provide a minimum clear opening width of 775 mm per leaf of a double door set, or 1000 mm for a single lever door. Plan should be amended accordingly.

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

Conclusion: clarification on the points above, and/or revised plans should be requested and reviewed prior to any grant of planning permission.

OFFICER COMMENTS:

Amended drawings have been requested to show the proposed disabled toilet increased as per the recommendations and the informative will be added.

Planning Policy Team (Summary):

Designation

In the Local Plan: Part 2 - Saved UDP Policies (2012), 66 Victoria Road is designated within the Primary Shopping Area of the Ruislip Manor Town Centre. This designation is proposed to be retained within the emerging Local Plan: Part 2 - Site Allocations and Designations (2015).

Use Class

The Planning Policy Team is aware of the complexities around the planning definition of 'coffee shops' and the growing tendency to submit mixed-use definitions for sites of this nature, which incorporate an element of A1 use to reflect the sale of cold food for consumption off premises and. In planning terms, it appears widely regarded that the use of A1/A3 hybrid applications for these types of uses is acceptable and has been confirmed through various inspectorate decisions.

Nevertheless, the change of use from entirely A1 to A1/A3 would still represent a proportional loss in A1 use of the site and a decline in A1 shop frontage within the designated Primary Shopping Area.

On determining what defines an adequate provision of services, it is proposed that the standards accepted in the adopted local development management policies should be used, to provide a clear and consistent judgement across all of the Borough's town centres and key shopping areas. As outlined further on in this response, the A1 retention threshold within the Primary Shopping Areas of Town Centres is 70%. The proposed change of use would reduce the proportion of A1 frontage further below the existing substandard proportion of 64.3%, within the Primary Shopping Area of the Ruislip Manor Town Centre. On the basis that the building is currently being used under an A1 Use Class as a bakery, it is considered there is a reasonable prospect of the building being used as such in the future. Furthermore, a bakery is an essential shop use under adopted local policy, meaning its loss would have a further detrimental impact on the adequate provision of services in the town centre.

National Policy

Chapter 2 of the National Planning Policy Framework (NPPF) (2012) outlines the following in paragraph 23: 'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:

- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;
- define a network and hierarchy of centres that is resilient to anticipated future economic changes;
- define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;
- promote competitive town centres that provide customer choice and a diverse retail offer and

which reflect the individuality of town centres...'

In order to support the viability and vitality of town centres, a healthy proportion of A1 Use class is required, as well as the retention of essential shop uses. The proposed change of use of the site is contrary to both these points and is therefore not deemed to be in support of the viability and vitality of the Ruislip Manor Town Centre.

Approval of the scheme would therefore need to justify why a departure from these policies is warranted.

OFFICER COMMENTS:

The 2016 Ruislip Manor Town Centre Shopping Survey showed that the level was already below this percentage. The property is currently in use as a bakery for sole retail use. The proposal would involve a mix use of A1 and A3 use, however there would be no preparation or cooking of food on site and therefore a strong element of A1 remains.

This mix of use is important to note and clearly different to a standard cafe that trades solely under A3. The proposed unit would function as a retail unit for the take away purchases of hot and cold beverages as well as cold/warmed food. The sale of other goods such as coffee beans and other coffee paraphernalia further contributes towards the A1 mix thereby contributing to the vitality and viability of the shopping frontage. The A3 part of the mixed use relates to the drinks and food items that are consumed on the premises. The nature of this style of coffee shop means that no primary cooking facilities will be installed, as the only food items served within the premises are pre-manufactured off-site. The only food to be warmed would be done by an oven behind the servers which does not require any extraction or ventilation.

Furthermore it is also noted that the existing bakery has table and chairs to the front for consumers to eat and drink within the premises. Therefore the proposed intensification of this use is acceptable in this instance. In order to protect the primary use for Class A1 purposes, it would appear reasonable in this case to allow a mixed use, retaining Class A1 use but allowing for an element of Class A3 use, controlled by way of an appropriate condition. In addition there would be no material loss of A1 use or A1 shop frontage within the Primary Shopping Area and furthermore there are existing alternative bakery units in close proximity and within the Primary Shopping Area.

Therefore taking all matters into consideration, the change of use would not be considered to have a detrimental impact on the vitality and viability of the town centre as a shopping destination.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S6 states changes of use applications will be granted where: a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and would have no harmful effect on road safety or worsen traffic congestion. The proposed external alterations to the building would not appear out of keeping with the existing building or impact unduly on the visual amenities of the surrounding area. Loss of residential amenity and highway issues are dealt with elsewhere in the report and as such, the proposal is considered to comply with all the criteria listed in Policy S6 of the UDP (Saved Policies September 2007).

It is generally accepted that coffee shops have a similar footfall to mainstream retail units therefore providing a significant contribution toward the patronage of shopping areas as a whole. It is also the case that this proposal is a hybrid A1/A3 use as generally food would

only be re-heated on the premises. To ensure only a coffee shop is implemented as part of this consent the permission is recommended to be conditioned as a hybrid A1/A3 use only. It is therefore considered that the application proposal would positively contribute to the vitality and viability of the Local Town Centre Area. It does not involve the loss of any retail frontage.

This mix of use is important to note and clearly different to a standard cafe that trades solely under A3. The proposed unit would function as a retail unit for the take away purchases of hot and cold beverages as well as cold/warmed food. The sale of other goods such as coffee beans and other coffee paraphernalia further contributes towards the A1 mix thereby contributing to the vitality and viability of the shopping frontage. The A3 part of the mixed use relates to the drinks and food items that are consumed on the premises. The nature of this style of coffee shop means that no primary cooking facilities will be installed, as the only food items served within the premises are pre-manufactured off-site. The only food to be warmed would be done by an oven behind the servers which does not require any extraction or ventilation.

In allowing appeal ref: APP/R5510/W/15/3002584 at 316-318 High Street Harlington on 13 May 2015 for a retrospective change of Use from A1 to A3 the inspector found that:

'I also saw on my visit that the combined restaurant area in the front of Nos. 316 and 318 was attractively laid out and had large display windows that afford pleasing views into the restaurant. The grounds of appeal say that the business is thriving, makes a positive contribution to the vitality and viability of the area and has not generated any objections or complaints from local residents. From all that I have seen and read I have no reason to dispute these comments.

Overall, I conclude that the proposed change of use would be more likely to enhance than harm the vitality and viability of the Harlington Core Shopping Area. Moreover, any technical conflict with Local Plan Policy S9 is clearly outweighed by the material considerations of Government policy and the particular circumstances of this case, both as outlined in the above reasons.'

Furthermore it is also noted that the existing bakery has table and chairs to the front for consumers to eat and drink within the premises. Therefore taking all matters into consideration, the change of use would not be considered to have a detrimental impact on the vitality and viability of the town centre as a shopping destination.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 resist any development which would fail to harmonise with the existing street scene or complement or improve the

character of the area.

The proposal is a change of use only and is therefore considered acceptable in this regard.

In addition the proposed outdoor seating area would represent a minor alteration which is not permanent (i.e. the tables are not fixed and are likely to be taken inside when the premises is closed) and having an acceptable impact upon the visual amenity of the application property and the surrounding street scene whilst also providing a useful service to visiting customers and not causing a loss of residential amenity or highway safety concerns.

It is considered that the proposal would help add vitality and vibrancy to the commercial street scene thereby enhancing the character and appearance of the area. As such, the proposal is considered to comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

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

The proposal is for change of use from A1 to A1/A3 use. The application forms confirm that the hours of operation would be 07:00 to 19:00 Monday to Saturday and 09:00 to 17:00 on Sundays and Bank Holidays. The hours of operation are considered acceptable. This would be secured through a condition.

The application also confirms that there would be no cooking facilities provided on site and therefore does not include the introduction of any extraction/ventilation systems, which again can be conditioned.

The nearest residential properties are situated directly above the commercial units and on the opposite side of the road. Given the local town centre location and separation from neighbouring residential properties, it is considered that the proposal would not detract from the residential amenities of the occupants of these properties. Furthermore there would be no adverse impact to the neighbouring properties, both the garden equipment retail unit and the public house.

Therefore subject to these conditions the proposal is considered to accord with Policies OE1 and OE3 of the UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

Given the site's location in a town centre, it is considered the change of use would not affect the current parking provision. The use would also not generate additional parking demand which would be significant or to the detriment to the area or safety. There is no

off street car parking immediately associated with this unit. The existing access and servicing arrangements would remain as per the existing retail uses. In this respect, it is therefore considered that there would be no conflict with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

The seating is proposed on a wide adopted public footway. No objections are raised on highway grounds subject to an informative that they would need a licence from the highway authority both for the seating as well as the awning.

The proposed seating area is modest in size and restricted to an area immediately in front of the application site. The seating area will also be clearly defined and separated off from the main public footpath. It is thus in accordance with Local Plan Policies AM7 & AM14 in these respects.

7.11 Urban design, access and security

These issues have been dealt with elsewhere in the report.

This is a change of use only. There are no external changes to the building itself.

7.12 Disabled access

Level access to both the entrance and throughout the store would be maintained to ensure that wheelchair users can access all parts of the store easily.

The proposal would also involve improvements to the existing arrangements. Two new toilets are proposed, one of which would be fully wheelchair accessible, inclusive of baby change facilities. Other facilities to assist customers would also be installed on site, including assistance for the mobility impaired, facilities for the hearing impaired, induction loop available, staff assistance, space for parents with pushchairs, and assistance for the visually impaired.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No trees or other landscape features of merit would be affected by the development and the proposal will have little visual impact when viewed from the public realm. There is no opportunity for landscape enhancement as part of this town centre site. As such the proposal is considered acceptable in accordance with Policy BE38 of the Hillingdon UDP.

7.15 Sustainable waste management

No issues arise.

7.16 Renewable energy / Sustainability

No issues arise.

7.17 Flooding or Drainage Issues

No issues arise.

7.18 Noise or Air Quality Issues

Not applicable to this application as no new ventilation or extraction systems are required or proposed.

7.19 Comments on Public Consultations

The issues raised have been addressed in the main report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

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

It is generally accepted that coffee shops have a similar footfall to mainstream retail units therefore providing a significant contribution toward the patronage of shopping areas as a whole. It is also the case that this proposal is a hybrid A1/A3 use as generally food would only be re-heated on the premises. To ensure only a coffee shop is implemented as part of this permission the permission is recommended to be conditioned as a hybrid A1/A3 use only. It is therefore considered that the application proposal would positively contribute to the vitality and viability of the Local Town Centre Area. It does not involve the loss of any retail frontage.

The property is not a locally listed building or located within a conservation area. The proposal would not involve any external alterations to the property. It is considered that the proposal would not lead to an increased demand for parking within the vicinity and is considered not to have an adverse effect on highway safety. It is also considered that the proposed use would not result in any loss of amenity to the adjoining properties or their existing uses as a garden equipment retail unit and a public house. Furthermore there would be no cooking facilities on site or any new ventilation and extraction systems. Therefore the proposed use is compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties by reason of disturbance, noise, smell, fumes, parking or traffic related problems.

Therefore taking all matters into consideration it is considered that the proposal would respect the character and appearance of the property and the street scene. Subject to appropriate conditions it would not give rise to any adverse impact on the amenities of adjoining occupiers, nor would there be any unacceptable impact on the area or the parking/traffic generation in this town centre location. In addition it is considered that the proposal will help add vitality and vibrancy to the local commercial street scene.

The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Supplementary Planning Document 'Accessible Hillingdon'
HDAS: Shopfronts
National Planning Policy Framework.

Contact Officer: Hardeep Ryatt

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**66 Victoria Road
 Ruislip**

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

Planning Application Ref:
34884/APP/2017/4651

Scale:
1:1,250

Planning Committee:
North Page 47

Date:
April 2018



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Report of the Head of Planning, Sport and Green Spaces

Address 66 VICTORIA ROAD RUISLIP

Development: Installation of 1 internally illuminated fascia sign, 1 internally illuminated hanging sign and 1 non-illuminated retractable awning

LBH Ref Nos: 34884/ADV/2017/141

Drawing Nos: 53./A.1.4
53./A.1.2
53./A.1.3
53./A.1.0
Design & Access Statement

Date Plans Received: 22/12/2017 **Date(s) of Amendment(s):**

Date Application Valid: 22/12/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south west side of Victoria Road with the principal elevation facing north east. The site forms part of a two storey terrace of commercial units on the ground floor with residential above, accessed from the front, Victoria Road with a service road to the rear. The ground floor unit, the subject of this application, is currently used as Bakery. The property has a single storey rear extension.

To the north lies 64 Victoria Road and to the south is 68 Victoria Road. The street scene is commercial in character and appearance. The application site lies within the Ruislip Manor Town Centre and the Primary Shopping Area, as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The proposal is to replace the existing signage on the frontages of the building with new signage.

The application is seeking permission for the installation of 1 x internally illuminated fascia sign, 1 x internally illuminated hanging sign and 1 x non-illuminated retractable awning.

The internally illuminated fascia sign would have white text on 'Umbra Grey' background, measuring 0.87m high x 5.4m in length x 0.08m in depth and would be an aluminium tray powder coated RAL 7022. The proposed company name would be centred on the fascia sign with each letter of "Costa" being brushed stainless steel rim with white LED illumination.

The internally illuminated double-sided hanging sign would be 600mm in diameter with white text on 'Costa Red' background. This would have screen printed Costa Red double sided polycarbonate panels mounted onto an internal sub-frame with de-scaled stainless steel beaded edge. Fixed using integral galvanised steel frame, finished silver with

matching stainless cover plate for bracket with internal white LED illumination.

The illuminance levels for both signs would be 300 cd/m².

In addition there would be an awning to the front elevation set just below the fascia sign. The proposed awning would be manually operated full cassette retractable canvas fabric awning. The sloping section would be in 'Costa Red' fabric, the valance would be in black fabric with white graphics worded "Home of irresistible Coffee". The awning would extend to a maximum of 2.4 metres via an aluminium retractable arm.

1.3 Relevant Planning History

34884/84/0922 66 Victoria Road Ruislip

Alterations to elevation (P)

Decision Date: 10-07-1984 **Approved** **Appeal:**

34884/A/91/0097 66 Victoria Road Ruislip

Erection of single-storey rear extension and minor alterations

Decision Date: 30-04-1991 **Approved** **Appeal:**

34884/APP/2017/4651 66 Victoria Road Ruislip

Change of use from Use Class A1 (Shop) to Use Class A1/A3 (Shop/Cafe) for use as a coffee shop.

Decision Date: **Appeal:**

34884/E/96/1599 66 Victoria Road Ruislip

Installation of a new shopfront and internal alterations

Decision Date: 18-12-1996 **Approved** **Appeal:**

Comment on Planning History

34884/APP/2017/4651 - Change of use from Use Class A1 (Shop) to Use Class A1/A3 (Shop/Cafe) for use as a coffee shop, with an outdoor seating area. Awaiting determination.

34884/E/96/1599 - Installation of a new shopfront and internal alterations. Approved 17.12.1996

34884/A/91/0097 - Erection of single-storey rear extension and minor alterations. Approved 26.04.1991

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

13 neighbouring properties along with Ruislip Residents Association were consulted on 04.01.2018 and the relevant site notice was displayed to the front of the site on 12.01.2018

No objections or comments have been received.

Trees - No objections:

There are no tree, or landscape planning, constraints affecting the site.

Comment: No trees will be affected by the proposed signage and awning. There are no opportunities for landscape enhancement.

Recommendation: No objection and no need for landscape conditions.

Highways - No objections:

No objections subject to an informative that they would need a licence from the highway authority. Highway authority contact is wgreenshield@hillingdon.gov.uk.

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:

BE13 New development must harmonise with the existing street scene.

BE27 Advertisements requiring express consent - size, design and location

BE28 Shop fronts - design and materials

BE29 Advertisement displays on business premises

DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. MAIN PLANNING ISSUES

The application seeks advertisement consent and in such cases the Council can only give due regard to the impact of the advertisement on amenity and public safety.

Shop frontages with illuminated fascia panels are already well established in this location along the street scene and at the application site. The proposal is principally to update the corporate signage to advertise a proposed change of use of the premises to a coffee shop. The replacement signs would have no significant impact on the location and are acceptable in principle.

Public Safety - There are no public safety concerns as there is a wide pavement and the signage would be little different to the existing signage in the area. The proposed illumination would be static.

Visual Amenity - The proposed signage would be relatively low key and would be consistent with the existing corporate design of the premises and surrounding commercial street scene.

The form of internal illumination would be static and therefore it is considered that the

proposed signs would not harm the visual amenity or safety. The application specifies a level of illumination of 300 candelas per square metre. In order to control the brightness, a condition is to be added limiting the lighting to 300 candelas per square metre.

The awning would be plain with minimal text, no graphics and of a traditional style in keeping with the building and the proposed signs and design of the new shop front. The proposal is therefore considered acceptable and has been sensitively designed such that there are no adverse impacts to either public safety or the visual amenity. It is therefore considered that the proposed development is in accordance with policies BE13, BE27, BE28 and BE29 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the SPD for shopfronts (2006).

This application is therefore recommended for approval subject to appropriate conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1 ADV1 Standard Advertisement Conditions

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 ADV4 Intensity of Illumination - specified

The intensity of illumination of the advertisement(s) hereby approved which are the fascia and hanging sign, shall not exceed 300 candelas per metre² and all other signs shall be non-illuminated.

REASON

To ensure that the brightness of the proposed advertisement(s) will not have an adverse effect on the amenities of the area and to avoid distraction to passing motorists in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 ADV7 Type of Illumination

The illumination of the fascia and hanging sign is to be by fixed and constant lights and not by lights which are, or appear to be, intermittent, moving, flashing or vibrating.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW or email wgreenshield@hillingdon.gov.uk.
- 3 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).

Contact Officer: Hardeep Ryatt

Telephone No: 01895 250230



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Site Address:

**66 Victoria Road
 Ruislip**

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

Planning Application Ref:
34884/ADV/2017/141

Scale:
1:1,250

Planning Committee:
North Page 54

Date:
April 2018



Report of the Head of Planning, Sport and Green Spaces

Address 31 FRITHWOOD AVENUE NORTHWOOD

Development: Part two storey, part single storey rear extension and conversion of roofspace to habitable use to include the repositioning and enlargement of the front dormer and the repositioning and enlargement of the rear dormer (RECONSULTATION).

LBH Ref Nos: 8032/APP/2017/4601

Drawing Nos: Design & Access Statement
Arboricultural Impact Assessment
0071-05A
0071-04A
0071-03A
0071-08A
0071-07A
0071-06A
0071-02C
0071-01C

Date Plans Received: 20/12/2017 **Date(s) of Amendment(s):** 19/12/2017

Date Application Valid: 03/01/2018

1. SUMMARY

This application is being presented to planning committee following a call in by ward Councillors. This application seeks to provide various extensions to the existing property. Due to the number of extensions, size, scale, depth would significantly alter the proportions of the original property and would fail to remain subordinate and result in a further loss of the garden. This application is contrary to a number of policies within the Local Plan: Part Two (November 2012) and is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed part single, part two storey rear extensions and roof alterations, by reason of their size, scale and prominence would represent incongruous additions to this property, fail to be visually subordinate to the original building, would not respect the composition of the original building. The proposal would result in an uncharacteristically small rear garden area when combined with the rear parking area. The proposals would therefore be detrimental to the character, appearance and visual amenities of the streetscene and surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE20, BE21, BE 22, BE23, BE24 and BE38 of the Local Plan: Part Two (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.17	(2016) Health and social care facilities
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities

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. We have however been unable to seek solutions to problems arising from the application as the proposal is contrary to our statutory policies and negotiation could not overcome

the reason for refusal.

4

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. CONSIDERATIONS

3.1 Site and Locality

31 Frithwood Avenue is a substantial detached building that sits on a sloping site on a prominent corner bounded by Canterbury Close to the west and Frithwood Avenue to the South. The existing house is set away from the front boundary by approximately 20m. The site benefits from access to the rear, off Canterbury Close for car parking and bin storage. To the front is an area of lawn with 2 parking spaces and to the rear an area of patio and a car park with 3 parking spaces.

The existing house is used as a 12 room guest house (Use Class C1). The surrounding area is characterised by 2.5- storey residential dwellings set within generous grounds. The site is located adjacent to the Northwood - Frithwood Conservation Area. The site is subject to a Tree Preservation Order (TPO) 49.

3.2 Proposed Scheme

The proposal seeks to provide:

- a full width rear extension with a depth of 6 m and a width of 14.93m;
- a first floor extension with a depth of 5m and a width of 4.3m; and
- the repositioning and enlargement of the front and rear dormers.

3.3 Relevant Planning History

8032/APP/2004/1904 31 Frithwood Avenue Northwood

RENEWAL OF PLANNING PERMISSION REF:8032/F/98/1853 DATED 14/07/1999 : ERECTIO
OF A PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION, SINGLE STOREY
SIDE EXTENSION AND FRONT PORCH EXTENSION TO GUEST HOUSE, INSTALLATION C
ON-SITE CAR PARKING AREA AND LANDSCAPING

Decision: 04-11-2004 Approved

8032/APP/2004/3228 31 Frithwood Avenue Northwood

PART CHANGE OF USE OF GROUND FLOOR (28m²) FROM CLASS C1 (GUEST HOUSE) TO
CLASS D1(a) (NON-RESIDENTIAL) TO PROVIDE 1 CONSULTING ROOM FOR

PHYSIOTHERAPY PRACTICE (INVOLVING DEMOLITION OF EXISTING KITCHEN)

Decision: 25-01-2005 Approved

8032/APP/2017/1671 31 Frithwood Avenue Northwood

Part two storey, part single storey side/rear extension, enlargement of roofspace involving alterations to elevations and change of use from Class C1 (Hotels) to Class C2 (Residential Institutions)

Decision: 08-09-2017 Withdrawn

8032/APP/2017/3739 31 Frithwood Avenue Northwood

Part two storey, part single storey rear extension, enlargement of roofspace involving alterations to elevations and change of use from a Bed and Breakfast (Use Class C1) to extra care facility comprising 13 units and an internal communal facility (Use Class C2) (Reconsultation)

Decision:

8032/B/88/1682 31 Frithwood Avenue Northwood

Conversion of single family dwelling into 3 1-bed room flats & 1 3-bedroom flat

Decision: 08-02-1989 Approved

8032/C/88/2505 31 Frithwood Avenue Northwood

Change of use of single family dwelling to 4 self contained flats & assoc parking

Decision: 11-11-1988 Withdrawn

8032/E/89/2437 31 Frithwood Avenue Northwood

Change of use from single family dwelling unit to guest house

Decision: 07-06-1990 Approved

8032/F/98/1853 31 Frithwood Avenue Northwood

Erection of a part two storey, part single storey rear extension, single storey side extension and front porch extension to guest house, construction of on-site car parking area and landscaping

Decision: 14-07-1999 Approved

8032/PRC/2016/110 31 Frithwood Avenue Northwood

Redevelopment of 5 flats

Decision: 15-03-2017 PRM

Comment on Relevant Planning History

This application differs from planning ref: 8032/APP/2017/3739 at No 31 Frithwood Avenue in that this proposal does not seek the change of use of the building. This application proposal would retain the 12 room Bed and Breakfast (Use Class C1).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.17 (2016) Health and social care facilities
- NPPF7 NPPF - Requiring good design
- NPPF8 NPPF - Promoting healthy communities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- 21st March 2018

6. Consultations

External Consultees

Letters were sent to neighbouring residents and a site notice was erected at the site. Consultation on the proposals expired on 6th Feb 2018.

2 neighbouring residents made the following comments on this application:

- Expressed confusion between this application and a separate live planning application (ref: 8032/APP/2017/3739) which is also being considered at this address. No other letters of comment were received on this application;
- Councillor made comments on the date consultation dates;
- Pointed out the discrepancy between consultation date and date of January committee;;
- The description on both the above does not mirror the description as per Agenda item 9 regarding the Dormers;
- This later Application - Guest House as opposed to a Care Home - showed a large kitchen/diner on the ground floor plans whereas the plans with item Agenda 9 show two bedrooms in that portion of the ground floor;
- Happy for the establishment to continue as a Guest House/small Hotel;
- Some alterations to up-grade and improve the building structure are deemed suitable; both externally and internally;
- The cycle store shown on the plans at the front needs to be scaled back;
- Object to the likelihood of a requirement for two Disabled Bays at the front could be reduced to a single bay, thereby allowing more of the front lawn to remain; and
- It is important to retain the existing front TPO tree and improve the general ambience both front and rear.
- There appears to be discrepancies with the 'Description' as compared to the plans regarding the dormer windows, ground floor rear 'Kitchen/Diner' and the exact configuration of the ground floor site lay-out.

Officer comment: The amendment to the description of development was for clarification. The applicant has submitted amended plans to address the dependencies with the proposed plans.

Northwood Residents Association: No comments received.

The ward Councillor requested the application be heard at planning committee.

Internal Consultees

TREES AND LANDSCAPING (Summary)

This site is occupied by a large detached house on a corner plot at the junction of Canterbury Close and Frithwood Avenue. The house has been used as a small hotel which has had a detrimental effect on the area due to the associated loss of garden space for car parking. The conifer on the front lawn is protected by TPO 49 (T38 on the schedule). I would object to the further loss of soft landscaping.

The external amenity areas are disproportionately small for the size of the building and the proposed dominance of hard surfacing and car parking is detrimental to the character and appearance of this

residential area. This application should be refused. It fails to comply with saved policies BE23, BE38 or BE39.

Officer comment: No further soft landscaping is being lost to the front of this site.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The existing use of the site as a Bed and Breakfast (Use Class C1) is proposed to remain. The main issues relating to the determination of this application is its impact on the character and appearance of the original property. The principle of providing an extension is considered acceptable subject to all other material considerations being acceptable.

7.02 Density of the proposed development

Not applicable to this type of development.

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

Not applicable to this type of development as the site is not located within a conservation area.

7.04 Airport safeguarding

Not applicable to this type of development.

7.05 Impact on the green belt

Not applicable to this type of development as the site is not located within or nearby the Metropolitan Green Belt.

7.07 Impact on the character & appearance of the area

Paragraph 64 of the NPPF (2012) states 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." London Plan (2016) Policy 7.1 sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan (2016) policies relating to sustainable design and construction (5.3) are also relevant.

Policy BE13 of the Hillingdon Local Plan: Part Two (November 2012) states that new development will not be permitted if the layout and appearance fails to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE19 of the Hillingdon Local Plan: Part Two (November 2012) seeks to ensure that development within existing residential areas complements or improves the amenity and character of the area. The design guide 'Residential Extensions' advises that extensions should always be designed so as to appear 'subordinate' to the original building.

Though the site is not situated within a Conservation Area, the immediate area is characterised by large family dwellings and generous landscaped gardens to the front and rear. This site is situated on a prominent slope and is bound by Frithwood Avenue to the south and Canterbury Close to the west and north. The proposed alterations include a substantial ground floor rear extension and a first floor extension including an enlargement of the roof space and dormers.

The ground floor level extension would comprise a depth of 6m and an overall width of 14.8m. The first floor extension is proposed to have a depth of 5m and width of 4.3m. The proposal also includes alterations to the roof extending the gable to sit flush with the rear extension at first floor level and the increase in size and width of the front and rear dormers.

Although the existing house is of limited architectural merit, the number of external alterations, the size and depth of extensions proposed would fail to appear subordinate to the original property and fail to complement the design of the main house .

The property is sited on a prominent corner and the proposed extensions would be visible from Canterbury Close. The proliferation of the proposed extensions by reason of their design, height, width and depth would result in a bulky and incongruous addition to the original building which would be visually prominent from Canterbury Close and as such detrimental to the character and appearance of the area. The proposal fails to accord with Policies BE13 and BE19 of the Local Plan: Part Two (November 2012).

7.08 Impact on neighbours

Policies BE20, BE21, BE22 and BE24 seek to ensure that the design of extensions does not have unacceptable impacts on the living conditions of neighbouring properties in regard to daylight, sunlight, dominance and privacy. The policies are supported by the Hillingdon Design and Accessibility Statement: Residential Extensions.

Policy BE19 requires new development within residential areas to compliment the amenity and character of the area. The supporting text refers to the cumulative effects of development. Policy OE1 states that planning permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties.

The two storey rear extension does not breach a 45 degree line of No 33 Frithwood Avenue. Given the orientation of the building and the distance between neighbouring properties, it is considered that the proposal would not harm the amenity of neighbouring occupier through the loss of light nor would it have an over bearing impact.

This application seeks to provide obscurely glazed windows where new widows are proposed on the flank elevation. Should the application have been considered acceptable, the obscurely glazed windows would have been secured by way of a condition to mitigate direct or perceived overlooking into the neighbouring properties and gardens. The proposal accords with Policies BE20, BE21, BE22 and BE24 of the Local Plan: Part Two (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

This application is for various extensions although the number of rooms does not increase. This application also proposes no changes to the existing car parking provision on site or other access arrangements. The proposals would not result in increased traffic impact to the detriment of pedestrian safety or the local highway network. Should the application have been considered acceptable, a condition would have been secured preventing the increase in the number of rooms at the Bed and Breakfast to ensure the proposal would have sufficient parking and no further impact on the local highway network.

7.11 Urban design, access and security

Covered in 'Impact on the character & appearance of the area'

7.12 Disabled access

Not applicable to the determination of this application.

7.13 Provision of affordable & special needs housing

Not applicable to the determination of this application.

7.14 Trees, Landscaping and Ecology

Policy BE23 of the Local Plan: Part Two (November 2012) requires extension to ensure sufficient amenity space is provided for occupants of the building and to ensure it is usable in terms of its shape and siting. Policy BE38 expects proposals to retain and utilise topographical and landscape features of merit and provide new planting and landscaping where appropriate.

The area to the rear of the building is currently split into car parking with substantial hard landscaping for two cars and a small garden space. This arrangement is uncommon along Fithwood Avenue where properties are characterised by generous front and rear gardens.

The proposal seeks to provide a large ground floor extension with a depth of 6m and a width of approximately 14m. This application would result in the further loss of usable amenity space and further detract from the characteristic of this area.

There is no requirement to provide external amenity space for Bed and Breakfast uses, nonetheless the small remaining rear garden area will appear incongruous and appear uncharacteristic in the context of the surrounding streetscene detrimental to the character and appearance of this residential area, contrary Policies BE23 and BE38.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments were received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Should this application be considered acceptable, a condition limiting the the Bed and Breakfast to a maximum of 12 bedrooms would be required to prevent the over intensification of use and the impact on the local highway network.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

This application is for the Part two storey, part single storey side/rear extension,

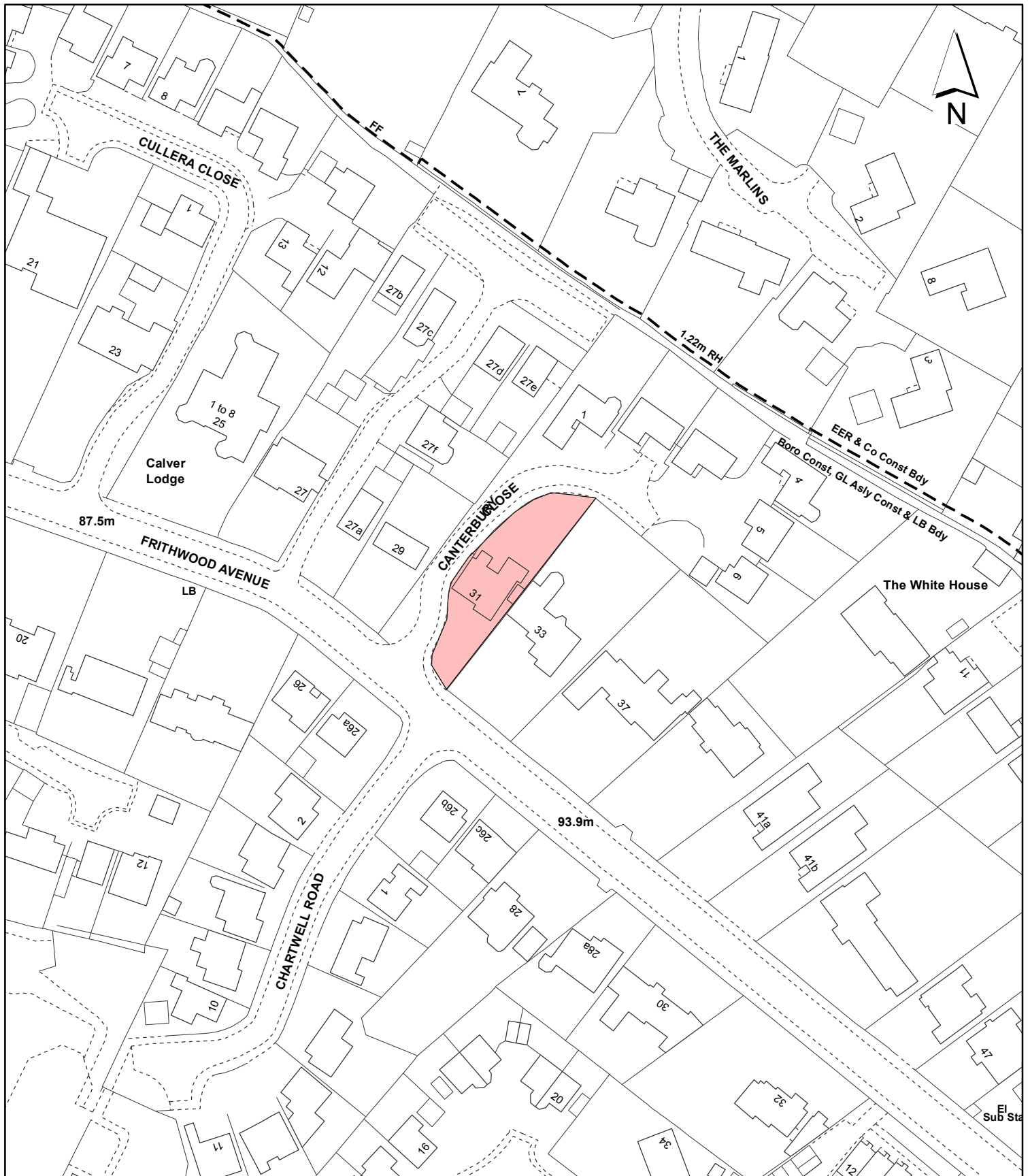
enlargement of roofspace involving alterations to elevations. Due to the number of extensions, size, scale, depth would significantly alter the proportions of the original property and would fail to remain subordinate to the host building, would be detrimental to the character and appearance of the area and result in a further loss of the garden contrary BE20, BE21, BE22, BE23, BE24 and BE38 of the Local Plan: Part Two (November 2012).

11. Reference Documents

The Hillingdon Local Plan: Part 1 (November 2012)
Hillingdon Local Plan: Part 2 (November 2012)
London Plan (2016)
National Planning Policy Framework (2012)

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**31 Frithwood Avenue
 Northwood**

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

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

Planning Application Ref:

8032/APP/2017/4601

Scale:

1:1,250

Planning Committee:

North Page 66

Date:

April 2018



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 36 GREEN LANE NORTHWOOD

Development: Change of use from retail (Use Class A1) to a mixed use comprising retail, restaurant/cafe and hot food takeaway (Use Classes A1/A3) (Retrospective)

LBH Ref Nos: 324/APP/2017/3602

Drawing Nos: Planning Statement
001
Location Plan

Date Plans Received: 05/10/2017 **Date(s) of Amendment(s):** 05/10/0017

Date Application Valid: 16/11/2017

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO2 Accordance with approved

The development hereby permitted shall be retained in complete accordance with the details shown on the submitted plans, number 01

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).

2 NONSC Non Standard Condition

The premises shall be used solely as as mixed A1/A3 use and at no time shall become Class A3 use only, without the prior written approval of the Local Planning Authority.

REASON

To protect the retailing function of the Primary Shopping Area, in the interests of the policy set out in the National Planning Policy Framework and policies SE6 and SE11 of the Hillingdon Unitary Development Plan Saved Policies (November 2012)

3 COM23 Hours of Use (Restaurant etc.)

The premises shall not be open for customers outside the following hours: -

[0800 to 2300], Mondays - Fridays

[0800 to 2300] Saturdays

[1000 to 2200] Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 COM20 Air extraction system noise and odour

No air extraction system shall be used on the premises until external details and a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall

be implemented and maintained in full compliance with the approved measures.

REASON

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

5 COM17 Control of site noise rating level

The rating level of the noise emitted from the site from any means of mechanical extraction shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential windows immediately above no. 86 Victoria Road. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

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

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

4

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

5

The applicant is advised that permission will be needed for any replacement shopfront, external means of extraction (for which conditions are imposed) or external advertisements. In this regard it is noted that advertisements appear to have been displayed without express consent. This has been undertaken at the applicants risk and the Council cannot rule out Enforcement Action being undertaken if the matter is not rectified.

6 I28 Food Hygiene

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located towards the Southern side of Green Lane. It comprises a shop on the ground floor of a two storey, brick built building. The shop is accessed via Green Lane which is a major distributor road providing good access for deliveries and emergency vehicle access.

The site lies within the Northwood Green Lane Town Centre, is within the Primary Shopping Area and also within the Northwood Town Centre Conservation Area as identified in the policies of the of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Polices (November 2012). The surrounding shopping frontage has a mix of A-class uses.

3.2 Proposed Scheme

Retrospective planning permission is sought for the change of use of the unit from Class A1 (Retail) to a mixed use Class A1 (Retail) and A3 (Restaurants).

3.3 Relevant Planning History

324/A/86/0439 36 Green Lane Northwood
Alterations to elevation (P)

Decision: 06-05-1986 Approved

324/APP/2006/829 36 Green Lane Northwood
CHANGE OF USE FROM CLASS A1 (SHOPS) TO CLASS A3 (RESTAURANTS, SNACK BAR;
CAFES).

Decision: 06-06-2006 Refused

Comment on Planning History

Planning permission was refused in 2006 for change of use from Class A1 to Class A3. The reason for refusal was:-

'The proposed loss of this retail unit would further erode the retail character and function of this primary shopping area and result in an over concentration of non-shop uses harming the vitality and viability of the Green Lane Primary Shopping Area. The proposal is therefore contrary to Policy S11 of the Borough's adopted Unitary Development Plan'

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th December 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF presumes in favour of sustainable development with a goal to creating a prosperous economy and ensuring the vitality of town centres. Paragraph 23 states, amongst other things, that Councils should define primary shopping areas which make clear which uses should be permitted and that sites should be allocated to accommodate the scale and type of retail, leisure, commercial office, tourism, cultural, community and residential development needed in town centres. The NPPF therefore, on the one hand, seeks to prioritise areas of retail, but on the other hand, promotes all uses within town centres. The policy principle is a balanced consideration. The saved Local Plan policies are restrictive but can only be considered applicable to the extent that they comply with the NPPF, which presumes in favour of sustainable development. Policies S6 and S11 do not state a presumption against development but, rather, set out criteria for assessment, and if complied with, then planning permission will be granted. The proposal would not result in the cessation of Class A1 use and appropriate conditions can ensure that Class A1 use will not cease without further permission being needed. It is considered, in this instance, that the proposed change of use and provision of a mixed use would be acceptable in principle.

In allowing appeal ref: APP/R5510/W/15/3002584 at 316-318 High Street Harlington on 13 May 2015 for a retrospective change of Use form A1 to A3 the inspector found that:

'I also saw on my visit that the combined restaurant area in the front of Nos. 316 and 318 was attractively laid out and had large display windows that afford pleasing views into the restaurant. The grounds of appeal say that the business is thriving, makes a positive contribution to the vitality and viability of the area and has not generated any objections or complaints from local residents. From all that I have seen and read I have no reason to dispute these comments.

Overall, I conclude that the proposed change of use would be more likely to enhance than harm the vitality and viability of the Northwood Green Lane Town Centre. Moreover, any technical conflict with Local Plan Policy S9 is clearly outweighed by the material considerations of Government policy and the particular circumstances of this case, both as outlined in the above reasons.'

Policies S6 and S11 do not state a presumption against development but, rather, set out criteria for assessment, and if complied with, then planning permission will be granted. The proposal would not result in the cessation of Class A1 use and appropriate conditions can ensure that Class A1 use will not cease without further permission being needed. It is considered, in this instance, that the proposed change of use and provision of a mixed use would be acceptable in principle.

7.02 Density of the proposed development

Not applicable.

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

The site lies within the Northwood Town Centre Conservation Area as identified in the policies of the of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Polices (November 2012). The Conservation and Urban Design Officer has no objections.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

Policy BE13 ensures that development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE19 ensures that development complements or improves the amenity or character of the area. The Conservation Officer has raised issues concerning the advertisements (which fall under separate but complimentary control). The fascia sign and projecting box signs appear to have been changed in 2016 and do not form part of this application.

7.08 Impact on neighbours

There are no proposed changes to the exterior of the building, either to the front or the rear. No ventilation ductwork is currently required to properly deal with extraction of kitchen smells and gases, because the premises only serves light meals such as pre-cooked meals, salads, sandwiches and cakes. The Environmental Protection Officer did not comment. It is recommended that conditions should be included to respond to the position were a mechanical means of extraction to be proposed.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM2 and AM7 state that all proposals for development will be assessed against their contribution to traffic generation and their impact on congestion and the present and potential availability of public transport and its capacity to meet increased demand.

Given the site's location within a town centre, with good access to public transport, it is considered that the change of use would not adversely impact on current parking provision within the area.

7.11 Urban design, access and security

The application concerns a change of use only and does not raise any urban design issues in its own right. Advertisements are subject to separate but complementary control.

7.12 Disabled access

The Access Officer has not raised any concerns.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, Landscaping and Ecology

Not applicable.

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Subject to a suitable informative to deal with any means of mechanical ventilation were this to be added in due course, no adverse issues arise.

7.19 Comments on Public Consultations

One comment supporting the application was received.

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

If the recommendation is not accepted, it is considered that the matter should be passed to the Council's Enforcement Officer for consideration of formal Enforcement Action. The application is retrospective and advertisements have been displayed without the necessary consent.

7.22 Other Issues

No other issues arise.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing

the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

None

10. CONCLUSION

The NPPF presumes in favour of sustainable development with a goal to creating a prosperous economy and ensuring the vitality of town centres. The NPPF therefore, on the one hand, seeks to prioritise areas of retail, but on the other hand, promotes all uses within town centres. The policy principle is a balanced consideration. The saved Local Plan policies are restrictive but can only be considered applicable to the extent that they comply with the NPPF, which presumes in favour of sustainable development. Policies S6 and S11 do not state a presumption against development but, rather, set out criteria by which planning permission will be judged/granted.

No exterior changes are proposed. There have been unauthorised advertisements erected and the applicant has been alerted to this and invited to submit an application. If this is not forthcoming, it is recommended that the matter be referred to Enforcement for consideration of formal action.

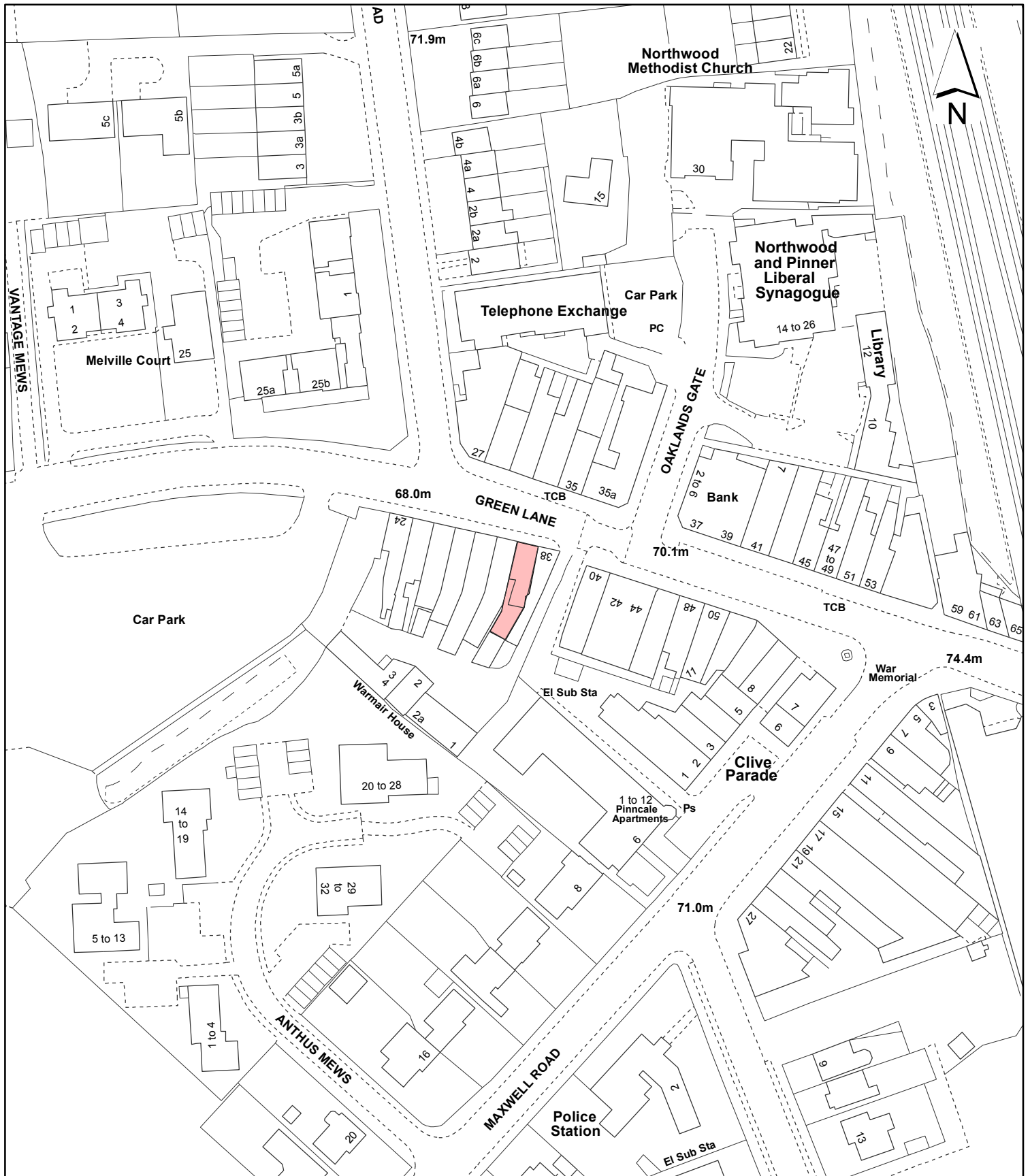
The proposal would not result in the cessation of Class A1 use and appropriate conditions can ensure that Class A1 use will not cease without further permission being needed. It is considered, in this instance, that the proposed change of use and provision of a mixed use would be acceptable in principle. As such, it is recommended that conditional planning permission be granted.

11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
The London Plan 2016
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**36 Green Lane
 Northwood**

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

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

Planning Application Ref:
324/APP/2017/3602

Scale:
1:1,250

Planning Committee:
North Page 75

Date:
April 2018



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address ARGYLE HOUSE JOEL STREET NORTHWOOD

Development: Change of use from retail (Use Class A1) to Use Class A3 and installation of extractor fan

LBH Ref Nos: 500/APP/2018/223

Drawing Nos: P101
P102
P201
P202
P401
P501
Design & Access Statement

Date Plans Received: 17/01/2018 **Date(s) of Amendment(s):**

Date Application Valid: 17/01/2018

1. SUMMARY

The application seeks planning permission for the change of use from Use Class A1(Shops) to Use Class A3 (Restaurant) involving the installation of extraction/ventilation duct to the rear elevation.

The site lies within the Northwood Hills Town Centre but outside of the Primary and Secondary Shipping Areas. The proposal is considered a suitable use within the town centre and would not result in any alterations to the existing in front or side fenestrations. The proposal would not impact on neighbouring occupiers and would not significantly impact on Highway safety. The application is therefore 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 P401 and P202, 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 COM23 Hours of Use (Restaurant etc.)

The premises shall not be open for customers outside the following hours: -
1200 to 0000 Mondays - Fridays
1200 to 0200 Saturdays
1200 to 0000 Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 NONSC Non Standard Condition

The rating level of noise emitted from any plant and/or machinery shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON:

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

5 NONSC Non Standard Condition

Prior to use, the extract system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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.
- BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE28	Shop fronts - design and materials
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
S6	Change of use of shops - safeguarding the amenities of shopping areas
NPPF	National Planning Policy Framework
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the Western side of Joel Street and comprises a row of retail units at ground floor level with office space on the three floors above. The building is situated in the Northwood Hills Town Centre but outside the designated primary and secondary shopping areas. The unit is the Northern end premises that formerly operated as a kitchen showroom, but is currently empty.

There is street parking to the front of the unit with restrictions between 8 am and 6.30 pm Monday to Saturday. To the rear of Argyle House is a large car park area with designated car parking spaces for each individual unit. Northwood Hills Tube Station is situated approximately 50 m to the North.

The site lies within the Developed Area as identified within the Hillingdon Local Plan Part 2.

3.2 Proposed Scheme

The proposal is for the change of use from Use Class A1 (Shops) to Use Class A3 (cafe/restaurant) involving installation of an extractor fan to the rear.

3.3 Relevant Planning History

500/APP/2005/3382 Argyle House Joel Street Northwood

CHANGE OF USE OF GROUND FLOOR OFFICE AREA TO CLASS A1 (SHOP) USE (KITCHEN SHOWROOM) AND INSTALLATION OF NEW SHOP ENTRANCE

Decision: 25-01-2006 Approved

500/APP/2007/1609 Argyle House 66-86 Joel Street Northwood

INSTALLATION OF NEW ENTRANCE DOORS AND SHOPFRONT TO GROUND FLOOR RECEPTION AREA.

Decision: 25-07-2007 Approved

500/APP/2009/1768 Argyle House Joel Street Northwood

Part change of use of ground floor from Class B1 (Office) to Class A1 (Retail) and associated alterations.

Decision: 06-10-2009 Approved

500/APP/2010/1824 Argyle House Joel Street Northwood

Details in compliance with conditions 3 (car parking management scheme), 4 (cycle storage), 5 (storage of refuse) and 7 (details of access) of planning permission ref: 500/APP/2010/110 dated 31/03/2010: Part second floor change of use from Class B1 (offices) to Class D1 (non-residential institution for education.)

Decision: 03-11-2010 Approved

500/APP/2012/3217 Argyle House Joel Street Northwood

Part change of use of ground floor from Use Class A1 and Use Class B1(a) to Use Class D1(a) (Non-Residential Institutions) for use as dentistry.

Decision: 08-05-2013 Approved

500/APP/2014/3171 Argyle House Joel Street Northwood

Change of Use of unit D1 from Use Class B1 (Business) to D1 (Non-Residential Institutions) to be used as a primary healthcare clinic

Decision: 15-12-2014 Approved

Comment on Relevant Planning History

There have been numerous planning applications associated with the building in recent years. In particular, planning permission has been granted for several changes of uses on the 2nd and 3rd floor of the building from B1 to D1 education use.

There have also been more recent permissions on the ground floor for change of use from B1 office to A1 retail and change from A1 retail to D1 Dentist.

In general the building retains a healthy mix of retail and non retail uses which is expected in this part of the town centre boundary.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE28 Shop fronts - design and materials

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

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

NPPF National Planning Policy Framework

DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbours and the Northwood Hills Residents Association were consulted for a period of 21 days expiring on the 9 February 2017. A site notice was also erected on a lamp post to the front.

There was no response from neighbouring properties.

Internal Consultees

Environmental Protection Unit - No response.

Access Officer - No response.

Highways Officer - Joel Street (B472) is a classified road on the Council road network. There is on-street car parking available on Joel Street on a pay and display basis during the day and free at night-times. There is parking stress along Joel Street but because of the limits on stay that there is changeover of vehicles using the parking bays. The site has a PTAL value of 3 (moderate) as a result of the nearby station. The proposal is to change the use of the existing shop to a restaurant. On certain nights of the week the restaurant is planned to open until 2 am. It is unlikely that the change of use will result in significant additional traffic generation. On the basis of the above comments I do not have significant highway concerns over the proposed change of use.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S6 states that changes of use applications will be granted where i) a frontage of design appropriate to the surrounding area is maintained or provided; ii) the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and iii) would have no harmful effect on road safety or worsen traffic congestion.

Although the site lies within Northwood Hills Town Centre, it is not within either the primary or secondary shopping areas. As such there is no requirement to maintain a specific percentage of A1 uses. Argyle House currently provides a balanced use of retail units on the ground floor and commercial above. There are a total of 14 units; 6 double and 8 single of which this site forms one double unit. This unit is currently empty and given the prominent corner position the proposed use would bring the empty units back into use. It is not considered this use would be out of keeping with the surrounding area or would impact on the amenity of the neighbouring occupiers or impact on traffic congestion and would thus comply with Policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this proposal.

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

Not applicable to this proposal.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area.

There are no proposed alterations to the existing shop front as part of this application and the proposed flue would be situated at the rear of the premises adjacent to existing machinery units on the rear elevation. Given the limited alterations to the visual appearance of the building, which would not be visible from the wider street it is therefore considered that the proposal would not detract from the building and the character and appearance of the wider area and as such complies with Policies BE13 and BE28 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

states that planning permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally, because of:

- "(i) The siting or appearance;
- (ii) The storage or display of vehicles, goods, equipment or other merchandise;
- (iii) Traffic generation and congestion;
- (iv) Noise and vibration or the emission of dust, smell or other pollutants, unless sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable."

Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within the acceptable levels by engineering, lay-out or administrative measures.

The restaurant will operate seven days per week. The nearest residential unit is 33m away to the rear and as such, it is considered that there would be no adverse impact on any residential dwellings. Conditions restricting the noise from the flue as well as conditions concerning noise, anti-vibration, odour abatement relating to the flue are proposed.

7.09 Living conditions for future occupiers

Not applicable to this proposal.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM2 and AM7 states that all proposals for development will be assessed against their contribution to traffic generation and their impact on congestion and the present and potential availability of public transport and its capacity to meet increased demand.

Given the site's location in a town centre, it is considered the change of use would not affect the current parking provision. The use would not generate additional parking demand over and above the previous use. The Highways Officer has confirmed that they do not have significant highway concerns over the proposed change of use. As such the proposal would comply with the requirements of Policies AM7 and Am14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Not applicable to this proposal.

7.12 Disabled access

The building at present is accessible to wheelchair users and the submitted plans indicate that the front entrance would have level access.

7.13 Provision of affordable & special needs housing

Not applicable to this proposal.

7.14 Trees, Landscaping and Ecology

Not applicable to this proposal.

7.15 Sustainable waste management

Not applicable to this proposal.

7.16 Renewable energy / Sustainability

Not applicable to this proposal.

7.17 Flooding or Drainage Issues

Not applicable to this proposal.

7.18 Noise or Air Quality Issues

Not applicable to this proposal.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not applicable to this proposal.

7.21 Expediency of enforcement action

Not applicable to this proposal.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should

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

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

9. Observations of the Director of Finance

10. CONCLUSION

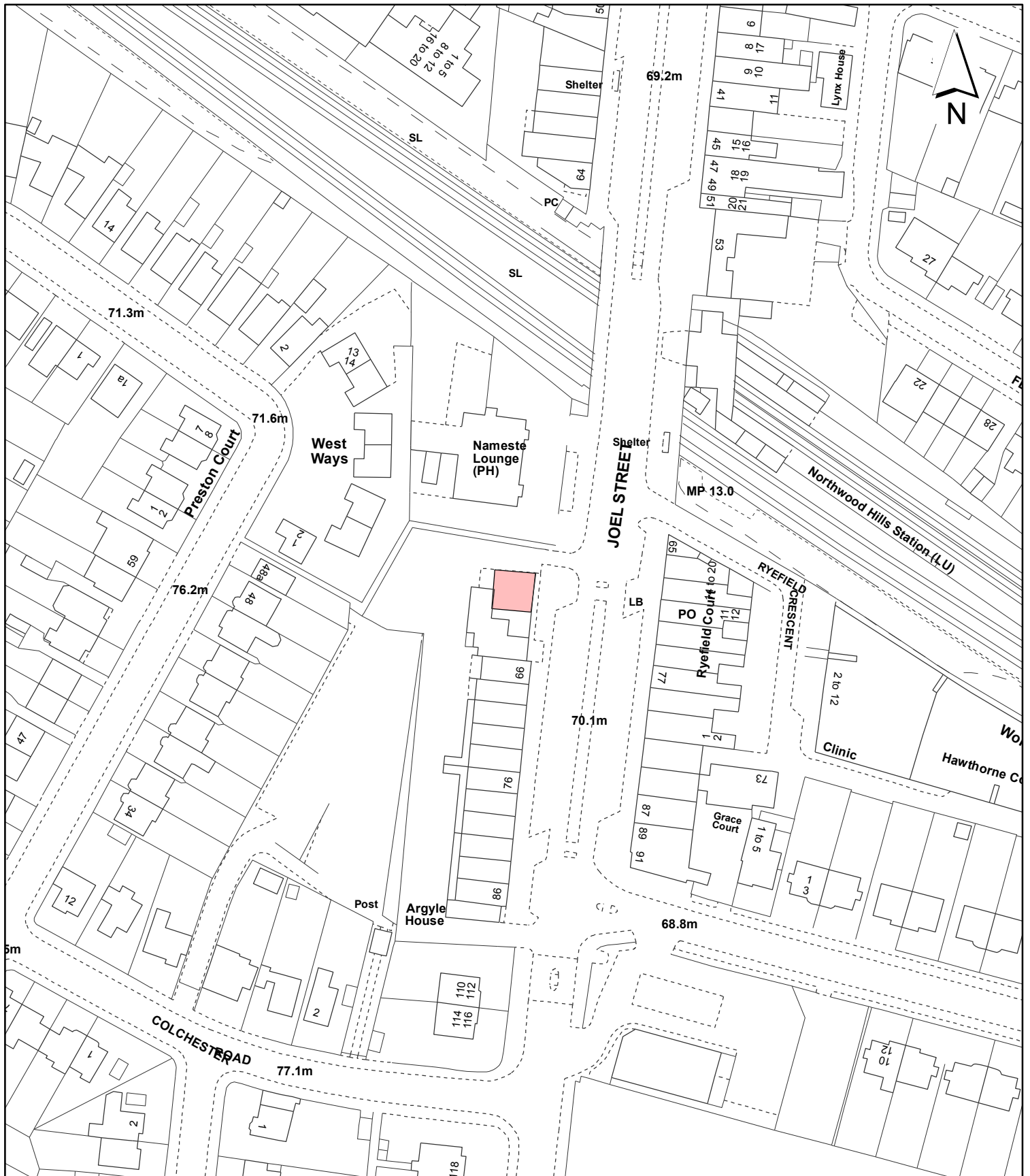
There is no objection in principle to the scheme. The change of use is not considered to result in an adverse impact upon highway safety or parking and would not detract from the residential amenities of nearby properties, in accordance with Policy S6 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

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Site Address:

Argyle House

Planning Application Ref:

500/APP/2018/223

Planning Committee:

North Page 86

Scale:

1:1,250

Date:

April 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 111 HIGH STREET RUISLIP
Development: Change of use from Use Class A1 to Use Class A1/D2.
LBH Ref Nos: 71235/APP/2017/4636
Drawing Nos: Location Plan
House Of Play
4003/01

Date Plans Received: 22/12/2017 **Date(s) of Amendment(s):**
Date Application Valid: 16/01/2018

1. **SUMMARY**

The application seeks planning permission for the change of use from Use Class A1 (Retail) to Use Class A1/D2 (Cafe/children's soft play).

There is no objection in principle to the scheme as the scheme involves no complete loss of an A1 Use. The change of use is not considered to result in an adverse impact upon highway safety or parking and would not detract from the residential amenities of nearby properties. Therefore, the application 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, number 4003/01 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 COM11 **Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995)**

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the building shall be used only as a soft play facility and for no other purposes within Use Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

To prevent potentially inappropriate changes of use without proper consideration of the impacts on the highway network or on the amenity of future residents of the scheme in accordance with Policy OE1 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM22 Operating Hours

The premises shall not be used except between:-
[0900 and 1800], Mondays - Fridays

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I47 Damage to Verge - For Council Roads:

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the North Eastern side of the High Street, within Ruislip Town Centre. It comprises a ground floor retail unit, currently operating as a coffee shop with soft play child facilities and residential above, which is accessed from the rear. The High Street is very busy offering a mix of facilities, with a variety of shops and retail uses at ground floor with offices and residential above.

The application site lies within the Ruislip Village Conservation Area and the Developed Area as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies

(November 2012). It is also within the secondary shopping area of the Ruislip Town Centre

3.2 Proposed Scheme

This is a retrospective application to regularise the use of the former retail unit as an A1/D2 cafe facility with ancillary soft play child facilities.

3.3 Relevant Planning History

71235/ADV/2015/71 111 High Street Ruislip

Installation of 1 externally illuminated fascia sign, 1 externally illuminated hanging sign and 1 internally illuminated roundel sign

Decision: 03-12-2015 Refused

71235/ADV/2016/24 111 High Street Ruislip

Installation of 1 externally illuminated fascia sign, 1 externally illuminated hanging sign and 1 internally illuminated roundel sign

Decision: 18-05-2016 Refused

71235/APP/2015/3449 111 High Street Ruislip

Change of use from shop (Use Class A1) to cafe/restaurant (Use Class A3) involving installation of new shop front, 2 air conditioning units to rear and outdoor seating to front

Decision: 03-12-2015 Refused

71235/APP/2016/973 111 High Street Ruislip

Change of use from shop (Use Class A1) to cafe/restaurant/shop (Use Class A1/A3) involving installation of new shop front, 1 air conditioning units to rear and outdoor seating to front

Decision: 18-05-2016 Refused

Comment on Relevant Planning History

71235/APP/2016/973 - Change of use from shop (Use Class A1) to cafe/restaurant/shop (Use Class A1/A3) involving installation of new shop front, 1 air conditioning units to rear and outdoor seating to front (refused)

71235/ADV/2016/24 - Installation of 1 externally illuminated fascia sign, 1 externally illuminated hanging sign and 1 internally illuminated roundel sign (undecided)

71235/APP/2015/3449 - Change of use from A1 to A1/A3 (refused)

71235/ADV/2015/71 - Installation of 1 externally illuminated fascia sign, 1 externally illuminated hanging sign and 1 internally illuminated roundel sign (refused)

The previous submission for the change of use to a mixed use of A/A3 was refused on the basis that the resultant use would be predominantly A3 and as a result the loss of a retail unit would have been detrimental to the vitality and viability of the shopping area.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

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

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

S12 Service uses in Secondary Shopping Areas

NPPF2 NPPF - Ensuring the vitality of town centres

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st February 2018**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

16 neighbours and the Ruislip Residents Associations were consulted for a period of 21 days expiring on the 9 February 2018.

One response was received in support advising it is good for families and locals.

Ruislip Village Conservation Panel - No response.

Ruislip Chamber of Commerce - No response.

Notwithstanding the responses to the consultation on the proposal as identified above, the supporting information submitted with the application also included written letters of support from the Residents Association and the Chamber of Commerce. It also has a petition "signed" by 1,943 people to "help stop Hillingdon Council from trying to close down the new soft play in Ruislip".

Officer comment; the submitted petition just lists names and postcodes in a typed format.

Internal Consultees

Conservation and Urban Design - No objections.

Highways - This application is for the change of use of an existing shop in High Street Ruislip to a soft play cafe. High Street Ruislip is a classified road on the Council Road Network. There is a wide footpath outside the premises and there is a pay and display car parking along the highway outside of peak hours. The application form indicates 11 employees at the new use but gives no indication of

the number of customers. The new facility is to be open 7 days per week. The applicant does not indicate the number of customers likely at the premises but the premises are only 181 sq.m which suggests there will not be a large number of customers in the cafe. I do not have significant highway concerns over the application.

Access Officer - No response.

Environmental Protection Unit - No response.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S6 states that changes of use applications will be granted where i) a frontage of design appropriate to the surrounding area is maintained or provided; ii) the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and iii) would have no harmful effect on road safety or worsen traffic congestion.

There is no objection in principle to the scheme assessed against the Council's adopted Shopping and Town Centre policies in Part Two of the local plan as the scheme involves no loss of A1 Use. The mixed use including the soft play element would provide a valuable community facility within a highly accessible environment to the benefit of the vitality of the High Street. As such, no objection is raised in principle to the change of use.

It is noted that the unit is approximately 182sqm and the soft play section would take up 27sqm which equates to approximately 15% of the total floorspace. With 155sqm (85%) of the unit remaining as A1 use, the unit is considered to remain mostly in A1 use.

7.02 Density of the proposed development

Not applicable to this proposal.

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

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. As such, there will be a presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area. This policy reflects the relevant legal duties.

The proposal lies within the Ruislip Village Conservation Area. The proposal is a change of use only with no intended changes to the existing shop front. As such, the scheme is not considered to raise any significant visual amenity concerns and would comply with Policy BE4 of the Hillingdon Local Plan: Part Two Saved UDP 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

The proposal is a change of use only with no intended changes to the existing shop front. As such, the scheme is not considered to raise any significant visual amenity concerns and would comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed development is a mixed use which would retain the existing A1 use and include an additional D2 use for the soft play element. The hours of operation are consistent with the existing use and that of the neighbouring retail units and as such, the proposal is considered to have no material impact on the residential amenity of the neighbouring occupiers, in compliance with Policy OE1 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this proposal.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM2 and AM7 states that all proposals for development will be assessed against their contribution to traffic generation and their impact on congestion and the present and potential availability of public transport and its capacity to meet increased demand.

Given the site's location in a town centre, it is considered the change of use would not affect the current parking provision. The use would not generate additional parking demand over and above the previous use. The Highways Officer has not raised any significant highway concerns over the application.

7.11 Urban design, access and security

No issues raised.

7.12 Disabled access

There has been no response from the Access Officer to raise any specific concerns.

7.13 Provision of affordable & special needs housing

Not applicable to this proposal.

7.14 Trees, Landscaping and Ecology

Not applicable to this proposal.

7.15 Sustainable waste management

Not applicable to this proposal.

7.16 Renewable energy / Sustainability

Not applicable to this proposal.

7.17 Flooding or Drainage Issues

Not applicable to this proposal.

7.18 Noise or Air Quality Issues

Not applicable to this proposal.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not applicable to this proposal.

7.21 Expediency of enforcement action

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

As this is a retrospective application if the proposal were deemed unacceptable then the need for enforcement action would need to be considered.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

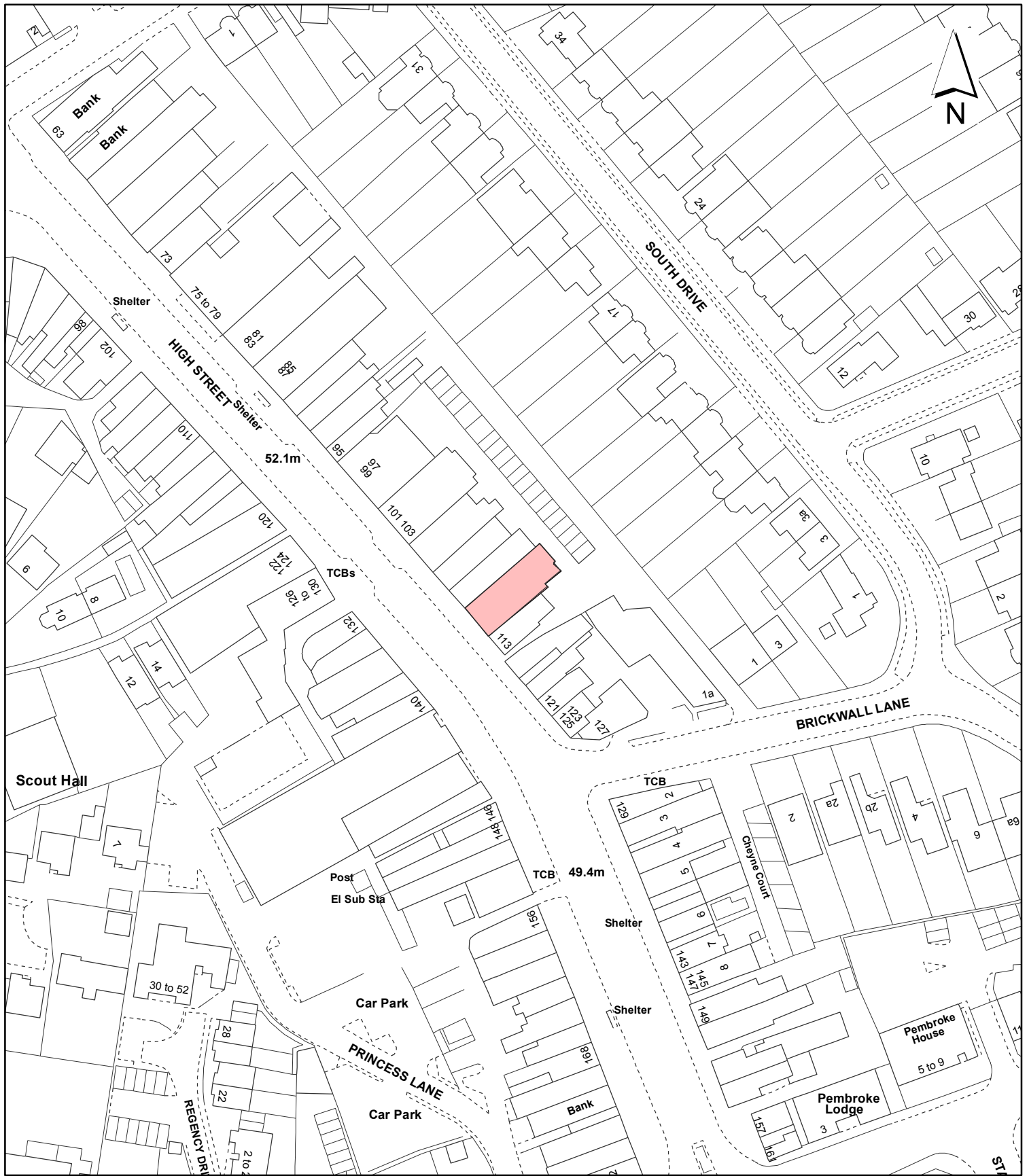
There is no objection in principle to the scheme as the scheme involves no complete loss of an A1 Use. The change of use is not considered to result in an adverse impact upon highway safety or parking and would not detract from the residential amenities of nearby properties.

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

111 High Street

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

Planning Application Ref:
71235/APP/2017/4636

Scale:
1:1,250

Planning Committee:
North Page 95

Date:
April 2018



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Report of the Head of Planning and Enforcement

S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2017 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 15 March 2018 and updates the information received by Cabinet in December 2017. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2017, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of January 2018 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/12/17' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 30/09/17" and "Total Income as at 31/12/17".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. A majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 31 December 2017. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

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

EXTERNAL CONSULTATIONS CARRIED OUT

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

BACKGROUND DOCUMENTS

District Auditor's "The Management of Planning Obligations" Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.
Cabinet Report March 2018.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 2508145

North Planning Committee - 5th April 2018

PART 1 - MEMBERS, PUBLIC & PRESS

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CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2018)
			AS AT 31/12/17	AS AT 30/09/17	AS AT 31/12/17	AS AT 30/09/17	To 31/12/17	AS AT 31/12/17	AS AT 31/12/17	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending, (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT/278/73	South Ruislip	R.A.F Northolt., South Ruislip Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried out to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
PT/278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,729.21	10,729.21	0.00	3,417.25	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,993.58 claimed towards remedial works & fees 13/14. Further £307.63 claimed.
PT/278/89/349 *115	Harefield	West London Composting, New Years Green Lane, Harefield. 1279/APP/2012/2366	106,884.18	106,884.18	0.00	0.00	0.00	106,884.18	0.00	Funds received as a returnable bond to ensure the satisfactory completion of the highway works associated with the development.
PT/278/105/350C *122	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	951,810.00	951,810.00	727,611.76	727,611.76	0.00	224,198.24	0.00	£5,000 received as a returnable deposit and £871,000 received as a bond deposit for the completion of highway works. Funds to be returned with interest on satisfactory completion of the works. Further £73,310 received and claimed by ECU for fees and checks. £2,500 to be used for payment of traffic orders. £2,500 spend towards required traffic orders for highway works. £654,301.76 (75% of bond) returned on satisfactory completion of works.
SECTION 278 SUB - TOTAL			1,204,267.28	1,204,267.28	814,268.67	814,268.67	0.00	389,998.61	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2018)
			AS AT 31/12/17	AS AT 30/09/17	AS AT 31/12/17	AS AT 30/09/17	To 31/12/17	AS AT 31/12/17	AS AT 31/12/17	
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TTL. Deed of variation not required.site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/143/323A	Cavendish	150 Field End Road, (initial House), Eastcote, Pinner 25760/APP/2013/3632	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received towards improving town centre facilities in the Authority's Area. No time limits for spend. Funds earmarked towards Eastcote Town Centre Improvements, subject to formal approval.
PT/148/327 *105	Northwood Hills	Northwood School, Potter Street, Northwood. 12850/APP/2013/1810	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received as the travel plan bond to ensure compliance by the owner to its monitoring and reporting obligations. Funds to be returned at the end of the monitoring period (2024).
PT/154/350A	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	135,000.00	135,000.00	0.00	0.00	0.00	135,000.00	0.00	Contribution towards the provision of public transport infrastructure improvements and related initiatives in the authority's area including; bus priority measures, improvements to bus services , public transport interchanges and cycle provision (see legal agreement for details). Funds to be spent within 7 years of receipt (Sept 2022). Funds allocated towards a scheme to improve the public transport interchange in vicinity of South Ruislip Station (Cabinet Member Decision 07/11/2017).
PT/181/395 *139	Northwood	Land at Northwood School, Potter Street, Northwood. 12850/APP/2014/4492	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received to be used by the Council to secure compliance with the travel plan if required. Any unspent funds to be returned at the end of the monitoring period (10 years).
PT/183/350E *140	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00	0.00	Funds received as the Travel Plan bond to ensure compliance with the travel plans required under schedules 2 & 3 of the agreement. Unspent funds to be returned at the end of the monitoring period (10 years).
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	307,678.65	307,678.65	28,119.15	28,119.15	0.00	279,559.50	0.00	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	1,511,945.93	1,511,945.93	842,387.82	842,387.82	0.00	669,558.11	0.00	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										
EYL/247/408	Ickenham	228 Swakeleys Rd (Gospel Oak), Ickenham 11246/APP/2013/827	12,683.73	12,683.73	0.00	0.00	0.00	12,683.73	0.00	Funds received towards providing educational improvements or facilities in the Authority's area to included new school facilities, improvements to existing school facilities to accommodate extra children, improvement and expansion to playground and external leisure spaces (see agreement for details). No time limits for spend. Contribution earmarked towards Schools Capital Programme 2017/18. Subject to formal approval .
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	12,683.73	12,683.73	0.00	0.00	0.00	12,683.73	0.00	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2018)
			AS AT 31/12/17	AS AT 30/09/17	AS AT 31/12/17	AS AT 30/09/17	To 31/12/17	AS AT 31/12/17	AS AT 31/12/17	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
PPR/57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	12,826.25	12,826.25	0.00	7,852.96	0.00	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13). £7,852.96 spent towards work place co-ordinator 2016/17.
PPR/58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	0.00	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/76/282C	West Ruislip	Lyon Court 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	47,950.86	47,950.86	23,975.00	23,975.00	0.00	23,975.86	0.00	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019). £47,950 allocated and £23,975 spent towards Civic Centre Apprentice Scheme and core funding for Partnership Team (Cabinet Member Decision 10/05/2017).
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66985/APP/2011/3049	25,330.03	25,330.03	0.00	0.00	0.00	25,330.03	25,330.03	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (Feb 2019).
PPR/79/299E	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	16,353.04	16,353.04	0.00	0.00	0.00	16,353.04	0.00	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator for Hillingdon Residents. No time limits for spend. Funds allocated towards Partnership Team to support construction training in the Borough and the Civic Centre Apprentice Scheme (Cabinet Member Decision 10/05/2017)
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	22,192.63	0.00	0.00	0.00	22,192.63	22,192.63	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). No time limit (5 year spend period removed by later agreement).
PPR/90/331B	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
PPR/94/346B	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,026.42	8,026.42	0.00	0.00	0.00	8,026.42	0.00	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits. Funds allocated towards Civic Centre Apprentice Scheme (Cabinet Member Decision 10/05/2017).
PPR/100/351B	Northwood	103, 105 & 107 Ducks Hill Rd, Northwood 64345/APP/2014/1044	10,959.04	10,959.04	0.00	0.00	0.00	10,959.04	0.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend. Funds allocated towards on site construction training schemes at Grassy Meadows and Parkview (Cabinet Member Decision 14/06/2017)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2018)
			AS AT 31/12/17	AS AT 30/09/17	AS AT 31/12/17	AS AT 30/09/17	To 31/12/17	AS AT 31/12/17	AS AT 31/12/17	
PPR/114/380A	Ickenham	211-213 Swakeleys Rd, Ickenham. 70701/APP/2015/3026	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/115/381	South Ruislip	555 Stonefield Way, Ruislip	14,600.00	14,600.00	0.00	0.00	0.00	14,600.00	14,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/119/385A	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 196/APP/2013/2958	26,307.20	26,307.20	0.00	0.00	0.00	26,307.20	26,307.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/120350D	South Ruislip	Former Arla Dairy site, Victoria Road, Ruislip. 6619/APP/2014/1600	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds to be used by the Council towards a work place co-ordinator payable per phase (phase1 payment received). Funds to be spent within 7 years of receipt (September 2023).
PPR/134/411A	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	37,100.00	0.00	0.00	0.00	0.00	37,100.00	37,100.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
		COMMUNITY, COMMERCE & REGENERATION TOTAL	283,148.57	246,048.57	36,801.25	36,801.25	0.00	246,347.32	159,729.66	
PORTFOLIO: CENTRAL SERVICES, CULTURE & HERITAGE										
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	32.50	32.50	0.00	9,305.93	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. £782 from this contribution has been allocated towards new equipment at Manor Farm Library (Cabinet Member decision 29/03/2016)
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	31,645.25	0.00	Funds received as 50% of the community facilities contribution towards community facilities, schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds allocated towards an extension to Ruislip Bowls club (Cabinet Member Decision 01/11/2017)
CSL/35/282E	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	2,263.48	2,263.48	1,163.88	1,163.88	0.00	1,099.60	0.00	Contribution received towards the provision of library facilities and/or library books within the authority's area. Funds to be spent within 5 years of completion of the development (Feb 2019). £1,163.88 allocated and spent towards eBooks scheme (Cabinet Member Decision 22/12/2015). Funds earmarked towards Library Book Fund 2017/19, subject with formal approval.
CSL/43/313	South Ruislip	Queenswalk Resource Centre, Queens Walk, Ruislip 12059/APP/2012/2570	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	0.00	0.00	Funds received as a contribution towards sports and leisure facilities at Deansfield Primary School. Funds to be used towards sports items such as goal posts, rounders equipment, training kit and other sporting equipment (see agreement for details). No time limit for spend. Funds allocated towards the provision of a trim trail/outdoor gym at Deansfield Primary School (Cabinet Member Decision 16/03/2017). Scheme complete.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2018)
			AS AT 31/12/17	AS AT 30/09/17	AS AT 31/12/17	AS AT 30/09/17	To 31/12/17	AS AT 31/12/17	AS AT 31/12/17	
		CENTRAL SERVICES, CULTURE & HERITAGE - TOTAL	79,459.64	79,459.64	11,196.38	11,196.38	10,000.00	68,263.26	13,338.00	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be closed.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	44,059.48	44,059.48	0.00	102,820.27	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). £15,191.56 Spend towards maintenance costs 2012/13. Maintenance costs claimed 2014/15. Maintenance costs claimed 2015/16.
E/66/239D	Eastcote	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	9,614.17	9,614.17	0.00	385.83	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Works on going.
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	30,000.00	30,000.00	25,000.00	20,000.00	5,000.00	5,000.00	0.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing mangement works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration at the reserve. £5,000 spent towards access improvements at the reserve. Further £15,000 allocated towards the management of Ten Acre Woods (Cabinet Member Decision 22/07/2016). £5,000 spent towards essential tree works 2016/17. £5,000 spent towards ditch restoration 2017/18.
E/78/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	10,000.00	10,000.00	10,000.00	10,000.00	0.00	0.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pinn Meadows (Cabinet Member Decision 31/10/13). Scheme complete.
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	0.00	0.00	0.00	30,609.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits.
E/91/323B	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	55,000.00	55,000.00	0.00	0.00	0.00	55,000.00	0.00	Funds received towards the costs of improvements to public open space in the Authority's Area. No time limits for spend. Funds allocated towards the provision of a skate park at Field End Recreation Ground (Cabinet Member Decision 24/03/2017)
E/99/350B	West Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	50,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Sept 2022).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2018)
			AS AT 31/12/17	AS AT 30/09/17	AS AT 31/12/17	AS AT 30/09/17	To 31/12/17	AS AT 31/12/17	AS AT 31/12/17	
E/108/380B	Ickenham	211-213 Swakeleys Rd, Ickenham 70701/APP/2015/3026	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/111/385C	Northwood Hills	Frank Welch Court, High Meadow, Pinner. 196/APP/2013/2958	31,369.64	31,369.64	0.00	0.00	0.00	31,369.64	31,369.64	Contribution received to improve the ecological facilities at Pinn meadows including; access for river dipping, creation of an Ox- bow pond, creation of wildflower meadow (see agreement for details). No time limit for spend.
E/122/406	South Ruislip	23 Stonefield Way, South Ruislip 25508/APP/2014/3570	15,355.00	15,355.00	0.00	0.00	0.00	15,355.00	15,355.00	Funds received as the air quality contribution to be used towards air quality improvements in the Borough. No time limits for spend.
E/124/411B	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	18,310.23	0.00	0.00	0.00	0.00	18,310.23	18,310.23	Funds received to be used by the Council towards off site carbon reduction measures, schemes and initiatives to mitigate the development. No time limits for spend.
		FINANCE PROPERTY & BUSINESS SERVICES SUB -TOTAL	448,282.91	429,972.68	120,798.62	115,798.62	5,000.00	327,484.29	127,534.87	
PORTFOLIO: SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING										
H/11/195B *57	Ruislip	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018. Contribution allocated towards improvements to Yiewsley Health Centre (Cabinet Member Decision 17/01/ 2018). Funds transferred to NHS Property Services Feb 2017.
H/22/239E *74	Eastcote	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/34/282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip . 669895/APP/2011/3049	15,031.25	15,031.25	0.00	0.00	0.00	15,031.25	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development.Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/35/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	40,528.05	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2018)
			AS AT 31/12/17	AS AT 30/09/17	AS AT 31/12/17	AS AT 30/09/17	To 31/12/17	AS AT 31/12/17	AS AT 31/12/17	
H/37/301E *95	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	12,958.84	12,958.84	0.00	0.00	0.00	12,958.84	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of receipt (July 2018). Contribution allocated towards improvements to Yiewsley Health Centre (Cabinet Member Decision 17/01/ 2018). Funds transferred to NHS Property Services Feb 2018.
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	221,357.83	0.00	0.00	0.00	221,357.83	221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/45/323F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	86,000.00	86,000.00	0.00	0.00	0.00	86,000.00	86,000.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	14,126.88	0.00	0.00	0.00	14,126.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/48/331E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	4,320.40	0.00	0.00	0.00	4,320.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/51/231H *110	Ruislip	Fmr RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2013/2685 & 38402/APP/2012/1033	17,374.27	17,374.27	0.00	0.00	0.00	17,374.27	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/52/205G	Eastcote	Former RAF Eastcote (Pembroke Park), Lime Grove, Ruislip 10189/APP/2014/3354 & 3359/3358 & 3360	298,998.00	298,998.00	0.00	0.00	0.00	298,998.00	298,998.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. No time limit for spend.
H/54/343D *112	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/20131094	17,600.54	17,600.54	0.00	0.00	0.00	17,600.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits. Second instalment (£8,901.77) received towards the same purpose.
H/53/346D *113	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,434.88	8,434.88	0.00	0.00	0.00	8,434.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/57/351D *116	Northwood	103, 105 & 107 Ducks Hill Road, Northwood. 64345/APP/2014/1044	6,212.88	6,212.88	0.00	0.00	0.00	6,212.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2018)
			AS AT 31/12/17	AS AT 30/09/17	AS AT 31/12/17	AS AT 30/09/17	To 31/12/17	AS AT 31/12/17	AS AT 31/12/17	
H/63/385D *130	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 186/APP/2013/2958	10,195.29	10,195.29	0.00	0.00	0.00	10,195.29	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/72/411C	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	254,308.70	0.00	0.00	0.00	0.00	254,308.70	254,308.70	Contribution received towards the provision of off site affordable housing available through a registered provider to persons who cannot afford to rent or buy housing generally available on the open market. No time limit for spend.
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	1,086,076.99	831,768.29	0.00	0.00	0.00	1,086,076.99	901,192.58	
		SECTION 106 SUB - TOTAL	2,217,330.49	1,907,611.56	196,915.40	191,915.40	15,000.00	2,020,415.09	1,201,795.11	
		GRAND TOTAL ALL SCHEMES	3,421,597.77	3,111,878.84	1,011,184.07	1,006,184.07	15,000.00	2,410,413.70	1,201,795.11	

The balance of funds remaining must be spent on works as set out in each individual agreement.

Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.

Bold figures indicate changes in income and expenditure

Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.

* Denotes funds the Council is unable to spend currently totals £671,391.92

- *24: PT/25 £37,425.09 reasonable period' for expenditure without owner's agreement has lapsed
 - *32: PT/278/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
 - *49:PT/278/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
 - *57:H/11/195B £3,156.00 funds have been received to provide health care services in the borough.
 - *62:PT/278/77/197 £23,000.00 held as security for the due and proper execution of the works.
 - *72:H/20/238F £31,441.99 funds have been received to provide Health Care services in the borough.
 - *74 H/22/239E £7,363.00 funds have been received to provide Health Care services in the borough.
 - *76:PT/278/78/238G £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
 - *81:H/28/263D £3,353.86 funds have been received to provide Health Care services in the borough.
 - *92:H/34/282F £15,031.25 funds received to provide health care facilities in the borough.
 - *94:H/36/299D £9,001.79 funds received to provide health care facilities in the borough.
 - *95:H/37/301E £12,958.84 funds received to provide health care facilities in the borough.
 - *103: H/44/319D £24,312.54 funds received to provide health care facilities in the borough.
 - *104: H/46/323G £14,126.88 funds received to provide health care facilities in the borough.
 - *105: PT/148/327 £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)
 - *107: H/48/331E £4,320.40 funds received to provide health care facilities in the borough.
 - *110: H/51/231H £17,374.27 funds received to provide health care facilities in the borough.
 - *112:H/54/343D £17,600.54 funds received to provide health care facilities in the borough.
 - *113: H/53/346D £8,434.88 funds received to provide health care facilities in the borough.
 - *115: PT/278/89/349 £106,884.18 funds to be held as a returnable deposit for highways works (to be later refunded).
 - *116: H/57/351D £6,212.88 funds received to provide health care facilities in the borough.
 - *122: PT/278/105/350C £224,198.24 is to be held as a returnable security deposit for the highway works (to be later refunded).
 - *130: H/63/385D £10,195.29 funds received to provide health care facilities in the borough.
 - *139: PT/181/395 £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
 - *140: PT/183/350E £40,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
- £671,391.92

Sept Figs	total bal 12,835,192.18	spendable unalloc: 6,016,725.14	unspendable 3,109,723.53	allocated (live/not live) 3,708,743.51
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Dec Figs	income 31 Dec 17 25,031,869.39	income 30 sept 17 22,746,895.43	2,284,973.96 2,284,973.96
	exp 31 Dec 17 10,167,072.69	exp 30 sept 17 9,911,703.25	255,369.44 255,369.44

	total bal 14,864,796.70	spendable unalloc: 6,098,110.35	unspendable 3,149,723.53	allocated (live/not live) 5,616,962.82 5,616,962.82
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	2,029,604.52	81,385.21	40,000.00	1,908,219.31
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2,029,604.52

	Dec report			Sept rpt		S106 unspendable			not allocated		
	Total Income			Total Income		Dec rpt	Sept rpt	Variance	Dec rpt	Sept rpt	Variance
	at 31/12/07	at 30/9/07	new income q3	at 30/9/07	Sept v Dec						
PT278/26/127 PT278/27/09 (Includes Former PT/29) *16	664 Victoria Rd S.Ruislip / 27060/APP/2003/1105	58,827	58,827	58,827		5,000	5,000				0
PT278/30/115 *22	Stockley Park Phase 3 "Trident Site" 37977/W/96/1447 Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	572,732	572,732	572,732		558,232	558,232				0
PT278/34/86A *18	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	385,827	385,827	385,827		188,379	188,379				0
PT278/44/87A *20	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	278,673	278,673	278,673		197,592	197,592				0
PT278/46/135 *32	10A Sandy Lodge Way Northwood 54671/APP/2002/54	7,458	7,458	7,458		5,000	5,000				0
PT278/47	Refunds Various		12,339	12,339	(12,339)						0
PT278/48	No Legal Agreement Various	74,984	74,984	74,984							0
PT278/49/117 *23	Grand Union Village Southall 327/APP/2000/2106 Land at Rockingham Road, Riverside	63,873	63,873	63,873		63,873	63,873				0
PT278/50/132	Way Uxbridge / 56862/APP/2001/2595 Harlington Community School Sports Centre, Pinkwell Lane, Hayes /	33,510	33,510	33,510							0
PT278/51/128 *36	18948/APP/2000/2427	4,847	4,847	4,847							0
PT278/55/10A *14 (Formerly PT/31)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	161,499	161,499	161,499		161,036	161,036				0
PT278/57/140 A	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284 The Dairy Farm, Breakspear Road North, Harefield	381,642	381,642	381,642							0
PT278/58/143 A	27314/APP/2005/844	1,000	1,000	1,000							0
*42	Former DERA site, Kingston Lane West Drayton 45658/APP/2002/3012 DERA Site, Kingston Lane, West	16,500	16,500	16,500		15,000	15,000				0
PT278/60/147 B	Drayton - Highways 45658/APP/2002/3012	55,126	55,126	55,126							0
PT278/61/148 A	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082 Hayes Goods Yard	2,000	2,000	2,000							0
PT278/62/149 PT278/63 *49	10057/APP/2004/2996&2999	2,000	2,000	2,000							0
PT/278	White House Gate, R.A.F Northolt R.A.F. Eastcote SECTION 278 SUB - TOTAL	25,000 2,000 2,137,998	25,000 2,000 2,148,337	25,000 2,000 (10,339)	55,000 (30,000) 2,178,337				20,000 20,000 20,000	20,000 20,000 20,000	
PT/05/04a *2	BA World Cargo / 50045A/95/1043	328,915	328,915	328,915		328,915	328,915				0
PT/05/04b *2	BA World Cargo / 50045A/95/1043	399,335	399,335	399,335		136,690	136,690				0
PT/08/68A&B (See also PT/66) PT/11/45	Land at Hayes Park, Hayes End Road, Hayes 12853/APP/2000/675	12,418	12,418	12,418							0
PT/18/38B (See also E/25/38A) *33	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,248	3,248	3,248							0
PT/20/70	Former Airspeed House, Stanwell Road, Heathrow / 50395A/97/1297	135,981	135,981	135,981		59,068	59,068				0
PT/21/39A	Wimpey Site, Beaconsfield Road / 582/BX/98/0882	19,915	19,915	19,915							0
PT/24/55 (see E/08) *28	The Chimes - Supervision & TTS / 42966/AH/961862	113,485	113,485	113,485			893	(893)			0
PT/25/56 *24	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 382/BH/97/0714	22,935	22,935	22,935		22,935	22,935				0
PT/37/40B-C (see: PPR/29) PT37/40E	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	36,310	36,310	36,310		36,310	36,310				0
*47 PT/41/94A (See also E/29)	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418	553,808	553,808	553,808							0
*19 PT/41/94B	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418	31,819	31,819	31,819		31,819	31,819				0
*19 PT/41/94C	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline)	9,506	9,506	9,506		9,506	9,506				0
*19 PT/41/94C	Land to the West of Stone Close, Horton Road, Yiewsley 54822/APP/2003/718 (full)	4,777	4,777	4,777		4,777	4,777				0
*19 PT/42/41 *31	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline)	5,703	5,703	5,703		5,703	5,703				0
PT/44/03	Temp Stockpiling at Bedfont Court. 47853/SPP/2003/113 S278 Surplus	50,000 157,292	50,000 157,292	50,000 157,292		50,000	50,000				0
PT/45/58 PT/50/15B (see also: PPR/07)	North Point, Horton Rd, Yiewsley (Independent Industrial Estate) / 2664/AA/98/2349	13,689	13,689	13,689							0
	Land at Barnsfield Place, Uxbridge - Lighting / 43562/F/99/2018 County Court Site Traffic Management	30,000 35,757	30,000 35,757	30,000	35,757						0

PT/52/73 *45 PT/54/21C	Former Magnatex Site, Bath Road - Residents Parking Scheme 10850/5/97/2005	3,520	3,520	3,520						0	
PT/54/21D	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343	57,000	57,000	57,000						0	
PT/56/26A	Former EMI Site, Dawley Road - HGV Signage 6198/BS/98/1343	39,739	39,739	39,739						0	
(see: PPR/18 & E/17) PT/57/27C (see: EYL/35 & E/18) *34 PT/61/89B	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing 37977/P/94/335 Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736	2,676,600	2,601,600	75,000	2,601,600					0	
(see: E/35) PT/65/74A (see EYL/40, E/20 & E/21) PT/66/51 (See also PT/08) PT/67/95A (Formerly E/30/95A)	LHR Training Centre, Stockley Close / 51458/97/1537 Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357 White Hart Public House, 1186 Uxbridge Road, Hayes 10852/APP/2003/2196 Land At Royal Lane Hillingdon 56265/APP/2001/1103 - Landscaping	25,000	25,000	25,000						0	
PT/68/96A PT/69/97A	Land at Sanderson Site and Braybourn - Tramway feasibility, resident parking scheme / 35347/APP/2000/1294 & 1296 Land at West Drayton Depot Stockley Road West Drayton - Landscaping 2760/APP/2003/2816	42,925	42,925	42,925						0	
(see: E/22) PT/70/98A (see: EYL/46 & E/23)	Land at Toolmasters site Hillingdon - Traffic Calming 3048/APP/2003/552 UB1 Vine Street Uxbridge	5,463	5,463	5,463						0	
PT/71/99 PT/72/88B (see: PT/73 & EYL/47) PT/73/88C (see: PT/72 & EYL/47)	11005/AG/97/360 Land at Hales Yard Springwell Lane, Harefield 21895/APP/2003/763&764 - Highways Land at Hales Yard, Springwell Lane, Harefield 21895/APP/2003/763&764 - Towpath	250,000	250,000	250,000						0	
PT/76/119	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077 Grand Union Village, Ruislip Road, Southall/ 327/APP/2000/2106	9,840	9,840	9,840						0	
PT/77/123 PT/78/10B (See also PT/278/55) PT/79/108A (formerly PT/278/41) PT/80/112 (formerly PT/278/05) PT/82/114 (formerly PT/278/23) PT84/87B-D (Formerly part of PT/278/44)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296 Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203 Grand Union Park, Packet Boat Lane, site ref. 1197 (various applications) Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069 Brunel s106 16 April 04 532/SPP/2002/2237 MOD Records Office, Stockley Road, Hayes - Offsite Footpath 18399/APP/2004/2284 MOD Records Office, Stockley Road, Hayes - Public Transport 18399/APP/2004/2284	34,213	34,213	34,213						0	
PT/88/140 B PT/88/140C *38 PT/88/140F	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	74,594	74,594	74,594						0	
*46	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	46,418	46,418	46,418						0	
PT/91/142A	MOD Records Office, Stockley Road, Hayes - Public Transport 18399/APP/2004/2284	12,785	12,785	12,785						0	
PT/92/154	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	14,396	14,396	14,396						0	
PT/93/147C	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	3,127	3,127	3,127						0	
PT/93/147D	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	488,717	488,717	488,717	488,717	488,717				0	
PT/95/161A	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	70,516	70,516	70,516	70,516	70,516				0	
PT/96/164	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	1,018	1,018	1,018						0	
PT/97	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	40,290	40,290	40,290						0	
PT/98	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	20,046	20,046	20,046						0	
PT/99	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	32,073	32,073	32,073						0	
PT/100	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	15,010	15,010	15,010						0	
PT/101	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	10,500	10,500	10,500						0	
PT/102	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	15,000	15,000	15,000			15,000	15,000			
PT/103	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	40,000	40,000	40,000			40,000	40,000			
PT/104	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	5,000	5,000	5,000			5,000	5,000			
PT/105	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	10,000	10,000	10,000			10,000	10,000			
PT/106	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	30,066	30,066	30,066			30,066	30,066		30066.7	
PT/107	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	151,948	151,948	151,948			151,948	151,948		151947.8	
PT/108	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	100,000	100,000	100,000							
PT/109	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	10,000	10,000	10,000							
PT/110	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	6,486,241	6,301,241	185,000	6,265,484	35,757	1,257,467	1,259,055	(1,588)	252,014	252,014
CSL/1/13 (formerly EYL/15/13)	Sainsbury-Minet D. / 40601H/91/1970 DERA Site, Kingston Lane, West Drayton - Community Facility 45658/APP/2002/3012	1,433,000	1,433,000	1,433,000						0	
CSL/2/147E	Sainsbury-Minet D. / 40601H/91/1970 DERA Site, Kingston Lane, West Drayton - Community Facility 45658/APP/2002/3012	243,005	243,005	243,005					243,005	243004.77	

CSL/3/140I CSL/4/152A	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	66,134	66,134	66,134	66,134	66133.52
(Formerly: PPR/35)	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 CULTURE, SPORT AND LEISURE SUB - TOTAL	19,839	19,839	19,839	19,839	19839.13
		1,761,977	1,761,977	1,761,977	328,977	328,977
EYL/03/12B	Hillingdon Hospital - North Site / 4058/99/1568	668,174	668,174	668,174		0
EYL/14/75	Land at 78-84 The Crescent, Harlington / 46970/APP/1999/2169	21,640	21,640	21,640		0
EYL/19/44	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0897	31,620	31,620	31,620		0
EYL/28/79	Former Elec S/S, Kingston Lane, West Drayton 55015/APP/2001/2590	20,318	20,318	20,318		0
EYL/29/54	Hyde House, Newhaven Close, Hillingdon 2306/SPP/2002/238	36,836	36,836	36,836		0
EYL/30/30 EYL/31/19A	Former Bridge Works, Bentinck Road W/D/ 20610/APP/2002/2407	161,898	161,898	161,898		0
(see: PT/51, PPR/13 & E/12)	County Court Site, 114 High Street, Uxbridge / 5067/APP/00/1149 & 1385 Defence Research Agency, West Drayton - New Nursery & W Drayton Primary School Improvements / 49542F/98/1509	194,922	194,922	194,922		0
EYL/38/104	Land at North Works, Summerhouse Lane, Harefield 201AJ/98/2472	394,733	394,733	394,733		0
see: PT278/22 EYL/39/65A EYL/40/74D	Land at Johnson's Yard 53936/APP/2002/1357 Herne House, Church Walk, Hayes 15405/APP/2003/188 339-353 High Street, Harlington 53740/APP/99/310	121,107	121,107	121,107		0
(see: PT/65, E/20 & E/21)	Land at Belmont Road & 2-4 Fairfield Road, Uxbridge 55741/APP/2003/1467 Land at 9 Orchard Drive Cowley 11972/APP/2003/1546 2 - 6 Swan Road West Drayton/ 5722/APP/2004/589	18,900	18,900	18,900	18,900	0 18,900
EYL/43/67		66,514	66,514	66,514		0
EYL/44/81		18,680	18,680	18,680		0
EYL/45/82		18,610	18,610	18,610		0
EYL/49/106		11,465	11,465	11,465		0
EYL/55/110 EYL/56/108B& C		69,984	69,984	69,984		0
(See also PT278/41)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	22,865	22,865	22,865		0
EYL/57/118 (See also E/31)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	167,440	167,440	167,440	167,440	167440.09
EYL/59/129A	Land at Buchan Close Cowley 58254/APP/2003/783	13,565	13,565	13,565	13,565	0 13,565
EYL/60/131	5 - 19 Botwell Lane Hayes 53799/APP/2003/360	19,427	19,427	19,427		0
EYL/62/137	St Vincent's Hospital Northwood 138/APP/2001/1240	371,818	371,818	371,818	197,818	197817.94
EYL/63/138	Land at Dalegarth & Rydall Orchard View Cowley 56481/APP/2003/2735	8,417	8,417	8,417	8,417	0 8,417
EYL/65/142B	3 Reginald Road, Northwood 58866/APP/2004/274	28,460	28,460	28,460	15,321	15321.45
EYL/66/144	68 Ducks Hill Road 11900/APP/2005/1087	179,174	179,174	179,174	86,922	86921.5082
EYL/67/145	6A Swan Road West Drayton 9037/APP/2005/2945	21,276	21,276	21,276		0
EYL/68/146	91 Cowley Road Uxbridge 263/APP/2003/1769	68,663	68,663	68,663		0
EYL/69/150	The Retreat, 26 Field End Road, Eastcote 2011/APP/2002/876	30,346	30,346	30,346	16,205	16204.9883
EYL/70/151	35 The Drive, Ickenham 32381/APP/2004/282	14,256	14,256	14,256		0
EYL/71/155B	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	471,253	471,253	471,253		0
EYL/72/156	18-24 Hercies Road, Uxbridge 60045/APP/2005/1997	13,120	13,120	13,120		0
EYL/73/157	23b Green Lane, Northwood 38244/APP/2005/2654	21,063	21,063	21,063	11,248	11247.642
EYL/74/158	29 Dawley Road, Hayes 11280/APP/2005/678	14,543	14,543	14,543		0
EYL/75/162	23-26 Queens Road Uxbridge 53248/APP/2005/680	19,129	19,129	19,129	19,129	0 19,129
EYL/76/163	18a Colham Ave, West Drayton 29679/APP/2006/1048	18,939	18,939	18,939	8,826	0 8,826
EYL/77/147F	DERA Site, Kingston Lane, West Drayton	328,366	328,366	328,366		0
EYL/78/161B	45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton	238,153	238,153	238,153		0
EYL/79/140G	335/APP/2002/2754 MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	768,003	768,003	768,003	357,890	0 357,890
EYL/80/165	Land Rear of 4-20 Acacia Avenue, Yiewsley 39054/APP/2004/2894	77,511	77,511	77,511		0
EYL/81/166	Land at Dell Court, Green Lane, Northwood 59117/APP/2006/872	29,087	29,087	29,087	15,532	15532.458
EYL/82	367-371, High St, Harlington 19758/APP/2005/371	45,214	45,214	45,214		0
EYL/87	Dairy Farm Breakspear Rd 27314/APP/2005/844	73,803	73,803	73,803	73,803	73802.65
EYL/83	37, Watford Rd., Northwood 35199/APP/2006/884	7,722	7,722	7,722	7,722	7721.63
EYL/84	Hayes Goods Yard 10057/APP/2005/ 2996 & 2999	262,182	252,606	252,606	9,576	0
EYL/85	11-21, Clayton Rd, Hayes 56840/APP/2004/630	98,853	98,853	98,853	98,853	98852.87
EYL/86	Honeywell Site, Trout Rd., Yiewsley 335/APP/2002/2754	765,637	765,637	765,637	405,787	529545.08 (123,758)
EYL/88	former True Lovers' Knot Public House,	66,591	66,591			

EDUCATION, YOUTH AND LEISURE SUB - TOTAL		6,120,274	6,044,107	76,167	6,044,107	1,523,377	1,220,408	302,969
PPR/02/39C	The Chimes - Uxbridge Initiative / 42966/AH/96/1862	100,000	100,000		100,000			0
PPR/05/33	Blunts Field Training Programme, Bath Road / 45486/G/98/2296	66,778	66,778		66,778			0
PPR/07/15A								
(see: PT/50)								
PPR/09/42	Land at Barnsfield Place, Uxbridge - Small Business Units / 43562/F/99/2018	150,570	150,570		150,570			0
*8	Abbeys Warehouse, Hayes / 49614B/96/110	30,000	30,000		30,000			0
PPR/10/16	Land At Masterdrive Unit, Printing House Lane, Hayes / 45736/APP/2000/2577	86,195	86,195		86,195			0
PPR/13/19C								
(see: PT/51, EYL/31 & E/12) PPR/15/21B	County Court Site, 114 High Street, Uxbridge - Uxbridge TC Improvements / 5067/APP/00/1149 & 1385	15,803	15,803		15,803			0
(see: PT/54 & E/13) PPR/24/05 *35	Former EMI Site, Dawley Road - Hayes TC Partnership / 6198/BS/98/1343	131,081	131,081		131,081			0
PPR/26/84	Denbridge Industrial Estate, Oxford Road/4551CL/98/435	200,000	200,000		200,000			0
PPR/32/50 (Formerly PT/02)	Land at Former Sadia Works, High St, Yiewsley / 41515/B/93/606	10,000	10,000		10,000			0
PPR/33/139	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Specific Environmental Works - former Uxbridge College Access) / 40601H/91/1970	47,466	47,466		47,466			0
PPR/34/140D	Former SKM House Springfield Road Hayes 35515/APP/2005/516	5,000	5,000		5,000			0
PPR/36/153A	MOD Records Office Stockley Road, Hayes 18399/APP/2004/2284	78,171	78,171		78,171			0
PPR/37/159	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	13,250	13,250		13,250			0
PPR/40/147G	Horton Close, West Drayton 46871/APP/2006/1037	4,200	4,200		4,200			0
PPR/41/167	DERA Site, Kingston Lane, West Drayton - Town Centre 45658/APP/2002/3012	67,153	67,153		67,153	30,000	30,000	0
PPR/42	9-15, Harefield Road, Uxbridge 59532/APP/2005/2401	8,500	8,500		8,500			0
PPR/43	Hayes Goods Yard 10057/APP/2004/2996 & 2999	78,939	78,939		78,939			0
PPR/44	Colham House, Uxbridge, Training 27298/APP/2006/875	10,000	10,000		10,000			0
	Honeywell Site, Trout Rd., Yiewsley 335/APP/2002/2754	18,229	18,229		18,229			0
	PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	1,121,336	1,121,336		1,121,336	30,000	30,000	
E/02/18	Old Mill House, Thorney Mill Road, West Drayton / 41706C/91/1904	59,556	59,556		59,556			0
E/06/2A E/09/11B	BT Site, Willow Tree Lane, Yeading - Play Ground Works	100,000	100,000		100,000			0
(see: PT/48 & EYL/01)								
E/10/85	Little London Nurseries, Harlington Road - Morello Avenue Play Area / 3408/APP/2000/703	38,021	38,021		38,021			0
(see: PT/36) E/13/21A	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000	25,000		25,000			0
(formerly PT/54/21A) E/17/26D	Former EMI Site, Dawley Road / 6198/BS/98/1343	25,000	25,000		25,000			0
(see: PT/56 & PPR/18) E/18/27B	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400	1,323,400		1,323,400			0
(see: PT/57 & EYL/35)								
E/19/36 (see: PPR/21) E/21/74C	Carmichael Close, Ruislip - Sidmouth Open Space / 55898/APP/2000/2736	125,274	125,274		125,274			0
(see: PT/65, EYL/40 & E/20)								
E/22/97B (see: PT/69)	Land adj. Eastern Perimeter Rd. H'row. - Air Quality 53546/APP/98/2307	43,999	43,999		43,999			0
E/24/62 (See also PT/60 & PPR/23) E/25/38A (See also PT/18/38B) E/26/93 (Formerly PT/33) E/27/92 (Formerly PT/36) E/28/71 (Formerly PT/40)	Land at Johnson's Yard - Uxbridge TC CCTV 53936/APP/2002/1357	5,370	5,370		5,370			0
	Land at West Drayton Depot Stockley Road West Drayton - Monitoring of Noise & Dust Emissions 2760/APP/2003/2816	5,463	5,463		5,463			0
	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51095/APP/2000/1004	13,940	13,940		13,940			0
	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	39,015	39,015		39,015			0
	H.S.A Land, Bath Road 41687S/98/16	12,204	12,204		12,204			0
	A4 Heathrow Corridor scheme - Oxford Avenue Green	50,000	50,000		50,000			0
	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692	12,692		12,692			0

E29/94D	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) & 54822/APP/2003/718 (full)	2,852	2,852	2,852						0	
E/31/124 (see also EYL/57) E/32/01 (Formerly PT/43/01)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	42,172	42,172	42,172						0	
E36/140E	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970 MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284	1,008,500	1,008,500	1,008,500						0	
E/37/152B	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,607	8,607	8,607				52,114	52114.04	0	
E/38/153B	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 &1437 9-15 Harefield Rd, Uxbridge	10,000	10,000	10,000				10,000	10000	0	
E/39/160	59532/APP/2005/2401 Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	8,532	8,532	8,532						0	
E/40/155C E/41/49 (Formerly PPR/31/49)	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970 MOD Records Office Stockley Road/Bourne Avenue, Hayes	20,147	20,147	20,147				20,147	20147.3	0	
E/42/140J	18399/APP/2004/2284 Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710	100,737	100,737	100,737						0	
E/43/1B E/44 E/45	Air Quality Action Plan Porters Way Play Area Former True Lovers Knot P.H Green Spaces provision	11,544 25,000 125,000	11,544 25,000 125,000	11,544				11,544	11543.73	0	
E/46	ENVIRONMENT SUB -TOTAL	21,195	21,195	21,195						0	
H/1/152C	3,768,333	3,597,138	171,195	3,597,138				93,805	93,805		
*40	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 9-15 Harefield Rd, Uxbridge	8,562	8,562	8,562		8,562	8,562			0	
H/2/160B H/3/155A	59532/APP/2005/2401 Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	300,000	300,000	300,000				300,000	300000	0	
*41 H/4/140H	MOD Records Office Stockley Road/Bourne Avenue, Hayes	74,041	74,041	74,041		74,041	74,041			0	
*43 H/5/161C	18399/APP/2004/2284 Former Honeywell Site, Trout Road, West Drayton	51,133	51,133	51,133		51,133	51,133			0	
*44 H/6 *48	335/APP/2002/2754 11-21, Clayton Rd., Hayes 56840/APP2004/630 Hayes and Harlington Scrapyard. Health Provision	50,032 30,066	50,032 30,066	50,032 30,066		50,032 30,066	50,032 30,066			0	
H/7		2,908 516,742	2,908 513,834	2,908 513,834		213,834 2,700,413	213,834 2,702,001	(1,588)	300,000 2,518,173	300,000 2,215,204	0 302,969
		21,912,902	21,487,970	424,931	21,482,213	5,757	2,700,413	2,702,001	(1,588)	300,000	300,000
									0	0	0

Plans for North Applications Planning Committee

Thursday 5th April
2018



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Report of the Head of Planning, Sport and Green Spaces

Address 51 WIELAND ROAD NORTHWOOD

Development: Details pursuant to discharge conditions Nos. 6 (Levels) 7 (Site Clearance) 8 (Landscape Scheme) and 10 (Sustainable Water Management) of planning permission Ref: 17990/APP/2015/645 dated 24/04/2015 (Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element

LBH Ref Nos: 17990/APP/2018/145

Date Plans Received:	11/01/2018	Date(s) of Amendment(s):	11/01/2018
Date Application Valid:	16/01/2018		19/03/2018

Revision	Date	By	Chkd

- General Notes:
- PLEASE DO NOT SCALE FROM DRAWINGS.
 - Figured dimensions are in millimetres, levels in metres and are to be checked on site prior to all construction commencing their works.
 - Areas are in metres. Any areas indicated are approximate and indicative only.
 - Any discrepancies to be reported to the Architect in writing prior to any works being carried out.
 - Drawing only to be used for the purpose specified.



front garden to remain as existing including all planting and 3 no. existing parking spaces
e.g. driveway prior to charcoal by marshalls, laid to 90 herringbone laying pattern

location of bin store

existing paved decking to be removed to allow for construction of basement

stone patio to match removed paved decking e.g. fairstone sawn versuro jumbo
king size in antique silver multi by marshalls, laid to stretcher bond pattern

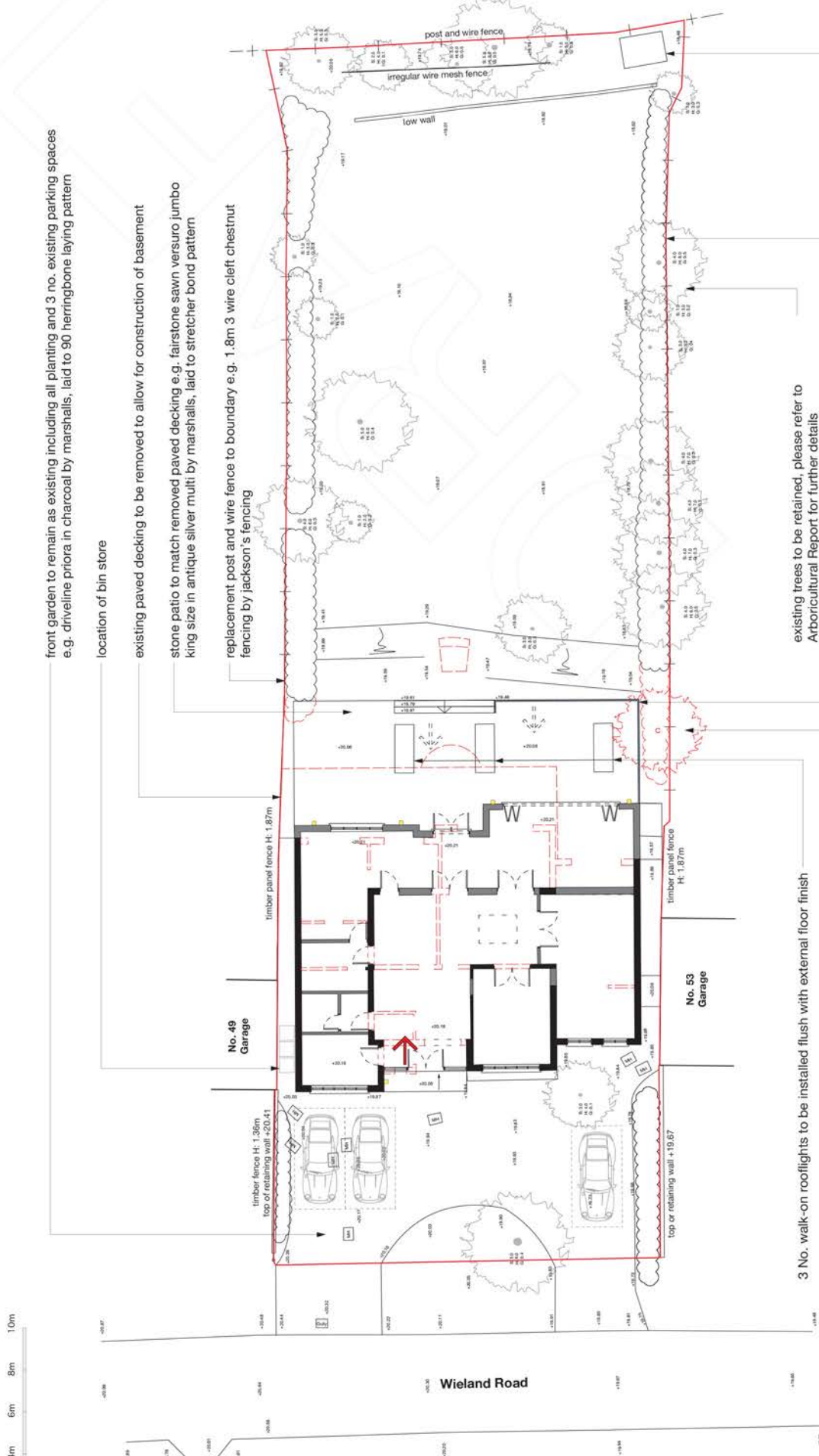
replacement post and wire fence to boundary e.g. 1.8m 3 wire cleft chestnut
fencing by jackson's fencing

Project: 1832 Wieland Road, Northwood
Title: Proposed Site Plan
Dwg No: 1832_200
Purpose: PRELIMINARY Scale: 1:200@A3
Revision: P1

Existing



Proposed



existing trees to be retained, please refer to
Arboricultural Report for further details

replacement post and wire fence to boundary e.g.
1.8m 3 wire cleft chestnut fencing by jackson's fencing

cycle storage can be provided within shed to rear garden, built within permitted
development rights eg. Tiger Pent Bike Store 2050*1450*1704mm

3 No. walk-on rooflights to be installed flush with external floor finish

1 no. existing tree and shrubbery to be removed for basement construction and
to allow for side access to the rear garden, area to be reseeded with grass seed

minimal glazed balustrade to patio edge where change in level between garden to patio
finish exceeds 600mm. toughened, laminated glass to BS 6180:2011 with low iron
glass and Ionoplast interlayer min. 1.1m above finished patio level

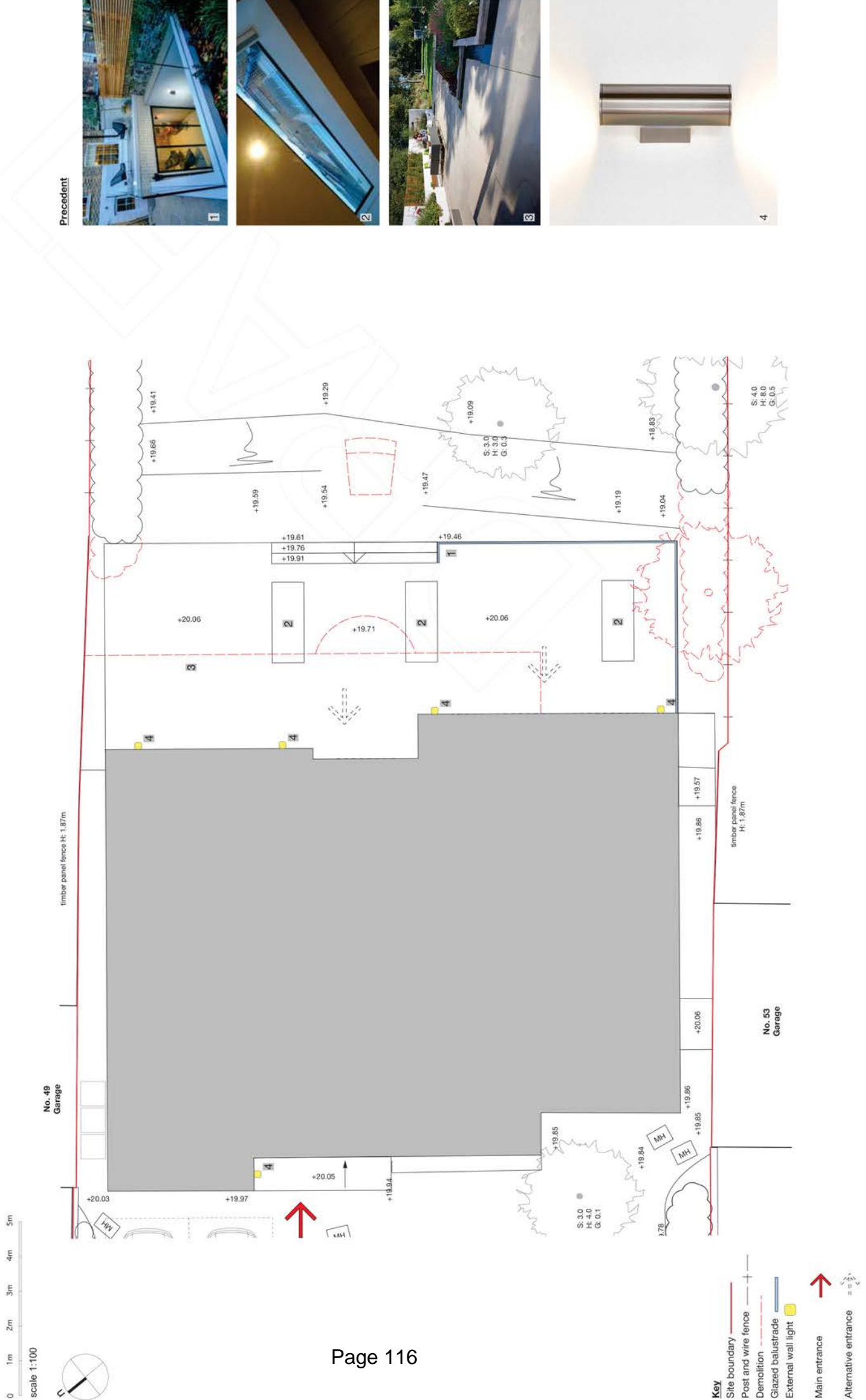
- Key**
- Site boundary ————
 - Post and wire fence ————
 - Demolition - - - - -
 - Existing construction ————
 - Proposed construction ————
 - Glazed balustrade ————
 - External wall light ————
 - Main entrance ————
 - Alternative entrance ————

Project: 1832 Wieland Road, Northwood
 Title: **Proposed Site Plan - Landscape** Dwg No: 1832_201
 Purpose: PRELIMINARY Scale: 1:100@A3 Revision: P1
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Revision	Date	By	Chkd

General Notes:
 1. PLEASE DO NOT SCALE FROM DRAWINGS.
 2. Figured dimensions are in millimetres, levels in metres and are to be checked on site prior to all construction commencing their works.
 3. Areas are in metres. Any areas indicated are approximate and indicative only.
 4. Any discrepancies to be reported to the Architect in writing prior to any works being carried out.
 5. Drawing only to be used for the purpose specified.



Precedent

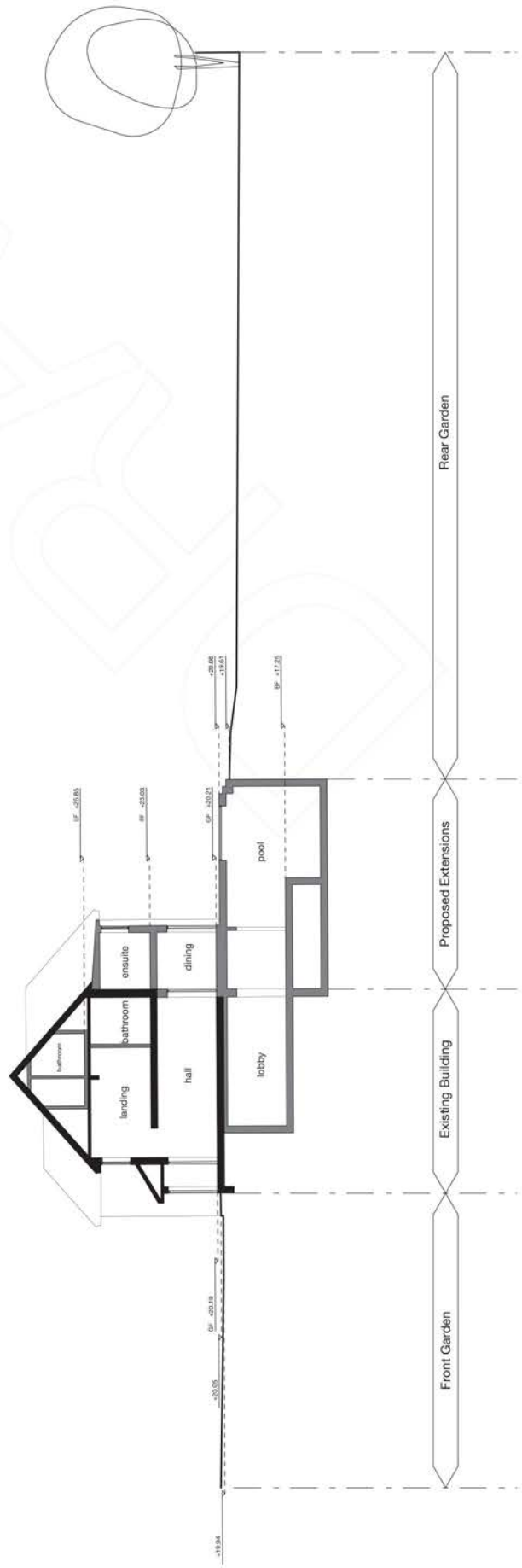


Project: 1832 Wieland Road, Northwood
 Title: **Proposed Section**
 Purpose: **PRELIMINARY** Scale: 1:200@A3
 Dwg No: 1832_500
 Revision: P1

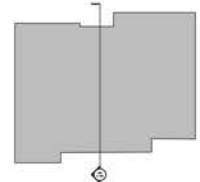
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Revision	Date	By	Chkd

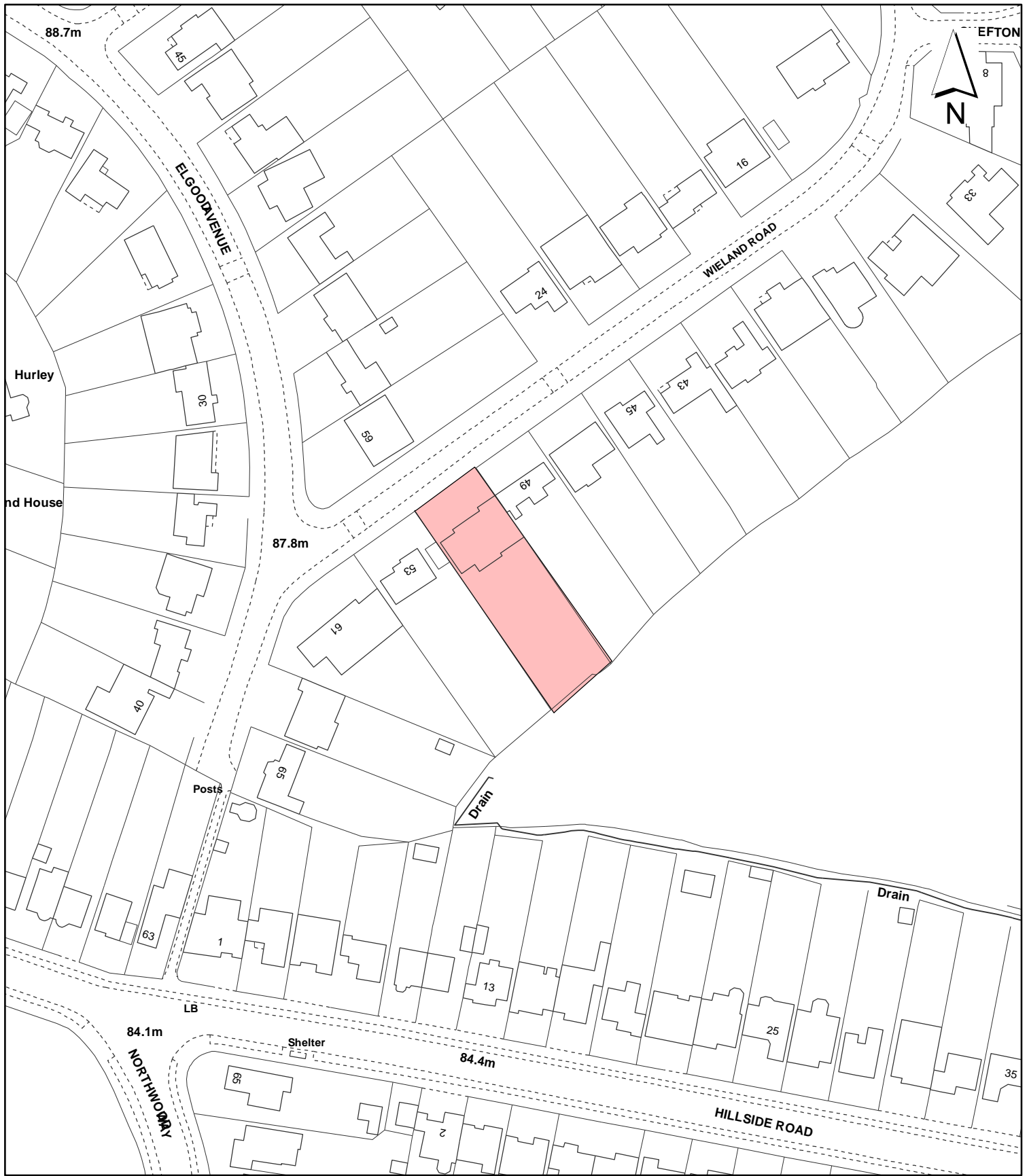
General Notes:
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Wieland Road



Key
 Existing construction
 Proposed construction



Notes:

 Site boundary

For identification purposes only.
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Site Address:

51 Wieland Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:
17990/APP/2018/145

Scale:
1:1,250

Planning Committee:
North Page 118

Date:
April 2018



Report of the Head of Planning, Sport and Green Spaces

Address 2 ST PETER'S CLOSE RUISLIP

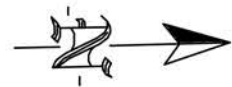
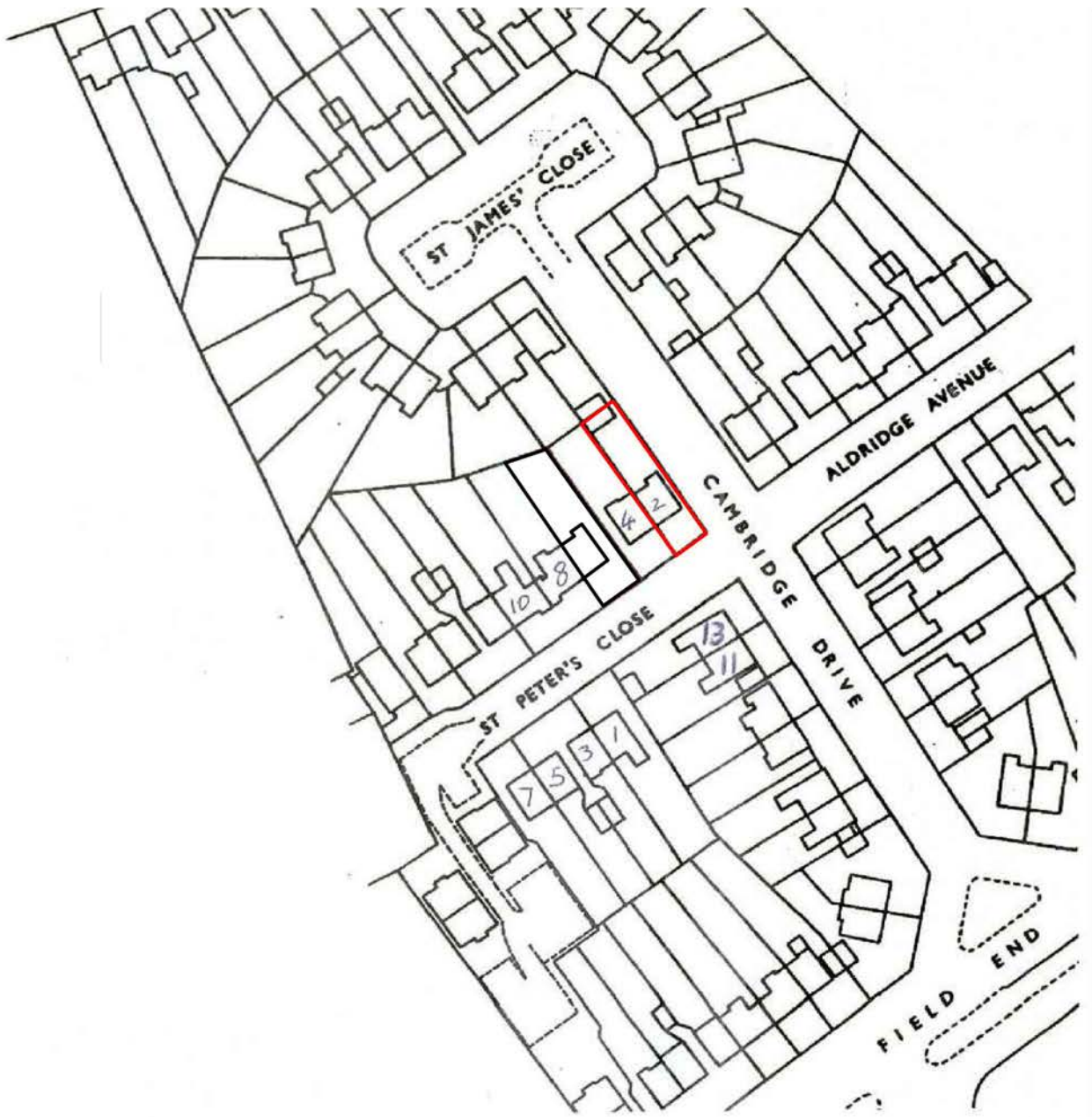
Development: Conversion of garage to playroom/storage use involving alterations to elevations and installation of parking to front (part retrospective)

LBH Ref Nos: 25080/APP/2017/1948

Date Plans Received: 26/05/2017

Date(s) of Amendment(s): 26/05/2017

Date Application Valid: 08/06/2017

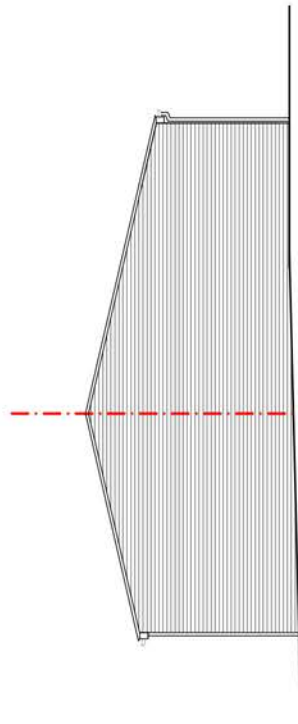


LOCATION PLAN

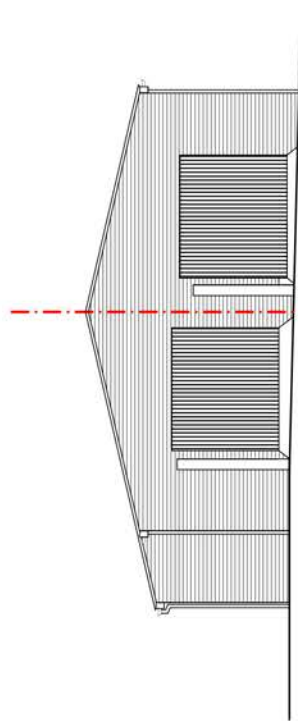
ADDRESS

SCALE 1:1250

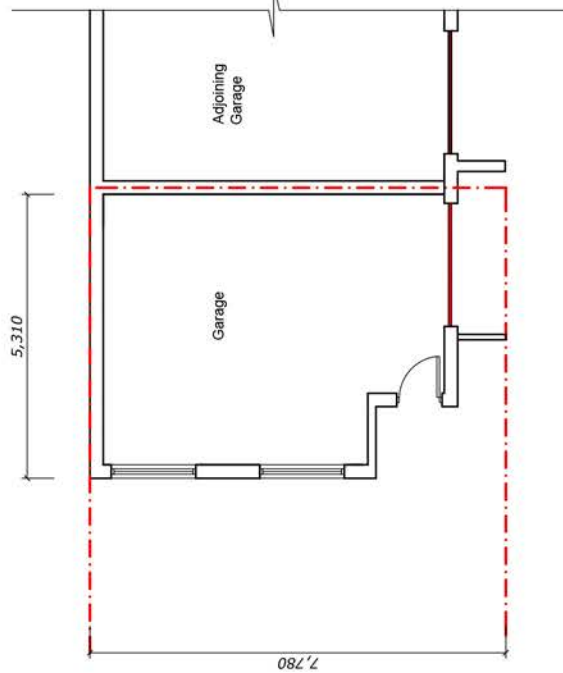
**2 ST PETER'S CLOSE,
RUISLIP
HA4 9JT**



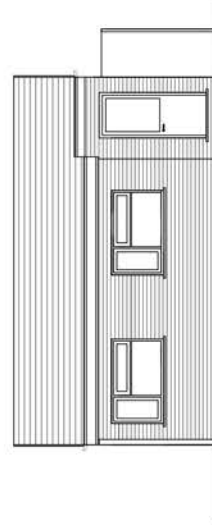
South East Elevation



North West Elevation

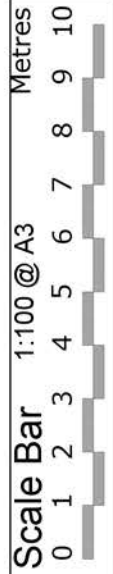


Floor Plan



North East Elevation

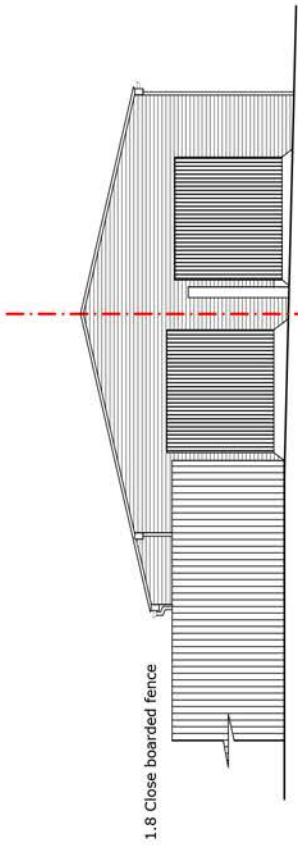
PRE EXISTING PLANS AND ELEVATIONS



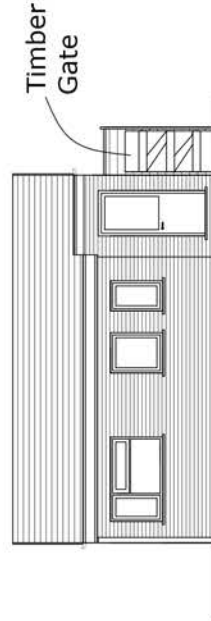
2 ST PETER'S CLOSE, RUISLIP HA4 9JT

THE GILLET MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eton, Windsor, Middlesex, HA5 2EW UK. 0208 868 1333

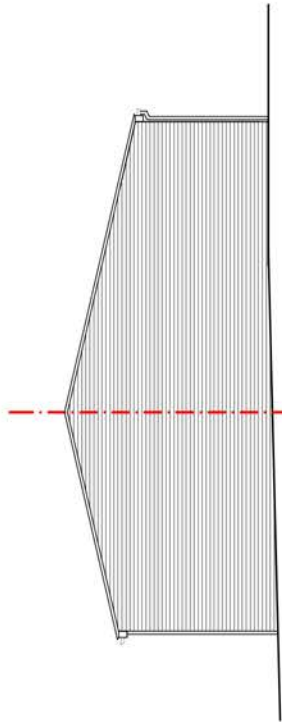
Dr. No. 16/2967/102A	REVISION
Scale 1:100@A3	A
Date 03/02/17	
Drawn by ER	



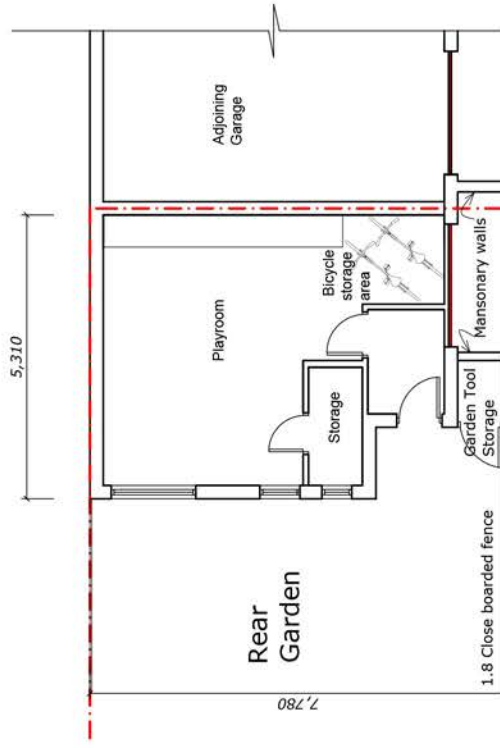
North West Elevation



North East Elevation



South East Elevation

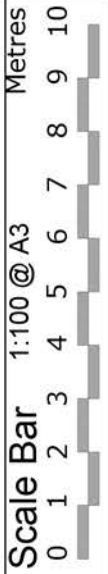


Floor Plan

AS EXISTING PLANS AND ELEVATIONS

REVISION	
Dwg. No. 16/2967/103A	A
Scale 1:100@A3	
Date 03/02/17	
Drawn by ER	

THE GILLET MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eatecote Pinner Middlesex HA5 2EW Tel. 0208 868 1333



2 ST PETER'S CLOSE, RUISLIP HA4 9JT

AMENDMENTS

A	PARKING ADDED 25/02/17
B	SITE PLAN REVIEWED 22/06/17
C	Parking Bay Repositioned 6-03-18
D	Parking Bay Repositioned Again 8-03-18

CAMBRIDGE DRIVE

ST PETER'S CLOSE

Existing
Out Building

Pollarded
lime tree
800 girth
250dia

Cypress
tree

2
4

6

8

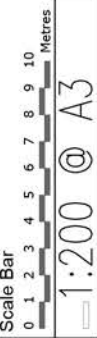
10



SITE PLAN

REVISION	D
Dr. No. 16/2967/101D	
Scale	1:200
Date	26/05/17
Drawn by	ER

THE GILLET MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Entree Finer Middlesex HA5 2EW Tel. 0208 868 1333



2 ST PETER'S CLOSE, RUISLIP HA4 9JT



Notes:

 Site boundary

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Site Address:

2 St Peters Close

Planning Application Ref:

25080/APP/2017/1948

Planning Committee:

North Page 124

Scale:

1:1,250

Date:

April 2018

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

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

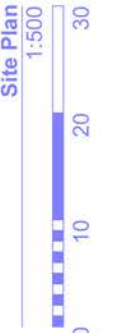
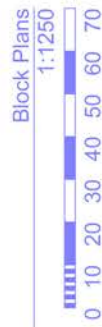


HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 66 VICTORIA ROAD RUISLIP
Development: Change of use from Use Class A1 (Shop) to Use Class A1/A3 (Shop/Cafe) for use as a coffee shop.
LBH Ref Nos: 34884/APP/2017/4651

Date Plans Received: 22/12/2017 **Date(s) of Amendment(s):** 22/12/2017
Date Application Valid: 22/12/2017

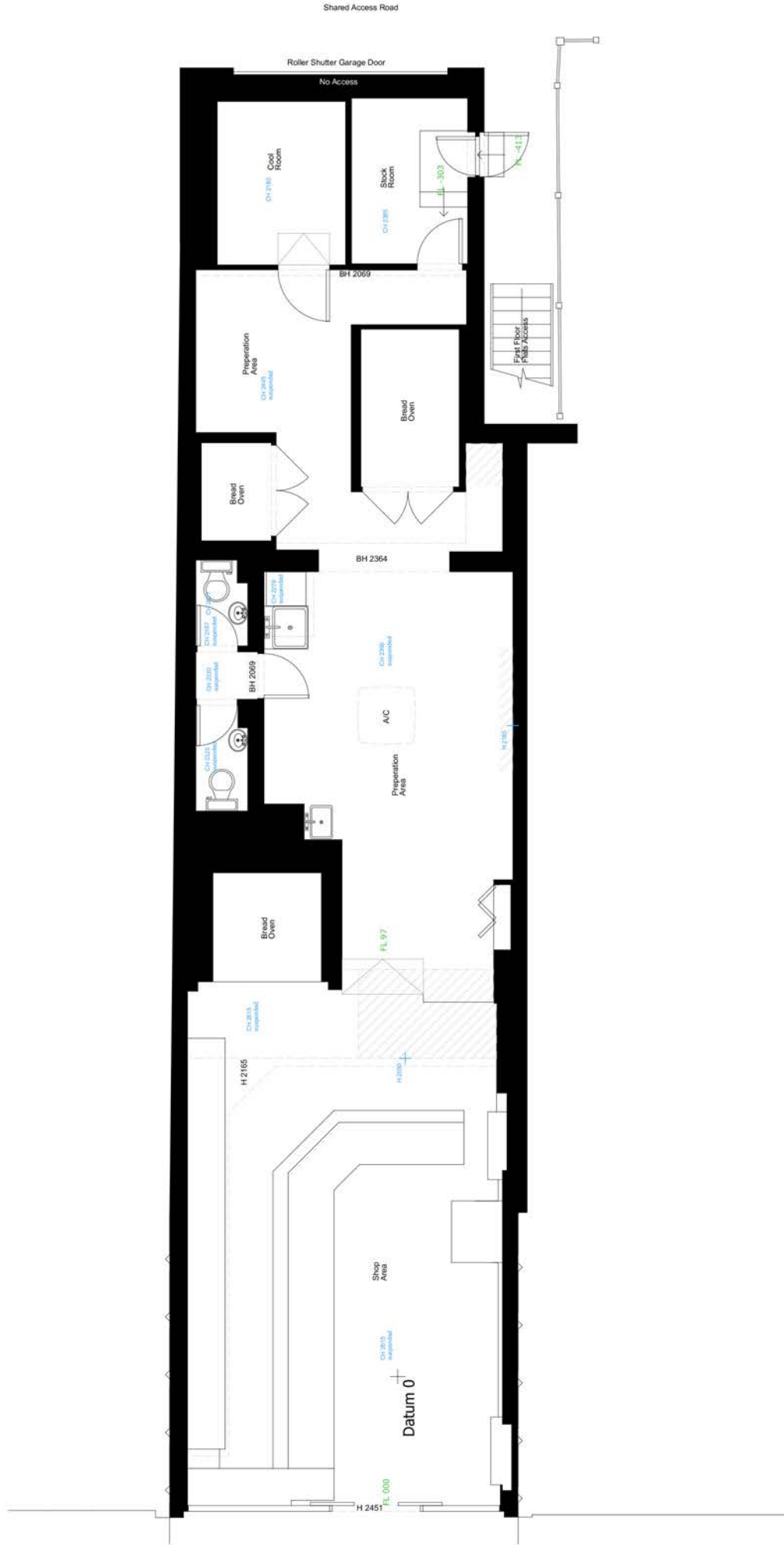


architecture design limited
The Joiners Shop,
The Historic Dockyard
Chatham
Kent, ME4 4TZ
registered in England and Wales, No. 08419252
+44 (0)1634 816132
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Originator: Kamlesh Singh
Checked by: MP
Client: SME Group

site address: 66 Victoria Road, Ruislip Manor, HA4 9BH
Drawing no: 53/A.1.0 Status: Planning
Date: 22/12/2017 Time: 16:20
Scale: 1:500, 1:1250@A3





General specification

Flooring	Counter area: F1 Rear area: F18 Counter & BOH: F14 Entrance mat: F15
Dado	WP1-BC
Counter	cladding: ATBAC2M rear tiles: BVBL top: Corian menu: Option 2 (reduced)
Doors	Schedule 1
Toilets	Option 1

1:50
 0 1 2 3
Furniture & Flooring
 Ruslip Manor, CO 143, LAYOUT 800
 Drawing No. S3/JA/14 Shop Planning
 Date: 16/02/2018 Time: 09:35
 Scale: 1:50/0/2

Site address: 66 Victoria Road, Ruslip Manor, HA4 9BH
 Originator: Cudde Stenlake
 Checked by: KS
 Client: SME Group

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Site Address:

**66 Victoria Road
 Ruislip**

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

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

Planning Application Ref:

34884/APP/2017/4651

Scale:

1:1,250

Planning Committee:

North Page 130

Date:

April 2018

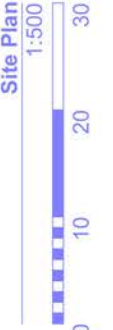


HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 66 VICTORIA ROAD RUISLIP
Development: Installation of 1 internally illuminated fascia sign, 1 internally illuminated hanging sign and 1 non-illuminated retractable awning
LBH Ref Nos: 34884/ADV/2017/141

Date Plans Received: 22/12/2017 **Date(s) of Amendment(s):**
Date Application Valid: 22/12/2017

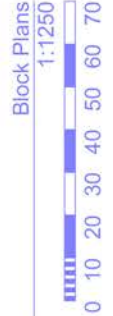


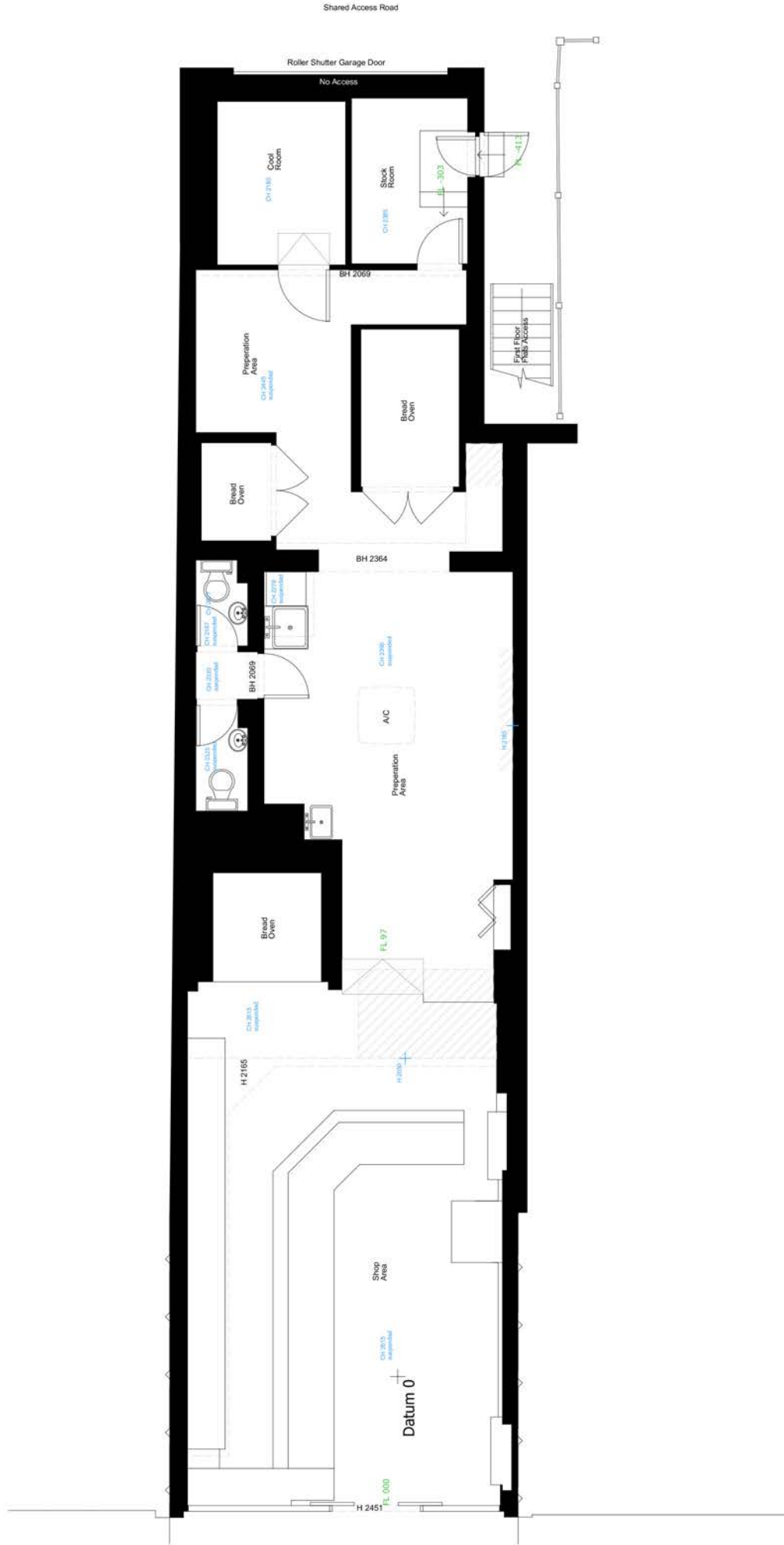
Site Plan
1:500

Originator: Kamlesh Singh
Checked by: MP
Client: SME Group

site address: 66 Victoria Road, Ruislip Manor, HA4 9BH
Drawing no: 53/A.1.0 Status: Planning
Date: 22/12/2017 Time: 16:20
Scale: 1:500, 1:1250@A3

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The Historic Dockyard
Chatham
Kent, ME4 4TZ
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Existing Plan
 Rutlip Manor Co. S3 JA 1.3 JOUR BOOK
 Drawn by S3 JA 1.3 Shop Planning
 Date: 22/12/2017 Time: 16:20
 Scale: 1:50@A2

Old address: 66 Victoria Road, Rutlip Manor, HA4 9BH
 Original: Kamlesh Singh
 Checked by: MP
 Drawn by: MP
 Client: SME Group

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 Chatham
 Kent, ME4 4TZ
 Registered in England and Wales, No. 08419325



Shared Access Road

Roller Shutter Garage Door

No Access



Furniture & Flooring
 Rutlip Manor, CO. 13 LAYOUT (800)
 Drawn by: S3/JA/14
 Date: 22/12/2017 Time: 16:20
 Scale: 1:50/0.2

old address: 06 Victoria Road, Rutlip Manor, HA4 9BH

Original: Kamlesh Singh
 Checked by: MP
 Client: SME Group

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Site Address:

**66 Victoria Road
 Ruislip**

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

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

Planning Application Ref:
34884/ADV/2017/141

Scale:
1:1,250

Planning Committee:
North Page 136

Date:
April 2018



Report of the Head of Planning, Sport and Green Spaces

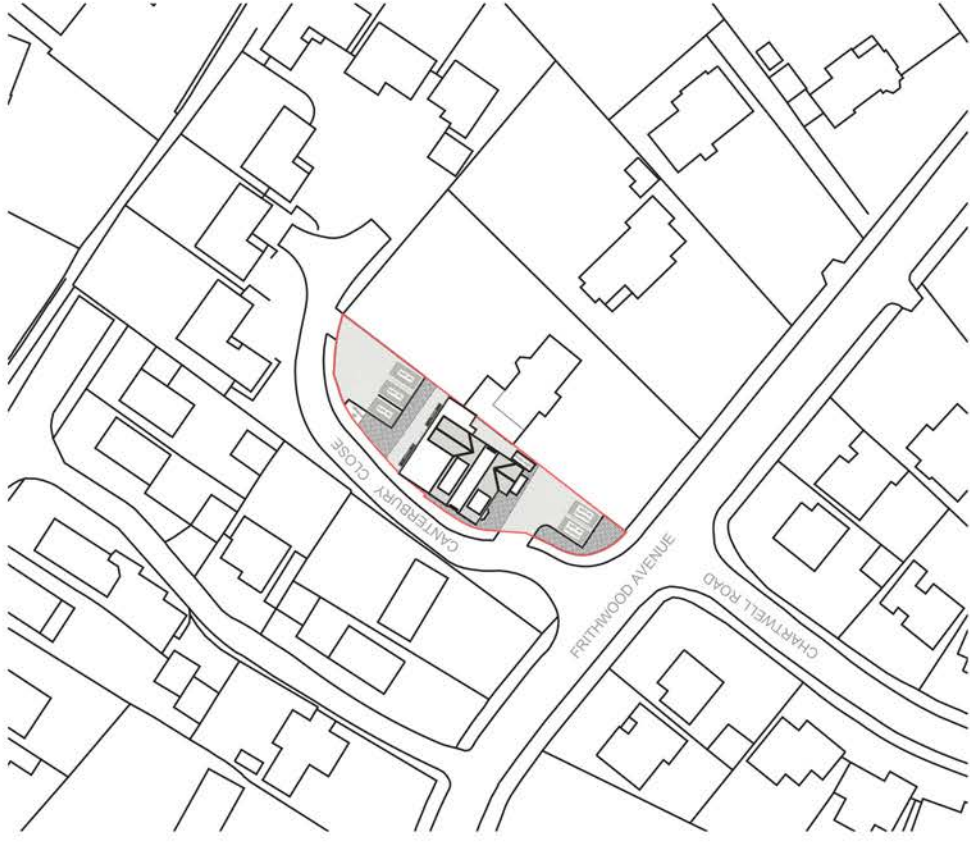
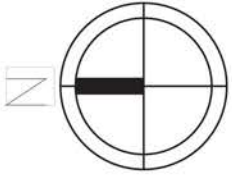
Address 31 FRITHWOOD AVENUE NORTHWOOD

Development: Part two storey, part single storey rear extension and conversion of roofspace to habitable use to include the repositioning and enlargement of the front dormer and the repositioning and enlargement of the rear dormer (RECONSULTATION).

LBH Ref Nos: 8032/APP/2017/4601

Date Plans Received: 20/12/2017
Date Application Valid: 03/01/2018

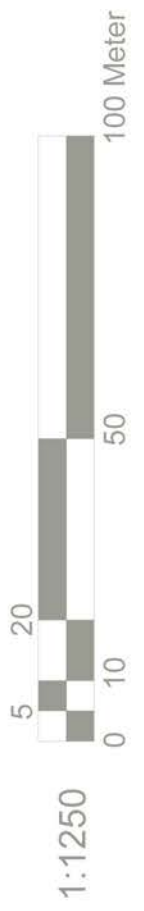
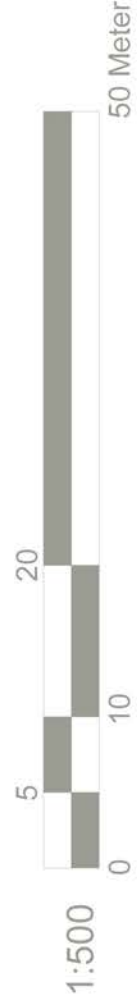
Date(s) of Amendment(s): 19/12/2017



LOCATION PLAN 1:1250



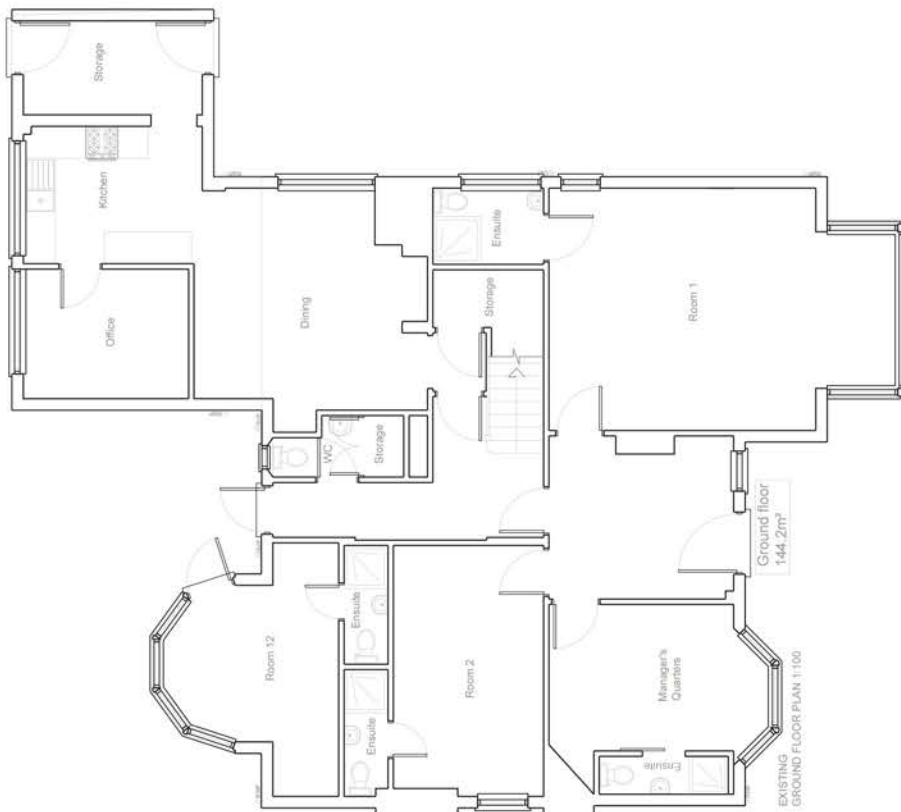
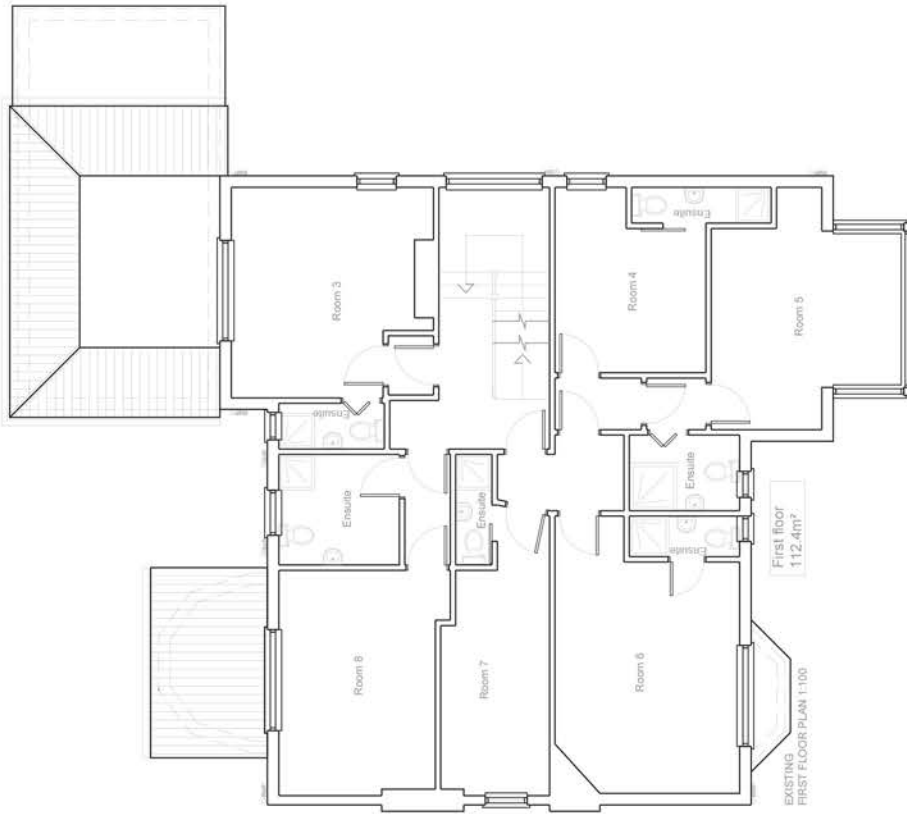
BLOCK PLAN 1:500



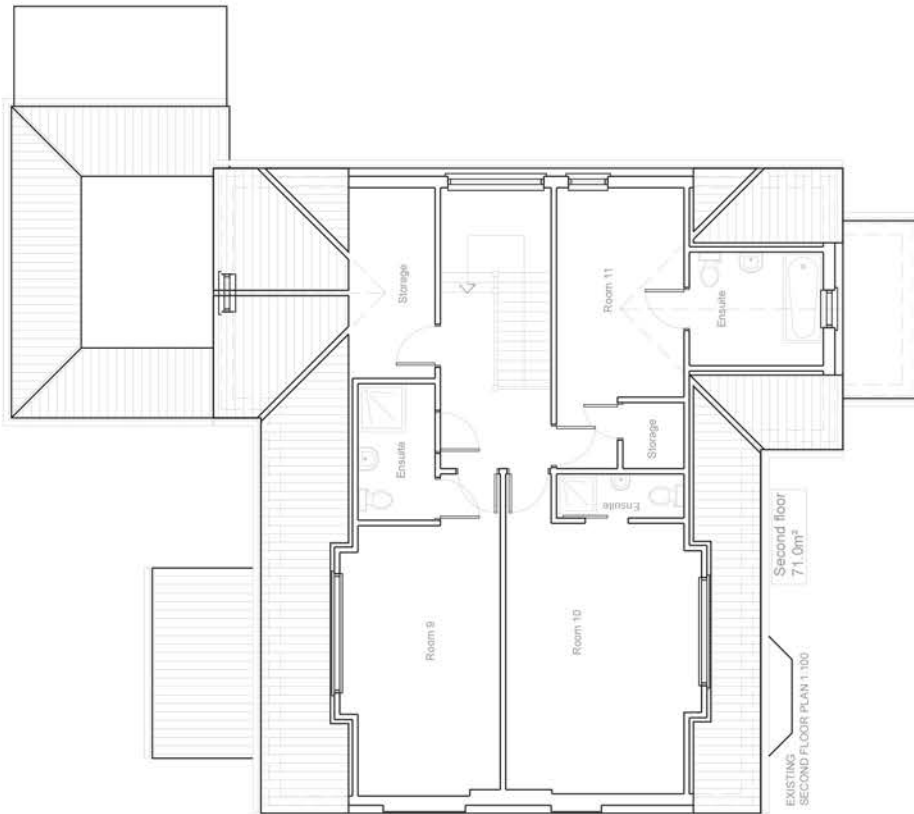
Revision	Date
B	11.12.2017
C	02.02.2018

Project:	31 Frithwood Avenue Northwood HA6 3LY
Title:	Location plan Block plan (Extension Refurbishment Existing Use)
Scale:	1:1250/500/A3
Date:	12.02.17
Drawn by:	S.Phillis
Drawing No.:	0071-01a

<p>PLANNING ISSUE</p>



Revision:	A.	Date:	11.10.2017
Project: 31 Friwood Avenue Northwood M40 JLT			
Title: Existing Ground floor plan First floor plan (Extension, Refurbishment, Existing, Use)			
Scale:	1:100 @ A3	Date:	12.02.17
Drawn by:		S. Phillips	
Drawing No.:		0071-03a	
PLANNING ISSUE			

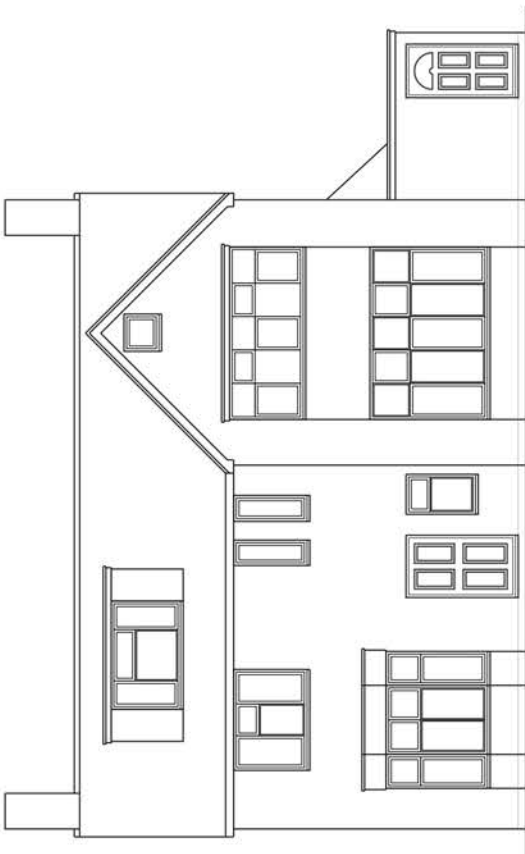


Revision	Date
A.	11.10.2017
B.	31.10.2017

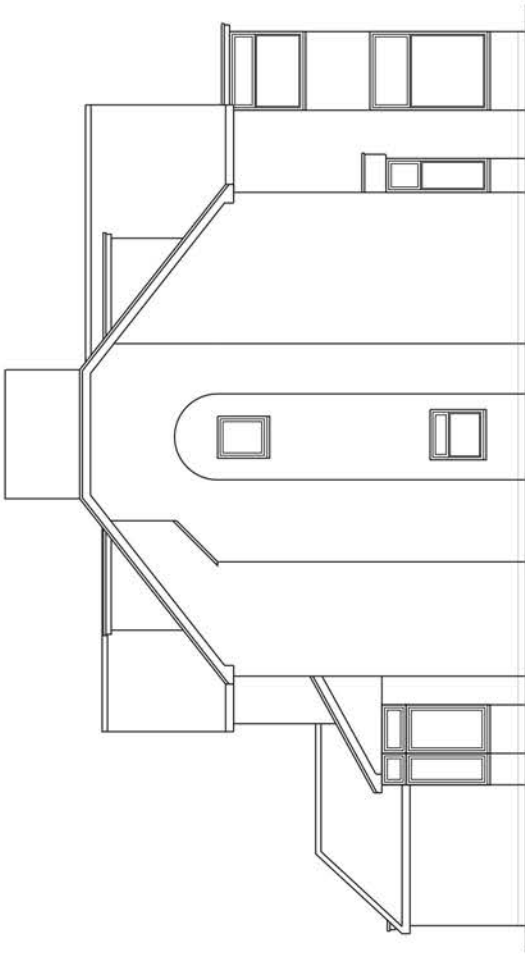
Project:	31 Friwood Avenue Northwood H40 3LY
Title:	Existing second floor plan (Exclusion Refurbishment Existing Use)
Scale:	1:100 @ A3
Date:	12.02.17
Drawn by:	S. Phillips
Drawing No.:	007-04a

PLANNING ISSUE

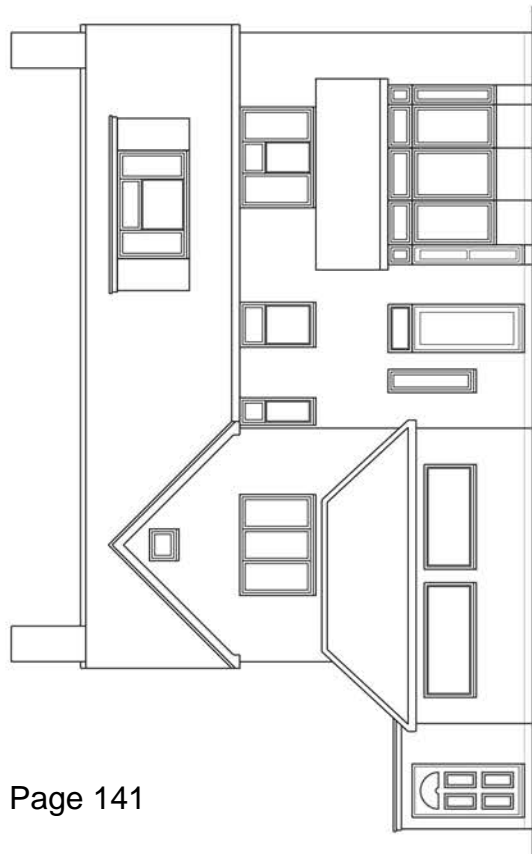




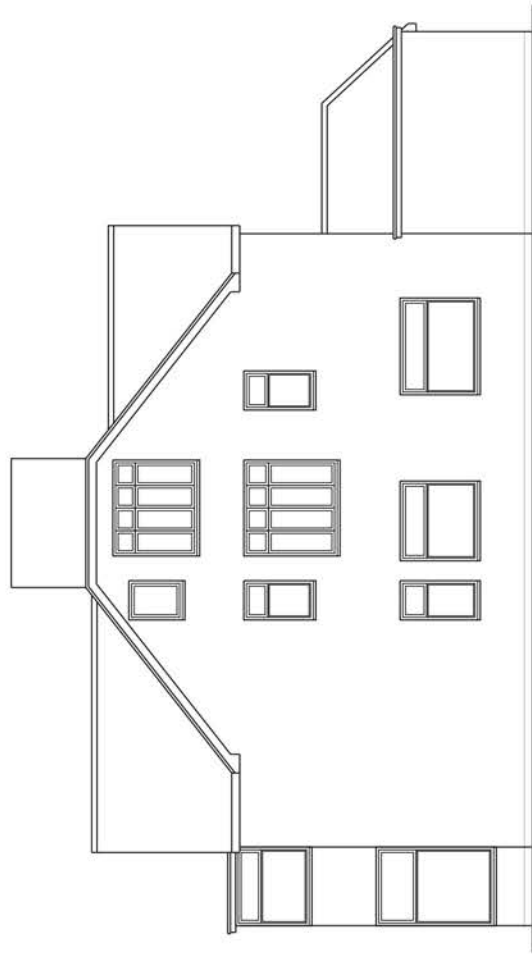
EXISTING
FRONT ELEVATION 1:100



EXISTING
SIDE ELEVATION 1:100



EXISTING
REAR ELEVATION 1:100



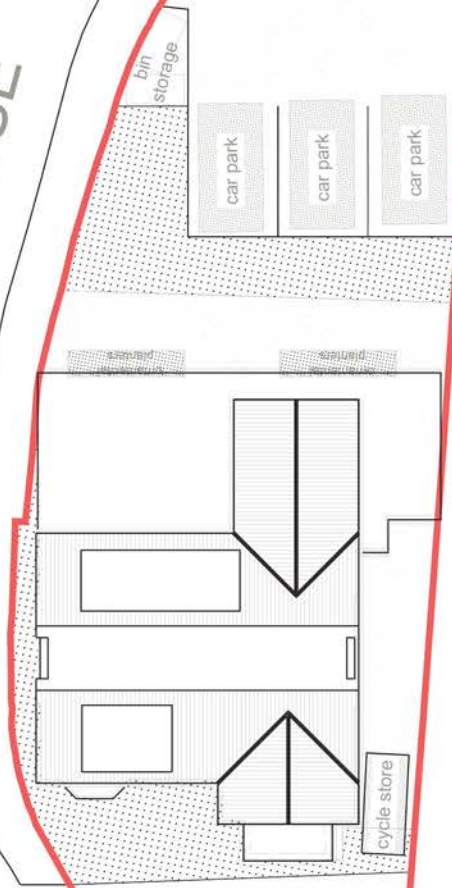
EXISTING
SIDE ELEVATION 1:100



Revision	Date
A	11.10.2017
Project: 31 Friwood Avenue Northwood H40 3JY	
Title: Existing Elevations (Exhibition Refurbishment Existing Use)	
Scale: 1:100 @ A3	Date: 12.02.17
Drawn by: S Phillips	Drawing No: 0071-05a
PLANNING ISSUE	

CANTERBURY CLOSE

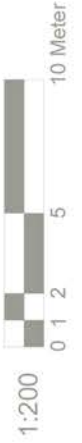
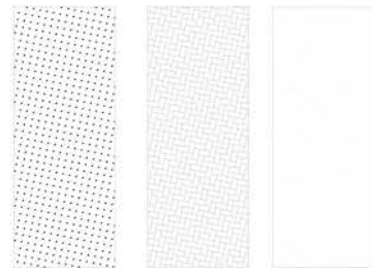
FRITHWOOD AVENUE



Landscaped area

Car parking

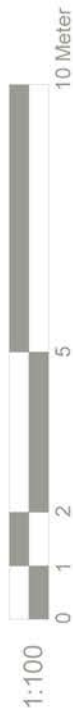
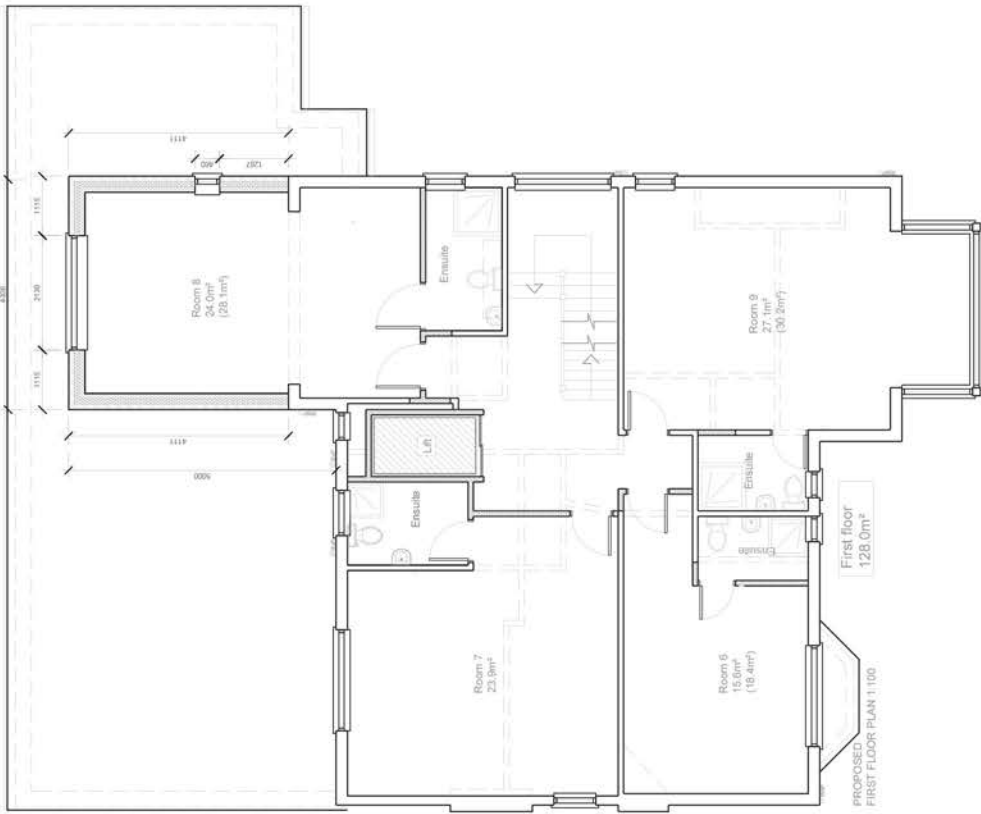
Paved area



Revision	Date
B	11.12.2017
C	02.02.2018

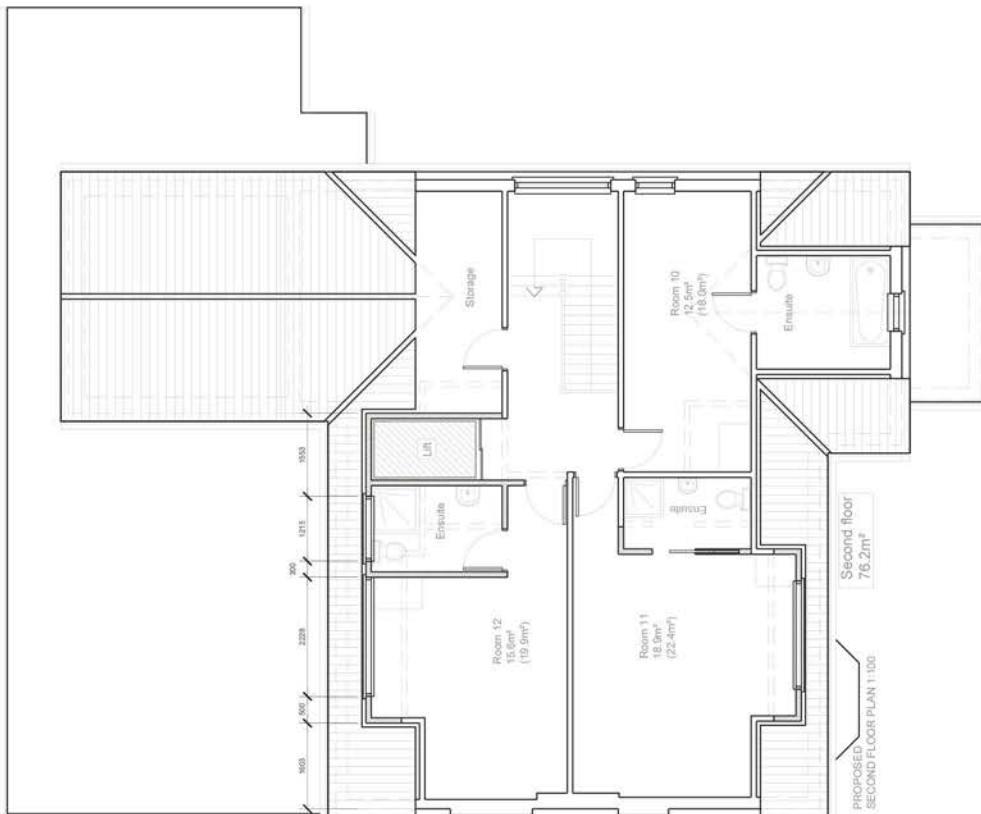
Project: 31 Frithwood Avenue Northwood M40 JLT	
Title: Proposed Site layout (Exclusion Refurbishment Existing Use)	
Scale: 1:200 @ A3	Date: 12.02.17
Drawn by: S Phillips	Drawing No: 0071-02a

PLANNING ISSUE



Revision	Date
B	31.10.2017
C	12.12.2017

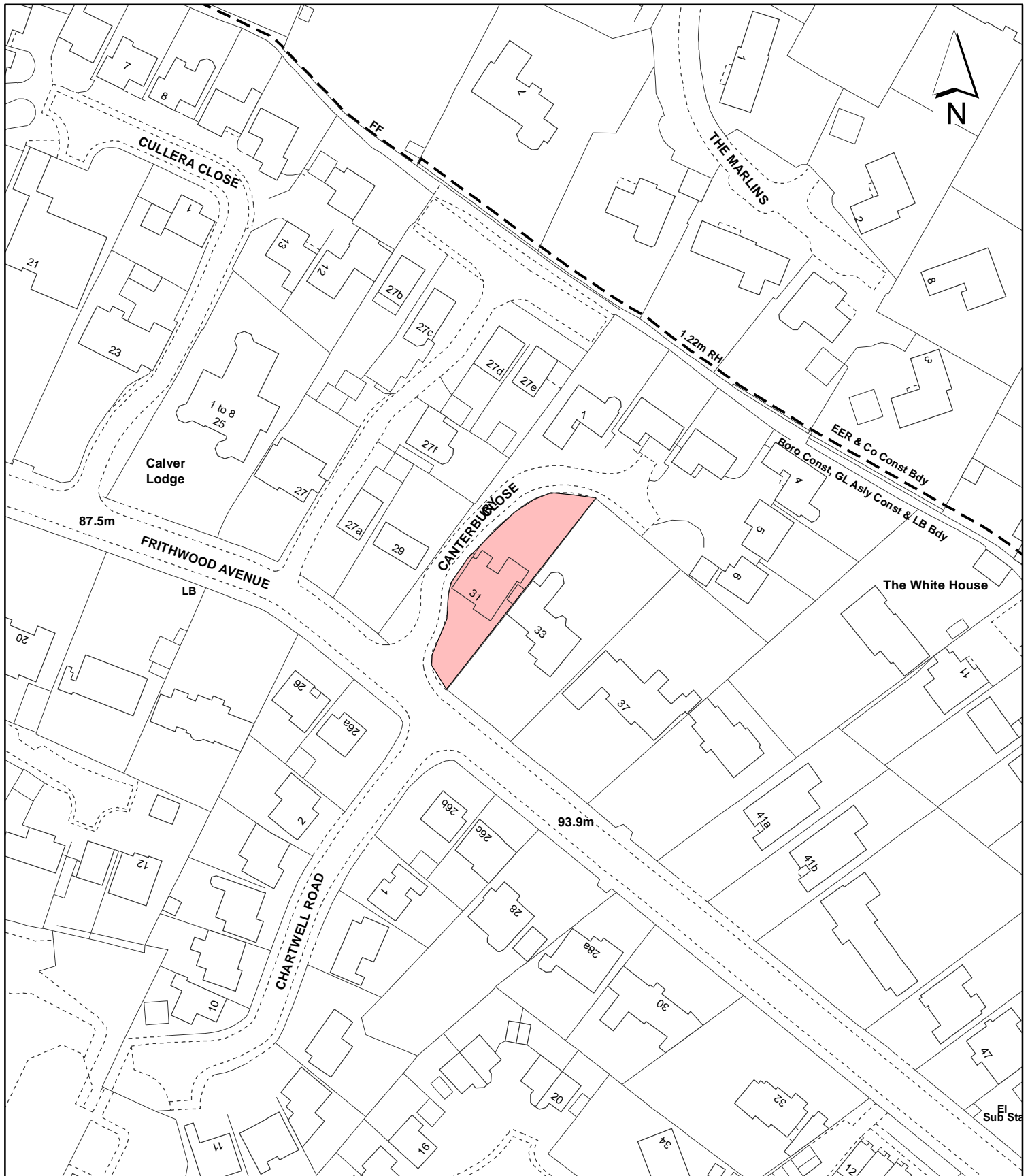
Project: 31 Friwood Avenue Northwood H40 3L7	
Title: Proposed Ground floor plan for extension (Extension Refurbishment Existing Use)	
Scale: 1:100 @ A3	Date: 12.02.17
Drawn by: S Phills	Drawing No: 007-06a
PLANNING ISSUE	



Existing	Proposed
Ground floor = 144.2m²	Ground floor = 192.7m²
First floor = 112.4m²	First floor = 128.0m²
Second floor = 71.0m²	Second floor = 76.2m²
Total = 327.6m²	Total = 396.9m²



Revision	Date
B	31.10.2017
C	12.12.2017
Project: 31 Friwood Avenue Northwood H40 3LY	
Title: Proposed Second floor plan (Exhibition Refurbishment Existing Use)	
Scale: 1:100 @ A3	Date: 12.02.17
Drawn by: S Phills	Drawing No: 007-107a
PLANNING ISSUE	



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Site Address:

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 Northwood**

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

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

Planning Application Ref:
8032/APP/2017/4601

Scale:
1:1,250

Planning Committee:
North Page 146

Date:
April 2018



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 36 GREEN LANE NORTHWOOD

Development: Change of use from retail (Use Class A1) to a mixed use comprising retail, restaurant/cafe and hot food takeaway (Use Classes A1/A3) (Retrospective)

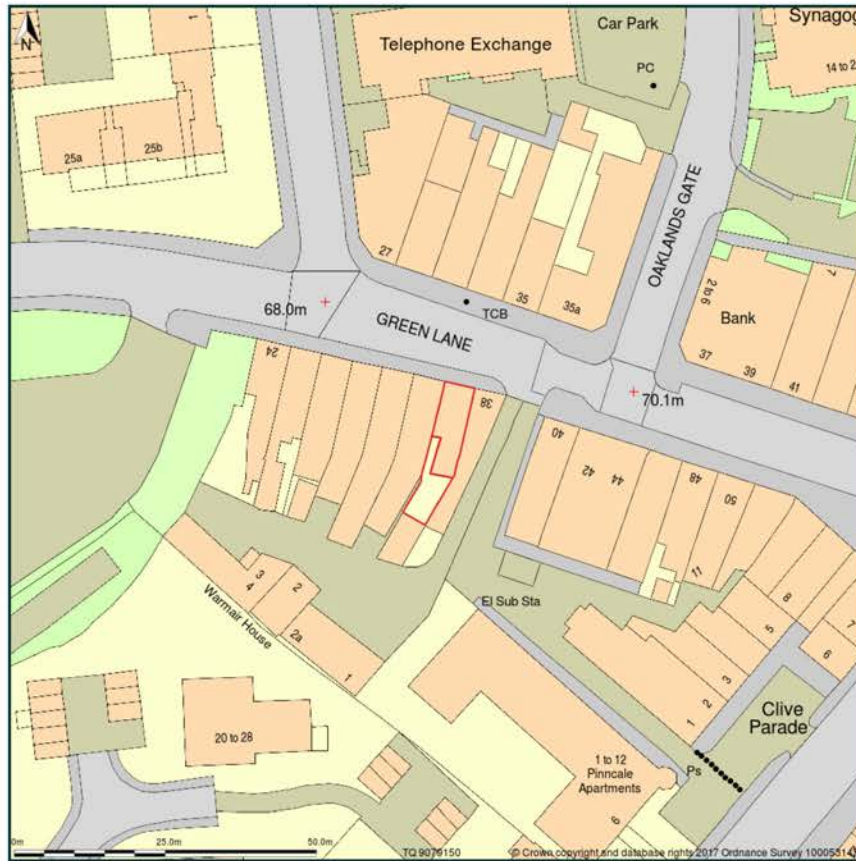
LBH Ref Nos: 324/APP/2017/3602

Date Plans Received: 05/10/2017

Date(s) of Amendment(s): 05/10/0017

Date Application Valid: 16/11/2017

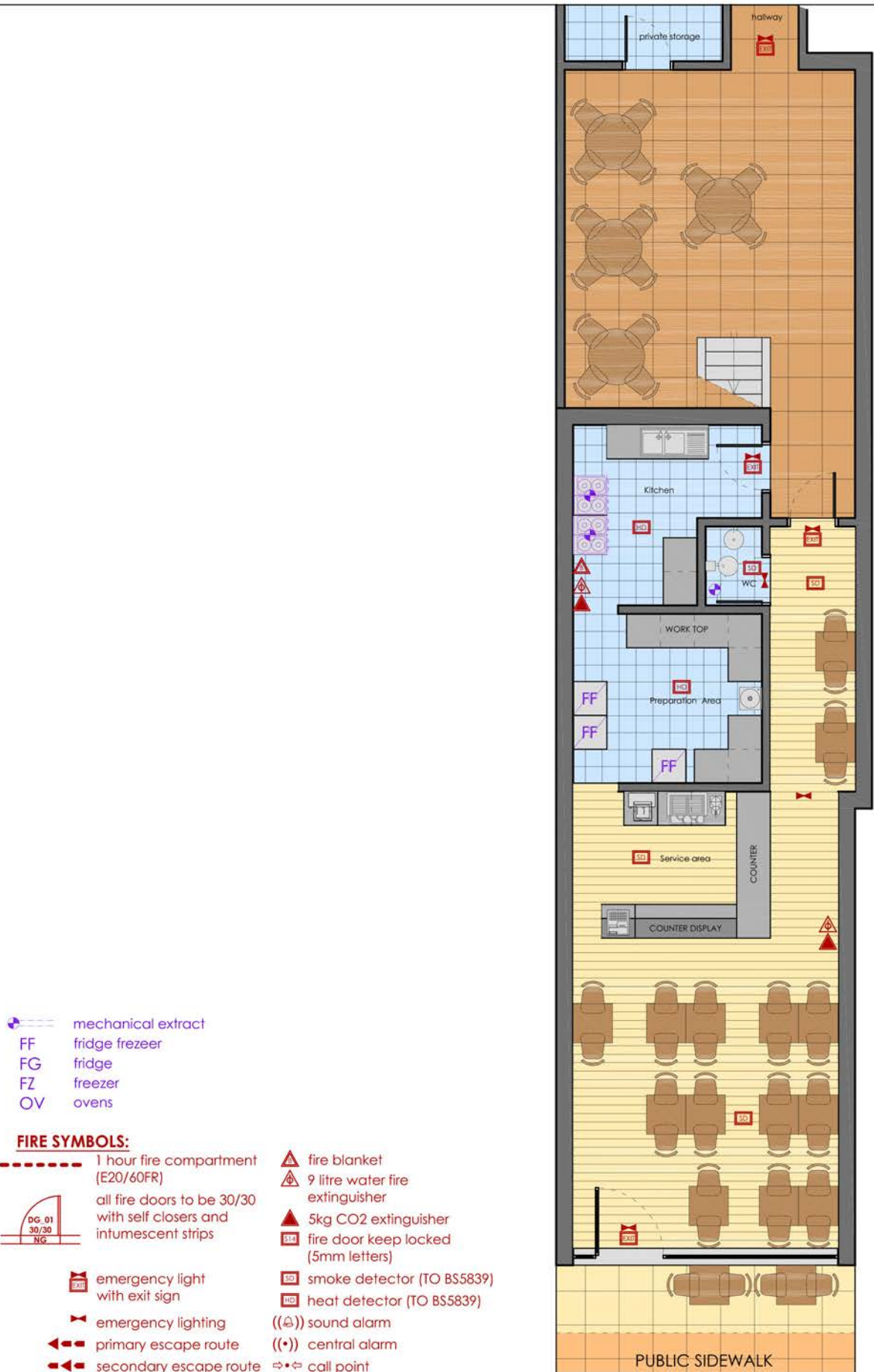
36 Green Lane Northwood Hillingdon HA6 2QB



Site Plan shows area bounded by: 509006.23, 191432.91 509147.65, 191574.33 (at a scale of 1:1250), OSGridRef: TQ 9079150. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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- mechanical extract
- FF fridge freezer
- FG fridge
- FZ freezer
- OV ovens

- FIRE SYMBOLS:**
- 1 hour fire compartment (E20/60FR)
 - all fire doors to be 30/30 with self closers and intumescent strips
 - fire blanket
 - 9 litre water fire extinguisher
 - 5kg CO2 extinguisher
 - fire door keep locked (5mm letters)
 - emergency light with exit sign
 - emergency lighting
 - primary escape route
 - secondary escape route
 - smoke detector (TO BS5839)
 - heat detector (TO BS5839)
 - ((Δ)) sound alarm
 - ((•)) central alarm
 - ⇌ call point



Ground Floor Plan

CAFFE CASA MIA
 Snack Bar
 36 Green Lane Nortwood

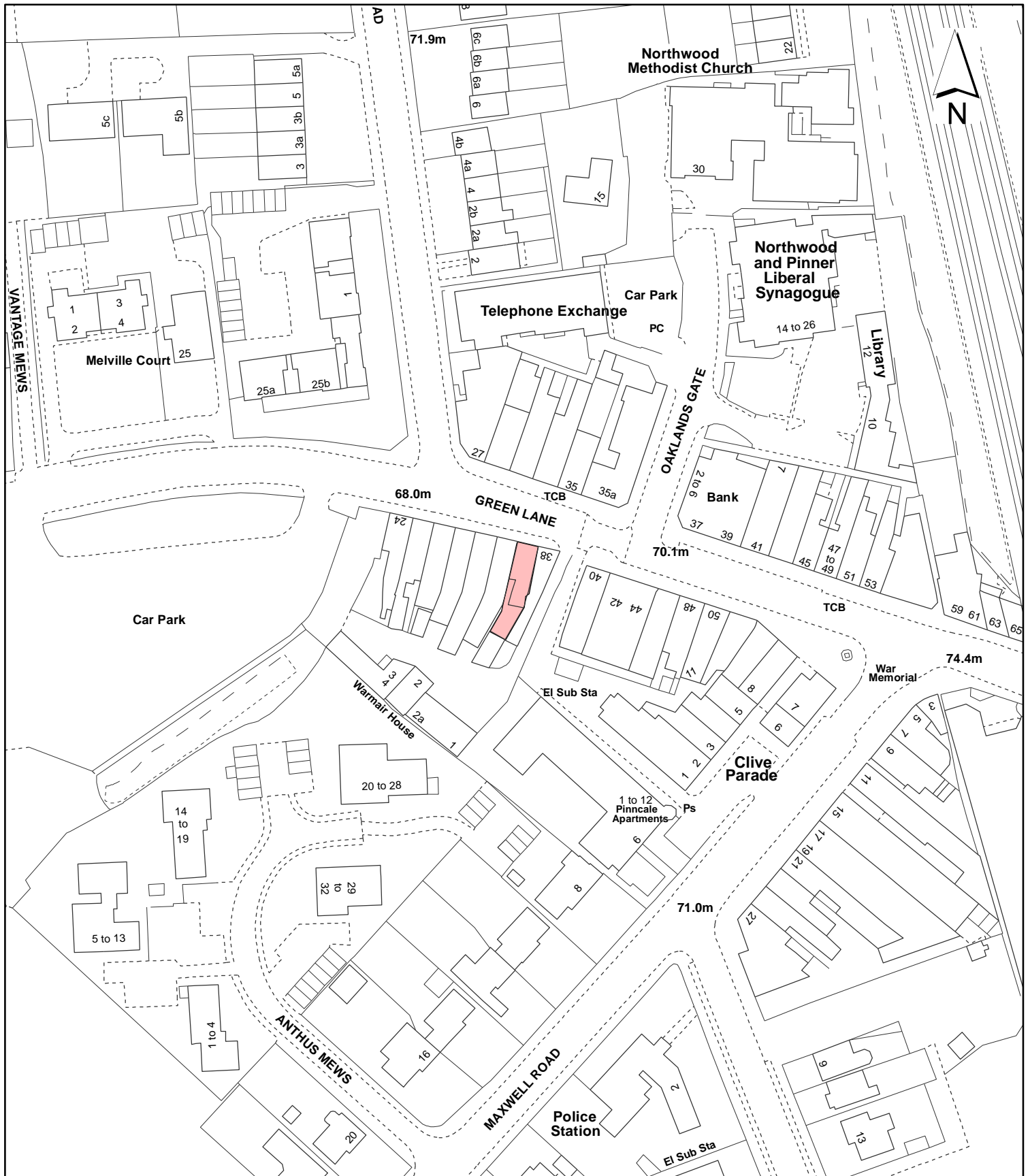
Coffee/
 Proposed Drawings
Floor Plans

Jose Manuel Rocha
 Unit 35 Battersea Business Centre 99-109 Lavender Hill London SW11 5QL
 ff. +44 (0) 7868 697 778 - email. manuelrocha01@hotmail.com

2017.11.13
 1:100@A4

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001
sheet n°



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Site Address:

**36 Green Lane
 Northwood**

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

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

Planning Application Ref:
324/APP/2017/3602

Scale:
1:1,250

Planning Committee:
North Page 150

Date:
April 2018



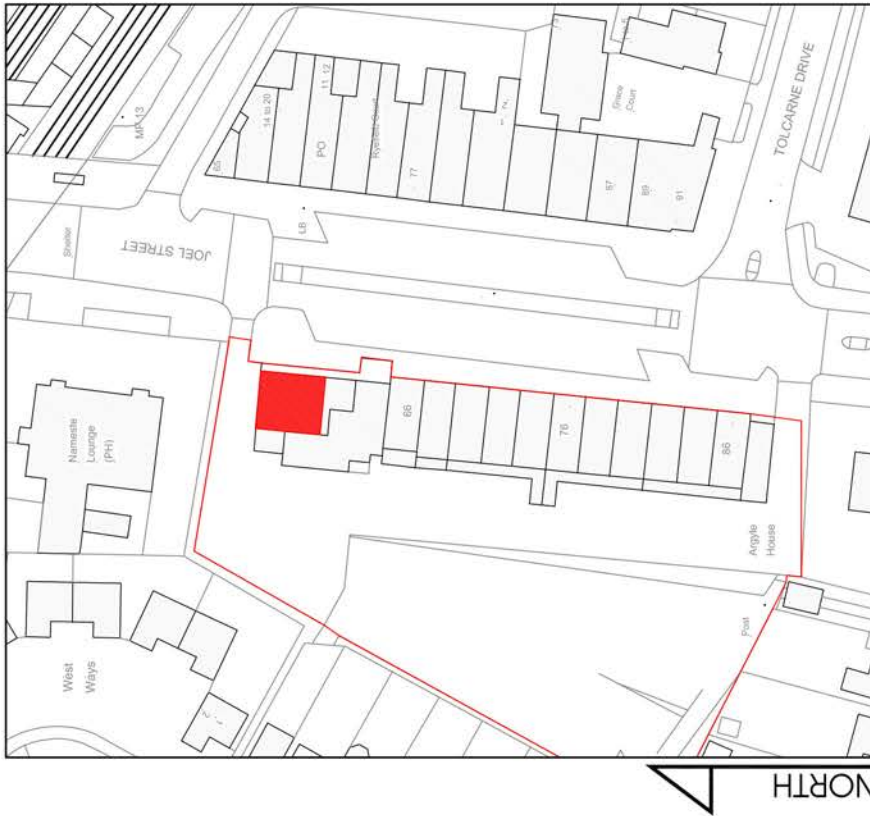
Report of the Head of Planning, Sport and Green Spaces

Address ARGYLE HOUSE JOEL STREET NORTHWOOD
Development: Change of use from retail (Use Class A1) to Use Class A3 and installation of
extractor fan
LBH Ref Nos: 500/APP/2018/223

Date Plans Received: 17/01/2018

Date(s) of Amendment(s):

Date Application Valid: 17/01/2018



EXTENT OF BUILDING THIS APPLICATION RELATES TO

Rev.	Date	Description	Init.
-	-	-	-

Client
MR. S POPAT

Project Title
CHANGE OF USE FROM A1 TO A3 AND INSTALLATION OF NEW DUCT FOR NEW KITCHEN EXTRACTION
ARGYLE HOUSE, JOEL STREET, HA6 1NW

Drawing Title
LOCATION PLAN

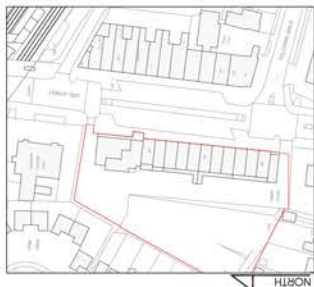
Cad File	Sheet Size	Scale
P101	A4	1:1250
Drawn by	Drawing Date	Approved by
GM	JAN 2018	NJ
Project No.	Drawing No.	Revision
1656	P101	-



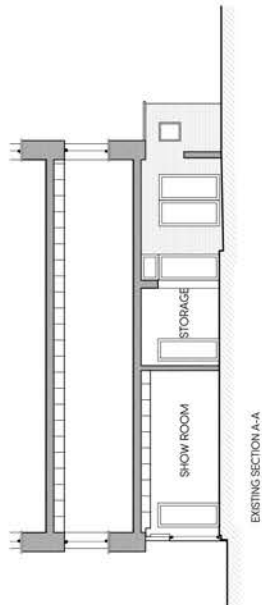
Argyle House, Joel Street,
Northwood Hills, Middlesex, HA6 1NW
1 01922 840077 f 01922 840078
info@jutla-architects.com
jutla-architects.com

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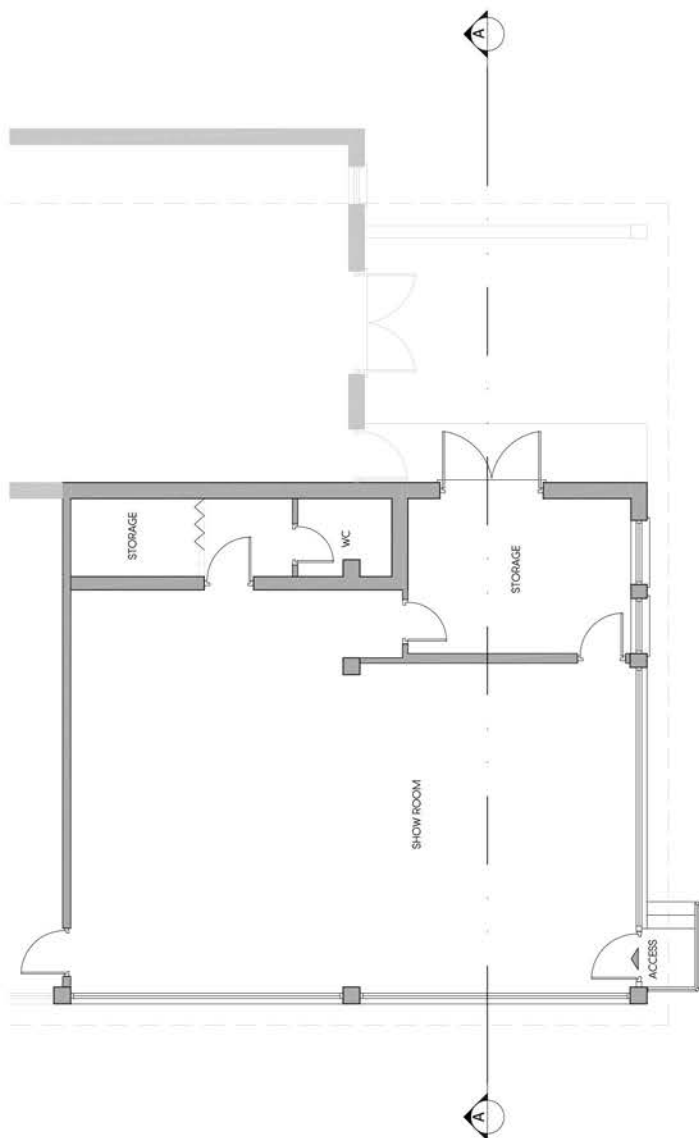
PLANNING ISSUE



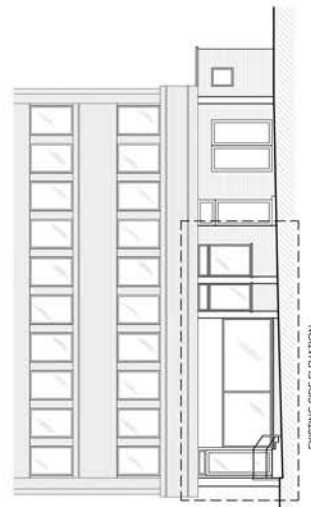
LOCATION PLAN
SCALE 1:1250



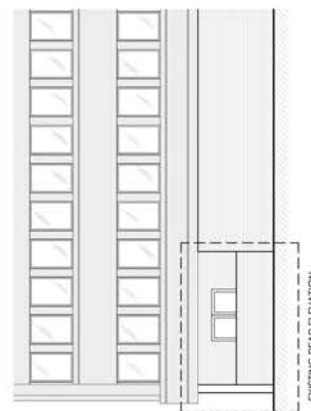
EXISTING SECTION A-A



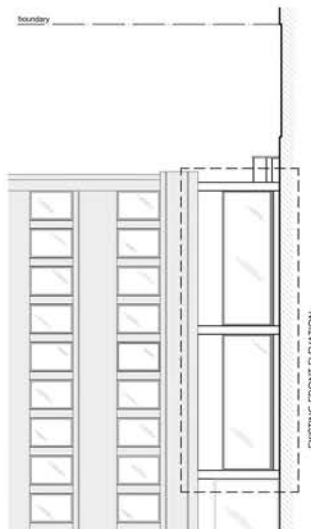
EXISTING GROUND FLOOR PLAN
AREA: 91.00m²
SCALE: 1:100



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION

Rev	Date	Description	Int.

MR. S. PORT

Project Title
CHANGE OF USE FROM A1 TO A3 AND INSTALLATION
OF A NEW STORE FRONT
ARGYLE HOUSE, JOEL STREET, RAMSAY

Drawing Title
EXISTING FLOOR PLANS, ELEVATIONS AND SECTION

Code File	Sheet Size	Scale
Drawn by	Drawn Date	Approved by
GM	JAN 2018	NJ
Client	Project No.	Revision
1666	P201	



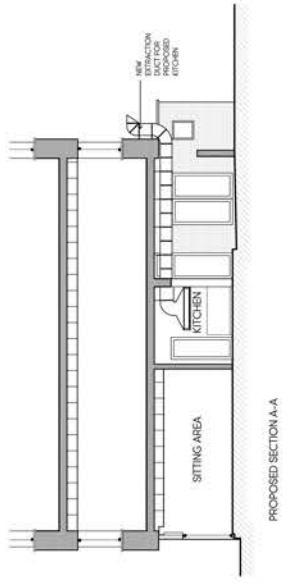
Architects, Interior Designers
110022 446317 / 0193 346318
juffla-architects.com

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copied or otherwise reproduced. All dimensions and construction
details are given in metric units. This drawing was produced using AutoCAD 2015.

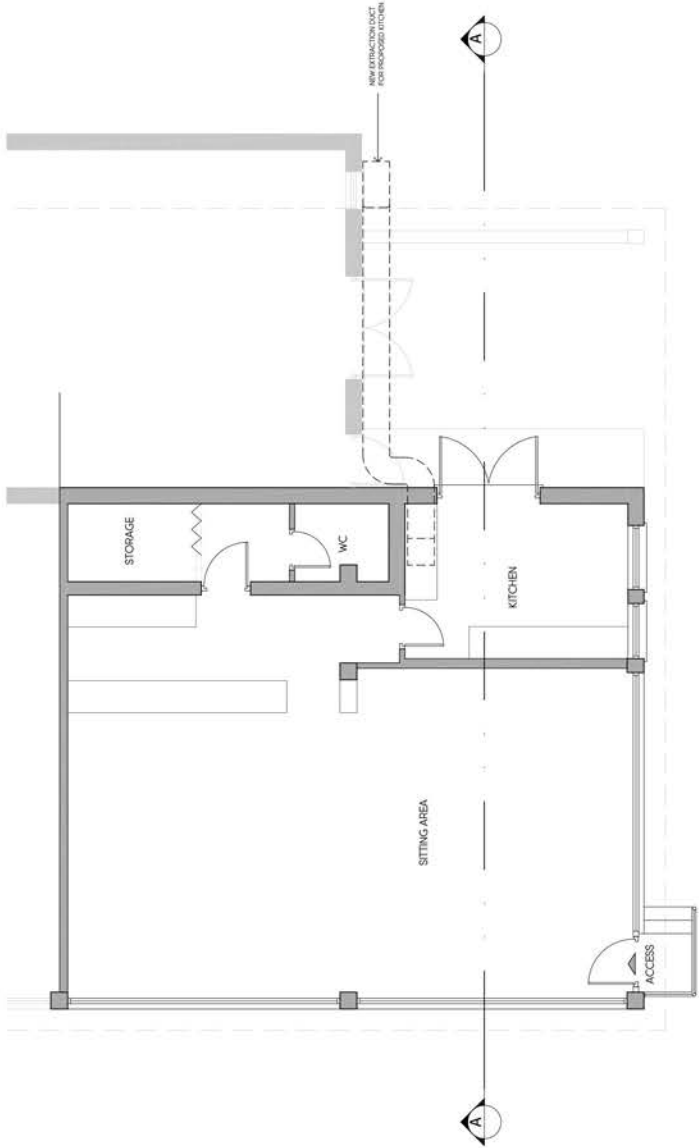
PLANNING ISSUE



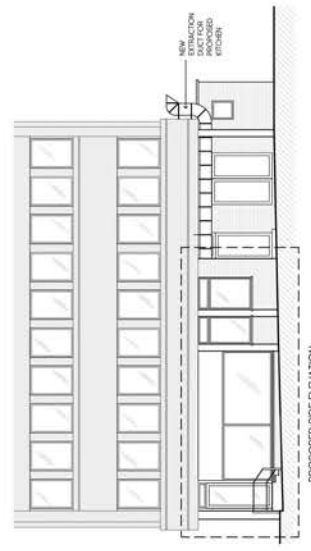
LOCATION PLAN
SCALE 1:1250



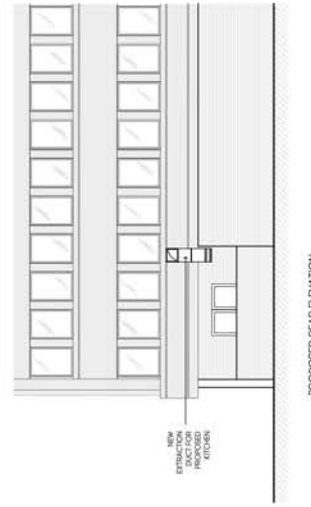
PROPOSED SECTION A-A



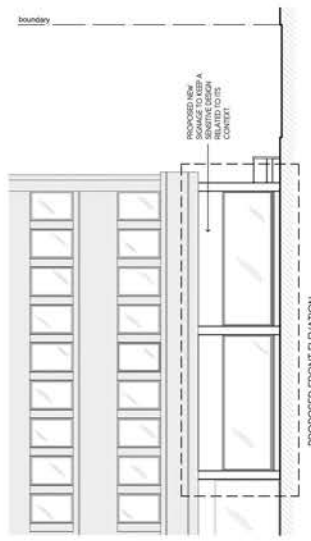
PROPOSED GROUND FLOOR PLAN
AREA: 97.03m²
SCALE 1:100



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION

Rev	Date	Description	Int.

Client: MR. S. PODAT

Project Title: CHANGE OF USE FROM A1 TO A10 AND INSTALLATION OF NEW EXTRACTOR DUCT FOR KITCHEN
ADDRESS: HOUSE, JOEL STREET, RAM 10M

Drawing Title: PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION

Code File	Sheet Size	Scale

Drawn by	Drawn Date	Approved by
GM	JAN 2018	NJ

Project No.	Revision
1666	P202

Juffla Architects

11892J 446317 / (0) 923 846318
juffla-architects.com

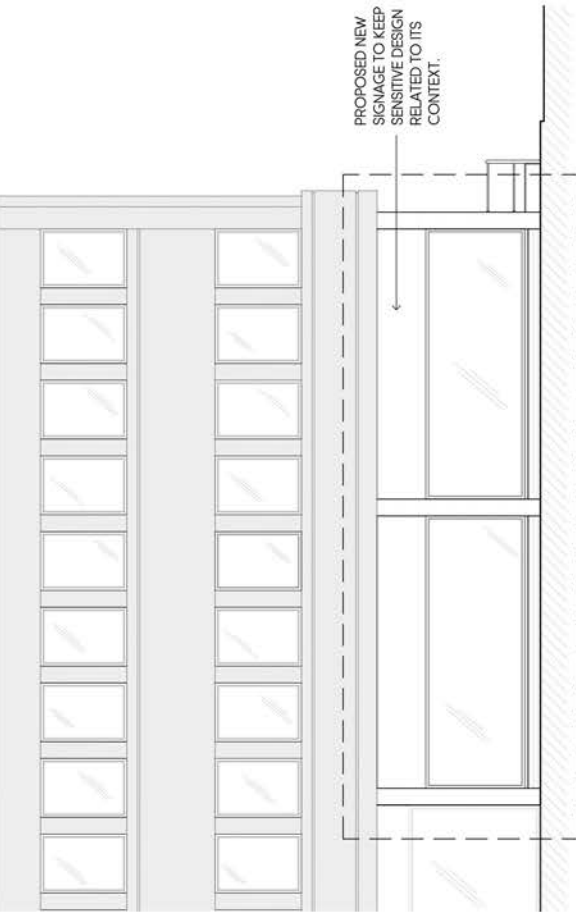
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PLANNING ISSUE

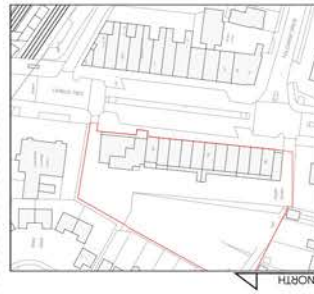
SCALE 1/8"=1'-0"



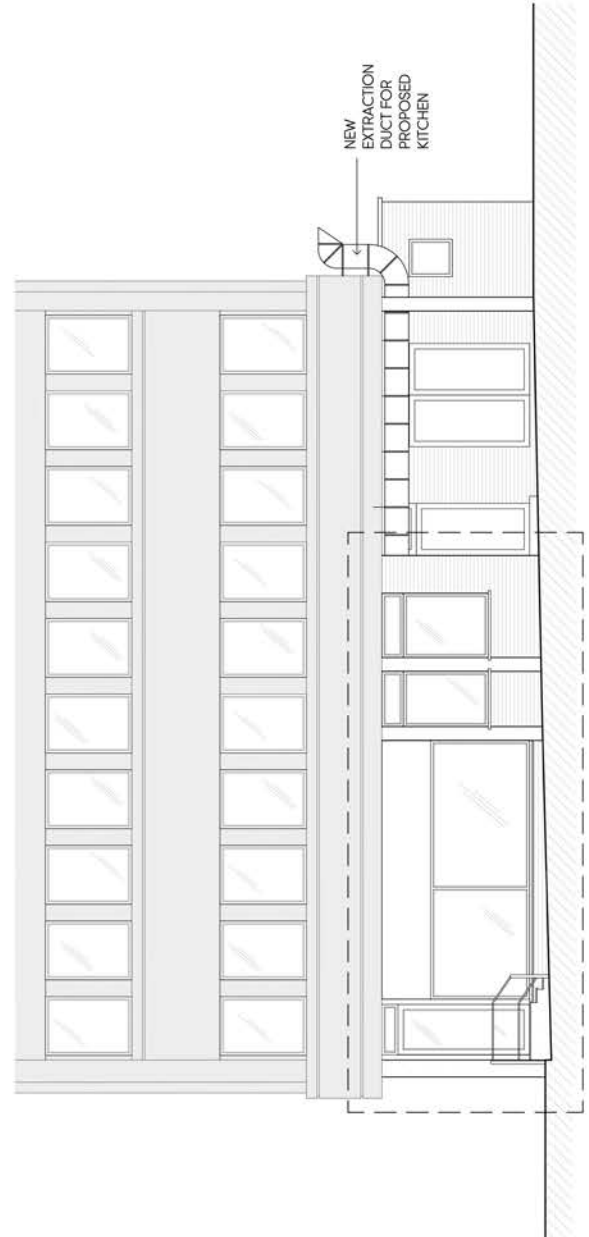
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



LOCATION PLAN
SCALE 1:1,250



PROPOSED SIDE ELEVATION

Rev	Date	Description	Int.

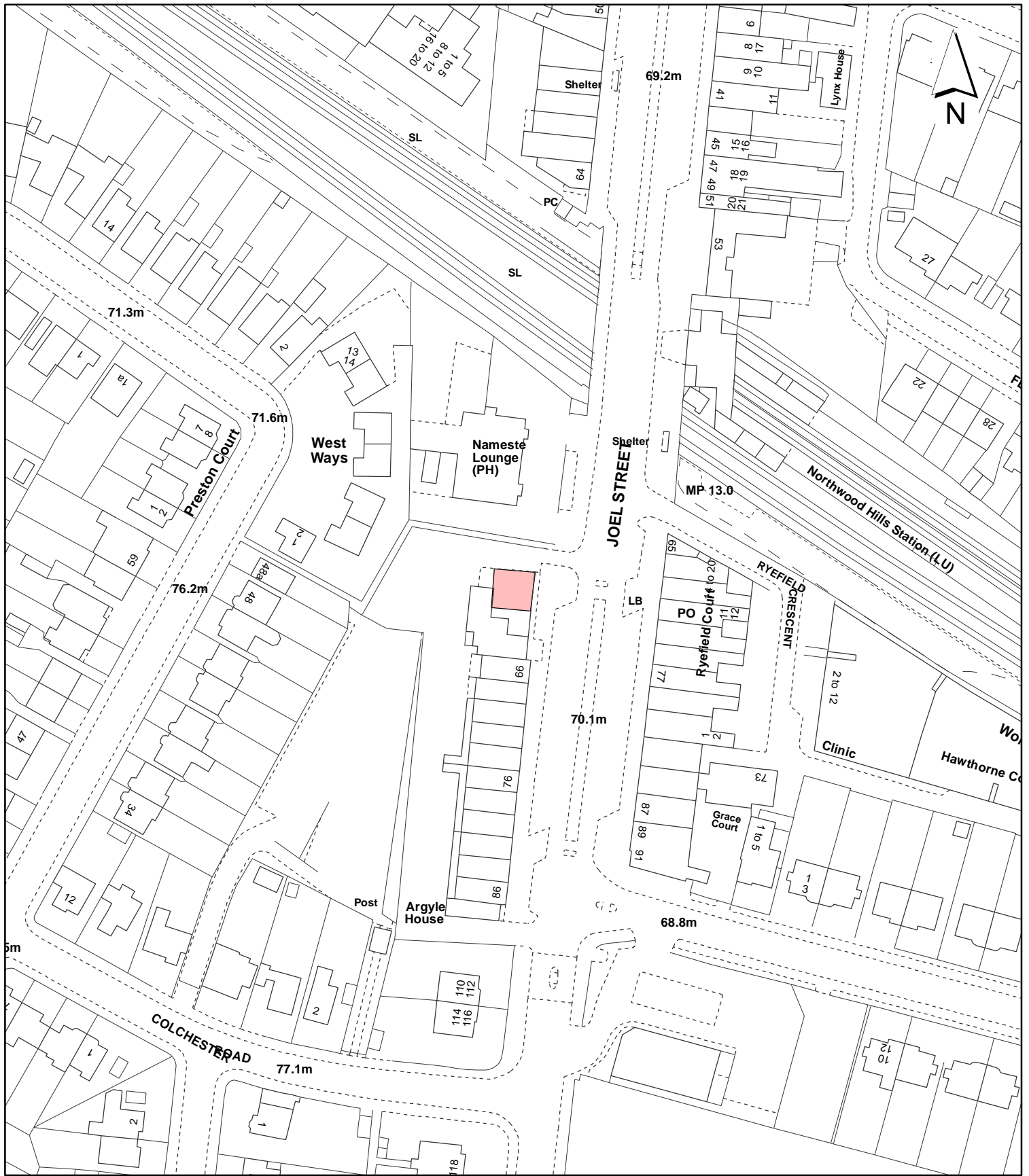
MR. S. POKOT
Project Title
CHANGE OF USE FROM A1 TO A2 AND INSTALLATION OF NEW EXHAUST FAN FOR EXISTING KITCHEN
ARGYLE HOUSE, JOEL STREET, HMO 10M

PROPOSED ELEVATIONS
Client File
Sheet Size
Drawing Date
Drawing No.
1666
Scale
Approved by
JAN 2018
NJ
Drawing No.
P401

Juffla Architects
Architects, Inc. and P.C.
11000 24th Street
Suite 100
New York, NY 10001
Tel: (212) 465-1111
www.juffla.com

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PLANNING ISSUE



Notes:

 Site boundary

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Site Address:

Argyle House

Planning Application Ref:
500/APP/2018/223

Planning Committee:
North Page 158

Scale:
1:1,250

Date:
April 2018

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



Report of the Head of Planning, Sport and Green Spaces

Address 33 GATEHILL ROAD NORTHWOOD

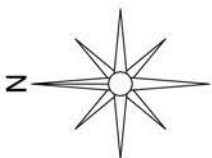
Development: Two storey side/rear extension, first floor side extension and raising and enlargement of roof to allow for conversion of roof space to habitable use.

LBH Ref Nos: 22910/APP/2017/4620

Date Plans Received: 21/12/2017

Date(s) of Amendment(s):

Date Application Valid: 18/01/2018



Location Plan 1:1250



NOTES:

This drawing is to be read in conjunction with all relevant Architects and Engineers drawings. Only figured dimensions are to be used, for construction, all dimensions are to be verified on site prior to work commencing.

REV	AMENDMENT	DATE
-----	-----------	------

TITLE
**33 Gatehill Road
HA6 3QN**

Location Plan

DATE	21.12.17	SCALE	1:100 @ A3
DRAWN	BS	APPROVED	

CCarchitecture Ltd
3 Anglo Office Park
Lincoln Road
High Wycombe
HP12 3RH
01494 300 130
mail@ccarchitecture.co.uk
www.ccarchitecture.co.uk
Registered Practice CIAT&ARB

Chartered Institute of
Architectural Technologists
CIAT
Architects Registration Board

DRAWING STATUS
APPROVAL

REV	2017-458-203
-----	--------------

NOTES:

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REV	AMENDMENT	DATE
-----	-----------	------

TITLE
33 Gatehill Road
HA6 3QN

Existing & Proposed
Block Plans

DATE	21.12.17	SCALE	1:100 @ A3
DRAWN	BS	APPROVED	

CCarchitecture Ltd
 3 Anglo Office Park
 Lincoln Road
 High Wycombe
 HP12 3RH
 01494 300 130
 mail@ccarchitecture.co.uk
 www.ccarchitecture.co.uk
 Registered Practice CIAT&ARB
 Architects Registration Board

DRAWING STATUS
APPROVAL

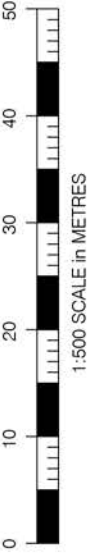
DRAWING No	2017-458-202
REV	



Proposed Block Plan 1:500



Existing Block Plan 1:500



NOTES:
 This drawing is to be read in conjunction with all relevant Architects and Engineers drawings. Only figured dimensions are to be used, for construction, all dimensions are to be verified on site prior to work commencing.

REV	AMENDMENT	DATE

TITLE
 33 Gatehill Road
 HA6 3QN

Existing & Proposed Site Plans

DATE	21.12.17	SCALE	1:100 @ A3
DRAWN	BS	APPROVED	

CCarchitecture Ltd
 3 Anglo Office Park
 Lincoln Road
 High Wycombe
 HP12 3RH
 01494 300 130
 mail@ccarchitecture.co.uk
 www.ccarchitecture.co.uk
 Registered Practice CIAT&ARB

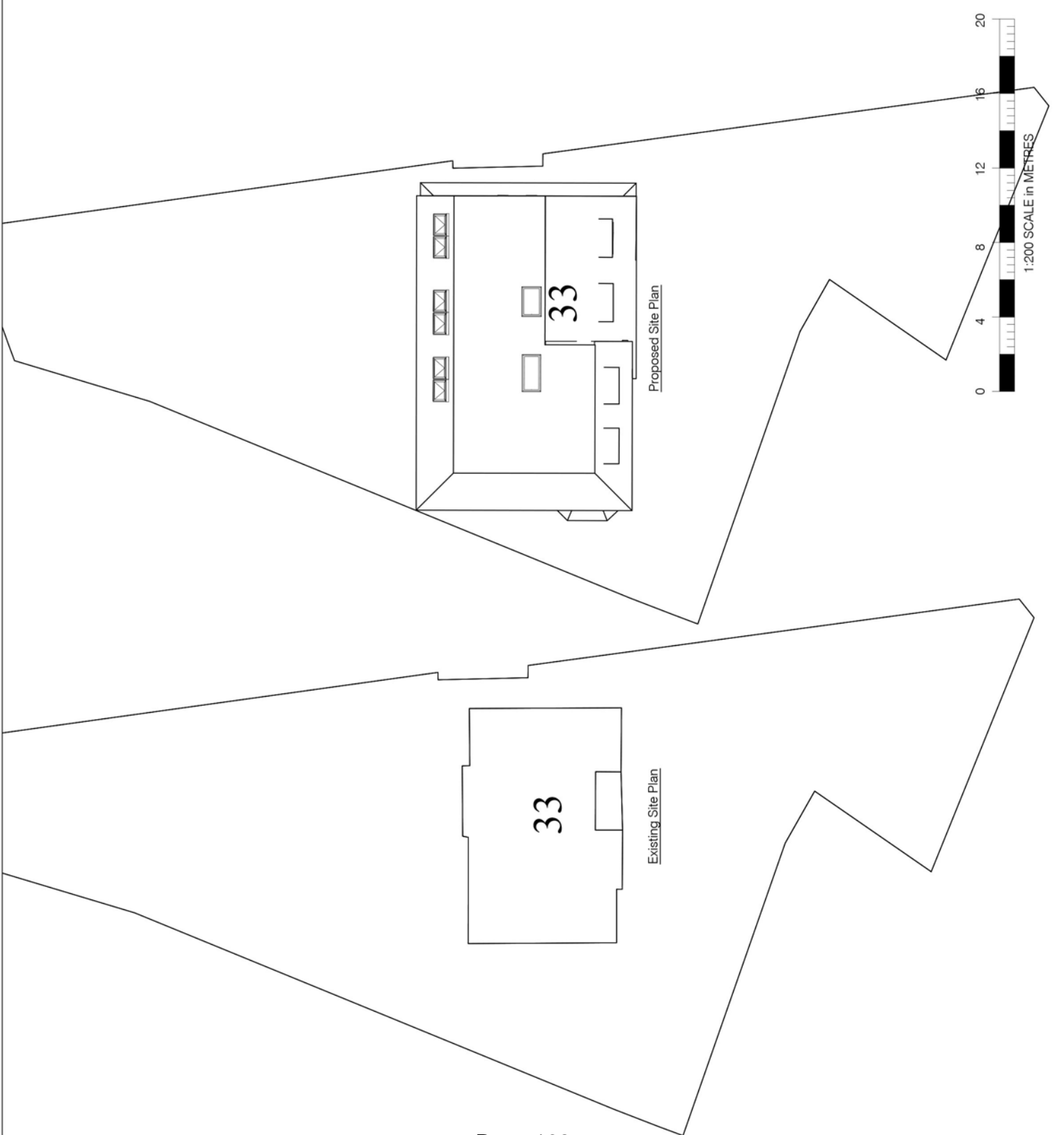
Chartered Institute of
 Architectural Technologists

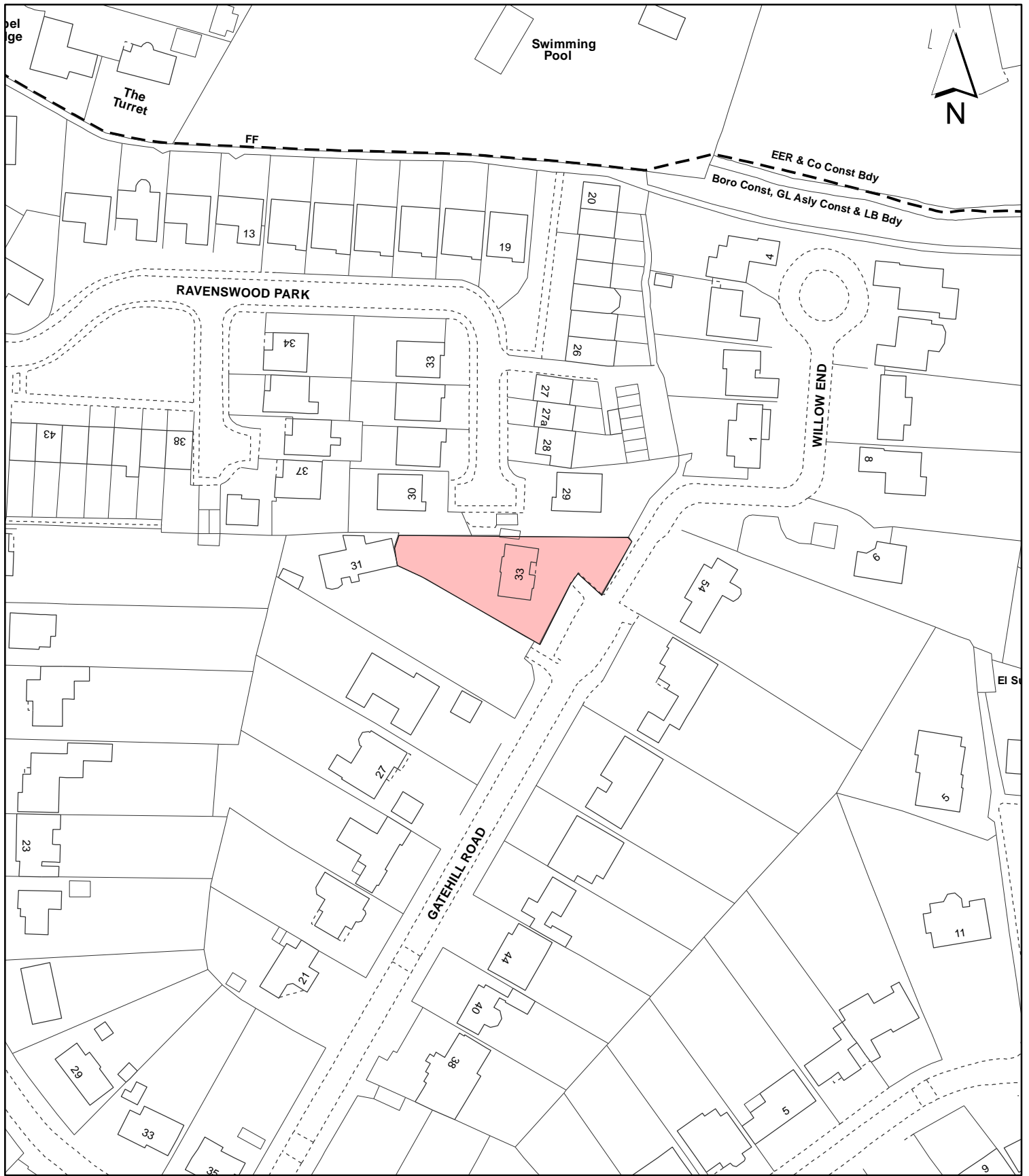


Architects Registration Board

DRAWING STATUS
APPROVAL

DRAWING No	2017-458-201
REV	





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Site Address:

33 Gatehill Close

Planning Application Ref:

22910/APP/2017/4620

Planning Committee:

North Page 167

Scale:

1:1,250

Date:

April 2018

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

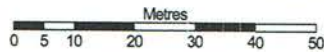


HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 111 HIGH STREET RUISLIP
Development: Change of use from Use Class A1 to Use Class A1/D2.
LBH Ref Nos: 71235/APP/2017/4636

Date Plans Received: 22/12/2017 **Date(s) of Amendment(s):**
Date Application Valid: 16/01/2018



Scale: 1:1250



Supplied by: National Map Centre
License number: 100031961
Produced: 19/12/2017
Serial number: 1927528

111 High Street
Ruislip
HA4 0DH

Plot centre co-ordinates: 509364,187251
Download file: pottle_111highst.zip
Project name: pottle_111highst

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A	Date	Revisions

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Pottle & Co Ltd
Planning & Building Consultants

Suite A, 128 Manor Way
Ruislip, Middlesex, HA4 8HR

Tel: 01895 622800
www.pottle.uk.com

Client

MR KARL WARREN TAYLOR

Job Title

JURASSIC PERK
111 HIGH STREET
RUISLIP
MIDDX

Drawing Title

FLOOR PLANS

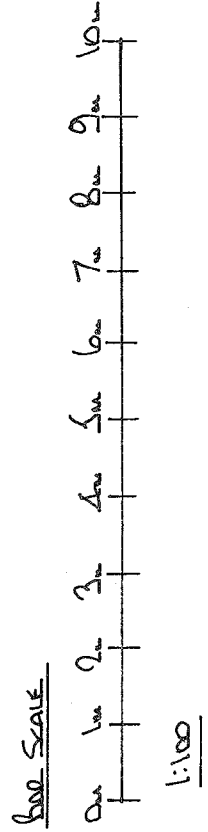
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Date 1st Feb 2018 Drawn by Gd.

Dwg No.

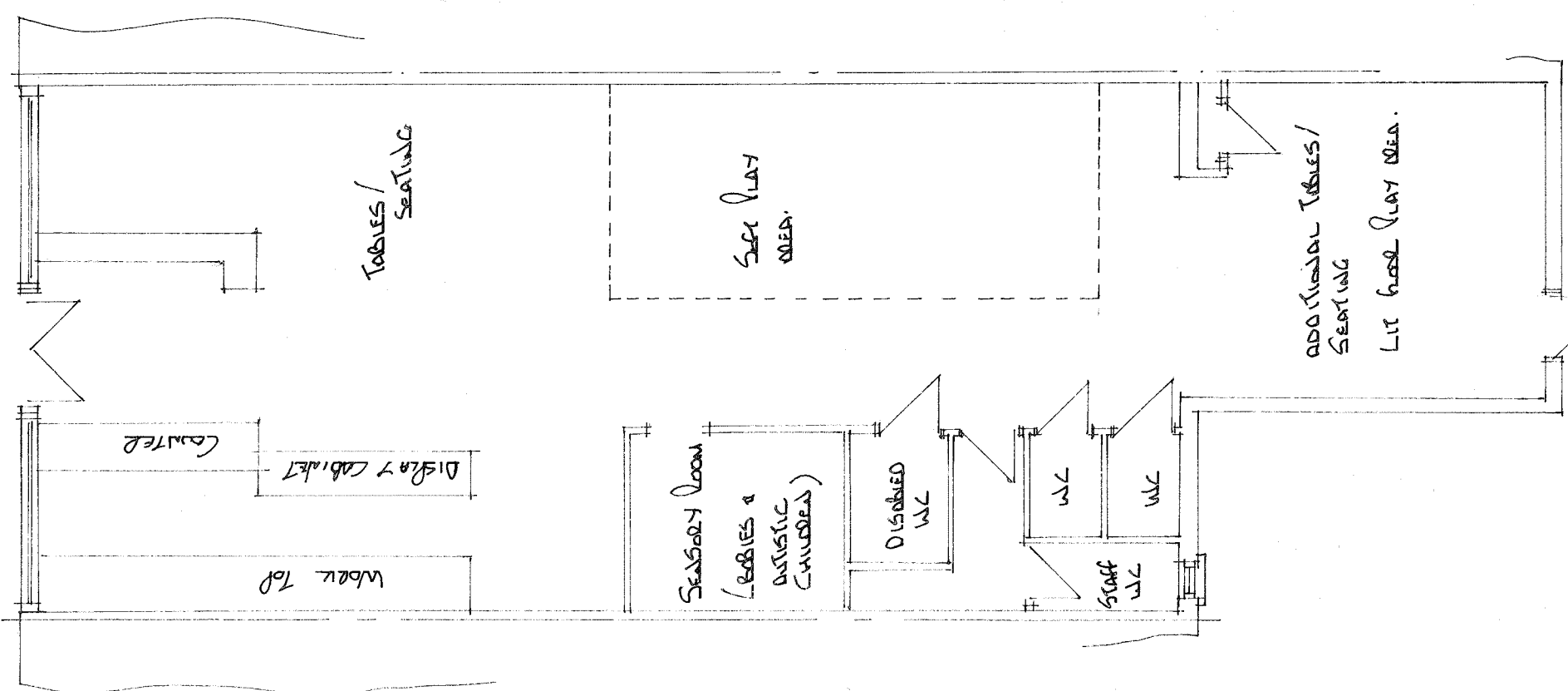
4003 / 01

Rev.



High Street

pavement

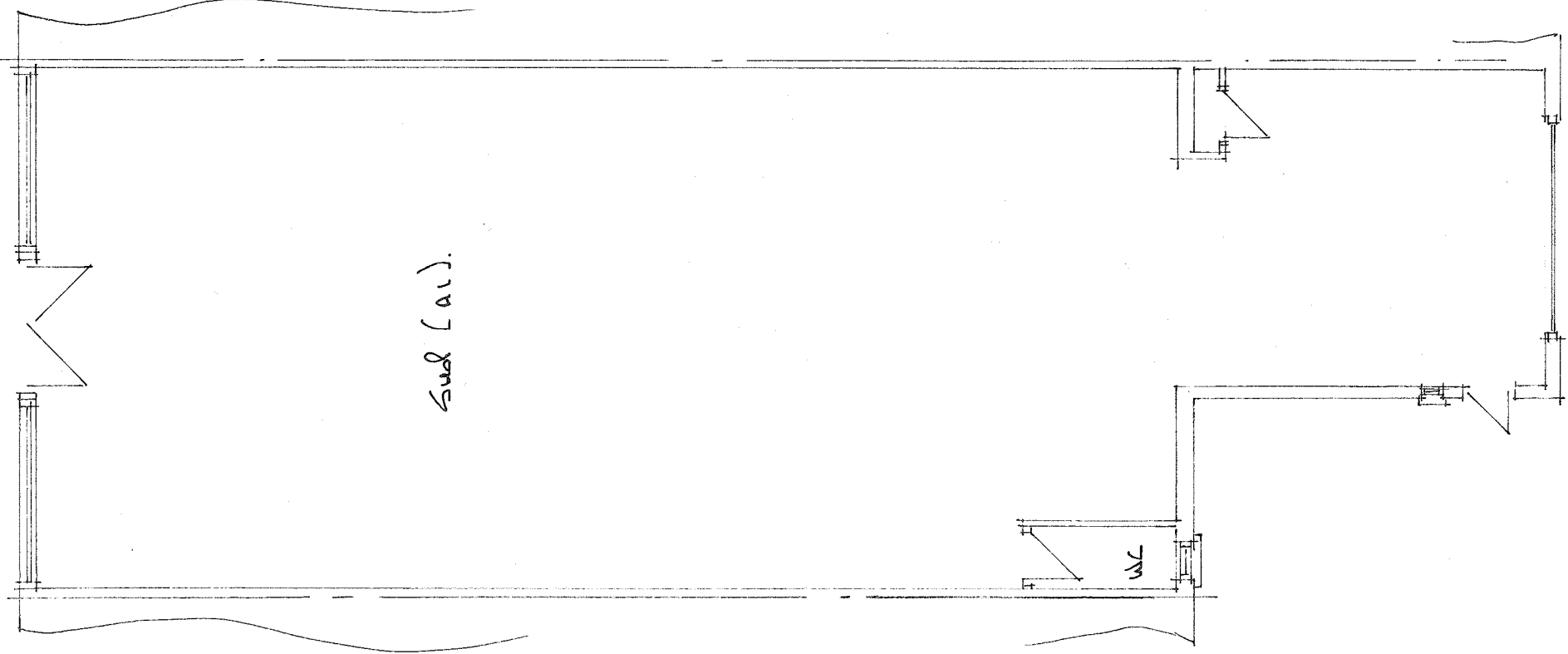


Queue Service Lane

EXISTING GROUND FLOOR PLAN

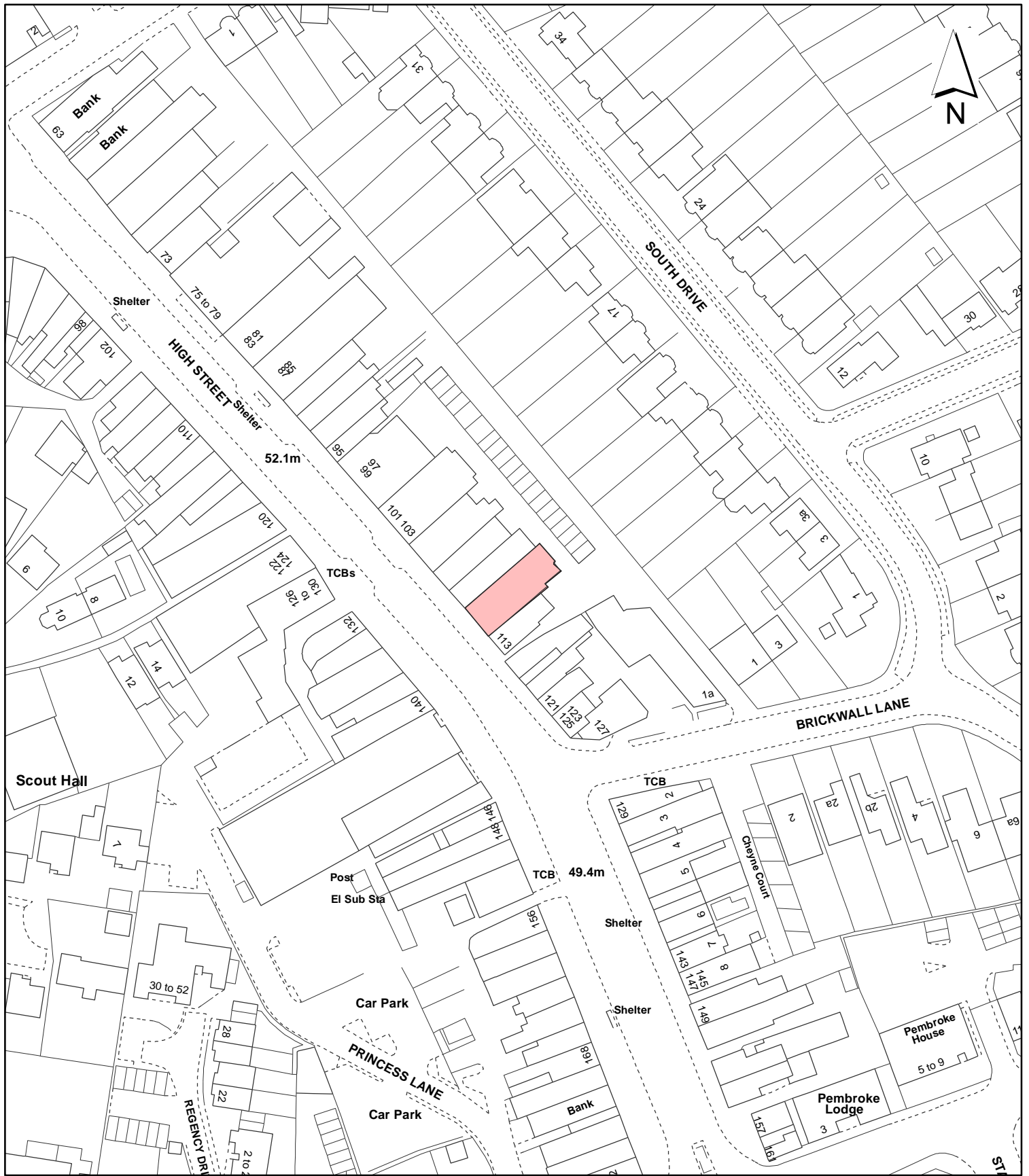
High Street

pavement



Queue Service Lane

PRE EXISTING GROUND FLOOR PLAN



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Site Address:

111 High Street

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

71235/APP/2017/4636

Scale:

1:1,250

Planning Committee:

North Page 171

Date:

April 2018



HILLINGDON
 LONDON

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