



HILLINGDON
LONDON



Central & South Planning Committee

Date: WEDNESDAY, 7 JUNE 2017

Time: 7.00 PM

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

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

To Councillors on the Committee

Councillor Ian Edwards (Chairman)
Councillor David Yarrow (Vice-Chairman)
Councillor Shehryar Ahmad-Wallana
Councillor Roy Chamdal
Councillor Alan Chapman
Councillor Brian Stead
Councillor John Morse
Councillor Peter Money BSc (Hons) MSc
(Res)
Councillor Mo Khursheed

Published: Tuesday, 30 May 2017

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=0>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
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www.hillingdon.gov.uk

Useful information for residents and visitors

Watching & recording this meeting

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



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

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A useful guide for those attending Planning Committee meetings

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 11 May 2017 1 - 2
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

PART I - Members, Public and the 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	Between 40 and 42A, and rear of 42 and 42A Station Road, Hayes - 65794/APP/2017/842	Botwell	Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), involving installation of extract flue. Recommendation: Refusal	3 - 14 146 - 151
7	14 Collingwood Road, Hillingdon - 53337/APP/2016/1904	Brunel	Change of use from single family dwelling (Use Class C3) to house of multiple occupancy (Use Class C4) (Retrospective) Recommendation: Refusal	15 - 28 152 - 156

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	9 Princes Park Parade - 23300/APP/2017/425	Botwell	Reinstate House in Multiple Occupation (Use Class C4) to a single family dwelling (Use Class C3) Recommendation: Approval	29 - 38 157 - 161
9	Brunel University - 532/APP/2017/670	Brunel	Single storey compound unit, alterations to existing and associated plant and removal of bin store and relocation of cycles to other stores on site Recommendation: Approval	39 - 48 162 - 171
10	148 Windsor Avenue - 72670/APP/2017/929	Hillingdon East	Single storey outbuilding to rear for use as a gym Recommendation: Approval	49 - 56 172 - 178
11	Nanaksar Primary School, Springfield Road - 4450/APP/2017/1318	Townfield	Variation of conditions 1 and 2 of planning permission ref: 4450/APP/2016/1928 dated 28/07/2016 (Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on existing school site) to extend the use until 30th September 2019 Recommendation: Approval	57 - 76 179 - 181
12	7-21 Norfolk Road - 32703/APP/2017/764	Uxbridge North	Conversion of roof space to habitable use to include 2 rear dormers, 6 front and 2 rear roof lights and 2 new stairway entrance towers to front, to create a 1-bed self-contained flat and widening of vehicular crossover to front Recommendation: Refusal	77 - 90 182 - 194

13	Land to the North of 47 Wallingford Road - 60930/APP/2015/3824	Uxbridge South	Erection of 2 detached buildings to accommodate a storage depot and ancillary office (Use class B8) Recommendation: Approval	91 - 106 195 - 198
14	Hillingdon Manor School - 3043/APP/2017/1365	Yiewsley	Alterations and refurbishment of existing school frontage Recommendation: Approval	107 - 118 199 - 202

PART II - MEMBERS ONLY

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

15	Enforcement Report	119 - 128
16	Enforcement Report	129 - 136
17	Enforcement Report	137 - 144

PART I - Plans for Central and South Planning Committee 145 - 202

Minutes



CENTRAL & SOUTH PLANNING COMMITTEE

11 May 2017

Meeting held at Council Chamber - Civic Centre, High Street, Uxbridge
UB8 1UW

	Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Mo Khursheed (Labour Lead), John Morse and Brian Stead
1.	APOLOGIES FOR ABSENCE (<i>Agenda Item</i>) Apologies for absence had been received from Councillor Money.
2.	ELECTION OF CHAIRMAN (<i>Agenda Item 1</i>) RESOLVED: That Councillor Edwards be elected as Chairman of the Central and South Planning Committee for the 2017/2018 municipal year.
3.	ELECTION OF VICE CHAIRMAN (<i>Agenda Item 2</i>) RESOLVED: That Councillor Yarrow be elected as Vice Chairman of the Central and South Planning Committee for the 2017/2018 municipal year.
	The meeting, which commenced at 8.32 pm, closed at 8.37 pm.

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.

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Report of the Head of Planning, Sport and Green Spaces

Address BETWEEN 40 AND 42A, AND REAR OF 42 AND 42A STATION ROAD
HAYES

Development: Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), involving installation of extract flue.

LBH Ref Nos: 65794/APP/2017/842

Drawing Nos: Design and Access Statement
Chimney Fan RSHT Technical Details
PL-01
PL-04
PL-03
PL-02

Date Plans Received: 07/03/2017

Date(s) of Amendment(s):

Date Application Valid: 07/03/2017

1. SUMMARY

The application seeks retrospective planning permission for the change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), involving installation of extract flue. The proposal is considered on balance to be acceptable given that a retail use would be retained within the application site and that the proposal would not erode the retail function and attractiveness of the primary shopping area of this part of Hayes Town Centre,

2. RECOMMENDATION

APPROVAL subject to the following:

1 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 PL-01, PL-02, PL-03 and PL-04 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).

2 COM24 **Hours of use Hot Food Takeaways**

The premises shall not be used for the preparation or sale of food outside the hours of:-
10.00 to 23.00 Mondays - Fridays
10.00 to 23.00 Saturdays
10.00 to 23.00 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)

3 NONSC Non Standard Condition

Within three months of the date of this planning permission, 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 (LPA). The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, and within 3 months of the written approval of the LPA, 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

4 NONSC Non Standard Condition

Within three months of the date of this planning permission, a noise survey/acoustic report shall be submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall include such combination of land separation, vibration control techniques and other measures, as are agreed by the Local Planning Authority. An Environmental Noise Survey will need to be carried out by a suitably qualified acoustic consultant and must be carried out to the standards laid out in BS 4142: 1997 (Method for rating industrial noise affecting mixed residential and industrial areas). Thereafter, and within 3 months of the written approval of the LPA, 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

5 A16 Refuse and Open Air Storage

Within three months of the date of this planning permission, details of on-site refuse storage (including any open air storage facilities) for waste material shall be submitted to and approved by the Local Planning Authority (LPA). Thereafter, and within 3 months of the written approval of the LPA, such facilities shall be provided and thereafter permanently retained.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 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.

S6	Change of use of shops - safeguarding the amenities of shopping areas
S11	Service uses in Primary Shopping Areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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
LPP 2.15	(2015) Town Centres
NPPF1	NPPF - Delivering sustainable development
NPPF2	NPPF - Ensuring the vitality of town centres

3 I2 **Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

4 I5 **Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

5 I15 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an open sided building to the rear of of No.s 40 and 42a Station Road, and was probably originally used for ancillary storage to the commercial units on the frontage. The site can be accessed via a narrow access way between Nos. 40 and 42a which has been enclosed and is now being used as a cafe. The application site is within Primary Shopping Area of Hayes Town Centre as identified in the Hillingdon Local Plan - Saved UDP Policies (November 2012). It is noted that the photographs submitted with the application relate to the former unauthorised use a a car valet business. It is noted at the site visit that the application site would retain an element of A1 use with the 2 gift shops and florists with the remainder of the area being used as A5 use.

3.2 Proposed Scheme

The application seeks planning permission for the change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaways), involving installation of extraction flue.

3.3 Relevant Planning History

65794/ADV/2009/33 Land Between 40 And 42a, And Rear Of 42 And 42a Station Road Hillingdon
Installation of 2 non illuminated fascia signs and 1 non illuminated projecting sign

Decision: 09-07-2009 SD

65794/ADV/2009/7 Land Between 40 And 42a And Rear Of 42 And 42a Station Road Hillingdon
Advertisement sign.

Decision: 26-03-2009 NFA

65794/APP/2009/1002 Land Between 40 And 42a, And Rear Of 42 And 42a Station Road Hillingdon
Change of use of rear yard to car wash (Sui Generis).

Decision: 03-08-2009 Refused

65794/APP/2009/483 Land Between 40 And 42a, And Rear Of 42 And 42a Station Road Hayes
Change of use from Class A1 Retail to Sui Generis Car wash.

Decision: 29-04-2009 NFA

65794/APP/2016/3653 Between 40 And 42a, And Rear Of 42 And 42a Station Road Hayes
Change of use from Use Class A1 (Shops) to Use Class A3 (Restuarants), involving installation
extraction flue (Retrospective).

Decision: 19-12-2016 Refused

Comment on Relevant Planning History

65794/APP/2016/3653 - The application seeks retrospective planning permission for the change of use from Use Class A1 (Shops) to Use Class A3 (Restuarants) involving installation of extraction flue was refused for the following reason:-

The proposal, by reason of the loss of a retail unit within the primary shopping area of the HayesTown Centre, would erode the retail function of the area, harming the vitality and viability of the centre. The proposal is therefore contrary to Policy S11 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Polices (November 2012) and Policy 2.15 of the London Plan (2016).

65794/APP/2009/1002 - Change of use of rear yard to car wash (Sui Generis) was refused for the following reasons:

1. In the absence of any proposed mitigation measures regarding the control of noise and other emissions from the site in relation to the nearby residential properties, the application has failed to demonstrate that the development will safeguard the amenities of those properties. The proposal is therefore contrary to Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

2. The proposal would result in the intensification of use of an existing vehicular access and has not demonstrated that sufficient off-street waiting space and manoeuvring space would be provided within the application site. Therefore the development is considered likely to result in on-street parking /queuing and general condition prejudicial to pedestrian and highway safety and contrary to policies AM7 and AM14 of the Hillingdon Unitary Development Plan (Saved Polices September 2007) and to the Hillingdon's Adopted Parking Standards (Hillingdon UDP, Saved Policies, September 2007).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

**Central & South Planning Committee -
PART 1 - MEMBERS, PUBLIC & PRESS**

Part 2 Policies:

S6	Change of use of shops - safeguarding the amenities of shopping areas
S11	Service uses in Primary Shopping Areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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
LPP 2.15	(2015) Town Centres
NPPF1	NPPF - Delivering sustainable development
NPPF2	NPPF - Ensuring the vitality of town centres

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 Neighbouring properties were consulted by letter dated 10.3.17 and a site notice was displayed to the front of the site which expired on 25.4.17.

A 128 signature petition of support has been received in connection with the application. Although this gives a postcode for each signatory, it does not give their full address.

Internal Consultees

Highways Officer:

This application is for the change of use from a small shop to a Hot Food Takeaway at a site in Station Road Hayes. The road is a classified road and is part of the Station Road Improvement Scheme where public realm works are proceeding. There are existing waiting restrictions outside the site. There is short term on-street car parking available nearby. The application is likely to result in small increases in traffic activity. There are more employees and the takeaway will operate 7 days per week. I do not have significant highway concerns over the application.

EPU: No response received. However in connection with the previous application reference 65794/APP/2016/3653 the EPU Officer requested the following conditions:

No air extraction system shall be used on the premises until 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 of the Hillingdon Unitary Development Plan.

Sound insulation of commercial/entertainment premises

The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S11 of the adopted Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that planning permission will be granted for Class A3 Food and Drink uses in Primary Shopping Areas where the remaining retail facilities are adequate to accord with the function of the shopping centre and will not result in a separation of Class A1 uses or concentration of non-retail uses which might harm the vitality and viability of the centre.

For this reason, the policy contains two criteria by which the function and vitality of the retail centre can be assessed. These seek respectively to retain at least 70% of the shopping frontage in retail uses and prevent a separation of Class A1 units of more than 12 metres. Whilst it is noted that Policy S11 was originally adopted a long time prior to the publication of the National Planning Policy Framework and the London Plan (2015), it is consistent with the aims of both and, in particular paragraph 23 of the National Planning Policy Framework, which encourages local planning authorities to set out policies that make clear which uses will be permitted in primary frontages.

The most recent shopping survey for Hayes town centre (carried out in June 2014) confirmed that the retail percentage (including vacant Class A1 units) in the Primary Shopping frontage was 56.7% (of 732.5 metres) and this represented 58% of 102 units.

The applicant has provided additional information in respect of this current application which confirms that a retail element would be retained at the application site. There are 4 small retail units comprising of 2 gift shops and 2 florist shops, with the rear most element being proposed to be changed to a hot food take-away/cafe. A number of tables are also laid out to the side of the entrance internally providing a seating area to customers. Given the small scale nature of the proposed hot food takeaway use and the retention of the 4 retail units within the application site, it is considered that the proposal would not, on balance, erode the retail function and attractiveness of the primary shopping area of this part of the Town Centre. The proposal is therefore compliant with the intent of Policy S11 of the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012).

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. Local Plan Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features in the area which the Local Planning Authority considers it desirable to retain or enhance.

The alterations to the front elevation and extract flue to the rear relate satisfactorily to the character and appearance of the street scene in this town centre location.

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 includes the installation of an extract flue to the rear of the unit. Manufacturers details have been submitted in respect of this flue. It is important to note that the National Planning Policy Framework at paragraph 186 states that Local planning authorities should approach decision-taking in a positive way, and at paragraph 187 that Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

The Planning Practice Guidance (2014) notes that when used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development.

On balance, it is considered that in this case, with conditions to control impacts, that the development would not detract from the residential amenities of occupants of nearby residential properties in accordance with policy OE1 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

Policy AM14 of the Local Plan (Part Two) specifies that new development will only be permitted where it is in accordance with the Councils adopted car parking standards.

The Council's Highways Officer has confirmed that no objection is raised in terms of the impact that the change of use would have on highway and pedestrian safety. The application site is located within Hayes Town Centre with a PTAL score of 5 (Very good). The proposals are likely to generate more pedestrian activity than the existing use but this is a Town Centre location. Subject to conditions requiring details of refuge storage the application is considered acceptable in highway safety terms.

7.11 Urban design, access and security

No issues raised.

7.12 Disabled access

- No accessibility issues are raised.
- 7.13 Provision of affordable & special needs housing**
- Not applicable to this application.
- 7.14 Trees, landscaping and Ecology**
- Not applicable to this application.
- 7.15 Sustainable waste management**
- The submitted plans do not include details of refuse storage. However it is considered that if the application were considered acceptable in all other respects, a condition could be imposed to secure details of the refuse storage area.
- 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**
- The issues are addressed in the sections above.
- 7.19 Comments on Public Consultations**
- No issues raised.
- 7.20 Planning obligations**
- Not applicable to this application.
- 7.21 Expediency of enforcement action**
- This is an application for retrospective permission. Should members decide to refuse the application then the expediency of enforcement action will need to be considered and would be the subject of a separate report.
- 7.22 Other Issues**
- 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.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal.

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

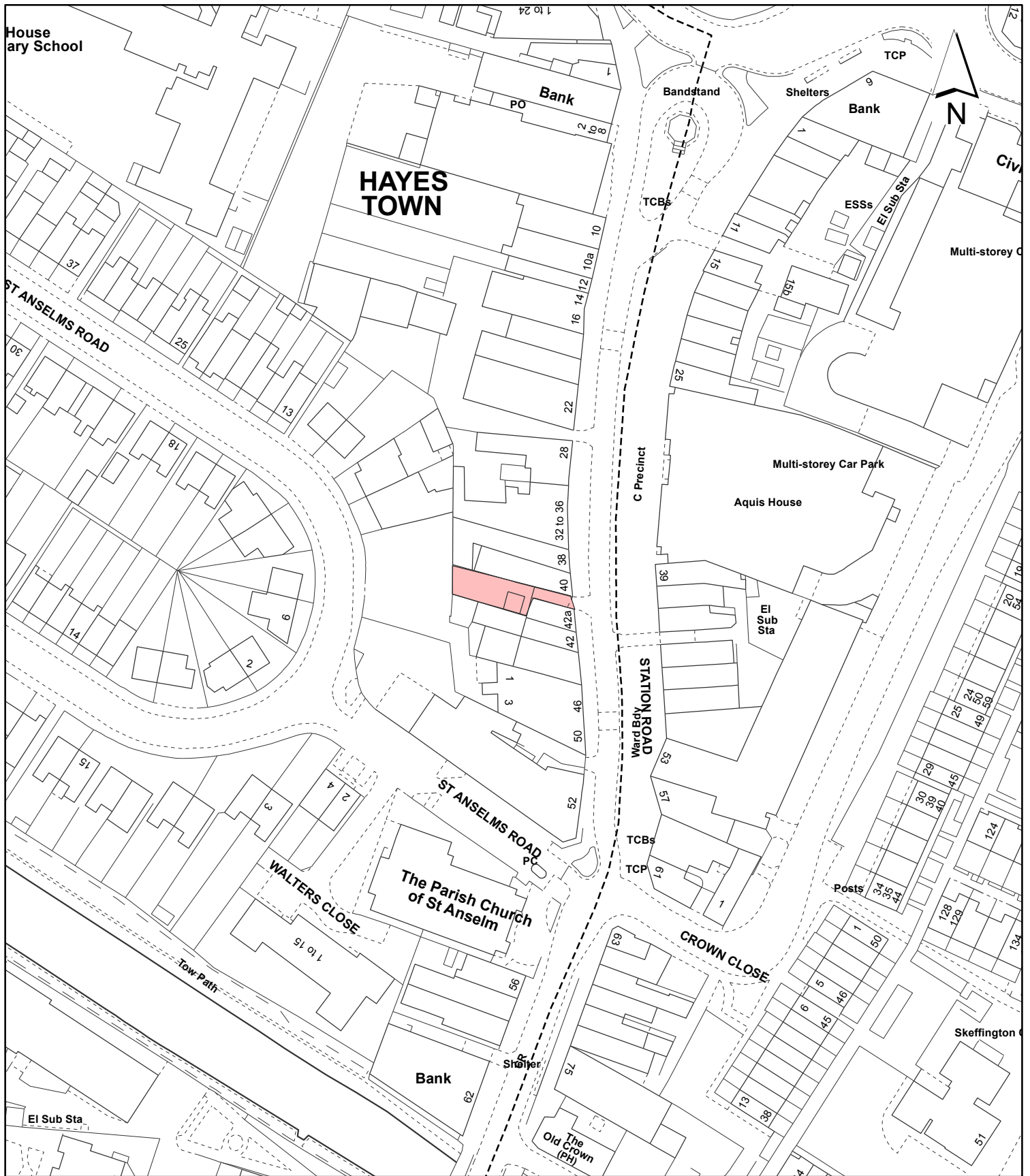
The application seeks retrospective planning permission for the change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), involving installation of extract flue. The proposal is considered on balance to be acceptable given that a retail use would be retained within the application site and that the proposal would not erode the retail function and attractiveness of the primary shopping area of this part of Hayes Town Centre.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
London Plan (2016)
NPPF

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Land Between 40 & 42A,
 And Land To The Rear Of 42 & 42A,
 Station Road**

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

Planning Application Ref:
65794/APP/2017/842

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 14 COLLINGWOOD ROAD HILLINGDON

Development: Change of use from single family dwelling (Use Class C3) to house of multiple occupancy (Use Class C4) (Retrospective)

LBH Ref Nos: 53337/APP/2016/1904

Drawing Nos: ART/COL/546P1A/1 Rev. A (Floor Plans)
Location Plan (1:1250)
Design and Access Statement
ART/COL/546P1A/1 Rev A (Elevations and Block Plan)

Date Plans Received: 19/05/2016 **Date(s) of Amendment(s):**

Date Application Valid: 06/06/2016

1. **SUMMARY**

This application seeks retrospective planning permission for the conversion of an end of terrace house into a House in Multiple Occupation (HMO). Whilst the proposal would not constitute an over concentration of HMO or sui generis uses in accordance with the Interim Planning Policy Statement, the layout of the accommodation would fail to provide a satisfactory residential environment for the occupiers and would be harmful to the amenities of neighbours due to scale of activity associated with the use and the juxtaposition of bedrooms and habitable rooms with rooms associated with high levels of activity. It is also considered that the ground floor double bedroom does not produce a satisfactory living environment for occupiers by reason of intensity of activity at ground floor, proximity to neighbours habitable rooms and to the car parking area to the front of the dwelling. In addition, the proposal includes an office in a former bedroom. This space could be used as an additional bedroom which would be difficult to enforce. As such, there is concern that a further intensification could result.

The whole frontage is already hardstanding. However, it is only possible to safely accommodate two cars, which would fall short of the required level of provision. No provision for landscaping has been made. due to the need to provide parking and there would be limited opportunity for mitigating landscaping provision.

It is recommended that the application be refused.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal would result in an overintensive use of the site to the detriment of the residential amenities of adjoining occupiers by reason of noise and disturbance. Therefore the proposal would be contrary to policies BE19, BE21 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Guidance Houses in Multiple Occupation (2004).

2 NON2 **Non Standard reason for refusal**

The proposal would provide insufficient parking provision for the proposed use and would

therefore result in an increase in on-street car parking thereby leading to conditions which would be detrimental to the free flow of traffic and to highway and pedestrian safety. The proposal is, therefore, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), the Council's Supplementary Planning Guidance: Houses in Multiple Occupation and other non-self contained housing and the Interim Planning Policy - Houses In Multiple Occupation In The Uxbridge South And Brunel Wards (May 2013).

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.
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.
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
LPP 3.5	(2016) Quality and design of housing developments

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. The Council's supports pre-application discussions.

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is a two-storey dwelling on the West side of Collingwood Road. It is at the end of a small terrace of four dwellings. It is accessed via a dedicated access shared by a small group of dwellings including these four terraced properties. The shared access is bounded to the East by a communal car parking and landscaped area fronting Collingwood Road. The frontage has hard standing for parking of vehicles. The area is residential in character. The application site is located within the 'developed area' as identified in the UDP saved policies November 2012.

3.2 Proposed Scheme

The proposal is a retrospective application for change of use from single family dwelling (Use Class C3) to house of multiple occupancy (Use Class C4). Neither the application form nor the Design and Access Statement specifies the number of occupants. No external changes have been made or are proposed. The accommodation is as follows:

Ground floor:

1 communal kitchen - 11 m²

1 living room - 8m²

1 diner - 9m²

1 x 2 person bedroom - 16 m²

First floor

- 2 bathrooms

- Bedroom 1 - 6.5 m²

- Bedroom 2 - 8.9 m²

- Bedroom 3 - 13.2 m²

- Office - 6m²

3.3 Relevant Planning History

53337/98/1764 14 Collingwood Road Hillingdon

Erection of a two storey side extension

Decision: 28-10-1998 Approved

Comment on Relevant Planning History

Permission was granted in 1998 for a two storey side extension which has been implemented and is shown on the current submission as providing the dining and lounge area for the proposal.

4. Planning Policies and Standards

Although the Change of use from C3 to C4 (up to max of 6 people) normally falls under permitted development the Council has introduced Article 4 directions for HMO's in the areas of Brunel and Uxbridge South. Article 4 Directions are issued where evidence suggests that undertaking certain types of development (where planning permission is not normally required) would harm local amenity or the proper planning of an area. In order to assist determination of applications, the Council has published an Interim Planning Policy Document 'Houses in Multiple Occupation in the Uxbridge South and Brunel Wards' (May 2013). (IPPD)

The IPPD is intended to provide a policy approach and to provide further detail of policies on HMOs to be included in the forthcoming Development Plan Document (DPD). It does not have development plan status but it will be afforded significant weight as a material planning consideration in the determination of planning applications.

It states in paragraph 5.6 of the IPPD that the following policy will be applied to applications for HMOs:

Policy HM1

Applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted where:

- It is in a neighbourhood output area where less than 20% of properties are exempt from paying council tax because they are entirely occupied by full time students or recorded on the Council's database as an HMO or benefit from C4/Sui Generis HMO planning consent or are known to the Council to be HMO's (based on the Council's annual survey data) or
- Less than 15% of properties outside Conservation Areas, or 5% in Conservation Areas, within 100 metres of a street length either side of an application property are exempt from paying council tax because they are entirely occupied by full time students or recorded on the Council's database as an HMO or benefit from C4/Sui Generis HMO planning consent or are known to the Council to be HMOs; and
- The accommodation complies with all other planning standards relating to car parking, waste storage, retention of amenity space and garages and will not have a detrimental impact upon the residential amenity of adjoining properties.

The Council has undertaken a survey of the dwellings within the area covered by the Article 4 direction and has recorded any dwellings which are registered as having an HMO licence or not paying Council tax by reason of being an HMO (Student Accommodation) or both. Having reviewed the information, no dwellings within 100 metres on Collingwood Road in any direction have been converted into HMO's. No. 1 Collingwood Road has recently obtained permission for change of use to an HMO. Furthermore, it is noted that the Output Area within which the application dwelling sits, has less than 5% of the dwellings converted into HMO's. The proposal is thus in accordance with the IPP in this regard.

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
- 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.
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
LPP 3.5	(2016) Quality and design of housing developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 08/06/2016 and a site notice was displayed on 13/06/2016. Two responses objecting to the proposal and a petition were received raising the following issues:

- 1) As this is a retrospective application both objected on grounds of the level of disturbance which they are suffering. They feel this is greater than might be expected if this were a single family dwelling.
- 2) One objector felt that the development was out of character with the area.
- 3) Insufficient car parking.
- 4) There is a restrictive covenant which would prevent the development.

Officers comments: A covenant is not a valid planning consideration. The other matters are considered within the report.

Internal Consultees

Highways Officer:

The site is situated on a crescent shaped driveway leading off Collingwood Road and provides vehicular access to 8 residential properties. The driveway is block paved and has no footway making it unsuitable for on-street parking given its 'shared use' driveway character. There are 6 parking spaces fronting onto Collingwood Road within the grassed area that forms the crescent layout. None of these spaces are reserved.

Collingwood Road has an informal footway parking scheme introduced in 1988. The Council started introducing footway parking schemes in the late 1980's and early 1990's and were created along narrow residential streets where the demand for on-street parking exceeded the amount of kerb space available.

From the site the nearest bus services operate along Harlington Road and Uxbridge Road - both at least a 10 minute walk away. Similarly the nearest convenience store is situated at least a 10 minute walk away on the Uxbridge Road. There are no railway stations within a convenient walking distance of the site.

Taking into account that it has already been necessary to introduce measures to manage on-street parking and that residents in this area are likely to need access to a car for their daily use; there are concerns that changing 14 Collingwood Drive from a single family dwelling to a house of multiple

occupancy with just two off street parking spaces will result in a corresponding increase in the demand for on-street parking along a residential street where it has already been necessary to introduce parking controls to cater for existing demand.

Environmental Protection Unit: No objections.

Principle Environmental Housing Surveyor: The current provision of kitchen facilities is only suitable for 5 people due to the lack of 1 sink. Therefore suggests the applicant to amend the plan to show 2 sets of cooking facilities which should include:

- 1) 1.5 m length worktop.
- 2) a sink with drainer.
- 3) a 4 rings cooker.

For planning purpose, you may wish to consider requesting the following from the applicant so to ensure

the proposal meets our HMO SPG:-

- 1) parking arrangement (the site appears to have limited car access to the front drive.)
- 2) front garden landscaping.
- 3) provision of amenity/garden space at rear.
- 4) provision of refuse and cycle storage.
- 5) HMO supervision and management plan.

Otherwise, conditions should be imposed if the application is to be approved.

Officers comments: In the event of a recommendation of approval, amendment of the kitchen arrangements appear to be achievable and could have been sought. The issues associated with landscaping, amenity space, refuse and cycle storage are considered below. The applicants have not submitted a supervision and management plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within an area covered by an Article 4 Direction that removes permitted development rights for the conversion of residential properties to Houses in Multiple Occupation without planning permission. The Council's 'Houses in Multiple Occupation in the Uxbridge South and Brunel Wards' Planning Policy Document recognises that higher education institutions and the student population form an important element of the community and the presence of a large student population contributes greatly to the social vibrancy of Uxbridge and the local economy.

The Council are committed to ensuring student needs are met and will continue to work with Hillingdon's higher education institutions in addressing student housing needs. However, it is also recognised that concentrations of student households, often accommodated in HMOs, can cause imbalances in the local community which can have negative effects. These negative effects can include a rise in anti-social behaviour, increases in crime levels, parking pressures, general increase in demand for local shops such as takeaway establishments, off licenses etc. It can also put pressures on family and starter housing as owner occupiers and buy to let landlords compete for similar properties.

It also has implications for non-students seeking accommodation in the private rented sector. The introduction of the Article 4 Direction to remove permitted development rights for the conversion of properties enables future monitoring of the spatial distribution and impacts of student housing and other HMOs and will allow the Council to identify if it is necessary to prevent an increase in the number of student households and other HMOs in certain areas to ensure communities retain a satisfactory mix of households.

Policy HM1 The Council's 'Houses in Multiple Occupation in the Uxbridge South and Brunel Wards' Planning Policy Document states that:

'Applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted where:

- It is in a neighbourhood output area where less than 20% of properties are exempt from paying council tax because they are entirely occupied by full time students or recorded on the Council's database as an HMO or benefit from C4/Sui Generis HMO planning consent or are known to the Council to be HMO's (based on the Council's annual survey data) or
- Less than 15% of properties outside Conservation Areas, or 5% in Conservation Areas, within 100 metres of a street length either side of an application property are exempt from paying council tax because they are entirely occupied by full time students or recorded on the Council's database as an HMO or benefit from C4/Sui Generis HMO planning consent or are known to the Council to be HMOs; and
- The accommodation complies with all other planning standards relating to car parking, waste storage, retention of amenity space and garages and will not have a detrimental impact upon the residential amenity of adjoining properties.'

It is noted that there are no other Registered HMOs within a 100 metres distance of the current proposal. Policy HM1 of the Interim Planning Policy Document (May 2013) states planning permission will only be granted where less than 15% of properties outside Conservation Areas, within 100 metres of a street length either side of an application property are exempt from paying Council tax because they are entirely occupied by full time students or recorded on the Council's database as an HMO or benefit from C4/Sui Generis HMO planning consent or are known to the Council to be HMOs.

The application property is located on the North Western side of Collingwood Road. There are 12 properties within a distance of 100 m to the South West of the application site, of which none are recorded as HMO's. There are 12 properties to the North East which are not recorded as HMO's. As such the proposal would not result in an over-concentration of such uses as outlined in policy HM1.

However, the application property is a terraced property and Paragraph 3.5 of the Council's Supplementary Planning Guidance: Houses in Multiple Occupation and other non-self contained housing states:

"Terraced properties will, therefore, be required to have a minimum gross floor area of 120m² before they can be considered for conversion. Where they meet this requirement, they should not accommodate more people than if the property were converted to self-contained flats."

The application property, in its extended form measures 94m², which falls substantially below the minimum required and is considered, in principle, unsuitable for this form of accommodation.

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

Local Plan Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Authority considers it desirable to retain or enhance.

Policy BE19 seeks to ensure that development will complement the amenity and character of the residential area in which it is situated.

In assessing planning applications for HMOs, the Council will seek to ensure that the change of use will not be detrimental to the residential amenity of the area. One such potential impact on amenity would be the loss of front gardens to hard standing for parking or refuse areas which would have a detrimental affect on the street scene.

The Supplementary Planning Guidance on Houses in Multiple Occupation and other non self-contained housing August 2004 states that established residential streets derive part of their character from having enclosed and planted front gardens. The provision of hardstanding across the whole of front gardens will not normally be accepted, as part of proposals to provide additional off-street parking. A reasonable proportion of garden space, to accommodate trees or other soft planting, should therefore be retained across front gardens.

The existing site layout incorporates a hardstanding area to the frontage, which would be unchanged by the proposal. No external changes are proposed. It is thus considered to be in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7.08 Impact on neighbours

In accordance with Local Plan Policies BE20 and BE24 the proposal does not give rise to any concerns regarding the daylight or privacy etc. of adjoining residential occupiers.

Under Policy OE1, uses which are likely to become detrimental to the amenities of the surrounding properties or area generally because of noise are not permitted and uses which have the potential to cause noise nuisance will need to be mitigated (Policy OE3).

The proposal provides accommodation for up to six persons. However, it is noted that the proposal includes an office at first floor which has the potential for use as a further bedroom. It is considered that the use of this room would be difficult to control and enforce as the potential use would be internal and regular inspection would be difficult to undertake. In this regard, it is noted that the current development was undertaken without seeking planning permission.

It is noted that the communal kitchen adjoins the attached property. The applicant did not include a noise report. The intensity of use is such that this could give rise to an unacceptable level of noise and disturbance for occupiers of the adjoining dwelling.

The proposal would provide 2 double and 2 single bedrooms plus the office. The living room is separate to the dining and kitchen and could also potentially be used as a bedroom. It is thus considered that there is the potential for 8 unrelated individuals to live together sharing basic amenities such as a kitchen and a bathroom. It is considered that the number of residents proposed within the building would be substantially more than if a large family were to occupy the dwelling and therefore the impact on neighbouring occupiers, in terms of vehicle movements, movements of residents at all times of the day

and night and consequently noise and disturbance would be greater than could reasonably be expected if the property were occupied by a family and thus the proposal is considered, on balance to have an unacceptable and undue impact on existing residential amenity and the proposal would therefore be contrary to Policies BE19, BE21 and OE3 of the Hillingdon Local Plan: Part Two - Saved Policies (November 2014).

7.09 Living conditions for future occupiers

INTERNAL FLOOR AREA

Paragraph 3.5 of the Houses in Multiple Occupation SPD (2004) notes that the suitability of a property to be an HMO will vary depending on the type of house. For semi detached houses, the SPG States that Table 4 sets out the maximum recommended occupancy levels for the conversion of semi-detached dwellings into non self-contained housing. The Council will normally attach conditions to planning permissions, in order to maintain occupancy within these levels. HMOs and hostels will also be required to retain at least one ground floor habitable room over 10 sq.m, other than a kitchen, for communal living purposes. Regardless of the number and size of additional habitable rooms in an enlarged semi-detached house, the maximum number of occupants in such properties will be limited to 9 persons.

The proposed development is seeking change of use to a HMO of 6 bedrooms. The Houses in Multiple Occupation SPD (2004) sets minimum standards for bedrooms sizes and requires a minimum of 6.5-10 sq.m of internal space for a 1-person bedroom. The proposed development comprises bedrooms ranging in size as follows:

Ground floor:

- 1 communal kitchen - 11 m²
- 1 living room - 8m²
- 1 diner - 9m²
- 1 x 2 person bedroom - 16 m²

First floor

- 2 bathrooms
- Bedroom 1 - 6.5 m²
- Bedroom 2 - 8.9 m²
- Bedroom 3 - 13.2 m²
- Office - 6m²

Based on the submitted plans, the layout of the bedroom accommodation is compliant with the HMO SPG in terms of the size of the bedrooms provided.

The Council's guidance places importance on communal lounges for HMO's. The submitted plans indicate that the communal living space would comprise of a kitchen, a lounge and a diner, all of which have outlook either to the rear over the amenity space or towards the road. As the dwelling is set back from the road, this arrangement is considered to be satisfactory. However, a double bedroom is shown at ground floor which faces towards the car parking area. No landscaping or other mitigation is proposed, meaning that occupants are likely to experience disturbance from comings and goings at late or unsocial hours. In addition, this bedroom adjoins the kitchen which, again, is likely to be a focus for activity at late hours. The proposal would therefore fail to provide a satisfactory residential environment for occupants of the HMO. The proposal is therefore contrary to Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016), Policies BE19 and BE20 of the Hillingdon Local Plan: Part Two - Saved UDP

Policies (November 2012) and the Council's adopted Supplementary Planning Document Houses in Multiple Occupation SPG (2004).

The Council's SPG on HMO's requires the provision of 15 square metres of external amenity space for each habitable room (excluding those used for communal living purposes). Therefore, the proposed development would be required to provide 90 square metres of external amenity space. The rear garden provides well in excess of this and as such is considered to comply with Policy BE23 of the Hillingdon Local Plan (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 1 space per two bedrooms.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of 1 space per two bedrooms. The submitted plans indicate that the average width of the frontage is some 7.5m, which is only wide enough to safely accommodate two vehicles and still allow for pedestrian access to the property. The scheme therefore proposes inadequate provision of off-street car parking which would be detrimental to the free flow of traffic and give rise to conditions prejudicial to highway and pedestrian safety. Accordingly, the scheme is contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), the Council's Supplementary Planning Guidance: Houses in Multiple Occupation and other non-self contained housing (August 2004) and the Interim Planning Policy - Houses In Multiple Occupation In The Uxbridge South And Brunel Wards (May 2013).

7.11 Urban design, access and security

There are no external changes as a result of the change of use.

7.12 Disabled access

The scheme conforms with Part M Building Regulations requirement on access that is sufficient for a scheme of this size and nature.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

The existing frontage has a significant proportion of hard paving, like many of the neighbouring sites. The applicant indicates that bins and cycles can be stored in a shed to the rear of the dwelling. Whilst this may be practical for cycles, it seems unlikely that bins would be stored in this way, given the relatively remote nature of this shed. No provision is made for bin storage to the front which would allow for ready collection. Effectively landscaping is likely to be difficult to achieve, especially given that the space is also indicated for use as car parking which would effectively use all the available space. This supports concerns that the proposal is an over-intensification of use since a bin store in a relatively open location is likely to be harmful to the character of the area.

7.15 Sustainable waste management

See Trees, landscaping and ecology comments above.

7.16 Renewable energy / Sustainability

The scale of the scheme that involves the use of an existing building does not warrant a condition requiring renewable energy and sustainable measures on the site over above those energy measures required by statute through building control regulations.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Two letters of objection were received. The issues raised are covered in the main body of the report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The application is retrospective and, if refused, the expediency of enforcement action will need to be the subject of an enforcement report.

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.

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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.

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2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal would not constitute an over concentration of HMO or sui generis uses in accordance with the Interim Planning Policy Statement, the layout of the accommodation would fail to provide a satisfactory residential environment for the occupiers and would be harmful to the amenities of neighbours due to scale of activity associated with the use and the juxtaposition of bedrooms and habitable rooms with rooms associated with high levels of activity. It is also considered that the ground floor double bedroom does not produce a satisfactory living environment for occupiers by reason of intensity of activity at ground floor, proximity to neighbours habitable rooms and to the car parking area to the front of the dwelling. In addition, the proposal includes an office in a former bedroom. This space could be used as an additional bedroom which would be difficult to enforce. As such, there is concern that a further intensification could result.

The whole frontage is already hardstanding. However, it is only possible to safely accommodate two cars, which would fall short of the required level of provision. No provision for landscaping has been made. due to the need to provide parking and there would be limited opportunity for mitigating landscaping provision.

It is recommended that the application be refused.

11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

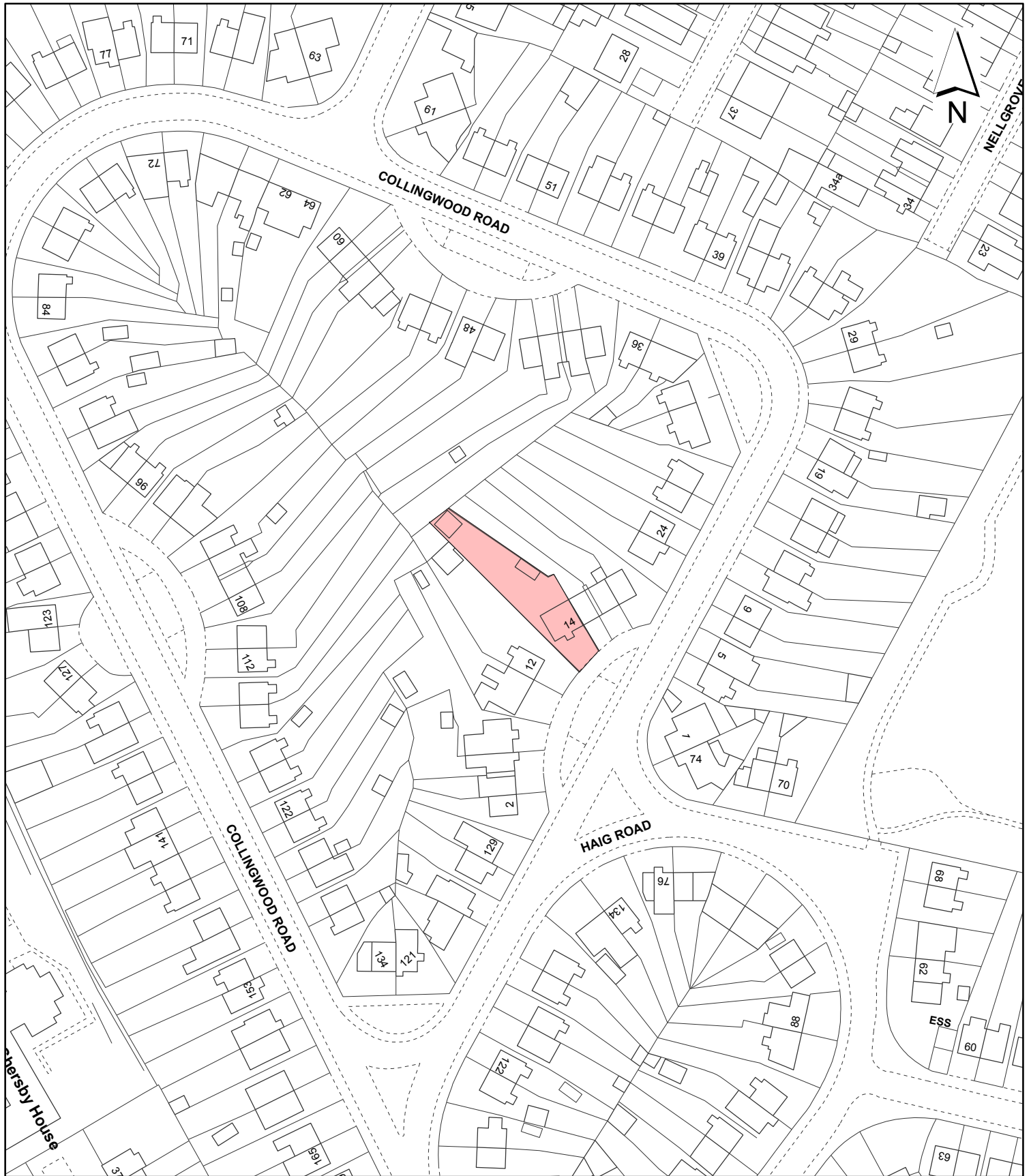
Houses in Multiple Occupation and other non-self contained housing Supplementary Planning Guidance

Interim Planning Policy Document - Houses in Multiple Occupation in Uxbridge and Brunel

Wards
London Plan (2016)
National Planning Policy Framework (March 2012)

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

14 Collingwood Road

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

Planning Application Ref:

53337/APP/2016/1904

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 9 PRINCES PARK PARADE HAYES

Development: Reinstate House in Multiple Occupation (Use Class C4) to a single family dwelling (Use Class C3)

LBH Ref Nos: 23300/APP/2017/425

Drawing Nos: 2012009-2002 Rev. B
2012009-2003 Rev. A
2012009-03 Rev. A

Date Plans Received: 07/02/2017 **Date(s) of Amendment(s):** 06/02/2017
Date Application Valid: 24/03/2017 08/05/2017

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 2012009-2002 Rev. B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (2012) and the London Plan (2016).

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 (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2016) and national guidance.

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
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE23	Requires the provision of adequate amenity space.
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 7.4	(2015) Local character
NPPF6	NPPF - Delivering a wide choice of high quality homes

3 147 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).

4 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

5 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.

6 I6 **Property Rights/Rights of Light**

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

7 I15 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a two storey semi-detached property, located in the cul-de-sac consisting of 12 properties in Princes Park Parade.

The last known use is as a HMO for 7 people and the 'garage' space formed as one of the bedrooms in the HMO.

To the front of the property is an area of hardstanding which provides space to park two cars within the curtilage of the site. To the rear of the building is a garden.

The site is situated within a Developed Area as identified in the Policies of the Hillingdon Local Plan:Part Two (November 2012).

3.2 Proposed Scheme

The proposal seeks to reinstate the HMO into a single family dwelling, no external alterations are proposed.

3.3 Relevant Planning History

23300/A/79/2180 9 Princes Park Parade Hayes
Householder development - residential extension(P)

Decision: 25-01-1980 Approved

23300/APP/2009/962 9 Princes Park Parade Hayes
Change of use (Retrospective application).

Decision: 05-08-2009 NFA

23300/APP/2010/397 9 Princes Park Parade Hayes
GARAGE CONVERSION

Decision: 07-05-2010 NFA

23300/APP/2012/530 9 Princes Park Parade Hayes
Change of use to a House in Multiple Occupation (Use Class C4).(Part Retrospective)

Decision: 05-09-2012 Refused **Appeal:** 03-09-2013 Dismissed

23300/APP/2013/1491 9 Princes Park Parade Hayes
Change of use to a House in Multiple Occupation (Use Class C4) (Part Retrospective)

Decision: 24-09-2013 Refused

23300/APP/2013/921 9 Princes Park Parade Hayes
Change of Use to House in Multiple Occupation (HMO) (Part Retrospective)

Decision: 23-05-2013 NFA

23300/APP/2016/2452 9 Princes Park Parade Hayes
Reinstatement of garage

Decision: 06-09-2016 Refused

Comment on Planning History

The site has extensive planning and enforcement history some of which is listed below.

A planning application was refused for the reinstatement of a garage under planning ref: 23300/APP/2016/2452 (dated 06/09/2016).

A retrospective planning application for the change of use to a House in Multiple Occupation (Use Class C4) (Part Retrospective) was refused under planning ref: 23300/APP/2013/1491 (dated 10/10/2013).

Enforcement action was taken against an authorised conversion from a single family

dwelling to a HMO in October 2011 under ref: ENF/597/08.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

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
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE23	Requires the provision of adequate amenity space.
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 7.4	(2015) Local character
NPPF6	NPPF - Delivering a wide choice of high quality homes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed and neighbouring residents were consulted between 27 March 2017 and 17 April 2017. No comments or objections were received to the application.

Internal Consultees

Highways Officer:

No objections or concerns raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy H3 states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site and that an increase in residential accommodation would be sought subject to other.

The proposal seeks to reinstate the unauthorised house in multiple occupation to a single

family dwellinghouse. The existing HMO is considered to offer a very poor quality of accommodation, insufficient parking and is considered out of character in this small cul-de-sac. The proposal does not result in the loss of residential units as the existing HMO has been subject to ongoing enforcement action and as such the principle of development is considered acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

There are no external alterations proposed under this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

There are no external alterations proposed under this application.

7.08 Impact on neighbours

The proposal which would reinstate the family dwelling and is thus unlikely to have any negative impact to the amenity of neighbouring residents as a result of the change of use.

7.09 Living conditions for future occupiers

The reinstatement would provide a single family dwellinghouse which is the authorised use of the site.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The existing property benefits from hardstanding and off street car parking. As such the proposal is considered not to impact the local highway network.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

None

7.20 Planning obligations

As this application is for the reinstatement of a single family dwelling, planning obligations are not considered necessary or appropriate.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Not applicable to this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

This application relates to a two storey semi detached house that currently comprises an unauthorised House in Multiple Occupation (HMO) (Class C4). The HMO use has been subject to extensive enforcement history. This application seeks to reinstate the house to a single family dwelling (Class C3). No external alterations are proposed.

The reinstatement of the property to a single family dwelling is welcomed and recommendation is to approve.

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)

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

9 Princes Park Parade

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

Planning Application Ref:
23300/APP/2017/425

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Single storey compound unit, alterations to existing and associated plant and removal of bin store and relocation of cycles to other stores on site

LBH Ref Nos: 532/APP/2017/670

Drawing Nos: Noise Impact Assessment
Design and Access Statement
6704_107E
6704.106C
6704_103
6704_102
6704_101B
6704_108E
6704_105A
6704_104A

Date Plans Received: 23/02/2017

Date(s) of Amendment(s):

Date Application Valid: 28/02/2017

1. SUMMARY

The application seeks planning permission for the erection of a single storey compound unit, alterations to existing and associated plant and removal of bin store and relocation of cycles to other stores on site. The compound is required to enable the existing central server facility in the John Crank building to be rehoused to enable the John Crank site to be improved/developed.

It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site and the amenities of nearby occupiers would remain unaffected. The proposal is also considered acceptable in all other regards.

Accordingly, the application is recommended for approval subject to conditions.

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 6704_107E, 6704_106C and 6704_108E and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Non Standard Condition

All plant and/ or machinery or any activity planned for the site must not give rise to noise nuisance in student residences nearby or student/learning centres or offices. The noise mitigation measures to control noise/vibration levels set out within the acoustics report must be strictly adhered to.

REASON

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

4 NONSC Non Standard Condition

Any light installed shall operate in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination, so as not to cause nuisance to nearby occupiers. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority.

REASON

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

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.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
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
BE19	New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - For Council Roads:

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

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

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

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

Brunel University is a Major Developed Site within the Metropolitan Green Belt as identified in the Policies of the Hillingdon Local Plan (November 2012). The application site, which is located within the campus, is a rectangular area of land at the rear of Gordon Hall and to the side of the Lecture Centre, currently used as a storage unit for bicycles and free standing wheelie bins.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey compound unit, alterations to existing and associated plant and removal of bin store and relocation of cycles to other stores on site.

The proposal would involve:

1. The removal of the existing lightweight, timber clad cycle and bin store and the relocation of wheelie bins stored in the area
2. Alterations to an existing footpath to site the compound while maintaining pedestrian access routes on site
3. Construction of a 300mm plinth as a base for the container and generator
4. Installation of the PoP3 container and associated cooling and power units
5. Relocation of 2 lamp posts within the compound area
6. Installation of a close boarded acoustic timber fence around the compound with matching gates
7. Connecting surface drainage from the container roof into the existing surface water drainage provisions, including for relocation of an existing inspection chamber and drainage run to allow for future access

The applicant has advised that the compound is required to enable the existing central server facility in the John Crank building to be rehoused to enable the John Crank site to be improved/developed.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is a lengthy planning history relating to the Brunel University Campus, but not planning history of relevance to this specific site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

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

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

BE20 Daylight and sunlight considerations.

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

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

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

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

LPP 7.16 (2016) Green Belt

NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Cleveland Road Neighbourhood Watch and Cleveland Road Residents Association were consulted by letter dated 2.3.17 and a site notice was displayed which expired on 3.4.17.

By the close of the consultation period no external responses had been received.

Internal Consultees

Flood and Water Management Officer: The site lies outside the Floodplain, and the proposals will make a minimal impact on the drainage in the area, therefore there are no further comments

Landscape Officer:

The site lies within designated Green Belt. No trees will be affected by the proposal. The existing hard-standing will be replaced by a permeable base. In other aspects the 2.5 metre high timber will not be dissimilar from the existing timber fenced compound.

RECOMMENDATION: No objection and no need for landscape conditions.

EPU:

The Environmental Protection Unit examined the application for planning consent above. We would like to comment as follows:

Control of plant/machinery noise: Scheme for noise control

All plant and/ or machinery or any activity planned for the site must not give rise to noise nuisance in student residences nearby or student/learning centres or offices. The acoustics report explained the noise mitigation measures to control noise/vibration levels. These must be strictly adhered to. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

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

LIGHT

Any light installed shall operate in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination, so as not to cause nuisance to nearby businesses/offices/dwellings. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt. Accordingly, the proposal for additions to the building is subject to the provisions of Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Not applicable to this application

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

The proposal is not considered to have a detrimental impact on the Green Belt or surrounding area as discussed within the 'Principle of development' and 'Impact on the character & appearance of the area' sections of this report.

7.07 Impact on the character & appearance of the area

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt characterised by large education related buildings. The design and scale of the compound unit and plant are considered sympathetic and subordinate to the overall nearby buildings and, having regard to the immediate context, it is considered that they would not harm the openness or amenity of the Green Belt. There is no policy objection to the proposal, which would accord with Policies OL1, OL4 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that the proposal would not harm the overall character or appearance of the

University Campus and surrounding area. Accordingly, the proposal would accord with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

This part of the Brunel Campus is not readily visible from outside of the University Campus. It is further noted that there are a significant number of trees obscuring the view of the compound from Cleveland Road. Given the distances involved and the nature of the development, the proposal would have no detrimental impact on any residential properties and would therefore accord with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this application.

7.11 Urban design, access and security

The issues relating to design are addressed in the sections above.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

No trees would be affected by the proposal. The existing hard-standing would be replaced by a permeable base which is welcomed. Furthermore the 2.5 metre high timber would not be dissimilar from the existing timber fenced compound. The Council's Landscape Officer has raised no objection to the proposal and advised that there is no need for landscape conditions.

7.15 Sustainable waste management

Not applicable to the 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

Policy OE1 of the Local Plan states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties.

The applicant has submitted a noise report with the application to include noise mitigation measures, given the proximity of the proposed unit to the halls of residence. The Council's EPU officer has confirmed no objection subject to a condition requiring full compliance with the mitigation measures outlined in the noise report and an additional condition requiring the submission of any lighting details.

7.19 Comments on Public Consultations

No comments were received in respect of the public consultation exercise.

7.20 Planning obligations

Not application 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

Not applicable to this application.

10. CONCLUSION

It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site and the amenities of nearby occupiers would remain unaffected. The proposal is also considered acceptable in all other regards.

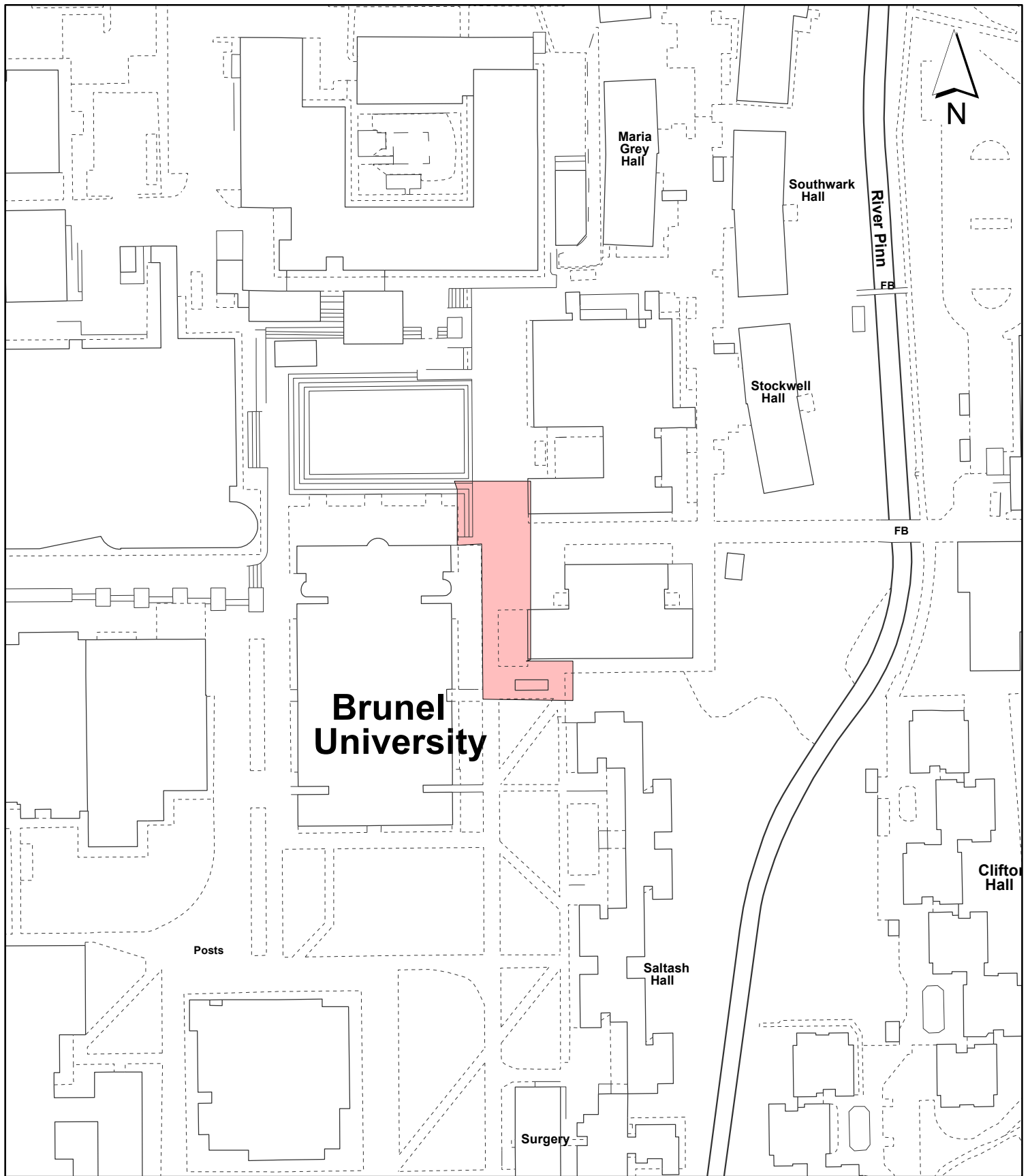
Accordingly, the application is recommended for approval subject to conditions.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Brunel University

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

532/APP/2017/670

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 148 WINDSOR AVENUE HILLINGDON

Development: Single storey outbuilding to rear for use as a gym

LBH Ref Nos: 72670/APP/2017/929

Drawing Nos: Proposed Elevations
Proposed Floor Plan
Proposed Section
Block Plan (1:500)
Location Plan (1:1250)

Date Plans Received: 13/03/2017 **Date(s) of Amendment(s):**

Date Application Valid: 29/03/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a two storey semi-detached house located on the Northern side of Windsor Avenue which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property has a detached garage building to the rear which is separated from the main garden by a 1.8 m high fence. The adjacent properties at numbers 150 and 152 Windsor Avenue have detached timber outbuildings alongside the rear boundaries.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey outbuilding to the rear for use as a gym.

1.3 Relevant Planning History Comment on Planning History

There is no planning history of relevance to this application.

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

The Oak Farm Residents Association and 3 neighbouring properties were consulted by letter dated 31.3.17 and a site notice was displayed to the front of the site which expired on 16.5.17. By the close of the consultation period, no responses had been received.

Ward Councillor: Requests that the application is reported to Committee for consideration.

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:

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

5. **MAIN PLANNING ISSUES**

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

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. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The height of the proposed outbuilding would be 2.5 m and would not appear out of keeping in this locality. Adjacent properties at Numbers 150 and 152 Windsor Avenue have large outbuildings to the rear of the site. The Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions requires outbuildings to be related to normal residential activities ancillary to the main house such as storage use, a children's playroom, gym or hobby room and cannot be used for sleeping purposes or contain separate cooking facilities for self-contained accommodation. The outbuilding has a floor area of 27.36 square metres which equates to 65% of the floor area of the original semi-detached dwelling (42 square metres). The applicant has confirmed that the use of the outbuilding will be for incidental purposes as a gym. Subject to a condition restricting the future use of the outbuilding, the proposal is considered acceptable.

The outbuilding is shown to have high level windows in each side elevation which does not comply with the advice contained within the SPD. It is, therefore, considered reasonable to impose a condition to ensure that these windows are obscure glazed to ensure that there is no loss of privacy to occupants of both adjacent properties. It is considered that the

outbuilding and its incidental use, would not result in an unacceptable loss of residential amenity to the occupants of adjoining properties within the terrace by way of a loss of light, outlook or privacy given the distance between the siting of the building and the existing properties.

The erection of the new outbuilding must also leave a practical amount of garden space for the main house. This should be 60 square metres for a 3 bedroom house. The resultant amenity space is over 100 sq.m (104 square metres) which would be in excess of the paragraph 3.13 HDAS requirement. The proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

The parking provision would remain unaffected by the proposal.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans Proposed Elevations, Proposed Floor Plan and Proposed Section.

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 HO5 No additional windows or doors

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

REASON

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

4 HO6 Obscure Glazing

The windows facing 146 and 150 Windsor Avenue shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

5 RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a living room, bedroom, kitchen, as a separate unit of accommodation or for any business purposes.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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:

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
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.

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: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

148 Windsor Avenue

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

Planning Application Ref:
72670/APP/2017/929

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address NANAKSAR PRIMARY SCHOOL SPRINGFIELD ROAD HAYES

Development: Variation of conditions 1 and 2 of planning permission ref: 4450/APP/2016/1928 dated 28/07/2016 (Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on existing school site) to extend the use until 30th September 2019

LBH Ref Nos: 4450/APP/2017/1318

Drawing Nos: P01315-P650 Rev. A
Travel Plan Update dated April 2017

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

Date Application Valid: 11/04/2017

1. **SUMMARY**

Planning permission (ref: 4450/APP/2013/1227) was granted on the 28 June 2013 for the provision of three temporary modular classroom/administration units, a substation, car and cycle parking, new access arrangements and ancillary development, on land at Guru Nanak Sikh Academy. At that time, temporary planning permission was granted for 12 months.

The temporary units were required to accommodate up to 120 primary school pupils whilst proposals for a new permanent primary school, which would be associated with the existing Guru Nanak Sikh Academy, were progressed. The primary school, which opened in the temporary accommodation in September 2013 is known as Nanaksar Primary School.

Following delays in the progression of a scheme for permanent classroom provision planning permission (ref: 4450/APP/2014/1427) was subsequently granted for the retention of the accommodation for a further two years, expiring on the 31st August 2016. That consent was then subsequently varied to allow the further retention of the accommodation for a further year until 31st August 2017 (ref: 4450/APP/2016/1928).

Following further difficulties experienced in progressing plans for more permanent proposals, this current application now seeks the variation of conditions 1 and 2 of the latest 2016 consent to allow the retention of the buildings on site until the 30th September 2020.

The applicant has advised that there are currently 120 pupils in the temporary accommodation and a further 100 children who occupy other buildings on the wider secondary school site. This was originally intended to be a temporary solution to accommodation needs to serve the primary school. However, due to a variety of issues, the permanent school building has not been progressed within the intended time frame and there is therefore a need to retain the temporary accommodation until the existing cohort of children move onto secondary school.

As part of the Hillingdon Primary Capital Schools Programme the Council has already

expanded and/or redeveloped numerous schools across the borough. It has also built three new primary schools. However, notwithstanding this, pressure for school places remains within the Hayes area. Officer's in the Council's Education Team have advised that if the temporary accommodation could not be retained on this site that the Council would need to find places in its existing schools for the current 120 pupils on roll. Accordingly, from an educational perspective, there is a significant need for the accommodation in this location. Officer's in the Council's Education Team have however also confirmed that the school is not taking on additional pupils and, as such, once the existing pupil cohort moves onto secondary school, there will no longer be a need for the buildings.

The proposal complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and UDP policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. Furthermore, it is considered that very special circumstances exist, sufficient to justify an exception to Green Belt policy.

It is not considered that the proposal would result in an unacceptable impact on the visual amenities of the school site or on the openness of the Green Belt in this location. Furthermore, it is not considered that it would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T4 Temporary Building - Removal and Reinstatement

The building hereby permitted shall be removed and the land restored to its former condition on or before 30/09/20.

REASON

To reflect the end of the academic year and because the building, by reason of its temporary design and its location in the Green Belt is not considered suitable for permanent retention in compliance with Policies OL1, OL2, BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

2 T6 Temporary Use - Discontinuance

The use hereby permitted shall be discontinued on or before 30/09/20.

REASON

It is not considered appropriate to grant a permanent permission for the use until its effect on the amenities of the locality has been assessed in compliance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) .

3 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 P01315-P650 Rev. A, P01315-P651 Rev. C, P01315-P105 Rev. A, P01315-P106 Rev. B, P01315-P107, P01315-P108, P01315-P109 and L4121/02, as approved by planning permission ref: 4450/APP/2016/1928, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part

Two Saved UDP Policies (November 2012) and the London Plan (2015).

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be carried out except in accordance with the following specified supporting plans and/or documents:

Tree Survey (revision V02) prepared by Ecus dated May 2013, as approved by planning permission ref: 4450/APP/2016/1928;
Updated Transport Assessment, prepared by Intermodal Transportation dated May 2016, as approved by planning permission ref: 4450/APP/2016/1928;
Travel Plan Update, dated April 2017.

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

REASON

To ensure that the development complies with the objectives the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

5 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those shown on drawing nos. P01315-P105 Rev. A, P01315-P106 Rev. B, P01315-P107 and P01315-P109, as approved by way of planning permission ref: 4450/APP/2016/1928, and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM8 Tree Protection

Fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be erected prior to the commencement of development. The fencing shall be retained in position until development is completed.

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

- 1.a There shall be no changes in ground levels;
- 1.b No materials or plant shall be stored;
- 1.c No buildings or temporary buildings shall be erected or stationed.
- 1.d No materials or waste shall be burnt; and.
- 1.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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 COM9 Landscaping (car parking & refuse/cycle storage)

No development approved by this permission shall be carried out otherwise than in accordance with those cycle storage and car parking layout details agreed via planning

permission ref: 4450/APP/2014/2725 dated 02/10/14.

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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Non Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with those drop-off/pick-up details and measures agreed via planning permission ref: 4450/APP/2014/2725 dated 02/10/14.

REASON

In the interests of highway safety in accordance with policy AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

10 N5 Control of noise emission from the site

No development approved by this permission shall be carried out otherwise than in accordance with those noise levels agreed via planning permission ref: 4450/APP/2014/2725 dated 02/10/14.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (2015) Policy 7.15.

11 NONSC Non Standard Condition

The on-site drop-off/pick-up facility shall be made available to parents, for the dropping off and picking up of their children attending the primary school, at peak school start and finish times and throughout the school day and it shall not be used for staff parking during these times. The facility shall be retained, appropriately managed to ensure the safety of its users and children and maintained for the lifetime of the development.

REASON

To reduce congestion and parking demand associated with school drop-off and pick-up along Springfield Road and Beaconsfield Road and in the interests of highway and pedestrian safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part 2 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 (2015) and national guidance.

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R4 Proposals that would involve the loss of recreational open space
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- 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
LPP 3.18	(2016) Education Facilities
LPP 6.1	(2016) Strategic Approach
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 7.16	(2016) Green Belt
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

3 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges. Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5

You are advised that the Council's Access Officer has provided the following advice:

a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment

can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

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

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

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

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

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

6

You are advised that the proposed pedestrian access gate to the east of the site and close to the Oak tree falls outside the red line application site and, as such, has not been approved planning permission as part of the determination of this application.

7

You are advised that prior to the submission of an application for permanent development at this site, or at any other site along Beaconsfield Road and/or Springfield Road, that any Transport Assessment submitted in support of that application must include the following:

- Use of speed data to establish the appropriate visibility splay provision at any proposed site access junctions.
- The analysis of speed survey data to determine if traffic calming measures/formal crossings of Springfield Road are necessary for the proposal.
- Consideration of appropriate traffic management measures at the proposal, such as: the appropriate waiting period in the proposed drop off bays, marshalling of pupil drop-off/pick-up areas to assist in achieving a quick turn around of vehicles, and the identification of a park and stride point.
- Reassessment of the A4020/Springfield Road signal junction using revised design flows as those used within the current assessment are inappropriate/inaccurate. These flows should be 2018 design flows that are based upon the March 2011 traffic survey and include all relevant committed developments.

8

It is noted that the updated Travel Plan shows that whilst pupil travel by car has reduced, staff travel by car has increased. The school is encouraged to work with the Council's School Travel Team to consider new initiatives to reduce staff car travel.

9

It is acknowledged that the nearby Minet Country Park Car Park is used by some parents as a pick-up point at the end of the school day. That car park has spare capacity and assists in reducing congestion associated with the school along Beaconsfield and Springfield Roads. You are encouraged to liaise with the Council's Green Spaces Team,

who can be contacted at greenspacesadminteam@hillington.gov.uk, to investigate whether there is scope to open the car park before 9am at all times of the year to assist in reducing congestion during the morning peak school start time as well.

3. CONSIDERATIONS

3.1 Site and Locality

Guru Nanak Sikh Academy occupies an approximately 5 hectare irregularly shaped plot located on the southern side of Beaconsfield Road in Hayes. The main school buildings, which vary in height from single-storey to three-storeys, are located towards the north west of the site. A Multi-Use Games Area and playgrounds are located towards the south of the site and to the east of the main school building. Parking is provided along the western boundary. A drop off/pick up point for parents, accessed via Beaconsfield Road, and the school playing field occupy the eastern part of the site.

The school site is bounded to the north by Beaconsfield Road, beyond which are industrial buildings; to the east by Yeading Football Club; and to the south and west by Minet Country Park.

The application site, which forms a part of the wider school site, comprises an area of approximately 1,642m², which formerly accommodated the drop-off/pick-up area and a small part of the playing field.

The entire application site falls within the Green Belt as designated in the Hillingdon Local Plan. Adjoining land to the east, west and south, including that of the main Guru Nanak Sikh Academy site, also falls within the Green Belt. Beaconsfield Road and the area beyond falls within the Springfield Road Industrial and Business Area. The site and surrounding area also falls within the Hayes and West Drayton Corridor.

3.2 Proposed Scheme

Planning permission (ref: 4450/APP/2013/1227) was granted on the 28 June 2013 for the provision of three temporary modular classroom/administration units, a substation, car and cycle parking, new access arrangements and ancillary development, on land at Guru Nanak Sikh Academy. At that time, temporary planning permission was granted until 31/08/14.

The temporary units were required to accommodate up to 120 primary school pupils whilst proposals for a new permanent primary school on the site were progressed. The primary school, which opened in the temporary accommodation in September 2013, is known as Nanaksar Primary School.

Following delays in the progression of a scheme for permanent classroom provision planning permissions (ref: 4450/APP/2014/1427 and 4450/APP/2016/1928) were subsequently granted for the further retention of the accommodation, the latter consent expiring 31st August 2017.

Condition 1 of the 2016 planning permission states:

"The building hereby permitted shall be removed and the land restored to its former condition on or before 31/08/17."

Condition 2 states:

"The use hereby permitted shall be discontinued on or before 31/08/17."

In light of further ongoing delays in the progression of an application for a permanent scheme, this application seeks to vary conditions 1 and 2 of planning permission ref: 4450/APP/2016/1928 to allow the retention of the buildings for an additional three years and one month, expiring 30/09/2020. The applicant has not advised why a renewal is sought until the end of September rather than the end of August as with previous consents, which would better coincide with the end of the academic school year. However, it is acknowledged that this would allow time post the end of term to decommission the buildings.

3.3 Relevant Planning History

4450/APP/2013/1227 Land Adjoining Guru Nanak Sikh Academy Beaconsfield Road Hayes
Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development (Amended Plan).

Decision: 28-06-2013 Approved

4450/APP/2014/1427 Land Adjoining Guru Nanak Sikh Academy Beaconsfield Road Hayes
Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on existing school site.

Decision: 16-06-2014 Approved

4450/APP/2014/2725 Guru Nanak Sikh College Springfield Road Hayes
Details pursuant to conditions 7 (parking and cycle storage), 8 (drop-off/pick-up facility) and 10 (noise levels) of planning permission ref. 4450/APP/2014/1427 (Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangement and ancillary development on existing school site)

Decision: 02-10-2014 Approved

4450/APP/2016/1928 Nanaksar Primary School Springfield Road Hayes
Variation of conditions 1 and 2 of planning permission ref: 4450/APP/2014/1427 dated 16/06/14 (Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on existing school site) to extend the use until 31st August 2017.

Decision: 20-07-2016 Approved

Comment on Relevant Planning History

The planning history has been discussed in parts 1 and 3.2 of the report and is summarised above.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM5 (2012) Sport and Leisure

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R4 Proposals that would involve the loss of recreational open space
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- 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
- LPP 3.18 (2016) Education Facilities
- LPP 6.1 (2016) Strategic Approach
- LPP 6.3 (2016) Assessing effects of development on transport capacity
- LPP 7.16 (2016) Green Belt
- LPP 7.2 (2016) An inclusive environment
- LPP 7.4 (2016) Local character
- NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **18th May 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 16 local owner/occupiers and the Friends of Minet Country Park. One letter of objection has been received from the latter, which comments as follows:

FRIENDS OF MINET COUNTRY PARK

Due to the cycle of our public meetings, this application has not been discussed in an open forum. However, using the framework set by the Friends' discussion in 2016 on the previous planning application (4450/app/2016/1928), I am able to draw your attention to the following points:

- that the Friends' comments made 13 July 2016 were not addressed within the written report to Planning Committee of 28 July 2016, and that the targets in the 'updated travel plan' of 2016 were "unchallenging to virtually meaningless".
- the current version of the 'updated travel plan' reveals better actual performance by pupils in switching to sustainable travel modes which is welcomed. Nevertheless, the target set of a further 2 to 6 pupils (out of 120 pupils) over the next 3 years should change to cycling, walking or scootering is unchallenging. Furthermore, high car dependency by staff continues.
- that the Friends/park's Management Advisory Group do not know anything about the action plan references (which repeat those of 2016) for "resurfacing of an area of Minet Country Park to allow more cars to park there" (p12); and "implementation of a cycle path within the vicinity of the site" (p13).

SPORT ENGLAND

No objection.

METROPOLITAN POLICE

No objection.

Internal Consultees

HIGHWAY ENGINEER

This variation of condition application is for the extension of the use of temporary accommodation at Nanaksar Primary School until September 2020 rather than a similar date in 2017. There are no highways reason for refusing this extension in time as the school numbers will remain the same as existing so traffic generation is unlikely to change significantly. The applicant has provided an updated Travel Plan which shows that pupil travel by car has reduced but this is offset by an increase in travel by car by staff. I would suggest that the school works with the Council's School Travel Team to reduce the staff car travel and consider new initiatives such as staff parking for only 4 days per week during term times. I do not have any significant highways objection to the proposed variation in the conditions and suggest you discharge these conditions.

EDUCATION

At the most recent pupil census (January 2017), 200 pupils were on roll at Nanaksar Primary. Legally, once enrolled, pupils cannot be obliged to leave a school except in very limited circumstances (e.g. permanent exclusion or school closure). Therefore, Nanaksar Primary must continue to make provision for all pupils admitted to the school until they leave school at the end of their primary education (i.e. the end of Year 6). In addition, accommodating this number of pupils in alternative schools would not be feasible, given the limited availability of vacant places in the area.

The two pupil cohorts at Nanaksar Primary are now in years 2 and 3. The former will leave the school in summer 2021 and the latter in summer 2020. Therefore, Nanakar Primary must accommodate two year groups until summer 2020 and will need to retain the temporary classrooms in order to do so. Retaining these units until the end of September 2020 appears reasonable as the school will need time to decommission them.

Therefore, this application is supported as being in the interests of the children's education - their entitlement to remain at the school, educational continuity and the provision of accommodation appropriate for learning. The need for the places is also supported on place planning grounds.

ENVIRONMENTAL PROTECTION UNIT (summary)

The Environmental Protection Unit did not receive a sound insulation scheme or an acoustic report in support of this application. A condition should accordingly be attached.

Conditions should also be attached relating to construction management and lighting.

Officer comment:

Conditions attached to the original consent and relating to noise have been discharged as summarised in part 3.3 of this report. The other requested conditions are not relevant to the current application as no new development or change to the existing is proposed.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development was established in assessing the original planning permission ref: 4450/APP/2013/1227. No physical alterations are proposed to the approved scheme. Therefore, the key consideration in assessing this scheme is whether the retention of the buildings for another year is acceptable in principle.

Policy R10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to encourage the provision of enhanced educational facilities across the borough. This overall objective is reiterated in the London Plan Policy 3.18 which seeks to support development proposals which enhance education and skills provision, including provision of new and enhanced facilities. At national level the DCLG Policy Statement on Planning for Schools Development and the NPPF are particularly supportive of applications which enhance existing schools.

Notwithstanding this, the proposed development falls within the Green Belt. Policy OL1 of the Local Plan: Part 2 defines the types of development considered acceptable within the Green Belt as predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

London Plan (2015) policy 7.16 and the NPPF (2012) confirm that the strongest protection should be given to the Green Belt and that inappropriate development should be refused, except in very special circumstances. Accordingly, the temporary accommodation represents unacceptable development within the Green Belt, and it is necessary to demonstrate that the benefits of retaining the accommodation until August 2017 outweighs the harm to the Green Belt.

The applicant contends that there has been no material change to planning policy since temporary planning permission was granted in June 2014 and therefore, as the proposal was previously considered to be in accordance with planning policy, it should be regarded

as continuing to comply. The applicant further argues that the size, scale and height of the buildings are not obtrusive in their location, they are seen in context with the existing school and surrounding large scale developments and that they would have no long term impact on the openness of the Green Belt.

Whilst officers do not disagree with these statements, it must however be acknowledged that this is the fourth time temporary consent has been sought for the buildings, which were originally due to be removed by 31/08/14. Accordingly, careful consideration must nevertheless be given to yet another renewal of the consent, given the sensitive Green Belt location.

Although the applicant verbally discussed the significant need for the development with officers at pre-application stage, limited information in this regard has been submitted in support of this application. It is however noted that the applicant advised on previous applications that within the local catchment area for the school, there is very limited choice of 'good' schools as defined by Ofsted and that both the London Borough of Hillingdon and the adjoining London Borough of Ealing had reported a shortage in primary school places. The applicant also advised that alternative options for the provision had been investigated but that due to the need to share facilities within the existing Guru Nanak school, this was the only viable option.

The Council's Education Team have advised that despite significant expansion of schools within the locality, and the provision of a new primary school at Lake Farm, that pressures for school places nevertheless remain within this part of the borough with additional places likely to be required in future years. Accordingly, the retention of the accommodation at this site is supported. Notably, there would not be sufficient capacity within existing schools in the borough to accommodate the children currently on roll at Nanaksar Primary School who would need to be relocated if planning permission was refused. It is noted however that Nanaksar has reduced its admission numbers such that once its existing cohort of pupils have left the school at the end of the 2020 academic year, the temporary accommodation would no longer be required.

It is considered that the educational need for the accommodation combined with the limited long-term visual impact of the proposed development amounts to a case of very special circumstances sufficient to justify an exception to Green Belt policy in this instance.

It should be noted that the development results in the loss of a small part of the playing field, albeit on a temporary basis. Local Plan policy R4, paragraph 74 of the National Planning Policy Framework (NPPF) and Sport England policies seek to protect existing playing fields and supporting facilities. Sport England have been consulted on this current application and no objections have been raised on the basis that the buildings are temporary.

The need for the proposed development in this location, the strong policy support for new and enhanced educational facilities and the limited long-term visual impact are considered to amount to a case of very special circumstances sufficient to justify an exception to Green Policy in this instance. Furthermore, Sport England have raised no objection to the small loss of playing field which would occur as a result of the development. Accordingly, there is no objection to the principle of the proposed development, for a further temporary period.

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. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Guru Nanak Sikh Academy currently comprises school buildings, which range in height from one to three-storeys, playgrounds, car parking, playing fields and ancillary development. It is bounded to the north by Beaconsfield Road, beyond which are large scale industrial buildings, and to the east by Yeading Football Club and its associated stands and clubhouse. The proposed temporary accommodation is largely located within an existing developed part of the site, comprising hardstanding, and located close to the eastern elevation of the main school building. Accordingly, it is seen in context with the wider school site and surrounding large scale buildings.

Minet Country Park bounds the wider school site to the south. Large bunds within that park, which bound the school site, limit views of the school from the wider Green Belt. Any limited views of the proposed units from Minet Country Park are long distance views across the school playing field where the proposed development is seen in context with adjoining developments and the built up industrial area beyond. Accordingly, the size, scale and height of the proposed buildings are not considered to be obtrusive in this location and, given the temporary nature of the development, it is not considered that it has any significant adverse impact on the long-term openness of the Green Belt or the visual amenities of the surrounding area.

7.06 Environmental Impact

This was assessed and considered to be acceptable at the time of the previous applications. No changes are proposed which would result in any increased environmental impacts.

7.07 Impact on the character & appearance of the area

The proposed development is clearly visible from Beaconsfield Road. However, Beaconsfield Road is predominantly characterised by industrial development to the north, and the Guru Nanak Sikh Academy and Hayes Football Club to the south. The proposed development is viewed in context with the existing school site and surrounding large scale developments and, as such, it is not visually obtrusive in this location. For these reasons, and those discussed in part 7.05 of the report, it is not considered that the proposal has an unacceptable impact on the visual amenities of the Beaconsfield Road street scene or the surrounding area.

7.08 Impact on neighbours

There are no residential properties within the vicinity of the site. It is not considered that the development has any impact on neighbouring commercial and industrial properties over and above the existing school site.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No alterations are proposed to the site layout, access arrangements, parking or cycle storage provision over that approved under previous consents. Furthermore, this application would not result in any increase in pupils or associated vehicular trips to/from

the site over that approved by the original consent in 2013.

It is noted that an updated Transport Assessment, which confirmed that the temporary school does not result in any significant impact on nearby junction capacity or on the local highway network, was submitted with the previous 2016 application. Notwithstanding this, an updated Travel Plan, which will assist in mitigating against the impacts of the development on the highway network, has been submitted in support of this application.

Congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times for the school and traffic disperses relatively quickly. Accordingly, it is not considered that the scheme results in such a significant impact on the surrounding highway network that refusal could be justified.

No alterations are proposed to the car parking layout or access arrangements. Two parking spaces, including one disability standard space, are provided for staff on site. Whilst this parking provision is relatively low, the objective to encourage use of alternative modes of transport to the private car is encouraged. Given the temporary nature of the scheme this is considered to be acceptable in this instance.

In terms of cycle parking storage for up to 14 bicycles is provided. This complies with Transport for London's Cycle Parking standards which require 1 space to be provided per 10 staff or pupils.

It is not considered that the proposed development would have such a detrimental impact on the local highway network that refusal could be justified and, notably, the Council's Highway Engineer has raised no objections. Although the submitted Travel Plan indicates that it has been produced in liaison with Hillingdon Officers, an informative would nevertheless be attached to take on board the Highway Engineer's comments and encourage ongoing dialogue between the school and the Council's Travel Plan team.

7.11 Urban design, access and security

Urban design

The size, scale, height and design of the buildings is considered to be acceptable in this location on a temporary basis and it is not considered that they have any significant detrimental impact on the character and appearance of the surrounding area. However, given the temporary nature of the buildings and the site's Green Belt location, their long term retention in this location is visually undesirable. Suitably worded conditions are recommended to ensure that the buildings are removed at the end of the 2020 academic year.

Security

The Metropolitan Police have confirmed that the school is located in a low crime area and have accordingly raised no objections to the application.

7.12 Disabled access

No changes to the implemented consent are proposed in respect of disabled access.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

No changes to the implemented consent are proposed in respect of landscaping.

7.15 Sustainable waste management

No changes are proposed in this respect from the original planning permission.

7.16 Renewable energy / Sustainability

No changes are proposed in this respect from the original planning permission.

7.17 Flooding or Drainage Issues

No changes are proposed in this respect from the original planning permission.

7.18 Noise or Air Quality Issues

No changes are proposed in this respect from the original planning permission.

7.19 Comments on Public Consultations

The comments of the Friends of Minet Country Park are noted.

The assertion that their comments were not addressed in the Council's assessment of the 2016 application is acknowledged. However, records show that their comments were in fact reported to Committee via the Committee addendum.

Concerns regarding the targets set out in the Travel Plan are also noted. However, the Council's Highway Engineer has confirmed that these are reasonable and has raised no objections in this regard.

Comments within the Travel Plan regarding resurfacing of an area of Minet Country Park and implementation of a cycle path are noted. The Travel Plan suggests that such measures have been discussed with the Council's Road Safety Team. Potential long-term aspirations to reduce congestion and encourage alternative modes of transport are encouraged. However, it must be acknowledged that any such works to Minet Country Park are outside the school's control and would be subject to a separate process led by the Council's Green Spaces and/or Road Safety Teams.

7.20 Planning obligations

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

Given its temporary nature, no objections are raised to the principle of the development in this location, which it is considered has limited impact on the openness of the wider Green Belt and complies with current policy objectives to enhance educational facilities.

The development is considered to be visually acceptable in this location, although it would not be suitable for permanent retention, and it is not considered that the proposal would result in any additional impact on the surrounding highway network.

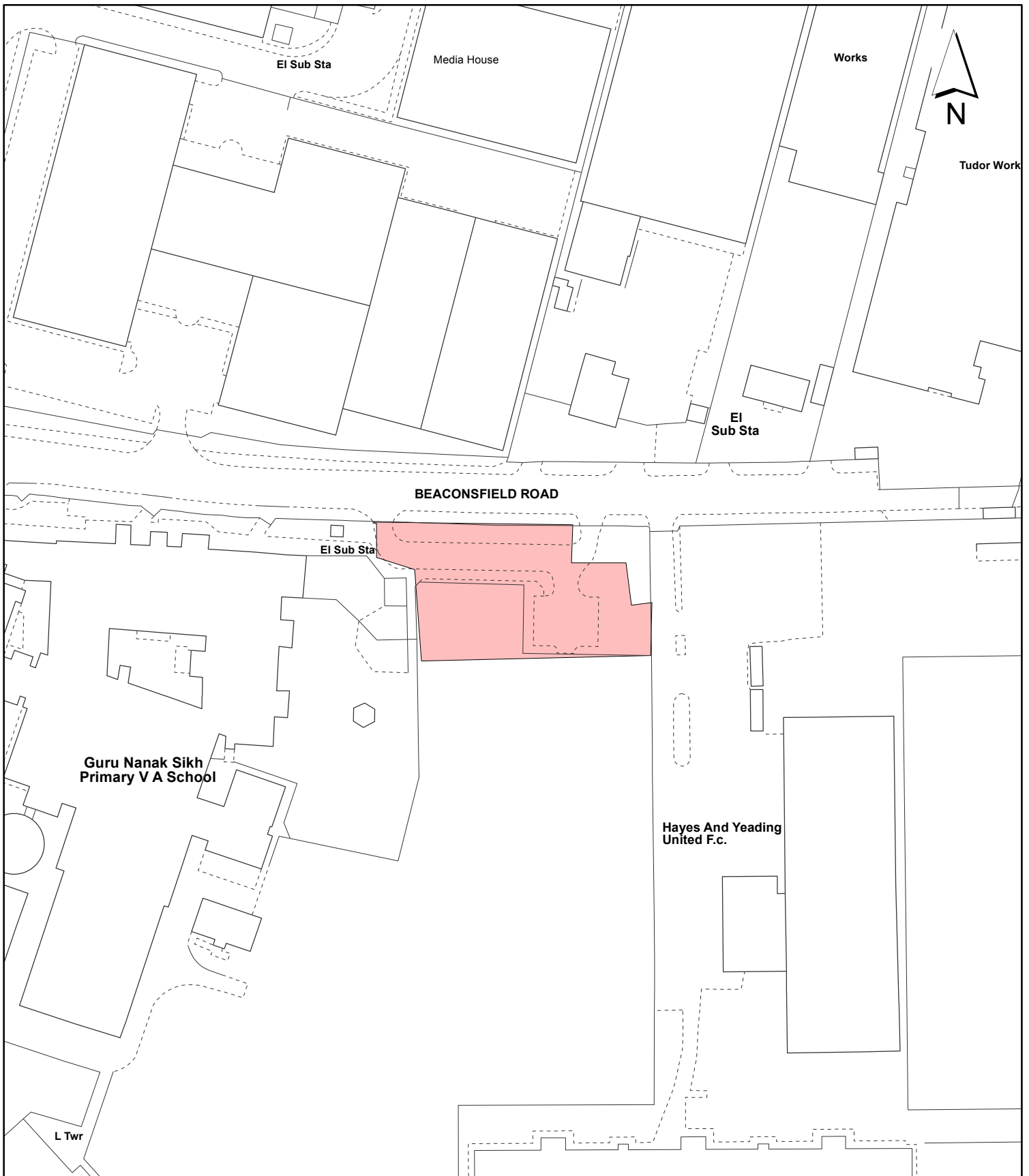
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (2016)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

Nanaksar Primary School

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

Planning Application Ref:
4450/APP/2017/1318

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 7-21 NORFOLK ROAD UXBRIDGE

Development: Conversion of roof space to habitable use to include 2 rear dormers, 6 front and 2 rear roof lights and 2 new stairway entrance towers to front, to create a 1-bed self-contained flat and widening of vehicular crossover to front

LBH Ref Nos: 32703/APP/2017/764

Drawing Nos: 106
Design and Access Statement
Location Plan (1:1250)
01 Rev. A
02
03
04
101
102 Rev. A
103 Rev. B
104 Rev. A
105

Date Plans Received: 02/03/2017

Date(s) of Amendment(s):

Date Application Valid: 20/03/2017

1. **SUMMARY**

The application seeks planning permission for the conversion of roof space to habitable use to include 2 rear dormers, 6 front and 2 rear roof lights and 2 new stairway entrance towers, to create a 1-bed self-contained flat and widening of vehicular crossover to front. The proposed roof additions and entrance towers would result in bulky and discordant additions, that would be considered to be intrusive features harmful to the character and appearance of the existing building and the Area of Special Local Character. Furthermore the proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Council's approved car parking standard, leading to on-street parking/queuing to the detriment of public and highway safety.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The roof alteration/extensions, by reason of the size, scale, bulk, and design of the rear dormer windows would fail to harmonise with the architectural composition of the original building and would be detrimental to the character, appearance and visual amenities of the street scene and the wider North Uxbridge Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed front extensions/stair towers, by reason of their position, size, scale, bulk, and design would fail to harmonise with the architectural composition of the original building and would be detrimental to the character, appearance and visual amenities of the street scene and the wider North Uxbridge Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Councils approved car parking standard, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), to Hillingdon's Adopted Parking Standards and the adopted Supplementary Planning Document HDAS: Residential Layouts..

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.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of

H7	new planting and landscaping in development proposals.
HDAS-LAY	Conversion of residential properties into a number of units Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

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.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the North West side of Norfolk Road and comprises a two storey block of flats, with the appearance of a row of 4 terraced units. To either side of the built development there are vehicular access points, and to the rear of the building, set against the rear boundary and abutting the North East side are four lock up garages (which appear to be well used). The site is on a gradient with the land dropping away to the rear. The application site is within the North Uxbridge Area of Special Local Character, as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the conversion of roof space to habitable use to include 2 rear dormers, 6 front and 2 rear roof lights and 2 new stairway entrance towers to front, to create a 1-bed self-contained flat and widening of vehicular crossover to front.

3.3 Relevant Planning History

32703/APP/2001/894 7 - 21 Norfolk Road Uxbridge

CONVERSION OF ROOF SPACE TO CREATE TWO APARTMENTS, INVOLVING
INSTALLATION OF DORMER WINDOWS AND AN ENCLOSED STAIRCASE AT EACH END OF
APARTMENT BLOCK

Decision: 12-10-2001 Not Determined **Appeal:** 12-10-2001 Dismissed

32703/APP/2002/1755 7-21 Norfolk Road Uxbridge

CONVERSION OF ROOFSpace TO STUDIO FLAT, INVOLVING THE INSTALLATION OF TWO

REAR DORMER WINDOWS AND A FRONT ROOFLIGHT (INVOLVING THE INTERNAL ALTERATION OF A FIRST FLOOR FLAT)

Decision: 14-04-2005 Refused

32703/APP/2010/1254 7-21 Norfolk Road Uxbridge

Conversion of roofspace for habitable space to create 1 one-bedroom flat, involving raising of m roof ridge with 5 front rooflights, 3 rear and 1 side dormers.

Decision: 11-08-2010 Refused

32703/APP/2010/1256 7-21 Norfolk Road Uxbridge

Conversion of roofspace for habitable space to create 1 one-bedroom flat, involving raising of m roof ridge with 5 front rooflights, 3 rear and 1 side dormers.

Decision: 11-08-2010 Refused

Comment on Relevant Planning History

The following planning history is considered to be of relevance to this application:

32703/APP/2010/1254 - Conversion of roofspace for habitable space to create 1 one-bedroom flat, involving raising of main roof ridge with 5 front rooflights, 3 rear and 1 side dormers was refused for the following reasons:

1. The proposed raising of the existing roof form together with the three rear facing and one side facing dormer windows and the rooflights to the front, by reason of their siting, bulk and design, would result in overly dominant and discordant features in relation to the architectural composition of the original building and the wider street scene, to the detriment of visual amenity. The proposal would therefore be detrimental to the character and appearance of this original building, the North Uxbridge Area of Special Local Character and the wider area, contrary to Policies BE5, BE13, BE15, and BE19 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and to the Council's Supplementary Planning Documents HDAS 'Residential Layouts'.

2. The floor areas shown for the proposed flat would be below the minimum 50 m² required for a 1-bedroom flat. As such the proposal fails to provide a satisfactory residential environment for future occupiers, contrary to policy H7 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), to the Council's Supplementary Planning Document HDAS Residential Layouts, and to Policies 4B.1, 4B.3 and 4B.6 of the London Plan (2008).

3. The proposed development would not be provided with any off street parking, and therefore the development is considered to be deficient in car parking provision to the Council's approved car parking standards, leading to possible unauthorised or on-street parking to the detriment of public and highway safety and therefore contrary to policy AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

4. The proposed development would not be provided with any dedicated external amenity

space. This is considered to be to the detriment of future occupiers and as such, would be contrary to policy BE23 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Council's Supplementary Planning Documents HDAS Residential Layouts.

Application 32703/C/87/2074, sought permission for the erection of an additional storey containing four flats. This application was refused due to; (1) the proposal would result in an over development of the site, with the third storey being out of character with the surrounding area and over dominant in relation to surrounding properties; and (2) the scheme did not make adequate provision for the parking of vehicles.

Application 32703/D/88/1514, sought permission to form a new roof, including 14 dormer windows and a rear balcony access, to form 2 x 2-bed flats, together with an external staircase. This application was refused due to; the proposal would result in an over development of the site; an over dominant roof form; the proposed parking would result in a loss of amenity space; and the balcony and staircase would overlook the rear gardens of other properties.

Application 32703/APP/2001/894, sought permission to convert the existing roof space to create two apartments, involving dormer windows and an enclosed staircase at either end. This application was subject of an appeal against non determination and was dismissed due to; the proposed works would have a seriously detrimental effect on the appearance of the building and the street scene, and the location of the additional car parking spaces, was unsatisfactory as they would interfere with the access to the garage block and one of the flats, and there use would harm the residential amenities of the occupiers of the existing flat.

Application 32703/APP/2002/1755 sought permission for the conversion of the roof space to a studio flat, involving two rear dormers, this application was refused due to; a flatted development designed as a single cohesive development, would be detrimental to the visual amenities of the locality and the amenities of residents of the existing accommodation. (May 2005)

Application 32703/APP/2003/2684, this application sought permission for the conversion of the roof space to form habitable room for the existing flat, involving two rear dormers, as a significant period of time had passed without formal contact, and in view of the above, it is considered that no further action would be taken (2009).

It should be noted since the determination of these previous applications, the Local Planning Authority has formally adopted the Hillingdon Design and Accessibility Statements: Residential Layouts and Extensions. These documents give guidance on a number on issues that would effect this proposal, such as, new development opportunities, minimum floors space standards, amenity areas, loft conversions and roof alterations, etc. As such, these would carry significant weight in the determination of this application.

Furthermore, the area is now designated as North Uxbridge Area of Special Local Character adopted 2004/5, and therefore Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) would be a further consideration.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H7 Conversion of residential properties into a number of units

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

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

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.4 (2016) Local character

NPPF1 NPPF - Delivering sustainable development

NPPF6 NPPF - Delivering a wide choice of high quality homes

NPPF7 NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The North Uxbridge Residents Association and 28 neighbouring properties were consulted by letter

dated 22.3.17 and a site notice was displayed to the front of the site which expired on 25.5.17. 4 responses received raising the following issues:

1. This is a narrow road and parking is already a big problem
2. Height not in keeping with the rest of the road
3. Overcrowding and noise
4. Overlooking and loss of privacy
5. Rear dormers too large and bulky
6. Front elevation out of character
7. Crossover would remove part of residents parking bay sufficient to reduce the number of spaces available
8. Crossover would require removal of front brick wall which is noted as being of interest.

Ward Councillor: Requests that the application is reported to Committee for consideration.

Internal Consultees

Highways:

Norfolk Road is an unclassified residential road with a speed limit of 30 mph. The area is within CPZ U1, with on-street parking restricted to residents only Mon-Sat 9 am-5 pm. Other single and double yellow line parking restrictions are in place in the vicinity of the site. The PTAL for the site is 2, which is considered rather poor.

The proposals would include the construction of a new crossover immediately to the North East of the existing one and the provision of an additional parking space for the new flat. However, the proposed crossover would encroach on an existing parking bay opposite the application site, with the consequent loss of one parking space. It is therefore concluded that the proposals would not result in the creation of any new parking space.

Considering the limited amount of parking and the demand for this type of facility, it is considered that the proposals would be likely to result in increased parking stress and illegal/indiscriminate parking to the detriment of highway safety.

For these reasons, it is considered that the proposal is contrary to Policy AM14 of the adopted Hillingdon Local Plan, 2012, (Part 2) and an objection is raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within an established residential area, as such, there would be no objection in principle to the intensification of the residential use of the site, providing that it accords with all relevant planning policies.

In particular, paragraph 7.15 of the Hillingdon Local Plan (November 2012) recognises that Policy H7 of the Hillingdon Local Plan (November 2012) serves to ensure that 'conversions achieve satisfactory environmental and amenity standards'

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and that public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals that compromise this policy should be resisted'.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings, or not, and its impact on adjoining occupiers.

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

The application site is located within the North Uxbridge ASLC. The visual impact of the proposal is assessed in the section above.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further stressed under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The application site also lies within the North Uxbridge ASLC. Policy BE5 of the Local Plan requires development to respect this special character.

With regard to the design of the proposed dormer windows, the SPD: Residential Extensions: Section 7.0 states careful thought must be given to the volume, height, proportion, details and position, and Section 7.4, comments that it is important that roof extensions relate well to the proportions and massing of the existing building. Section 7.16 discusses roof lights and states where a large number of roof lights are proposed in the front roof face, these will be refused. The proposal is not considered to comply with this advice, as the additional height to the existing roof form, with the number and design of the proposed dormers, together with the high number of roof lights proposed in the front elevation, are considered to result in overly dominant, bulky, discordant additions.

The proposed development would add considerable visual bulk to the simple roof form of this terrace with a total of 4 front roof lights, two rear facing dormers and two rear facing roof terraces, 2 rear rooflights and the addition of two front entrance towers all of which would be considered to be detrimental to its design. The rear facing dormers do not respect the fenestration arrangements of the rear of this terrace, and would appear visually intrusive on the roof form and would be considered detrimental to the visual appearance of the terrace. Furthermore, whilst it is accepted that this is quite a large roof, the overall size, scale and bulk would not be proportionate to the roof within which it is set and whilst these are not visible from the street, these would be highly visible from the rear gardens of

neighbouring properties and Charlestown Lodge and Cornwall Court. It is, therefore, considered unacceptable. As such, there is limited scope of accommodation within the existing roof form. Furthermore the replacement of the bay fronted entrance porches, which reflect the bay windows present on a number of properties in the road and area, with large, in effect, three storey flat roofed entrance towers is not in any way considered to reflect the character and architectural integrity of the host building, the street scene or the wider North Uxbridge ASLC.

It is therefore considered that the proposed roof additions and entrance towers would result in bulky and discordant additions, that would be considered to be intrusive features harmful to the character and appearance of the existing building and the Area of Special Local Character. As a result, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.08 Impact on neighbours

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

With regard to the proposal it is considered that it would not cause an unacceptable loss of light or outlook to adjoining occupiers. Whilst the additional height of the front entrance porches and the proposed dormer windows would marginally increase the bulk of the roof, due to the existing roof form, and the set in from the boundaries, it is not considered any material loss of amenity would arise to adjoining occupiers. The proposal therefore would accord with policies BE20, and BE22 of the UDP (Saved Policies September 2007).

With regard to any loss of privacy, the proposed front roof lights would look out over the existing public highway and would not result any additional overlooking. With regard to the proposed rear dormer windows, it is not considered these would result in a material loss of privacy having had regard to the existing first floor openings in this elevation. the same applies to the two roof terraces. Therefore, the proposal is considered to comply with

Policy BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The submitted plans do not include any details of noise insulation. If the scheme were considered acceptable in all other respects it is considered that it would be appropriate to secure details of noise insulation by way of condition to ensure that the proposal would not have an unacceptable impact upon the occupants of the existing flats in terms of noise and disturbance.

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A one bedroom 2 person flat is required to provide a minimum internal floor area of 50 square metres which, at a floorspace of 64 square metres, the proposal complies with.

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. Submitted plans demonstrate that the occupants of the flat would be served with roof terraces amounting to 7.7 square metres in area. Given that the proposed flat would be unlikely to represent a family unit of accommodation, this provision is considered, on balance, to be acceptable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

Norfolk Road is an unclassified residential road with a speed limit of 30 mph. The area is within CPZ U1, with on street parking restricted to residents only Mon-Sat 9 am-5 pm. Other single and double yellow line parking restrictions are in place in the vicinity of the site. The PTAL for the site is 2, which is considered poor.

The proposals would include the construction of a new crossover immediately to the North East of the existing one and the provision of an additional parking space for the new flat. However, the Highways Officer has advised that the proposed crossover would encroach on an existing parking bay opposite the application site, with the consequent loss of one parking space. It is therefore concluded that the proposals would not result in the creation of any new parking space.

Considering the limited amount of parking and the demand for this type of facility, it is considered that the proposals would be likely to result in increased parking stress and illegal/indiscriminate parking to the detriment of highway safety. The proposal is therefore contrary to policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No issues are raised in terms of accessibility.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. No trees or landscape features would be lost as a result of the development. If the scheme were considered acceptable in all other respects, it would be appropriate to secure landscaping details by way of condition.

7.15 Sustainable waste management

The submitted plans indicate that additional bin storage would be provided. If the scheme were considered acceptable in all other respects it would be appropriate to secure bin storage details by condition.

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

The issues are addressed in the sections above.

7.19 Comments on Public Consultations

The comments are addressed in the sections above.

7.20 Planning obligations

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.

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

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the conversion of roof space to habitable use to include 2 rear dormers, 6 front and 2 rear roof lights and 2 new stairway entrance towers, to create a 1-bed self-contained flat and widening of vehicular crossover to front. The proposed roof additions and entrance towers would result in bulky and discordant additions, that would be considered to be intrusive features harmful to the character and appearance of the existing building and the Area of Special Local Character. Furthermore the proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in

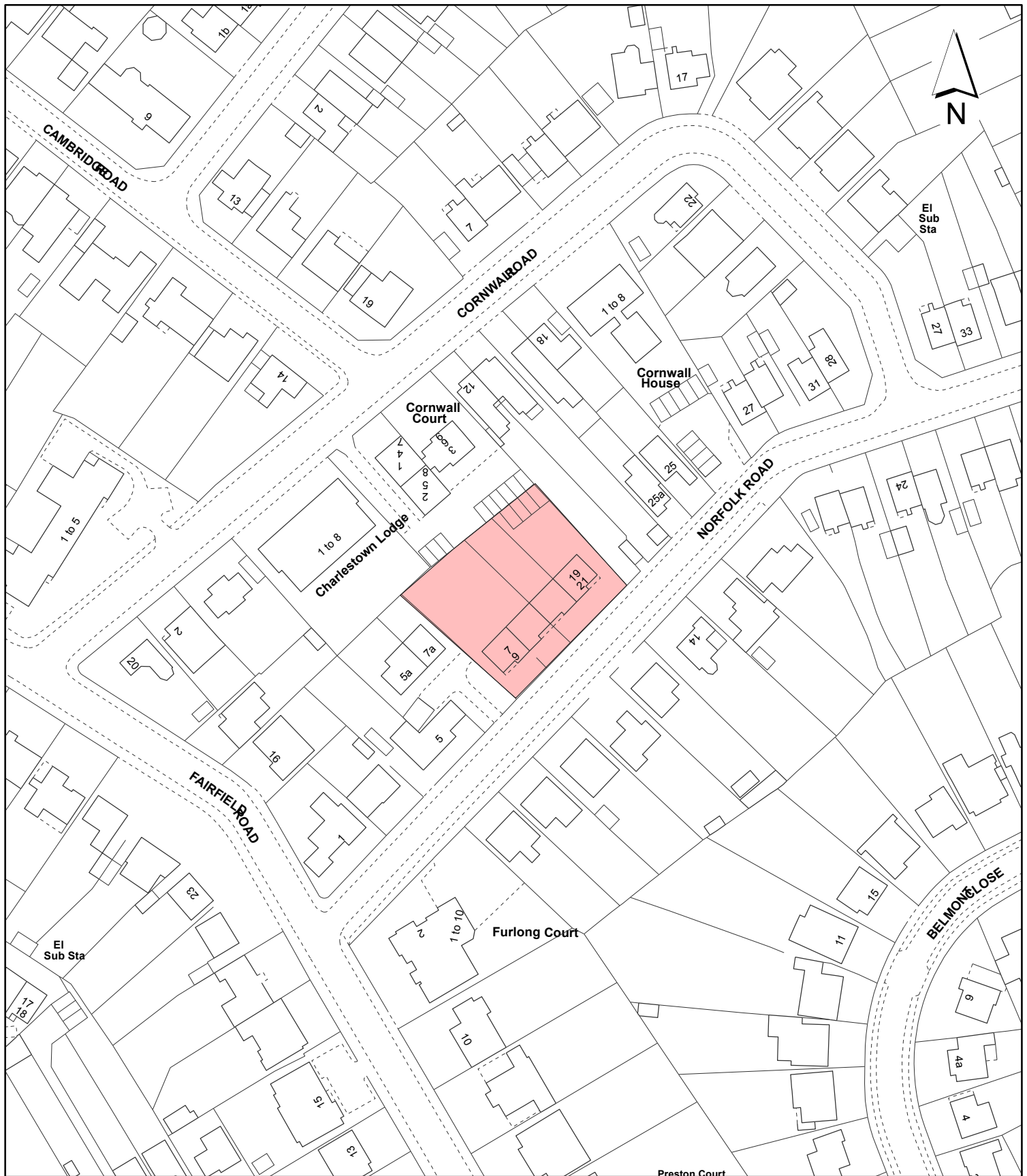
substandard car parking provision to the Council's approved car parking standard, leading to on-street parking/queuing to the detriment of public and highway safety. The application is thus recommended for refusal.

11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

7-21 Norfolk Road

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

Planning Application Ref:
32703/APP/2017/764

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND TO THE NORTH OF 47 WALLINGFORD ROAD UXBRIDGE

Development: Erection of 2 detached buildings to accommodate a storage depot and ancillary office (Use class B8)

LBH Ref Nos: 60930/APP/2015/3824

Drawing Nos: A1/3932/PLA/1.00
A1/3932/PLA/1.01

Date Plans Received: 14/10/2015 **Date(s) of Amendment(s):**

Date Application Valid: 15/12/2015

1. **SUMMARY**

Planning permission is sought for the erection of 2 detached units to accommodate a storage depot and ancillary fuel storage (Use class B8) within the Uxbridge Industrial Estate on Wallingford Road.

The proposed development is considered acceptable as its use is established and the proposed form of the 2 detached units are consistent with the character of the industrial area. The proposal would not result an increase in traffic generation and as such the proposal would not add further pressure to the local highway network. The proposal would contribute towards improving the junction at Wallingford Road and Cowley Mill Road. The recommendation is for an approval subject to a Section 106 legal agreement.

2. **RECOMMENDATION**

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

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

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

- 1. £20,000 Highways Work Contribution**
- 2. Project Management & Monitoring Fee: equal to 5% of total cash contributions**

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

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

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before the 30th June 2017, or any other period deemed appropriate that delegated authority be given to the Head of

Planning and Enforcement to refuse the application for the following reason:

'The applicant has failed to provide a commensurate package of planning benefits to maximise the transport, environmental and social benefits, namely highway improvements and project management of the scheme to the community. The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two (November 2012).'

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That should the application be approved, the applicant pay the required levy on the additional floorspace actually created.

G) That if the application is approved, the following conditions be attached:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 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 A1/3932/PLA/1.00 Rev. A and A1/3932/PLA/1.01.

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 D12 Restrictions on Enlargement of Industrial and Warehouse

Notwithstanding the provisions of Part 7, Schedule 2 of the Town and Country (General Permitted Development) Order 2015, the building(s) shall not be extended or have mezzanine floor/s installed without the prior written consent of the Local Planning Authority.

REASON

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

4 A39 Contaminated Land

Before any part of this development is commenced, a site investigation to assess contamination levels shall be carried out and a scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. All works which form part of this scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority).

Any imported material shall be tested to the satisfaction of the Council.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 NONSC Non Standard Condition

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

a) Manages Water The scheme shall demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

- i. incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,
- iii. overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

b) Receptors

- i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.
- ii. Where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).
- iii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.
- iv. identify vulnerable receptors, ie WFD status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods;

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

- i. incorporate water saving measures and equipment.
- ii. provide details of water collection facilities to capture excess rainwater;
- iii. provide details of how rain and grey water will be recycled and reused in the development.

e) Long Term Management and Maintenance of the drainage system.

- i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding

proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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 contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (2016).

6 COM9 Landscaping (car parking & refuse/cycle storage)

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

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 Hard Surfacing Materials

2.b Cycle Storage

2.c External Lighting and CCTV

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality, provides adequate facilities and to ensure the development provides a safe and secure environment in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.1 and 7.3 of the London Plan (2016).

7 NONSC Non Standard Condition

Prior to the commencement of the development hereby permitted, an ecological survey of

the site, and proposals for mitigation of any impact on local ecology, shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures should be implemented prior to first occupation of the development.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.19.

8 COM22 Operating Hours

The premises shall not be used except between:
07:00 and 2200, Mondays - Fridays
0800 to 2200 Saturdays
1000 to 1800 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 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 (2016) and national guidance.

BE25	Modernisation and improvement of industrial and business areas
OE1	Protection of the character and amenities of surrounding properties and the local area
LE1	Proposals for industry, warehousing and business development
LE2	Development in designated Industrial and Business Areas
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LPP 4.1	(2016) Developing London's economy
LPP 4.2	(2016) Offices
LPP 4.4	(2016) Managing Industrial Land and Premises
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.3	(2016) Sustainable design and construction
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.30	(2016) London's canals and other rivers and waterspaces
LPP 8.2	(2016) Planning obligations

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

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

4 I47 **Damage to Verge - For Council Roads:**

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

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

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

5 I2 **Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 I15 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit

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

7

The applicant should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>).

The applicant is advised that surface water discharge to the Navigation will require prior consent from the Canal & River Trust. Please contact Nick Pogson from the Canal & River Trust Utilities team (nick.pogson@canalrivertrust.org.uk).

The applicant/developer is advised that any encroachment or access onto the canal towpath requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Estates Surveyor, Jonathan Young (jonathan.young@canalrivertrust.org.uk) regarding the required access agreement.

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated in a large industrial site located in the southern part of Uxbridge Industrial Estate, Wallingford Road and currently operates a storage use (Use Class B8).

The site covers 0.81 ha running adjacent to the canal tow path. To the east is the Grand Union Canal and further to the west is the River Colne.

The last known use of the site was as open storage (Use Class B8).

3.2 Proposed Scheme

The proposed development is for erection of 2 detached units for as loading bays to store access lifts and platforms. An ancillary office and fuel storage tanks is also proposed. The proposal does not involve a change of use.

The loading bays would be located to the southern part of the site and the fuel storage to the north eastern part of the site. The office would be located to the northern part of the site.

The proposed building for loading and storing equipment would measure 24.1m width x 20m length. The building would consists of roof measuring 3m in height and features a

large door openings, with up and over doors. The office building would measure 9.7m width x 12.24m length. There is a smaller door opening to the side of the building for a fire exit.

The applicant has supplied evidence in the form of an email to indicate that the proposal would result in a reduction in traffic movements. The applicant notes that in respect of trip generation this application would operate the following:

1. 4no vehicles are proposed to operate on site;
2. 3 HGV delivery lorries departing and arriving back at the site each day. 6 movements per day 36 movements per week based on a 6 day week; and
3. The proposed use is to operate between 7am and 7pm Monday to Friday and 8am to 6pm on Saturdays.

This gives an anticipated number of movements for a working week of up to 40 movements per week by HGV and LGVs. The most intense movement of traffic from the site will be the arrival and departure of the staff from the site. Until recently (2012), the site operated a similar B8 use, it is therefore considered that this proposal would not generate additional impact on the local highway network beyond that which currently exists.

3.3 Relevant Planning History

60930/APP/2011/2307 47 Wallingford Road Uxbridge

Redevelopment of site to provide a single storey Waste Transfer / Recycling Station, including associated alterations to access and parking arrangements.

Decision: 22-06-2012 Approved

Comment on Relevant Planning History

There is no relevant planning history in relation to this site.

Surrounding Area

Planning ref. 71488/APP/2015/4721 - Planning consent was granted subject to a Section 106 Legal Agreement for the erection of 2 detached buildings to accommodate a storage depot and ancillary office (Use class B8). The Section 106 Agreement is in the process of being agreed and signed.

Planning ref. 751/APP/2015/335 - A planning appeal was dismissed at the West London Industrial Estate, Iver Lane against the continued use of the site for B8 purposes which included a new access to Wallingford Road.

The appeal was dismissed due to the impact of the operation in terms of noise arising from vehicular movements and the impact of the proposal on the local highway network.

The difference between this proposal and the application refused at appeal is that this application makes use of an existing access to and from the site. The application at appeal sought to create a new access onto Wallingford Road which would have resulted in an intensification of use of the junction at Wallingford Road and Cowley Mill Road which would have exacerbated the existing concerns relating to vehicular and pedestrian safety.

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:

BE25 Modernisation and improvement of industrial and business areas
OE1 Protection of the character and amenities of surrounding properties and the local area
LE1 Proposals for industry, warehousing and business development
LE2 Development in designated Industrial and Business Areas
OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LPP 4.1 (2016) Developing London's economy
LPP 4.2 (2016) Offices
LPP 4.4 (2016) Managing Industrial Land and Premises
LPP 5.12 (2016) Flood risk management
LPP 5.13 (2016) Sustainable drainage
LPP 5.3 (2016) Sustainable design and construction
LPP 7.19 (2016) Biodiversity and access to nature
LPP 7.30 (2016) London's canals and other rivers and waterspaces
LPP 8.2 (2016) Planning obligations

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

259 neighbouring residents were consulted on the application between 03 August 2016 and 7 December 2016 to which 1 reply in support, 7 objections and 8 comments were received which are summarised below:

1. The majority of neighbouring objections related to the intensification of use of the site and the impact of the proposed use on the local highway network as a result of the increased number of heavy goods vehicles using the site.
2. The proposal is to operate 24 hours, this would result in excessive noise and nuisance as a result of the comings and goings of heavy goods vehicles through a predominantly residential area.

South Buckinghamshire District Council

No objection to the proposed development

Canal and Rivers Trust

The site is within 10m of the Grand Union Canal in places. We note that the application form states that surface water will be discharged to the mains sewer. However, given the uncertainty over the arrangements in place for the disposal of trade effluent, we would want to understand the surface water drainage arrangements that are in operation, and any changes proposed, given the potential for pollution of the Grand Union Canal corridor. We consider that this is required to ensure that the proposal complies with policy EM8 of the Hillingdon Local Plan: Part 1, policy 5.14 of the London Plan and para 120 of the NPPF. In addition, we would want to understand the specification of the fuel tank to be used and the proposed bund, which we consider should be designed to 110% of the tank's capacity. We would want the opportunity to comment on these details.

The Trust notes that part 15 of the application form states that there are no trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character. We consider this to be incorrect, given that there are trees and hedges at the site's boundary with the Grand Union Canal, which is identified in the Council's Local Plan Part 1 as a Nature Conservation Site of Metropolitan or Borough Grade 1 importance.

In order to ensure that the development complies with Local Plan: Part 1 policies EM3 and EM7, policy 7.19 of the London Plan and para 118 of the NPPF, further details of the impact of the development on the biodiversity of the waterway corridor needs to be provided. The Trust would suggest that an ecological survey should be undertaken and appropriate mitigation measures then designed into the scheme.

Further to this, we note that no details of lighting across the site have been submitted, despite the fact that floodlights have already been installed. The Trust considers that minimal lighting should be installed near the canal, and any lighting near the canal should be bat friendly, avoiding spillage onto the canal waterway. It is recommended that bat friendly lighting is used throughout the development to encourage local bat populations. We request details of the lighting that has been installed and would want the opportunity to comment on them.

Officer comment: The Highways Officer has reviewed the objections and information supplied by the applicant and has raised no significant objections.

Several conditions are attached to address the concerns raised by the Canals and River Trust.

A condition restricting the hours of operation is also attached.

Internal Consultees

Flood and Water Management (Summary)

Requested that a condition relating to flood water management is attached.

Highways Officer

The application is for the use of the existing vacant site at the southern end of Wallingford Road Uxbridge for storage and distribution of industrial equipment. There is no Transport Assessment or Transport Statement provided in support of the proposals to use existing buildings as well as new additions on the site. The site is at the southern end of Wallingford Road and was previously used for storage uses. It is proposed to extend the storage use.

Wallingford Road is a private road in the Uxbridge Industrial Estate and contains a number of nearby industrial uses. The site has a PTAL value of 1a (poor) so there will be reliance on the private car for staff working at the site along with visitors to the site.

It is proposed to construct new storage building on the site and provide 10 parking spaces to cater for staff and visitors. The material provided in support of the application is not detailed in terms of the traffic generation from the proposed change of use but the use is typical of the type on the Uxbridge Industrial Estate. A storage area of 800 sq.m is unlikely to generate large volumes of vehicular activity but no information is supplied.

Revised Highways Officer's Comments following receipt of additional traffic information:

The applicant has provided estimates of the daily trip generation for the site (24 trips per day) based on the fact that 4 vehicles will be based on site. This level of activity will not be significant in the local road network. Given that there are no residents in the immediate vicinity of the site I do not have a problem with this arrangement.

On the basis of the above comments I have suggested a number of conditions and if those are included in any approval I do not have significant highway concerns over the proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy LE1 of the Local Plan - Part Two (saved policies) states that proposals for industrial and warehouse development will be assessed by taking into account other policies of this plan and, where appropriate, the other considerations. Of relevance to the application proposal is:

(i) whether the proposal conflicts with the local planning authority's overall objective of securing the development or regeneration of an area;

Supporting text to the policy states that "The Local Planning Authority has designated a series of Industrial and Business Areas (IBAs) as the proposed locations for new industrial and warehousing development." These locations are considered to be appropriate locations for accommodating industrial uses to separate industrial development from residential and other sensitive uses. The industrial estates are also suitable for employment generating uses when such uses would be undesirable in other locations.

It is considered that the proposed use would support local planning authority's overall objective of securing employment generating development within the area.

Policy LE2 states that industrial and business areas are designated for business, industrial and warehousing purposes (use classes B2-B8) and for sui generis uses appropriate in an industrial area. The policy provides criteria against which other forms of development might be considered. The proposed development is industrial in nature and is appropriately located within the industrial estate and as such the principle of the development is considered to be acceptable.

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) states that all new developments should achieve a high quality of design in all new buildings. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area."

The application site is located within a designated industrial estate. The site features a number of pre-fabricated cabins and the site is surfaced in concrete.

The new buildings are located along the western side of the site away from the canal tow path. The unit would be visible from the canal tow path but would be seen within the context of the industrial estate. The proposed design of the buildings are appropriate for the industrial location. The unit is modest in scale and appropriate within the location.

7.08 Impact on neighbours

The application premise is located within the Uxbridge Industrial Estate. The site currently comprises an open storage yard. The application is bounded by a low rise wall and approximately 2m of galvanised steel palisade fencing along the eastern boundary which abuts the canal tow path. Policy OE1 ensures planning permission is granted for uses and development that would not be detrimental to the character or amenities of surrounding properties or the area generally. It is considered that the application proposal conforms to policy OE1 of the Hillingdon Local Plan - Part Two (Saved Policies). Given the siting and the neighbouring industrial uses, it is not considered that the proposal would have a negative impact on the amenity of neighbouring occupiers.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The site is located within an area of low public transport accessibility, it is therefore expected that there would be a reliance of private vehicles. The applicant has submitted evidence to demonstrate that there would be a reduction in traffic movement, compared to the existing use of the site.

It is acknowledged that an appeal was dismissed recently relating to another site in the vicinity of the application site. The difference between the scheme that was subject to appeal and the application site is that the scheme under appeal sought to create an additional access point. The proposed use under appeal was therefore considered to generate an increase in noise and additional pressure on the junction at Wallingford Road and Cowley Mill Road. Whereas the proposal under this application uses an existing access and would not result in an an increase in traffic compared with the existing/previous use and in light of this evidence, the proposal is not considered to exacerbate pedestrian and vehicular safety at the Wallingford Road and Cowley Mill Road junction.

Nevertheless, given the pressure on the existing junction, a commuted sum of £20,000 is sought to mitigate any potential impact and contribute to Highway Improvements in the immediate vicinity. This commuted sum has been negotiated with the applicant and will be finalised by way of a S106 agreement.

The addendum to chapter 6 of the London Plan requires 1 space per 50-100 GIA. The application contains details indicating sufficient parking for 9 staff and visitor vehicles 6 delivery vehicles which is considered to be acceptable.

7.11 Urban design, access and security

See section above 'Impact on the character & appearance of the area'.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Ecology

The Grand Union Canal is a Nature Conservation Site of Metropolitan Importance, and industrial activities have potential to significantly impact the natural habitat. Policy EC1 States that the local planning authority will not permit development which would adversely affect the integrity of Sites of Special Scientific interest, or be unacceptably detrimental to sites of Metropolitan or borough (grade i) Importance for nature conservation, designated local nature reserves and other nature reserves. It states further, that development proposed near the vicinity of such sites, must submit an Ecological Assessment where considered appropriate by the local planning authority.

The site is covered in its entirety with concrete hardstanding and devoid of vegetation of any description. Furthermore, there is a 0.9m high dwarf concrete wall along its boundary where the site abuts against the canal tow path. Therefore, the development is unlikely to result in ecological harm if undertaken sensitively. It is proposed to attach a suitable condition requiring the submission of an ecological assessment in compliance with the policy.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The site falls within flood zone 1 (least likely to flood) however, the site presently has a surface covering of concrete which is non-porous and offers no opportunity for rainwater to soak-away naturally. There may be existing issues around rain water run off. Therefore, the extent to which the proposed development might affect this concern should be understood prior to the commencement of work on site to ensure appropriate mitigation is incorporated into the scheme design. It is proposed to apply a condition requiring details of drainage prior to commencement of works on site.

7.18 Noise or Air Quality Issues

It is considered that given the proposed use is less intensive than the existing operation on site, the proposal would not result in additional noise and air quality issue beyond that which currently exist. A condition is attached which limits the hours of operation to ensure the proposal does not result in noise and nuisance overnight.

7.19 Comments on Public Consultations

The planning issues raised have been addressed as appropriate in the report.

7.20 Planning obligations

Please refer to the 'Section 106 details' below.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Contaminated Land

This is a long standing industrial area and, given the development involves minor excavations of foundation footings for the building, to allay concerns arising from possible land contamination, it is proposed to attached a condition requiring a site investigation prior to work being under taken to comply with policy OE11 of the Hillingdon Local Plan - Part Two - Saved UDP Policies (November 2012) .

Lighting and CCTV

The application provides no details concerning external lighting. It is likely during the winter months lighting would be required to maintain the operation of the site. Lighting is necessary for security and to reduce instances of crime. However, it can affect local ecology and night-time visual amenity and setting of the Grand Union Canal. Thus, It is proposed to apply a condition requiring further details prior to commencement of works on site.

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.

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

Planning Obligations

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

Equalities and Human Rights

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

pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for the erection of 2 detached units to accommodate a storage depot and an ancillary office (Use Class B8) within the Uxbridge Industrial Estate on Wallingford Road.

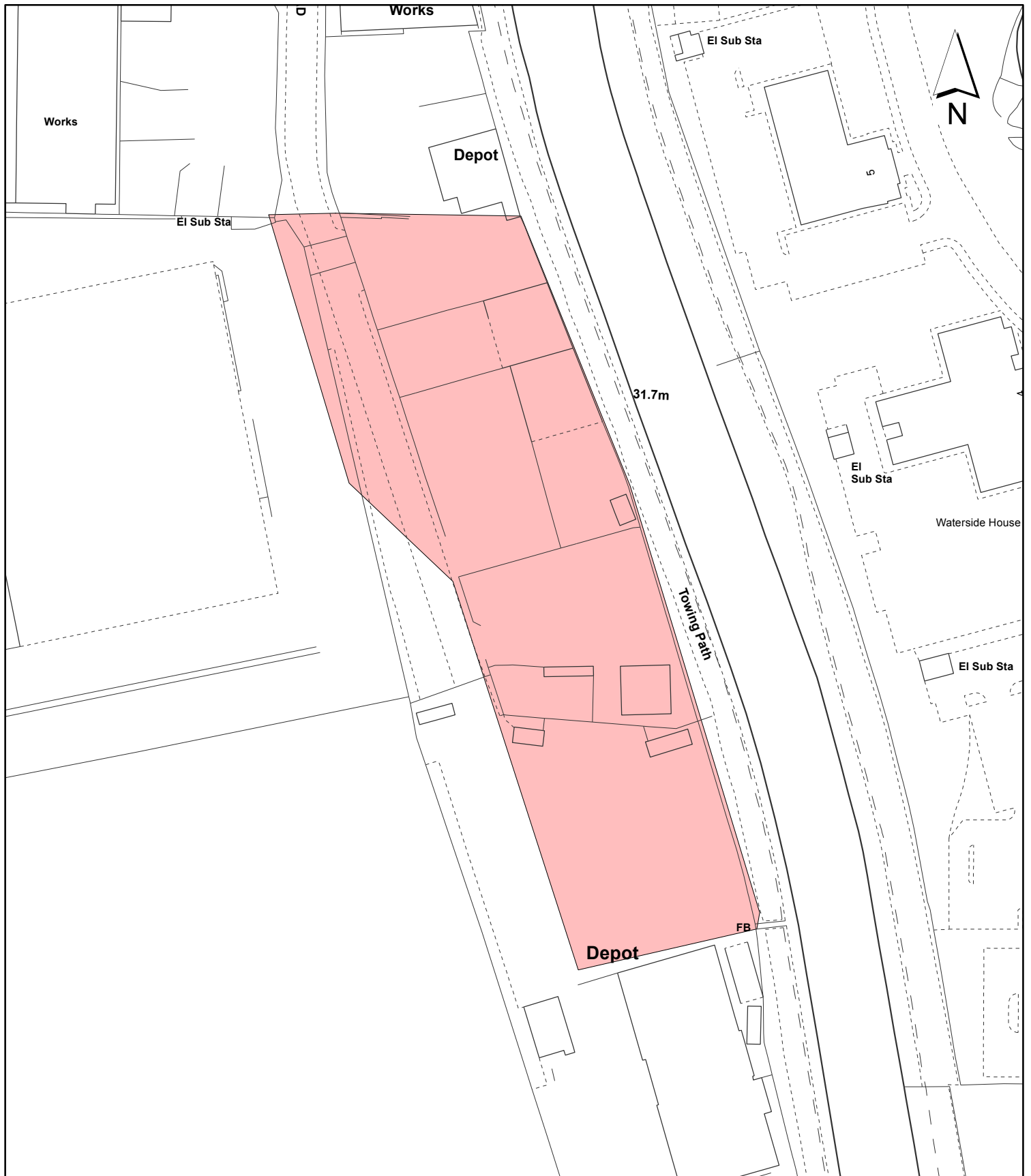
The proposed development is considered acceptable as its use is established and the proposed form of the 2 detached units are consistent with the character of the industrial area. The proposal would not result an increase in traffic generation and as such the proposal would not add further pressure to the local highway network. The proposal would contribute towards improving the junction at Wallingford Road and Cowley Mill Road. The recommendation is for an approval subject to a Section 106 legal agreement.

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)
National Planning Policy Framework (2012)

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land to the North of
 47 Wallingford Road**

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

Planning Application Ref:

60930/APP/2015/3824

Scale:

1:1,250

Planning Committee:

Central & South
 Page 106

Date:

May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HILLINGDON MANOR SECONDARY SCHOOL HARLINGTON ROAD
HILLINGDON

Development: Alterations and refurbishment of existing school frontage

LBH Ref Nos: 3043/APP/2017/1365

Drawing Nos: 1464-PL100

Date Plans Received: 13/04/2017

Date(s) of Amendment(s):

Date Application Valid: 13/04/2017

1. SUMMARY

This application seeks full planning permission for alterations to and refurbishment of the existing frontage to the main building at Hillingdon Manor Secondary School in Yiewsley, to include provision of a new entrance canopy and signage, new fascias, new fenestration and cladding to the facade, lighting, landscaping and associated development.

The development would fully comply with current planning policies which seek to encourage enhancements to existing school buildings. Furthermore, no objections are raised to the proposal on design grounds and it is not considered that the development would have any detrimental impact on residential amenity or on the local highway network

The development is considered to comply with relevant local, London Plan and national planning policies and, accordingly, approval is recommended.

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 1464-PL100, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in keeping with the character and appearance of the existing

building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies BE13 and BE15 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.

OL4	Green Belt - replacement or extension of buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
LPP 3.18	(2016) Education Facilities
LPP 7.16	(2016) Green Belt
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF9	NPPF - Protecting Green Belt land

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils

Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 Damage to Verge - For Council Roads:

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

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

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

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

Hillingdon Manor School occupies an approximately 0.57 hectare irregularly shaped plot located on the south west side of Harlington Road. It accommodates a main single-storey school building, a number of mobile classroom units, a playground, car parking and ancillary development. The buildings and playgrounds are located towards the rear (west) of the site, with car parking to the east and south.

The school site is bounded by privately owned fields to the north and west. A single-storey indoor swimming pool, understood to be owned by Mencap, adjoins the southern most corner of the school site. Mencap also use buildings to the east of the school car park and south of its access. Two Grade II Listed properties known as Vine House and The Lawns also lie to the south on the access. To the south the site is bounded by residential units and Moorcroft, a Grade II Listed Building, which now comprises residential apartments.

The entire site and its surrounds fall within the Green Belt as designated in the Hillingdon Local Plan.

3.2 Proposed Scheme

This application seeks full planning permission for the carrying out of alterations and refurbishment to the existing school frontage.

The proposals include the replacement of the existing school entrance canopy and signage, provision of new fascia boards, render, brick decoration and timber cladding to the facade, new doors and windows, new lighting, landscaping and ancillary works.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has an extensive planning history. However, there are no recent applications, which are directly relevant to the current proposals.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- OL4 Green Belt - replacement or extension of buildings
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
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- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

OE1	Protection of the character and amenities of surrounding properties and the local area
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LPP 3.18	(2016) Education Facilities
LPP 7.16	(2016) Green Belt
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF9	NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th May 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 15 local owner/occupants and site and press notices were posted. One letter commenting on the application has been received, which raises the following points:

- i) It is not clear whether the alterations affect parking.
- ii) A plan should be made available.

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER

Whilst the existing school is located close to a number of grade II listed buildings, the proposed alterations are minor and within the largely enclosed school forecourt area that is not readily visible from the road, or from the listed buildings. The refurbished canopy would be visible in part from a few of the rooms on the upper floors of Moorcroft and from the rear (at upper level) of the terrace of new buildings that run along the site boundary with the school. However, the proposed works are considered to be fairly minor and whilst the fascia to the canopy is deeper, overall it is not enlarged. Given the current very utilitarian design of this frontage, new render, cladding and improved signage would enhance its appearance, as would the proposed softer lighting. In view of this, there are no objections to this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to encourage the provision of enhanced educational facilities across the borough. This overall objective is reiterated in the London Plan Policy 3.18. At national level the DCLG Policy Statement on Planning for Schools Development and the NPPF are particularly supportive of applications which enhance existing schools.

The proposal is considered to comply with these policy objectives. However, its location within the Green Belt and any impact it could have on the setting of nearby listed buildings are also relevant policy considerations.

Local Plan: Part 2 policy OL4 confirms that the replacement or extension of buildings in the Green Belt will only be permitted if they do not significantly alter the bulk or character of the

original building; they do not add to the built up appearance of the site and they are not harmful to visual amenity.

London Plan policy 7.16 confirms that the strongest protection should be given to the Green Belt and that development should only be allowed where it complies with national guidance. NPPF Paragraph 89 largely reiterates the objectives of Local Plan policy OL4 and confirms that the extension or alteration of a building can be considered acceptable where it does not result in disproportionate additions over and above the size of the original building.

Local Plan policy BE10 confirms that planning permission will not be granted for proposals which are considered detrimental to the setting of a listed building. London Plan policy 7.8 reaffirms that development affecting heritage assets and their settings should be sensitively and sympathetically designed. Part 12 of the NPPF similarly confirms that careful consideration should be given to development which could impact on the setting of heritage assets.

The proposed works relate to relatively minor alterations to the front of the building, aimed at refurbishing and enhancing its visual appearance. They would not add to the size, bulk or scale of the building and seek to improve its character and appearance. Accordingly, they are considered to comply with the above mentioned policies which allow minor works to buildings located within the Green Belt and also the objectives of policies aimed at protecting the setting of listed buildings. No objections are therefore raised to the principle of the development, subject to the proposal meeting other site specific criteria.

7.02 Density of the proposed development

Not applicable to this application.

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

The site does not fall within or adjacent to a designated archaeological priority, conservation area or Area of Special Local Character. However, it is located close to a number of grade II listed buildings, including Moorcroft to the south and Vine House and The Lawns to the east.

Notwithstanding this, due to the location of the building set back from the road and behind forecourt parking, and the minor nature of the alterations proposed, it is not considered that the development would have any significant detrimental impact on the character or appearance of the surrounding area of the setting of the listed buildings. Indeed, it is considered that the scheme would enhance rather than detract from the visual amenity of the school site and its surrounds. Notably, the Council's Conservation and Urban Design Officer has raised no objections.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

This issue has been largely addressed in part 7.01 of the report. The proposals are considered to be minor and they would not add significantly to the size, scale, mass or bulk of the building in this location. Furthermore, it is considered that they would enhance the visual amenities of the existing building frontage, which is currently of limited architectural merit. Accordingly, the proposal is considered to fully comply with current planning policy which seeks to preserve the openness and the protect the visual amenity of green belt land.

7.07 Impact on the character & appearance of the area

Policies BE13, BE15 and BE19 seek to ensure that new development complements or improves the character and amenity of the area. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of an area is not compromised by new development.

Given the minor nature of the proposals and the set back of the building from Harlington Road, it is not considered that the development would have any significant detrimental impact on the character or appearance of the surrounding area. Indeed, as stated elsewhere in this report, it is considered that the proposed alterations would enhance the visual amenities of the school site.

7.08 Impact on neighbours

Local Plan: Part 2 policies BE19, BE20, BE21 and BE24, in addition to the Council's Supplementary Planning Document on Residential Layouts, seek to safeguard residential amenity.

Notwithstanding the proximity of adjoining residential properties at Moorcroft, the proposed works would not add to the scale, bulk, size or height of the existing school building. Accordingly, it is considered that their impact on residential amenity would be negligible.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Local Plan: Part 2 policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policies AM14 and AM15 seek to ensure appropriate levels of car parking are provided.

No alterations are proposed to the existing car parking layout or site access arrangements as part of this application. Notwithstanding concerns raised by residents in this regard, no loss of car parking is proposed. Accordingly, the proposal would have no impact on highway or pedestrian safety or parking demand.

7.11 Urban design, access and security

Urban Design

The proposed minor alterations would enhance the visual appearance of the existing building, which is somewhat utilitarian in its design. Notably, the Council's Conservation and Urban Design Officer has raised no objection.

Security

Given the minor nature of the scheme and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

7.12 Disabled access

Not applicable. The proposals would have no impact on the site's accessibility.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Local Plan: Part 2 policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

This part of the school site is currently void of any soft landscaping, albeit but for a couple

of small planting beds trellises. Space for new planting is very limited. However, the plans indicate that the existing planting beds would be supplemented with new planting, which is supported and would help to soften the visual appearance of the building facade.

7.15 Sustainable waste management

Not applicable. The proposals would have no impact on refuse provision.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable. The site does not fall within a flood zone or critical drainage area and no specific drainage issues have been identified. Given the nature of the proposals it is not considered that they would give rise to any increased risk of flooding.

7.18 Noise or Air Quality Issues

Not applicable. The proposals would have no impact on noise or air quality.

7.19 Comments on Public Consultations

Comments received query the impact of the development on parking and seek a copy of the plans.

There would be no impact on parking as a result of the development. Plans have been available for viewing on the Council's website and at the Civic Centre throughout the duration of the application process.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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.

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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

No objections are raised to the principle of the development in this location. It is not considered that the proposal would have any significant detrimental impact on the openness of the green belt, the setting of the nearby listed buildings or the visual amenities of the surrounding area. Furthermore, it is not considered that it would have any significant adverse impact on residential amenity.

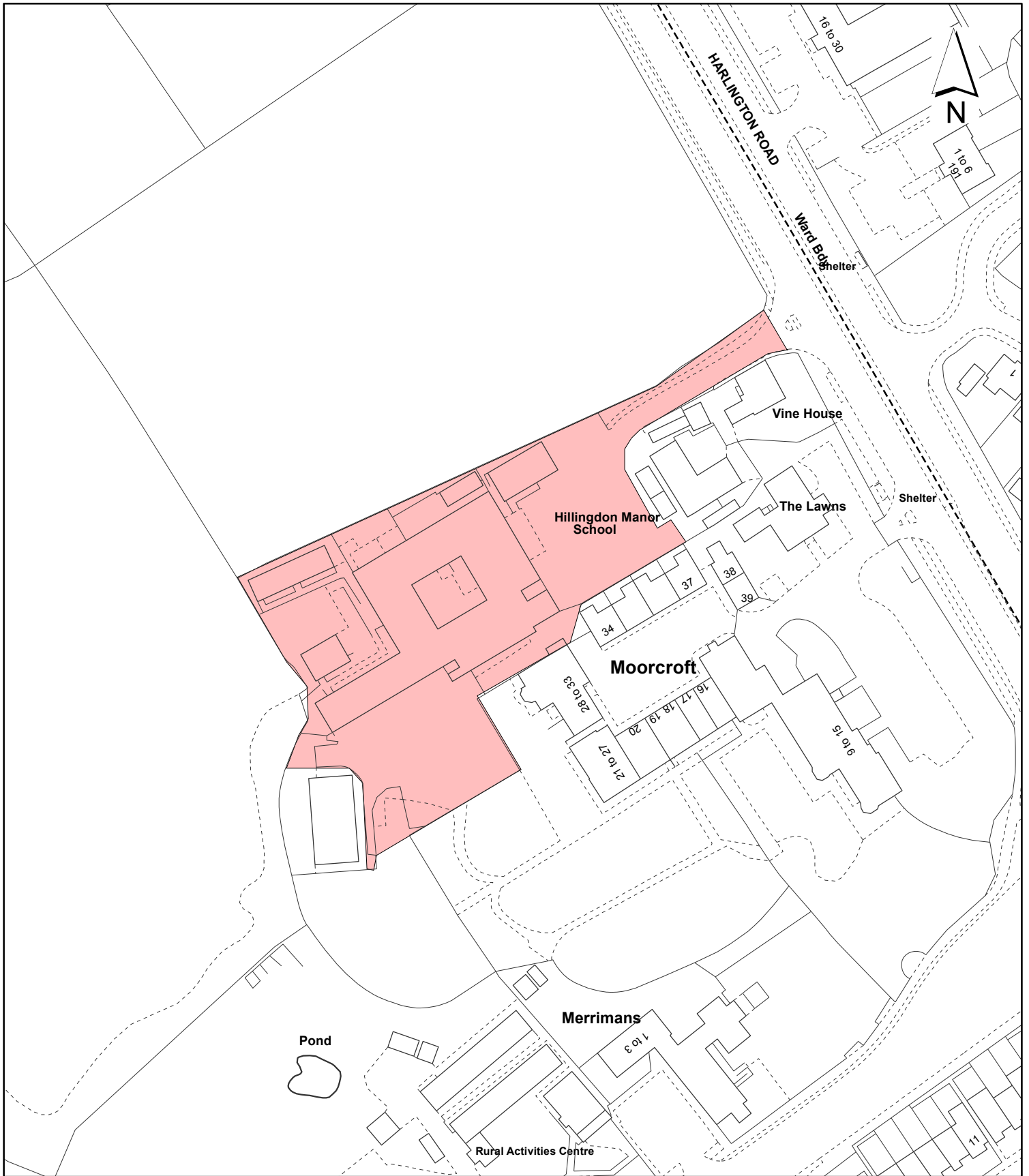
The proposal is considered to comply with relevant local, London Plan and NPPF planning policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (2015)
National Planning Policy Framework

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Hillingdon Manor School

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

Planning Application Ref:
3043/APP/2017/1365

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



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PART II by virtue of paragraph(s) 1, 3 of Part 1 of Schedule 12A
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of the Local Government (Access to Information) Act 1985 as amended.

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Plans for Central & South Applications Planning Committee

Wednesday 7th June
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 145

Report of the Head of Planning, Sport and Green Spaces

Address BETWEEN 40 AND 42A, AND REAR OF 42 AND 42A STATION ROAD
HAYES

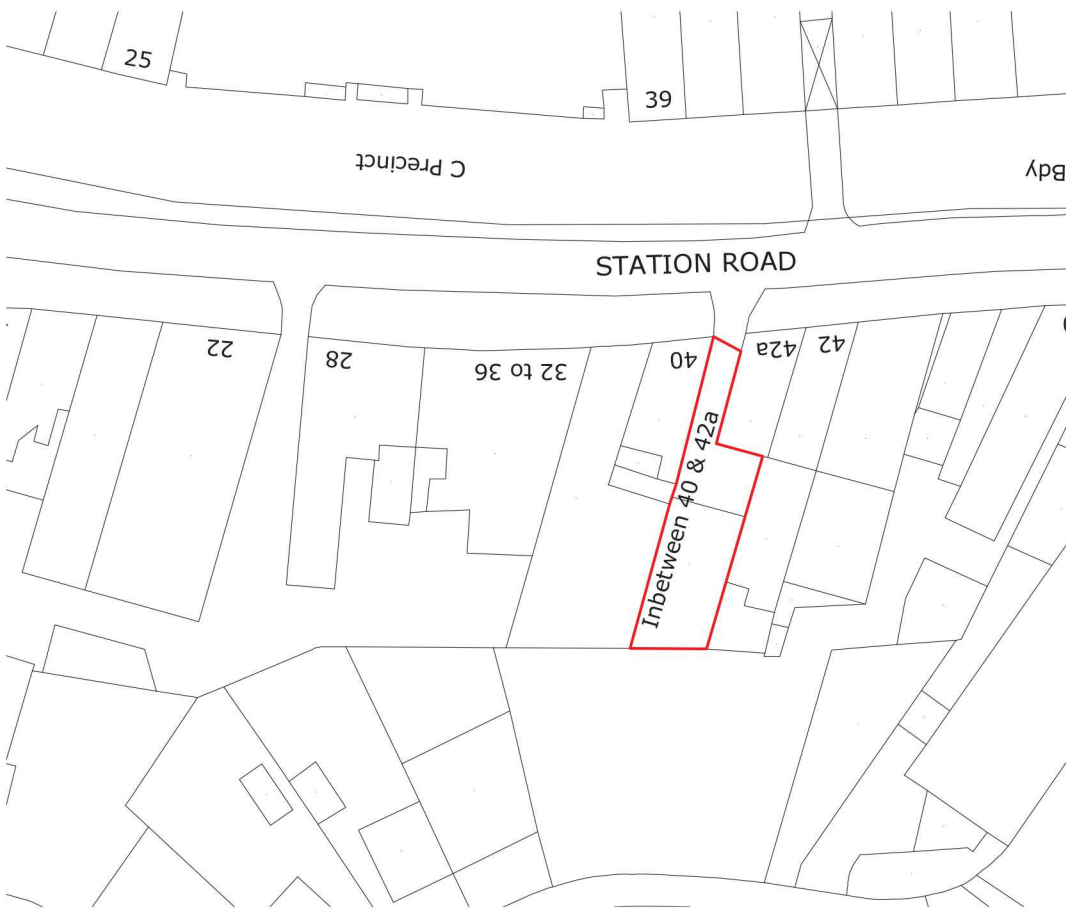
Development: Change of use from retail (Use Class A1) to hot food takeaway (Use Class
A5), involving installation of extract flue

LBH Ref Nos: 65794/APP/2017/842

Date Plans Received: 07/03/2017

Date(s) of Amendment(s):

Date Application Valid: 07/03/2017



Block Plan
 0 5 10 15 20 25
 METRES 1:500 SCALE



Site Location
 0 10 20 30 40 50
 METRES 1:1250 SCALE

Rev Date Comments



Dimensions to be verified on site
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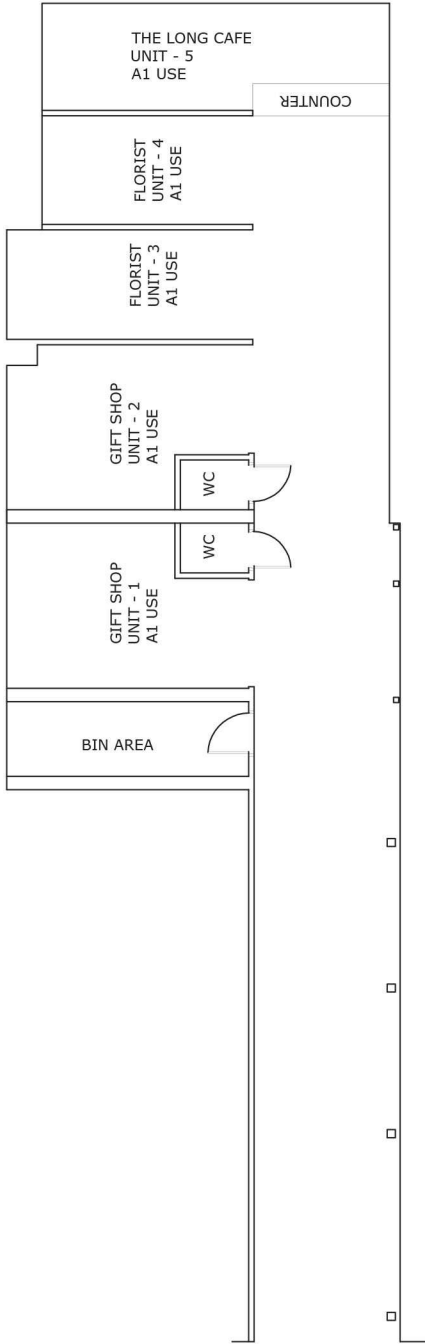
Site Address:
 Inbetween 40 & 42a,
 Station Road,
 Hayes,
 UB3 4DD

Title:
 Proposed Elevations

Scale: 1:500, 1:1250 **Paper Size:** A3



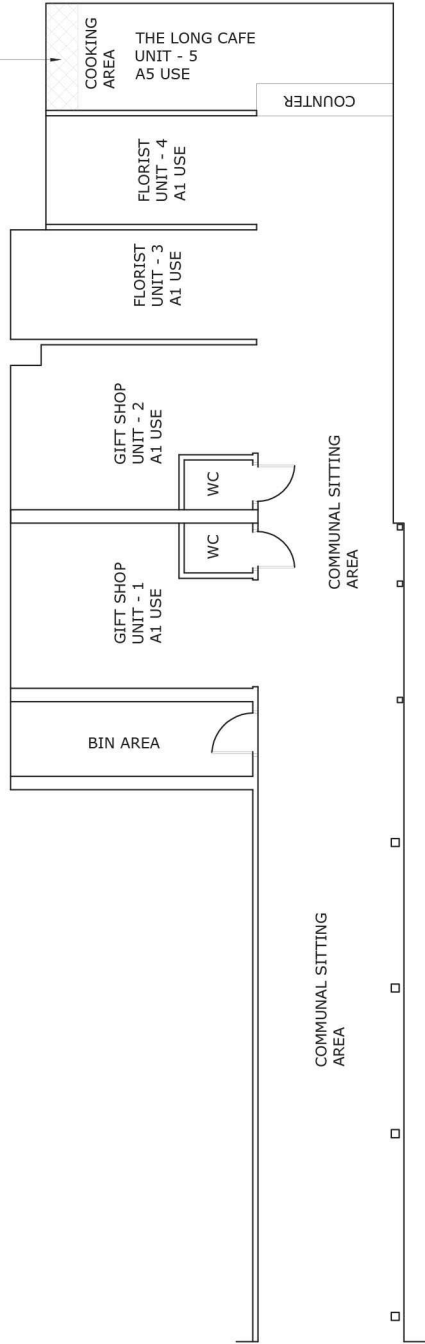
Drawn By: VP
Job Ref: 1630
Date: June 2016
Drawing No.: PL-04



Existing Ground Floor Plan



chimney flue system by Exodraft
Model- RSHT-009

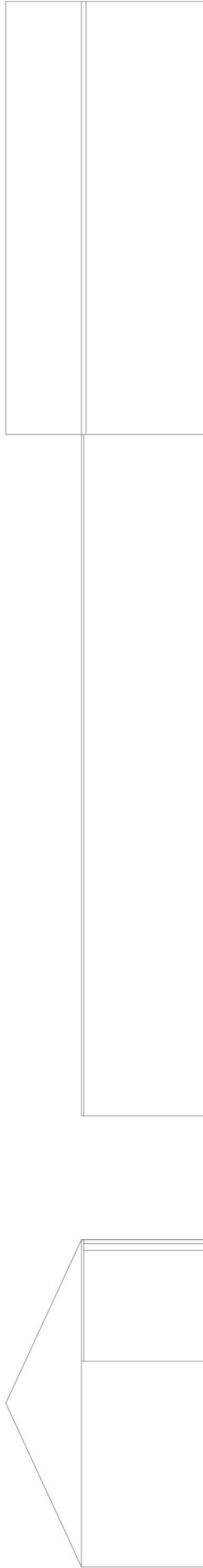


Proposed Ground Floor Plan



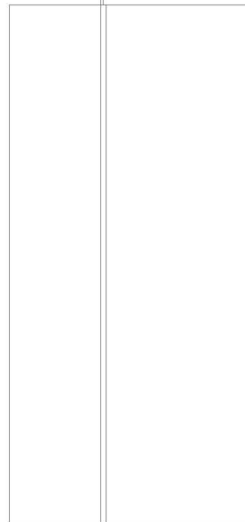
Rev Date Comments

<p>Dimensions to be verified on site DO NOT SCALE FROM THIS DRAWING. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.</p> <p>This drawing is the property of V-DESIGN CAD SERVICES Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or otherwise used in any form or by any means, electronic or mechanical, without the consent in writing of V-DESIGN CAD SERVICES Ltd.</p> <p>Email: vishal00077@hotmail.com Mobile: 07971083395</p>	<p>Site Address: Inbetween 40 & 42a, Station Road, Hayes, UB3 4DD</p>	<p>Title: Existing & Proposed Ground Floor Plan</p>	<p>Drawn By: VP Job Ref: 1630 Date: June 2016 Drawing No. PL-01</p>
	<p>Scale: 1:100</p>	<p>Paper Size: A3</p>	

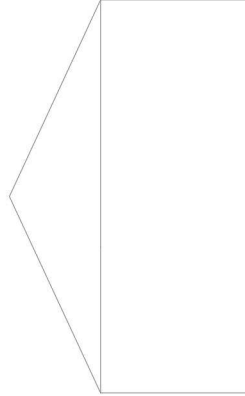


Existing Front Elevation

Existing Side Elevation



Existing Side Elevation



Existing Rear Elevation

Rev Date Comments



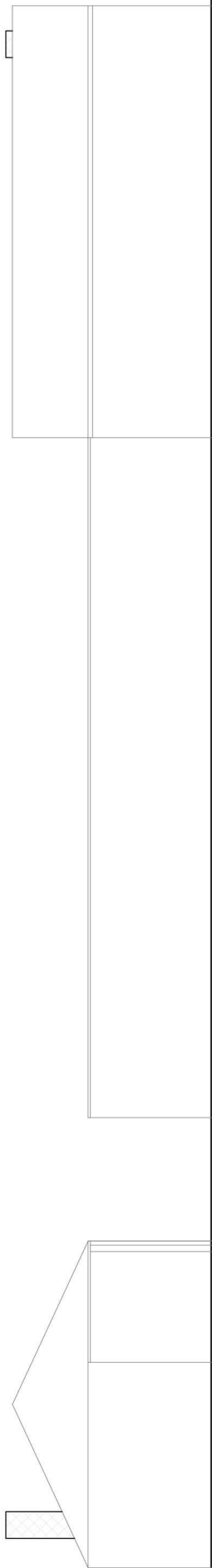
Dimensions to be verified on site
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Email: vishal00077@hotmail.com Mobile: 07971083395

Site Address:
Inbetween 40 & 42a,
Station Road,
Hayes,
UB3 4DD

Title:
Existing Elevations

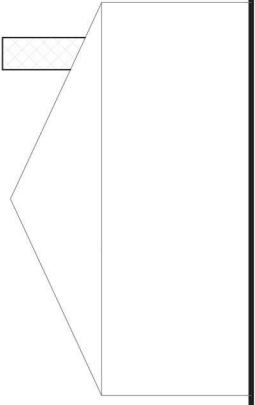
Scale: 1:100 Paper Size: A3

Drawn By: VP
Job Ref: 1630
Date: June 2016
Drawing No. PL - 02



Proposed Front Elevation

chimney flue system by Exodraft
Model- RSHT-009

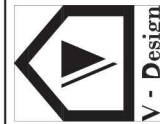


Proposed Side Elevation

Proposed Side Elevation

Proposed Rear Elevation

Rev Date Comments



Dimensions to be verified on site
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Email: vishal00077@hotmail.com Mobile: 07971083395

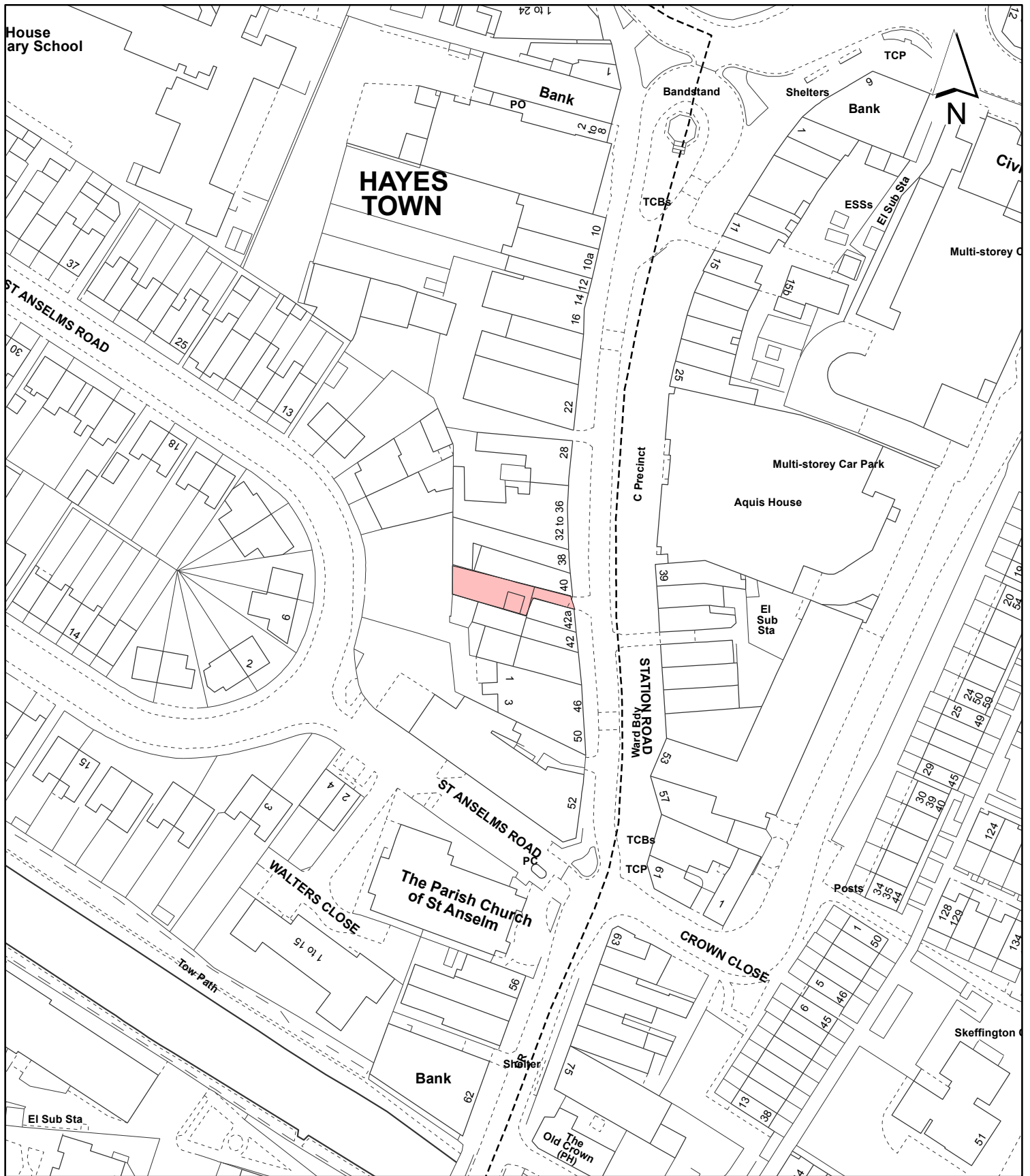
Site Address:
Inbetween 40 & 42a,
Station Road,
Hayes,
UB3 4DD

Title:
Proposed Elevations



Scale: 1:100 Paper Size: A3

Drawn By: VP
Job Ref: 1630
Date: June 2016
Drawing No. PL - 03



Notes:

 Site boundary

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Site Address:

**Land Between 40 & 42A,
 And Land To The Rear Of 42 & 42A,
 Station Road**

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

Planning Application Ref:
65794/APP/2017/842

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 14 COLLINGWOOD ROAD HILLINGDON
Development: Change of use from Use Class C3 (Dwelling House) to Use Class C4 (House of Multiple Occupancy) (Retrospective)
LBH Ref Nos: 53337/APP/2016/1904

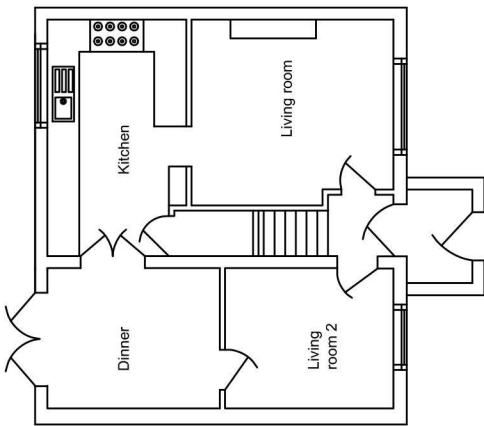
Date Plans Received: 19/05/2016
Date Application Valid: 06/06/2016

Date(s) of Amendment(s):

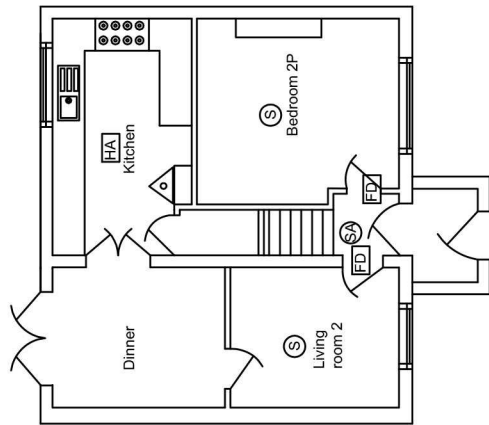


LOCATION PLAN
14 COLLINGWOOD ROAD HILLINGDON UB8 3EH
SCALE 1:1250

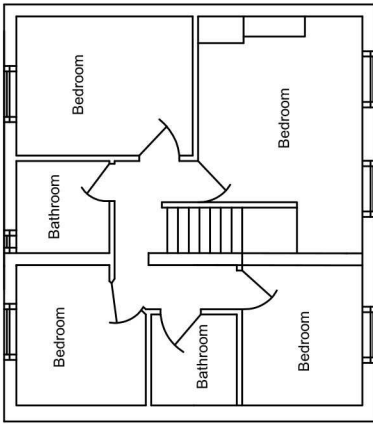
Notes :



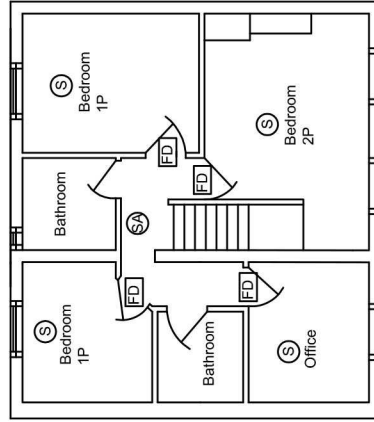
EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



EXISTING FIRST FLOOR



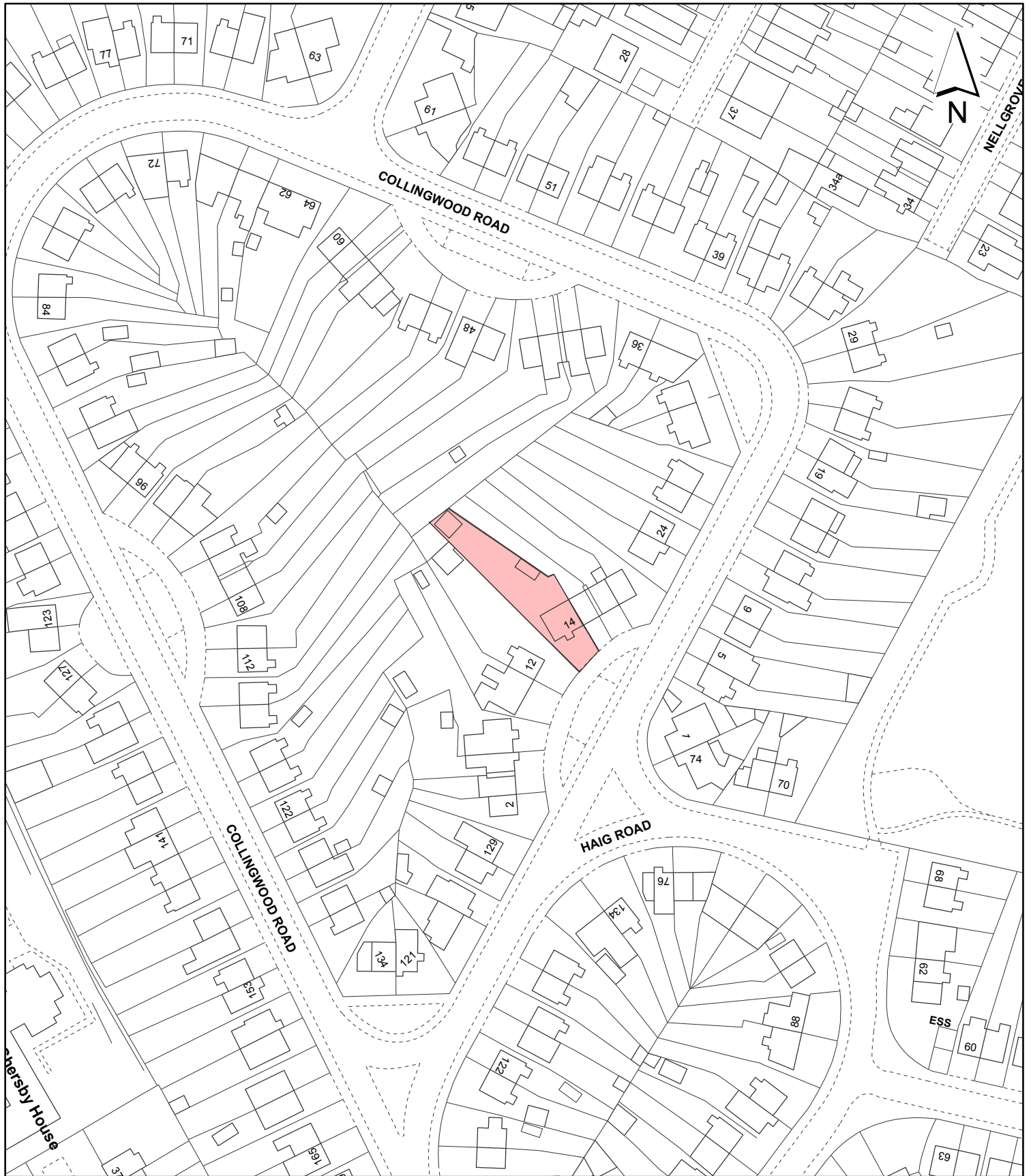
PROPOSED FIRST FLOOR

Key	Scale: 1:100	Paper: A3
	FIRE EXTINGUISHER	
	FIRE EXIT SIGNS	
	Interlinked mains Smoke alarm	
	Battery operated Smoke alarm	
	Interlinked mains Heat alarm	
Fire safety instructions installed internally on each Fire Doors		

Revisions	
Date	Description
A 6/6/16	REQUIRED CHANGE
Drawn	Checked
Scale 1:100 @ A3	Date 14/5/16

Drawing Title :
 FLOOR PLANS
 CHANGE OF USE FROM C3 TO C4
 14 COLLINGWOOD ROAD
 HILLINGDON
 UB8 3EH

Drawing No:
 ART/COL/546P1A/1



Notes:

 Site boundary

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Site Address:

14 Collingwood Road

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

Planning Application Ref:

53337/APP/2016/1904

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2017



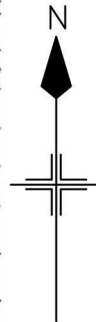
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 9 PRINCES PARK PARADE HAYES
Development: Reinstate House in Multiple Occupation (Use Class C4) to a single family dwelling (Use Class C3)
LBH Ref Nos: 23300/APP/2017/425

Date Plans Received: 07/02/2017 **Date(s) of Amendment(s):** 06/02/2017
Date Application Valid: 24/03/2017 08/05/2017

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



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A APR 12 PLANNING REVS NH

Simon Hands and Associates
Chartered Surveyors & Architects

12 Ruislip Road
Greenford
Middlesex Tel 020 8575 5959
UB6 9QN Fax 020 8575 8866
email: enquiries@shandsassociates.co.uk

Client
Mr J Sodha

Job Title
Proposal to Reinstate Garage
9 PRINCES PARK PARADE
HAYES
MIDDLESEX
UB3 1LA

Drawing Title
LOCATION PLAN

Scale
1:1250

Paper Size
A3

Date
JUNE 2016

Drawn By
NRH

Job No 2012009	Drg No 03	Rev A
-------------------	--------------	----------

LOCATION PLAN 1:1250



Note: Specifications must be checked on site and not scaled from this drawing

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Simon Hands and Associates
 Chartered Surveyors & Architects
 12 Ruslip Road
 Middlesex
 UB8 9QN
 Tel 020 8575 5959
 Fax 020 8575 8886
 email: enquiries@shandsassociates.co.uk

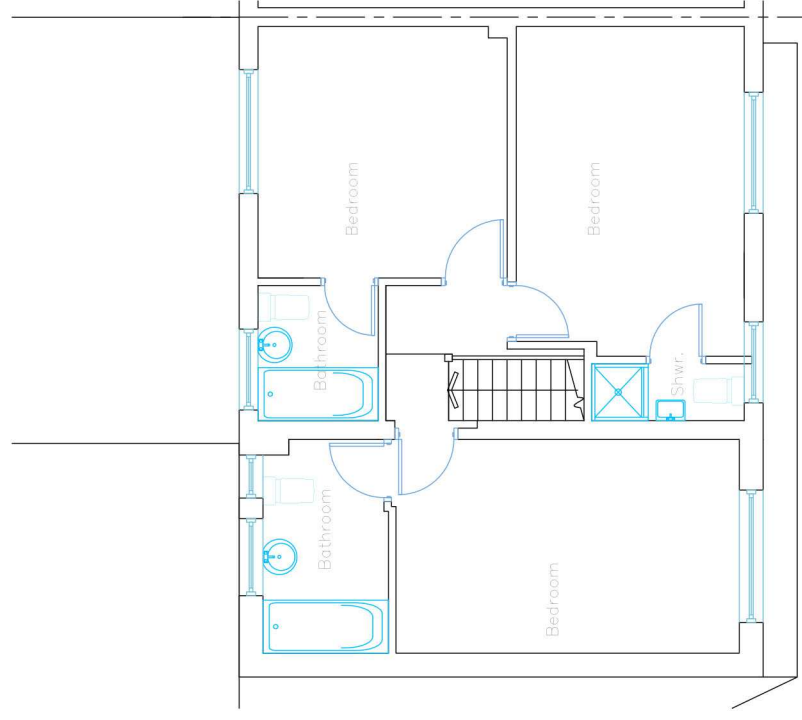
Client
Sodha

Job Title
**9 PRINCES PARK PARADE
 HAYES
 MIDDLESEX
 UB3 1LA**

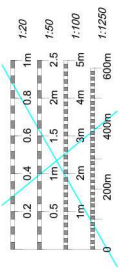
Drawing Title
EXISTING PLANS

Scale	1:100	1:50	1:20	1:50	1:100	1:1250
Scale	1:100	1:50	1:20	1:50	1:100	1:1250
Date	SEPT 2016					
Drawn By	NRH					

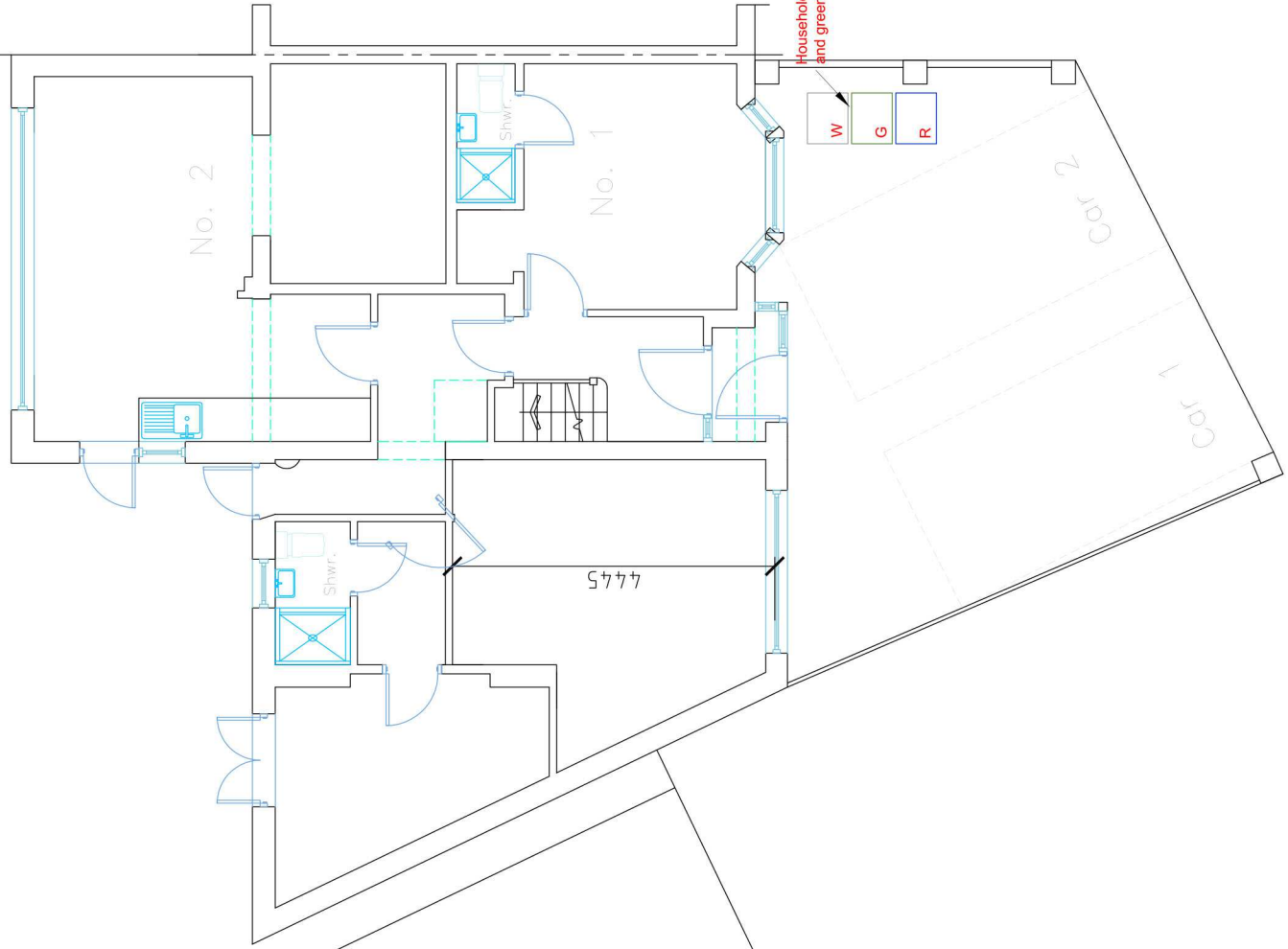
Job No	2012009	Rev	A
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FIRST FLOOR 1:50



ELEVATION 1:100 (UNCHANGED)



GROUND FLOOR PLAN
 1:50

Note: Specifications must be checked on site and not scaled from this drawing

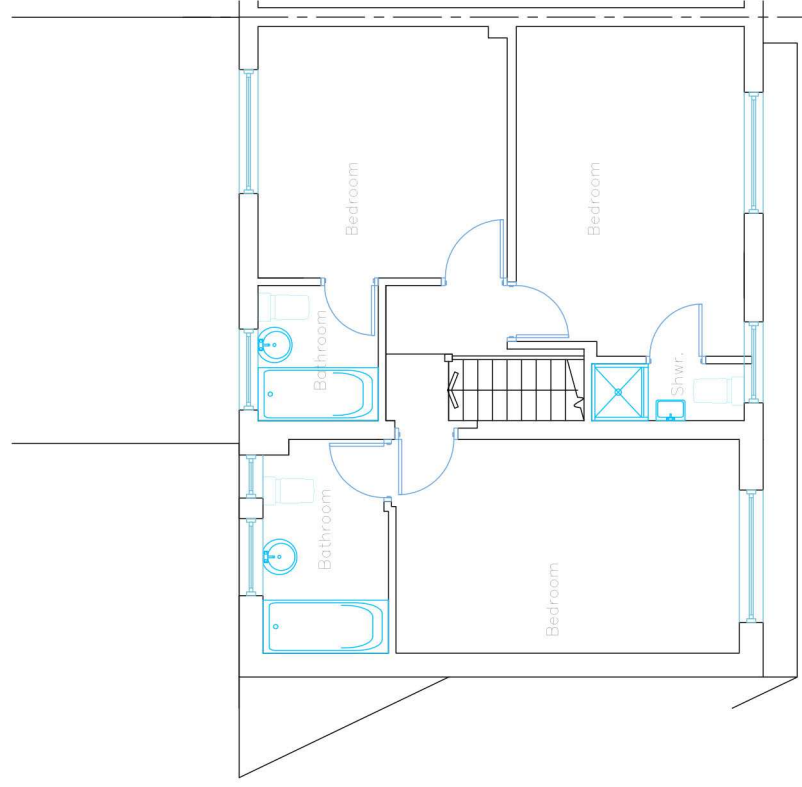
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Simon Hands and Associates
 Chartered Surveyors & Architects
 12 Ruslip Road
 Middlesex
 UB8 9QN
 Tel 020 8575 5959
 Fax 020 8575 8886
 email: enquiries@shandassociates.co.uk

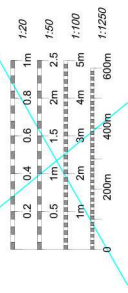
Client
Sodha

Job Title
**9 PRINCES PARK PARADE
 HAYES
 MIDDLESEX
 UB8 1LA**

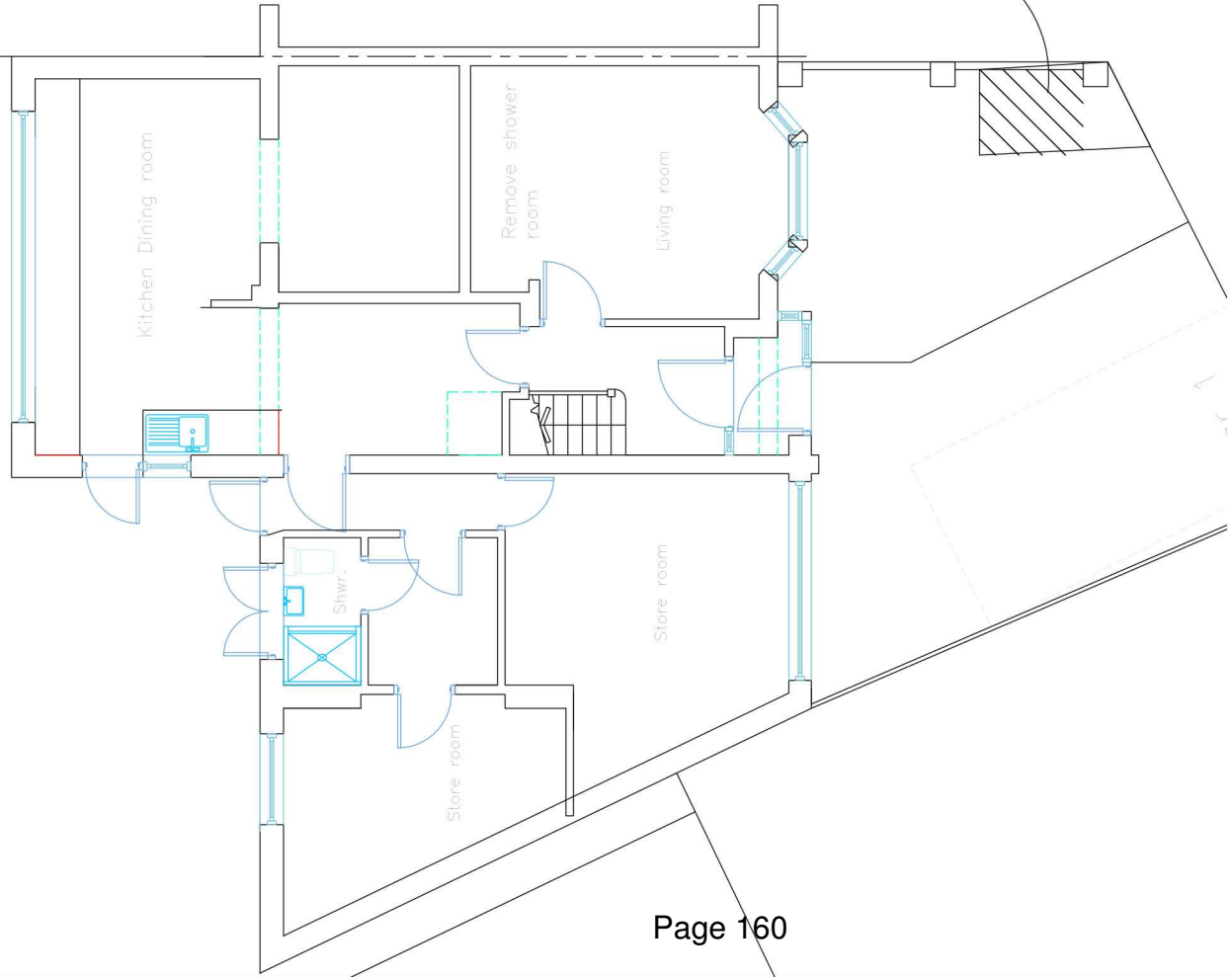
Drawing Title PROPOSED PLANS		Paper Size A2
Scale 1:100 1:50	Drawn By NRH	
Date SEPT 2016	Rev B	
Job No 2012009	Rev 2002	



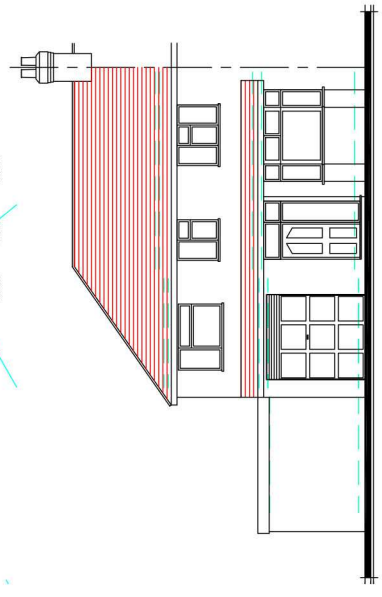
FIRST FLOOR 1:50



Waste and recycling unit stored internally with collection day waste recycling bags to be front garden in designated storage area (show)



GROUND FLOOR PLAN
 1:50



FRONT

ELEVATION 1:100 (UNCHANGED)



Notes:

 Site boundary

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Site Address:

9 Princes Park Parade

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

Planning Application Ref:
23300/APP/2017/425

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Single storey compound unit, alterations to existing and associated plant and removal of bin store and relocation of cycles to other stores on site.

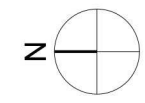
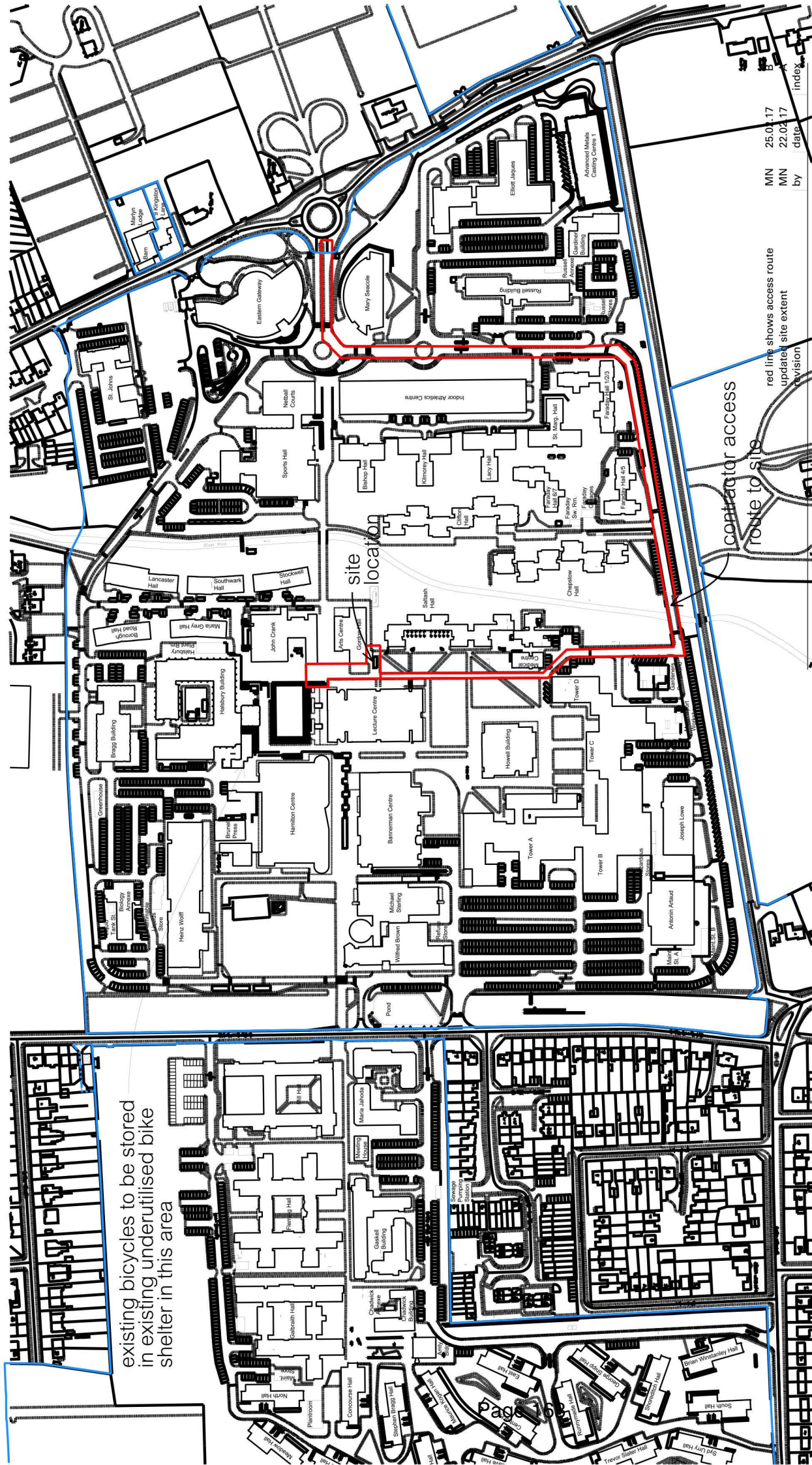
LBH Ref Nos: 532/APP/2017/670

Date Plans Received: 23/02/2017

Date(s) of Amendment(s):

Date Application Valid: 28/02/2017

existing bicycles to be stored
in existing underutilised bike
shelter in this area



PoP3 Container Compound
Brunel University London,
Kingston Lane, Hillingdon
Location Plan

scale 1:2500 @ A3 date 12/01/2017 drawn LS

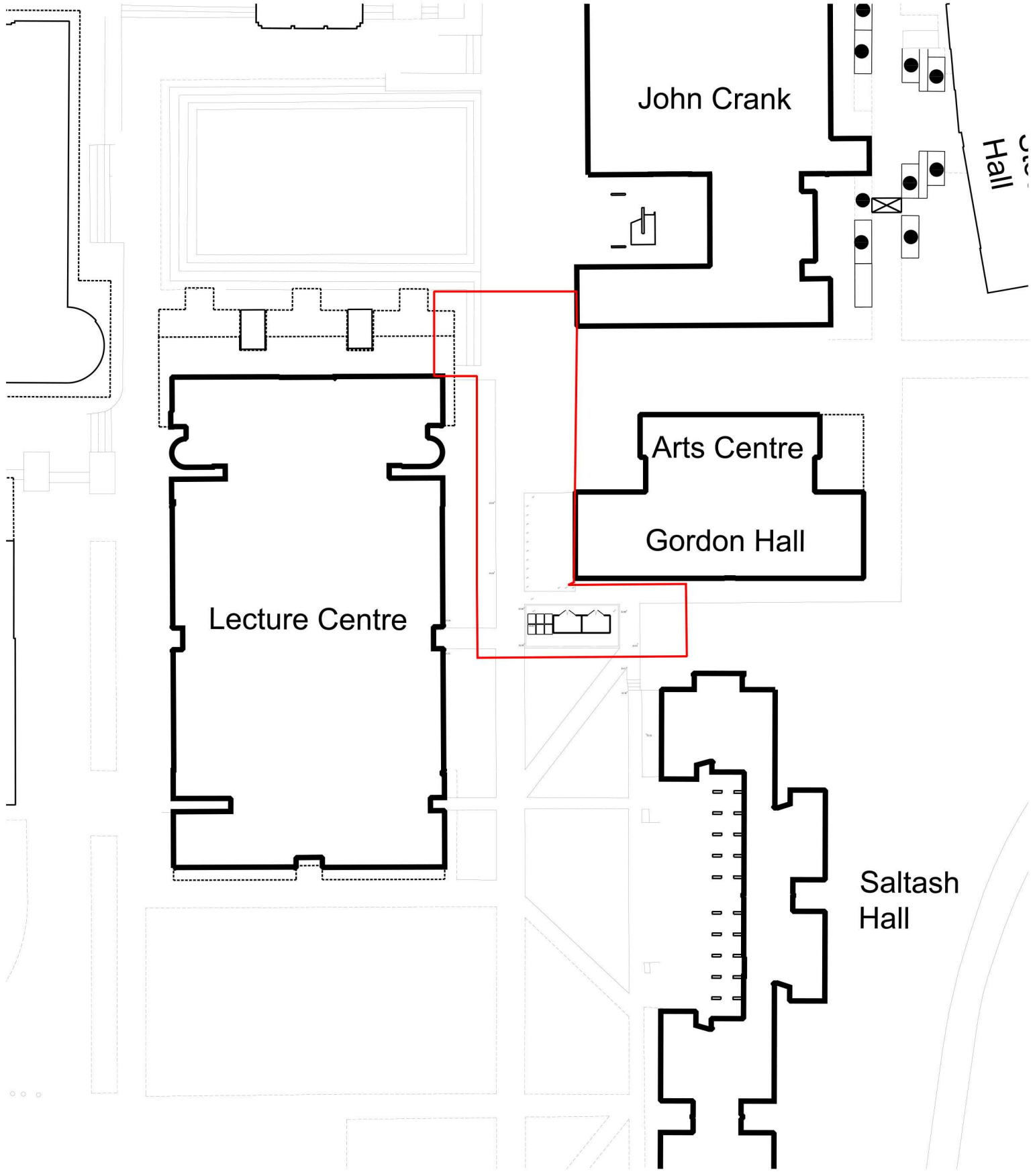
by	date
MIN	25.01.17
MIN	22.02.17

GRAY BAYNES + SHEW

ARCHITECTS • SURVEYORS • CONSULTANTS • SINCE 1955

St Thomas House • 6 Becket Street • Oxford OX1 1PP
t: 01865 305130 • e: info@gsarchitects.co.uk • w: gsarchitects.co.uk

6704_101 B



revision	by	date	index

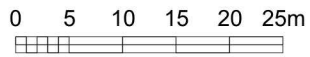
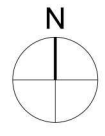
PoP3 Container Compound
 Brunel University London,
 Kingston Lane, Hillingdon

GRAY BAYNES + SHEW

ARCHITECTS • SURVEYORS • CONSULTANTS • SINCE 1935

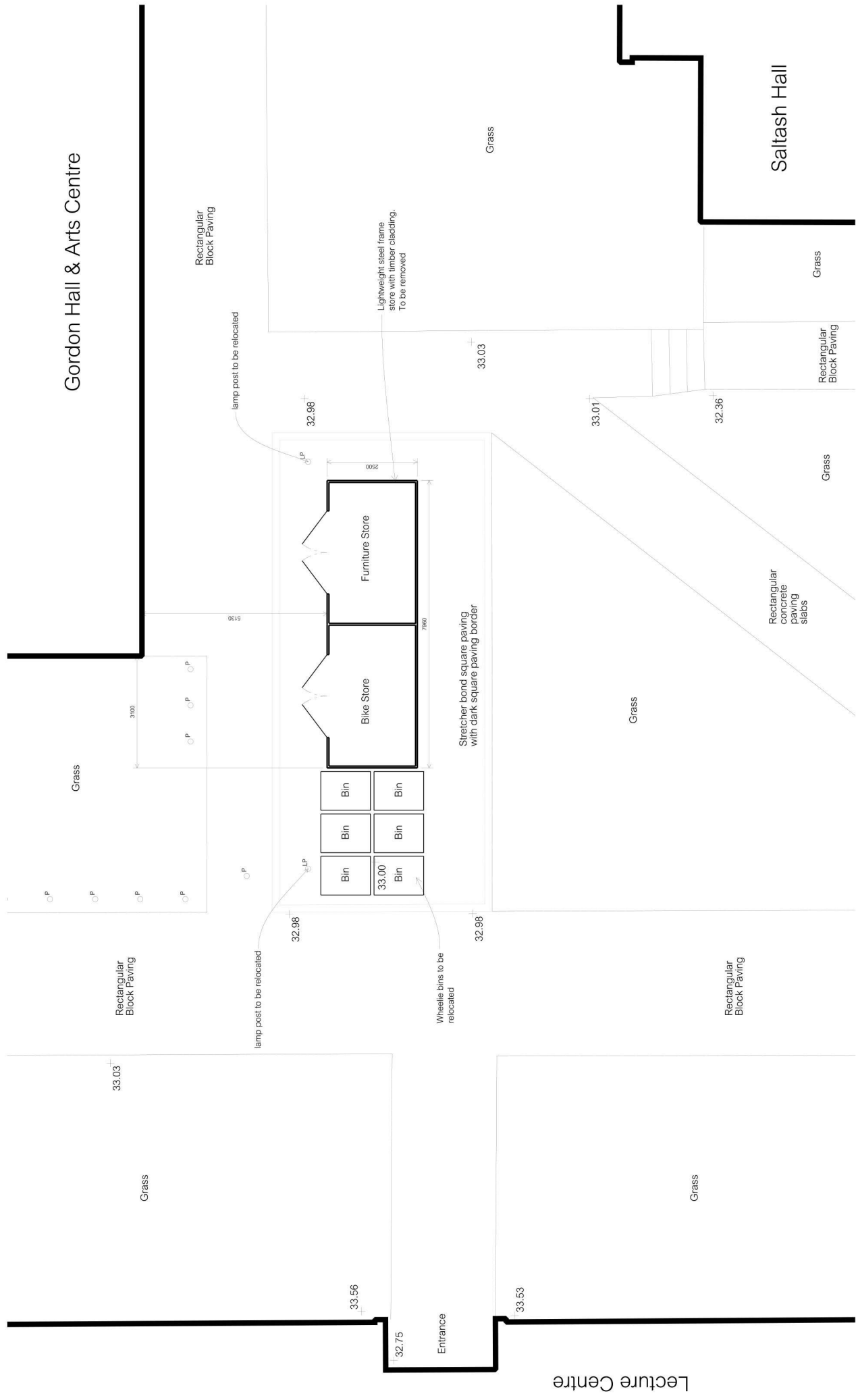
Block Plan

St Thomas House • 6 Becket Street • Oxford OX1 1PP
 t: 01865 305150 • f: 01865 246424 • e: info@gsbarchitects.co.uk • w: gsbarchitects.co.uk



scale 1:500 @ A3 date 12/01/2017 drawn LS

6704_102



- below ground services (IT/data, ducts and power) to be modified to feed compound and new lamp post positions

revision by date index

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 No. 10, South Street - 6, Becket Street - Oxford OX1 1PP
 01865 201210 - 01865 204243 - info@graybaynes.co.uk - www.graybaynes.co.uk

Pop3 Container Compound
 Brunel University London,
 Kingston Lane, Hillingdon

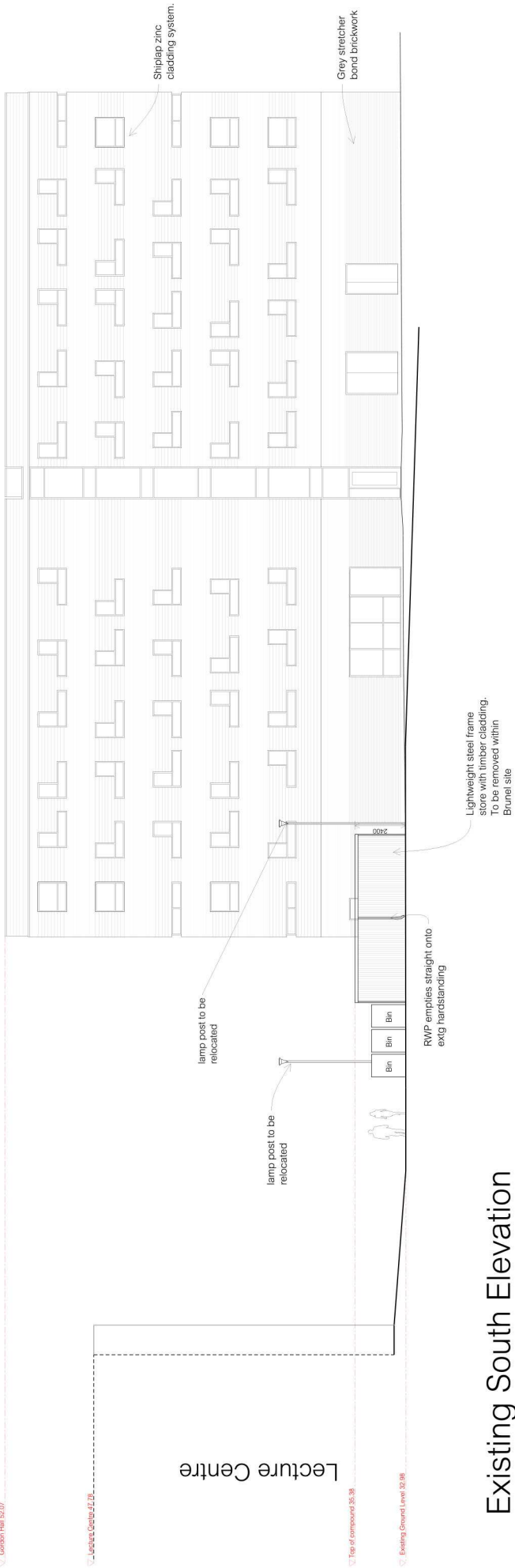
Store Room
 Existing Plan

scale 1:50 @ A1 date 17/01/2017 drawn LS
 1:100 @ A3

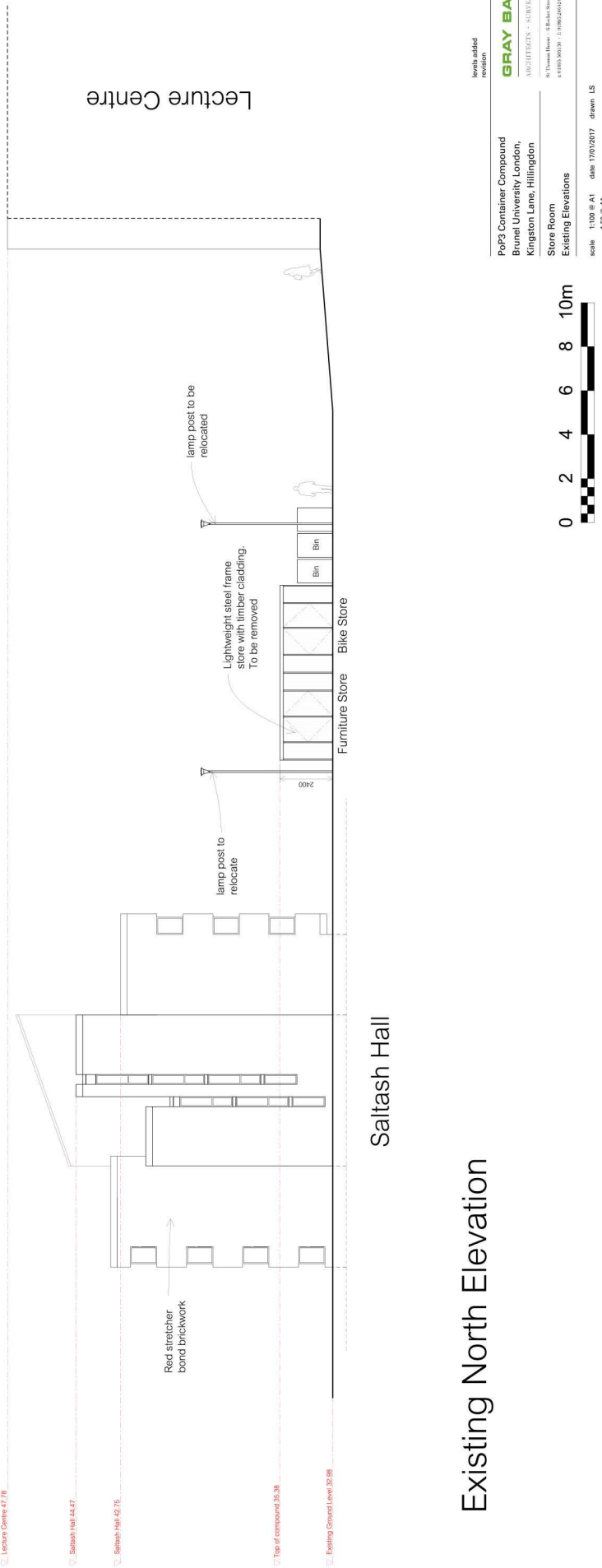
0 1 2 3 4 5m

N

Gordon Hall & Arts Centre



Existing South Elevation



Existing North Elevation

Gordon Hall

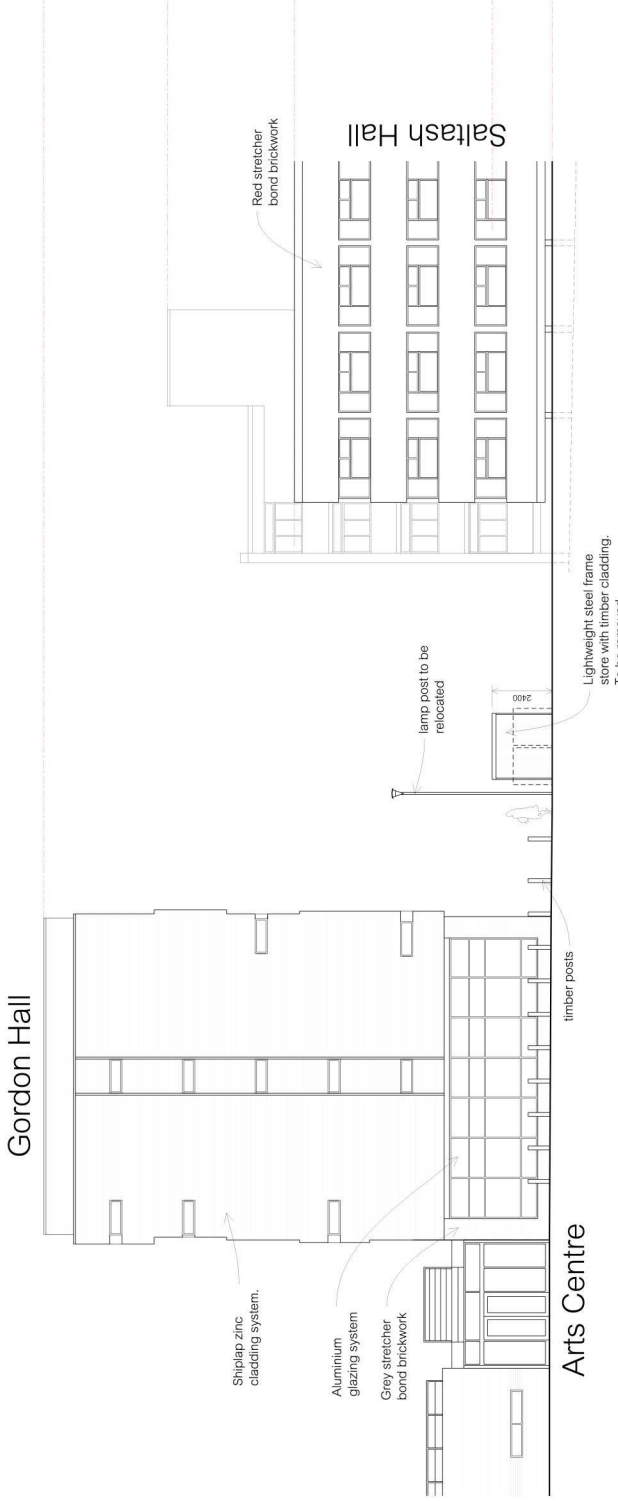
Gordon Hall 52.07

Lecture Centre 47.78

Saltash Hall 42.75

Top of compound 35.98

Existing Ground Level 32.98



Existing East Elevation

Gordon Hall

Lecture Centre

Glass and concrete construction.
Building designed in the Brutalist style

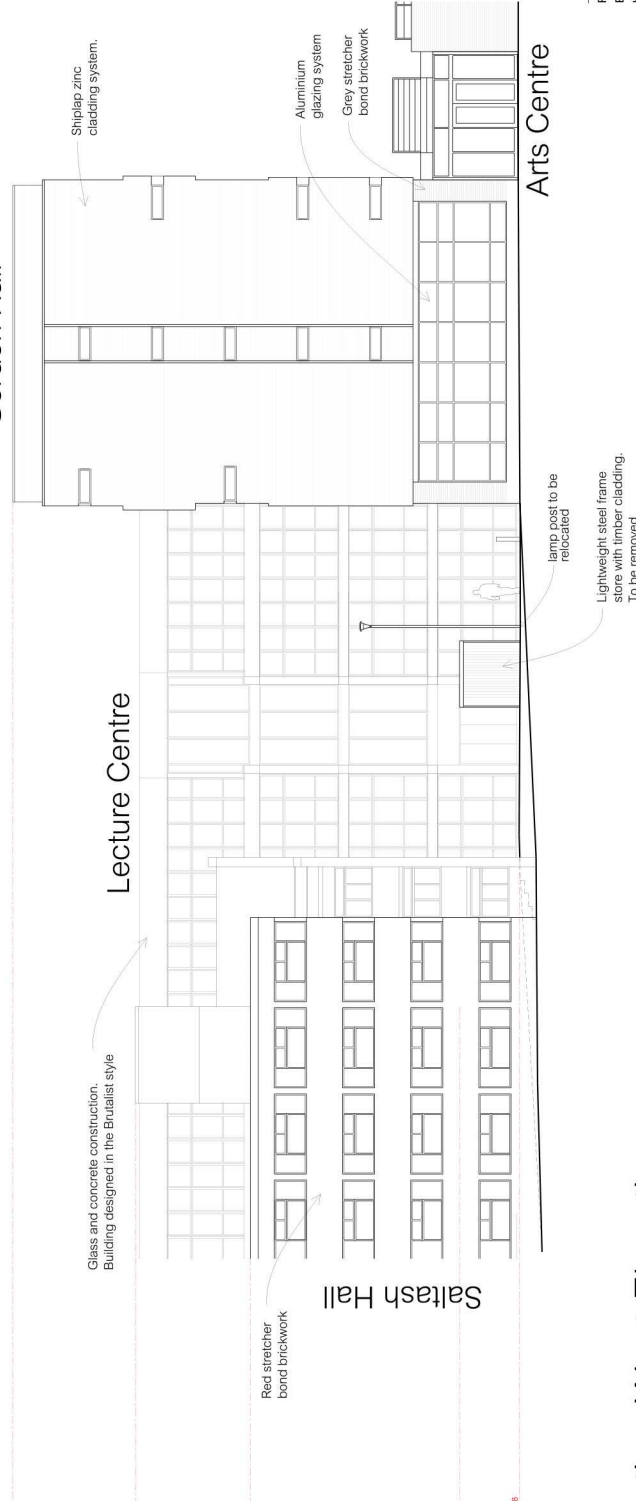
Gordon Hall 52.07

Saltash Hall 44.47

Saltash Hall 42.75

Top of compound 35.98

Existing Ground Level 32.98



Existing West Elevation

MM 13.02.17

date

index

Pop3 Container Compound
Brunel University London,
Kingston Lane, Hillingdon

Store Room

Existing Elevations

scale 1:50 @ A1
1:50 @ A3

date 12/01/2017
drawn LS

GRAY BAYNES + SHEW

ARCHITECTS - SURVEYORS - CONSULTANTS - SINGLE DISC

81 Thame Street • Oxford OX4 1PP

t 01865 20139 • f 01865 240433 • e info@graybaynes.co.uk • w graybaynes.co.uk

6704_105 A

extent of existing hard standing around bin store

Grass

1. Foundations to be fully in accordance with S.E. details and specifications
2. Service alterations to be fully in accordance with M&E Consultants details and specifications
3. Openings in concrete to be fully in accordance with M&E Consultants details and specifications
4. Fence posts to be fitted prior to delivery of container and generator. Panels to be fitted following successful delivery and connection of the container to new services



Existing lamp post relocated in line with existing 14m to the north

Cummins Power generator C150 D5, diesel 50, 3400(l) x 1080(w) x 2387(h) enclosed in casing

Exig inspection chamber to be relocated as SE details following CCTV camera survey. Location TBC by SE

Gates formed from Jacksons Jakoustic Fence Panels to give maintenance access. Doors to be fitted with suited locks & appropriate signage. Each leaf 2100mm width max

Ballards as Broxap Ashmore Steel removable bollards (CW 1000mm high floor plate), 1000 X 150mm each

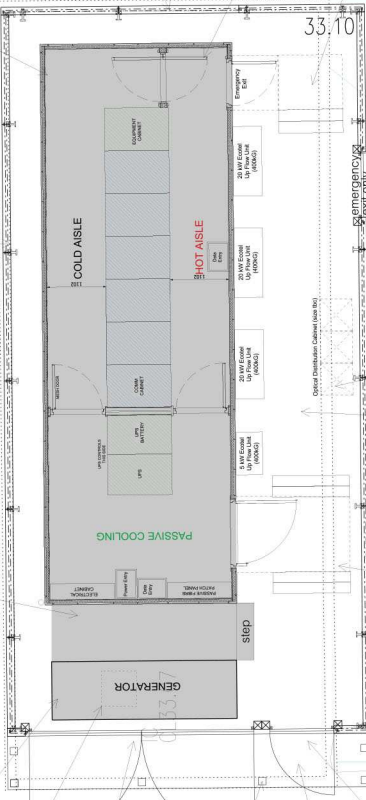
existing hardstanding to front of compound to be made good using extg materials on completion

Grass

Single pedestrian access gate formed from Jacksons Jakoustic Fence Panels to give maintenance access. Gate height to match fence. Door to be fitted with suited lock & appropriate safety signage. Leaf 1200mm width, hinged gate c/w emergency panic exit furniture internally

2.5m Jakoustic Standard acoustic fencing set on steel I-posts with panels fitted from the outside in line with manufacturers standard details

300mm deep concrete plinth to structural engineers specification on strip foundations



Mavin Pop3 container with associated IT equipment for the university

Existing lamp post relocated in line with existing 17m to the east

2.5m Jakoustic Plus acoustic fencing set on steel I-posts with panels fitted from the outside in line with manufacturers standard details

300mm deep concrete plinth to structural engineers specification sat on strip foundations

open mesh galv steel steps and platform to form container c/w handrails to all sides

Optical Distribution Cabinet manufactured by Vanguard

Allow to make good pathway in this area following installation of permeable paving. Pedestrian access is maintained

permeable paving / surface to SE details to south of compound to receive pea shingle covering

open mesh galv steel steps and platform to container c/w handrails to all sides

2.5m Jakoustic Plus acoustic fencing set on steel I-posts with panels fitted from the outside in line with manufacturers standard details

Saltash Hall



revision	by	date	index
MM	25.02.17	C	
MM	20.02.17	B	
MM	08.02.17	A	

Pop3 Container Compound
Brunel University London,
Kingston Lane, Hillingdon
Proposed Plan

GRAY BAYNES + SHEW
ARCHITECTS - SURVEYORS - CONSULTANTS - SINGLE DISK

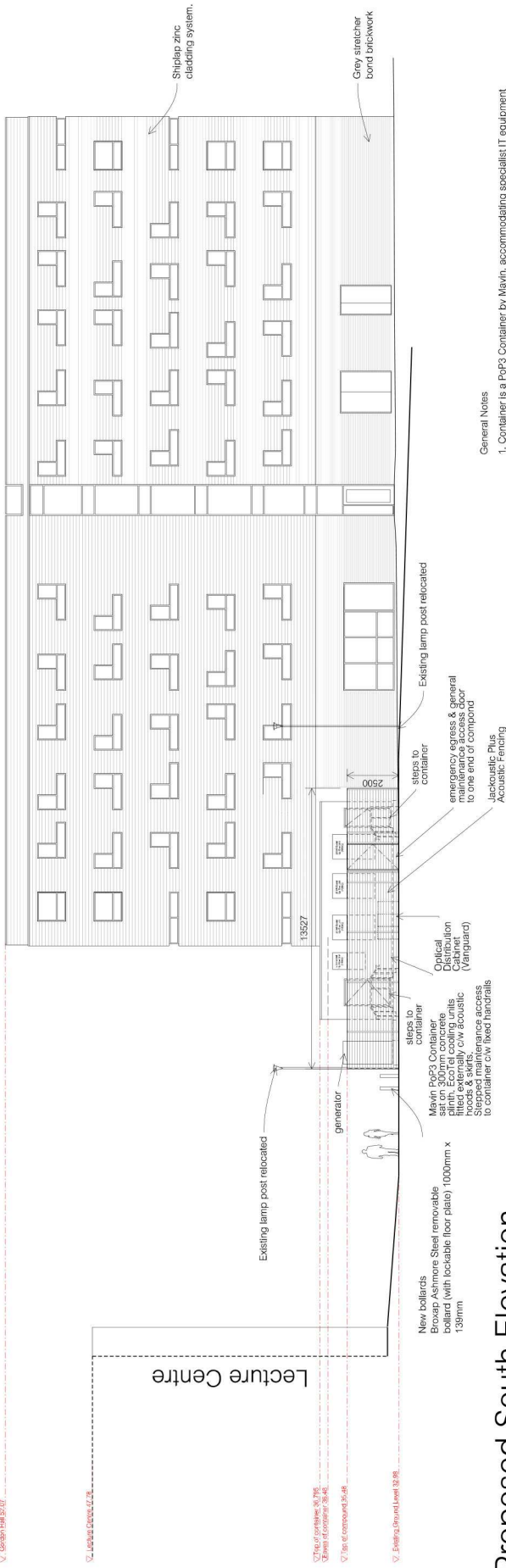
St Thomas House • 9 Park Street • Oxford OX1 1PP
01865 90130 • 1108624@gbaynes.com • info@graybaynes.com

scale 1:50 @ A1 date 12.01.17 drawn LS
scale 1:100 @ A3



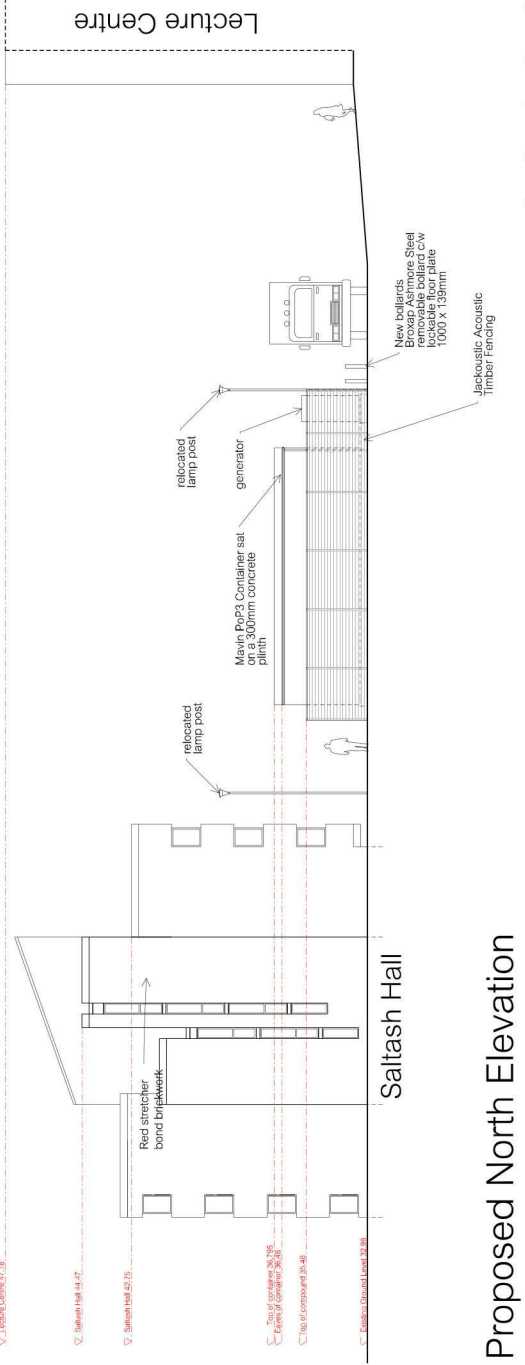
6704.106 C

Gordon Hall & Arts Centre



Proposed South Elevation

General Notes
 1. Container is a Pop3 Container by Mavin, accommodating specialist IT equipment for the university in a secure, temperature controlled environment.
 2. The container is fitted with acoustic shrouds and skirts to the four sides and has additional sound-absorbent properties on the other 2No sides.
 3. An acoustic assessment of the noise impact has been undertaken and can be read with these drawings. Ref: P16-375-RUZ by Hepworth Acoustics



Proposed North Elevation

revision	by	date	index
01	TS	14/11/16	A
02	TS	14/11/16	A
03	TS	14/11/16	A
04	TS	14/11/16	A
05	TS	14/11/16	A
06	TS	14/11/16	A
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75	TS	14/11/16	A
76	TS	14/11/16	A
77	TS	14/11/16	A
78	TS	14/11/16	A
79	TS	14/11/16	A
80	TS	14/11/16	A
81	TS	14/11/16	A
82	TS	14/11/16	A
83	TS	14/11/16	A
84	TS	14/11/16	A
85	TS	14/11/16	A
86	TS	14/11/16	A
87	TS	14/11/16	A
88	TS	14/11/16	A
89	TS	14/11/16	A
90	TS	14/11/16	A
91	TS	14/11/16	A
92	TS	14/11/16	A
93	TS	14/11/16	A
94	TS	14/11/16	A
95	TS	14/11/16	A
96	TS	14/11/16	A
97	TS	14/11/16	A
98	TS	14/11/16	A
99	TS	14/11/16	A
100	TS	14/11/16	A

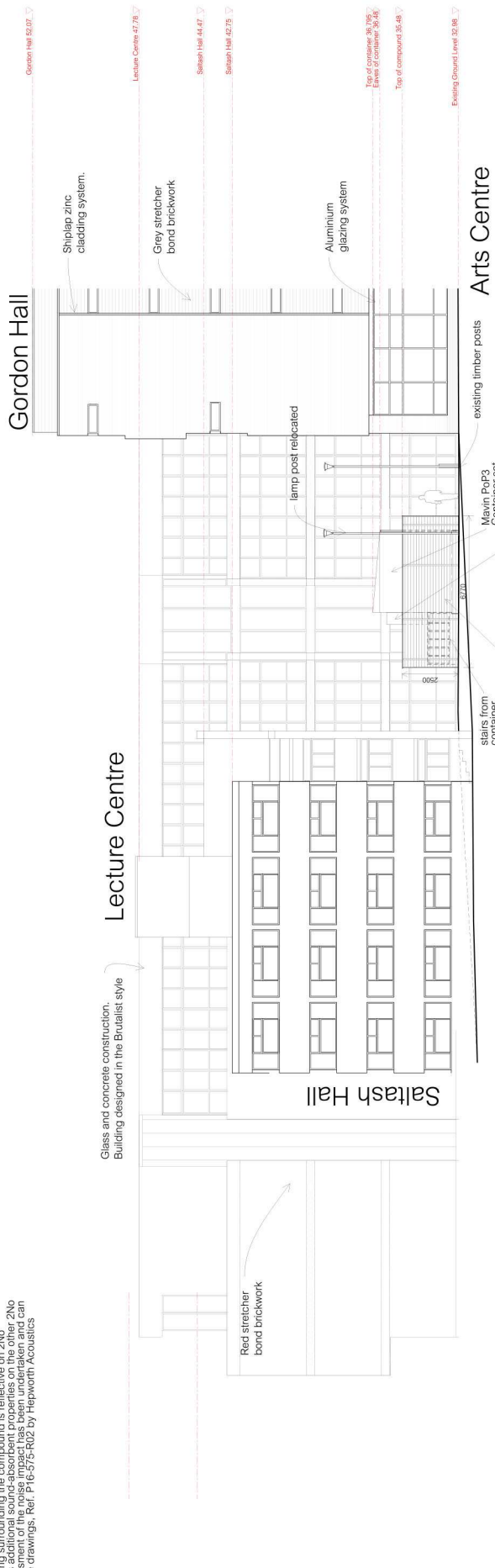
Pop3 Container Compound
 Brunel University London,
 Kingston Lane, Hillingdon

Server Container Compound
 Proposed Elevations

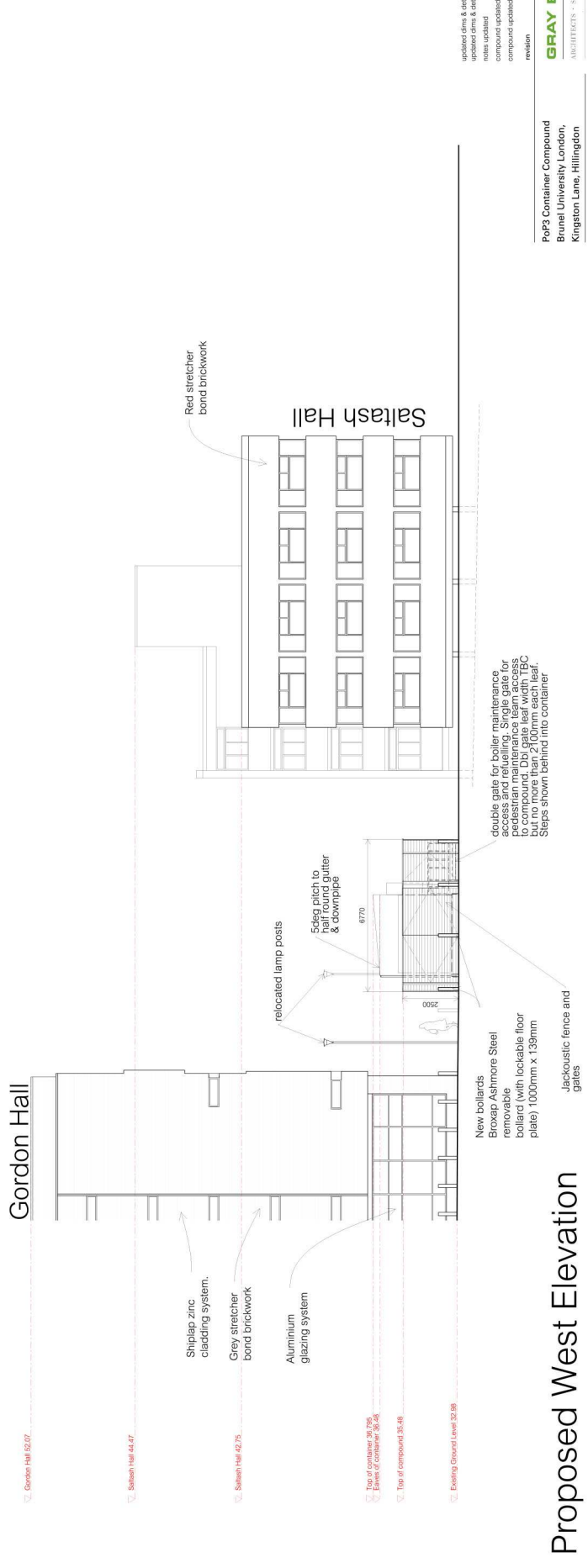
Scale: 1:100 @ A1 date: 17/01/2017 drawn: LS

6704_107E

1. Container is a Pop3 Container by Mavin, accommodating specialist IT equipment for the university in a secure, temperature controlled environment
2. The acoustic fencing surrounding the compound is reflective on 2/No sides, and has additional sound-absorbent properties on the other 2/No sides.
3. The acoustic fencing is designed to be read with these drawings. Ref: P16-275-R02 by Hepworth Acoustics



Proposed East Elevation

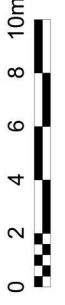


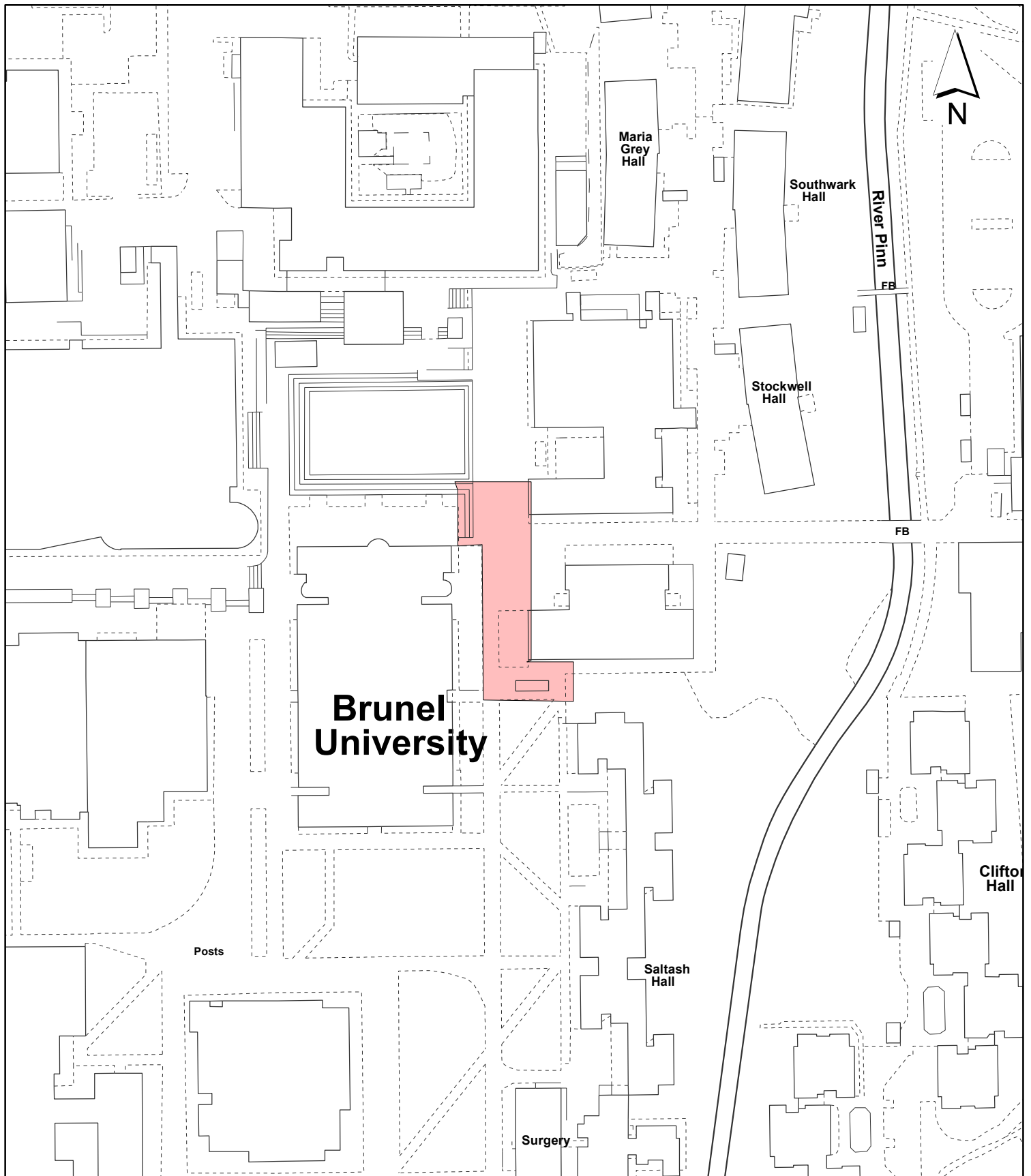
Proposed West Elevation

revision	by	date	index
updated dims & details	MN	19.02.17	E
updated dims & details	MN	13.02.17	D
notes updated	FB	07.02.17	C
compound updated	FB	07.02.17	B
compound updated	TS	14.11.16	A

Pop3 Container Compound
Brunel University London,
Kingston Lane, Hillingdon
Server Container Compound
Proposed Elevations

scale 1:100 @ A1 date 17/01/2017 drawn LS
1:50 @ A3





Notes:

 Site boundary

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Site Address:

Brunel University

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

Planning Application Ref:
532/APP/2017/670

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 148 WINDSOR AVENUE HILLINGDON
Development: Single storey outbuilding to rear for use as a gym
LBH Ref Nos: 72670/APP/2017/929

Date Plans Received: 13/03/2017 **Date(s) of Amendment(s):**
Date Application Valid: 29/03/2017

148 Windsor Avenue - Location Plan - Scale 1:1250



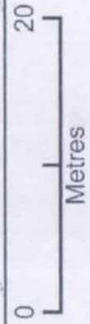
Plan Produced for: **Nabi Kamyab**

Date Produced: **13 Mar 2017**

Plan Reference Number: **TQRQM17072195020793**

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148 Windsor Avenue - Block Plan - Scale 1:500

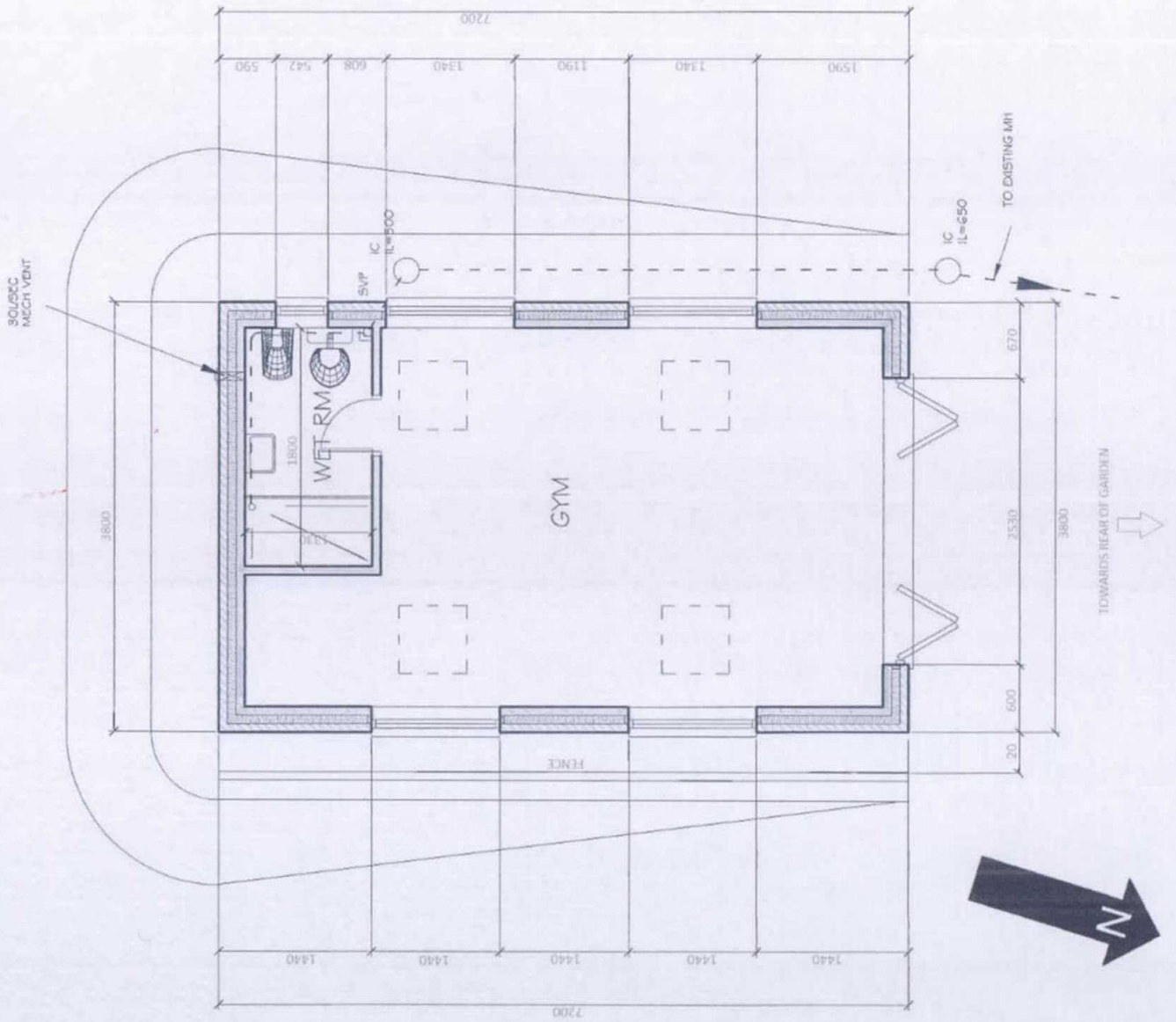


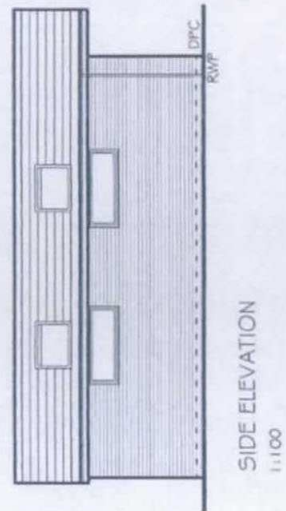
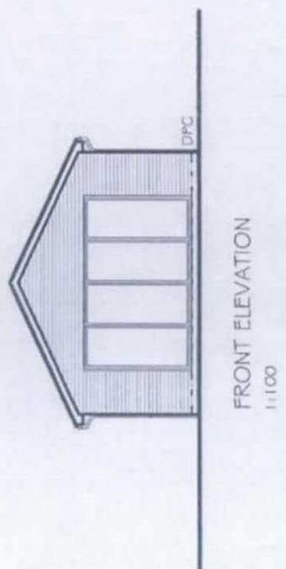
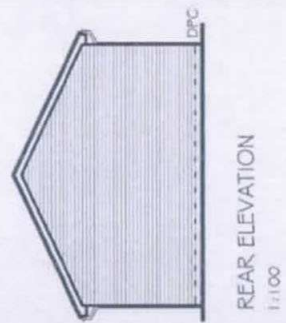
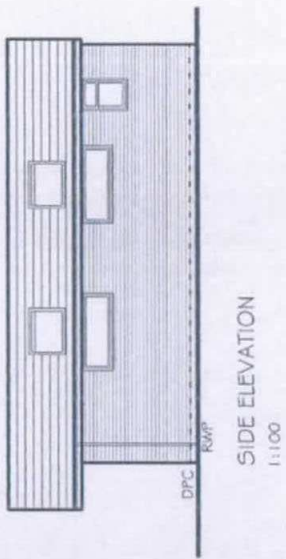
Plan Produced for: **Nabi Kamyab**
Date Produced: 13 Mar 2017

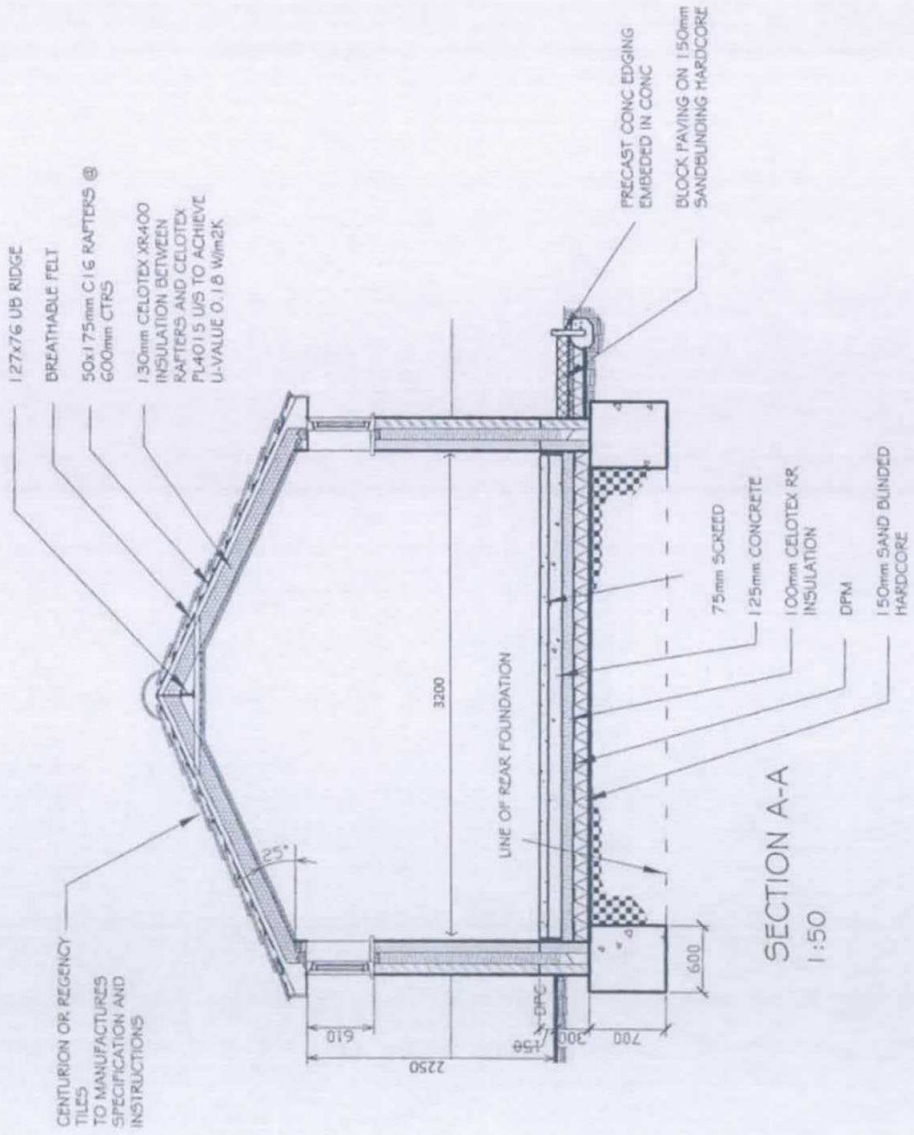
Plan Reference Number: TORQM17072215826105
© Crown copyright, All rights reserved. 2016 Licence number 01000042766

GROUND FLOOR PLAN
1:50

THIS DRAWING TO BE READ
IN CONJUNCTION WITH
ENGINEERS CALCULATIONS

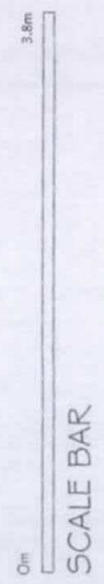






THIS DRAWING TO BE READ
IN CONJUNCTION WITH
ENGINEERS CALCULATIONS

SECTION A-A
1:50





Notes:

 Site boundary

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Site Address:

148 Windsor Avenue

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:
72670/APP/2017/929

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address NANAKSAR PRIMARY SCHOOL SPRINGFIELD ROAD HAYES

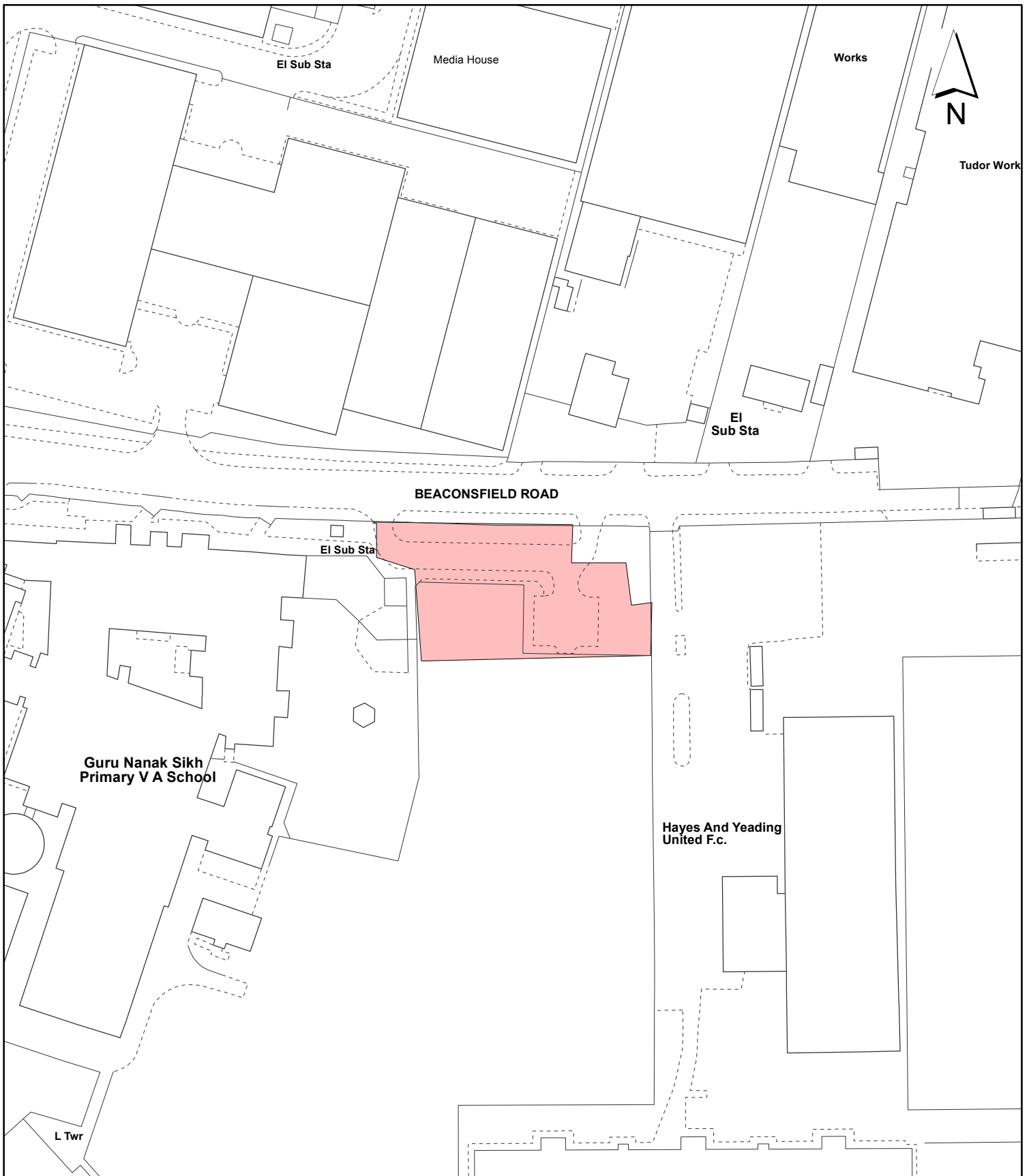
Development: Variation of conditions 1 and 2 of planning permission ref: 4450/APP/2016/1928 dated 28/07/2016 (Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on existing school site) to extend the use until 30th September 2019.

LBH Ref Nos: 4450/APP/2017/1318

Date Plans Received: 11/04/2017

Date(s) of Amendment(s):

Date Application Valid: 11/04/2017



Notes:

 Site boundary

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Site Address:

Nanaksar Primary School

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

Planning Application Ref:
4450/APP/2017/1318

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 7-21 NORFOLK ROAD UXBRIDGE

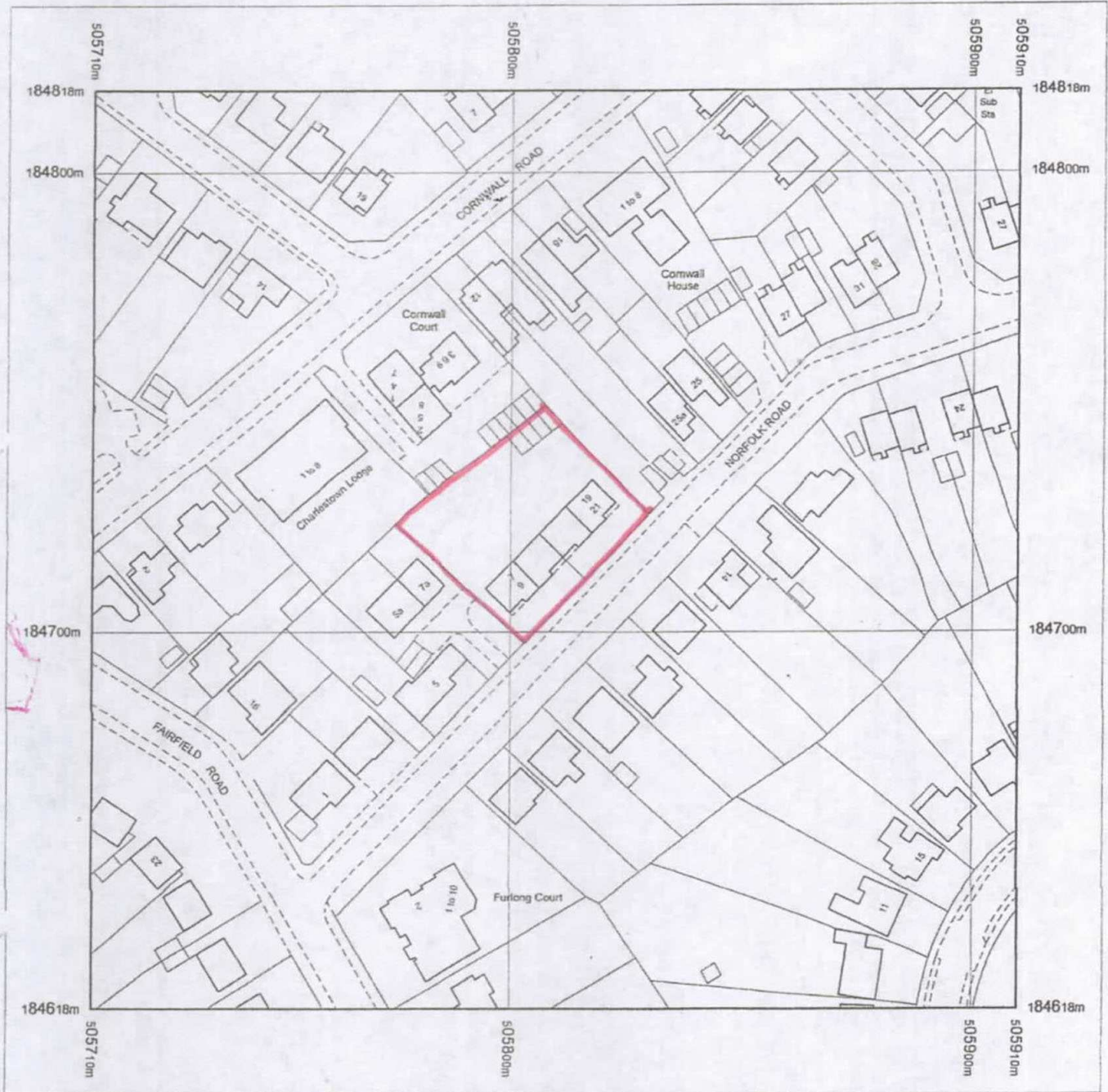
Development: Conversion of roof space to habitable use to include 2 x front and 2 x rear dormers, 6 x front and 2 x rear roof lights to create a 1-bed self-contained flat, new stairway entrance tower and widening of vehicular crossover to front.

LBH Ref Nos: 32703/APP/2017/764

Date Plans Received: 02/03/2017

Date(s) of Amendment(s):

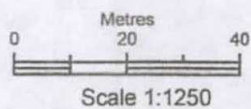
Date Application Valid: 20/03/2017



**7 NORFOLK ROAD,
UXBRIDGE,
UB8 1BL.**

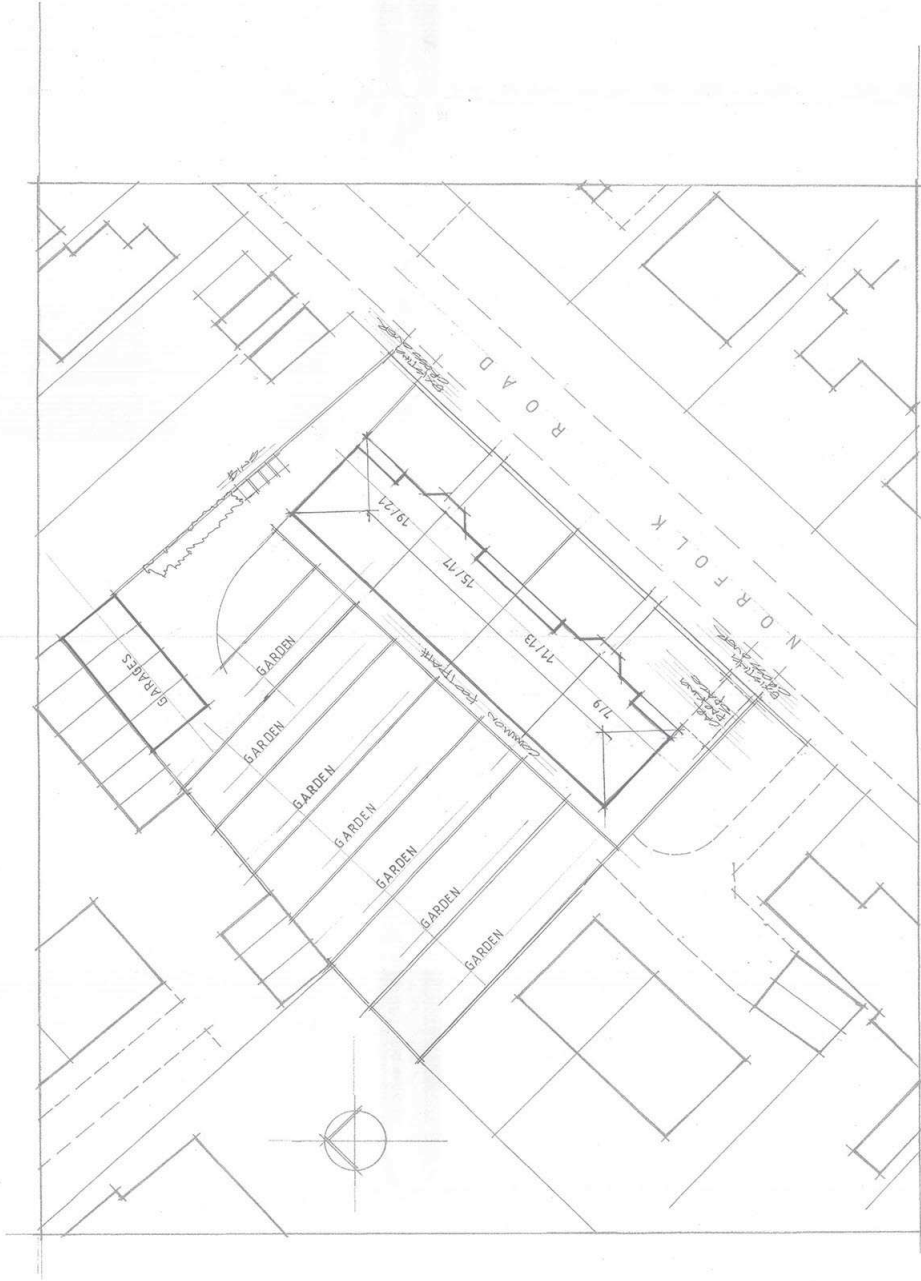
**LOCATION PLAN
SCALE 1:1,250**

638 / 05



Supplied by: **National Map Centre**
Serial number: 02965000
Centre coordinates: 505809.75 184718.13

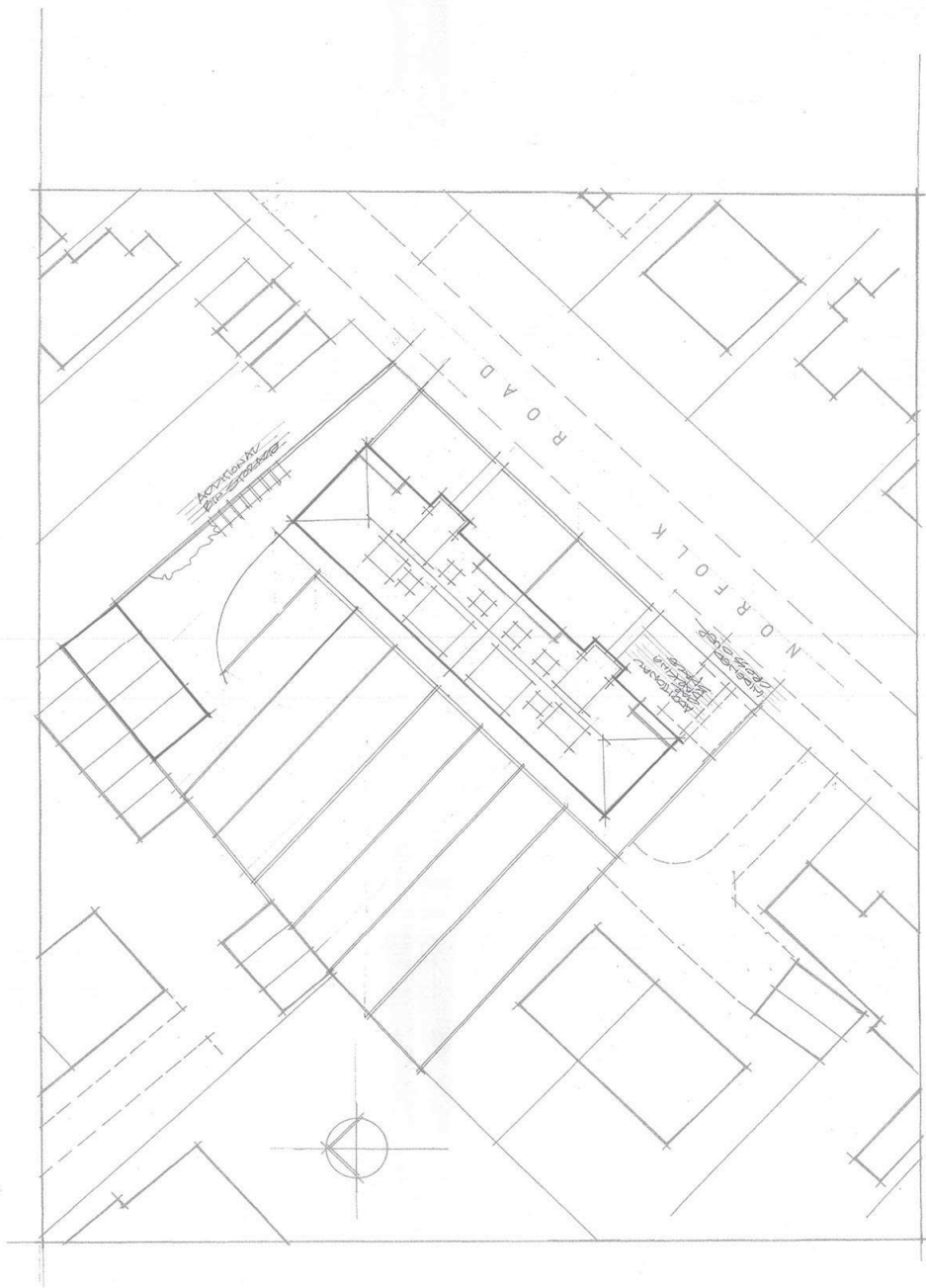
Further information can be found on the
OS Sitemap Information leaflet or the
Ordnance Survey web site:
www.ordnancesurvey.co.uk



scale 1:200

SITE PLAN

NOTES: <i>As per</i>	DATE: <i>20/11/14</i>	REV:
DESCRIPTION:	DATE:	REV:
<p>DAVID F. EWINS ARCHITECTS 24 WINDY HILL 100 WINDY HILL OXFORD OX2 0AA TEL: 01865 720000 FAX: 01865 720001 MOB: 07881 720071</p>		
CLIENT:		
JOB:	7-21 NORFOLK ROAD LUXBRIDGE	
DRAWING TITLE:	SURVEY site plan	
DATE: <i>14/04/14</i>	DRAWN: <i>SEP</i>	
SCALE: <i>1:200</i>		
DRAWING NO:	01	REVISION:
538		A



S I T E P L A N

scale 1:200

DESCRIPTION	DATE	BY

DAVID F. EWINS ARCHITECT

15 BENTLEY ROAD
 UXBIDGE, MIDDLESEX
 UX8 3LH

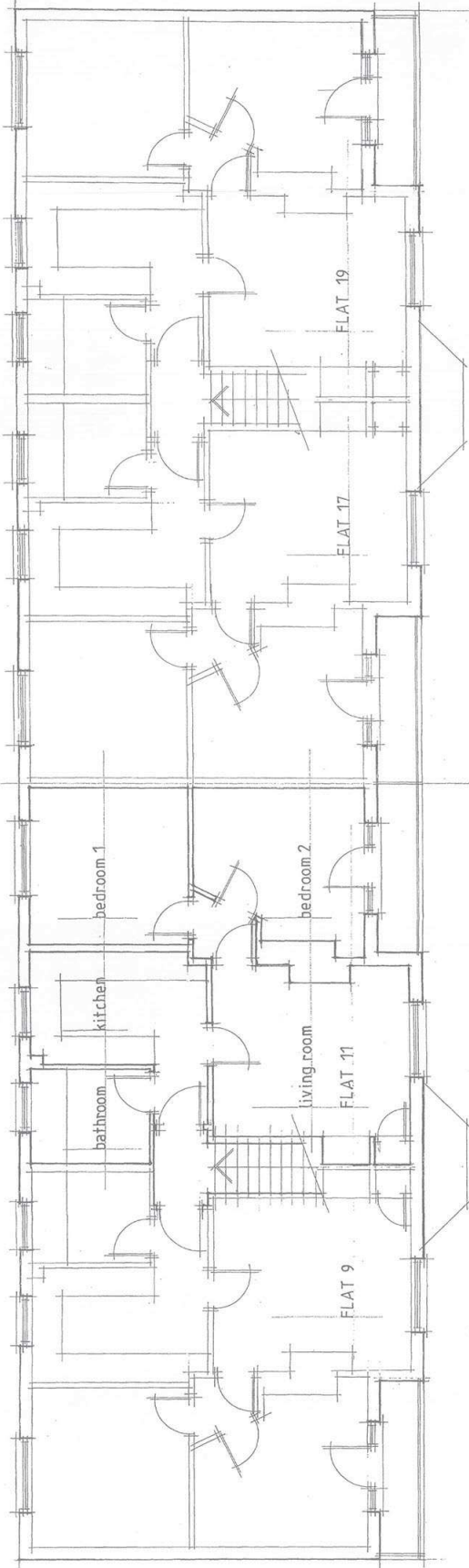
CLIENT

JOB - 7-21 NORFOLK ROAD
 UXBRIDGE

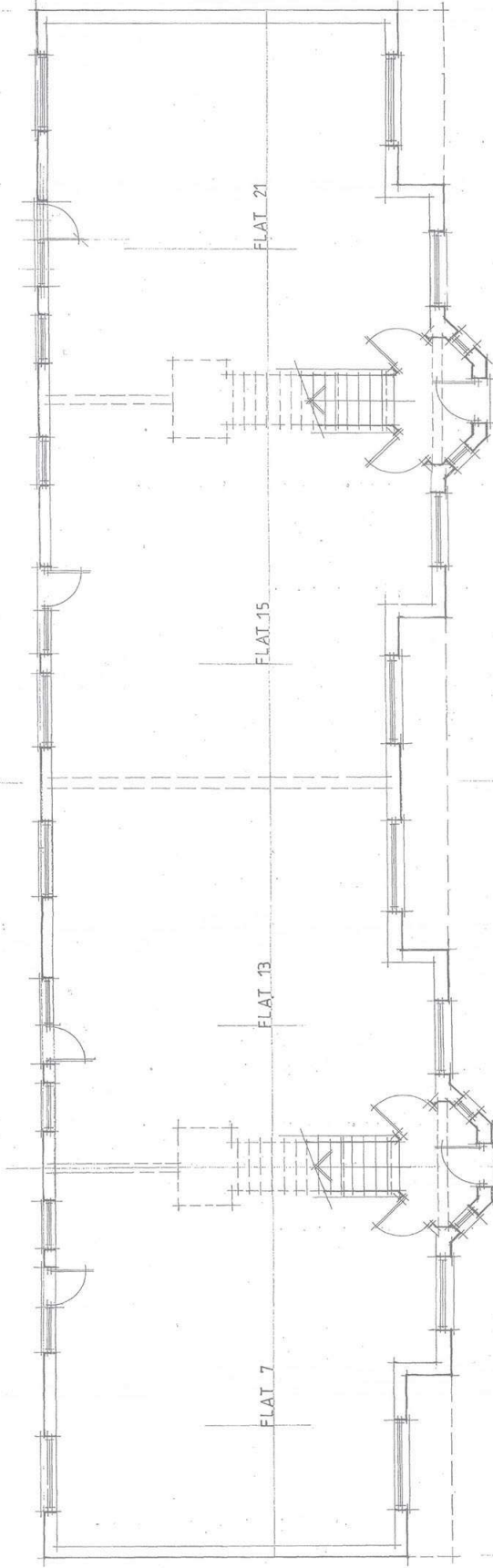
DRAWING TITLE
PROPOSED NEW FLAT
 site plan

NO.	DESCRIPTION	DATE
1	Prepared	12/02/08
2	Drawn	12/02/08
3	Checked	12/02/08

NO.	DESCRIPTION	DATE
638		
101		




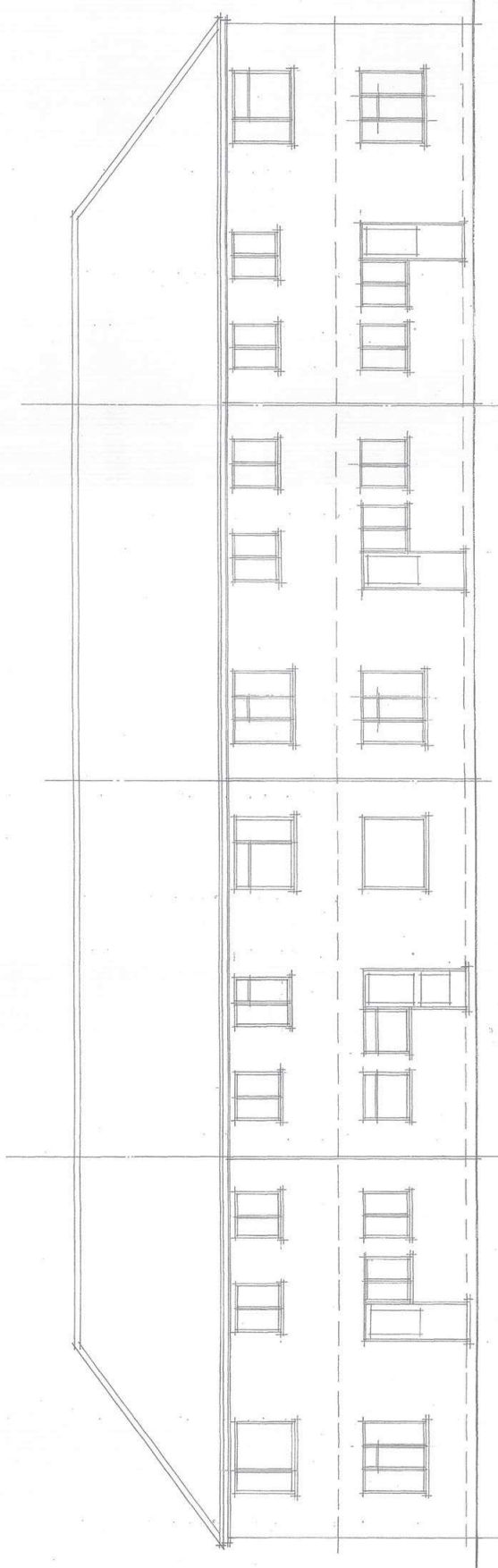
FIRST FLOOR PLAN



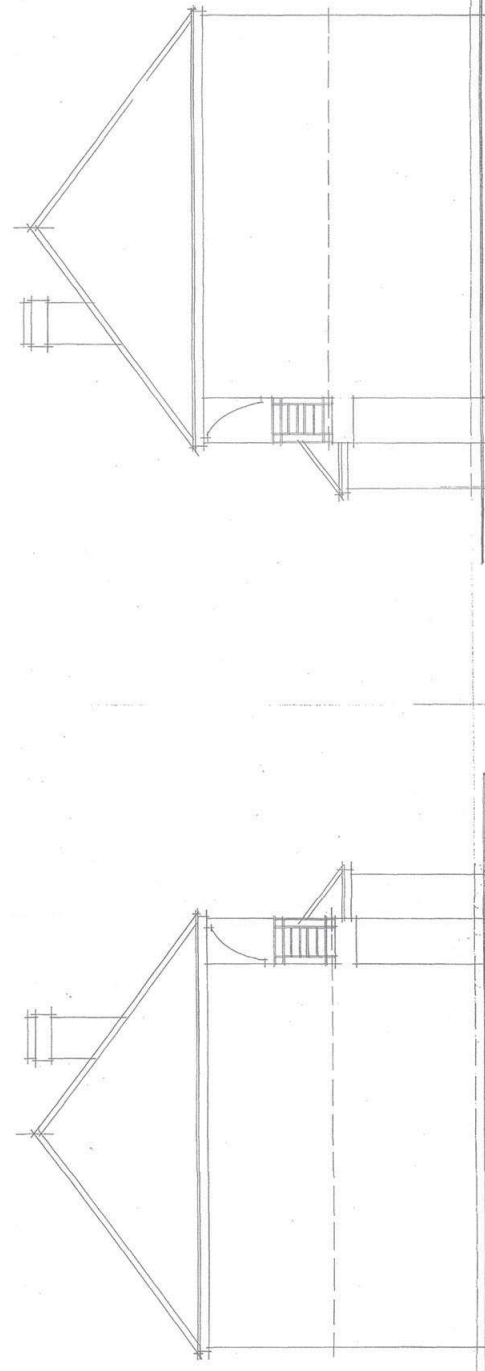
GROUND FLOOR PLAN

DESCRIPTION	DATE	REV

 DAVID F. EWINS ARCHITECT <small>3 BOSTON GARDENS ARCHITECTURAL CONSULTANTS 100,000,000</small>	
CLIENT	
JOB	7-21 NORFOLK ROAD UXBRIDGE
DRAWING TITLE	SURVEY Floor plans
DATE	11/20/04
SCALE	1:500
JOB No	638
DRAWING No	02
REVISION	



REAR ELEVATION

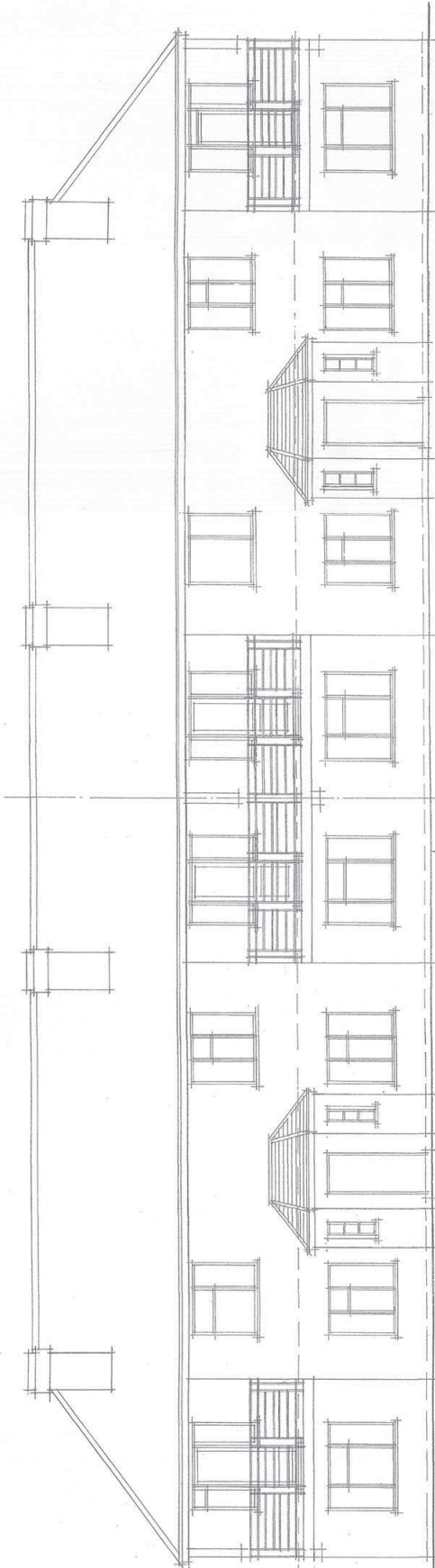


SIDE (south west) ELEVATION

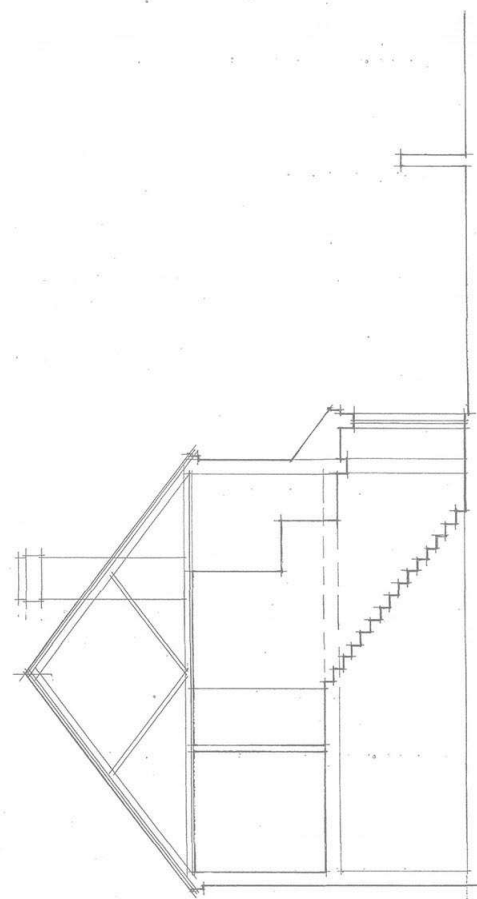
SIDE (north east) ELEVATION

DESCRIPTION	DATE	REV

DAVID F. EWINS ARCHITECT <small>3100 WILSON AVENUE SUITE 100 ROCKY HILL, CT 06151 PHONE: 860.261.7524</small>	
CLIENT	
JOB	7-21 NORFOLK ROAD UXBRIDGE
DRAWING TITLE	SURVEY elevations
DATE	12/01/2014
DRAWN BY	SK
SCALE	1/2"=1'-0"
JOB No	638
DRAWING No	04
REVISION	



FRONT ELEVATION



SECTION

DESCRIPTION	DATE	REV

DAVID F. EWINGS ARCHITECT
 31 WORTHINGTON SQUARE
 WOODBRIDGE VY 9A
 WOODBRIDGE VY 9A
 WOODBRIDGE VY 9A

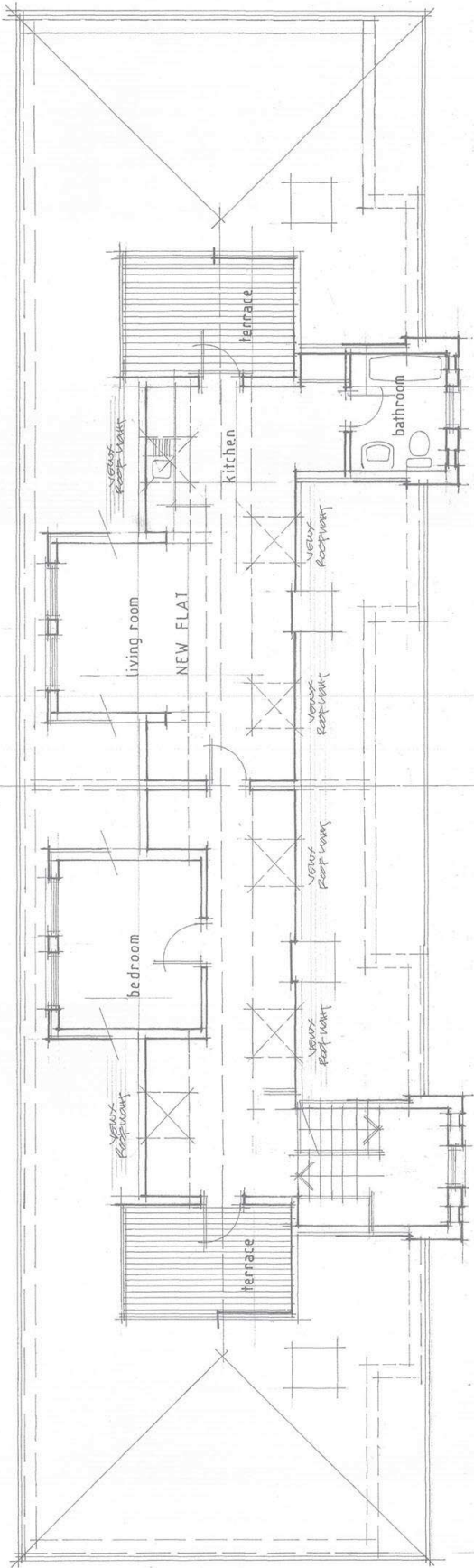
CLIENT

JOB
 7-21 NORFOLK ROAD
 UXBRIDGE

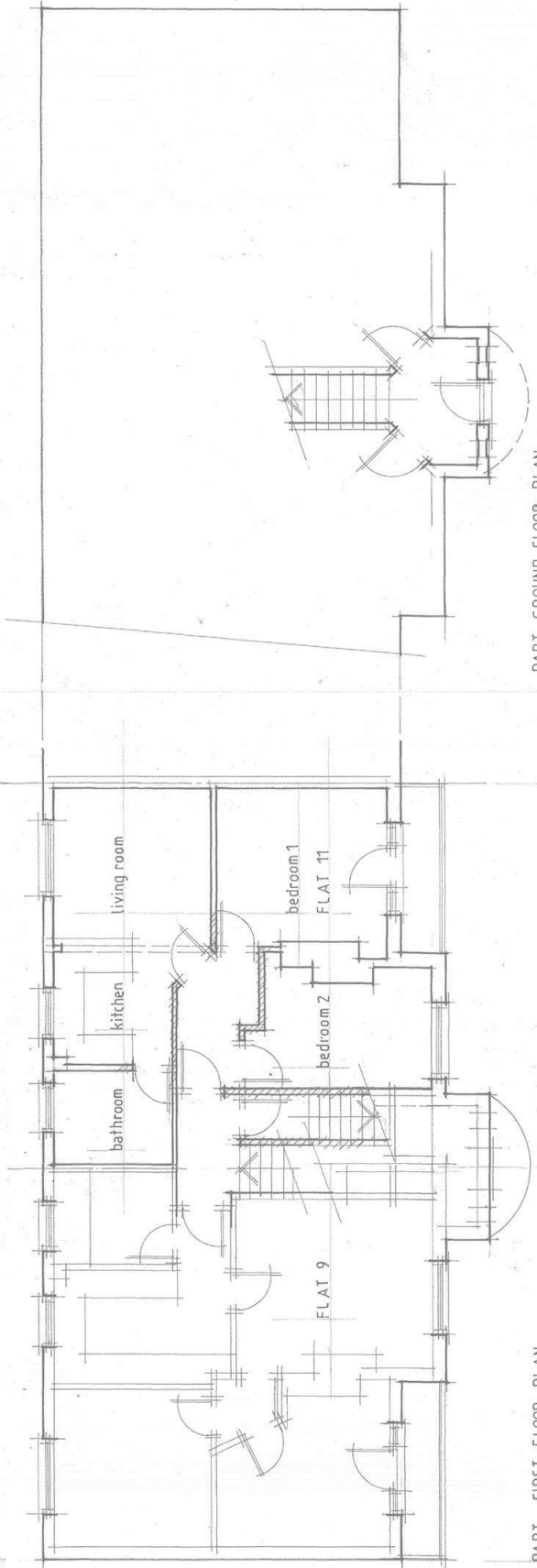
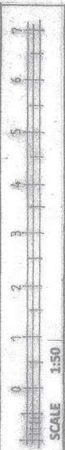
DRAWING TITLE
 SURVEY
 front elevation + section

DATE: 10/20/2014 DRAWN: [Signature]
 SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION
6/38	03



SECOND FLOOR PLAN



PART FIRST FLOOR PLAN

PART GROUND FLOOR PLAN

DESCRIPTION	DATE	REV
Sheet PEASNA 02/11/A		



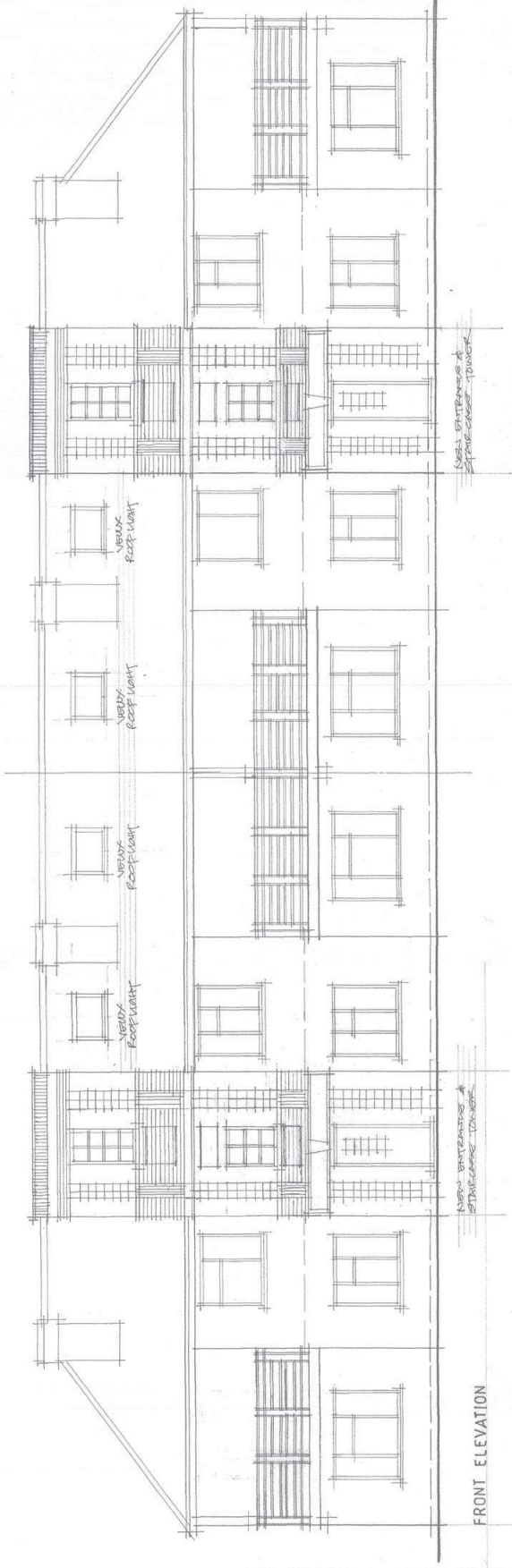
CLIENT

JOB
7-21 NORFOLK ROAD
UXBRIDGE

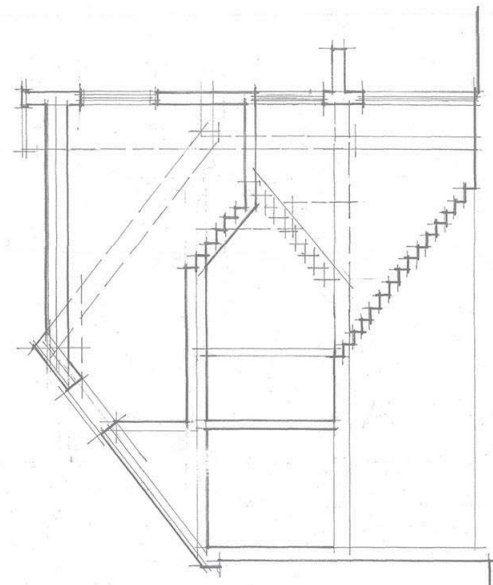
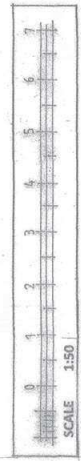
DRAWING TITLE
PROPOSED NEW FLAT
floor plans

DATE: 11/01/2011
SCALE: 1/50 @ A1 SIZE

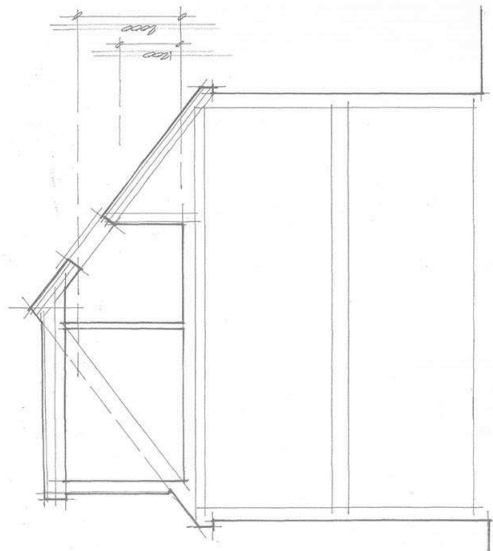
JOB No	DRAWING No	REVISION
638	102	A



FRONT ELEVATION



SECTION THROUGH STAIRS



SECTION THROUGH NEW FLAT

NO.	DESCRIPTION	DATE	REV
1	ISSUED FOR PERMIT APPLICATION	20/11/15	1
2	ISSUED FOR PERMIT APPLICATION	20/11/15	2
3	ISSUED FOR PERMIT APPLICATION	20/11/15	3

DAVID F. EWINS BBA
 A R. I. C. REGISTERED ARCHITECT
 100, BRIDGE STREET, SOUTHAMPTON, SO9 1AA
 TEL: 0703 000 0000 FAX: 0703 000 0000
 WWW.DFE.CO.UK

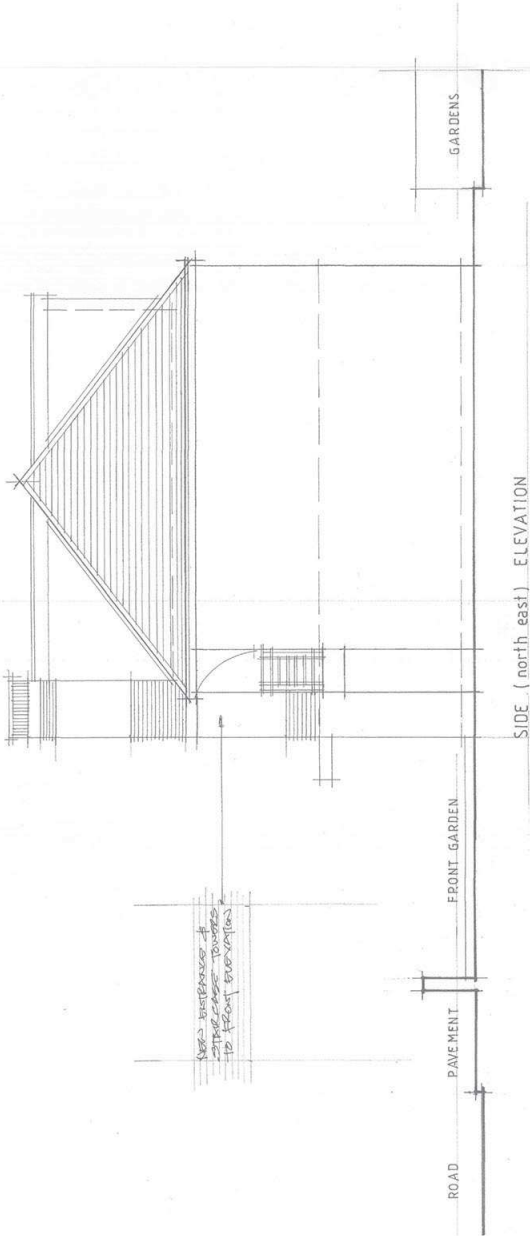
CLIENT

7-21 NORFOLK ROAD
 UXBRIDGE

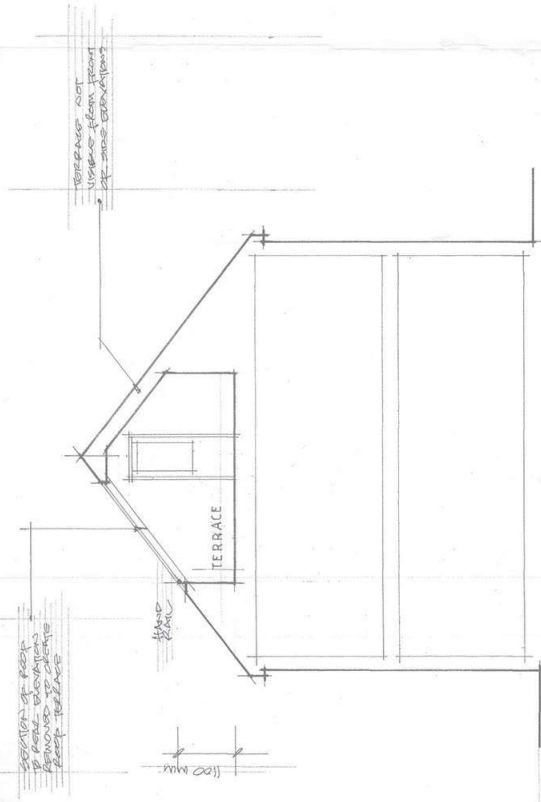
DRAWING TITLE
 PROPOSED NEW FLAT
 elevation and sections

DATE: 20/11/15
 SCALE: 1:50 @ A4
 DRAWN: DE

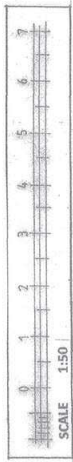
JOB NO	DRAWING NO	REVISION
638	103	1



SIDE (north east) ELEVATION



PROPOSED ROOF TERRACES



DESCRIPTION	DATE	REV

DAVID F. EWINS INC.
 ARCHITECT
 3 RUSSELL GARDENS
 WIMBORNE TOWN HALL
 WIMBORNE, DORSET

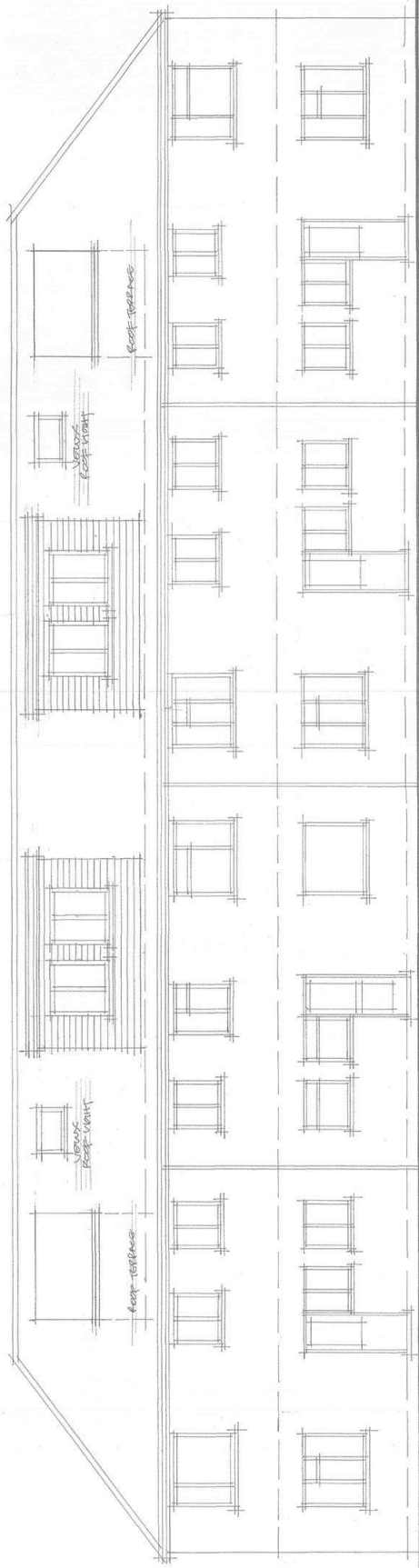
CLIENT

JOB
 7-21 NORFOLK ROAD
 UXBRIDGE

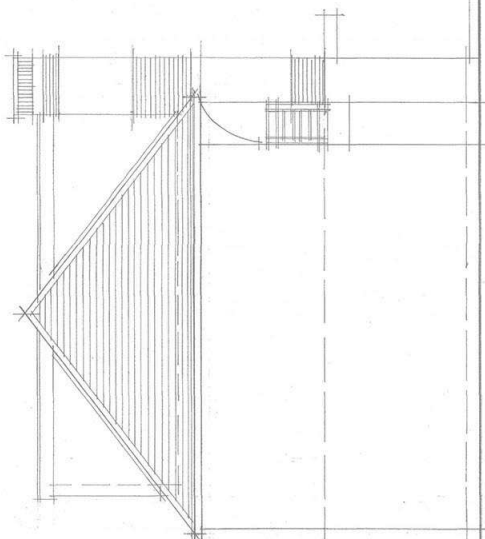
DRAWING TITLE
 PROPOSED NEW FLAT
 Side elevation and section

DATE: 15/08/2014 DRAWN: [Signature]
 SCALE: 1/50 @ A3 SIZE

JOB No	DRAWING No	REVISION
638	105	



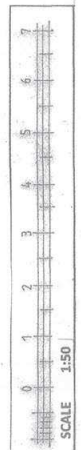
REAR ELEVATION



SIDE (south west) ELEVATION

MATERIALS

WIPMS - NEW FRONT STAIRS
 ENCLOSURE TO BE
 FACED BRICK & PORCH
 TO FRONT & REAR
 WITH CM BRICKWORK
 DOWN TO BE ITU THRU
 TO WATER MAIN ROOT
 BRICK RAINWATER
 AT STRUCTURE ENCLOSURES



DESCRIPTION	DATE	REV
Sheet 20/20/20	04/11/14	A

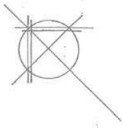
DAVID F. EWINS MR
 ARCHITECT
 3 NORTH LANE
 WOLVERTON
 WOLVERTON
 WOLVERTON

CLIENT
 FOR
 7-21 NORFOLK ROAD
 UXBRIDGE

DRAWING TITLE
 PROPOSED NEW FLAT
 rear and side elevations

DATE FORWARDED
 DRAWN
 SCALE 1:50 @ A1 SIZE

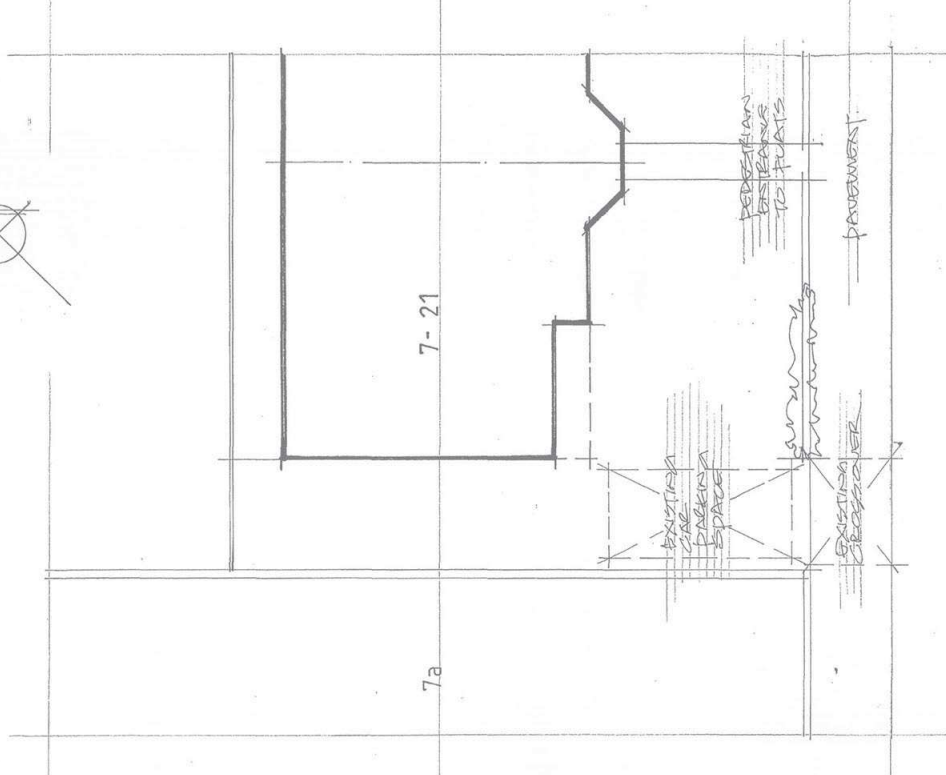
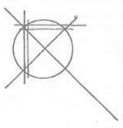
JOB No	DRAWING No	REVISION
638	104	A



NORFOLK ROAD

AS PROPOSED

1:100



NORFOLK ROAD

AS EXISTING

1:100

DESCRIPTION	DATE	REV

DAVID F. EWINS RIBA
 ARCHITECT

31 BOSTON GARDENS
 BRINTFORD
 MIDDLESEX TW8 9LS
 TEL: 0181 871 2774
 FAX: 0181 871 2774
 MOBILE: 0781 727074

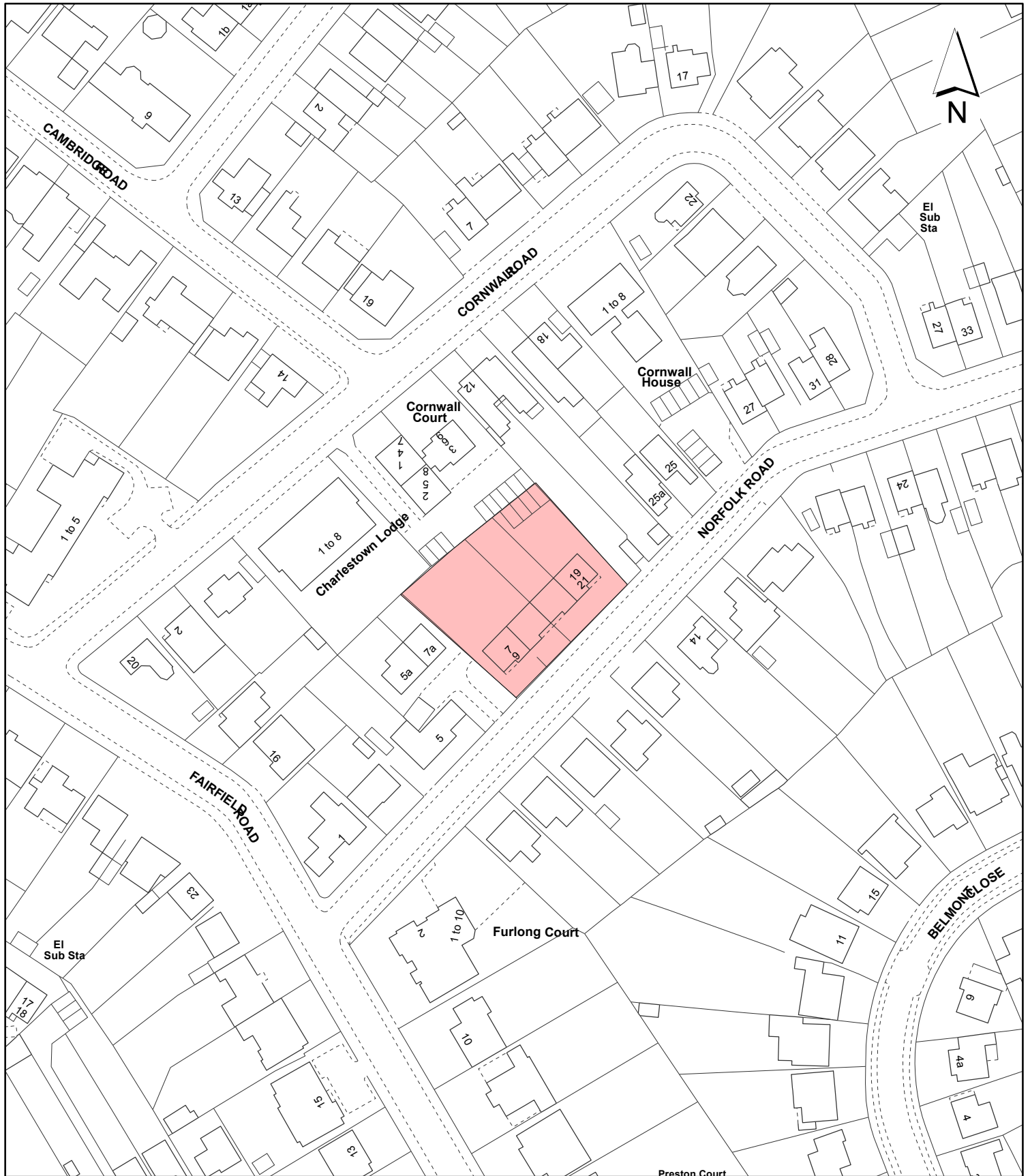
CLIENT

JOB
**7-21 NORFOLK ROAD
 UX BRIDGE**

DRAWING TITLE
PROPOSED CROSSOVER

DATE: 11/24/24 DRAWN: DS
 BY: DS
 SCALE: 1:100 @ A0 - 24K

JOB NO	DRAWING NO	REVISION
630	106	



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Site Address:

7-21 Norfolk Road

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

Planning Application Ref:
32703/APP/2017/764

Scale:
1:1,250

Planning Committee:
Central & South
 Page 194

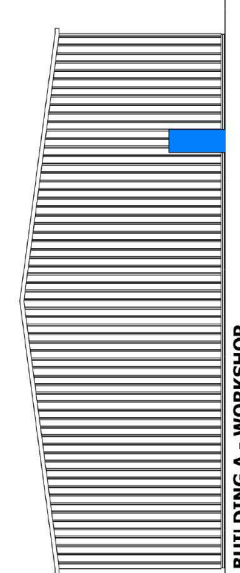
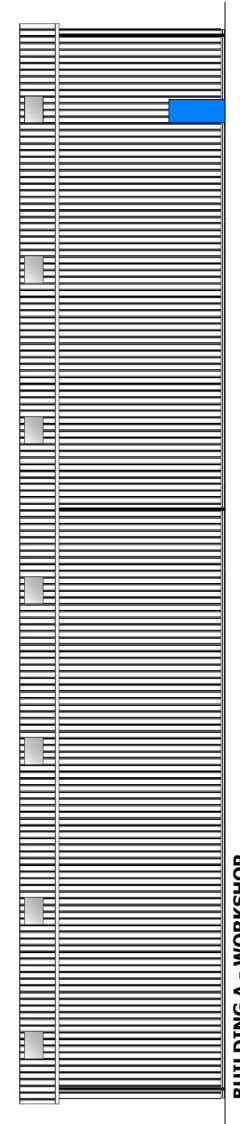
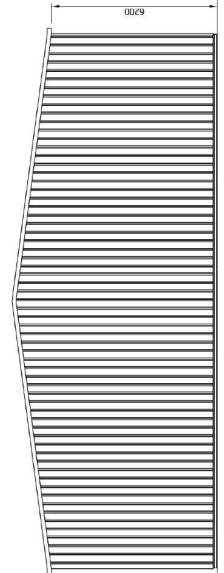
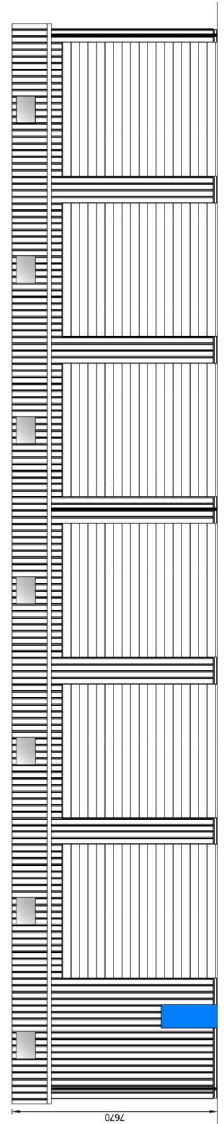
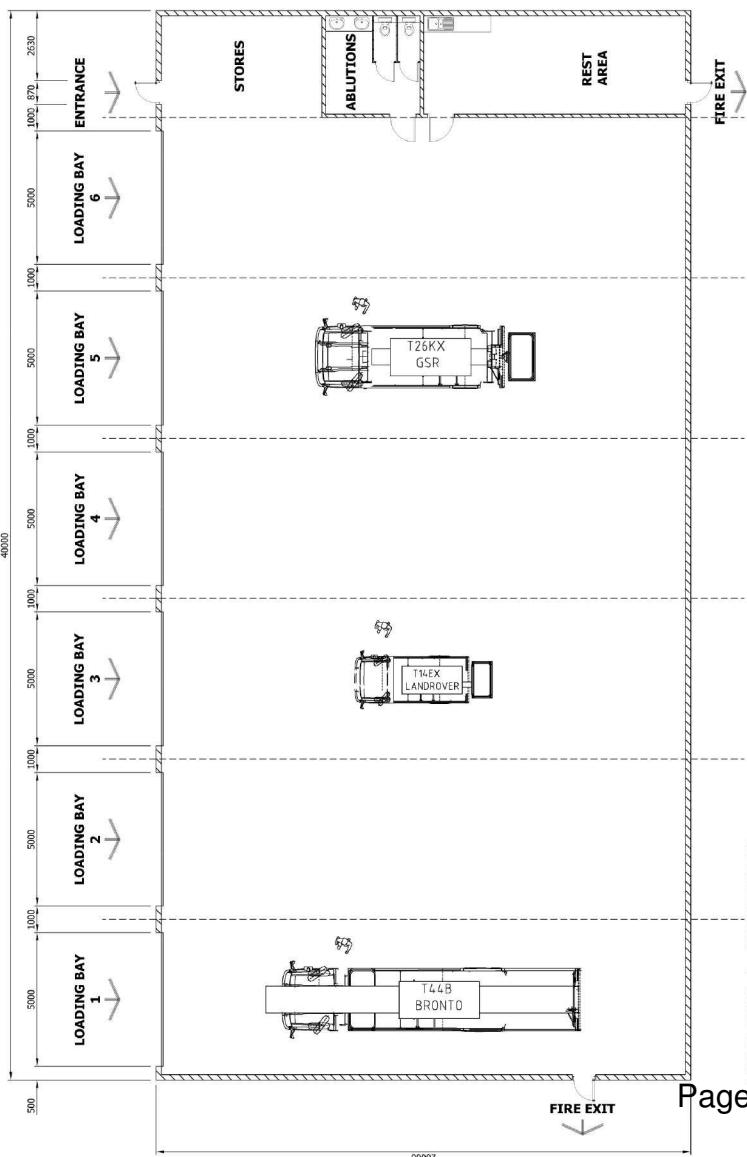
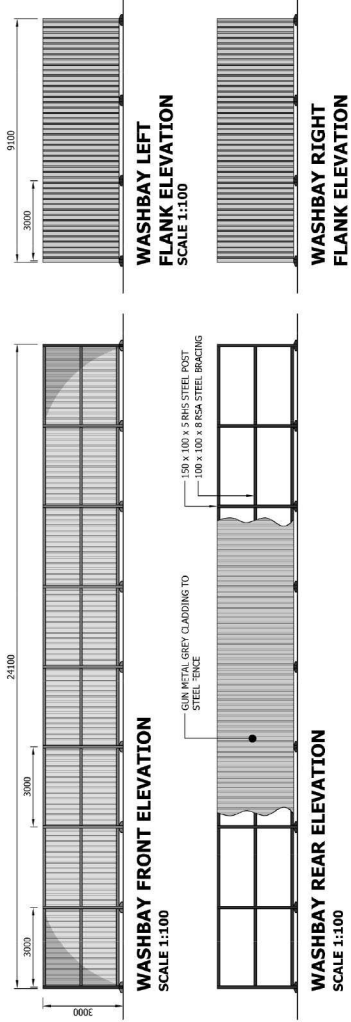
Date:
May 2017



Report of the Head of Planning, Sport and Green Spaces

Address LAND TO THE NORTH OF 47 WALLINGFORD ROAD UXBRIDGE
Development: Erection of 2 detached buildings to accommodate a storage depot and ancillary office (Use class B8)
LBH Ref Nos: 60930/APP/2015/3824

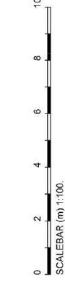
Date Plans Received: 14/10/2015 **Date(s) of Amendment(s):**
Date Application Valid: 15/12/2015

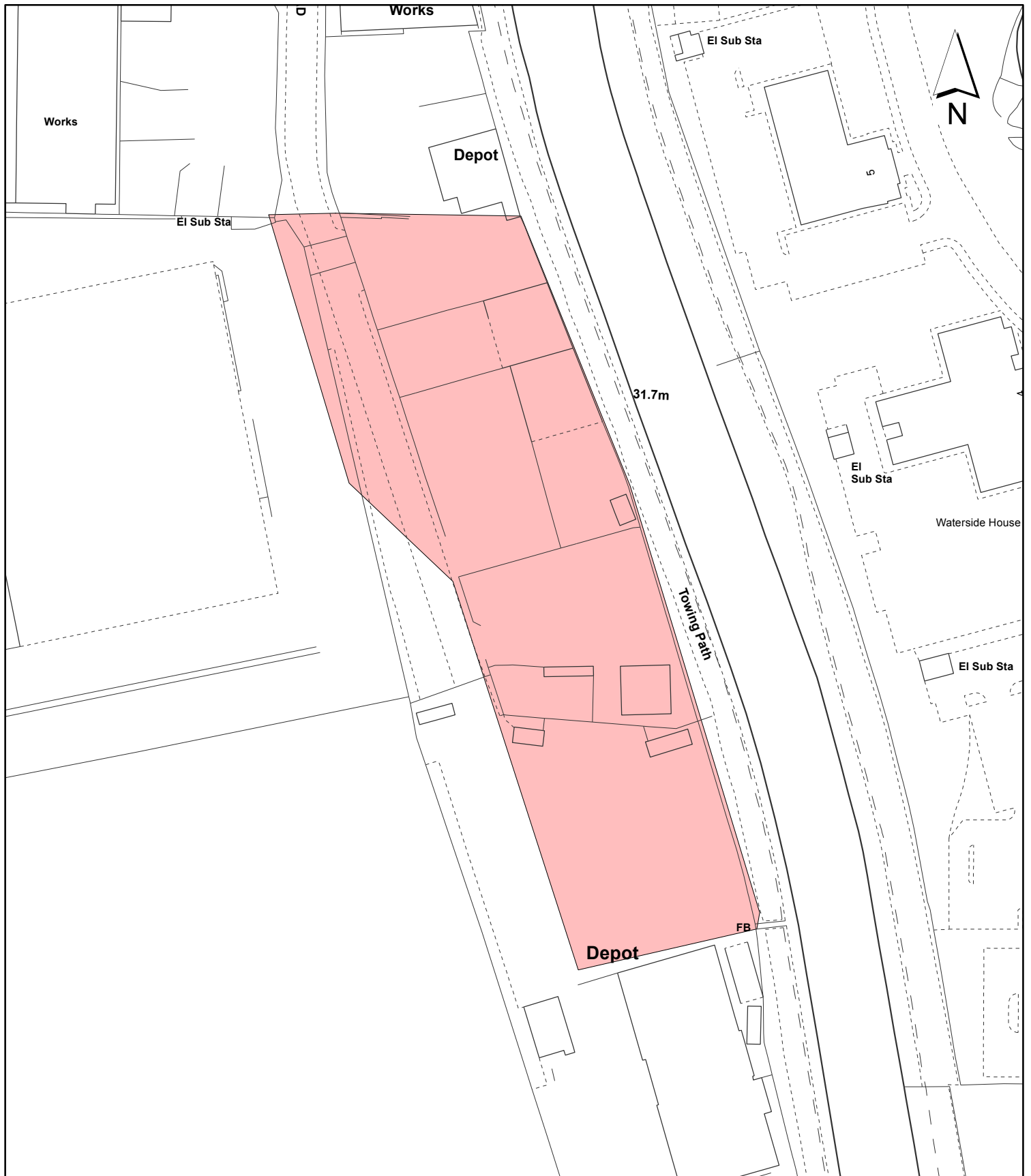


NOTES

1. ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER RELATED DRAWINGS.

REVISIONS					
HAWKINS EADES ASSOCIATES					
ARCHITECTURAL PLANNING & DESIGN CONSULTANTS					
100 High Street Great Missenden Bucks HP10 0BE Tel: (01494) 891655/891 698 Fax: (01494) 891222 email: info@hawkinsades.co.uk					
CLIENT	URP & Sons	PROJECT	Manufacturing & Creation of Ford	Title Block	
TITLE	Proposed Floor Plans & Elevations				
DRAWN BY	AT	DATE	23/03/20	SCALE	1:100
CHECKED BY		DATE		SCALE	
All dimensions must be reported to the Authority. © HAWKINS EADES ASSOCIATES					





Notes:

 Site boundary

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Site Address:

**Land to the North of
 47 Wallingford Road**

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

Planning Application Ref:

60930/APP/2015/3824

Scale:

1:1,250

Planning Committee:

Central & South
 Page 198

Date:

May 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HILLINGDON MANOR SECONDARY SCHOOL HARLINGTON ROAD
HILLINGDON

Development: Alterations and refurbishment of existing school frontage.

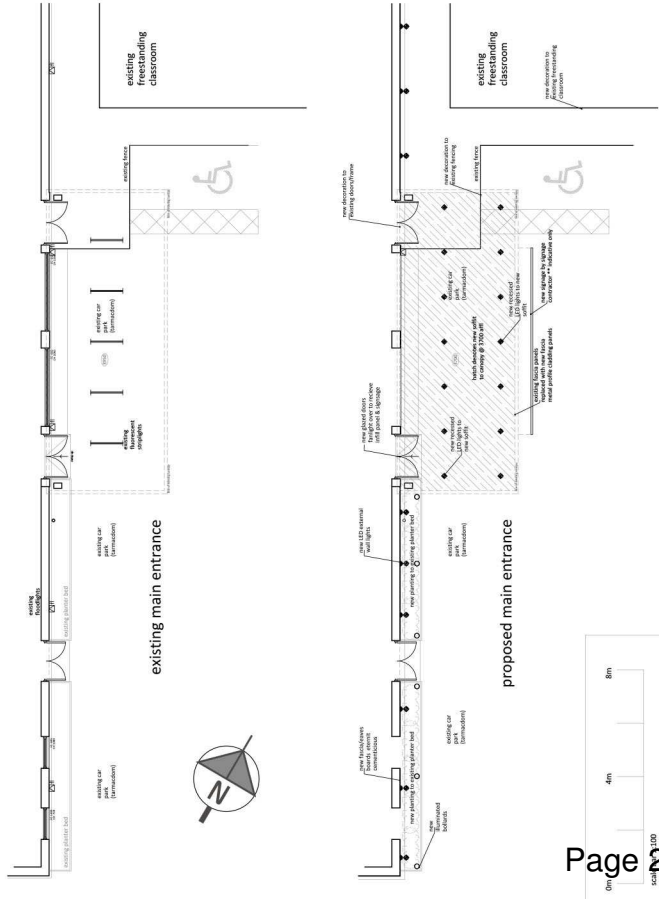
LBH Ref Nos: 3043/APP/2017/1365

Date Plans Received: 13/04/2017

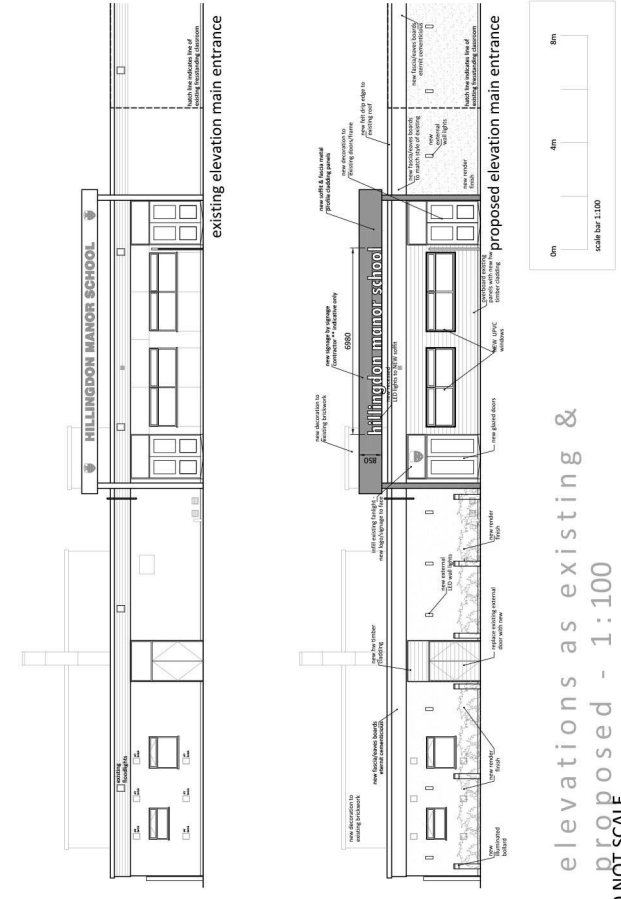
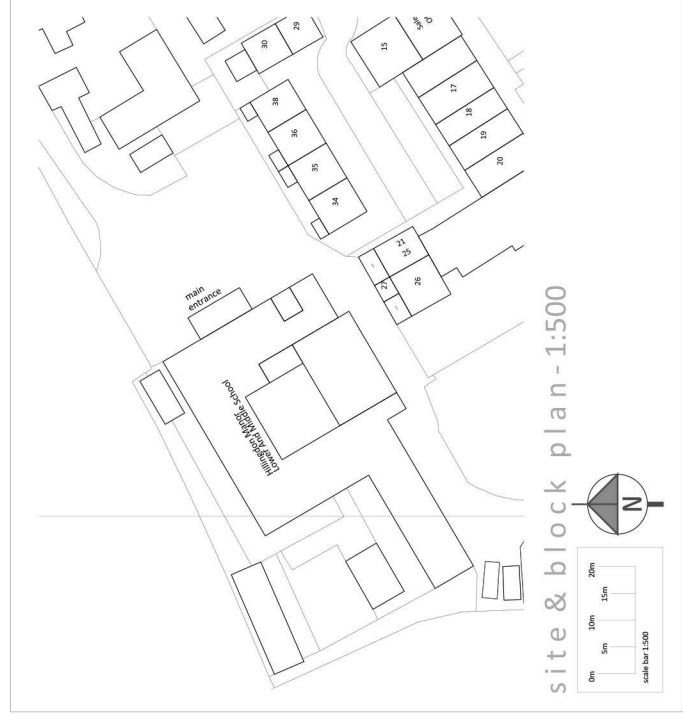
Date(s) of Amendment(s):

Date Application Valid: 13/04/2017

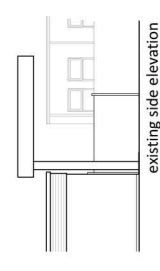
plans as existing & proposed - 1:100



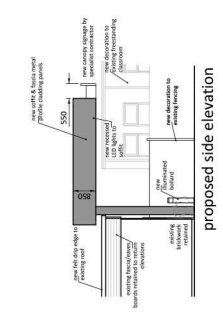
rev	description	by	date
-	-	-	-



elevations as existing & proposed - 1:100
DO NOT SCALE



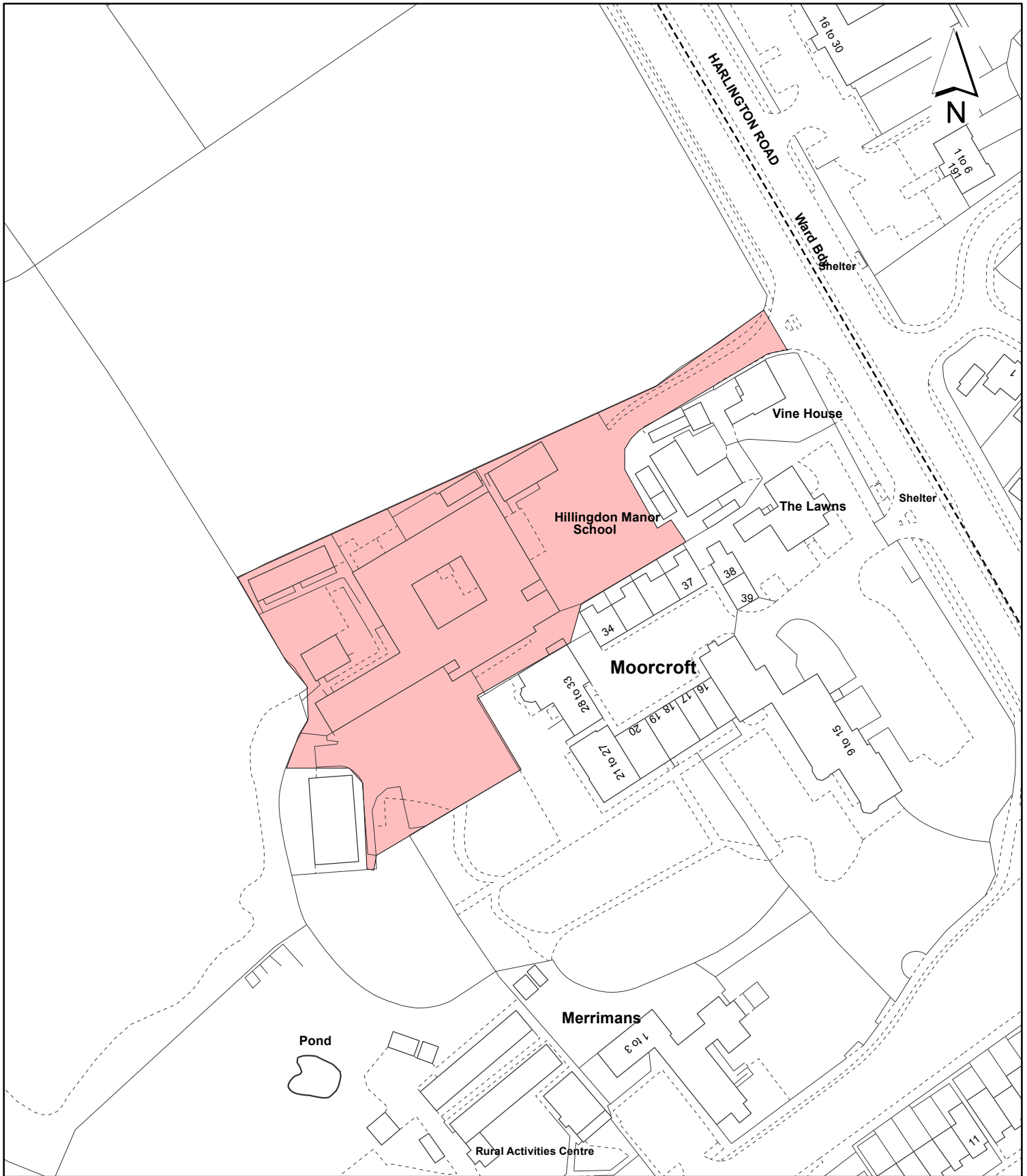
existing side elevation



proposed side elevation

FOR PLANNING

mcandrewwaitts
architecture - interior - design
Hillingdon Manor School - Uxbridge
Plans & Elevations as Existing & Proposed
project/site ref: 1464
scale: varies@A1
drawing no: 1464-PL100
date: Mar 2017
The coach house, 25 Birmingham Road, Whitehall, Uxbridge, Middlesex, UB8 3ET
Tel: 01753 465510 www.mcandrewwaitts.com info@mcandrewwaitts.com



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Site Address:

Hillingdon Manor School

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

Planning Application Ref:
3043/APP/2017/1365

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017



HILLINGDON
 LONDON

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