



HILLINGDON
LONDON



Central & South Planning Committee

Date: WEDNESDAY, 19 JULY
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 Mo Khursheed
Councillor Peter Money BSC (Hons) MSc
Councillor John Morse

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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

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

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

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



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

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



A useful guide for those attending Planning Committee meetings

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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 meetings held 16 May, 7 June and 27 June 2017 1 - 22
- 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	Land Forming Part of 13 Salt Hill Close 72568/APP/2017/406	Uxbridge North	Two storey, 3-bed attached dwelling with associated parking, amenity and cycle space Recommendation: Approval	23 - 38 172-176

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	16 Moray Avenue 13579/APP/2017/1710	Botwell	Retention of outbuilding with proposed modifications and reduction in size, for uses ancillary to the dwelling house Recommendation: Approval	39 - 46 177-180

8	Hayes Park 12853/ADV/2017/41	Charville	Installation of 3 flag poles Recommendation: Approval	47 - 52 181-185
9	308 Kingshill Avenue 24844/APP/2017/1548	Charville	Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), installation of extract duct and alterations to rear elevation Recommendation: Approval	53 - 64 186-191
10	308 Kingshill Avenue 24844/ADV/2017/55	Charville	Installation of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign Recommendation: Approval	65 - 70 192-197
11	53 Petworth Gardens 71076/APP/2017/1756	Hillingdon East	Conversion of single dwellinghouse into 2 x 2-bed self-contained flats with associated parking and amenity space, involving alterations to elevations (Retrospective) Recommendation: Refusal	71 - 82 198-211
12	210 Central Avenue 71772/APP/2017/962	Townfield	Part two storey, part single storey side/rear extension and conversion of dwelling to 1 x 2-bed and 1 x 1-bed self contained flats with associated parking and amenity space Recommendation: Refusal	83 - 96 212-219
13	84 Hercies Road 11271/APP/2017/1549	Uxbridge North	Application to vary condition 2 of planning permission Ref: 11271/APP/2016/506 dated 08/04/2016 (Single storey, detached double garage involving demolition of existing garage) to allow a 130cm roof overhang to the front of the building Recommendation: Approval	97 - 108 220-222

14	6 & 6a High Street 1538/APP/2017/722	Uxbridge South	Conversion of first and second floors from financial and professional service offices (Use Class A2) to 3 x 2-bed flats, involving raising of roof level to provide new floor Recommendation: Approval + Sec (106)	109 - 124 223-236
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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	125 - 136
16	Enforcement Report	137 - 144
17	Enforcement Report	145 - 152
18	Enforcement Report	153 - 162
19	Enforcement Report	163 - 170

PART I - Plans for Central and South Planning Committee 172-236

Agenda Item 3

Minutes



CENTRAL & South Planning Committee

16 May 2017

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Jazz Dhillon, Brian Stead and Mo Khursheed</p> <p>LBH Officers Present: James Rodger - Head of Planning and Enforcement, Meghji Hirani - Planning Contracts & Planning Information, Manmohan Ranger - Highways Advisor, Nicole Cameron - Planning Lawyer and Anisha Teji - Democratic Services Officer</p>
4.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor John Morse with Councillor Jazz Dhillon substituting. Apologies were also received from Councillor Alan Chapman.</p>
5.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Khursheed declared that he was the Ward Councillor for the sites listed in agenda items 9 and 10 and declared a non pecuniary interest in relation to agenda item 12.</p> <p>Councillor Ahmad-Wallana declared a non-pecuniary interest in respect of agenda item 12.</p> <p>Both Councillor Khursheed and Councillor Ahmad - Wallana indicated that they would leave the room during the Committee's discussion of agenda item 12.</p>
6.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from 12 April 2017 be confirmed as a correct record of the meeting, subject to including the apologies received from Councillor Chamdal.</p>
7.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman confirmed that item 12 in Part II had been added to the agenda as an urgent item.</p>
8.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE</p>

CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (*Agenda Item 5*)

It was confirmed that items marked Part I would be considered in public, and items marked Part II would be considered in private.

9. **31 MORELLO AVENUE, HILLINGDON - 72026/APP/2017/1064** (*Agenda Item 6*)

Officers introduced the report and provided an overview of the application. The application sought retrospective planning permission for the conversion of a single family dwelling in to a six bedroom House in Multiple Occupation (HMO). Officers also highlighted the addendum and made a recommendation for refusal.

A petition had been submitted in objection of the application. In accordance with the Council's Constitution, the petitioner addressed the meeting and made the following points:

- There were two types of residents living in Morello Avenue namely pensioners and young professional families.
- Peace and quiet was very important to the close community and there was a low turnover in the street.
- The type of people attracted to HMOs would not take into account local resident needs, thus resulting in a negative impact on the community.
- The petitioner agreed with the Officer's report.
- The drainage system in the area was old, tired and blocked almost every year. An increase in use would have an impact on the system and would deprive residents from essential services.
- There was a concern that the property could be used by a larger number of people than indicated. This would impact noise levels and the availability of parking.
- It was suggested that there were other properties in the area which were being used as HMOs.

Councillor Richard Mills, Ward Councillor for Brunel, addressed the Committee and made the following points:

- Concerns were raised regarding the size of the kitchen and lounge area which would be shared amongst six people.
- Having the number and different sets of people in the property would be detrimental to the existing residents living adjacent to the property. This would also cause congestion, noise and impact the availability of parking.
- This was a retrospective application and appropriate further action needed to be undertaken to ensure that the property operated as permitted.

At the outset of Members discussion, the Chairman indicated that some of the matters raised by the petitioner would not be taken into account by the committee. The Chairman reminded Members that as a Committee, they would only be allowed to take into account material planning considerations.

Members noted the suggestion that other properties in close vicinity of the premises were being used a HMOs. Members urged the petitioner and local residents to inform local Ward Councillors if properties were being used in this way, so that appropriate action could be taken. This suggestion was also supported by officers.

	<p>Members noted that there were a number of issues in this ward relating to the number of HMOs operating. Members commended the conditions in the report and expressed concerns about the number of bedrooms the property would have and the impact this property would cause on local residents.</p> <p>A motion for the officer's recommendation was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>RESOLVED: That the application was refused as per the officer's recommendation.</p>
10.	<p>1 NORMANS CLOSE, HILLINGDON - 62184/APP/2016/4117 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report and provided an overview of the application. The application sought planning permission for two storey, four bed dwellings with associated parking and amenity space, wall/fence to front, and installation of two vehicle cross over, involving demolition of existing bungalow. Officers highlighted the addendum and made a recommendation for approval.</p> <p>A petition had been submitted in objection of the application. In accordance with the Council's Constitution, the petitioner addressed the meeting and made the following points:</p> <ul style="list-style-type: none"> • The proposed application would cause an unacceptable detrimental impact on the privacy of several local properties. If the proposed development were permitted, it would allow the petitioner's garden and kitchen to be overlooked by at least four first floor windows, thus eradicating privacy. • The proposed three additional driveways did not match the character of the properties bordering the northern edge of the Close. • The rear way driveways currently used by local residents on the Close reduced traffic and had benefits for the safety and amenity for its residents. The proposal would negatively affect this. • The proposal would result in the removal of at least four car parking spaces. • Normans Close was used by a large number of pedestrians and the proposed developments would increase the risk of harm to them. • The proposed development would impact the outlook of the building and would remove direct sunlight to properties 2 and 3 Normans Close. <p>The agent for the application addressed the meeting and made the following points:</p> <ul style="list-style-type: none"> • Throughout this application, extensive discussion had taken place with officers at the Council to ensure that a high quality and well designed house was developed. • Initially the applicant and agent had made an application to develop three properties, but this reduced to two in accordance with advice from officers. • The proposed development met local plan policy in terms of design, amenity space and density. • These were the types of sites that would meet current housing needs. • The dwellings were set back a significant distance from Normans Close to ensure that the open character of the junction remained. • Although there would be some disturbances for a short period during building works, the agent and applicant would adhere to the best practices to ensure minimal disruption. Contact details for site managers would be made available to

residents to ensure clear lines of communication.

Councillor Richard Mills, Ward Councillor for Brunel, addressed the Committee and spoke in support of the residents. He highlighted the residents' concerns about their privacy, potential lack of light, overlooking and the availability of parking.

In response to matters raised by Members, officers confirmed that:

- From the plans before there would be no intrusion to 3 Normans close.
- The distance to protect against invasion of privacy and the proposed development met the 21 metre policy. The distance was also acceptable in relation to overlooking standards.
- The outlook for the property would change but the Council's standards of outlook and loss of sunlight were being met. In meeting these standards, officer concluded that these considerations would not negatively impact local residents.
- Although there would be a loss of one car parking space and a slight reduction in another car parking space, space would still be available. Members made the point that this loss in car parking would be significant to the residents as parking may be difficult in this area. The plans before the committee were compliant with standards.
- In relation to character, the standards in relation to the distance of the building were being met. The size of the proposed dwelling was not a reason to refuse the application as there were a variety of different size properties in the area.

Members commented that this was an emotional proposed development as residents had lived in the area for a long time. However, Members considered the proposed developed met the Council's standards and policies and on balance considered it to be a decent proposal. Members considered tightening the wording in condition 11.

Members moved the officer's recommendation, and this was seconded and unanimously agreed when put to a vote.

RESOLVED: That the Committee approve the application with amendments to condition 11.

11. **12 GROVE WAY, UXBRIDGE - 71844/APP/2017/329** (*Agenda Item 8*)

Officers introduced the application and provided an overview of the application. The application sought planning permission for a two storey side extension, single storey rear extension, conversion of roof space to habitable use to include three rear roof lights and one side roof light and porch to front.

A petition had been submitted in objection of the application. In accordance with the Council's Constitution, the petitioner addressed the meeting and made the following points:

- There were concerns that the occupier initially had the intention to build the house with multiple occupancy. The petitioner was not convinced that this was the outcome or attention.
- Concerns were raised about the fact that it was a six bed room property and only had two bathroom facilities.
- Some of the changes proposed exceeded the building recommendations made particularly in relation to the roof line, the rear extension and rear garden.

The agent for the application addressed the meeting and made the following points:

- The property would be used as a family home and not as a HMO as suggested.
- Concerns have been raised about highways safety but builders would ensure that deliveries were controlled in a timely way.

Members enquired why the additional developments on the property exceeded maximum height, and the agent explained that the case officer said it was acceptable. The agent explained that if amendments needed to be made this could be achieved. Members accepted the agent's assertion that the property would not be used as a HMO.

Councillor Raymond Graham, Ward Councillor for Uxbridge North, addressed the Committee in writing and commented that the proposed development was an overdevelopment which would lead to an exacerbation of street parking problem. The proposed development was out of keeping with the existing immediate area and street scene and agreed with the petitioner concerns that this may become a HMO. He urged the Committee to keep the property as a single family dwelling house within the C3 use Class.

Members considered the conditions suggested in the report and considered that the conditions were strong. The Legal Advisor also advised that the conditions were strong and if breached the Council had power to enforce them.

Officers assured Members that the current amendments were minor changes which could take place. Further, there was no impact on adjoining occupiers. Members also noted that the agent were willing to make any amendments.

A motion for the officer's recommendation was moved, seconded, and upon being put to a vote there were five in favour and one abstention.

RESOLVED: That the Committee approve the application, with the amendments.

12. **10 CLAYTON ROAD, HAYES - 72438/APP/2016/4505** (*Agenda Item 9*)

Officers introduced the report and provided an overview of the application. The application sought planning permission for the change of use from retail to car hire/mini cab office. Officers requested that condition five be deleted to strengthen condition four and made a recommendation for approval.

Members raised concerns about the level of traffic congestion, impact on parking and enquired how the condition would be policed. Officers advised that action would be taken against any breaches reported.

The Legal Advisor advised Members that although condition four may be difficult to police it would not be impossible. The Council has a planning enforcement team who can link vehicles to the company, observe those who may be committing breaches of the condition and take the necessary enforcement action against those who commit breaches.

Members considered that condition four ought to include and reflect residential amenity of the people living above the property.

A motion for the officer's recommendation, subject to amendments, was moved,

	<p>seconded, and upon being put to a vote there were five in favour and one against.</p> <p>RESOLVED:</p> <p>That the Committee:</p> <p>1) Approve the application and;</p> <p>2) delegate authority to the Head of Planning, to strengthen the wording of condition four to include residential amenity factors.</p>
13.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer’s report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
14.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer’s report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
15.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer’s report was

	<p>agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7pm, closed at 9.27 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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Minutes



CENTRAL & South Planning Committee

7 June 2017

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

	<p>Committee Members Present: Councillors David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Alan Chapman, Brian Stead, Peter Money, Mo Khursheed and John Morse</p> <p>Councillors in attendance: Councillor Richard Mills</p> <p>LBH Officers Present: Neil Fraser (Democratic Services Officer) Jyoti Mehta (Planning Lawyer) James Rodger (Head of Planning and Enforcement) Meghji Hirani (Planning Contracts and Planning Information) Alan Tilly (Transportation, Policy and Projects and DC - Transport and Aviation Manager)</p>
16.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Edwards and Councillor Chamdal. Councillor Yarrow was in the Chair.</p>
17.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Khursheed declared a non-pecuniary interest in respect of items 6 and 8, as the applications were in his ward.</p> <p>Councillor Yarrow and Councillor Money declared non-pecuniary interests in respect of items 12, and 17, respectively, as the applications were in their wards.</p> <p>All Members confirmed that the interests declared were not significant and thus they would remain in the room and take part in deliberating on the items.</p>
18.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 11 MAY 2017 (<i>Agenda Item 3</i>)</p> <p>It was noted that Councillor Morse was not present at the meeting of the 11 May 2017.</p> <p>RESOLVED: That the minutes of the meeting held on 11 May 2017 be approved as a correct record.</p>

19.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
20.	<p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
21.	<p>BETWEEN 40 AND 42A, AND REAR OF 42 AND 42A STATION ROAD, HAYES - 65794/APP/2017/842 (<i>Agenda Item 6</i>)</p> <p>Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), involving installation of extract flue.</p> <p>Officers introduced the report, confirming that the application sought retrospective planning permission for the change of use from retail to hot food takeaway, involving installation of extract flue. The proposal was considered on balance to be acceptable given that 70% 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. The site was already subject to some level of noise and disturbance due to the existing gift shops, florists and other kiosks present on the site, and it was not felt that the application would significantly contribute to this.</p> <p>Officers highlighted the addendum which set out a request from the applicant that Condition 2 be amended to allow the site to open at an earlier time. In support of this, the applicant had listed similar premises that had extended opening hours. As such, an opening time of 7am during the weekdays and Saturday was deemed to be acceptable, and on this basis the application was recommended for approval.</p> <p>A petitioner addressed the Committee in support of the application, highlighting that the site was a popular venue for tradesmen, as well as the elderly, members of book clubs, and the nearby Church. The Committee was informed that the site provided an important hub for the local community and on this basis it was requested that the Committee approve the application.</p> <p>Members sought clarity on whether the walkways in the communal seating areas were wide enough to admit people with pushchairs or wheelchairs. Officers confirmed that these walkways were over 1m wide and were therefore sufficiently wide.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
22.	<p>14 COLLINGWOOD ROAD, HILLINGDON - 53337/APP/2016/1904 (<i>Agenda Item 7</i>)</p> <p>Change of use from single family dwelling (Use Class C3) to house of multiple occupancy (Use Class C4) (Retrospective)</p> <p>Officers introduced the report and confirmed that the application sought retrospective</p>

planning permission for the conversion of an end of terrace house in a House in Multiple Occupation (HMO). The main issues for Members to consider were confirmed as the principle of use, the quality of accommodation provided, the impact on adjoining residents, and the provision of parking.

Regarding principle of use, the property fell within an area in which the Council had applied an article 4 direction restricting permitted development rights to convert properties to multiple occupation. In addition, the Council's HM1 policy supported a threshold approach and stated that there should be at least 15% of properties at neighbourhood level, when considering properties in a street length. Within 100m of the application site, only 1 HMO was known to exist, and within the whole street of 163 houses, there were 3 others. Thus, officers confirmed that the conversion of this property to an HMO would not breach the 15% threshold. However, paragraph 3.5 of the Council's supplementary planning guidance required that such properties should have a minimum gross floor area of 120sqm before they could be considered for conversion. In this instance the floor area, including all extensions, totalled 94sqm which fell below the required minimum, and was therefore deemed unsuitable for this form of accommodation.

In terms of quality of accommodation, all of the rooms complied with the Council's supplementary planning guidance on room sizes, communal facilities and amenity space. However, the plans showed that the proposed communal kitchen shared a party wall with the adjoining property, and thus could have an adverse impact on the residents of that property by way of noise and disturbance. Given the size and separation of the rooms, there was the potential for the property to house up to 8 occupants, and the impact on neighbours, including vehicle movements, noise and disturbance, was considered to be greater than if the property were to be occupied by even a large family.

Regarding parking, the Council required provision of 1 space for every 2 bedrooms. The plans submitted only made provision for 2 parking spaces while retaining access for pedestrians, and so the parking provision was deemed to be unacceptable. For the above reasons the application was recommended for refusal.

A petitioner addressed the Committee in objection to the application, highlighting that the property was unsuitable for an HMO for a variety of reasons, including the small size of the bedrooms and the lack of amenity space. In addition, instances of anti social behaviour were highlighted, including noise disturbances, property damage, confrontations with residents and refuse left in the street. To address these issues Hillingdon's ASBIT team had been involved, as had the Police, though issues remained. For these reasons, the Committee was requested to refuse the application.

Members sought further information on the kind of property damage the petitioner was referring to. The petitioner asserted that the damage was caused by youths playing football in the road. The petitioner went on to highlight that the property had been in use by occupants placed by the social care services.

Councillor Richard Mills addressed the Committee on behalf of the petitioner and the residents of Collingwood Road. Councillor Mills asserted that, though the instances of anti social behaviour did not constitute material planning considerations, they were testament to the property's unsuitability to be an HMO. Councillor Mills went on to confirm that the property was currently being used as an HMO, for which they had no permission, and that the site's layout was not sufficient for a large number of occupants. If approved, the HMO would have scope to house up to 8 people, more

	<p>than would be expected of a large family, and this would have an impact on their own living conditions, as well as the quality of life of nearby residents and those in adjoining properties, due to noise and disturbance. On this basis, the Committee was asked to refuse the application.</p> <p>Members sought clarity on the whether the size of the bedrooms in the property met the minimum size requirements set out in the relevant guidance. Officers confirmed that though small, the rooms did meet the minimum size requirements.</p> <p>Members shared the concerns raised, including the size of the rooms and the lack of amenity space. The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
23.	<p>9 PRINCES PARK PARADE - 23300/APP/2017/425 (<i>Agenda Item 8</i>)</p> <p>Reinstate House in Multiple Occupation (Use Class C4) to a single family dwelling (Use Class C3)</p> <p>Officers introduced the report, confirming that the application was seeking to revert an HMO to a single dwelling house. This was as a result of lengthy enforcement action taken by the Council against the applicant and as such, the application was recommended for approval.</p> <p>Members sought confirmation of how quickly the work could be undertaken, were the application to be approved. Officers confirmed that any time limit would be set by Enforcement officers, and would potentially require a Court appearance, to be requested by Legal officers. It was suggested that the Head of Planning and Enforcement could be delegated authority to check with the Legal team and draft the wording of condition 1, relating to a time limit, if required.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the application be approved; and 2. That the Head of Planning and Enforcement be given delegated authority to agree the final wording of condition 1.
24.	<p>BRUNEL UNIVERSITY - 532/APP/2017/670 (<i>Agenda Item 9</i>)</p> <p>Single storey compound unit, alterations to existing and associated plant and removal of bin store and relocation of cycles to other stores on site.</p> <p>Officers introduced the report, confirming that the application was for minor works that would have no impact to the openness of the Green Belt within the Major Developed Site or the amenities of nearby occupiers, and on that basis was recommended for approval.</p> <p>Members sought clarity on why, in light of the future opening of the nearby Computer Centre, there were no conditions to specify that the site was for temporary use only. Officers confirmed that there was no indication that the site was to be temporary, and</p>

	<p>so had to be considered as a permanent building. It was likely that the University had another use in mind for the site, once the Computer Centre had opened.</p> <p>In addition, officers reiterated that the application was for a building on an already very developed site, and would have no adverse impact on the Green belt.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
25.	<p>148 WINDSOR AVENUE - 72670/APP/2017/929 (<i>Agenda Item 10</i>)</p> <p>Single storey outbuilding to rear for use as a gym.</p> <p>Officers introduced the report, and confirmed that the proposed small outbuilding was conditioned for use as a gym with shower facilities, but with no other use permitted. The officer recommended that the application be approved.</p> <p>Members highlighted their concerns that such buildings could be used as 'beds in sheds but accepted that conditions were in place to prevent this. On that basis, the officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
26.	<p>NANAKSAR PRIMARY SCHOOL, SPRINGFIELD ROAD - 4450/APP/2017/1318 (<i>Agenda Item 11</i>)</p> <p>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.</p> <p>Officers introduced the report, confirming that the school had experienced funding issues which had prevented them from progressing with the construction of permanent school buildings. As such, the application was for permission to retain the temporary buildings on site until 30 September 2020. It was highlighted that the school was no longer taking on new pupils, and the extension was required to ensure the current pupils finished their education at the school, at which point the temporary buildings would be removed. The officer recommended that the application be approved.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
27.	<p>7-21 NORFOLK ROAD - 32703/APP/2017/764 (<i>Agenda Item 12</i>)</p> <p>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.</p>

	<p>Officers introduced the report, confirming 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. In addition, the applicant had not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development was 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. For these reasons, the application was recommended for refusal.</p> <p>Members requested confirmation of whether there was any overlooking of adjacent properties from the balconies. Officers confirmed that there would be no overlooking as there was sufficient distance from balconies.</p> <p>Members sought further clarity regarding the required parking spaces. Officers confirmed that the guidance stated that only 1 parking space was required, but that the area was the subject of a parking management scheme already, due to pre-existing difficulty with parking.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
28.	<p>LAND TO THE NORTH OF 47 WALLINGFORD ROAD - 60930/APP/2015/3824 (Agenda Item 13)</p> <p>Erection of 2 detached buildings to accommodate a storage depot and ancillary office (Use class B8)</p> <p>Officers introduced the report, confirming that the application was consistent with the character of the industrial area, would not result in additional traffic generation, and would contribute towards improving the junction at Wallingford Road and Cowley Mill Road. The application was therefore recommended for approval, subject to the addition of a condition to restrict deliveries to the hours as set out in condition 8.</p> <p>Members sought clarity on the drainage system, and what safeguards were in place to prevent liquid from entering the canal, should a tank leak. Officers confirmed that condition 5, as set out in the report, covered such an eventuality.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
29.	<p>HILLINGDON MANOR SCHOOL - 3043/APP/2017/1365 (Agenda Item 14)</p> <p>Alterations and refurbishment of existing school frontage.</p> <p>Officers introduced the report, confirming that the application was located within the Green Belt. However, it was considered that as the proposed works were well within the school compound site, there was no detrimental impact to the Green Belt as a result of the works.</p>

	<p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
30.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
31.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 3. That the enforcement action as recommended in the officer's report was agreed. 4. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
32.	<p>ENFORCEMENT REPORT (<i>Agenda Item 17</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 5. That the enforcement action as recommended in the officer's report was agreed. 6. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the</i></p>

	<p><i>identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 19:00, closed at 20:15.</p>

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

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

Minutes



CENTRAL & South Planning Committee

27 June 2017

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Brian Stead, Mo Khursheed and Tony Eginton</p> <p>LBH Officers Present: James Rodger - Head of Planning & Enforcement), Meghji Hirani - Planning Contracts and Planning Information, Stuart Hunt - Green Spaces Area Manager, Nicole Cameron - Planning Lawyer, Alan Tilly - Transport and Aviation Manager, Liz Penny - Democratic Services Officer</p>
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor John Morse with Councillor Tony Eginton substituting. Apologies also received from Councillor Peter Money.</p>
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
3.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>
4.	<p>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 (<i>Agenda Item 4</i>)</p> <p>It was confirmed that items marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
5.	<p>16 & 18 NORTHFIELD PARK - 72641/APP/2017/812 (<i>Agenda Item 5</i>)</p> <p>Installation of vehicular crossover to front.</p> <p>Officers introduced the report and highlighted the addendum. It was noted that the key issue related to the existence of a mature London Plane tree which, according to officers, would be endangered if the vehicular crossover were to go ahead. It was also noted that there were a number of other mature trees along the road. A previous application in 2012 had been refused due to the potential impact on the tree. Officers confirmed that the proposed crossover would be within 1m of the trunk of the tree and</p>

would therefore be prohibited under the National Joint Utilities Guidance adhered to by Council highways and tree officers. Additionally, the guidance suggested a precautionary zone four times the tree's circumference (2.1m in this case) in which the use of excavation plant was prohibited and hand digging would be required.

A petition had been received in support of the application. The applicant addressed the Committee and drew attention to a letter she had received the previous day from her independent tree specialist. Members were given time to read through and digest the contents of the letter which had already been shared with officers. The applicant highlighted the parking problems she had been experiencing which had caused her considerable stress and difficulty. She stated that she often had to park on adjacent roads and had been subjected to abusive comments from commuters who had parked outside her property and refused to move. The applicant highlighted the fact that, of the 59 houses along the street, 55 had driveways and only 4 did not. Moreover, she stated that her neighbours had signed a petition in support of the proposed vehicular crossover. The only issue related to the existence of the tree. The applicant stated that, according to a report produced by her independent tree expert, the tree outside her house would not be endangered if the work were to take place. She reported that other trees along the road with adjacent dropped kerbs were still flourishing.

The lead petitioner spoke briefly in support of the application and drew attention both to the petition signed by 31 residents and the 7 personal statements also received. The petitioner stated that a parking permit scheme would take 1-2 years to implement. He reiterated the applicant's comments regarding difficulties caused by commuter parking and referred to the fact that trees along the road were pruned in 2015 at which time some were replaced and some pruned down to a stump. Members asked if a parking scheme had been applied for and it was confirmed that it had.

Councillor Dhillon also spoke in support of the application and drew attention to a picture which showed 3 kerbstones of a different colour where an illegal dropped kerb had been in existence approximately 3 years previously which had not impacted negatively on the tree. He stated that the applicant's crossover would not be as close to the tree as the previous illegal dropped kerb. Members asked Councillor Dhillon to clarify whether residents of the 4 houses without dropped kerbs were currently parking in the other remaining spaces and, if the applicant had a dropped kerb, whether she would park in her own driveway. Councillor Dhillon confirmed that this was partly the case, but also adjacent roads had parking schemes in existence which impacted on parking in the road in question. He confirmed that a parking scheme had been applied for but timescales were not known.

Members sought clarification from officers as the addendum stated the need for an excavation of 300mm whereas the independent tree report suggested 200mm was required. Officers confirmed that the standard construction of a dropped kerb with the Council's contractor required a dig of 300mm or more to allow for haunching and the kerbstone (150mm for each). Members enquired whether the work done to repair the illegal dropped kerb would also have been to a depth of 300mm but officers were unable to confirm this. The Committee stated that trees of this type were hardy, had vigorous growth and their roots often caused damage to pavements. Officers confirmed that an inspection had revealed signs of roots growing which would need to be severed to allow the crossover to go in.

The Chairman asked officers to explain the importance of the 1m distance. Officers confirmed that National Joint Utilities Guidance had been adopted by the Council when dealing with street trees as the main structural roots would be lying within this area. A

further precautionary zone of 4 times the diameter of the tree would be used in which there would be further roots affected by the work. Further clarification was requested as to whether the proposed work would necessarily impinge on the 1m exclusion zone. Officers confirmed that it would and that this was unavoidable.

Members queried whether there were other trees along the road adjacent to vehicle crossovers and whether these had been damaged or were thriving. Officers confirmed that, although other trees were closer to dropped kerbs, the National Utilities Guidance had been adopted by the Council in 2007 and adhered to as standard since then. Officers were not able to comment on the health of other individual trees along the road.

Members sought further clarification regarding the contradicting reports; one of which claimed that with the use of hand-held tools no damage to the tree would be caused. The Green Spaces Area Manager was unable to comment on the independent professional's report but stated that, in his professional opinion, this was not the case. Members queried whether, as indicated in the independent report, work could be commenced and stopped if any roots were revealed; at which point bridging work could be undertaken. The Green Spaces Area Manager was unsure how bridging would be achieved and stated that, once the roots had been exposed, the damage would have already been done.

The Committee requested an update regarding the requested parking management scheme. The Transport and Aviation Manager confirmed that a petition had been received requesting such a scheme, residents had been informally consulted and were in favour of the scheme so the formal process had begun. Formal consultation would be undertaken and, should there be objections, an objection report would be written to the Cabinet Member. It was not yet known if there would be any objections to the formal consultation.

The Chairman asked for final confirmation as to whether exploratory work could be conducted to determine whether or not the crossover works would necessarily damage roots and whether it could be installed under supervision without the use of power tools and ceased if necessary without detriment to the tree roots. It was confirmed by officers that this was not thought to be possible as any excavation around the roots would potentially cause damage to the tree. The Legal Advisor confirmed that there appeared to be no evidence to support departure from the guidance and departure from the guidance would cause inconsistency in decision making. The Head of Planning and Enforcement did not think any bespoke conditions could be used in this case.

Members asked what proportion of the roots would be affected under the current proposal. The Green Spaces Area Manager stated that it would be difficult to say what percentage of the tree's root plate would be damaged given the hostile environment in which it was growing. The tree would be gaining its moisture from the soil under the ground.

A motion for the officer's recommendation was moved, seconded, and upon being put to a vote there were five in favour and one against.

RESOLVED That: the application be refused.

6. **LAND FORMING PART OF 7 BROOKSIDE - 72693/APP/2017/1026** (*Agenda Item 6*)

This item was withdrawn prior to the meeting.

7. **LAND TO THE REAR OF 119 HAREFIELD ROAD - 72673/APP/2017/938** (*Agenda Item 7*)

Single storey detached storage building (Part Retrospective)

Officers introduced the report, explaining that the proposed building would be used for parking and domestic storage only and would comply with the Council's guidelines. Officers drew attention to a condition which would restrict the use of the building quite severely. It was explained that work had been commenced but had now ceased.

A petition had been received in objection to the application and a resident spoke on behalf of the petitioners. He expressed concern that the proposed storage building would significantly alter the existing residential environment and would change the character of the neighbourhood. There was also concern regarding potential volume of traffic and the fact that vehicles accessing the storage building would have to drive along a narrow lane so it would be unsafe for children to play there. The petitioner stated that the application would result in a reduction in the residential amenity and commented that, in the Local Plan, Harefield Road was part of an archaeological priority zone therefore the applicant would need to apply for an architectural assessment and evaluation prior to commencing work. Residents were concerned that this development would be the start of something else and could set a precedent - they felt it appeared to have a double-skin wall and insulation which could suggest heating would be installed. Moreover, they believed the existence of the trench indicated preparations for water and electricity. Residents were concerned that the applicant had approached other adjoining properties asking to purchase land and stated that the land was originally meant to be for residential use; not for storage facilities.

The applicant responded to the petitioners' comments stating that he had sought advice from the duty planner prior to purchasing the piece of land, on which he wished to build a garage to house his car and garden furniture. He had adhered to the dimensions specified by the duty planner. The applicant stated that he worked for British Airways therefore travelled a considerable amount and needed somewhere to store his car. He did not intend to have electricity or water in the building and had chosen to have a double wall to make it more secure. It would be purely for his personal use and for his own storage; not for commercial use. Members queried whether the advice from the duty planner was verbal or written - it was confirmed to be verbal.

The Chairman requested clarification regarding the archaeological issue and the Planning Officer confirmed that, although the site was in an archaeological priority area, the scheme was on a small scale and would not disturb any remains significantly. The Chairman requested further clarification regarding the alleged change in the character of the area and change of use. The Planning Officer confirmed that the site was on a vehicular access road therefore the application did not represent a change of character and there were conditions to restrict usage (specifically condition 3).

Members commented that the development was acceptable provided that the conditions in place regarding restricted usage were enforceable. It was confirmed that this was the case.

A motion for the officer's recommendation was moved, seconded, and upon being put to a vote was unanimously agreed.

	RESOLVED That: the application be approved.
8.	<p>280 HIGH STREET, UXBRIDGE - 59263/APP/2016/1707 (<i>Agenda Item 8</i>)</p> <p>Retrospective application for the installation of kitchen extract and outdoor condensing units at roof level</p> <p>Officers presented the report and highlighted the addendum, emphasising that the units were mostly hidden and barely visible from the street. Members felt that the visual impact terms were acceptable and raised no objections.</p> <p>A motion for the officer's recommendation was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>RESOLVED That: the application be approved.</p>
9.	<p>ENFORCEMENT REPORT (<i>Agenda Item 9</i>)</p> <p>This item was withdrawn.</p>
10.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	The meeting, which commenced at 7.00 pm, closed at 8.09 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny 01895 250185. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 13 SALT HILL CLOSE UXBRIDGE

Development: Two storey, 3-bed attached dwelling with associated parking, amenity and cycle space

LBH Ref Nos: 72568/APP/2017/406

Drawing Nos: Planning, Design and Access Statement Amended 15 May 2017
1703-ex-01
1703-pl-01 Rev. B
1703-os-01

Date Plans Received: 03/02/2017 **Date(s) of Amendment(s):** 03/02/2017

Date Application Valid: 08/02/2017

1. **SUMMARY**

The application seeks planning permission for the erection of a two-storey x 3 bedroom attached property which would infill land to the side of No. 13. The proposal would retain sufficient visual spacing to the side boundary with Harefield Road, which is at a higher ground level.

The form, design and footprint of the proposed dwelling would match those adjoining within the close and thus harmonise in appearance with the street scene and surroundings. The proposal would provide an adequate level of internal floorspace and standard of residential amenity for the future residents of the proposed house and the proposal would also provide sufficient off-street parking for both the existing and proposed dwellings.

The application is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 **Time Limit**

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

REASON

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

2 RES4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1703-pl-01 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: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES6 Levels

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

REASON

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

4 RES7 Materials (Submission)

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

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

REASON

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

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
3. Schedule for Implementation
4. Other
 - 4.a Existing and proposed functional services above and below ground
 - 4.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 in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Assessment, produced by Jomas dated 17 June 2013 Revision 2, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. Provide details of the water design including all suds features and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.

ii. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.

iii. Provide details of the body legally responsible for the implementation of the management and maintenance plan.

iv. Any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards.

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

v. Incorporate water saving measures and equipment.

vi. Provide details of water collection facilities to capture excess rainwater;

vii. Provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

7 RES15 Sustainable Water Management (changed from SUDS)

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

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the

development.

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

REASON

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

8 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

9 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The dwelling shall not be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

10 NONSC Non Standard Condition

The dwelling(s) shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations 2015.

REASON

To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

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).

2 153 **Compulsory Informative (2)**

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.3	(2016) Sustainable design and construction
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3 147 **Damage to Verge**

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 Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 16 **Property Rights/Rights of Light**

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

7 115 **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.

8

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

3. CONSIDERATIONS

3.1 Site and Locality

The application property accommodates a two storey semi-detached property located on the Southern side of Salt Hill Close, adjacent to a turning area. Salt Hill Close is a small residential cul-de-sac which has 14 properties. The host property has been extended to the side at ground floor level, beyond which is an area of open space. The rear of the site benefits from a rear garden.

Harefield Road is located directly South of the property. The side elevation of the property currently faces Harefield Road. The surrounding area is residential in character comprising semi-detached and short terraces of two storey houses. The wider area also comprises large detached residential properties, within spacious plots.

The application site lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

It is proposed to erect an end of terrace two storey three bedroom dwelling in the side garden of 13 Salt Hill Close, involving the demolition of the existing side extension to the host property.

The proposed dwelling would measure 6.4m wide x 7.2m high x 8.2m deep. The principal elevation would face onto Salt Hill Close, and the side elevation would face onto Harefield Road.

It is proposed to demolish the existing garage and erect a 2m high wall abutting the highway. This boundary wall would be set in 1.8m from the side boundary of the proposed house, and between 2.8 - 4m away from the highway.

Two parking spaces will be provided. A cycle store measuring 3 sq.m is proposed, to provide secure storage for 2 cycles.

There are two parking spaces at the front of the existing house accessed via the existing dropped kerb. The existing garage (which is mainly used for storage) will be demolished and two new parking spaces will be created to serve the new house.

The existing property would have amenity space of 68.5 sq.m and the proposed house

would have rear amenity space measuring 74.2 sq.m.

3.3 Relevant Planning History

15962/APP/2013/3425 Land Forming Part Of 12 Salt Hill Close Uxbridge

Two storey, 3 bedroom end-of-terrace dwelling to include installation of a vehicular crossover, w associated parking, amenity space and bin/cycle stores

Decision: 23-04-2014 Approved

Comment on Relevant Planning History

Planning permission was granted for a similar development at No 12 directly opposite the site, to the East Ref:15962/APP/2013/3425. The proposed development would essentially mimic this development.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- 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.
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning

	Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.3	(2016) Sustainable design and construction
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

9 neighbours and the North Uxbridge Residents Association were consulted on the 10 February 2017.

Following amendments received (including an additional parking space and reduction in the width of the new house), neighbours and objectors were notified of amended plans on 19 May 2017. 6 responses and a petition with 36 signatories received and the objections can be summarised as follows:

- i) Overdevelopment of the site;
- ii) Harm to the character and appearance of the area (loss of a semi-detached pair);
- iii) Loss of privacy/overlooking;
- iv) Overshadowing, loss of light, over-dominance;
- v) Parking issues;
- vi) The impact of another property in Salt Hill Close and Beacon Close which is already densely populated.

Ward Councillors:

Request that the application is reported Committee for determination and object on the following grounds:

1. 2e and 2f Beacon Close will suffer light loss due to the siting of a two storey building to the west of their properties.
2. The plan shows an encroachment into the building line along Harefield Road which will have an adverse effect on the street scene along Harefield Road, thus breaking the pleasing symmetry of this site.
3. The proposal will result in the conversion of a semi-detached building into a terrace of three buildings, thus increasing the bulk both on Harefield Road and Salt Hill Close.

Internal Consultees

TREE AND LANDSCAPE OFFICER:

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

This site is occupied by a side extension and garden of a two-storey semi-detached house in a residential cul de sac off Harefield Road. No trees will be affected by the proposal. The front garden of the existing house is already paved over and the side boundary of the front garden is defined by a 2 metre high brick wall. The side garden is level for a few metres before a low brick retaining wall marks the toe of a vegetated slope down from Harefield Road. Most of the taller free-standing wall will be retained. Bike and bin storage will be located discretely behind the wall. If the application is recommended for approval landscape conditions should be imposed.

RECOMMENDATION: No objection subject to condition RES9 (parts 1, 2, 5 and 6)

HIGHWAYS OFFICER:

Salt Hill Close is a local road in Uxbridge. The site has a PTAL value of 1b (poor) which suggests there will be a strong reliance on private cars for trip making. The existing 3 bed property has an area for parking outside the semi-detached house along with a detached garage which equates to parking for two cars. This arrangement is replicated in all nearby properties. There are no parking restrictions in place in this part of Salt Hill Close. The proposal is to create a new 3 bed property in the existing garden and use the existing garage as the off-street parking provision and the existing driveway parking for the existing dwelling. I am concerned that by using the existing garage that residents would park across the public footpath and this is contrary to pedestrian safety. The proposals will increase traffic levels in the area. In an area with such low PTAL the current parking policy requires 1.5 car spaces per dwelling so I would expect to see 2 spaces per dwelling which is in keeping with the existing arrangements at this property and ones adjacent. Please ask the applicant to redesign the car parking arrangements so as to provide 2 spaces per dwelling. The applicant has suggested a secure covered structure will be available for cycle parking which is supported. The applicant does not indicate what cycle parking arrangements will be provided for the existing property if the garage becomes part of the new property but this can be conditioned if approval is likely. There are refuse/recycling bins provided as part of the proposals for the new dwelling which is supported.

Officer Comment: The scheme has been amended to take the above comments into account, and provide 2 parking spaces per unit. In this regard, the Highways Officer has no objections.

ACCESS OFFICER

Any grant of planning permission should include the following condition:

The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015

REASON: To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

ENVIRONMENTAL PROTECTION UNIT

No objection to the planning application. Please add control of environmental nuisance from construction work informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is previously developed land in residential use, therefore there is no objection to the principle of the redevelopment of the site.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and should not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Hillingdon Local Plan: Part Two Policies BE13 and BE19 seek to resist any development which would fail to harmonise with the existing street scene or would not complement the character and amenity of the residential area in which it is situated. Policy BE22 states a requirement for all new buildings of two or more storeys to be set back a minimum of one metre from the side boundary for its full height.

The street scene in this locality is characterised in the main by terraced properties, which are almost identical in their appearance, interspersed with a limited number of semi-detached properties and then within the wider area larger detached properties. The pair of semi-detached properties Nos. 13 and 14 Salt Hill Close are not especially evident or visually prominent from outside the close due to the fall in to this side of Harefield Road and the hedge.

Whilst the upper floor and roof of the additional dwelling proposed would undoubtedly be visible from beyond the close, the dwelling type and scale would be of a similar width, height and roof form to Nos. 13 and 14 Salt Hill Close and thus retain the symmetry in keeping with the general appearance of these buildings.

Policy BE22 of the Local Plan requires that a gap or spacing of at least one metre is retained to the application side boundary, here with Harefield Road. In the proposal a space of 4.6-5.8 metres, part of which would be taken up by the existing bank and hedge, would be kept to the side, which would be almost equivalent to the width of the dwelling itself. This, together with the higher ground level of Harefield Road ensures that the proposal would harmonise in appearance with the general street scene.

The result would be a dwelling which does not appear either cramped or out of character with the terraced dwellings of its immediate surroundings. For these reasons therefore, the proposed development is considered acceptable in terms of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.08 Impact on neighbours

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers and potential impacts on daylight/sunlight are considered under Policies BE20 and BE21 and privacy under Policy BE24.

Paragraph 4.9 of the SPD, the Hillingdon Design & Accessibility Statement: Residential Layouts (July 2006) further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

The new dwelling would match the dimensions including width, depth and height and thus the front/rear building lines of the existing pair of properties on this side of the close. As such it would not extend beyond the adjoining. The rear wall elevation of the proposed house would thus align with No. 13 Salt Hill Close and would result in an acceptable relationship with no harm to the amenity of future residents at that property. The side facing, first floor windows proposed would face Harefield Road.

The property would be located 21m away from the rear wall of No 2f Beacon Close, to the West and 21m to the front elevation of No. 12 Salt Hill Close. The separation distances are sufficiently adequate to prevent any overlooking or visual intrusion.

Accordingly, it is considered that the proposal would have no significant impact upon the amenities of adjoining and nearby residents and thus complies with Local Plan: Part Two Policies BE20, BE21 and BE24 in this regard.

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 future occupants. The standards require a two storey, 3 bedroom, 5 person dwelling, as proposed to have a minimum internal floor area of 93sq.m. The proposed dwelling has a floor area of some 112sq.m and would therefore provide a satisfactory living environment for the future occupants of properties in accordance with Policy 3.5 of the London Plan 2016.

The Council's adopted Supplementary Planning Document HDAS: Residential Layouts, requires the provision of adequate private amenity space and for a 3 bed dwelling, 60 sq.m would be required. The proposed development exceeds standards by providing approximately 74.2 square metres of private amenity space for the proposed dwelling, whilst retaining 68.5 square metres for the existing dwelling, which is considered acceptable in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the SPD HDAS: Residential Layouts.

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

7.10 Traffic impact, car/cycle parking, pedestrian safety

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals

and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally.

The application site is within a cul-de-sac where traffic movements are relatively few and low speed. Most of the dwellings in the close have off-street parking spaces within their curtilages and there is a private garage and parking forecourt serving No.13 Salt Hill Close.

A Residents' Parking Permit Scheme also operates in this area which is only available within the estate for the residents and their visitors.

The amended scheme indicates two off street parking spaces for the proposed dwelling and two for the existing and cycle storage which would provide sufficient parking for two bicycles in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies and the Council's adopted Car Parking Standards (Annex 1).

7.11 Urban design, access and security

See section 7.09.

7.12 Disabled access

A condition has been recommended by the Access Officer, to ensure that the property would meet the necessary requirements as set out in the London Plan, Policy 3.8c.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No trees are affected by the proposed development. As such the proposal would not conflict with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It should be noted that according to the Council's records, part of the Harefield Road footway is Council owned, but this does not include the hedge or any other vegetation.

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. The location of refuse storage is not shown on the plans, however it is a common arrangement within the borough for refuse to be stored within the rear garden and taken to the kerb on collection day and the design and layout would clearly facilitate this arrangement.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. The applicant has detailed that the design of the house would include sustainable materials and energy efficient heating systems.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised are considered in the main body of the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The proposed development is CiL which is presently calculated to be as follows:

LBH: £11,428.86

London Mayor:

Total: £15,903.84.

However, it should be noted that this may change, depending on the date of commencement, as it is at this point that the final liability is calculated.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the erection of a two-storey x 3 bedroom attached property which would infill land to the side of No. 13. The proposal would retain a sufficient visual spacing to the side boundary with Harefield Road, which is at a higher ground level.

The form, design and footprint of the proposed dwelling would match those adjoining within the close and thus harmonise in appearance with the street scene and surroundings. The

proposal would provide an adequate level of internal floorspace and standard of residential amenity for the future residents of the proposed house and the proposal would also provide sufficient off-street parking for both the existing and proposed dwellings.

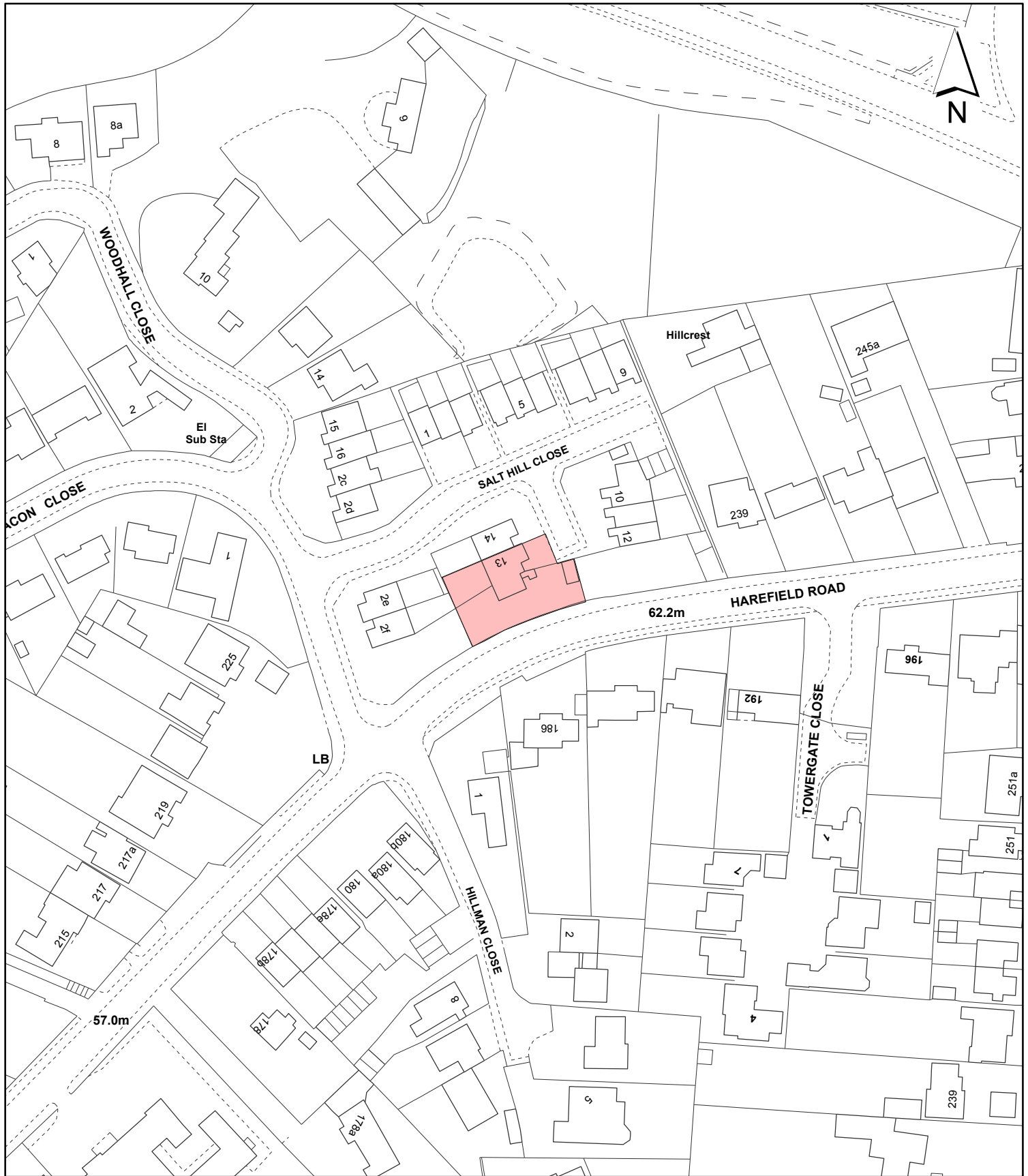
The application is therefore recommended for approval.

11. Reference Documents

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

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land Forming Part of
 13 Salt Hill Close**

Planning Application Ref:
72568/APP/2017/406

Planning Committee:
Central & South

Scale:
1:1,250

Date:
July 2017

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 16 MORAY AVENUE HAYES

Development: Retention of outbuilding with proposed modifications and reduction in size, for uses ancillary to the dwelling house

LBH Ref Nos: 13579/APP/2017/1710

Drawing Nos: 14-028-10
14-028-11

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

Date Application Valid: 10/05/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a semi-detached property located on the eastern side of Moray Avenue. The property is attached to 14 Moray Avenue along its southern boundary with 18 Moray Avenue to the north. 11 and 13 Moray Avenue are located on the opposite side of the road whilst 37 and 39 Church Road are located at the rear of the application site.

1.2 Proposed Scheme

Planning permission is sought for the retention of an existing outbuilding with proposed modifications and reduction in size, for uses ancillary to the dwelling house. The outbuilding is currently 7.44m wide and 5.58m deep, with a 41.52sq.m footprint, containing a gym, shower room and office/store/ancillary guest room. The outbuilding has a flat roof measuring 2.72m in height.

The width of the outbuilding and the roof height would remain as existing, however the depth would be reduced to 4m. The outbuilding would have a 29.76sq.m footprint and would contain a gym and shower room.

1.3 Relevant Planning History

13579/APP/2009/514 16 Moray Avenue Hayes
Single storey rear extension.

Decision Date: 08-05-2009 Approved **Appeal:**

13579/APP/2015/3624 16 Moray Avenue Hayes
Single storey detached outbuilding to rear for use an ancillary store (Part Retrospective)

Decision Date: 02-12-2015 NFA **Appeal:**

13579/APP/2015/3626 16 Moray Avenue Hayes
Single storey detached outbuilding to rear for use a gym/store (Part Retrospective)

Decision Date: 02-12-2015 NFA

Appeal:

Comment on Planning History

The application site is currently the subject of enforcement action regarding two unauthorised outbuildings. Enforcement Notices requiring the two outbuildings to be demolished were served in August 2014.

An appeal against the enforcement Notice for Outbuilding A was dismissed in August 2015 and the Enforcement Notice was upheld (Planning Inspectorate ref: APP/R5510/C/14/2225880).

An appeal against the enforcement Notice for Outbuilding B was dismissed in August 2015, the Enforcement Notice was varied to increase the period of compliance from two months to six months(Planning Inspectorate ref: APP/R5510/C/14/2225891).

Outbuilding A has now been demolished and this current application seeks to reduce the size of Outbuilding B.

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

Consultation letters were sent to 6 local owners/occupiers and a site notice was displayed. No responses have been received at the time of this report.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,

5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposed alterations to the retained outbuilding would have on the character and appearance of the dwellinghouse and the impact on residential amenity and the character and appearance of the surrounding 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. 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.

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The Council's HDAS: Residential Extensions SPD states that outbuildings should be positioned as far away from the house as possible in order to prevent overshadowing of neighbouring properties. The outbuilding would be located 23.52m away from the rear elevation of the house and so would not result in any impact on the amenities of the neighbouring properties.

In regards to height, paragraph 9.3 of the Council's HDAS: Residential Extensions SPD states that flat roofed outbuildings should be no higher than 3m; the existing outbuilding has a 2.72m high flat roof which would be retained, and so complies with the Council's HDAS: Residential Extensions SPD.

The reduction in the depth of the outbuilding from 5.58m to 4m is considered to be acceptable and would reduce the footprint to less than 30sq.m. Overall it is considered that the proposed size, height and positioning of the outbuilding, and the materials used, would not cause harm to the character and appearance of the original dwelling or to the character and appearance of the surrounding area, and would not have a detrimental impact on residential amenity. The outbuilding thereby complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 9.4 of the Council's HDAS: Residential Extensions SPD states that the outbuilding must only be used for normal domestic uses related to the residential use of the main house; acceptable uses include car parking, storage of possessions, use as a children's playroom, green house, garden shed, gym, summer house and hobby room provided it is ancillary to the use of the main house.

The outbuilding is currently sub-divided into a gym, shower room and office/store/ancillary guest room. The proposed works to the outbuilding would remove the existing office/store/ancillary guest room, whilst retaining the gym and shower room. The proposed use of the outbuilding is considered to be ancillary to the use of the main dwelling, in accordance with Paragraph 9.4 of the Council's HDAS: Residential Extensions SPD. A condition is recommended to ensure that the outbuilding is used for purposes ancillary to the residential use of the main dwelling.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties. The Council's HDAS: Residential Extensions SPD recommends that a three-bed house should retain at least 60sq.m of usable garden space. Over 160sq.m of external amenity space would be retained, thereby complying with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Two parking spaces are provided on the existing site frontage; the application property therefore complies with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

The development hereby permitted shall be completed within six months from the date of this permission.

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans 14-028-10 and 14-028-11 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Non Standard Condition

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 and BE19 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:

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: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

16 Moray Avenue

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:
13579/APP/2017/1710

Scale:
1:1,250

Planning Committee:
Central & South

Date:
July 2017



HILLINGDON
 LONDON

Agenda Item 8

Report of the Head of Planning, Sport and Green Spaces

Address HAYES PARK HAYES END ROAD HAYES MIDDLESEX

Development: Installation of 3 flag poles

LBH Ref Nos: 12853/ADV/2017/41

Drawing Nos: Block Plan (1:500) Received 17-06-2017
Pole Installation Statement
Location Plan (1:2500)
632-FUN-MH-GA01

Date Plans Received: 13/04/2017

Date(s) of Amendment(s): 13/04/2017

Date Application Valid: 03/05/2017

26/04/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located to the front of which the Pladis Building which forms the grounds and setting of the existing Hayes Park Building itself, a Grade II* listed building within a green field site.

1.2 Proposed Scheme

The application seeks retrospective advertisement consent for the installation of 3 flag poles.

1.3 Relevant Planning History

12853/AA/97/0654 H.J.Heinz Co. Ltd, Hayes Park Hayes End Road Hayes

Installation of a temporary car park on part of existing parkland including a temporary footbridge /pathway and associated fencing

Decision Date: 14-11-1997 **Approved** **Appeal:**

12853/APP/2003/2530 Hayes Park Hayes End Road Hayes Middlesex

REPLACEMENT AND ERECTION OF 3 CLOSE CIRCUIT TELEVISION CAMERAS

Decision Date: 06-07-2004 **Approved** **Appeal:**

12853/APP/2004/1857 Hayes Park Hayes End Road Hayes Middlesex

PARTIAL DEMOLITION OF LISTED WALL (APPLICATION FOR LISTED BUILDING CONSEN

Decision Date: 17-02-2001 **NFA** **Appeal:**

12853/APP/2004/76 Hayes Park Hayes End Road Hayes Middlesex

ERECTION OF 2.25M HIGH FREESTANDING GARDEN WALLS (APPLICATION FOR LISTED BUILDING CONSENT)

Decision Date: 06-06-2005 **Withdrawn** **Appeal:**

12853/APP/2006/3060 Hayes Business Park Hayes End Road Hayes
REBUILDING OF LISTED BOUNDARY WALL (TO THE REAR AND SIDE OF UNITED BISCUITS BUILDING) (APPLICATION FOR LISTED BUILDING CONSENT)

Decision Date: 29-01-2007 Approved **Appeal:**

12853/APP/2010/2186 H.J.Heinz Co. Ltd,Hayes Park Hayes End Road Hayes

Internal alterations to include overpanel to doors, new access door, replacement fire door and replacement skirting to the reception area (Application for Listed Building Consent.)

Decision Date: 15-11-2010 Approved **Appeal:**

12853/APP/2010/275 H.J.Heinz Co. Ltd,Hayes Park Hayes End Road Hayes

Internal alterations to existing staircases due to fire safety issues.

Decision Date: 17-02-2010 NFA **Appeal:**

12853/APP/2011/1946 H.J. Heinz Co. Ltd, Hayes Park Hayes End Road Hayes

Installation of new cycle shelter.

Decision Date: 02-03-2012 Approved **Appeal:**

12853/APP/2012/612 Hayes Park Hayes End Road Hayes Middlesex

Approval of details reserved by condition No. 4 (Tree Protection) of planning permission 12853/APP/2011/1946 dated 02/03/2012 (Installation of new cycle shelter)

Decision Date: 01-05-2012 Approved **Appeal:**

12853/N/88/1529 H.J.Heinz Co. Ltd,Hayes Park Hayes End Road Hayes

Change of use of food research building to any use within Class B1 without complying with Appeal Decision

Decision Date: 08-11-1988 Refused **Appeal:**

12853/S/92/0377 H.J.Heinz Co. Ltd,Hayes Park Hayes End Road Hayes

Refurbishment and expansion of existing offices (involving demolition of redundant offices in car park areas) and erection of a single deck car park

Decision Date: 17-03-1993 DOE **Appeal:**17-MAR-93 Allowed

12853/Z/97/0653 H.J.Heinz Co. Ltd,Hayes Park Hayes End Road Hayes

Alterations to gardener's compound buildings (Application for Listed Building Consent)

Decision Date: 01-04-1998 Refused **Appeal:**

Comment on Planning History

There is a lengthy planning history at the site as detailed above.

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

2 neighbouring properties were consulted by letter dated 4.5.17 and a site notice was

displayed to the front of the building which expired on 5.6.17. No response received.

Highways Officer:

This application is for the erection of 3 x 10 m flag poles at Hayes Park in Hayes End Road Hayes. There are no traffic generation or parking impacts of this proposal and the flags are unlikely to cause any safety implications for pedestrians or other road users in the vicinity of the site.

Conservation Officer:

Whilst the location is sensitive given the proximity of the proposed flag poles to the grade II* listed buildings, no objection is raised to these works.

Landscape Officer:

The site is within the developed area of Hayes Park, formerly known as the Heinz site. Trees on this parkland are protected by TPO 24.

COMMENT: Neither of the site plans indicate where the pole sign is to be located. However, provided the siting is within an open area and involves no tree removal, there is no objection.

Officer Note: A Block plan has since been submitted to confirm the location of the flag poles. The poles are close to a path, but are not close to trees or their root protection areas.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

OL4 Green Belt - replacement or extension of buildings

OL5 Development proposals adjacent to the Green Belt

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

LPP 7.16 (2016) Green Belt

NPPF9 NPPF - Protecting Green Belt land

5. MAIN PLANNING ISSUES

The main considerations are the impact of the proposal on the character of the existing building and surrounding area, upon residential amenity, accessibility and public safety.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting, materials and design. Policy OL5 states that the Local Planning Authority will normally only permit proposals for development adjacent to or conspicuous from the Green Belt if it would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated. Similarly Policy BE27 states that express consent for advertisements will only be granted if they complement the scale and architectural composition of existing buildings, do not materially harm the visual amenity of the area and do not unduly compromise public safety.

The proposed flag poles are located adjacent to the paved pathway to the front of the Pladis Building. Being set against this building which is not heavily advertised, it is considered that the flag poles do not result in visual clutter and do not injure the the visual amenities of the Green Belt.

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. Trees on this parkland are protected by TPO 24, However the flag poles are not in close proximity to these protected trees and do not have any impact them.

Given that the signs are remote from residential dwellings, and are not visible from any adopted highway, it is considered that they do not have a negative impact upon public safety or residential amenity.

Overall it is considered that the flag poles do not cause harm to the visual amenity of the area, including the setting of heritage assets, and do not cause harm to highway or public safety in accordance with Policies BE13, BE19, BE27, BE29, OL4 and OL5.

6. RECOMMENDATION

APPROVAL subject to the following:

1 ADV1 Standard Advertisement Conditions

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

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

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

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

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

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

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

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

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

REASON

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

INFORMATIVES

1 The decision to GRANT advertisement consent 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 advertisement consent 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.

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

OL4 Green Belt - replacement or extension of buildings

OL5 Development proposals adjacent to the Green Belt

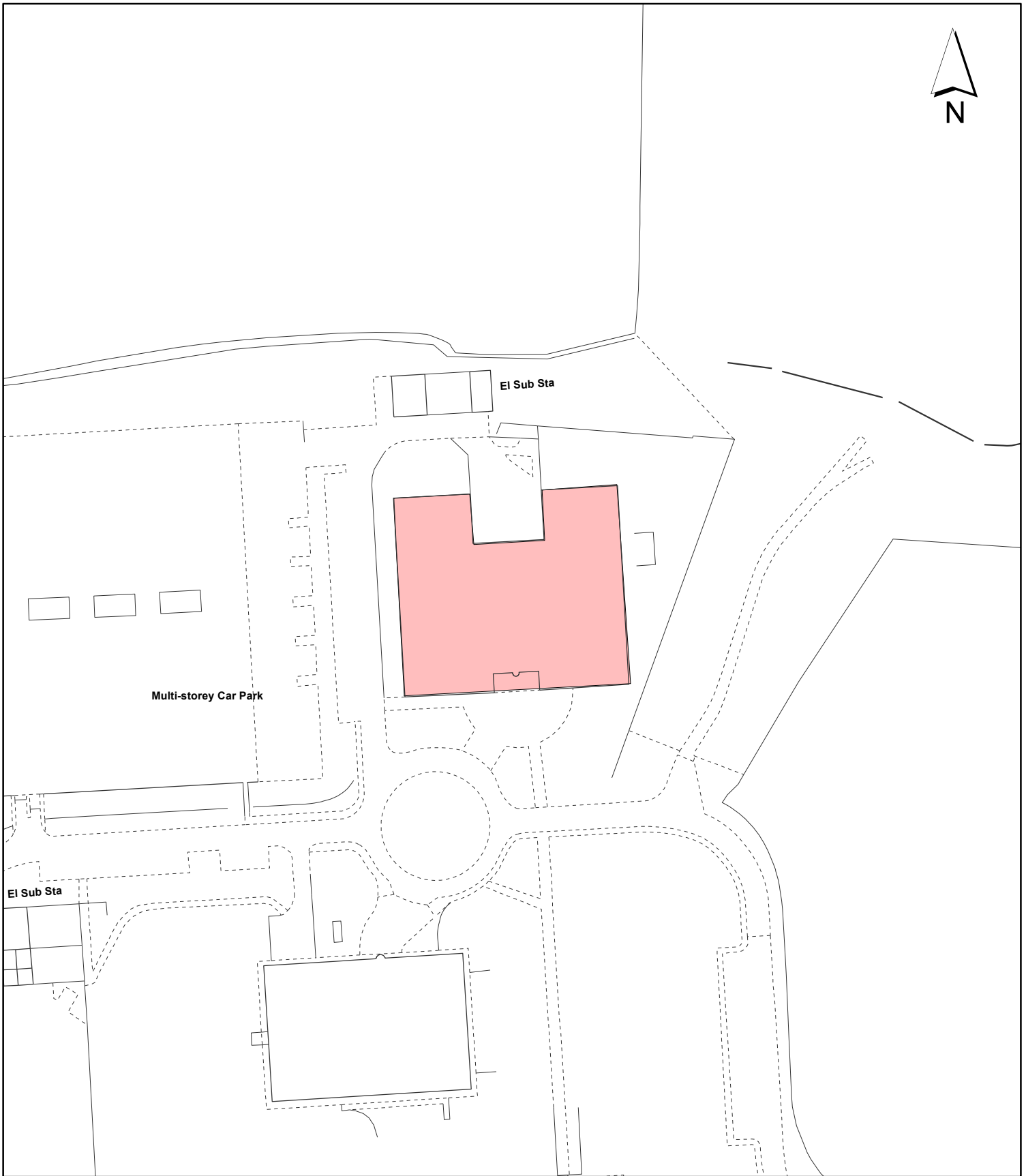
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

LPP 7.16 (2016) Green Belt

NPPF9 NPPF - Protecting Green Belt land

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Hayes Park,
 Hayes End Road**

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

Planning Application Ref:
12853/ADV/2017/41

Scale:
1:1,250

Planning Committee:
Central & South

Date:
July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 308 KINGSHILL AVENUE HAYES

Development: Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), installation of extract duct and alterations to rear elevation

LBH Ref Nos: 24844/APP/2017/1548

Drawing Nos: ASEA/2017/356/PP/01
ASEA/2017/356/PP/03
ASEA/2017/356/PP/02
ASEA/2017/356/PP/04
Design and Access Statement
Specification for Kitchen Extract Ventilation

Date Plans Received: 28/04/2017

Date(s) of Amendment(s):

Date Application Valid: 28/04/2017

1. SUMMARY

The application relates to change of use only and does not involve any exterior alterations to the building, save the installation of an extract duct to the rear and as such the existing frontage would be maintained. Subject to appropriate safeguarding conditions the proposal would be considered compatible with neighbouring uses, and due to the existing siting (within a commercial parade) it is not considered to result in an adverse impact on highway safety. It is considered that should the application receive permission, the parade would still have an appropriate level and choice of shops, and therefore is considered to comply with Policies S6 and S7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 ASEA/2017/356/PP/03 and ASEA/2017/356/PP/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).

3 COM20 Air extraction system noise and odour

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

4 COM24 Hours of use Hot Food Takeaways

The premises shall not be used for the preparation or sale of food outside the hours of 08.00 to 23.00.

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)

5 COM25 Loading/unloading/deliveries

The loading or unloading of vehicles, including the collection of waste/refuse/recycling (but excluding takeaway food deliveries and collections), shall only occur during the following hours; 08:00 hrs to 18:00 hrs Monday to Friday, 08:00 to 13:00 Saturdays and not at all on Sundays, Bank or Public Holidays.

REASON

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

6 OM15 General Litter/Waste

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

REASON

To ensure that adequate provision is made for the disposal of litter and waste, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with Policy OE1 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 2 bicycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with

Policy AM9 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

8 H6 Car parking provision - submission of details

The development hereby approved shall not be commenced until details of the parking arrangements to show the provision of 2 car parking spaces have been submitted to and approved in writing by the Local Planning Authority. The parking arrangements should include details of any delivery vehicles/motorcycles. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012).

9 OM5 Provision of Bin Stores

No part of the development shall be occupied until the covered waste and recycling facilities shown on drawing reference ASEA/2017/356/PP/03 have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Local Plan - 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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
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.
OE1	Protection of the character and amenities of surrounding properties and the local area

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

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 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.

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the North side of Kingshill Avenue. The unit forms part of a 3 storey parade, with commercial at ground floor and residential above. To the front there is a wide footway and limited street side parking is available. This side of the street is commercial in character and appearance, although facing the parade, on the opposite side of the road are residential properties. The application site lies within a 'Parade', 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 change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) involving alterations to rear elevation to include the installation of an extract duct.

3.3 Relevant Planning History

24844/ADV/2017/55 308 Kingshill Avenue Hayes

Installation of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign

Decision:

24844/APP/2004/1036 308 Kingshill Avenue Hayes

ERECTION OF A SINGLE-STOREY REAR EXTENSION

Decision: 10-06-2004 Refused

24844/APP/2004/2171 308 Kingshill Avenue Hayes

ERECTION OF SINGLE STOREY REAR EXTENSION FOR RETAIL PURPOSES

Decision: 28-09-2004 Approved

Comment on Relevant Planning History

A separate application for advertisement consent is submitted for consideration under application reference 2488/ADV/2017/55.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S7 Change of use of shops in Parades
- 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.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

7 neighbouring properties were consulted by letter dated 5.5.17 and a site notice was displayed to the front of the site which expired on 6.6.17.

By the close of the consultation period, one response had been received. This expresses concern at the competition the proposed use would bring.

Officer Response: This is not considered to be a material planning consideration.

Internal Consultees

Highways Officer:

This application is for the change of use of an existing shop to provide a hot food takeaway premises. Kingshill Avenue is a classified road on the Council road network. The existing shop is part of the Kingshill Avenue retail centre with car parking available immediately adjacent to the site. There is a wide footpath outside the front entrance and a service road at the rear of the building. The site has a PTAL value of 1b (poor) and there is likely to be a strong reliance on private cars for trip making. The proposal is to replace the existing retail unit with a hot food takeaway business operating from 11:00 to 23:00, 7 days per week. The traffic generation of the existing and proposed uses is likely to be similar so there is no significant traffic impact. The DAS suggests there will be a delivery service. I would not like to see any motorcycles parked outside the premises at any time if this is the form of delivery service offered (condition). The layout plan shows a refuse and recycling bin store at the rear of the premises. There are no secure covered cycle parking spaces shown on the layout plan so please condition 2 spaces. On the basis of the above comments I do not have

significant highway concerns over this application.

EPU

No objection subject to condition relating to control of noise from plant/machinery.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Local Planning Authority seeks to protect vulnerable parades which are particularly important to the community and to provide opportunities for the establishment of new essential shop uses in existing A1 premises.

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

Policy S7 states changes of uses in parades will only be permitted if the parade retains sufficient essential shops to provide a choice appropriate to the size of the parade, the surrounding area is not deficient in essential shop uses, and the proposal accords with policy S6 (above).

Kingshill Avenue comprises a parade of approximately 24 commercial units at ground floor with residential units above (although of the commercial units there are 3 double units). Currently the parade comprises 13 units still maintaining an A1 use. It is noted this unit is currently vacant. As such it is considered should the proposal receive permission, there would still be an appropriate choice of shops within the parade, and furthermore, it would bring an existing vacant unit back into commercial use along with its associated employment opportunities and therefore would be considered acceptable in this instance.

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. 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 application proposes the installation of an extract duct to the rear. Given its location, this duct would not be visible from the street front, although it would be visible from the adjacent properties to the rear. However, this element is considered to be in-keeping with the commercial nature of the existing building.

The extract duct would be set sufficiently far (some 6m) from residences located above the ground floor shops that it would not cause such harm to the outlook of these residences as to warrant refusal of the application. In addition, because of the parapet atop the rear of the ground floor element, the flues would not be highly visible from properties to the North.

In this instance, the proposal is considered to accord with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE15 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

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

The proposal includes the installation of an extract duct to the rear of the building, located on the rear extension

The Environmental protection officer has considered this application and has suggested conditions should be applied relating to control of hours of operation, extract ventilation systems and odour control and deliveries, to safeguard the amenity of residents and the surrounding area.

Subject to these conditions, and given the location of the unit within a commercial parade where there are other late evening uses in operation, it is considered that the proposal would not impact on the amenities of adjoining occupiers as to warrant a refusal.

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 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.

The Council's Highways Officer has advised that the site has a PTAL value of 1b (poor) and there is likely to be a strong reliance on private cars for trip making. However, the traffic generation of the existing and proposed uses is likely to be similar so there is no significant traffic impact. The Design and Access Statement suggests there will be a delivery service and the Highways Officer has advised that any motorcycles should not be parked outside the premises at any time and this should be controlled by way of condition. The layout plan shows a refuse and recycling bin store at the rear of the premises. There would be a need to provide secure covered cycle storage at the site and 2 parking spaces which could be provided to the rear. It is recommended that a condition be imposed to secure these spaces.

Subject to appropriate conditions, the application is considered acceptable in accordance with policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The application is for change of use and installation of extract ducts to the rear. Therefore

- the application does not involve any alterations to the frontage of the building
- 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**
Not applicable to this application.
- 7.15 Sustainable waste management**
The submitted plans include the provision of a 1100 litre refuse and recycling bin to the rear of the site which would be accessed from the rear service yard. The waste management would therefore be acceptable and could be secured by way of 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**
These matters have been considered under 'impact on neighbours'.
- 7.19 Comments on Public Consultations**
The issues raised in terms of noise, odour, refuse storage impacts have been addressed in the report and conditions are recommended to ensure amenity is not affected by odours from the proposed use. The competitive relationship between other restaurants is not a material planning consideration.
- 7.20 Planning obligations**
Not applicable to this application.
- 7.21 Expediency of enforcement action**
Not applicable to this application.
- 7.22 Other Issues**
No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application relates to change of use only and does not involve any exterior alterations to the building, save the installation of an extract duct to the rear and as such the existing frontage would be maintained. Subject to appropriate safeguarding conditions the proposal would be considered compatible with neighbouring uses, and due to the existing siting (within a commercial parade) it is not considered to result in an adverse impact on highway safety. It is considered that should the application receive permission, the parade would still have an appropriate level and choice of shops, and therefore is considered to comply with Policies S6 and S7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

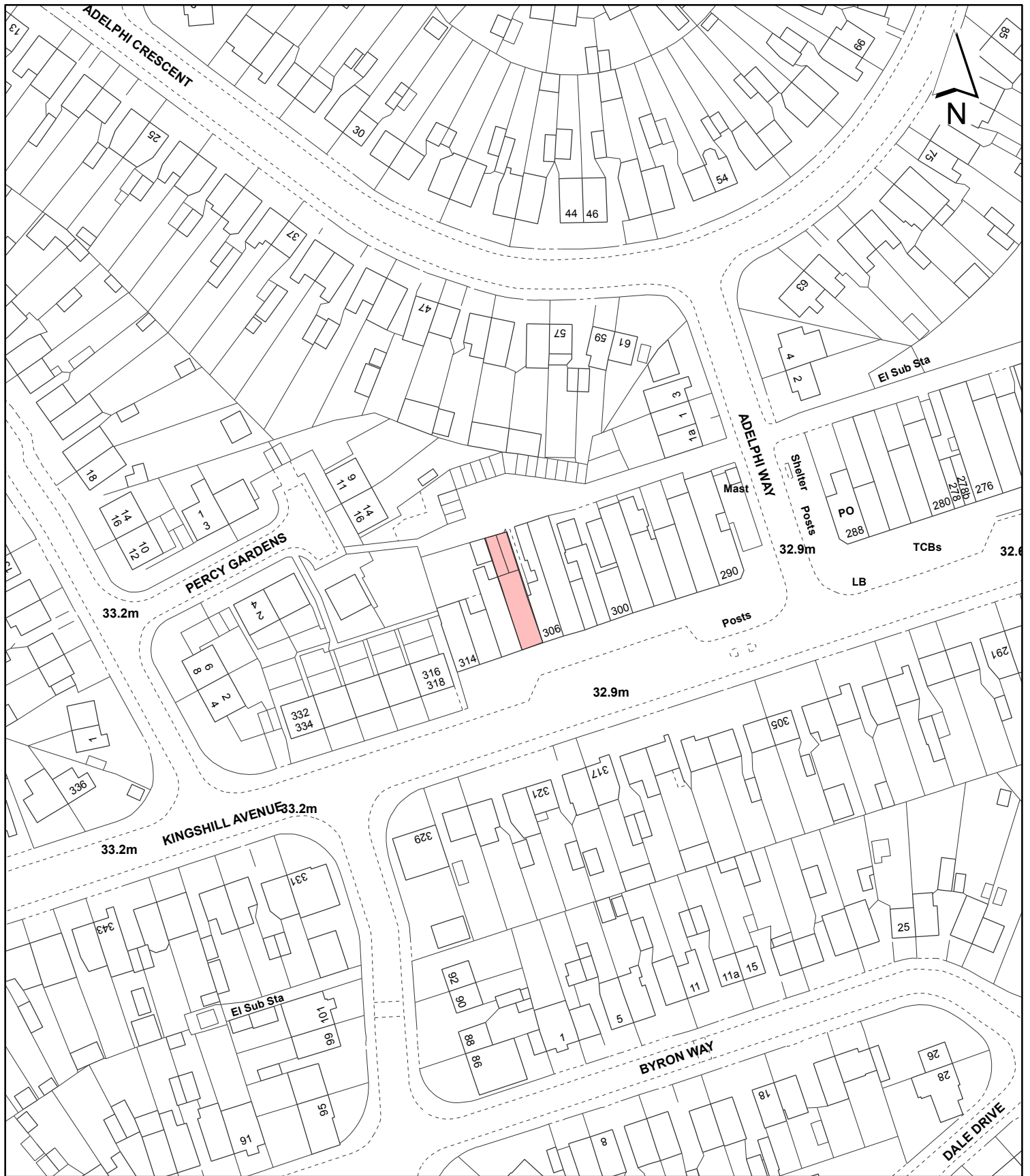
11. Reference Documents

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:

308 Kingshill Avenue

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

24844/APP/2017/1548

Scale:

1:1,250

Planning Committee:

Central & South

Date:

July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 308 KINGSHILL AVENUE HAYES

Development: Installation of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign

LBH Ref Nos: 24844/ADV/2017/55

Drawing Nos: ASEA/2017/356/PP/02
ASEA/2017/356/PP/04
ASEA/2017/356/PP/01
Design and Access Statement
ASEA/2017/356/PP/03

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

1. CONSIDERATIONS

1.1 Site and Locality

The application site is on the North side of Kingshill Avenue. The unit forms part of a 3 storey parade, with commercial at ground floor and residential above. To the front there is a wide footway and limited street side parking is available. This side of the street is commercial in character and appearance, although facing the parade, on the opposite side of the road are residential properties. The application site lies within a 'Parade', as identified in the Hillingdon Local Plan - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks advertisement consent for the installation of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign.

1.3 Relevant Planning History

24844/APP/2004/1036 308 Kingshill Avenue Hayes
ERECTION OF A SINGLE-STOREY REAR EXTENSION

Decision Date: 10-06-2004 Refused **Appeal:**

24844/APP/2004/2171 308 Kingshill Avenue Hayes
ERECTION OF SINGLE STOREY REAR EXTENSION FOR RETAIL PURPOSES

Decision Date: 28-09-2004 Approved **Appeal:**

24844/APP/2017/1548 308 Kingshill Avenue Hayes

Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), installation of extract duct and alterations to rear elevation

Decision Date: **Appeal:**

Comment on Planning History

A separate application is submitted under reference 24844/APP/2017/1548 for the Change of use from retail hot food takeaway, involving alterations to rear elevations to include the installation of an extract duct.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

7 neighbouring properties were consulted by letter dated 5.5.17 and a site notice was displayed to the front of the site which expired on 6.6.17. No response received.

Highways Officer:

This application is to replace the existing fascia projecting sign with a new version above a property in Kingshill Avenue Hayes. The proposal is to replace the existing with a similar version but with different script. On that basis I do not think the proposal will impact on pedestrians or other road users in the vicinity of the site.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

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

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

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

5. MAIN PLANNING ISSUES

Policy BE27 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) states the advertisements will only be granted express consent if they are at such a size and designed so they compliment the scale, form and architectural composition of individual buildings, they do not harm the visual amenities of the area, and do not compromise public safety, Policy BE29 states the local planning authority will seek to limit the number of signs and the size of advertisements in the interests of amenity and public safety.

Therefore the main considerations are the impact upon public safety and amenity.

In terms of visual amenity, the proposed signage would be sited on the existing shopfront which would relate well to the character of the existing parade of shops. The addition of the internally illuminated sign would be in keeping with the visual amenity of the street scene and the wider area. The proposal is therefore compliant with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy BE13, BE27 and BE29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Shopfronts.

The proposed signs, due to their position, are not considered to be harmful to issues of public safety. This view is endorsed in the response from the Highways Officer. As such the proposed development is considered to accord with policy BE27 and BE29 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

With regard to the proposed illumination, illuminated advertisements are considered to lie within one of four zones, which have been defined in accordance with the definitions in the Institution of Lighting Engineers Guidance Notes for the Reduction of Light Pollution, these are as follows:

E1 Intrinsically dark areas (ie National Parks, AONB's or other dark landscapes).

E2 Low District brightness areas (ie rural or small village locations)

E3 Medium district brightness areas (ie small town centres, urban locations)

E4 High district brightness areas (ie city and town centres with high levels of night time activities)

This site is considered to be in Zone E3. The recommended maximum luminance for this zone would be an illuminated area of up to 10 m² = 800 candelas/m², and for areas greater than 10 m² = 600 candelas/m². The proposed signs would have a maximum luminance of 800 cd/m² in line with this advice.

The application is recommended for approval.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 ADV1 Standard Advertisement Conditions

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

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

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

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

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

iii) Any advertisement displayed, and any site used for the display of advertisements, shall

be maintained in a condition that does not impair the visual amenity of the site.

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

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

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

REASON

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

2 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 plan, number ASEA/2017/356/PP/04.

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 ADV4 Intensity of Illumination - specified

The intensity of illumination of the advertisement(s) shall not exceed 800 candelas per metre².

REASON

To ensure that the brightness of the proposed advertisement(s) will not have an adverse effect on the amenities of the area and to avoid distraction to passing motorists in accordance with Policy BE27 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

INFORMATIVES

1 The decision to GRANT advertisement consent 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 advertisement consent 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.

BE13 New development must harmonise with the existing street scene.

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

- BE27 Advertisements requiring express consent - size, design and location
- BE29 Advertisement displays on business premises
- DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

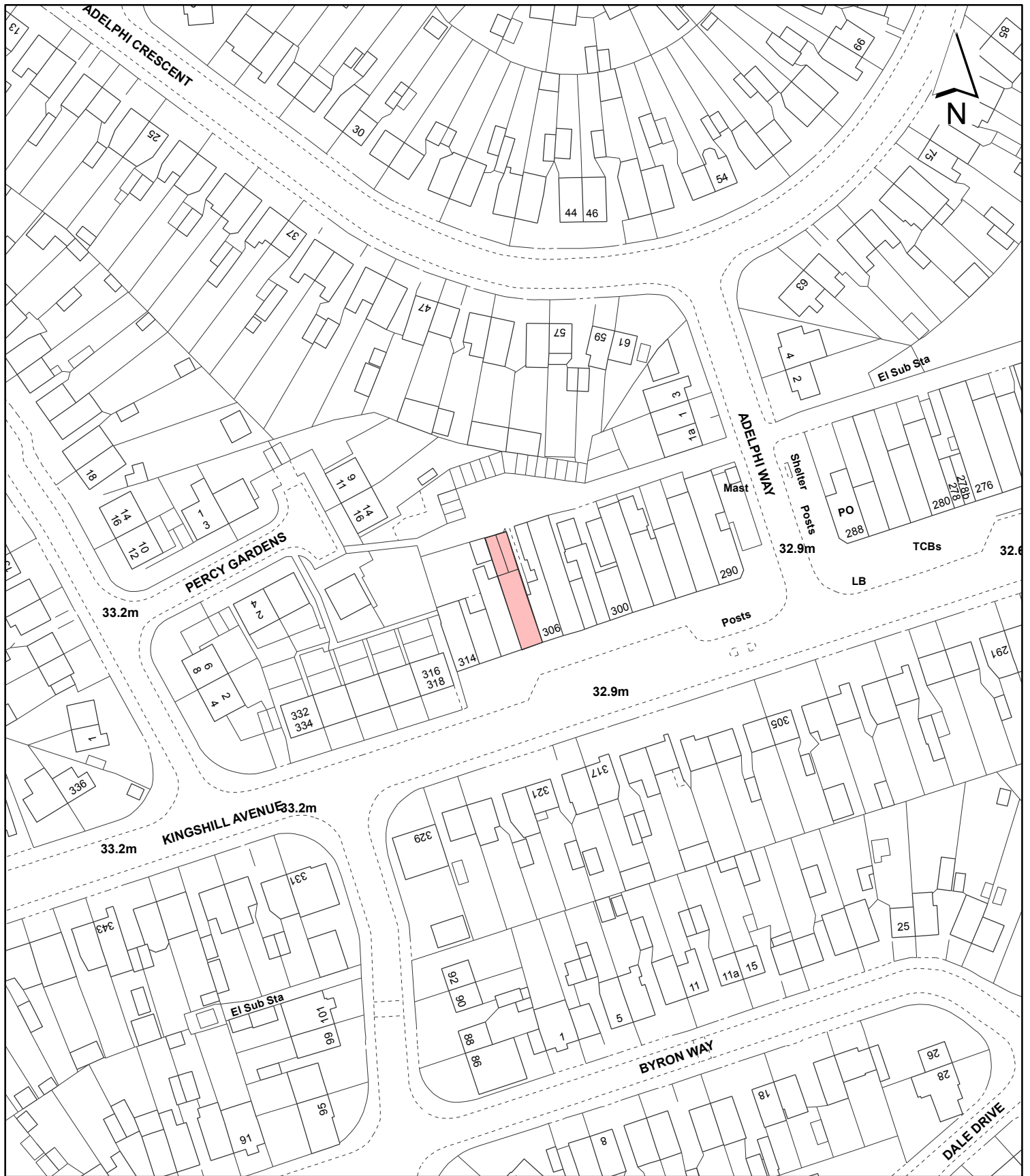
- 3** The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

308 Kingshill Avenue

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

Planning Application Ref:
24844/ADV/2017/55

Scale:
1:1,250

Planning Committee:
Central & South

Date:
July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 53 PETWORTH GARDENS HILLINGDON

Development: Conversion of single dwellinghouse into 2 x 2-bed self-contained flats with associated parking and amenity space, involving alterations to elevations (Retrospective)

LBH Ref Nos: 71076/APP/2017/1756

Drawing Nos: APG4
PG5A
PG5
P3A
RPG4
PG6
Location Plan (1:1250)
PG2
P2A
P1A
PG1
PG3

Date Plans Received: 10/05/2017

Date(s) of Amendment(s):

Date Application Valid: 10/05/2017

1. **SUMMARY**

The application seeks retrospective planning permission for the conversion of single dwellinghouse into 2 x 2-bed self contained flats with associated parking and amenity space involving alterations to elevations. The proposal utilises the extension (previously approved under reference 71076/APP/2015/2738) and a loft conversion which has been built as permitted development. The application follows a refusal of a similar application in 2016.

Whilst the proposal would provide an acceptable level of residential amenity to the future occupants of the flats, the proposal would fail to make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and to demonstrate that the proposed development would not give rise to vehicular and pedestrian conflict.

As such the application is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal fails to make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and fails to demonstrate that the proposed development would not give rise to vehicular and pedestrian conflict. As such, the proposal would result in additional on-street parking where such parking is at a premium to the detriment of highway and pedestrian safety, contrary to Policies H7, AM7 and AM14

of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed crossover required to access the proposed parking spaces, by reason of its excessive width would make inadequate provision for pedestrian refuge and would therefore prejudice the safety of pedestrians and vehicles using the highway. As a result it would be contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) 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.
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.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments

LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes

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

This application relates to a site on the South Eastern side of Petworth Gardens, close to its intersection with Cowdray Road.

The site comprises of a two storey semi-detached dwelling with a gable end roof, a single storey rear extension and a large rear dormer extension. The hardsurfaced front garden forms a car parking area. There is a brick wall (with doors) across the frontage of the shared boundary with the adjacent dwelling to the South, No. 55 Petworth Gardens. The brick wall screens off a bricked outhouse that straddles the boundary from the street scene. There is a detached garage in the rear garden.

The attached dwelling, No. 51 Petworth Gardens, has front and rear building lines that project forward of, and beyond those of the application dwelling. The dwelling at No.51 has a single storey rear conservatory extension.

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

3.2 Proposed Scheme

The application seeks retrospective planning permission for the conversion of single dwellinghouse into 2 x 2-bed self-contained flats with associated parking and amenity space, involving alterations to elevations.

3.3 Relevant Planning History

71076/APP/2015/2738 53 Petworth Gardens Hillingdon
Single storey rear extension

Decision: 21-09-2015 Approved

71076/APP/2016/4540 53 Petworth Gardens Hillingdon
Conversion into 2 x 2bed flats

Decision: 13-04-2017 NFA

71076/APP/2016/860 53 Petworth Gardens Hillingdon

Conversion of single dwellinghouse into 2 x 2-bed self contained flats with associated parking and amenity space involving alterations to elevations (Retrospective)

Decision: 09-06-2016 Refused

Comment on Relevant Planning History

71076/APP/2016/860 - Conversion of single dwellinghouse into 2 x 2-bed self contained flats with associated parking and amenity space involving alterations to elevations (Retrospective) was refused for the following reasons:

1. The proposal fails to make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and fails to demonstrate that the proposed development would not give rise to vehicular and pedestrian conflict. As such, the proposal would result in additional on-street parking where such parking is at a premium to the detriment of highway and pedestrian safety, contrary to Policies H7, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposal would result in a large area of hardstanding on the frontage, and would not allow sufficient space to mitigate this impact by way of soft landscaping. The proposal would therefore be detrimental to the visual amenities of the street scene and character and appearance of the wider area, contrary to Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

71076/APP/2015/2738 - Single storey rear extension. APPROVED.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

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.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
NPPF1	NPPF - Delivering sustainable development
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

The Oak Farm Residents Association and 7 neighbouring properties were consulted by letter dated 19.5.17 and a site notice was displayed to the front of the site which expired on 20.6.17.

2 letters of objection have been received raising concerns about the number of occupants living at the site, late night noise and inconsiderate parking of multiple cars and vans.

The application has been called to Committee for consideration by a Ward Councillor.

Internal Consultees

Highways Officer:

This site has been subject to a previous application that was refused and one of the grounds of refusal was lack of off-street car parking. Petworth Gardens is a local road and the site has a PTAL value of 0 (very poor) which suggests there will be a very strong reliance on private cars for trip making. The property has an existing vehicle crossover to driveway car parking for 2 cars. The plans

show three car parking spaces which are reached by a new vehicular crossover. The new crossover arrangement at the site should be such that the whole of the frontage of the site should be a vehicular crossover. The proposals will result in additional traffic to the area but that is not likely to be significant. I am concerned that the car parking spaces shown on the layout plans do not meet the minimum size of 4.8 m long and 2.4 m wide so could you ask the applicant to provide a detailed plan of the parking spaces showing spaces with the minimum size dimensions? The plan should also include details of the proposed crossover arrangement. If such a plan is not provided then I suggest you refuse this application. The provision of secure covered cycle parking spaces (2 per dwelling) should be conditioned along with refuse/recycling bin storage. The front of the property should be laid out in accordance with the Council's guidance on Paving Front Gardens.

Landscape Officer:

The current layout proposes three off-street parking bays to the front and side which leaves space for landscape enhancement. The parking bay to the left might be better placed to the right side, which would enable the front brick wall to be retained and the re-instatement of a green space. Hillingdon's design guidance recommends retaining at least 25% soft landscape in front gardens. The rear garden should be designed and laid out, either as a communal area or divided into designated private gardens (if space permits). Either way, the spaces should be both attractive and functional and maintained by the landlord (or their agent).

RECOMMENDATION: No objection subject to the above comments and conditions RES9 (parts 1, 2, 4, 5 and 6)

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with Policy H7 of the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

The proposal is for the conversion of an existing property into two units. In such a situation considerations such as impact on the character of the area, internal floor areas and external amenity space are more relevant than density in the consideration of the case.

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. 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 proposal would not result in any alterations to the external appearance to the host building. The visual impact of the hardstanding associated with the proposed parking layout is addressed in the Landscaping section below.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) indicates that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

The proposal does not result in any further alterations to the external appearance of the building and as such the proposal is not considered to cause undue harm to occupants of neighbouring properties from increased overlooking, although there is the potential for an increased intensity of use of the property and the amenity space. However, it is considered that the subdivision of the property, without any further extensions being proposed, would not result in an unacceptable loss of amenity to nearby properties. The proposal would therefore comply with Policies OE1, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 2 bedroom (3 person) flat to have a minimum internal floor area of 61 sq.m with 1 sq.m of internal storage and a 2 bed (4 person) two storey dwelling to have a minimum internal floor area of 70 sq.m with an additional 2 sq.m of internal storage. The proposed layouts indicate flat 1 (2 bed, 4 person) has a floor area of approximately 67 sq.m and flat 2 (2 bed, 4 person) has a floor area of approximately 77 sq.m. The proposal would therefore provide a satisfactory living environment for the future occupants of properties in accordance with Policy 3.5 of the London Plan 2015.

The Council's adopted Supplementary Planning Document HDAS: Residential Layouts, requires the provision of adequate private amenity space, which for a 2 bed flat, 40 sq.m would be required. Each of the proposed flats would achieve a private rear garden area of 46 square metres which is considered acceptable in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the advice contained within HDAS: Residential Layouts.

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.

Petworth Gardens is a local road and the site has a PTAL value of 0 (very poor) which suggests there will be a very strong reliance on private cars for trip making. The property has an existing vehicle crossover to driveway car parking for 2 cars. The plans show three

car parking spaces which are reached by an extension of the existing crossover. The crossover would measure 9 m in width. The submitted plans indicate that the parking spaces to the front would measure 2.3 m x 4.7 m and that the space to the side would have a width of 3.39 m. The submitted parking layout is considered unacceptable for a number of reasons. In the first instance the extended crossover would be of an excessive width. At 9 m the proposed crossover would significantly exceed the Council's advice with regard to such crossovers. Due to the excessive width of the crossover that would be required to access the proposed parking spaces, the proposal would make inadequate provision for pedestrian refuge and would therefore prejudice the safety of pedestrians and vehicles using the highway. As a result it would be contrary to policy AM7 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

The two parking spaces to the front of the site would not meet the Council's minimum sizes of 2.4 m x 4.8 m. Furthermore the submitted plans do not accurately reflect the width of the space between the flank wall of the building and the adjacent outbuilding. This space is insufficient in width to park a car, (being approximately 2 m in width beyond the 2 utility box projections) which would further block the access to Flat A. In summary therefore, the proposal fails to make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and fails to demonstrate that the proposed development would not give rise to vehicular and pedestrian conflict. As such, the proposal would result in additional on-street parking where such parking is at a premium to the detriment of highway and pedestrian safety, contrary to Policies H7, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.11 Urban design, access and security

These issues are covered in other sections of the report.

7.12 Disabled access

No issues raised.

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. Furthermore the advice contained within the Council's adopted Supplementary Planning Document HDAS: Residential Layouts requires at least 25% of the frontage to be laid to soft landscaping.

The previous application was refused on the grounds that the layout would result in a large area of hardstanding on the frontage, and would not allow sufficient space to mitigate this impact by way of soft landscaping. This current application seeks to address this concern with the inclusion of landscaping within the frontage. The Council's Landscape Officer has raised no objection subject to landscaping conditions.

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

No issues raised.

7.19 Comments on Public Consultations

The comments raised under the consultation process are addressed in the sections above.

7.20 Planning obligations

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

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

Presently calculated the figures are;

LBH CIL £ 2,770.63

London Mayoral CIL £ 1,084.84

Total £ 3,855.47

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.

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 conversion of single dwellinghouse into 2 x 2-bed self contained flats with associated parking and amenity space involving alterations to elevations. The proposal utilises the extension (previously approved under reference 71076/APP/2015/2738) and a loft conversion which has been built as permitted development. The application follows a refusal of a similar application in 2016.

Whilst the proposal would provide an acceptable level of residential amenity to the future occupants of the flats, the proposal would fail to make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and to demonstrate that the proposed development would not give rise to vehicular and pedestrian conflict.

As such the application is recommended for refusal.

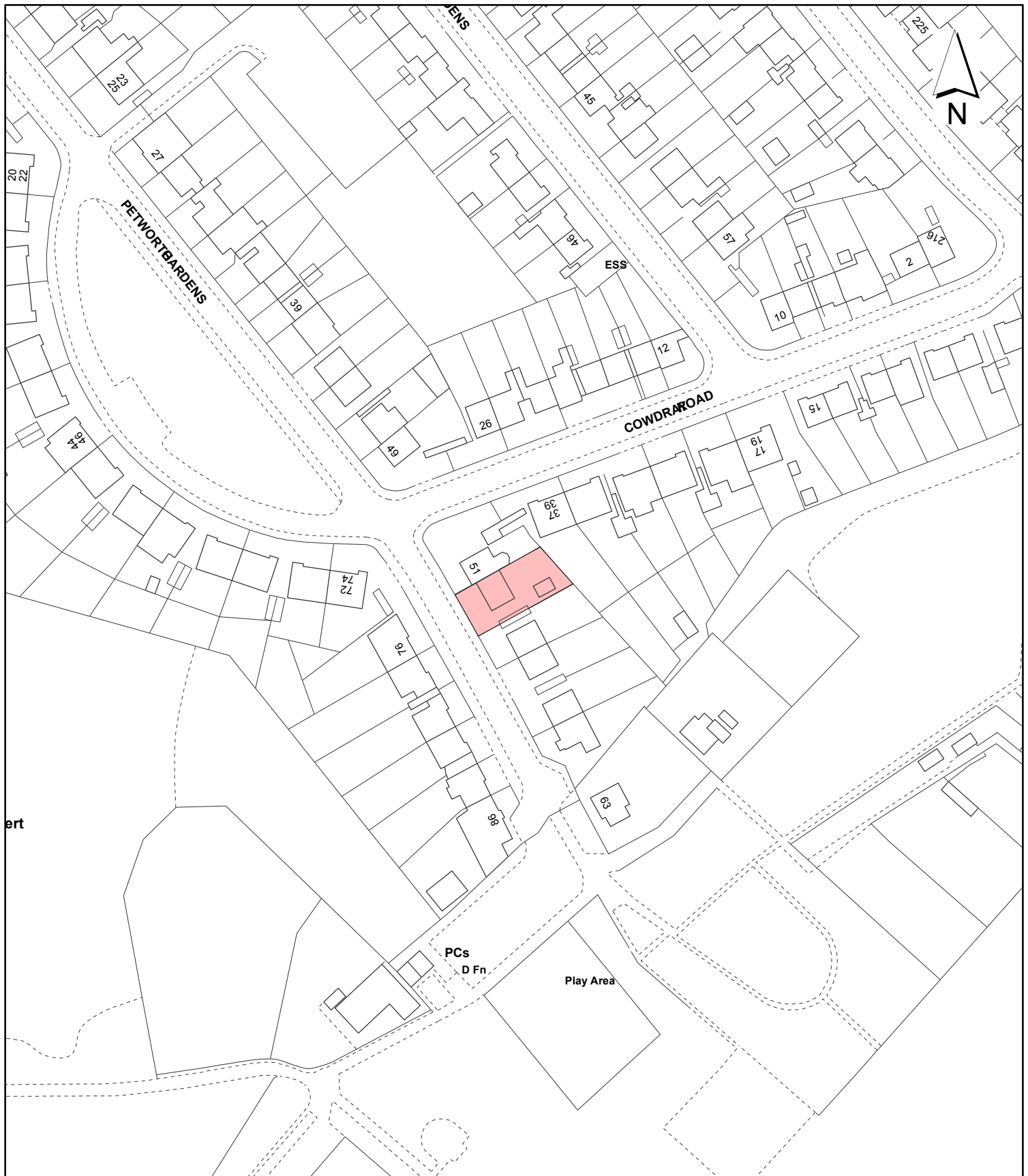
11. Reference Documents

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)
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:

53 Petworth Gardens

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

Planning Application Ref:
71076/APP/2017/1756

Scale:
1:1,250

Planning Committee:
Central & South

Date:
July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 210 CENTRAL AVENUE HAYES

Development: Part two storey, part single storey side/rear extension and conversion of dwelling to 1 x 2-bed and 1 x 1-bed self contained flats with associated parking and amenity space

LBH Ref Nos: 71772/APP/2017/962

Drawing Nos: GTD611-05FPAA
GTD611-04FPA
GTD611-03FPAA
GTD611-02FPAA
GTD611-01FPAA
Location Plan (1:1250)

Date Plans Received: 15/03/2017 **Date(s) of Amendment(s):**

Date Application Valid: 27/03/2017

1. SUMMARY

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the conversion of the existing dwelling into 1 x 2-bed and 1 x 1 bed self contained flats with associated amenity space involving the erection of a part two storey, part single storey side/rear extension.

The subdivision of the two storey dwelling to provided 1 x 2 bed and 1 x 1 bed flats would be of a size to comply and would provide adequate amenity space and parking for future occupiers. However the proposed extensions to the existing dwelling are large bulky additions, which are out of keeping with the character of the original dwelling, the street scene and the wider Area of Special Character and the ground floor flat is provided with a kitchen which does not have a window and thus no light or outlook.

It is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side/rear extension, by reason of its siting in this open prominent position and proximity to the side boundary, would result in an incongruous addition which would result in the loss of an important gap characteristic to the area. The proposal would also result in a cramped appearance and would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of the small terrace of houses of which it forms a part and to the visual amenities of the street scene and the wider Central Avenue, Hayes 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 - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS:

Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal would result in the provision of a kitchen area (ground floor flat) with no window and thus no natural/sunlight and no outlook and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's 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 new planting and landscaping in development proposals.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework,

	Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF12	NPPF - Conserving & enhancing the historic environment

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 relates to a two storey end of terrace dwelling located on the Eastern side of Central Avenue at the junction with Addison Way. It forms part of a terrace of 4 properties with the end properties having a gable fronted forward projection. There is a small front garden, which is open to the front and enclosed along the side boundary by a well established hedge. To the rear is an elongated garden enclosed with a 2m high fence.

Central Avenue is residential in character and appearance comprising similar terraced properties opposite and to the South. To the North are flatted developments and there are two rows of detached garages accessed from Addison Way to the rear, separated by an access leading to an independent detached outbuilding at the rear of no. 208.

The site is located within the Central Avenue, Hayes Area of Special Local Character and the developed area as identified in the Hillingdon Local Plan Part Two -UDP Saved Policies (November 2012).

3.2 Proposed Scheme

Planning permission is sought for the erection of a part two storey, part single storey side/rear extension and the conversion of the dwelling to form 1 x 2 bed and 1 x 1 bed self contained flats with associated parking and amenity space.

3.3 Relevant Planning History

71772/APP/2016/1335 210 Central Avenue Hayes

Conversion of roof space to habitable use to include a rear dormer and conversion of roof from l to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 26-04-2016 Approved

71772/APP/2016/1347 210 Central Avenue Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 4 metres, for which the maximum height would be 2.75 metres, and for which the height of the eaves would be 2.7 metres

Decision: 09-05-2016 PRN

71772/APP/2016/2019 210 Central Avenue Hayes

Single storey side/rear extension, first floor rear extension, conversion of roofspace to habitable use to include a rear dormer and conversion of roof from hip to gable end and conversion of dwelling to 2 x 3-bed flats with associated amenity space.

Decision: 18-01-2017 Refused

Comment on Relevant Planning History

71772/APP/2016/2019 - Single storey side/rear extension, first floor rear extension, conversion of roofspace to habitable use to include a rear dormer and conversion of roof from hip to gable end and conversion of dwelling to 2 x 3-bed flats with associated amenity space (refused)

71772/APP/2016/1335 CLD - Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end (approved)

71771/APP/2016/1347 PAH - Single storey rear extension (approved)

The previous submission 71772/APP/2016/2019 was refused on the basis of the size, scale and design of the proposed extensions being out of keeping with the character and appearance of the existing dwelling and the wider Area of Special Local Character, and would result in the closing of the important gap feature in this prominent corner location. The proposal also failed to provide adequate living space, amenity space or parking provision and the proposed crossover to the front would have resulted in the loss of/damage to an existing street tree to the detriment of the visual amenity and character and appearance of the street scene and the wider Central Avenue, Hayes Area of Special Local Character.

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.
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LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF12	NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbours were consulted for a period of 21 days expiring on the 19 April 2017 and a site notice was erected expiring on the 28 April 2017. No responses were received from neighbouring properties.

Townfield Tenants & Residents Association: No response.

Hayes Conservation Area Advisory Panel:

Although these proposals are less bad than the previous application (71772/APP/2016/2019) they still comprise a form of development that is contrary to the general pattern in the area. Most of the reasons for refusal of the previous application are still valid so we expect this application to be refused. Single story rear extensions, like that for which prior approval was not required (71772/APP/2016/1347), are common and unobjectionable but the extra width of this proposed ground-floor extension is out of character. Equally, two-storey rear extensions are not normally found in this Area of Special Local Character and indeed a recent appeal for one has been dismissed. Another aspect of the present proposal, that the house should be split into two flats, is also not the norm in this area where most of the houses are in single family occupation. The creation of two flats would not be a desirable development as it would change the character of the area, among other things leading to more cars in an area where parking spaces are at a premium. This is exemplified by the proposal to create a parking space in the front garden for the first-floor flat that would be immediately outside the living room window of the ground-floor flat: not a nice outlook from the main habitable room, and in a worse case the daylight could be blocked if the vehicle was a van. There are other aspects of the proposal that also concern us. There appears to be too little amenity space for the two flats; the living area of the upstairs flat would be next to the bedrooms in the adjoining house so could potentially disturb its residents' sleep; the 'study' in the upstairs flat looks as though it could be used as a second bedroom (either as it is or by moving the wall into the living room), and there is the potential for a further bedroom if the conversion of the loft to a habitable room that has already been permitted (71772/APP/2016/1335) goes ahead. Finally, no plan of the roof is provided to explain the complex form that is apparent from the proposed elevations

Internal Consultees

Access Officer: No comments to make.

Highways:

The ground floor flat should be allocated 2 car spaces, one at the front and one at the rear. The parking space at the front for the upstairs flat 2 is located outside in front of flat 1's window. This space should be allocated to the GF flat. A condition is required for the new or widened crossover for the rear parking spaces. Subject to the above no objections on highways grounds.

Trees/Landscape:

The current plan fails to show the privet hedge around the front and side boundaries, which provide an attractive boundary and contribute to the character of the area. This hedge should be retained. The drawings indicate the provision of a parking space within the front garden. This will result in the loss of an existing off-road/road-side parking space immediately outside the property which will serve no useful purpose. Moreover, there is a large street tree (London plane ref. 01154) in front of the property which forms part of a distinctive avenue and must be safeguarded. This tree is not shown on plan. However, no additional work or excavation should take place around the base (root protection area) of this tree.

RECOMMENDATION: In the absence of any information/survey about the existing vegetation and failure to safeguard the street tree (which is outside the control of the applicant) this proposal is unsatisfactory.

Officer Comment: Further consultation with the Highway Officer confirmed that there is an existing dropped kerb to the front of the property which would be utilised. The Landscape Officer has therefore advised that if no further work is envisaged in order to create new lower access points/surfacing then they would not object.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with Policy H7 of the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

With specific reference to the site location within an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas.

The existing building lies at the end of the Central Avenue, Hayes Area of Special Local Character, which extends from Nos. 20 and 21 Central Avenue up to Addison Way. The general characteristic of the properties at this end of the road is primarily groups of terraces of 4 properties, which take 3 forms, with the other terraces being a straight terrace and a gable ended terrace with all 4 properties having a gabled front projection set in two blocks. This is a corner plot on the junction of Central Avenue and Addison Way, which is highly visible from the surrounding area. The proposed extension has been reduced from the previous submission and is set back at the rear of the property and 1.4 m from the side boundary. However the proposed two storey side extension is considered to be a large and bulky addition to the property, which would not relate at all well in terms of its size, scale, bulk and width, with the existing property or the terrace of which it forms a part and would result in the closing of the characteristic gap feature at the junction with Addison Way. The proposal would thus fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and symmetry of the small terrace of houses of which it forms a part and to the visual amenities of the street scene and the wider Central Avenue, Hayes 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 - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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. 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.

HDAS: Residential Extensions advises that extensions should be designed to appear

subordinate to the original dwelling and in considering a proposed single storey side extension, the width and height should be considerably less than that of the main house and be between half and two thirds of the original house width. For single storey rear extensions a depth of 3.6 m with a flat roof not exceeding 3 m in height would be acceptable. Two storey extensions should have a ridge height at least 0.5 m lower than the original roof.

The proposed single storey rear extension measures 4 m in depth and 7.15 m in width including a side projection of 1.2 m. This is set beneath a flat roof of 3 m in height. Although the single storey element would exceed HDAS guidance by 0.4 m, it is noted that a prior approval for an extension of this depth has already been permitted and in terms of appearance is not significantly larger and would be acceptable. Above this in part the first floor extension measures 3 m in depth and 4.6 m in width (including the side projection) set beneath a hipped roof of 6.15 m set down from the main ridge height by 1.15 m. This two storey element projecting beyond the side elevation of the original dwelling is considered to be a bulky addition to the house. The proposal would thus represent a visually over-dominant and unsympathetic form of development, which would detract from the character, openness and spaciousness of the corner and as such would detract from the architectural integrity of the original property and the character of the wider Area of Special Local Character.

The proposal therefore represents an over development of the site to the detriment of the character and visual amenities of the street scene and the wider Area of Special Local Character. Therefore the proposal is 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) indicates that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved.

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours and policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded.

Most of the proposed bulk of the extensions are positioned away from the neighbouring property no. 208. This property currently benefits from a 3.6 m deep single storey rear extension and as such would not be significantly impacted upon by the proposed 4 m deep single storey extension where it is adjacent to the boundary. The proposed two storey element is set back 2.5 m from the shared boundary and does not appear to compromise a 45 degree line of sight from the first floor windows. As such, it is not considered that the proposed extensions would significantly harm the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy.

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 2 bed (three person) dwelling set over 1 storey should have a minimum internal floor area of 61 sqm and a 1 bed (two person) dwelling set over 1 storey should have a minimum internal floor area of 50 sq.m. The proposed layouts indicate that flat 1 (ground floor flat) has a floor area of approximately 64 sq.m and flat 2 (upper floor) has a floor areas of 55 sq.m. The proposal therefore be of a satisfactory size. However, the proposed ground floor layout shows the provision of a kitchen with no window and thus no natural/sunlight and no outlook, which is considered to give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

Section 4 of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the flats which they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area. A minimum of 25 sq.m for a 2 bed flat and 20 sq.m for a 1 bed flat would be required. The submitted plans show that the flats would have separate private gardens, at the rear of the property, providing approximately 31.6 sq.m for flat 1 and 25 sq.m for flat 2, which would accord with the space requirements of Policy BE23 of the Local Plan.

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 maximum provision of 1.5 off-street parking spaces for each dwelling.

The submitted site layout plan identify 3 proposed parking spaces, 2 to the rear of the property serving flat 1 (ground floor) and 1 to the front serving flat 2, although it is noted that the floor plans indicate the front space serves flat 1. The front parking space would utilise an existing crossover and details for the potential provision of a crossover to the rear, off Addison Way, could be conditioned for submission if all other aspects of the proposal were acceptable. The Highways Officer has advised that there is no objection in principle to the parking provision, however the space to the front should be allocated to flat 1 as this is situated directly in front of their living room window and this again could be conditioned if all other aspects of the proposal were acceptable.

The proposal shows the provision of a cycle store for 2 bicycles. The details of this could be also be conditioned for submission.

7.11 Urban design, access and security

These issues are discussed in other sections of the report.

7.12 Disabled access

The Access Officer has not raised any concerns with relation to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The Landscape Architect has advised that there is a mature hedge running around the front and part of the side boundary, which is the only significant landscape feature and should be retained. However it was noted at the time of the Officer site visit that the section of hedgerow to the front of the dwelling has already been removed. The Landscape Officer also raised concern relating to the very large London Plane tree in the footway directly to the front of the property. This tree has significant amenity value as it is part of a distinctive avenue of identical species for which Central Avenue is well-known locally. However Highways have confirmed that there is an existing drop kerb and crossover point to the front of the site, so no additional works would be required. Any further details of hard and soft landscaping required could be conditioned for submission if all other aspects of the proposal were acceptable.

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

No details have been submitted to demonstrate that adequate sound insulation could be provided, however these details could be conditioned if all other aspects of the development were considered acceptable.

7.19 Comments on Public Consultations

The comments received have been addressed within the body of the report.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 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 £35.00 per sq metre.

Current calculations for this scheme would require:

LBH CIL: £4,040.51

London Mayoral CIL: £1,582.06

Total: £5,622.57

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

accordance with all relevant primary and secondary legislation.

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The subdivision of the two storey dwelling to provided 1 x 2 bed and 1 x 1 bed flats would be of a size to comply and would provide adequate amenity space and parking for future occupiers. However the proposed extensions to the existing dwelling are large bulky additions, which are out of keeping with the character of the original dwelling, the street scene and the wider Area of Special Character and the ground floor flat is provided with a kitchen which does not have a window and thus no light or outlook.

It is therefore 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: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

210 Central Avenue

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

Planning Application Ref:
71772/APP/2017/962

Scale:
1:1,250

Planning Committee:
Central & South
 Page 95

Date:
July 2017



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Report of the Head of Planning, Sport and Green Spaces

Address 84 HERCIES ROAD HILLINGDON

Development: Application to vary condition 2 of planning permission Ref: 11271/APP/2016/506 dated 08/04/2016 (Single storey, detached double garage involving demolition of existing garage) to allow a 130cm roof overhang to the front of the building

LBH Ref Nos: 11271/APP/2017/1549

Drawing Nos: RSD2238-300 Rev. A

Date Plans Received: 02/05/2017

Date(s) of Amendment(s):

Date Application Valid: 02/05/2017

1. SUMMARY

This application is being reported to committee due to planning enforcement history relating to the overhang that has been built on the building consented under planning ref: 11271/APP/2016/506 for a single storey, detached double garage involving demolition of existing garage. This change is considered to be material and is therefore being considered under a Section 73 application.

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the streetscene and the impact on residential amenity of the neighbouring dwellings. The application has been found to have a neutral impact on the streetscene and is not considered to harm the amenity of neighbouring residents and as such is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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, number RSD2238-300 Rev. A.

REASON

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

2 HO4 Materials

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

REASON

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

3 HO5 No additional windows or doors

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

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 HO8 Garage retention

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence. The garage shall not be used as ancillary residential accommodation or for business purposes.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained and to protect the amenities of adjoining occupiers, in accordance with policies AM14, BE19, BE20, BE21 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 HO9 Tree Protection

The fencing of a minimum height of 1.5m shall be retained until the full completion of the works. The area within the approved protective fencing shall remain undisturbed until the development is complete and in particular in these areas:

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

REASON

To ensure that 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) and Policy 5.17 London Plan (2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September

2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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

3 147 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 16 Property Rights/Rights of Light

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

7 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a two storey detached dwelling, located on the northern side of Hercies Road, a busy local distributor route linking Park Road in Uxbridge Centre and the A437 (Western Avenue) and the A40. The route of the Uxbridge Branch of the Metropolitan line bounds the rear of the site.

The wider area is residential in character the immediate vicinity is characterised by similar large 1930s detached dwellings set back from the highway behind large front gardens consisting of mature planting.

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

The application property is set back in a large front garden approximately 14.5 metres in depth and comprising gravelled parking area which provides on-site parking for

approximately four cars. There is an existing single storey detached garage located to the side rear of the house located against the east boundary. The detached garage measures 11 metres in length, 3.6 in width and 3.7 metres in height.

The site is bordered to the east by a public footpath leading to playing fields on the north side of Metropolitan line. No.82 Hercies Road lies beyond further east. No.86 Hercies Way is attached to the west side of the application property. There is a conservatory located along the shared boundary.

The dwelling is set within a large plot, with a spacious gardens toward the rear of the building, containing a number of significant trees. A large section towards the rear of the garden is covered by Tree Protection Order 471.

3.2 Proposed Scheme

This application seeks to vary condition 2 (approved plans) of planning ref: 11271/APP/2016/506 to allow a 130cm (depth) roof overhang to the consented garage.

3.3 Relevant Planning History

11271/A/86/0356 84 Hercies Road Hillingdon

Householder development - residential extension (P)

Decision: 23-04-1986 Approved

11271/APP/2013/1755 84 Hercies Road Hillingdon

Part two storey, part single storey rear extension involving demolition of existing rear elements and alterations to front

Decision: 19-09-2013 Refused

11271/APP/2014/164 84 Hercies Road Hillingdon

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 8 metres, for which the maximum height would be 3.25 metres, and for which the height of the eaves would be 2.5 metres

Decision: 10-03-2014 Approved

11271/APP/2015/2948 84 Hercies Road Hillingdon

Part two storey, part single storey rear extension and porch to front

Decision: 22-10-2015 Refused

11271/APP/2015/4355 84 Hercies Road Hillingdon

Part two storey, part single storey rear extension

Decision: 21-01-2016 Approved

11271/APP/2016/506 84 Hercies Road Hillingdon

Single storey, detached double garage involving demolition of existing garage

Decision: 08-04-2016 Approved

11271/D/97/0255 84 Hercies Road Hillingdon

Erection of a first floor side extension

Decision: 09-05-1997 Approved

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbouring resident were consulted on the application between 02/06/2017 and 23/06/2017. 1 response was received from a neighbouring resident which is summarised below:

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

- Objected very strongly about this outbuilding/garage being granted planning permission at all in the first instance as it has an extremely detrimental effect on the residential amenity of our property.
- The diagonal slant of our garden means that this outbuilding has been built directly underneath our master bedroom which we do not believe has been taken into consideration when allowing the original application. Increasing the size of the outbuilding by a further 130cm not only adds to our original concerns, but also brings additional objections as follows:
 1. Proximity to our property - the overhang brings the garage building extremely close to the large extension (also with an overhang added that was not in the permitted plans) currently completed on the applicants house. I believe there is a minimum distance which has to be maintained between his property and his outbuilding which do not appear to have been adhered to.
- Fire risk - the overhang is inches away from the wooden garden fence which borders the public path between our properties. If the garage, or indeed its roof, caught fire the size and scale combined with intense heat and smoke would be enough to damage the rear of our property. The fence would go up in flames instantly along with the dry scrub hedgerow along the alleyway and a small gust of wind would easily spread this directly upwards to our property.
- Smoke damage risk - if the garage and/or its roof caught fire, the smoke would penetrate up under the eaves of our property and into our house. NB: a similar scenario has happened already when contractors working lit a large, illegal, controlled bonfire in the back garden. Even though the site of the bonfire was further away from our house than the site of the garage, there was significant smoke damage inside both our property and that of our neighbours at no. 80 Hercies Road. The smell of the smoke itself took almost a week to dissipate.
- Noise - The applicant has a performance motorbike with very noisy revs. We originally complained in September 2016 that allowing an overhang to the garage would enable him to rev his motorbike in all weathers and the noise would be unacceptably loud in our master bedroom due to the position and proximity. In fact, this is exactly what the applicant has done in the intervening months, using his motorbike 3 - 4 times a week in the early evening when our young children are in bed. He regularly leaves his bike running for extended periods of time, revs the engine and rides off for a very short period of time before returning and riding it from the front to the rear of his house right up to his garage again. The noise is so loud that it reverberates through our entire house, we are unable to hear our television over the noise of the revs, we are unable to leave windows open at the back of the house due to the noise and fumes, and our children often complain that the noise (particularly the initial sudden start-up of the bike) either wakes them up or prevents them from sleeping. He very occasionally uses the bike during the day and the noise problems are just as loud and unwelcome. The applicant apparently has no desire to alleviate the noise interference his motorbike has on his neighbours by simply doing the common courtesy of only starting the bike when he is at the road end of his driveway. Instead he makes full use of his garage overhang (where his property is lamentably closest to ours) and therefore we have to repeatedly suffer the resulting excessive noise and vibration it generates.
- Exterior lights - the proximity of the garage to our property means that the exterior security lights currently attached to the garage are a serious and unwelcome light intrusion directly into our master bedroom.
- Impact on view from our garden - the whole building extends of the way along our back garden wall and the entire roof is clearly visible from all parts of our garden. A flat roof would have been better, however the addition of a further 130cm makes the outbuilding an even greater eyesore which has been commented on by visitors to our property and also by neighbours not directly affected.
- Impact on view from our master bedroom - again the sheer size, scale and bulk of the whole building takes up an unacceptable proportion of the view from our master bedroom window as the photos sent to the planning office back in Sep 2016 are testament. The view we are left with is a very, very long and imposing tiled roof. The previously picturesque views of garden and trees from upstairs has gone and the view facing westwards from our rear garden has also been ruined. If the applicant wishes to reduce the impact of weather and sun on the front of his outbuilding/garage, he would surely have made the original garage plans 130cm shorter to allow for an overhang and to keep the building within the maximum permitted length?

Internal Consultees

None.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the garage has already been established by virtue of planning ref: 11271/APP/2016/506. As such, there is no in principle objection to the proposal.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Local Plan: Part One (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods.

Policies BE13 and BE19 of the Local Plan: Part Two (November 2012) seek to ensure that the new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

Section 9 of HDAS outlines the main considerations with respect to outbuildings and seeks to ensure there is no adverse impact upon the adjoining properties. Paragraph 9.2 states that the outbuilding should be positioned as far away from the house as possible. The proposed outbuilding would be located some 7.5 metres away from the original dwelling.

The outbuilding is set in from the boundaries by at least 500mm. The overhang measures 130mm in depth from the front elevation of the building and matches the design, height and width of the garage. The building is not visible from the frontage and thus the street and whilst it is appreciated that there is limited visibility of the overhang from the surrounding area and in particular the adjoining properties, the separation distance from these properties is such that it is not considered to be visually obtrusive and therefore is not considered to harm the quality of the built environment or the street scene in compliance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.08 Impact on neighbours

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

Policy OE1 states that planning permission would not normally be granted for uses or

structures that are or likely to become detrimental to the character and amenity of the surrounding properties because of noise, vibration, smell or pollutants.

The garage is set in from the boundary by 0.5m and the submitted details and a site inspection clearly indicate the use of the outbuilding as a domestic garage ancillary to the use of the main house. There is an existing pedestrian footpath between the application property and neighbouring property No.82 Hercies Road. The distance separating the application property and neighbouring property ensures there would be no material loss of residential amenity to the occupiers as a result of loss of light or over shadowing.

The building would leave a significant amount of private usable garden space well over the required minimum of 100 square meters for the residents providing sufficient outdoor amenity space in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

See 'impact on the character and appearance of the area' 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

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

The planning impacts of the proposal have been covered in the relevant sections of the report. Issues relating to noise from motorbikes revving engines, fires and smoke damage are not directly relevant to the determination of this application.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The application is for the retention of works which do not have planning permission. Should members consider the proposal to be unacceptable then a separate enforcement report will need to be submitted for members consideration. Any issues connected to anti-social behaviour can be referred to the Council's ASBI Team.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

An overhang that has been erected on the garage consented under planning ref: 11271/APP/2016/506 for a single storey, detached double garage involving demolition of existing garage. This change is considered to be material and is therefore being considered under a Section 73 application.

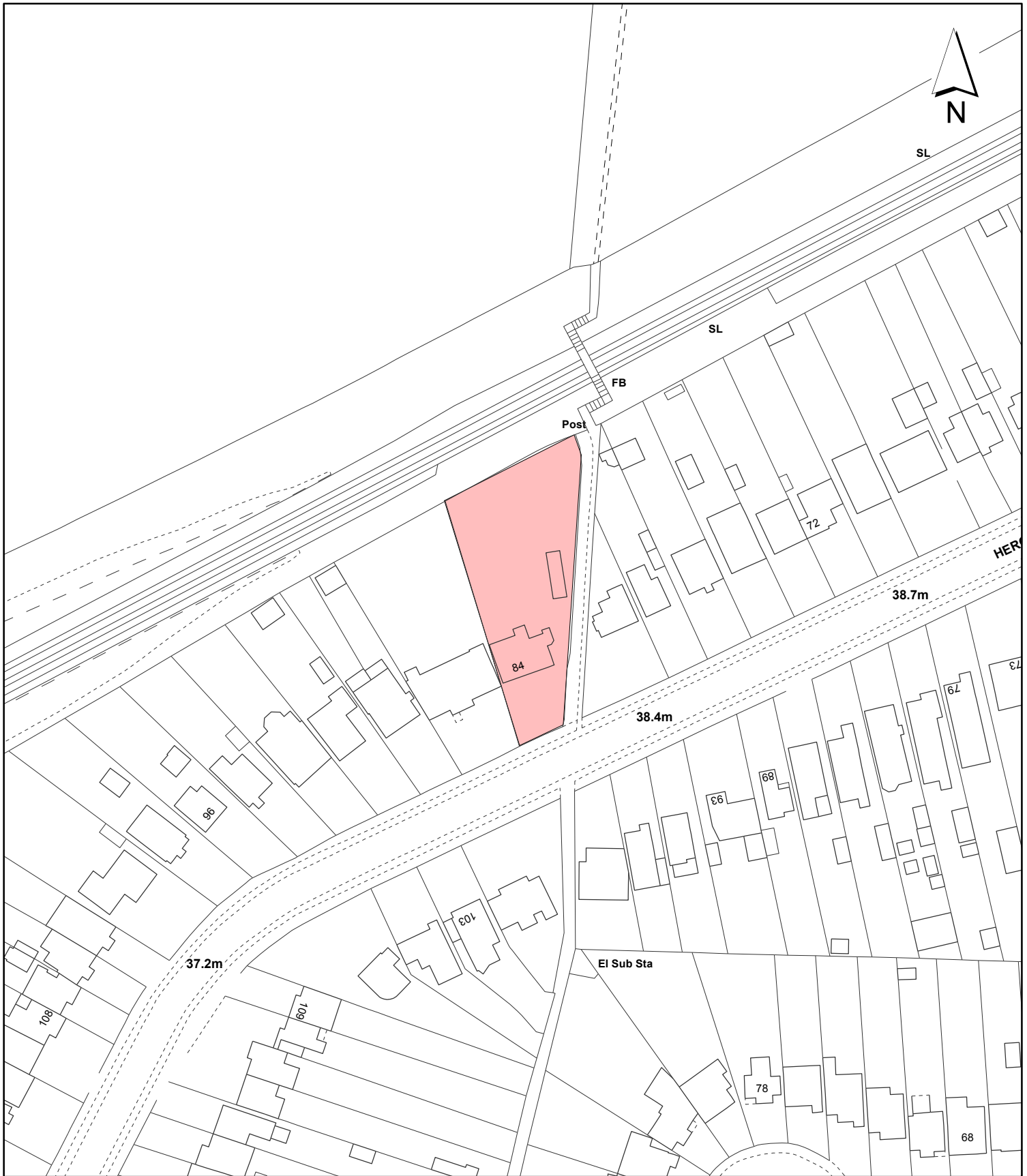
The effect of the proposal on the character and appearance of the original dwelling, the impact on the streetscene and the impact on residential amenity of the neighbouring dwellings has been considered. The application has been found to have a neutral impact on the streetscene and is not considered to harm the amenity of neighbouring residents and as such is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Hillingdon Design and Accessibility Statement: Residential Extensions

Contact Officer: Zenab Haji-Ismael

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

84 Hercies Road

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

Planning Application Ref:
11271/APP/2017/1549

Scale:
1:1,250

Planning Committee:
Central & South
 Page 108

Date:
July 2017



Report of the Head of Planning, Sport and Green Spaces

Address 6 AND 6A HIGH STREET UXBRIDGE

Development: Conversion of first and second floors from financial and professional service offices (Use Class A2) to 3 x 2-bed flats, involving raising of roof level to provide new floor

LBH Ref Nos: 1538/APP/2017/722

Drawing Nos: 2299L(2-) 122 Rev. P3
2299L(2-) 115 Rev. P5
2299L(2-) 116 Rev. P5
2299L(2-) 120 Rev. P5
2299L(2-) 121 Rev. P4
2299L(2-) 111 Rev. P5
2299L(2-) 105 Rev. P4
2299L(2-) 002 Rev. P1
2299L(2-) 100 Rev. P1
2299L(2-) 101 Rev. P1
2299L(2-) 102 Rev. P1
2299L(2-) 103 Rev. P1
2299L(2-) 104 Rev. P1
2299L(2-) 110 Rev. P3

Date Plans Received: 28/02/2017

Date(s) of Amendment(s): 28/02/2017

Date Application Valid: 13/03/2017

1. SUMMARY

The application seeks planning permission for the conversion of first and second floors from Class A2 (Financial and Professional Services) offices to 3 x 2-bed flats, involving raising of roof level to provide new floor. Following a number of revisions to its design, the proposal is considered to be in character with the Conservation Area. Furthermore the proposal would not result in a loss of residential amenity to neighbouring occupiers and would provide a good standard of residential amenity to the future occupants of the 3 flats. Given its town centre location, the applicant has agreed to enter into a S106 agreement to ensure that the future occupants of the 3 flats would not be eligible to apply for a parking permit, and as such the proposed development would constitute a car free scheme, in a position where there are a number of alternative modes of transport available to the occupants.

The application is recommended for approval subject to the completion of the S106 agreement to secure the car free scheme.

2. RECOMMENDATION

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

1. 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 Section 106 Agreement or other appropriate

legislation to ensure:

i) that restricts the use of the land by prohibiting occupation of any of the flats within the property and No.92a by anyone holding a parking permit (including Council car park season tickets).

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

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

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months, 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 proposed development fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.'

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 if the application is approved, the following conditions be attached:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2299L(2-) 105 Rev. P4, 2299L(2-) 110 Rev. P3, 2299L(2-) 111 Rev. P5, 2299L(2-) 115 Rev. P5, 2299L(2-) 116 Rev. P5, 2299L(2-) 120 Rev. P5 2299L(2-) 121 Rev. P4 and 2299L(2-) 122 Rev. P3 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

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

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

REASON

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

4 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from road traffic; rail traffic; air traffic and other noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

5 RPD1 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 Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

Prior to commencement of development (including any demolition works) recording of the building to Historic England Level 2 shall be completed, submitted, and approved in writing by the Local Planning Authority. The scope of recording is to be agreed with the Local Planning Authority prior to the commencement of demolition. Copies of the final documents are to be made available to the Local Planning Authority, Local History Library and Historic England.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policy BE4 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012), policy 7.8 of the London Plan (2016) and the National Planning Policy Framework (2012).

7 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use

until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of 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 (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.
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.
BE4	New development within or on the fringes of conservation areas
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
NPPF12	NPPF - Conserving & enhancing the historic environment

3 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.

4 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.

5 16 **Property Rights/Rights of Light**

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

6 115 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a three storey terraced property located on the south west side of the High Street. The property currently comprises a retail unit at ground floor level and vacant rooms on the upper floors, which currently appear to serve no particular function but are indicated to have historically provided offices for financial and recruitment services within use class A2. A separate entrance from the retail unit provides access to the upper floors. To the rear of the site is a parking area/service yard with access gained off Vine Street via a service road.

This part of the High Street is characterised by three/four storey properties with retail, office and cafe type uses, typical of a town centre location, at ground floor level and various forms of accommodation above. The upper floors of some units are clearly used as offices, however, the use of others is unclear.

The application site falls within Uxbridge Town Centre and Primary Shopping Area and also falls within the Old Uxbridge/Windsor Street Conservation Area and an Archaeological Priority Area as indicated within the the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for Conversion of first and second floors from financial and professional service offices (Use Class A2) to 3 x 2-bed flats, involving raising of roof level to provide new floor.

3.3 Relevant Planning History

1538/APP/2011/2003 6 & 6a High Street Uxbridge

Conversion of first and second floors from Class A2 (Financial and Professional Services) office to 3 x 2 - bed flats, involving raising of roof level to provide new floor, alterations to rear to include Juliette style balcony to second floor and gable end window, installation of 2 dormers to third floor front and 2 rooflights new flat roof (Resubmission)

Decision: 13-10-2011 Approved

1538/APP/2014/3417 6 & 6a High Street Uxbridge

Details pursuant to conditions 3 (Materials), 4 (Educational Facilities), 5 (Cycle Storage) and 6 (Roof Garden Fencing) of planning permission Ref: 1538/APP/2011/2003 dated 13/10/2011 (Conversion of first and second floors from Class A2 (Financial and Professional Services) office to 3 x 2-bed flats, involving raising of roof level to provide new floor, alterations to rear to include Juliette style balcony to second floor and gable end window, installation of 2 dormers to third floor front and 2 rooflights new flat roof (Resubmission))

Decision: 15-01-2015 Approved

Comment on Relevant Planning History

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

1538/APP/2011/2003 - Conversion of first and second floors from Class A2 (Financial and Professional Services) offices to 3 x 2 - bed flats, involving raising of roof level to provide new floor, alterations to rear to include Juliette style balcony to second floor and gable end window, installation of 2 dormers to third floor front and 2 rooflights new flat roof. Approved October 2011.

The details were subsequently approved under reference 1538/APP/2014/3417 (Details pursuant to conditions 3 (Materials), 4 (Educational Facilities), 5 (Cycle Storage) and 6 (Roof Garden Fencing) of planning permission Ref: 1538/APP/2011/2003 dated 13/10/2011 (Conversion of first and second floors from Class A2 (Financial and Professional Services) offices to 3 x 2-bed flats, involving raising of roof level to provide new floor, alterations to rear to include Juliette style balcony to second floor and gable end window, installation of 2 dormers to third floor front and 2 rooflights new flat roof.

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.

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.

BE4 New development within or on the fringes of conservation areas

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
NPPF12	NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **12th April 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

11 neighbouring properties were consulted by letter dated 14.3.17 and a site notice was displayed to the front of the site which expired on 13.4.17. No response received.

Internal Consultees

Highways Officer:

This is a car free development and subject to a S106 prohibiting them from obtaining residents parking permits, no objections on highway grounds.

Landscape Officer:

This site is occupied by a charity shop at ground floor level and is situated on the south side of the High Street, to the west of Vine Lane. This area is urban in character area, situated within Uxbridge Town Centre. There is no external amenity space associated with this address, although there is a small service yard to the rear. The site lies within the Old Uxbridge Conservation Area.

COMMENT: This application is for a renewal of a lapsed planning approval. The proposal to convert the upper floors into flats will all take place within the existing footprint of the building. There is no space or opportunity for landscape enhancement on this site.

RECOMMENDATION: No objection and no need for landscape conditions.

EPU:

No objection subject to a condition to require that development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road, rail and air traffic, and other external noise sources has been submitted to and approved in writing by the Local Planning Authority.

Conservation Officer:

The proposal comprises of the conversion of the existing first and second floor to residential dwellings and the addition of an extra storey, involving raising the roof height and design of the original building. Whilst the principle of the proposal has been established due to previously approved application, there are a few concerns regarding the design of the rear elevation and

proposed dormers. Ideally the dormers would need to sit lower behind the existing front parapet. Taking into account the existing property does not feature sash windows, timber casement windows (2-lights maximum) would be considered more in keeping with the character of the original building. Whilst the principle of a mansard roof would be considered admissible in this instance, there are concerns regarding the design of the proposed roof form. The design of the roof includes half a mansard detail (to the front) however the rear elevation features a stark brick wall/ parapet. In order to improve the design of the additional storey particularly to the rear it is recommended a full mansard roof detail is included to the rear with the proposed projecting gable integrated into the mansard roof form, avoiding the need of a stark brick wall/tall parapet. It would be useful to have a proposed (western facing) section of the scheme to understand how the roof sits adjacent to the neighbouring building (No.7). The proposed apartment on the first floor includes double doors opening out onto the flat roof of No.6a. There are concerns regarding the use of this area as amenity space particularly taking into account the existing skylights, furthermore no details of means of enclosure for this area has been stated. This would need to be confirmed. The proposed roof lights would need to ideally be Conservation type roof lights set flush within the roofline. Please note paragraph 64 of the NPPF (2012), which states that 'Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area...' Furthermore paragraph 131 also refers to 'the desirability of new development making a positive contribution to local character and distinctiveness.' It is important the design of this addition sets a good design precedent for the future within the Conservation Area. The following conditions would need to be included as part of any approval:

Prior to relevant works details and samples of all materials, colours and finishes to be used on all external surfaces would need to be submitted to and approved in writing by the Local Planning Authority. This includes: Window details and sections of all new windows, roofing material, brickwork, Juliette balcony and railings around first floor amenity space.

Taking into account the existing historic building's positive contribution to the street scene and Conservation Area, it is recommended a photographic record of the existing building (internal & external) is conducted prior to the commencement of works, in accordance to guidance set by Historic England.

Conservation Officer Revised Comments: Following negotiation and consideration of revised plans - No Objection subject to a condition requiring submission of details regarding roof slates.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The re-use of previously developed land in town centres for new housing in mixed use schemes is consistent with both national and local planning guidance.

The National Planning Policy Framework (NPPF) seeks to significantly boost the supply of housing. Paragraph 50 supports the delivery of a wide choice of high quality homes, widening opportunities for home ownership and the creation of sustainable, inclusive and mixed communities. London Plan Policy 3.3 recognises the need for more homes in London in order to promote opportunity and provide a real choice for all Londoners. For Hillingdon, the London Plan sets a housing delivery target of a minimum of 5,593 new homes between 2015 and 2025 (559 per annum). Local Plan Policy H1 seeks to maximise the supply of additional housing in the borough and states the Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies. Policy at local, regional and national levels therefore acknowledges the need to provide new homes. It is considered that the nature and deliverability of the proposed development within Uxbridge town centre would contribute positively and actively to meeting the overall housing requirement for Hillingdon over the Local Plan

period.

Policy H4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is relevant. This policy seeks to encourage additional housing in town centres. The supporting text states:

"The Council recognises the importance of residential accommodation in town centres as a part of the overall mix of uses which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town centre facilities, employment opportunities and public transport.

Policy H8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is also relevant to the current proposal in that it states that a change of use from non residential to residential will only be permitted if:

- (i) a satisfactory residential environment can be achieved;
- (ii) the existing use is unlikely to meet demand for such
- (iii) the proposal is consistent with the other objectives of the plan.

The re-use of previously developed land in town centres for new housing in mixed use schemes is consistent with both National, London Plan and local planning guidance. Subject to satisfactorily addressing heritage, transportation and amenity issues, no objections are raised to the principle of the proposed development.

Furthermore, the principle of the development has been previously accepted in this town centre location under the grant of planning permission reference 1538/APP/2011/2003.

7.02 Density of the proposed development

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

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

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

The application building is an attractive building and is considered to form a heritage asset within the Old Uxbridge Windsor Street Conservation Area. No. 6 is an attractive three storey building with a shallow pitched slate roof concealed behind a gauged brick parapet with balustrades. This part of the Conservation Area displays a considerable variation of scale, form, materials and style of design. Nevertheless, the buildings, many of which are listed, contribute very positively to the character and aesthetic quality of the area.

Policy BE4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that new development within or on the fringes of conservation areas will be expected to preserve or enhance the features, which contribute to the Conservation Area's special architectural or visual qualities. Paragraph 64 of the NPPF (2012), states that 'Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area...' Furthermore paragraph 131 also refers to 'the desirability of new development making a positive contribution to local character and

distinctiveness.' It is important the design of this addition sets a good design precedent for the future within the Conservation Area.

Whilst it is acknowledged that planning permission was previously granted for the development which was originally submitted under this application, concerns were raised by the Council's Conservation Officer in terms of the design of the proposed extensions to this property including the raising of the roof. In light of the advice contained within the NPPF, the applicant has discussed revisions to the application to include a re-design of the dormer windows and fenestration and removal of the roof terrace. Amended plans have been submitted and the Conservation Officer is satisfied that the revised plans would make a positive contribution to the Conservation Area in line with National and Local planning policies.

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

The issues are addressed in the section above.

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 application property is bounded by commercial uses and it is not considered that it would give rise to any issues which would be detrimental to the amenity of users of adjoining buildings.

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 two bedroom (3 person) flat is required to provide an internal floor area of 61m² which all 3 flats comply with. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2015).

The HDAS Residential Layouts notes that amenity space requirements can be relaxed for

residential above commercial uses within a town centre, involving one or 2 bed units (such as are proposed in this application). Given the nature of the proposal no objection is raised in terms of external amenity space.

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.

Given that the application site is located within Uxbridge Town Centre which has excellent public transport it is considered appropriate to accept a car free scheme. The Highways Officer has raised no objection to the proposal subject to the completion of a S106 agreement to remove the right of the future occupants of the flats to apply for a parking permit. The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of the S106 Agreement.

7.11 Urban design, access and security

The issues 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

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

The application site is located within Uxbridge Town Centre. The Council's EPU officer has confirmed that no objection is raised subject to the imposition of a condition requiring that development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road, rail and air traffic, and other external noise sources has been submitted to and approved in writing by the Local Planning Authority.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

The applicant has agreed to the proposed Heads of Terms, which are to be secured by way of the S106 Agreement.

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.

Presently calculated the CIL liability would be as follows;

LBH CIL £34,286.58

London Mayoral CIL £ 13,424.93

Total CIL £ 47,711.51

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

CIL

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the conversion of first and second floors from Class A2 (Financial and Professional Services) offices to 3 x 2-bed flats, involving raising of roof level to provide new floor. Following a number of revisions to its design, the proposal is considered to be in character with the Conservation Area. Furthermore the proposal would not result in a loss of residential amenity to neighbouring occupiers and would provide a good standard of residential amenity to the future occupants of the 3 flats. Given its town centre location, the applicant has agreed to enter into a S106 agreement to ensure that the future occupants of the 3 flats would not be eligible to apply for a parking permit, and as such the proposed development would constitute a car free scheme, in a position where there are a number of alternative modes of transport available to the occupants.

The application is recommended for approval subject to the completion of the S106 agreement to secure the car free scheme.

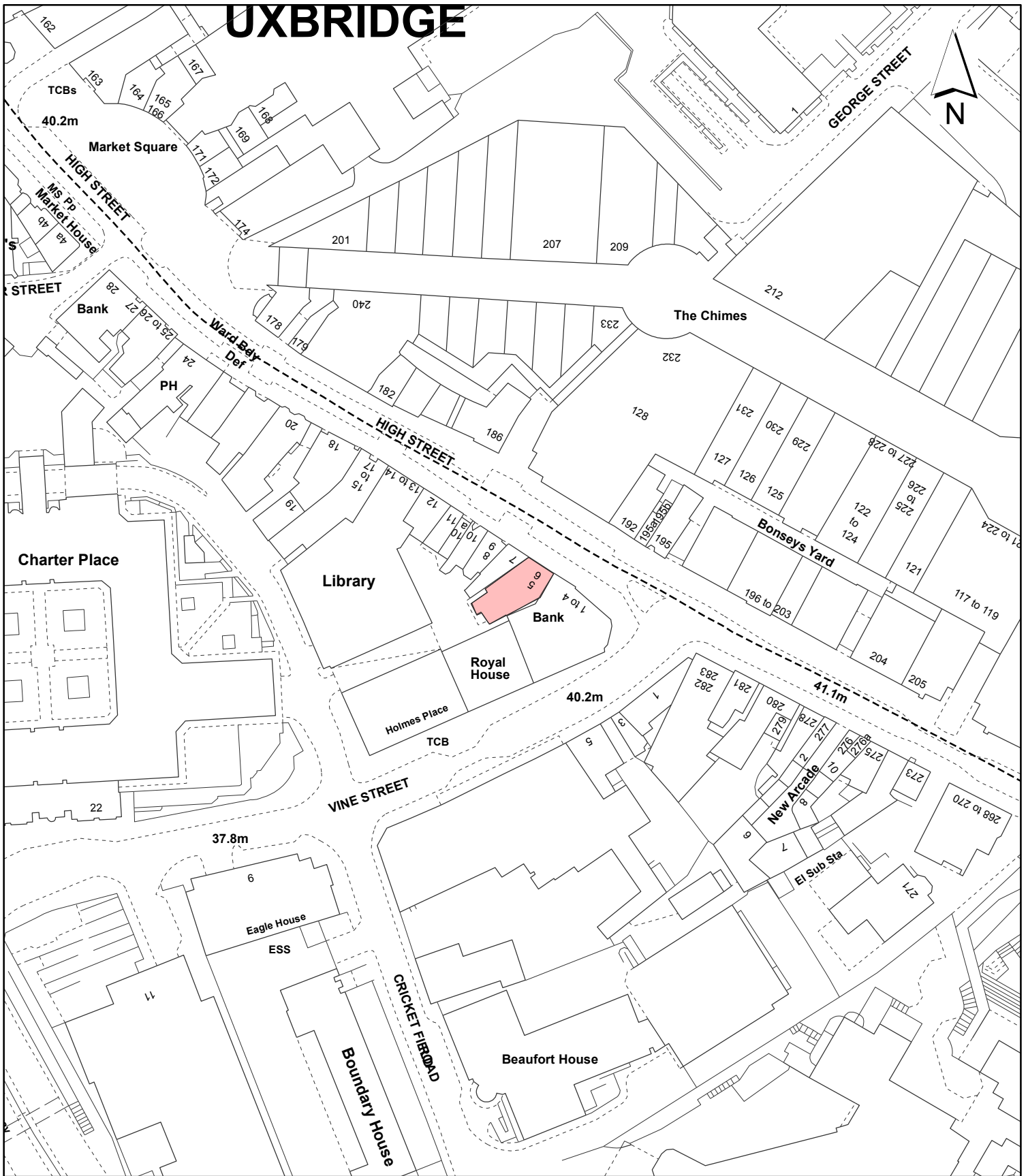
11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230

UXBRIDGE



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6 & 6a High Street

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:
1538/APP/2017/722

Scale:
1:1,250

Planning Committee:
Central & South

Date:
July 2017



HILLINGDON
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Plans for Central & South Applications Planning Committee

Wednesday 19th July
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

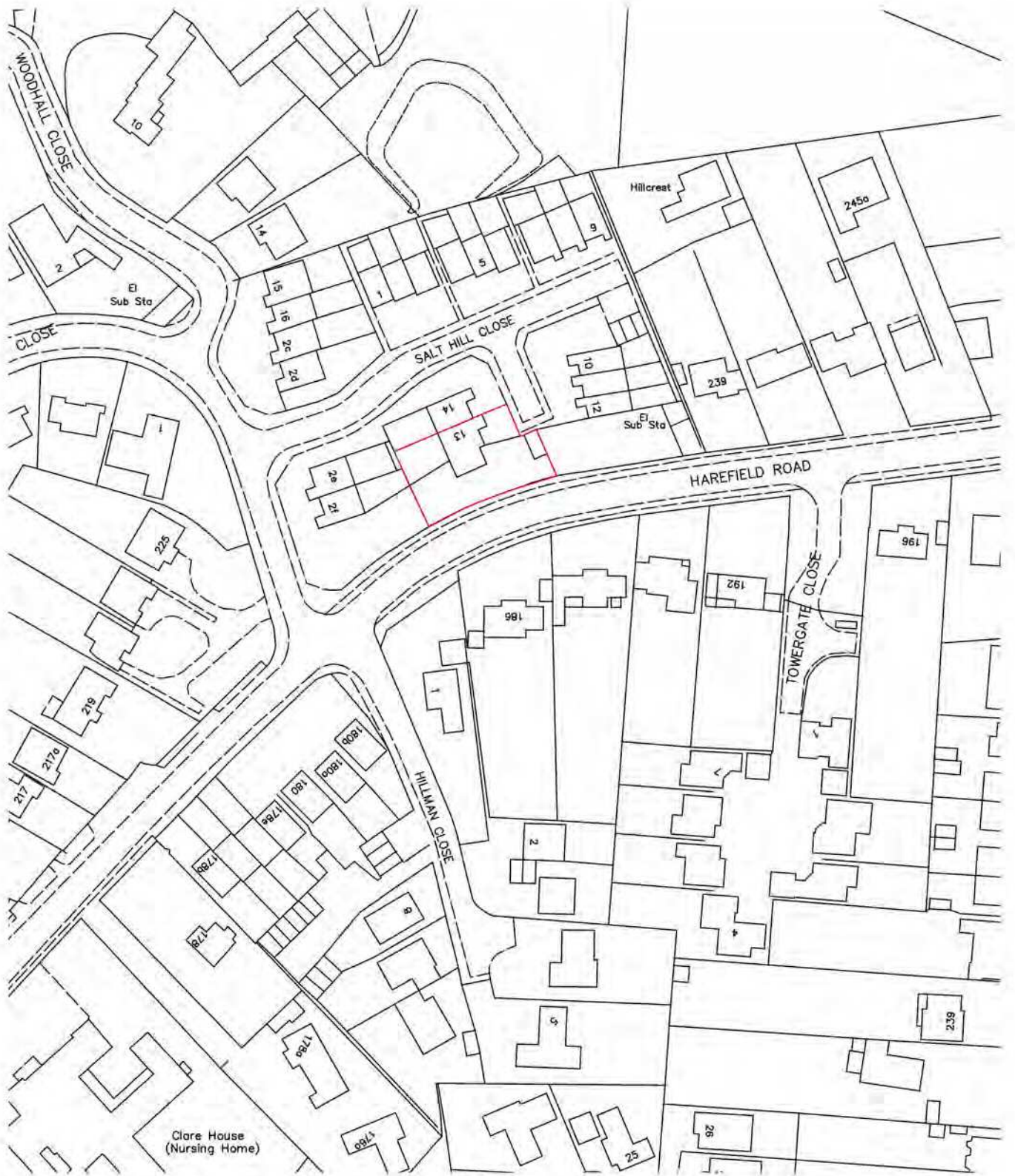
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Report of the Head of Planning, Sport and Green Spaces

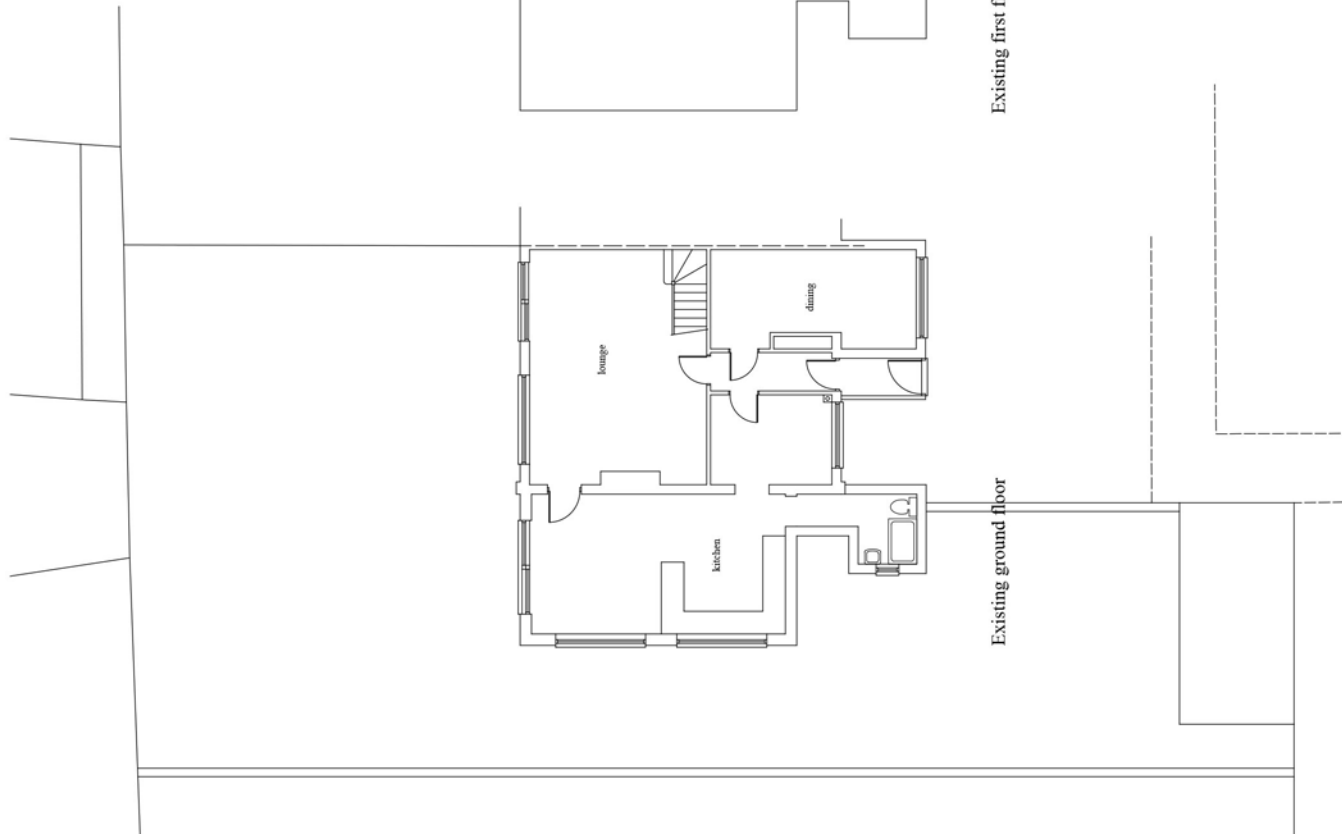
Address LAND FORMING PART OF 13 SALT HILL CLOSE UXBRIDGE
Development: Two storey, 3-bed attached dwelling with associated parking, amenity and cycle space.
LBH Ref Nos: 72568/APP/2017/406

Date Plans Received: 03/02/2017
Date Application Valid: 08/02/2017

Date(s) of Amendment(s): 03/02/2017

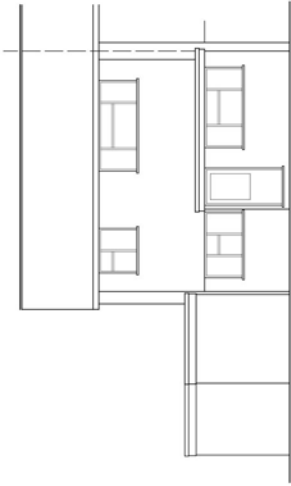


Revisions:		
ABA Chartered Surveyors 49 The Green, Southall UB2 4AR		email: aba@aujla.co.uk Tel: 020 8574 3535
scale 1:1250 @A4	title Location Plan	
date 13/01/17		
drg no 1703-os-01	rev	site 13 Salt Hill Close, Uxbridge.

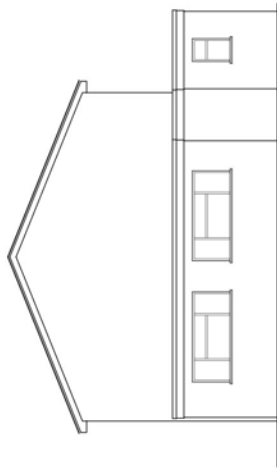


Existing ground floor

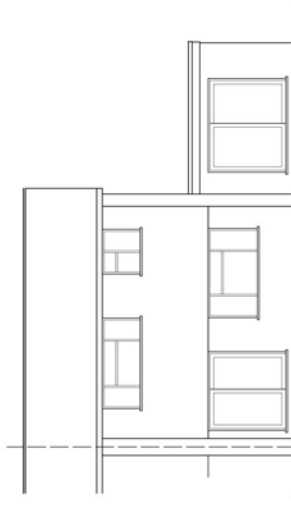
Existing first floor



Existing front elevation



Existing Side elevation



Existing rear elevation

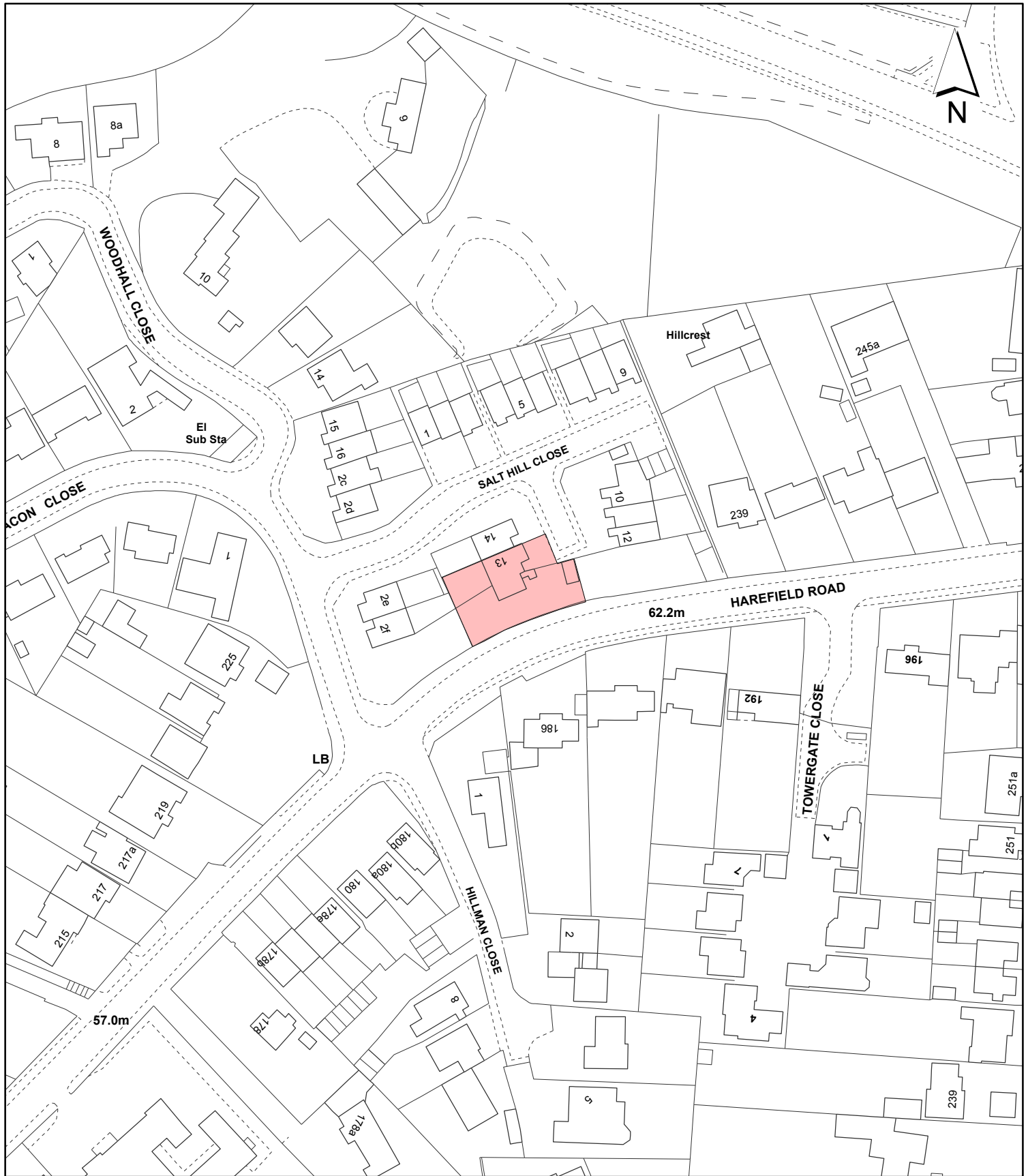


Revisions:

ABA Chartered Surveyors
49 The Green, Southall, UB2 4AR

email: aba@amba.co.uk
Tel: 020 8574 3535

scale 1:100 @A2	title
date 13/01/17	Existing floor plans + Elevations
fig no	site
1703-ex-01	13 Salt Hill Close, Uxbridge.



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Site Address:

**Land Forming Part of
 13 Salt Hill Close**

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

Planning Application Ref:
72568/APP/2017/406

Scale:
1:1,250

Planning Committee:
Central & South
 Page 176

Date:
July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 16 MORAY AVENUE HAYES

Development: Retention of existing outbuilding with proposed modifications and reduction, for use for purposes ancillary to the dwelling house.

LBH Ref Nos: 13579/APP/2017/1710

Date Plans Received: 10/05/2017

Date(s) of Amendment(s):

Date Application Valid: 10/05/2017



JASON LEE

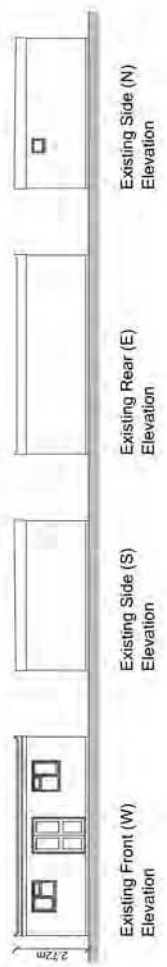
7 FARMHOUSE KERRYVON ROAD MURRUMBidgee NSW 2571 T: 02 9218 0971 E: jason.lee@jlee.com.au

Project	16 MORAY AVENUE HAYES SUB3 ZAU
Client	M/S R Chumbar
Drawn	14-028-11
Scale	1:200 @ A1
Date	APRIL 2017
Sheet	SITE CONTEXT PLAN

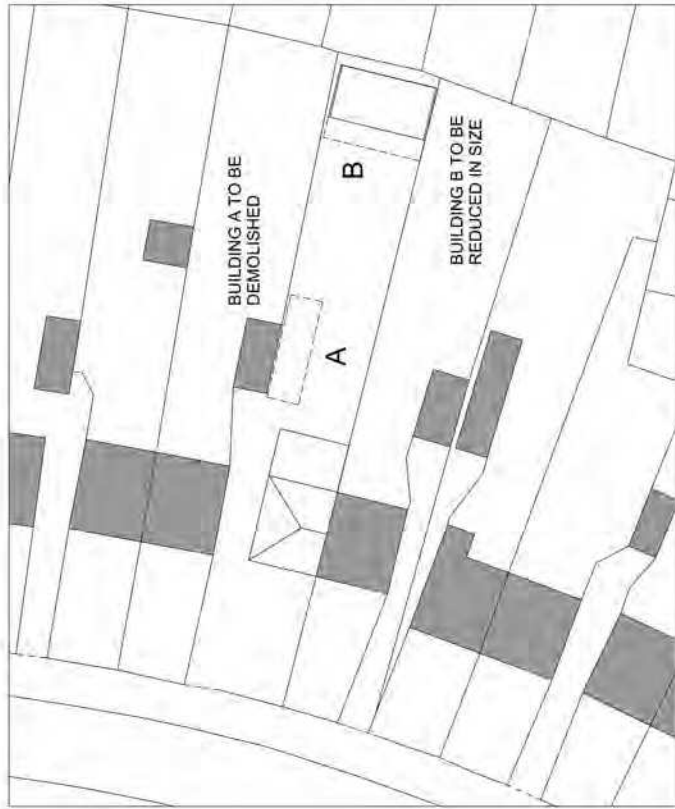
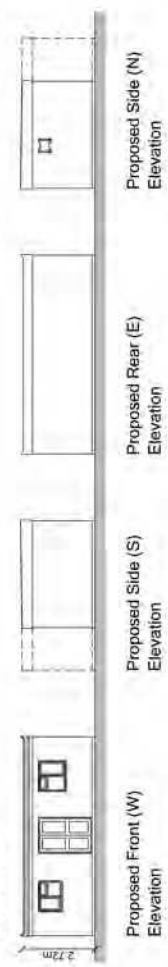
Site Context Plan 1 : 200



BUILDING B



BUILDING B



JASON LEE ARCHITECTURAL DESIGN
76 PROGRES WAY, MARCHEHEAD, BERKSHIRE, SL6 7EN. E: jason@jleejdesign.com

PROJECT	BUILDING A & B 12, MORAY AVENUE, HAYES, UB8 2AU	MR. S. R. CHUNDRER
DATE	14/09/10	1/100 @ A1
SCALE	1:100 @ A1	JAN 2016

PROPOSED PLANS & ELEVATIONS



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Site Address:

16 Moray Avenue

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

Planning Application Ref:
13579/APP/2017/1710

Scale:
1:1,250

Planning Committee:
Central & South
 Page 180

Date:
July 2017



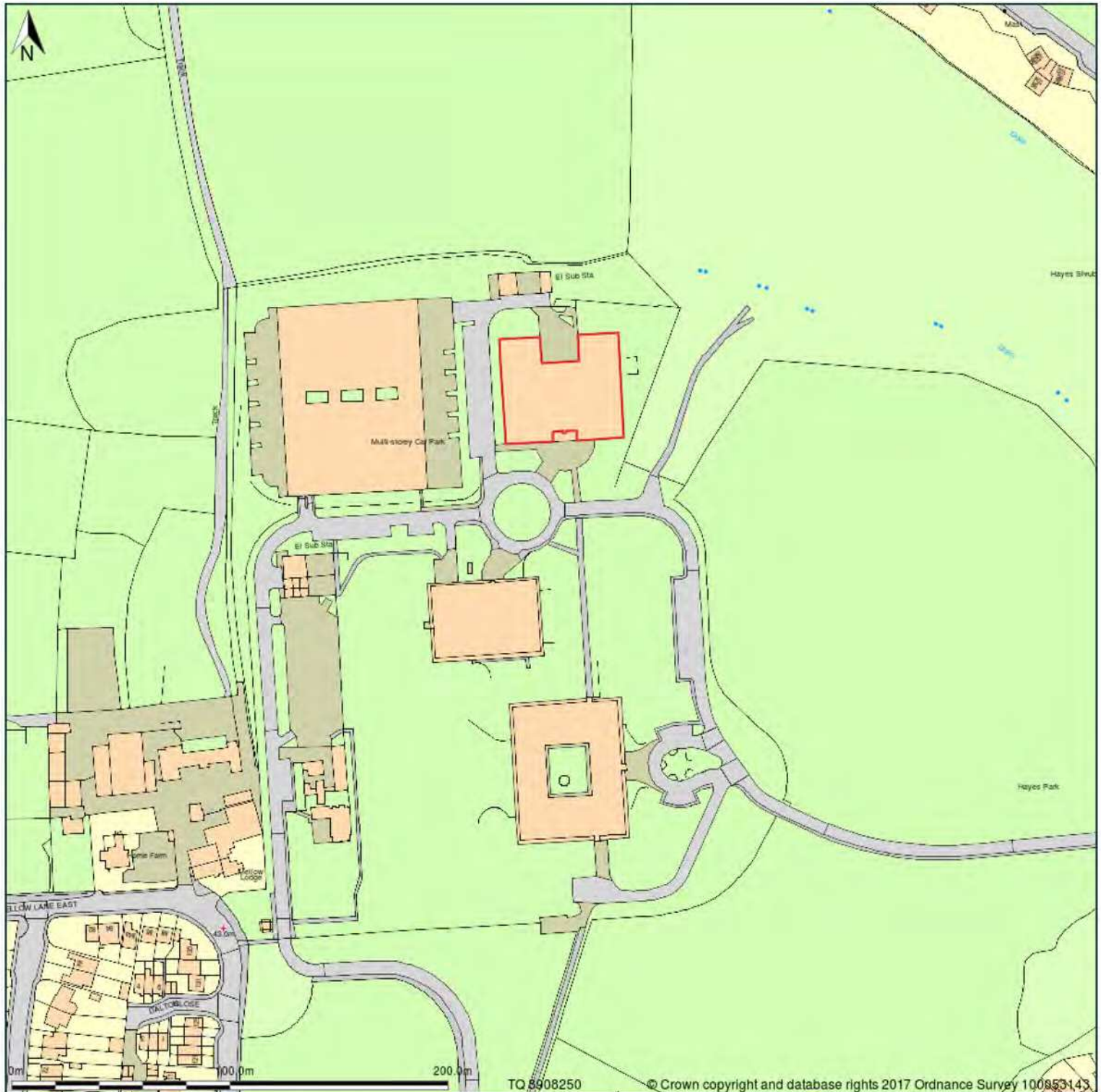
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HAYES PARK HAYES END ROAD HAYES MIDDLESEX
Development: Installation of 3 pole signs
LBH Ref Nos: 12853/ADV/2017/41

Date Plans Received:	13/04/2017	Date(s) of Amendment(s):	13/04/2017
Date Application Valid:	03/05/2017		26/04/2017
			03/05/2017

Hayes Park, Hayes End Road, Hayes, Hillingdon, UB4 8EE

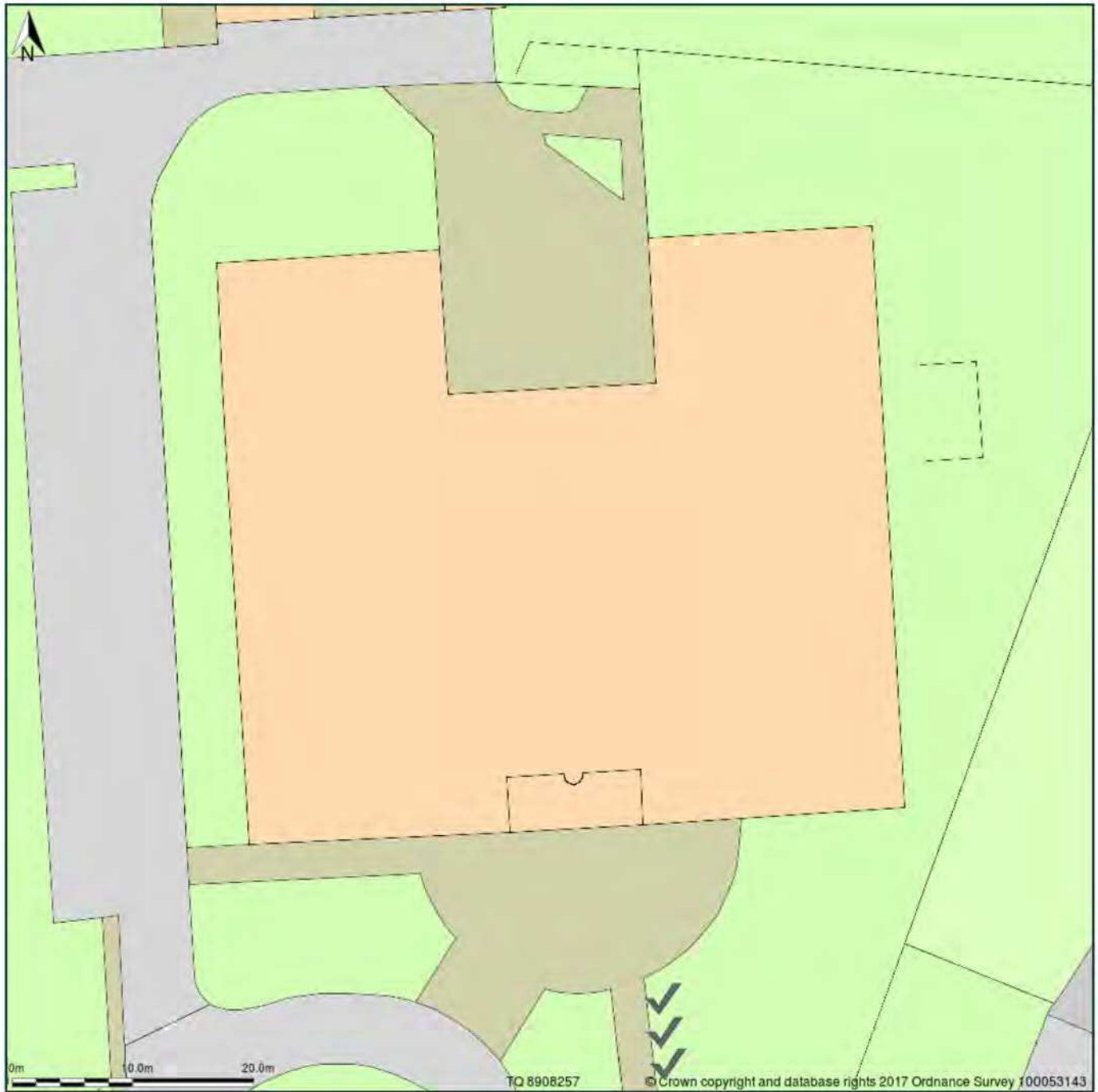


Site Plan shows area bounded by: 508656.0, 182253.0 509156.0, 182753.0 (at a scale of 1:2500), OSGridRef: TQ 8908250. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Hayes Park, Hayes End Road, Hayes, Hillingdon, UB4 8EE



Block Plan shows area bounded by: 508864.84, 182530.98 508954.84, 182620.98 (at a scale of 1:500), OSGridRef: TQ 8908257. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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2. All dimensions are in feet and inches unless otherwise noted.

3. All elevations are in feet unless otherwise noted.

4. All materials and finishes are to be as specified in the schedule of materials and finishes.

5. All work is to be in accordance with the applicable building codes and standards.

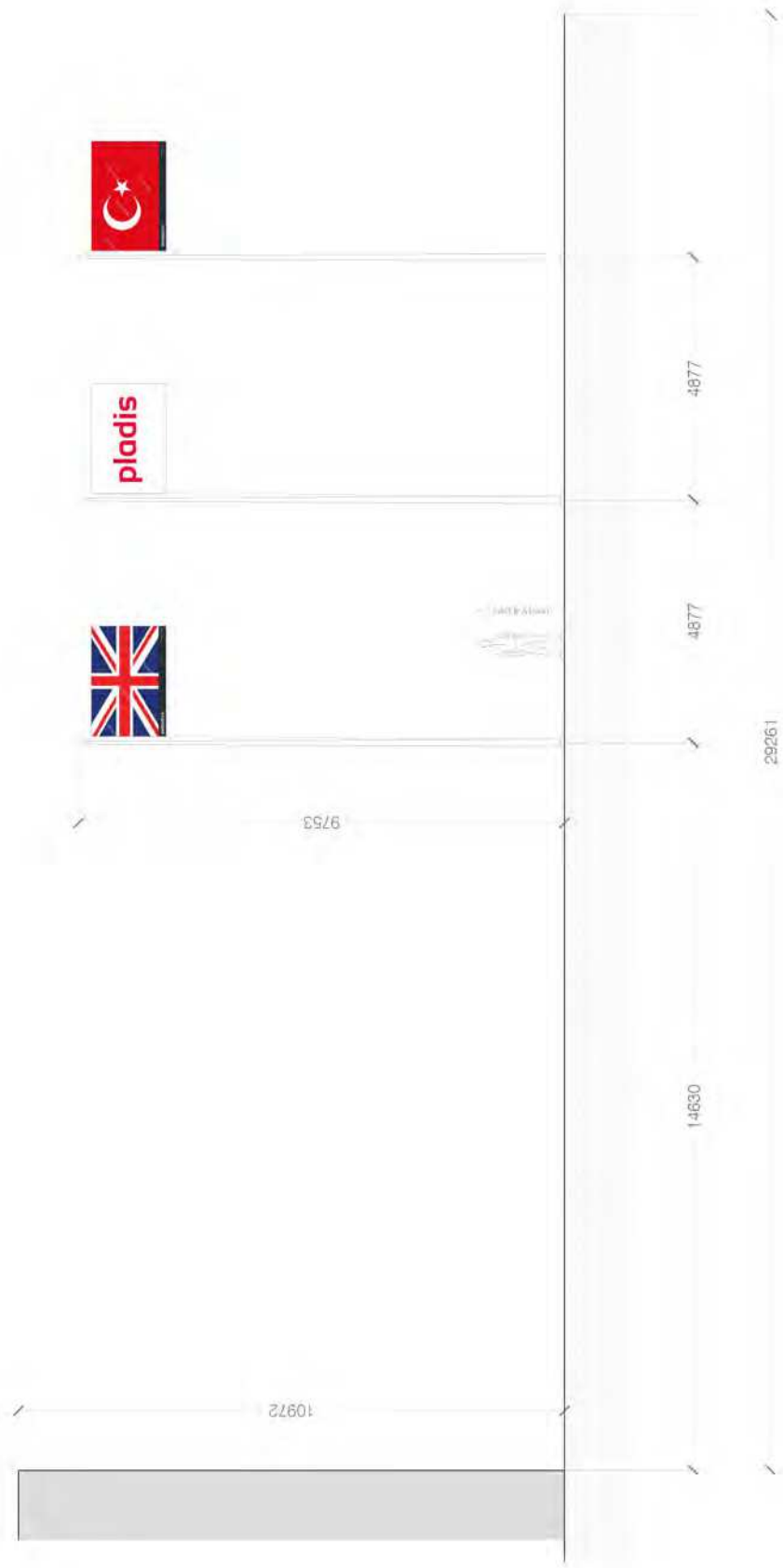
6. All work is to be completed within the specified time frame.

7. All work is to be completed in accordance with the applicable building codes and standards.

8. All work is to be completed in accordance with the applicable building codes and standards.

9. All work is to be completed in accordance with the applicable building codes and standards.

10. All work is to be completed in accordance with the applicable building codes and standards.



No.	Description	Unit	Quantity

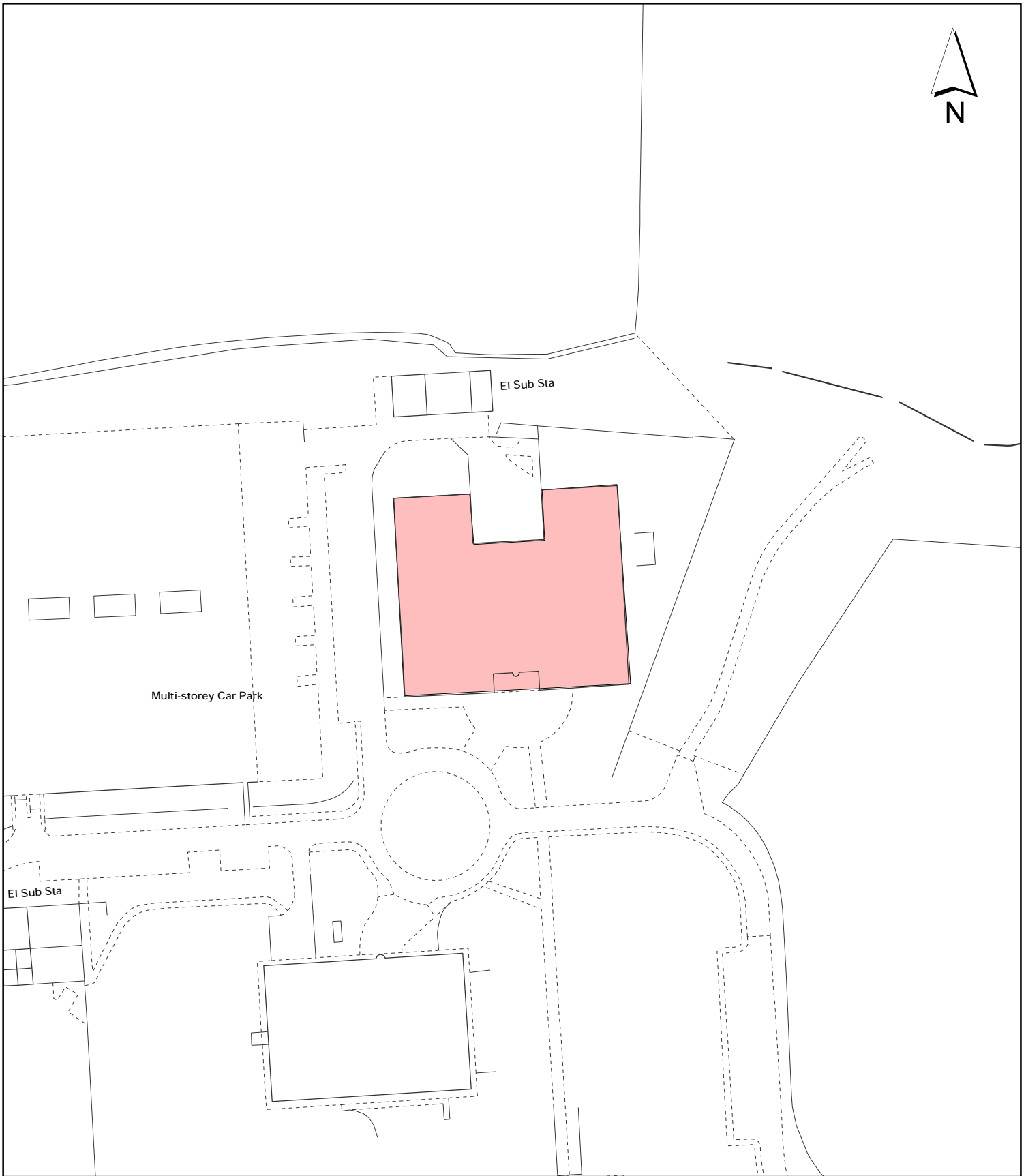
Client: **pladis**
 Project: **New Flags**

Drawing: **TYPICAL ELEVATION**

Project	POB	Date	Scale

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Site Address:

**Hayes Park,
 Hayes End Road**

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

Planning Application Ref:
12853/ADV/2017/41

Scale:
1:1,250

Planning Committee:
Central & South
 Page 185

Date:
July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 308 KINGSHILL AVENUE HAYES

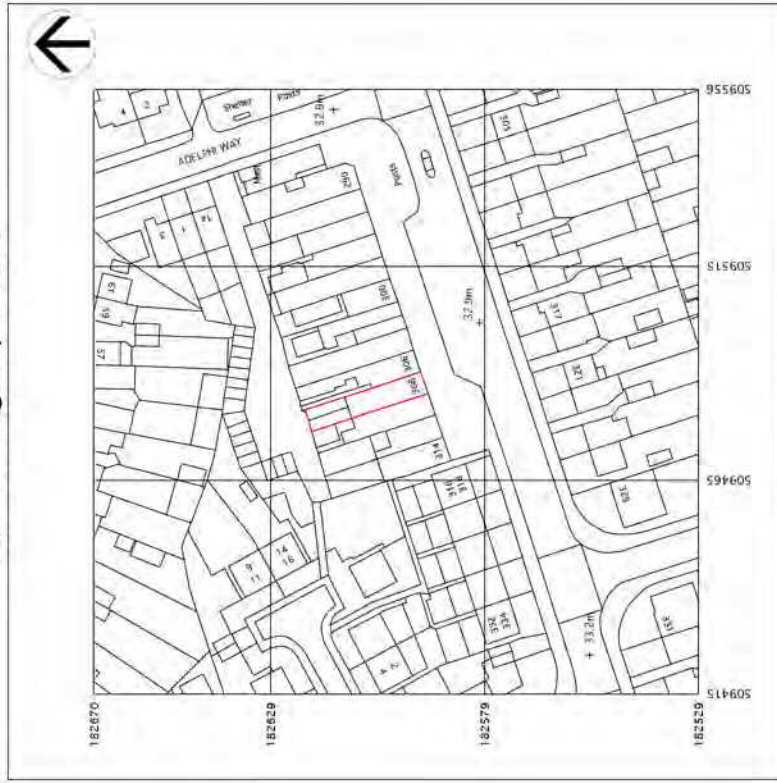
Development: Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), installation of extract duct and alterations to rear elevation

LBH Ref Nos: 24844/APP/2017/1548

Date Plans Received: 28/04/2017

Date(s) of Amendment(s):

Date Application Valid: 28/04/2017



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01 LOCATION PLAN
A3 SCALE: 1:200

ASEA Ltd

Architectural Services &
 Energy Assessment
 24 Launceston Road
 Perivale
 Middlesex: UB6 7EU

T: 0208 725 1384
 M: 07712043116
 E: ian@asealtd.com

Location: 308 Kingshill Avenue Hayes UB4 8BX	
Title: Location Plan	
Scale: 1:1250	Date: April 2017
Drawing No.:	Rev:
ASEA/2017/356/PP/01	

ASEA Ltd

Location:	
308 Kingshill Avenue	
Hayes	
UB4 8DX	
Title: Proposed Site Plan	
Drawing No:	Rev:
U: 0208 723 1384	Date: April 2017
M: 07712043116	ASEA/2017/356/PP/03
E: lan@asealtd.com	

Architectural Services &
Energy Assessment
24 Lammesston Road
Perrvale UB6 7EU

K I N G S H I L L A V E N U E

03 PROPOSED SITE PLAN
A3

SCALE: 1:200



FREE PAVING AREA

P A V E M E N T

P A V E M E N T



S E R V I C E R O A D

1100 litre refuse
& recycling bins

600mm high single brick
dwarf wall with metal
railing above as bin enclosure

REAR YARD

FE

STORE

COLD ROOM

PREPARATION

1000mm x 3000mm

REFLECTOR HOOD

DISPLAY

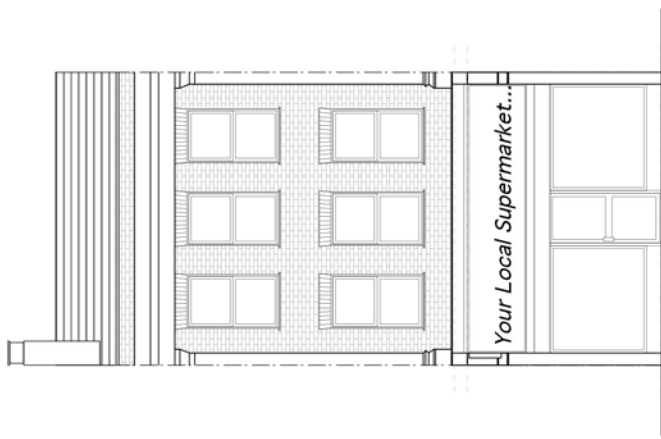
COUNTER

HOT FOOD
TAKE AWAY (AS)

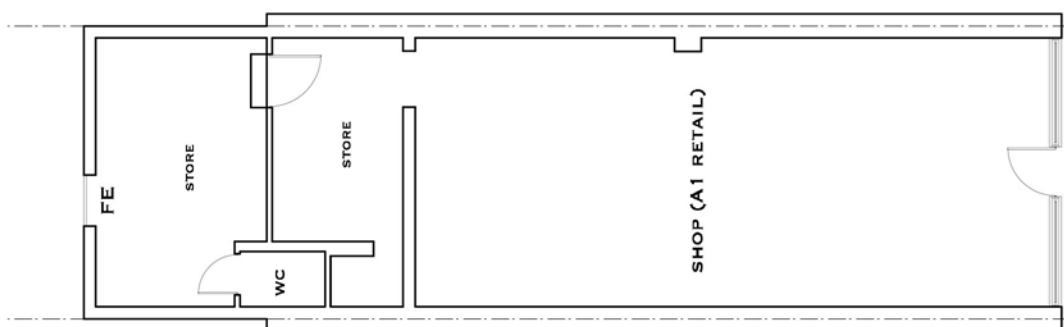
No: 306

No: 308

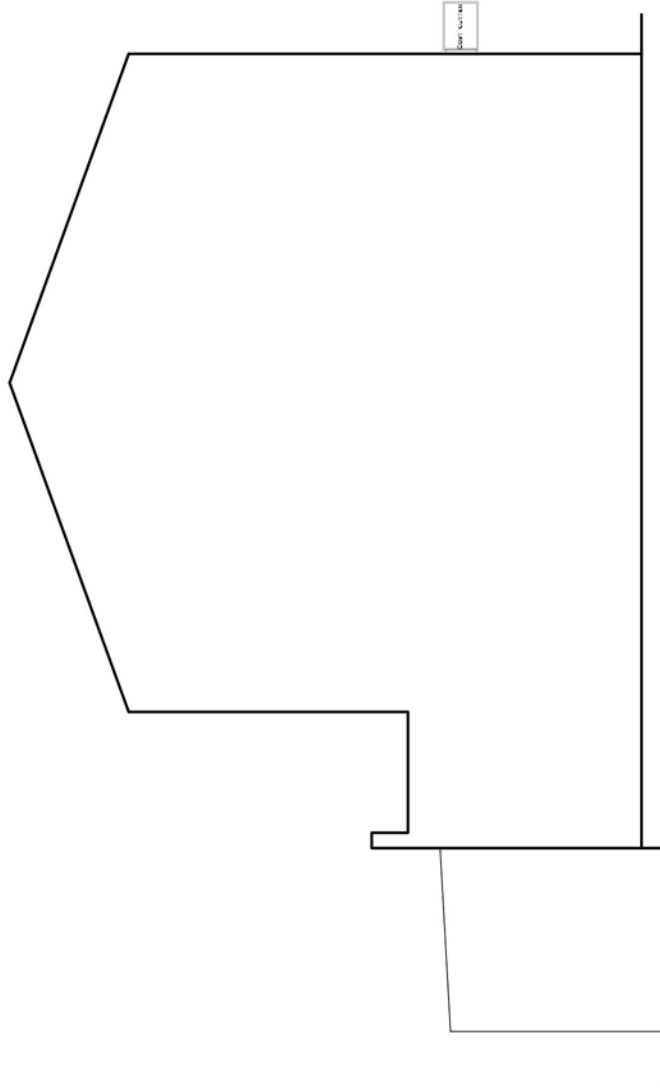
No: 310



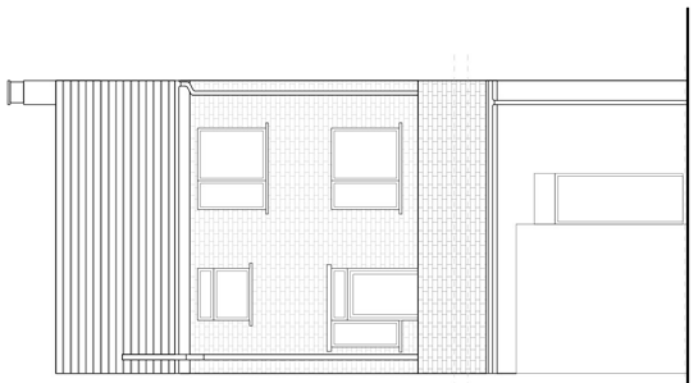
02 EXISTING FRONT ELEVATION
A3 SCALE: 1:100



02 EXISTING GROUND FLOOR
A3 SCALE: 1:100



02 EXISTING SIDE ELEVATION
A3 SCALE: 1:100



02 EXISTING REAR ELEVATION
A3 SCALE: 1:100



ASEA Ltd

Architectural Services & Energy Assessment 24 Lamcesston Road Perivale Middlesex. UB6 7EU t: 0208 723 1384 m: 07712043116 e: lan@asealtd.com		Location: 308 Kingshill Avenue Hayes UB4 8BX Title: Existing Plan & Elevations Scale: 1: 100 Date: April 2017 Drawing No: ASEA/2017/356/PP/02 Rev:
---	--	---

existing aluminium composite panel fascia retained and lettering amended to blue colour, background colour white.
flat cut letters (225mm), illumination by Fluorescent Trough Lights.
fascia size to be same as existing 4960 x 1100mm.



O4 PROPOSED FRONT ELEVATION
A3 SCALE: 1:100

Extract Canopy:
S/S (304 grade) with removable and washable standard grease filters (Filters to be removed and cleaned with chemicals and warm water twice a week)

Grease Filters:
Extract canopy will be fitted with internal extract plenums with grease filters cells across their length. The filters to be of a sufficient size and number to ensure that the velocity through them does not lead to grease "carry over" into the ductwork and onto the extract fan.

The Extract canopy specifically designed and installed by a nominated specialist to remove all cooking odours.

Odour Neutraliser 100:
To reduce odour contaminant by dealing with the gaseous phase pollutant after the bulk of the particulate phase is removed, secured to structure on stands (To be topped up with neutralising chemical one every 3-4 weeks)

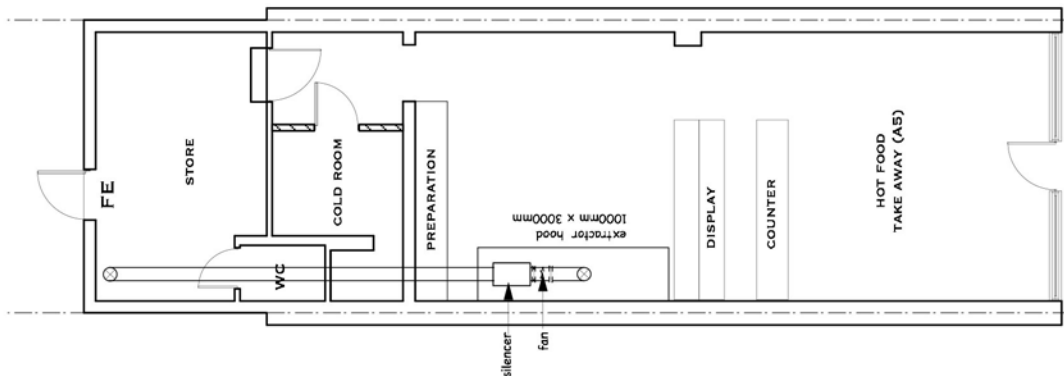
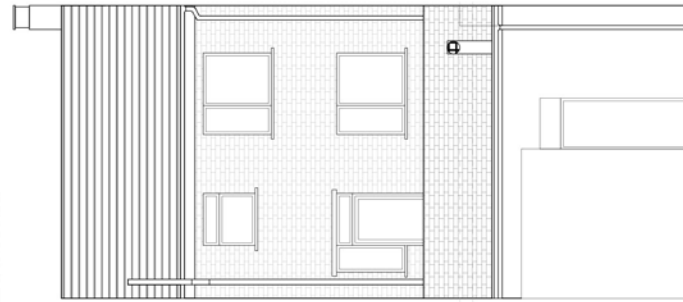
Fan Unit:
SLC 450/4-2B axial fan unit, 500mm x 450mm with speed regulator rating 1350 RPM. Sound level is 55dB (A) @ 3 metres and air flow of 2.07 m³/S @ Opa. Secured to structure sitting on the stand with anti-vibration mounts and insulated - connected direct to the silencer to give 35+ air changes in the kitchen.

Silencer/Attenuator :
402mm dia silencer connected directly to fan casing on outlet side and connected to duct with flexible canvas connectors.
Sound reduction level of unit is 15dB (A) @ 3 metres with 2DEP - cylindrical centrebody for enhanced attenuation. Secured to structure on anti-vibration mounts.

NOTE:
ALL THE EXTRACT EQUIPMENT IS TO COMPLY WITH THE DEFRA GUIDANCE ON CONTROL OF ODOURS AND NOISE FROM COMMERCIAL KITCHENS.

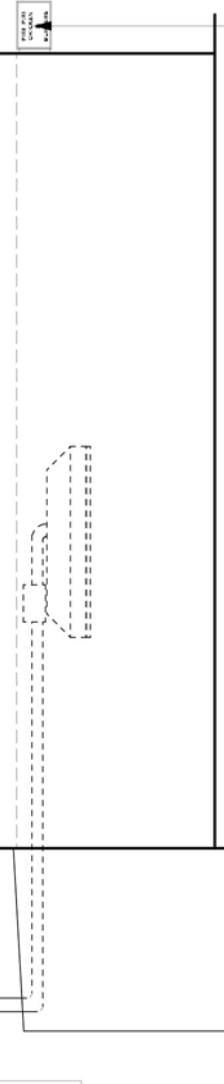
ANY NOISE GENERATED BY THE EXTRACTION OR SUPPLY SYSTEM AS A WHOLE SHALL NOT EXCEED THE EXISTING HOURLY BACKGROUND NOISE LEVEL AT NEARBY RESIDENTIAL ACCOMMODATION. WHEN MEASURED AND RATED IN ACCORDANCE WITH BS 4142, ENTITLED METHOD OF RATING INDUSTRIAL NOISE AFFECTING MIXED RESIDENTIAL AND INDUSTRIAL AREAS 1990.

O4 PROPOSED REAR ELEVATION
A3 SCALE: 1:100



O4 PROPOSED GROUND FLOOR
A3 SCALE: 1:100

O4 PROPOSED SIDE ELEVATION
A3 SCALE: 1:100

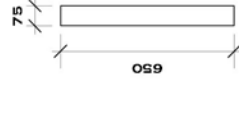


existing projecting sign retained and lettering amended to blue colour with white background, illumination by Fluorescent Trough Lights

SECTION THROUGH FASCIA SIGN
(SCALE: 1:20)



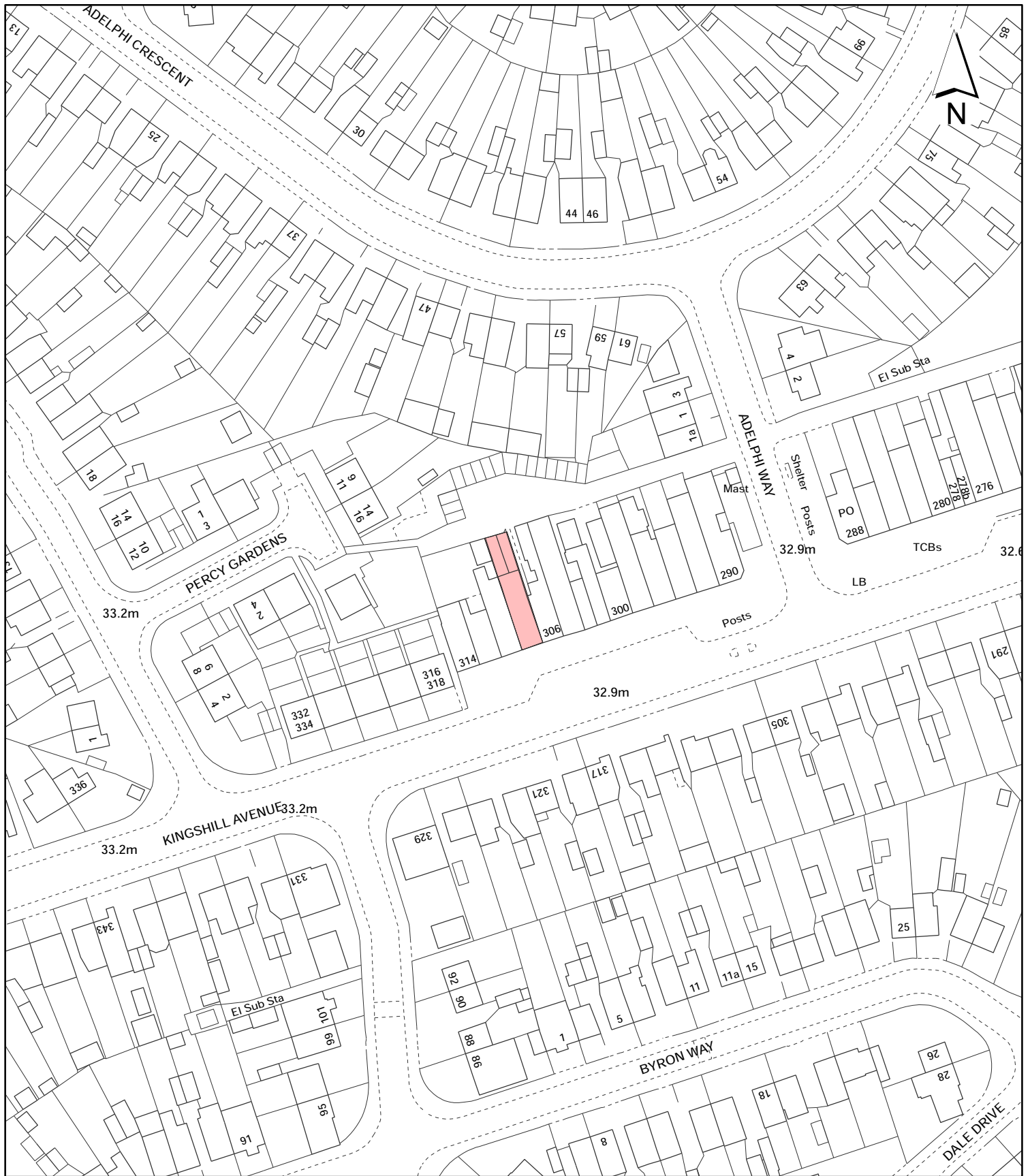
SECTION THROUGH PROJECTING SIGN
(SCALE: 1:20)



ASEA Ltd

Architectural Services & Energy Assessment
308 Kingshill Avenue
Hayes
UB4 8BX
Perivale
Middlesex. UB6 7EU
t: 0208 723 1384
m: 07712043116
e: lan@asealtd.com

Location:
308 Kingshill Avenue
Hayes
UB4 8BX
Title: Proposed Plan & Elevations
Scale: 1: 100 Date: April 2017
Drawing No: ASEA/2017/356/PP/04
Rev:



Notes:

 Site boundary

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Site Address:

308 Kingshill Avenue

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

Planning Application Ref:
24844/APP/2017/1548

Scale:
1:1,250

Planning Committee:
Central & South
 Page 191

Date:
July 2017



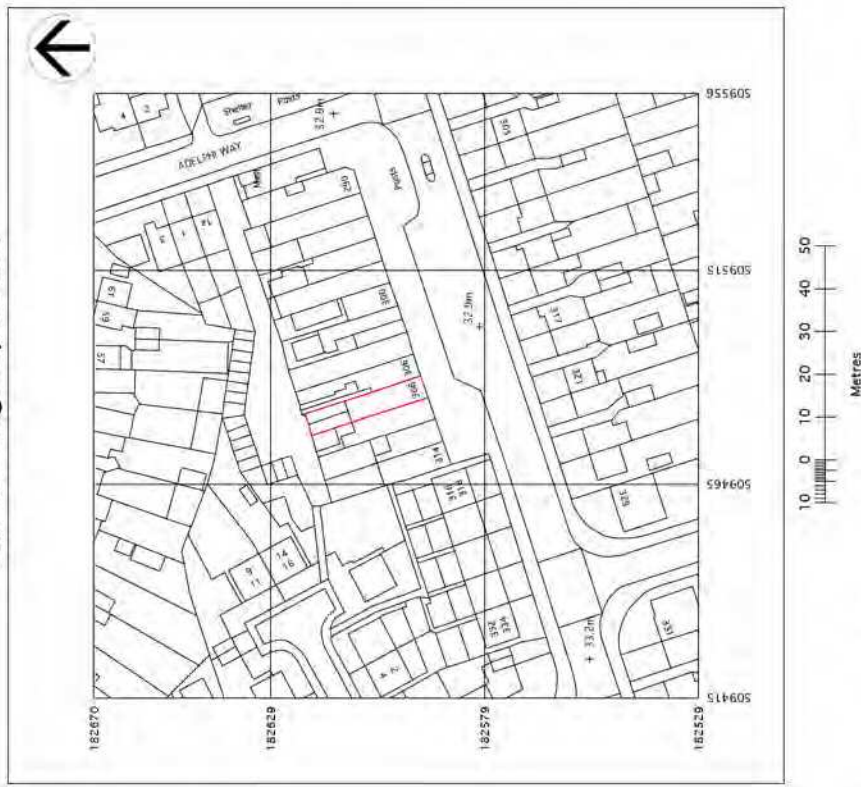
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 308 KINGSHILL AVENUE HAYES
Development: Installation of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign.
LBH Ref Nos: 24844/ADV/2017/55

Date Plans Received: 28/04/2017
Date Application Valid: 28/04/2017

Date(s) of Amendment(s):



Produced on 27 April 2017 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
 This map shows the area bounded by 509415, 182529 509415, 182670 509556, 182670 509556, 182670 509556, 182529
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 Data licenced for 1 year, expiring 27 April 2018. Unique plan reference: v2b/158151/217341

01 LOCATION PLAN
A3 SCALE: 1:200

ASEA Ltd

Architectural Services &
 Energy Assessment
 24 Launceston Road
 Perivale
 Middlesex: UB6 7EU

Location:
 308 Kingshill Avenue
 Hayes
 UB4 8BX

Title: Location Plan	Scale: 1: 1250	Date: April 2017
U: 0208 725 1384	Drawing No. ASEA/2017/356/PP/01	
m: 07712043116	Rev:	
e: ban@asealtd.com		

ASEA Ltd

Location:	
308 Kingshill Avenue	
Hayes	
UB4 8DX	
Title: Proposed Site Plan	
Drawing No:	Rev:
U: 0208 723 1384	Date: April 2017
M: 07712043116	ASEA/2017/356/PP/03
E: lan@asealtd.com	

Architectural Services &
Energy Assessment
24 Lammesston Road
Perrvale UB6 7EU

K I N G S H I L L A V E N U E

03 PROPOSED SITE PLAN
A3

SCALE: 1:200



FREE PAVING AREA

P A V E M E N T

P A V E M E N T



S E R V I C E R O A D

1100 litre refuse
& recycling bins

600mm high single brick
dwarf wall with metal
railing above as bin enclosure

REAR YARD

FE

STORE

COLD ROOM

PREPARATION

1000mm x 300mm

REFLECTOR HOOD

DISPLAY

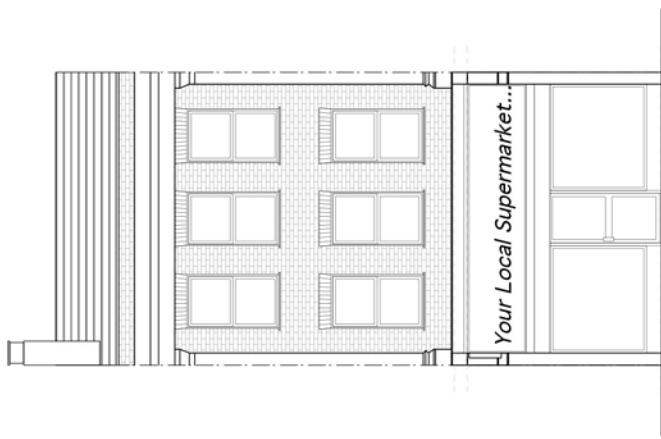
COUNTER

HOT FOOD
TAKE AWAY (AS)

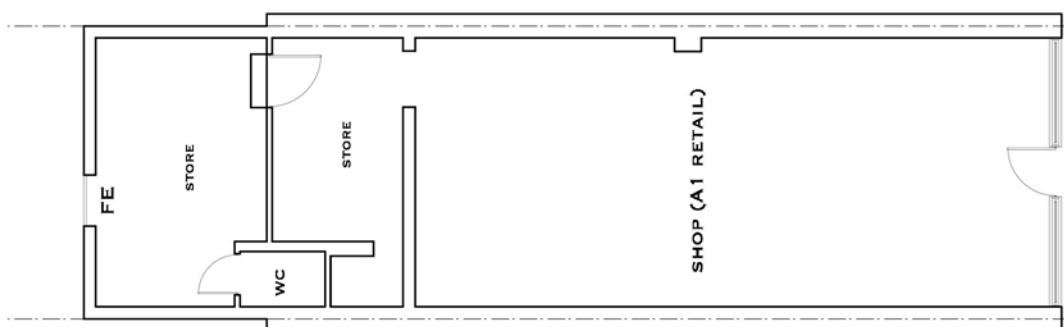
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No: 308

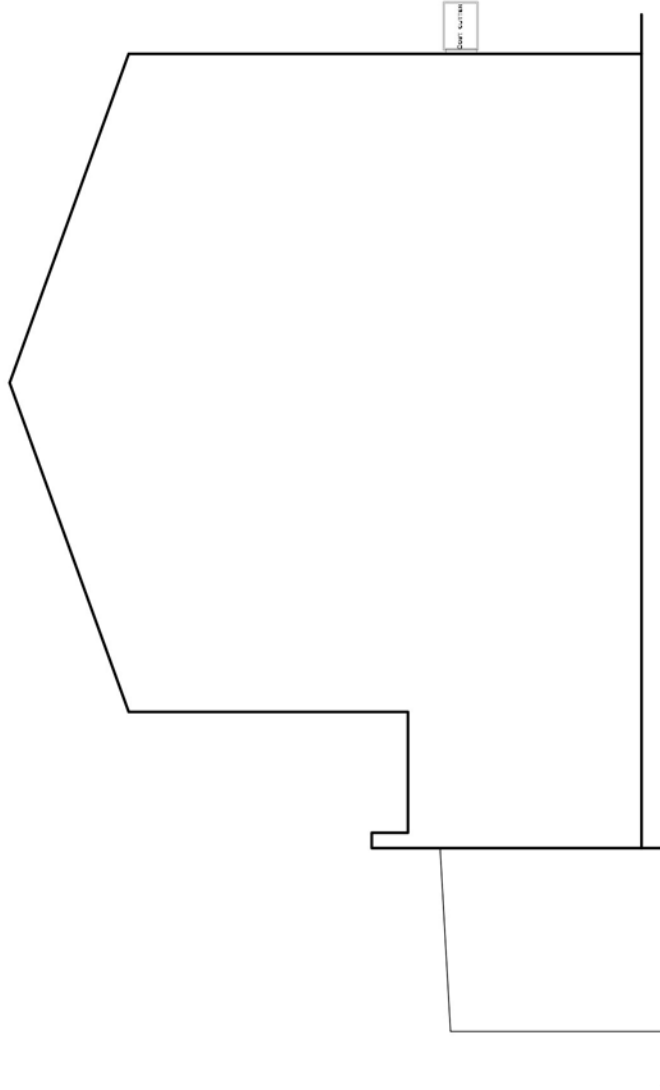
No: 310



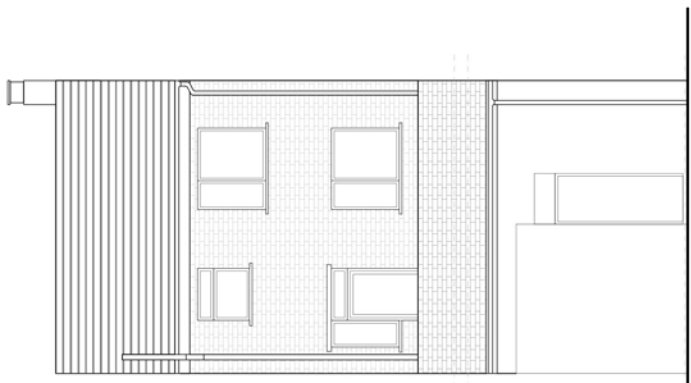
02 EXISTING FRONT ELEVATION
A3 SCALE: 1:100



02 EXISTING GROUND FLOOR
A3 SCALE: 1:100



02 EXISTING SIDE ELEVATION
A3 SCALE: 1:100



02 EXISTING REAR ELEVATION
A3 SCALE: 1:100



ASEA Ltd

Architectural Services & Energy Assessment		Location:	
24 Lamnecston Road		308 Kingshill Avenue	
Perivale		Hayes	
Middlesex. UB6 7EU		UB4 8BX	
Title: Existing Plan & Elevations		Drawing No:	
t: 0208 723 1384		Scale: 1: 100	
m: 07712043116		Date: April 2017	
e: lan@asealtd.com		Rev:	
		ASEA/2017/356/PP/02	

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A3 SCALE: 1:100

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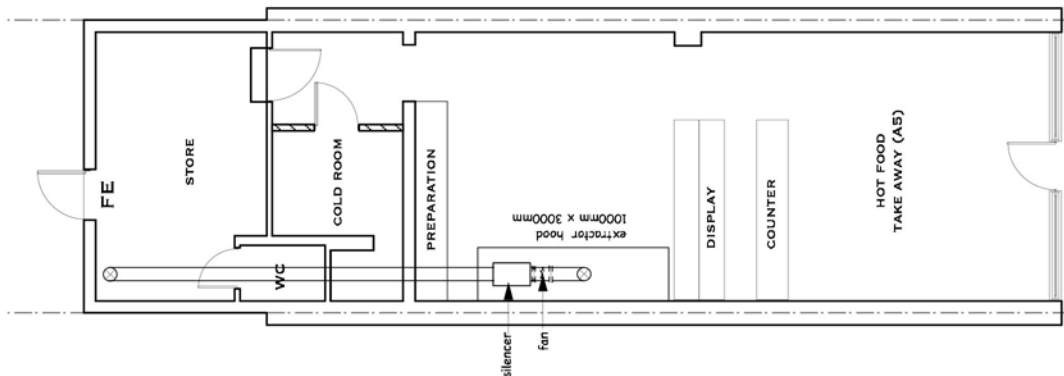
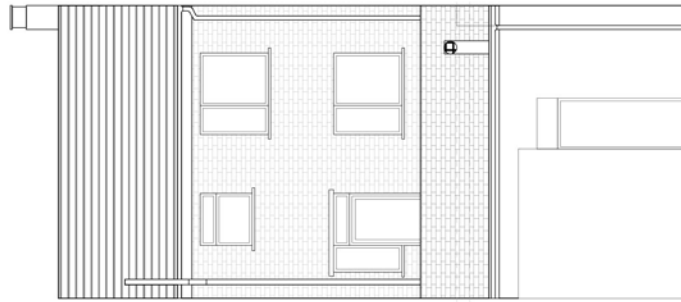
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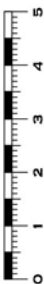
NOTE:
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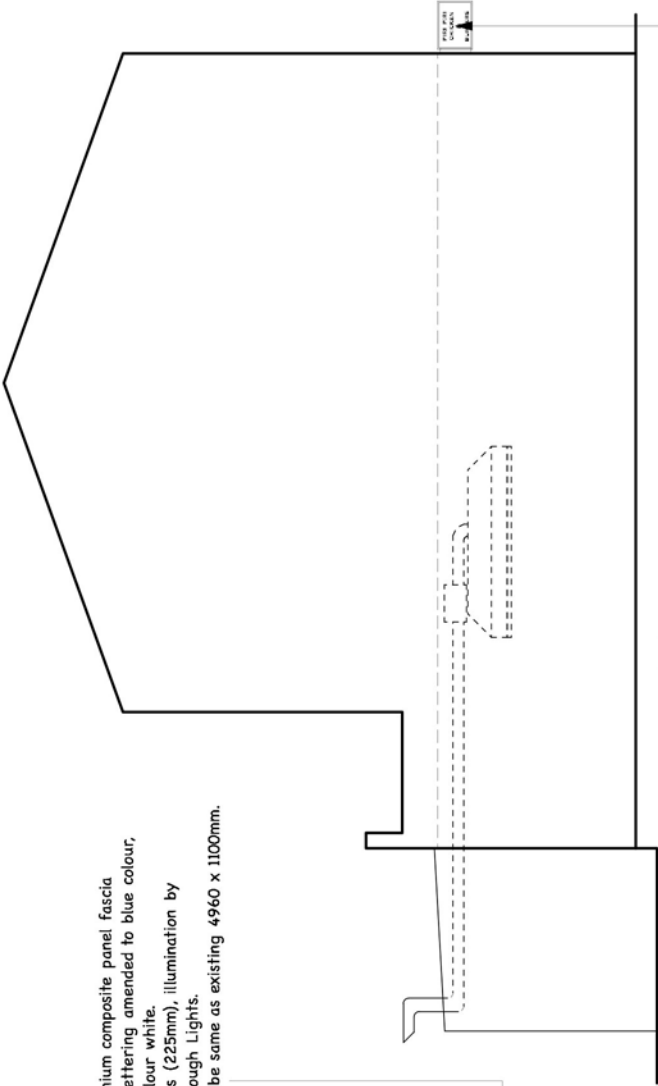
O4 PROPOSED REAR ELEVATION
A3 SCALE: 1:100



O4 PROPOSED GROUND FLOOR
A3 SCALE: 1:100



O4 PROPOSED SIDE ELEVATION
A3 SCALE: 1:100

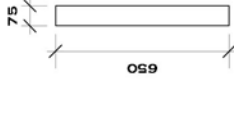


existing projecting sign retained and lettering amended to blue colour with white background, illumination by Fluorescent Trough Lights

SECTION THROUGH FASCIA SIGN
(SCALE: 1:20)



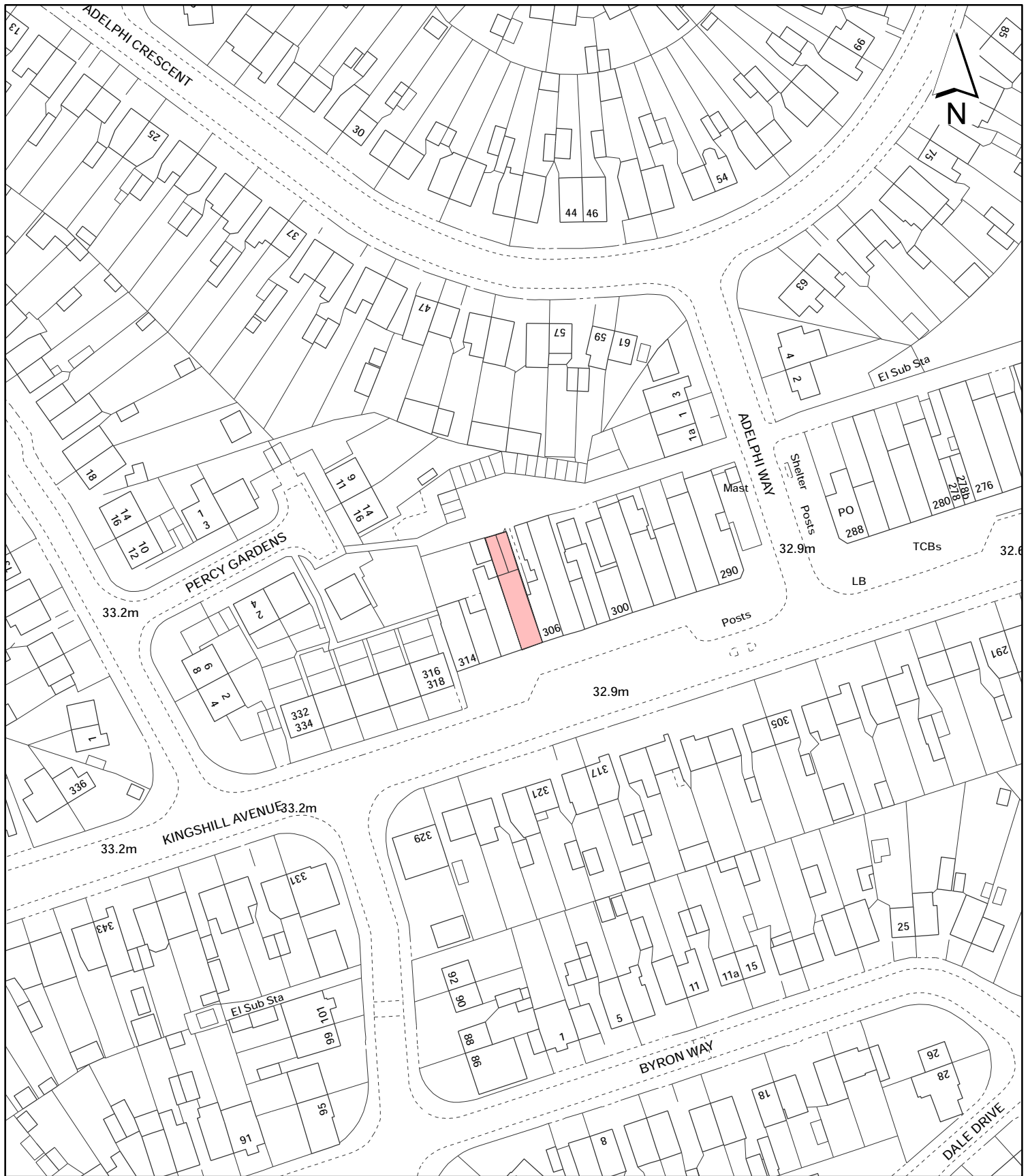
SECTION THROUGH PROJECTING SIGN
(SCALE: 1:20)



ASEA Ltd

Architectural Services & Energy Assessment
308 Kingshill Avenue
Hayes
UB4 8BX
Perivale
Middlesex. UB6 7EU
t: 0208 723 1384
m: 07712043116
e: lan@asealtd.com

Location:
308 Kingshill Avenue
Hayes
UB4 8BX
Title: Proposed Plan & Elevations
Scale: 1: 100 Date: April 2017
Drawing No: ASEA/2017/356/PP/04
Rev:



Notes:

 Site boundary

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Site Address:

308 Kingshill Avenue

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

Planning Application Ref:
24844/ADV/2017/55

Scale:
1:1,250

Planning Committee:
Central & South
 Page 197

Date:
July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 53 PETWORTH GARDENS HILLINGDON

Development: Conversion of single dwellinghouse into 2 x 2-bed self-contained flats with associated parking and amenity space, involving alterations to elevations (Retrospective)

LBH Ref Nos: 71076/APP/2017/1756

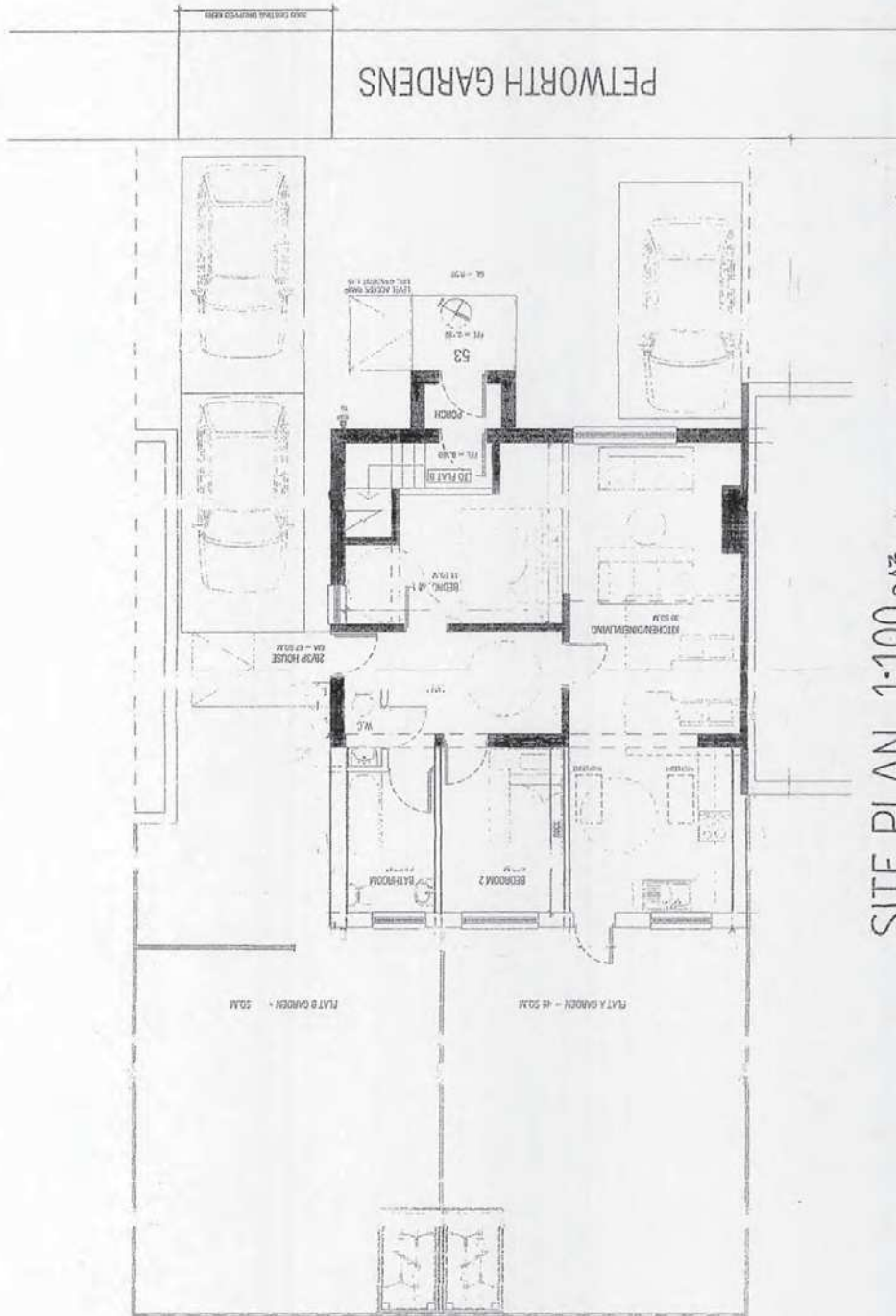
Date Plans Received: 10/05/2017

Date(s) of Amendment(s):

Date Application Valid: 10/05/2017



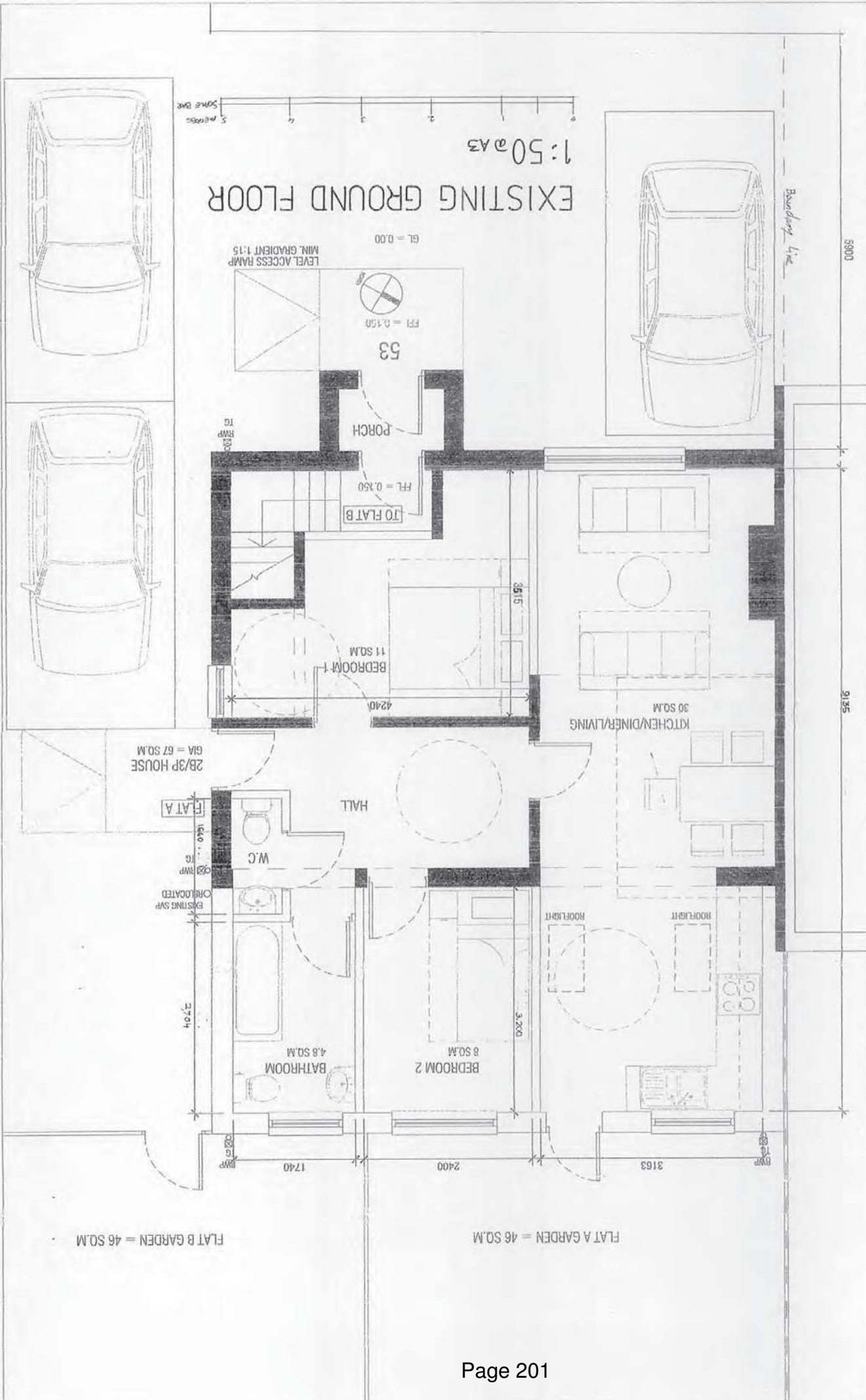
<p>Mr. Pops Schindler 33 Petworth Gardens London W6 1R4</p> <p>Project Name: Floor slab/raiser at 33 Petworth Gardens London W6 1R4</p> <p>Location: Petworth Gardens</p>	<p>1/17/2014</p>
<p>Notes</p>	



SITE PLAN 1:100 @ A3

[EXISTING DRIVE HARD TO BE ALTERED IN NEW PROPOSAL AS SHOWN IN P.I.]

<p>Mr Roger Hudson 33 Petworth Gardens Ludborough - 118 9PH</p>		<p>S & A DESIGNS 19 BROOK WALK, STRAWBERRY VALE, LONDON N2 0RB.</p>	
<p>Proposed conversion of existing units 29a and 29b flats at 33 Petworth Gardens Ludborough - 118 9PH</p>		<p>11/03/16</p>	
<p>Site Plan</p>		<p>PG6</p>	



<p>S & A DESIGNS 19 BROOK WALK, STRANBERRY VALE, LONDON N2 9RB</p>		<p>PG1</p>
<p>Proposed conversion of existing into two self contained flats at 53 Newnham Gardens, London N2 9RB</p>		<p>20/11/2016</p>
<p>EXISTING G. F. PLAN</p>		<p>Scale: 1:50 @ A3</p>

53 PETWORTH GARDENS

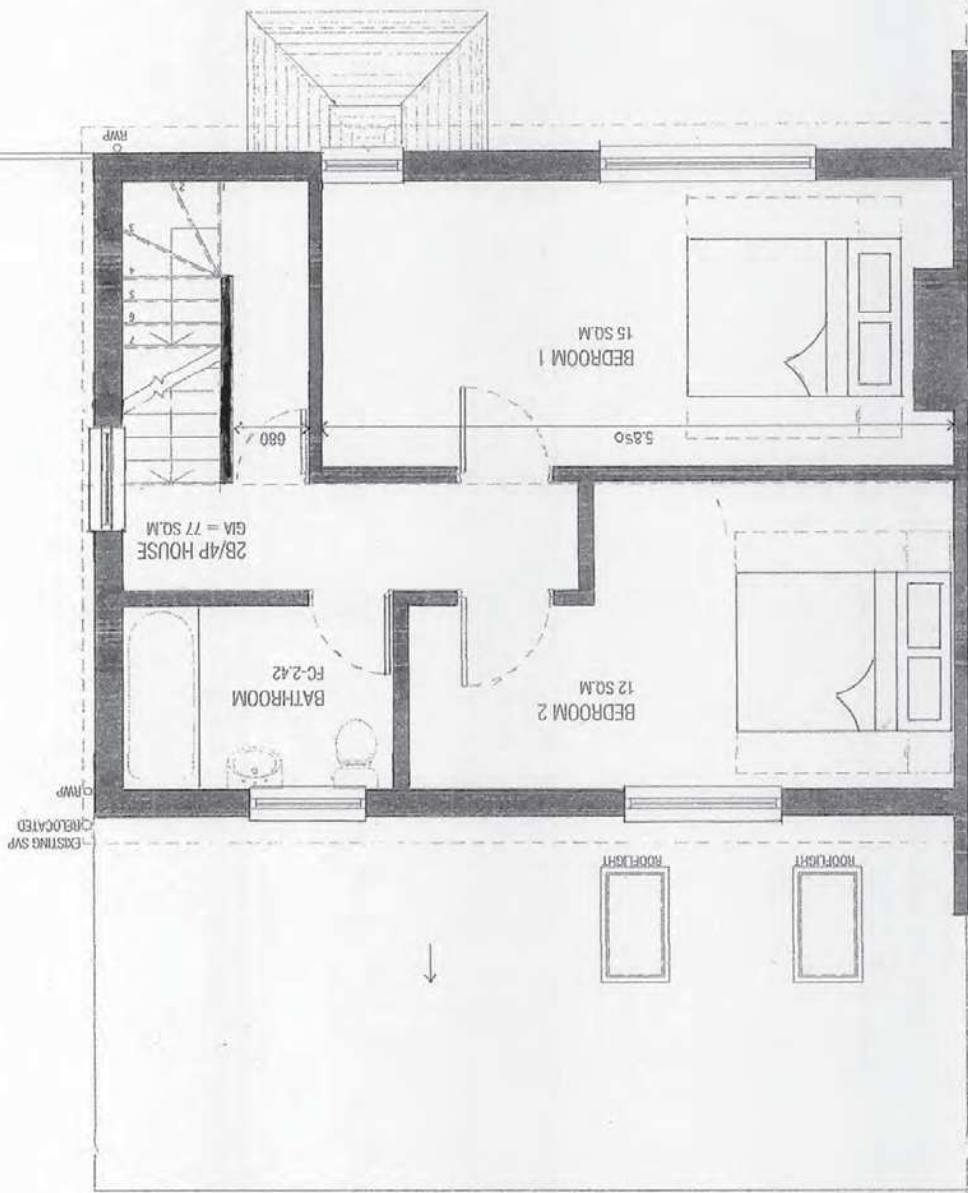
SKA DESIGNS
 19 BROOK WALK,
 STRAWBERRY VILLE,
 LONDON N.2. 8RS

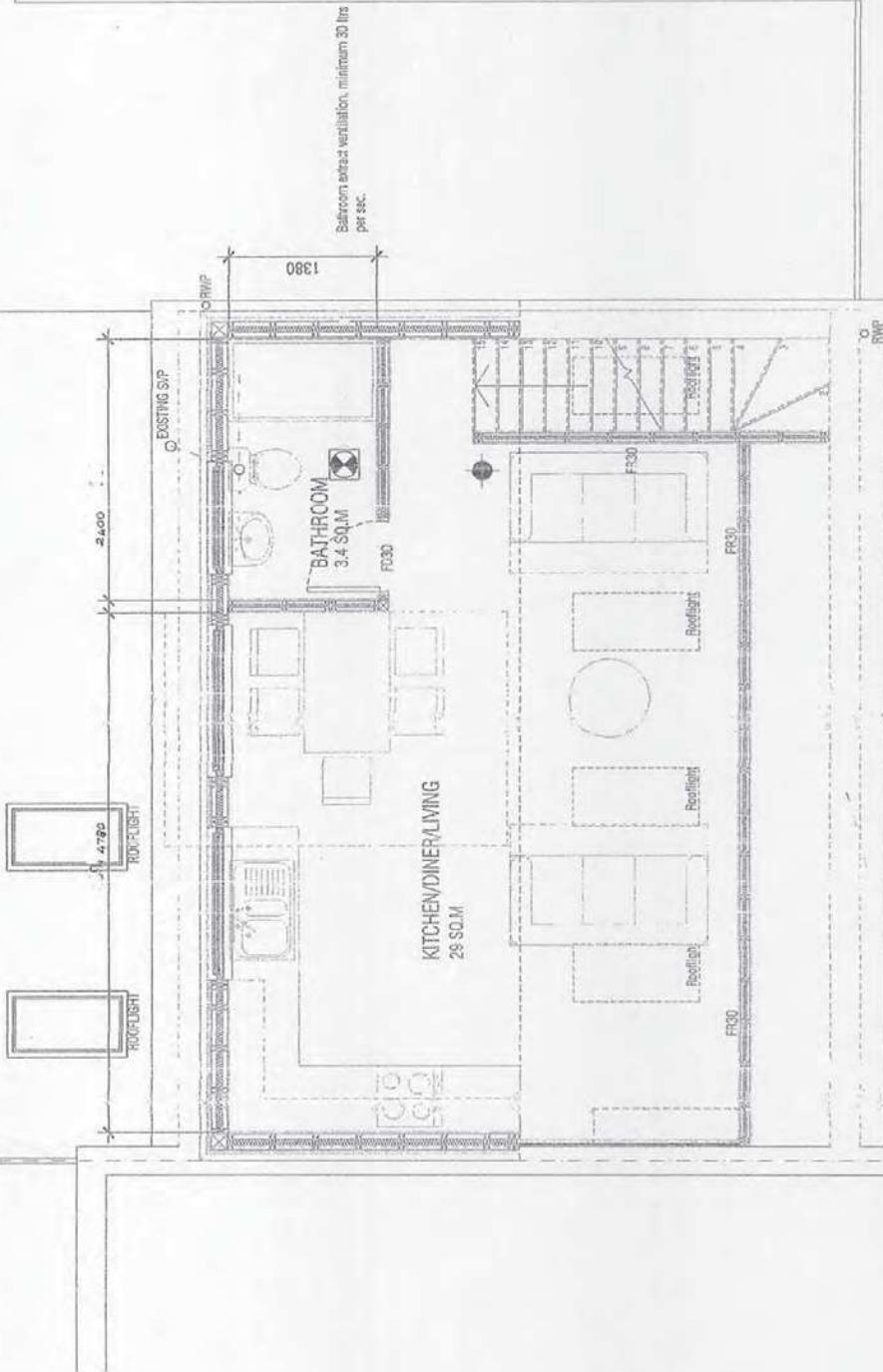
DATE: 30/11/2016
 DRAWN BY: J.S.
 PROJECT NO: 150043
 PG2

Proposed conversion of existing building into 2 self contained flats 53 Petworth Gardens (including up to 10 feet)

EXISTING FIRST FLOOR PLAN

EXISTING FIRST FLOOR PLAN 1:50 @ A3





Boundary line

EXISTING LOFT PLAN 1:50 @ A3

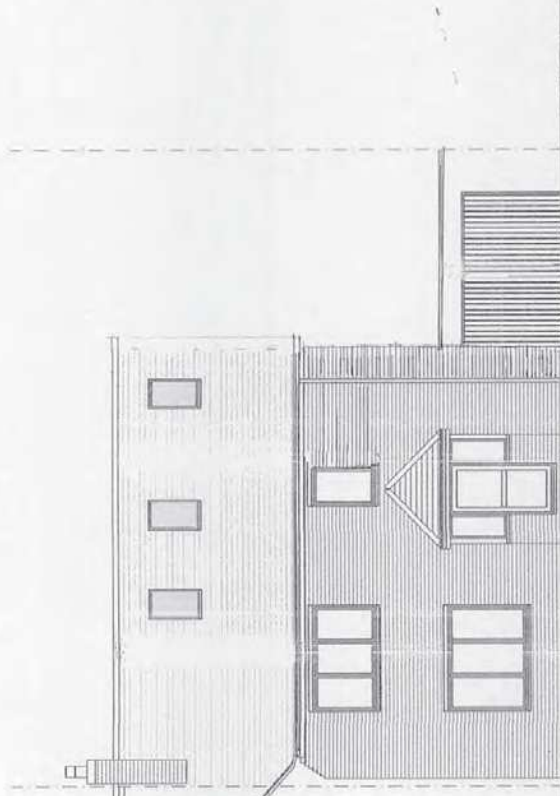
MEMBER
SINCE 2012



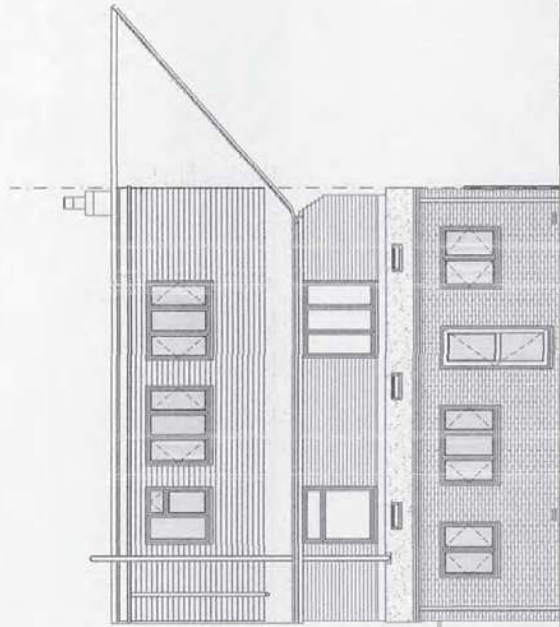
53

Boundary line

S&A DESIGNS 19 BROOK WALK, STRAWBERRY VALE, LONDON N2 9RB Proj No. PG3 20/11/2016 1:50 @ A3	
Mr Peter Jackson 53 Perceps Gardens London N1 9PH Proposed conversion of dwelling into two self contained flats as 53 Perceps Gardens London N1 9PH	EXISTING LOFT PLAN

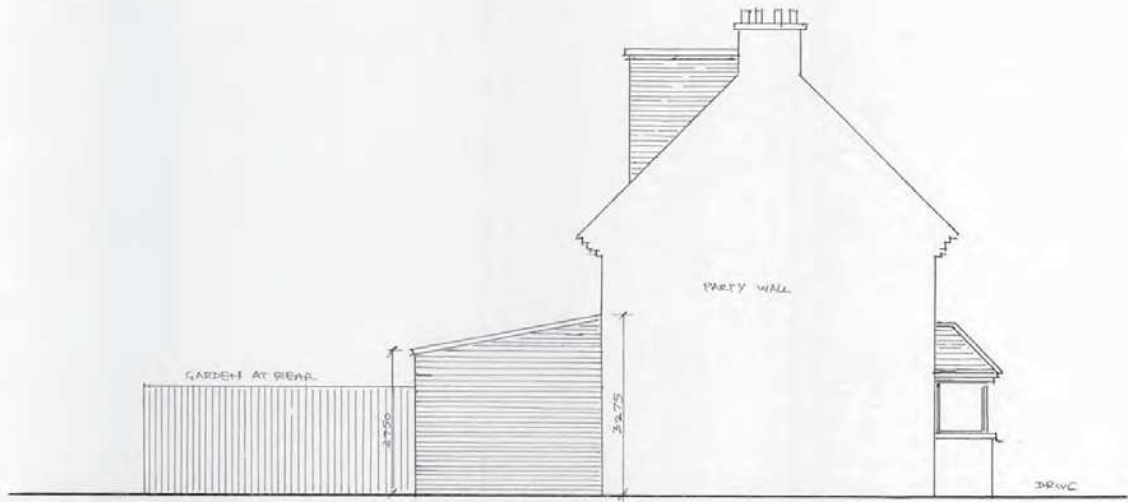


53
 EXISTING FRONT ELEVATION 1:100 aA3
 [RETAINED] [PORCH REMOVED IN PROPOSED]



53
 EXISTING REAR ELEVATION 1:100 aA3
 [RETAINED]

Mr Pope-Horton 55 Felwortin Gardens Lutteridge LU11 9PH		S & A DESIGNS 19 BROOK WALK, STRAWBERY VALE, LONDON, N2, Q.R.S.	
Proposed conversion of dwelling into two self contained flats at 55 Felwortin Gardens, Lutteridge LU11 9PH		Drawing No. APG4 100@a3 33	
EXISTING ELEVATIONS		20/02/1971	



EXISTING SIDE ELEVATION 1:100 [NORTH EAST]



EXISTING SIDE ELEVATION 1:100 @ A3 [SOUTH WEST]



S & A Designs
19 BROOK WALK,
STRAWBERRY VALE
LONDON N2 9RB

LOCATION : 53 PETWORTH GARDENS
UXBRIDGE UB10 9HH

PROPOSAL : CONVERSION OF DWELLING INTO
2x2BED FLATS. Page 205

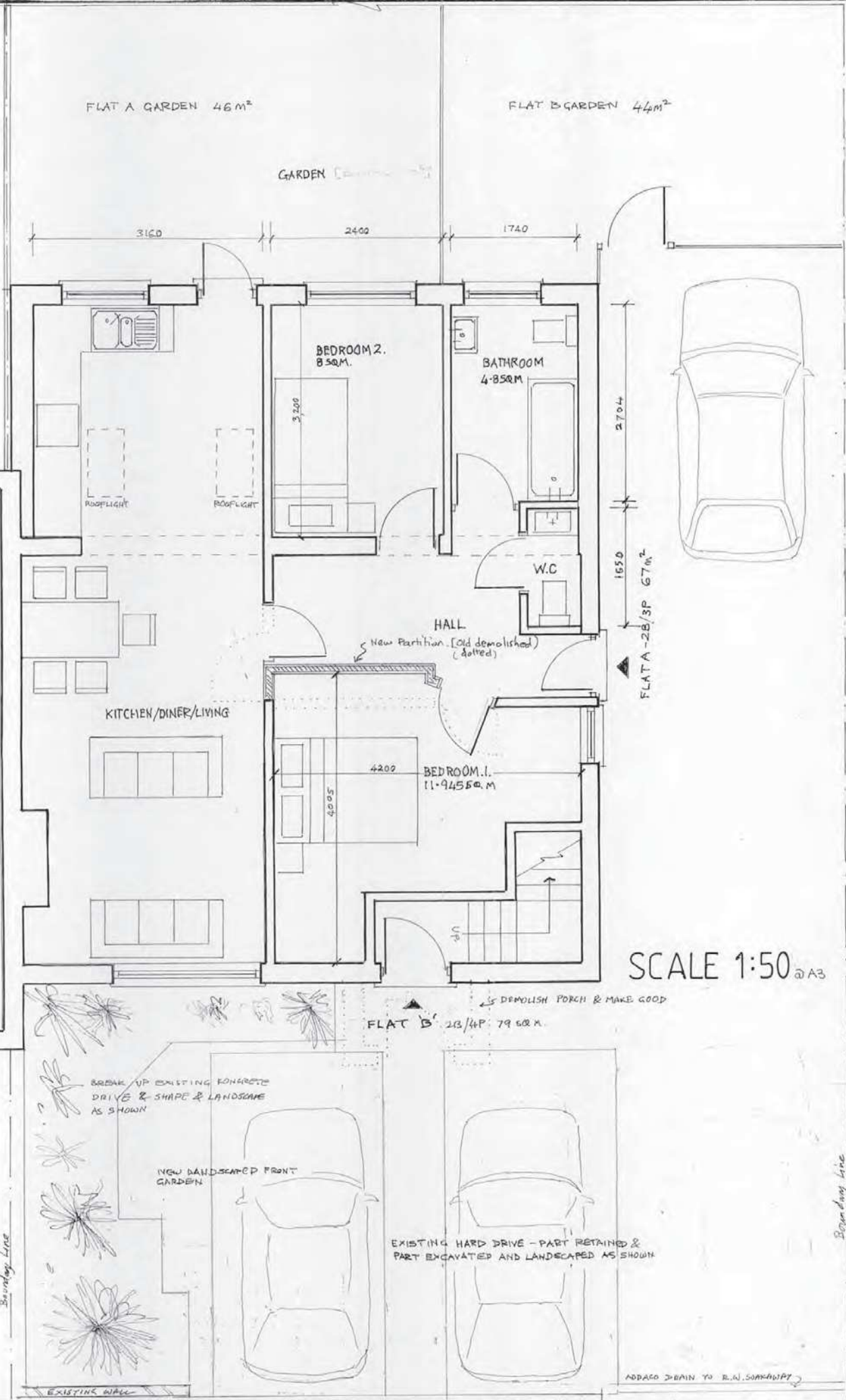
SCALE 1:100 @ A3

EXISTING SIDE
ELEVATIONS

Drawg No.

PG5

Date 05/02/2017 *S&A*

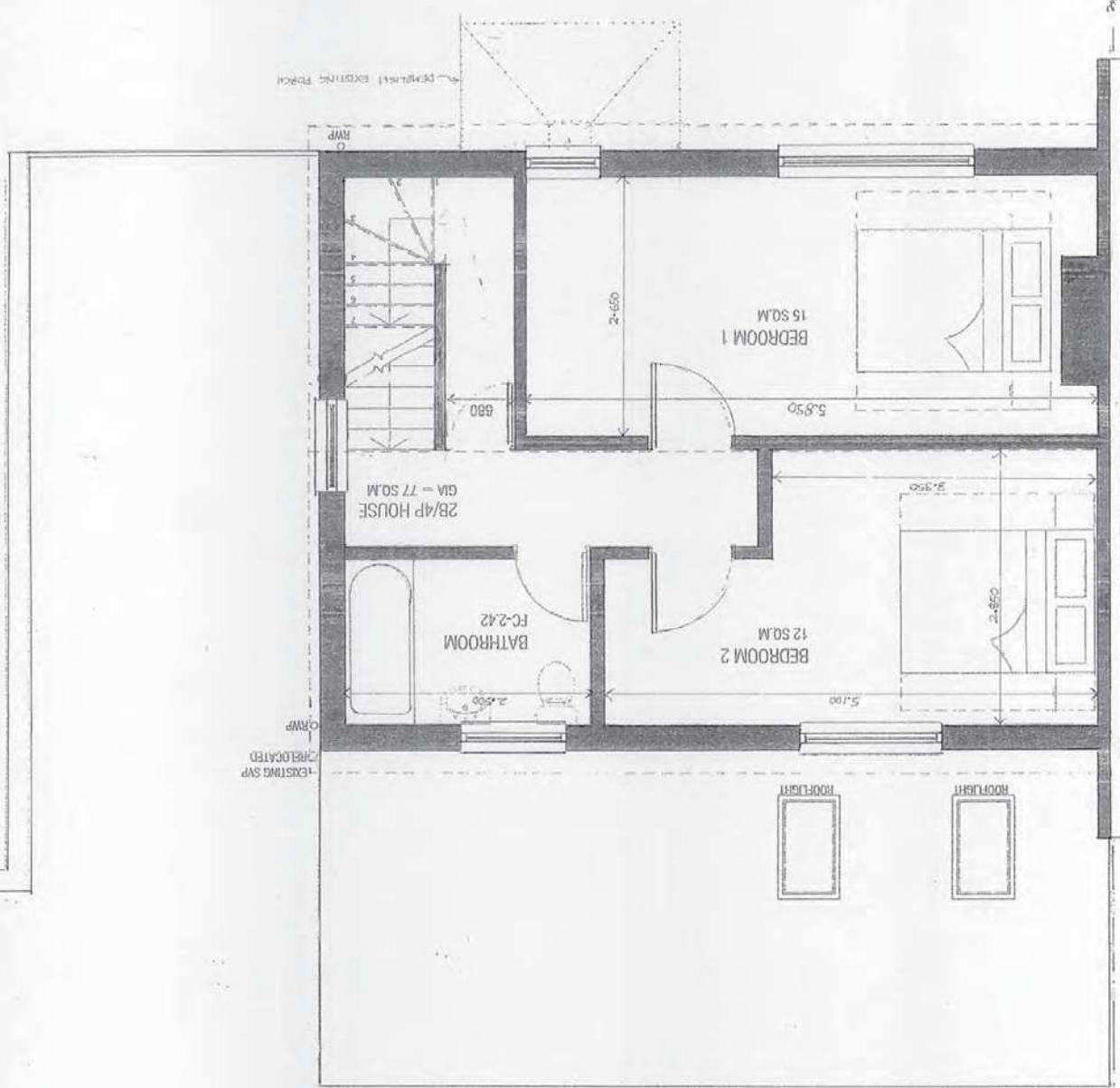


SCALE 1:50 @ A3



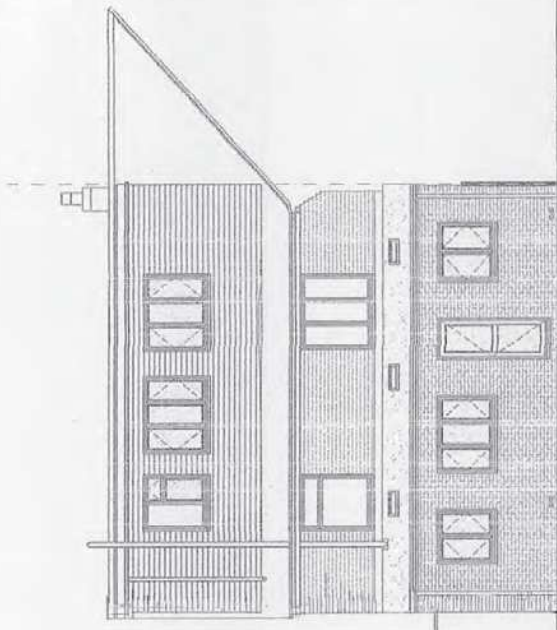
53 PETWORTH GARDENS

PROPOSED FIRST FLOOR PLAN 1:50 @ A3 (LAYOUT RETAINED)



S K A DESIGNS
 19 BRICK WALK,
 STRAWBERRY VALE,
 LONDON N. 2. 9 2F
 020 7201 2076
 P2A

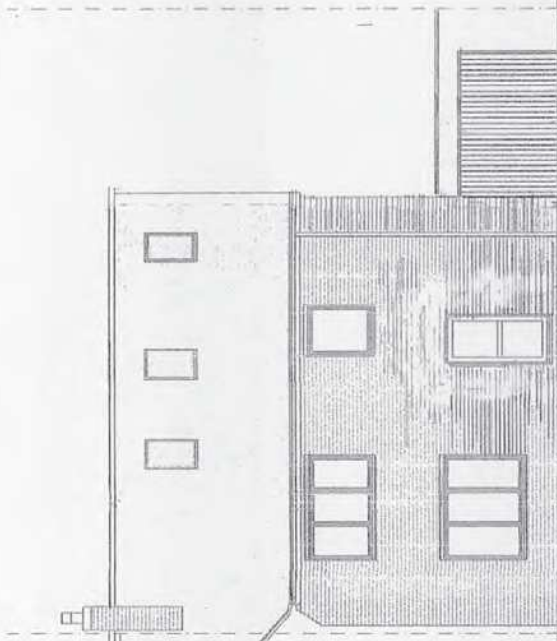
PROPOSED FIRST FLOOR PLAN
 Proposed conversion of existing dwelling into 2 self contained flats 53 Petworth Gardens
 1/20/16
 SSK



EXISTING REAR ELEVATION 1:100 @A3



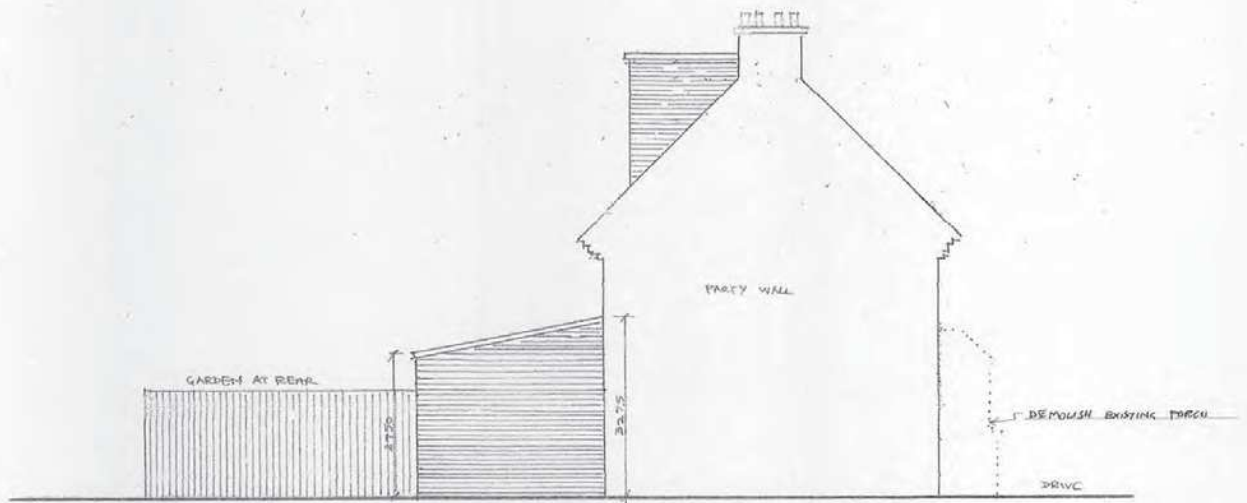
[RETAINED]



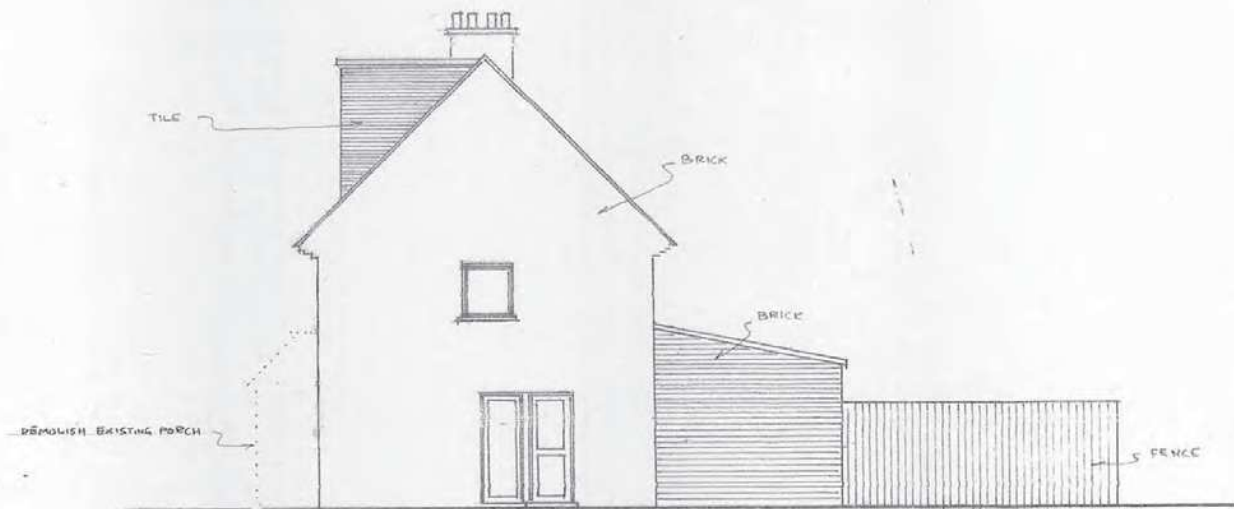
PROPOSED FRONT ELEVATION 1:100 @A3

[FRONT PORCH] REVISED]

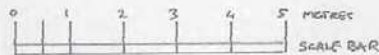
<p>MR PASC BOONMAN 33 PINEWORTH SQUARE LONDON, UB10 8HH</p>	<p>PROPOSED & EX. ELEVATIONS</p>	<p>1:100 @A3</p>
<p>S & A DESIGNS 19 BROOK WALK STRAWBERRY VALE, LONDON, N1 9RB</p>	<p>20/11/2017</p>	<p>RPG4</p>



PROPOSED SIDE ELEVATION 1:100 [NORTH EAST]



PROPOSED SIDE ELEVATION 1:100 @ A3 [SOUTH WEST]



S&A Designs
19 BROOK WALK,
STRAWBERRY VALE
LONDON N2 9RB

LOCATION : 53 PETWORTH GARDENS
UXBRIDGE UB10 9HH

PROPOSAL : CONVERSION OF DWELLING INTO
2 x 2 BED FLATS.

Page 210

SCALE 1:100 @ A3

PROPOSED SIDE
ELEVATIONS

Drawg No.

PG5A

Date 05/02/2017 *SSB*



Notes:

 Site boundary

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Site Address:

53 Petworth Gardens

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

Planning Application Ref:
71076/APP/2017/1756

Scale:
1:1,250

Planning Committee:
Central & South
 Page 211

Date:
July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 210 CENTRAL AVENUE HAYES

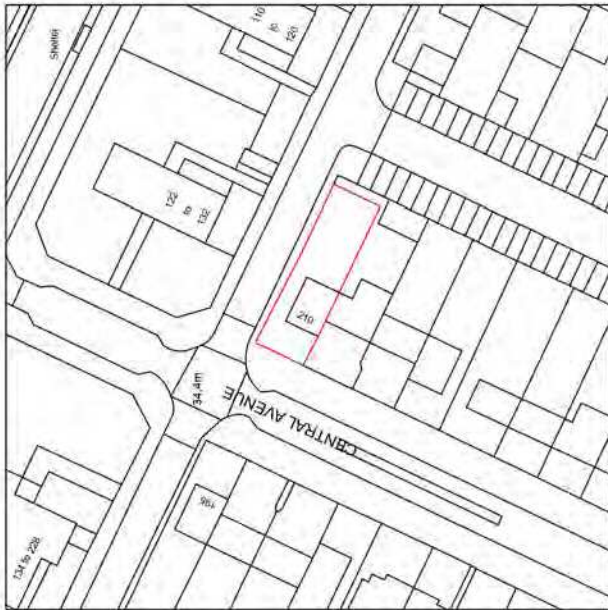
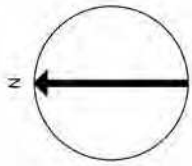
Development: Part two storey, part single storey side/rear extension to allow for conversion of dwelling to 1 x 2-bed and 1 x 1-bed self contained flats with associated parking and amenity space

LBH Ref Nos: 71772/APP/2017/962

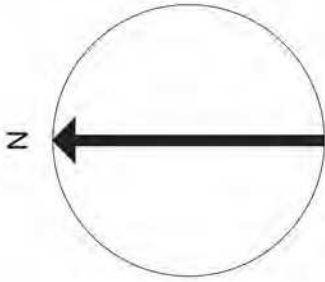
Date Plans Received: 15/03/2017

Date(s) of Amendment(s):

Date Application Valid: 27/03/2017



LOCATION PLAN
SCALE 1:1250



Application: FPA - COU from dwelling to 2 x flats including extensions			
Client: Mr Ramon Kumar	Date: 16 th March 2016		
Site: 210 Central Ave, Hayes, UB3 3DE	Drawn By: Chris Bennett		
Scale: Refer to Drawing @ A3	Dwg No.: GTD0611 - 04FPA		

GT DESIGNZ LTD
Building Designs & Technical services

GT Designz Ltd, 5th Floor,
 Hyde Park Hayes 3,
 11 Millington Road,
 Hayes,
 UB3 4AZ.
 Email: enquiries@gtdesignzld.com
 Tel: 0208 212 7881
 Mob: 07854 351 934

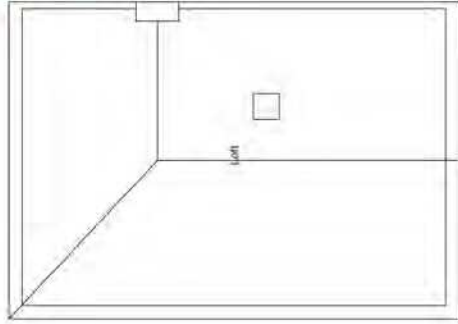
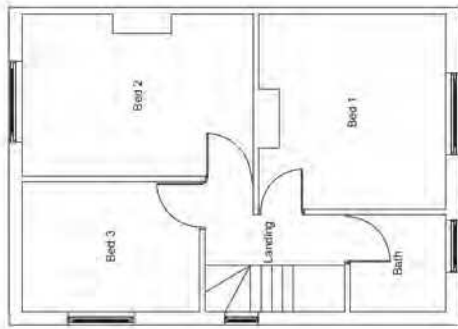
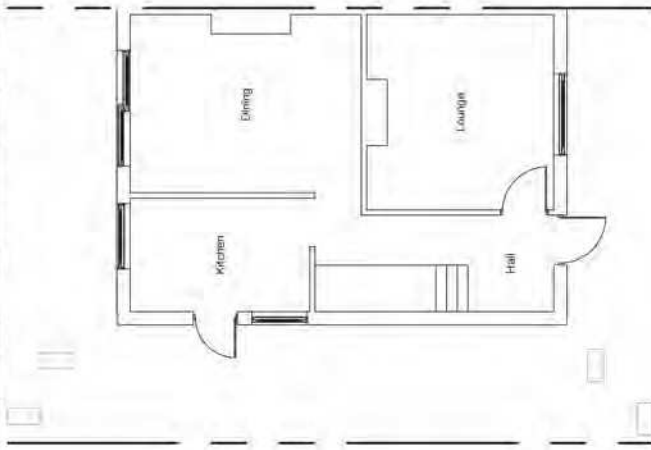
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BLOCK PLAN
SCALE 1:500

Metres



SCALE 1 : 100



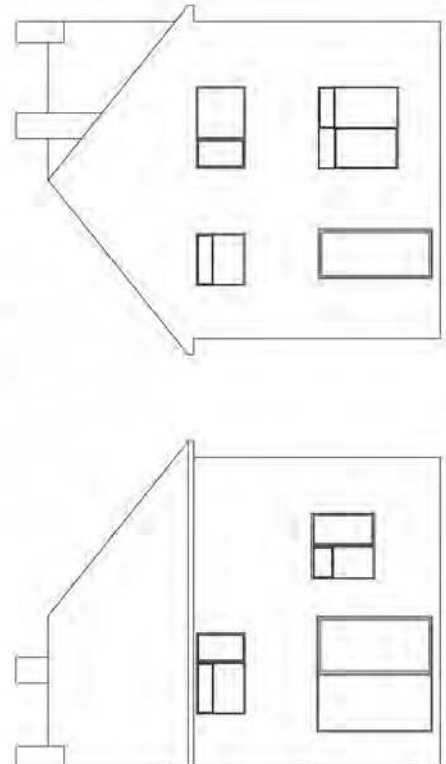
REVNOTES:

Where buildings to the boundaries the adjacent owner is to be informed in the form of a planning application under section 116 of the Town & Country Planning Act 1990 and the adjacent owner is to be served notice under section 116 of the Town & Country Planning Act 1990.

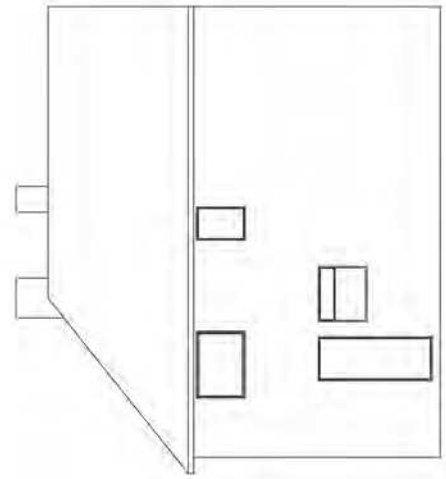
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- Rev. A following refusal:*
- Remove GF side extension
 - Remove loft conversion
 - Amend internal layout
 - Amend parking layout

EXISTING GF / FF & ROOF LAYOUTS
Scale 1:100



EXISTING REAR / FRONT & SIDE ELEVATIONS
Scale 1:100



Application: **FPA - COU from dwelling to 2 x flats including extensions**

Client: Mr. Ramin Kumar Date: 16th March 2016

Site: 310 Central Ave. Drawn By: Corps Banning

 Hayze, UB3 2DE.

Scale: Refer to Drawing @ A3 Dep. No: GTD011 - 01FPA4

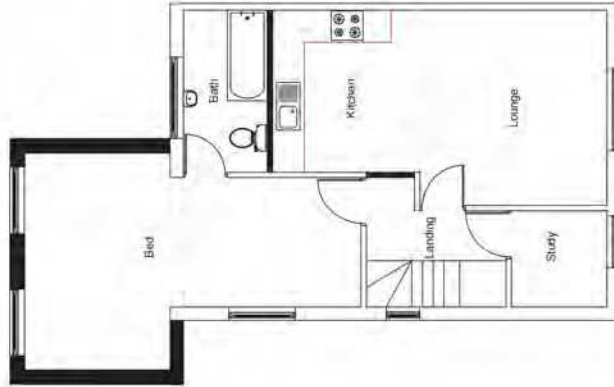
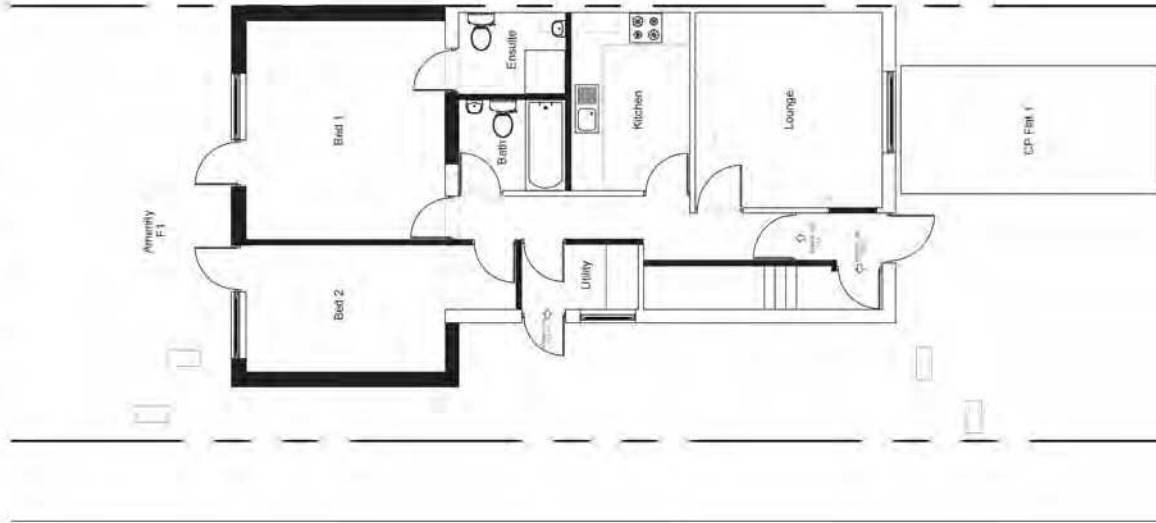
GT DESIGNZ LTD
Building Designs & Technical services

GT Designz Ltd, 5th Floor, Tel: 0208 212 7981
 11, Wellington Road, Midx: 07864 351 934
 Hayes, UB8 3AZ Email: enquiries@gt-designz.co.uk

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SCALE 1 : 100



REMARKS:

Where building to the boundaries the adjacent owner is to be consulted. The drawing is to be prepared in accordance with the provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

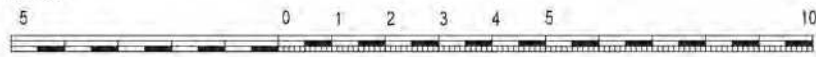
- Remove GF side extension
- Remove lift conversion
- Amend internal layout
- Amend parking layout

Application
FPA - COU from dwelling to 2 x flats including extensions
 Client: Mr. Romm Kumar Date: 19th March 2016
 Site: 210 Central Ave., Hayes, UB3 2DE. Drawn By: Gurus Binning
 Scale: Refer to Drawing @ A3 DWG No: GTD611 - 02FPA

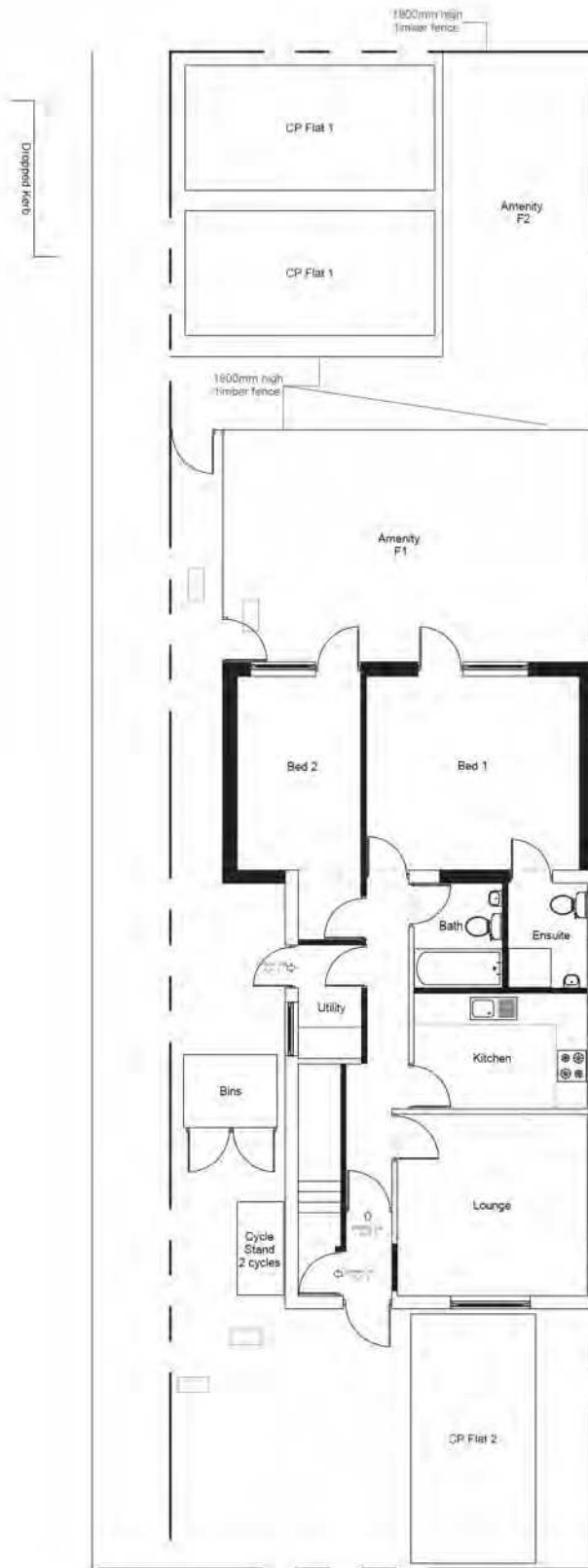
G T DESIGNZ LTD
Building Designs & Technical Services
 GT Designz Ltd, 5th Floor,
 Hyde Park Hayes 3,
 11 Millington Road,
 Hayes,
 UB3 4AZ.
 Tel : 0208 212 7981
 Mob : 07854 351 934
 Email : enquiries@gtdesignz.co.uk

PROPOSED GF / FF & SF LAYOUTS
Scale 1:100

Metres



SCALE 1:100



REV/NOTES:

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

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REV A following refusal

- Remove CP side extension
- Remove loft conversion
- Amend internal layout
- Amend parking layout

Application: FPA - COU from dwelling to 2 x flats including extensions			
Client:	Mr Romin Kumar	Date:	15 th March 2016
Site:	210 Central Ave, Hayes, UB3 2DE.	Drawn By:	Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg.No:	GTD511-05FPA A

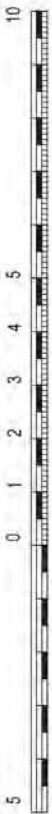
G T DESIGNZ LTD
Building Designs & Technical services

GT Designz Ltd, 5th Floor, Hyde Park Hayes 3, 11 Millington Road, Hayes, UB3 4AZ.	Tel : 0208 212 7981 Mob : 07854 351 934 Email : enquires@gtdesignzLtd.com
---	---

PROPOSED SITE LAYOUT
Scale 1:100

Existing Dropped Kerb

Metres



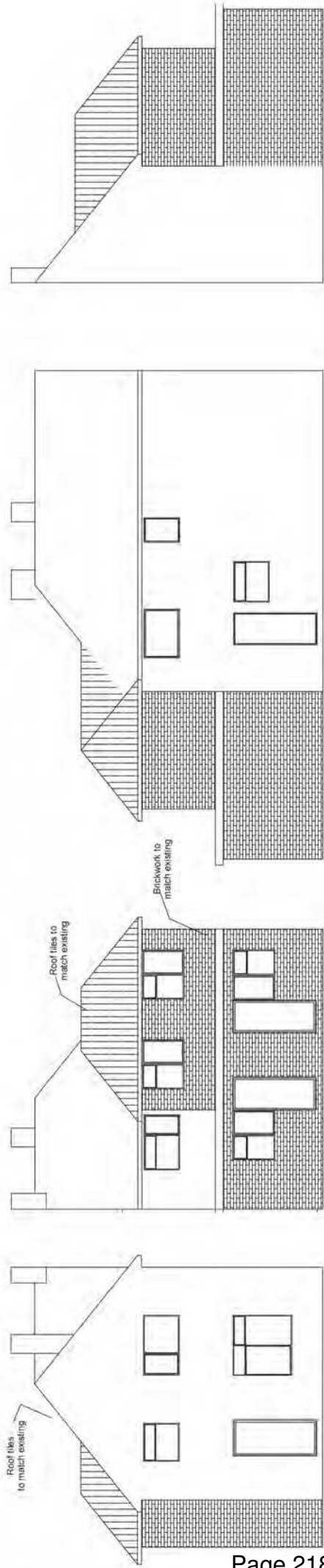
SCALE 1 : 100

REV/NOTES:

Where building to the boundaries the adjacent owner is to be informed in the form of a letter by Mr Ramin Kumar at its address as stated. Where the building to the boundaries of the adjacent owner is to be served notice under section 84 of the Town & Country Planning Act 1990.

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- REV A (following initial)
- Remove GF side extension
 - Remove left conversion
 - Amend internal layout
 - Amend parking layout



PROPOSED REAR & SIDE ELEVATIONS
Scale 1:100

Application: **FPA - COU from dwelling to 2 x flats including extensions**

Client: Mr Ramin Kumar Date: 16th March 2016

Site: 210 Central Ave Draven Byl, Gurps Bering Hayek, UB3 2DE

Scale: Refer to Drawing @ A2 Dwg No: GTD511 - 03FPA

GT DESIGNZ LTD
Building Designs & Technical services

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11 Millington Road,
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Tel : 0208 212 7981
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Notes:

 Site boundary

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Site Address:

210 Central Avenue

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

Planning Application Ref:
71772/APP/2017/962

Scale:
1:1,250

Planning Committee:
Central & South
 Page 219

Date:
July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 84 HERCIES ROAD HILLINGDON

Development: Retrospective Section 73 application to vary condition 2 allowing the 130cm overhang to the front of the building

LBH Ref Nos: 11271/APP/2017/1549

Date Plans Received: 02/05/2017

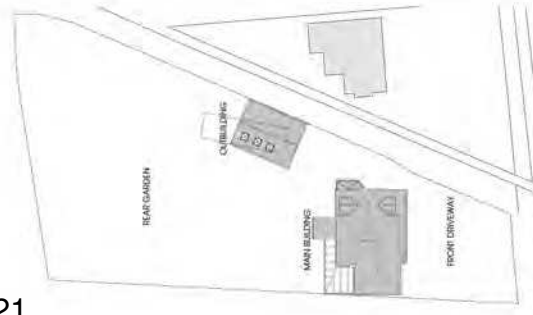
Date(s) of Amendment(s):

Date Application Valid: 02/05/2017



SCALE 1:500
 0 500 1000 2500

SITE LOCATION PLAN

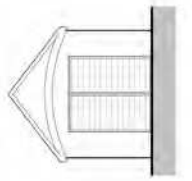


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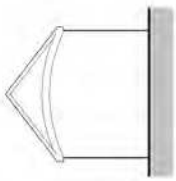
PROPOSED BLOCK PLAN



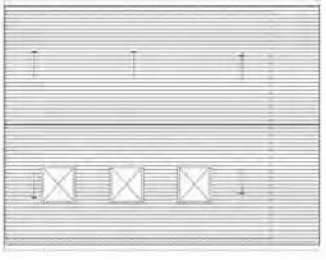
03 EXISTING GARAGE PLAN



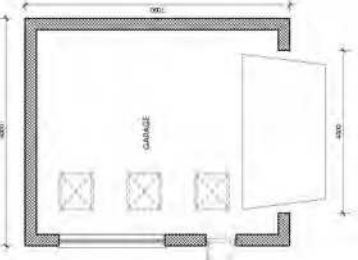
04 EXISTING FRONT ELEVATION



05 EXISTING REAR ELEVATION

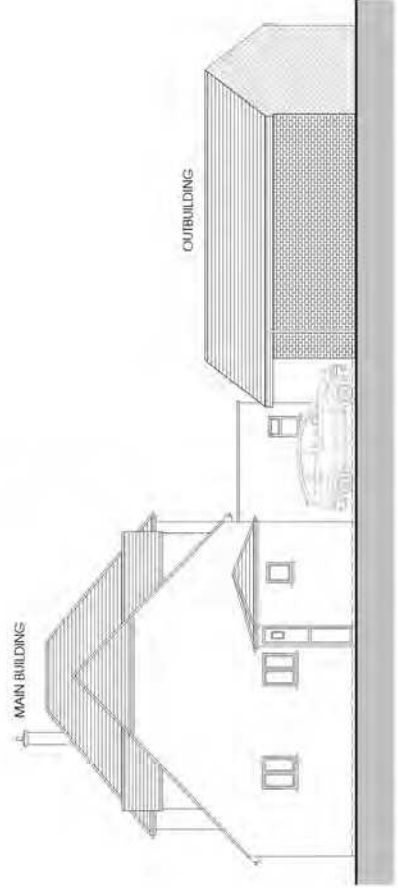


06 EXISTING FLANK ELEVATION

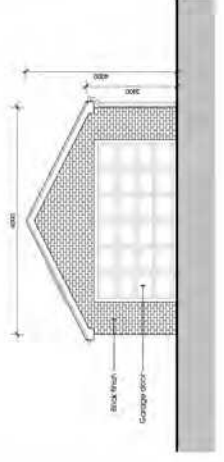


07 PROPOSED GROUND FLOOR PLAN

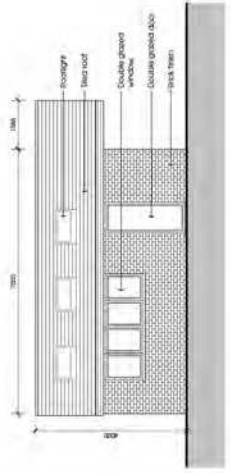
08 PROPOSED ROOF PLAN



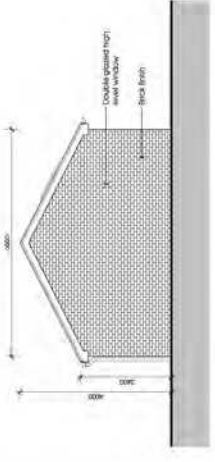
09 PROPOSED FLANK ELEVATION WITH MAIN BUILDING



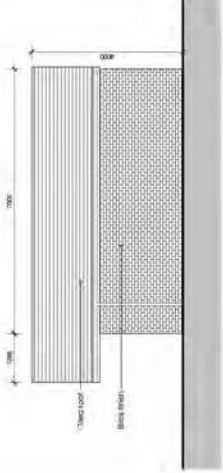
10 PROPOSED FRONT ELEVATION



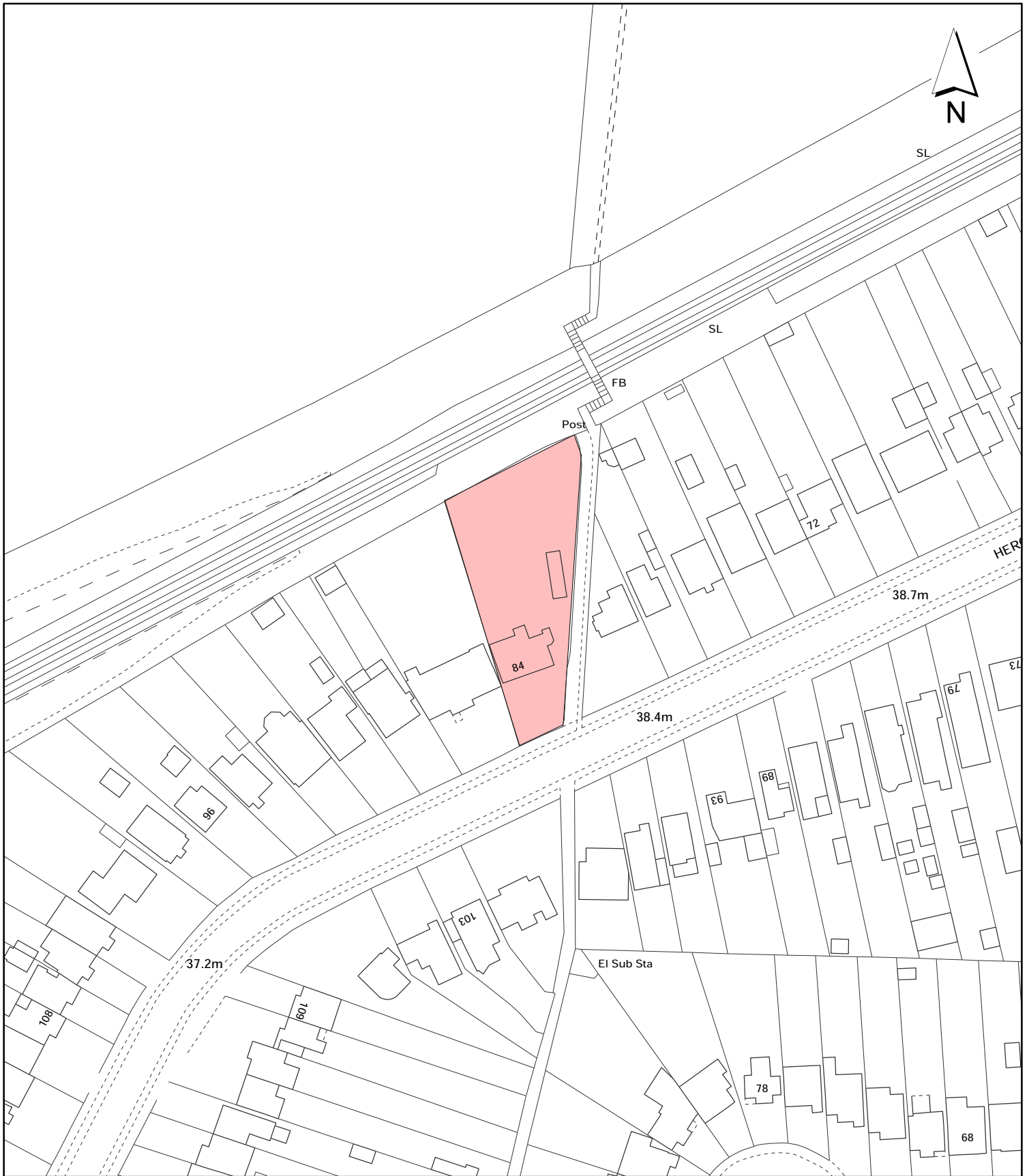
11 PROPOSED FLANK ELEVATION



12 PROPOSED REAR ELEVATION



13 PROPOSED FLANK ELEVATION



Notes:

 Site boundary

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Site Address:

84 Hercies Road

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

Planning Application Ref:
11271/APP/2017/1549

Scale:
1:1,250

Planning Committee:
Central & South
 Page 222

Date:
July 2017



Report of the Head of Planning, Sport and Green Spaces

Address 6 AND 6A HIGH STREET UXBRIDGE

Development: Conversion of first and second floors from Class A2 (Financial and Professional Services) offices to 3 x 2-bed flats, involving raising of roof level to provide new floor.

LBH Ref Nos: 1538/APP/2017/722

Date Plans Received: 28/02/2017 **Date(s) of Amendment(s):** 28/02/2017

Date Application Valid: 13/03/2017

Draw No.	2299	Drawn By	(2)	Drawn Date	002	Drawn By	(1)
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NOTES

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3. No liability shall be accepted for any loss or damage arising from the use of the drawings for any purpose other than that for which they were prepared.

4. The drawings shall be used in accordance with the conditions of use set out in the contract documents.

5. The drawings shall be used in accordance with the conditions of use set out in the contract documents.

Rev	Description	Date
1	Issue for tender	11/11/11

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F: 020 7271 0507
www.axismason.com

Client	ARROWCROFT (FINLAND) LTD
Client Ref.	
Project	6-6A HIGH STREET LUXBRIDGE
Drawing Title	Location Plan
Scale	1:1250 @ A3
Date	JAN 11
Drawn By	MT
Checked By	MH
Discipline	PLANNING

Draw No.	2299	Drawn By	(2)	Drawn Date	002	Drawn By	(1)
----------	------	----------	-----	------------	-----	----------	-----



Job No.	2299	Type	L(2)	Dwg No.	100	Rev	P1
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Rev	Description	Date
1	Issued for	27.02.11

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Steve Ward
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London SE1 1AN
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F: 020 7231 5877
www.axismason.com

Client
ARROWCROFT (FINLAND) LTD

Client Ref.

Project
6-6A HIGH STREET
UXBRIDGE

Drawing Title
Existing Floor Plans
Ground, & First Floor Plan

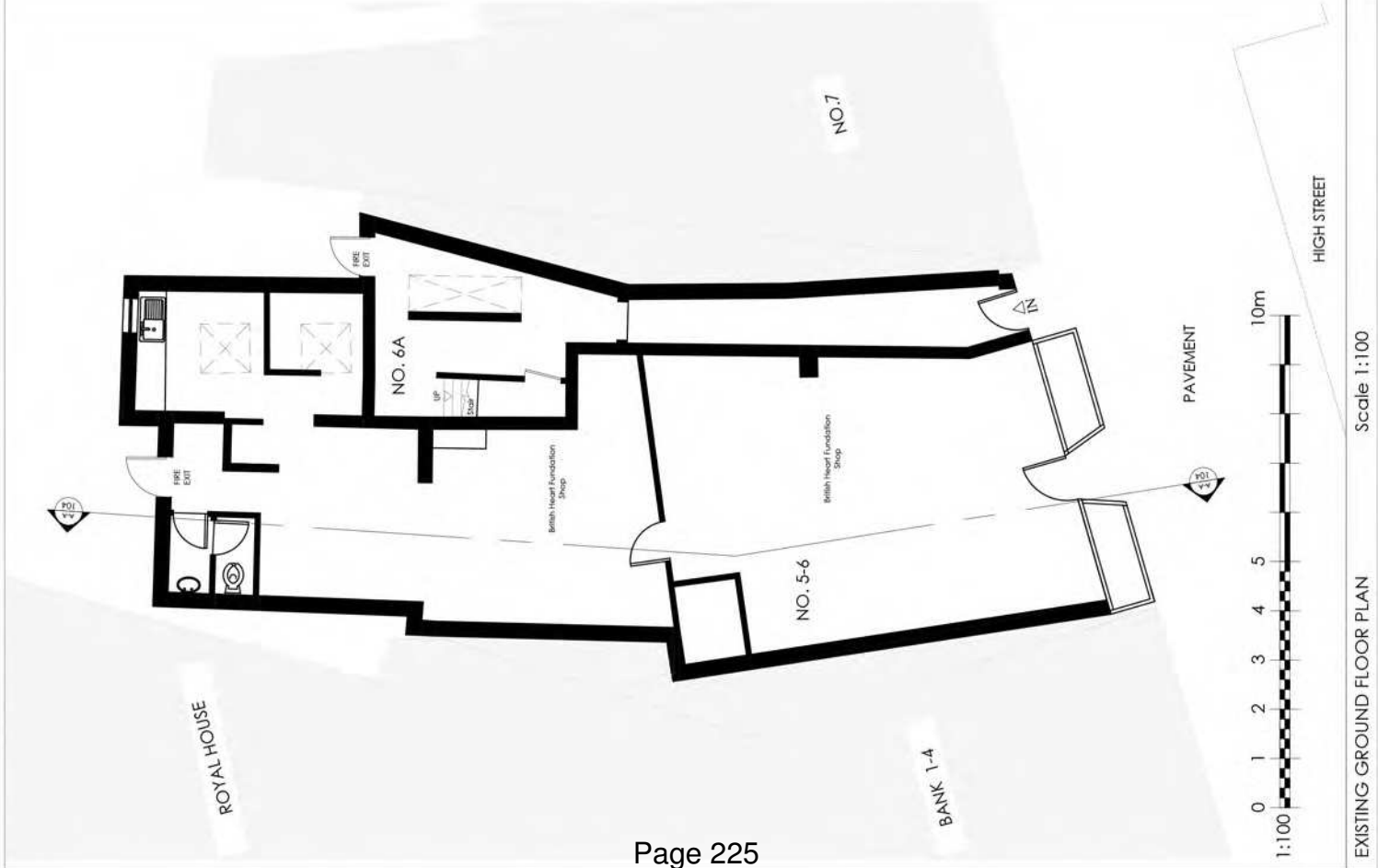
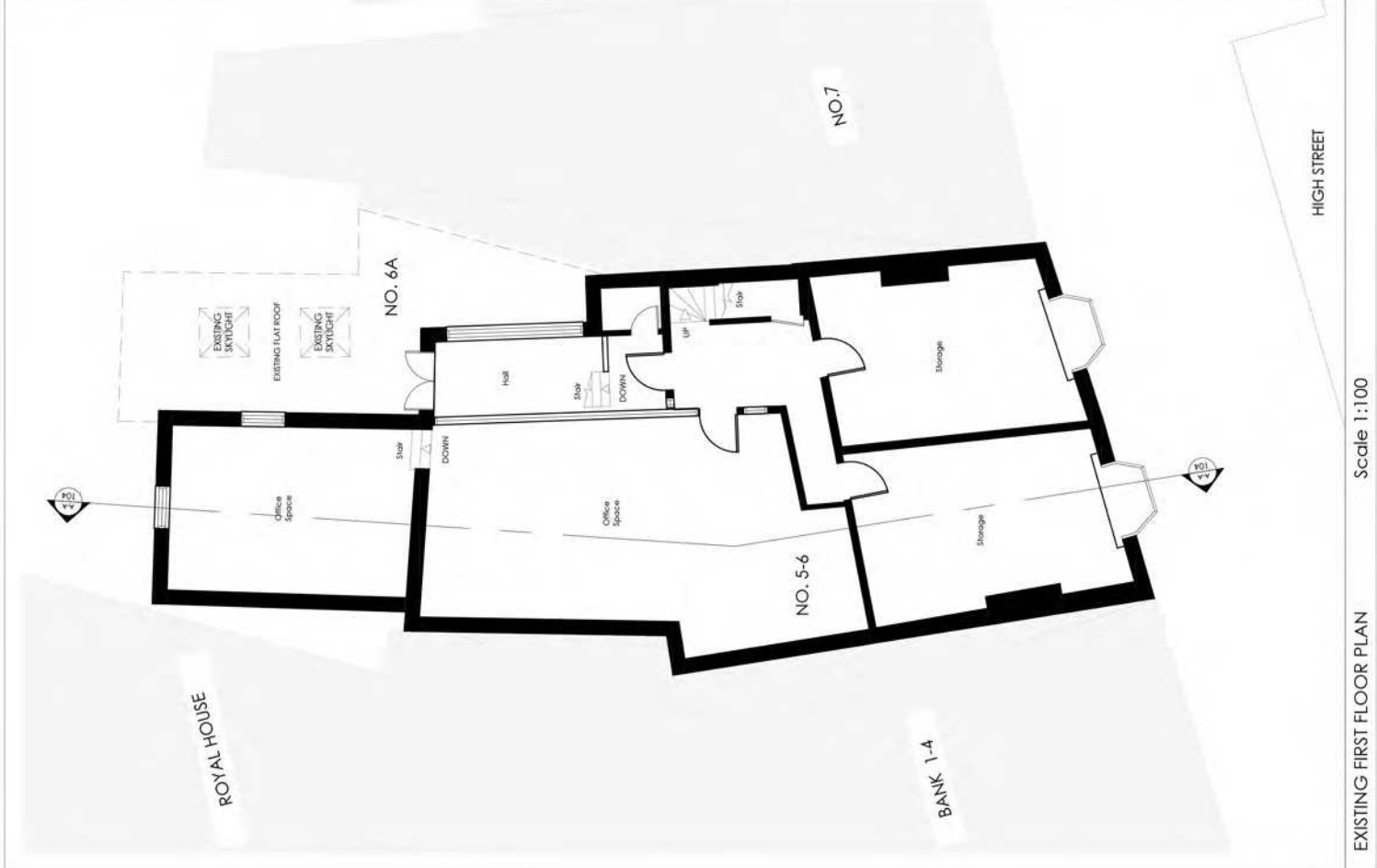
Scale
1:100 @ A3
Date
Nov '10

Drawn
MH
Checked
MH

PLANNING

Authorisation
K. 02707-6-6A High Street (Usage: 1st Floor) (10)

Job No.
 2299 | Type | L(2) | Dwg No. | 100 | Rev | P1 |



Scale 1:100

EXISTING FIRST FLOOR PLAN

Scale 1:100

EXISTING GROUND FLOOR PLAN

Job No.	2299	Type	L(2-)	Dwg No.	101	Rev	P1
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Rev	Description	Date
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www.axismason.com

Client
ARROWCROFT (FINLAND) LTD

Client Ref.

Project
6-6A HIGH STREET
UXBRIDGE

Drawing Title
Existing Floor Plans
Second & Roof Plan

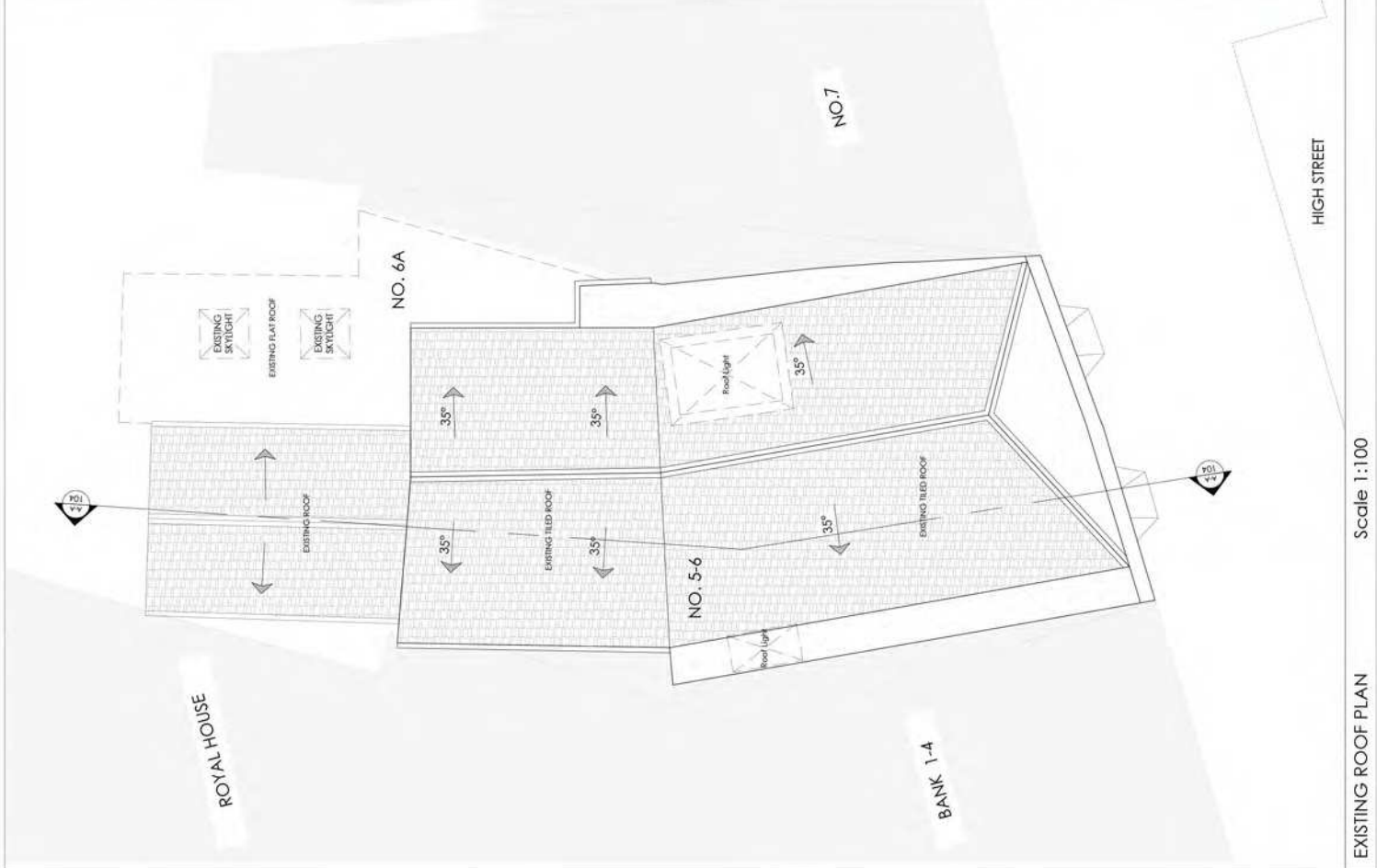
Scale
1:100 @ A3
Date
Nov '10

Drawn
BB
Checked
MH

PLANNING

Revision Table
K:\2299-6-6A High Street (Arrowcroft) Drawing Issues
(2) Planning@axis.com

Job No.	2299	Type	L(2-)	Dwg No.	101	Rev	P1
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EXISTING ROOF PLAN Scale 1:100



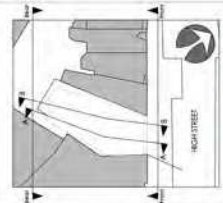
EXISTING SECOND PLAN Scale 1:100

Job No.	2299	Type	L(2-)	Draw No.	102	Rev	P1
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NOTE:
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Rev	Description	Date
1	Issued for tender	27.03.11

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 Fax: 020 7231 5001
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Client
 ARROWCROFT (FINLAND) LTD

Client Ref.

Project
 6-6A HIGH STREET
 UXBRIDGE

Drawing Title
 Existing Elevations
 Front Elevation

Scale
 1:100 @ A3
 Date
 Nov '10

Drawn
 MT
 Checked
 MH

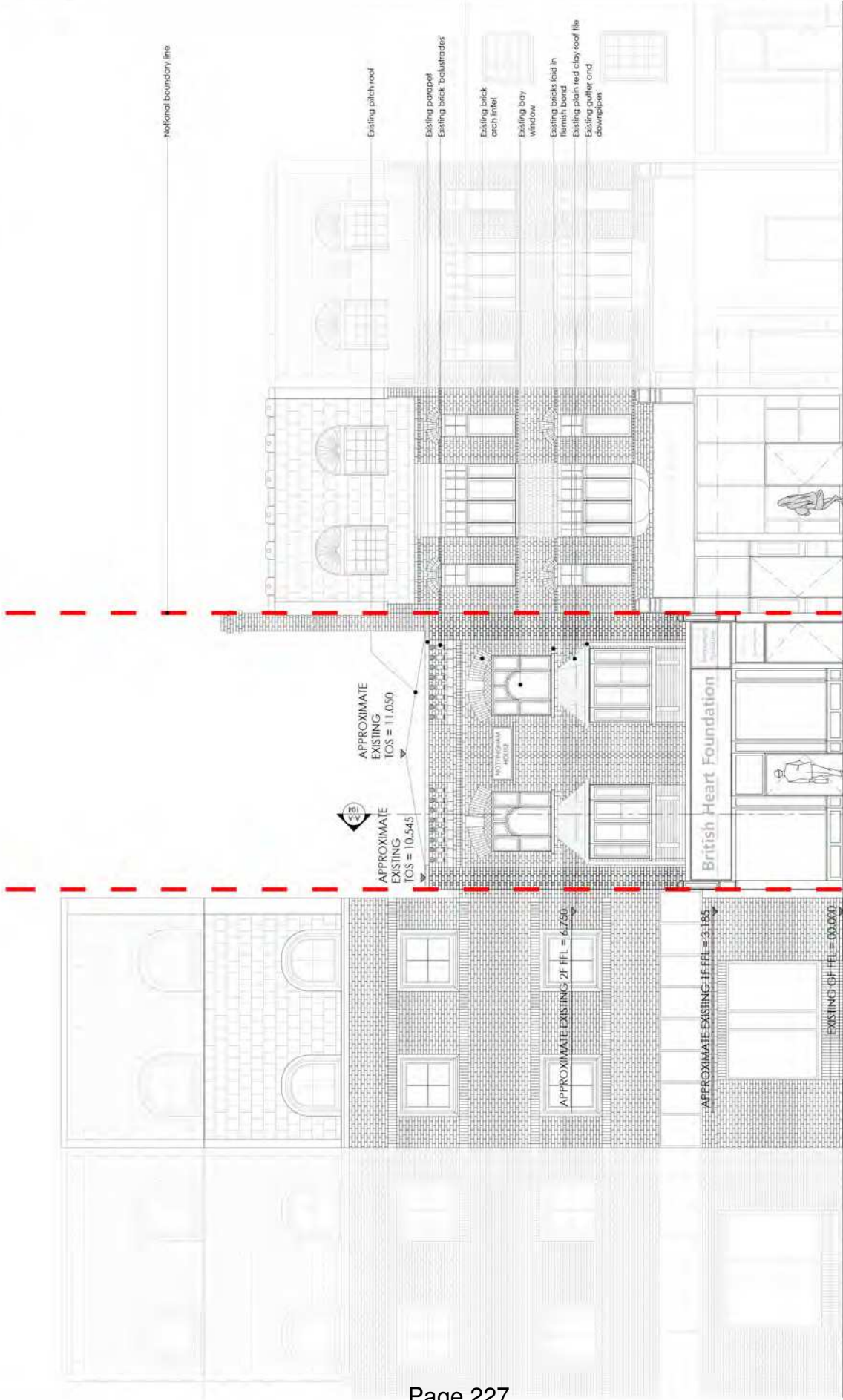
PLANNING

Job No.
 2299

Type
 L(2-)

Draw No.
 102

Rev
 P1



EXISTING FRONT ELEVATION FROM HIGH STREET

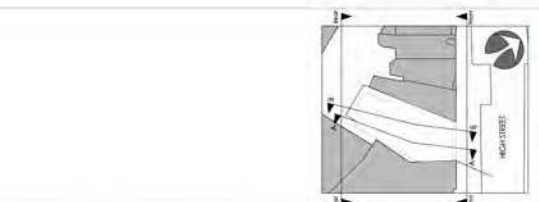
Scale 1:100

Job No.	2299	Type	L(2-)	Draw No.	103	Rev	P1
---------	------	------	-------	----------	-----	-----	----

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Rev	Description	Date
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Tel: 020 7251 5000
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Client
ARROWCROFT (FINLAND) LTD

Client Ref.

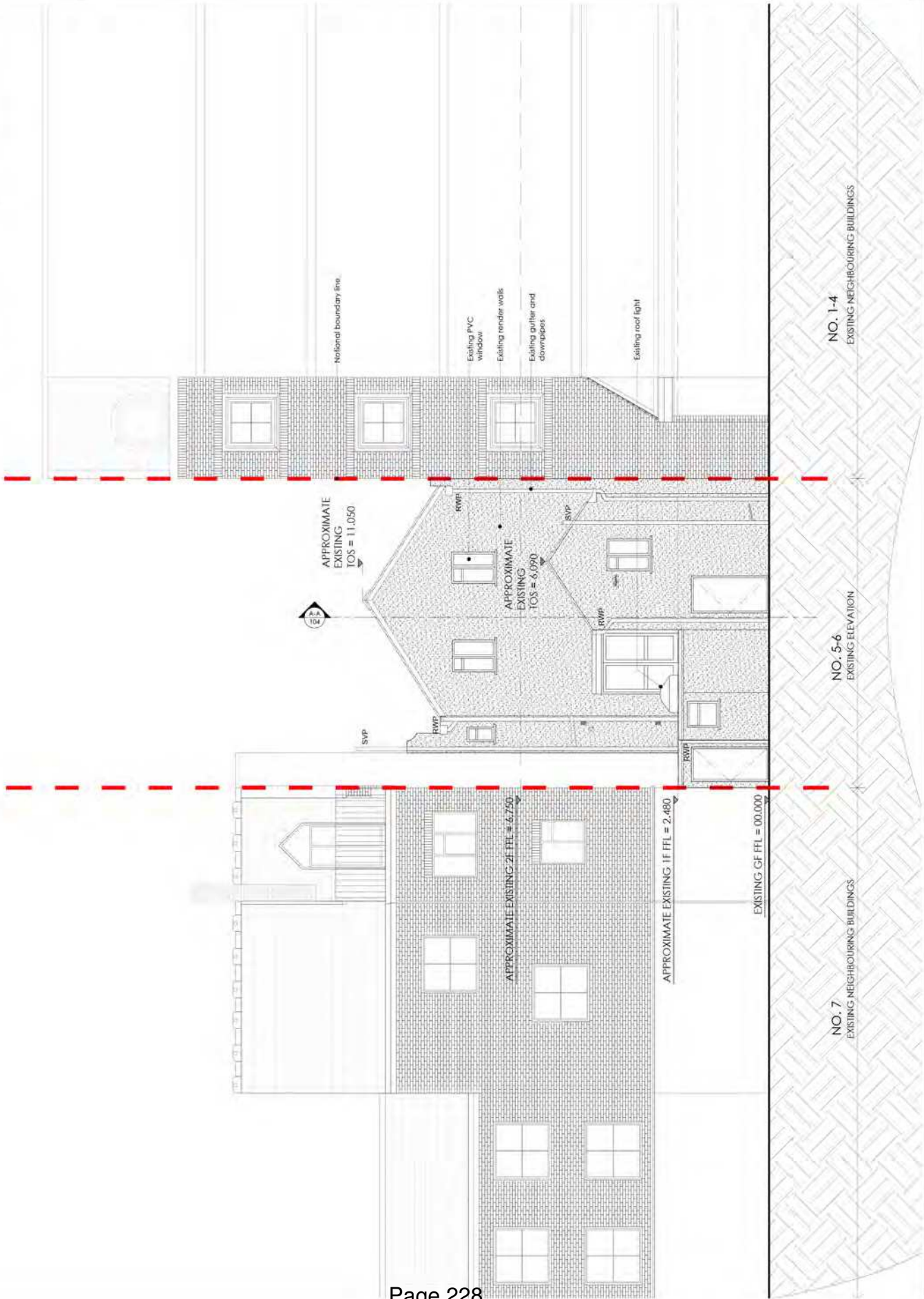
Project
6-6A HIGH STREET
UXBRIDGE

Drawing Title
Existing Elevations
Rear Elevation

Scale
1:100 @ A3
Date
Nov '10
Drawn
MH
Checked
MH

PLANNING

Job No.	2299	Type	L(2-)	Draw No.	103	Rev	P1
---------	------	------	-------	----------	-----	-----	----



Job No.	Type	Dwg No.	Rev
2299	(2)	104	P1

NOTES

1. Please refer to the site plan for the location of this drawing. All dimensions are to the centre line of the structure unless stated otherwise. For details see the relevant drawings.

2. This drawing must be used in conjunction with all other drawings and specifications. It is not to be used in isolation.

3. This drawing must be used in conjunction with all other drawings and specifications. It is not to be used in isolation.

4. All dimensions are to the centre line of the structure unless stated otherwise.

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Rev	Description	Date
P1	Revised Issue	27.02.17



Client
ARROWCROFT (FINLAND) LTD

Client Ref.

Project
6-6A HIGH STREET
UXBRIDGE

Drawing Title
Existing Section
Section A-A

Scale
1:200 @ A3

Date
Nov '10

Drawn
BB

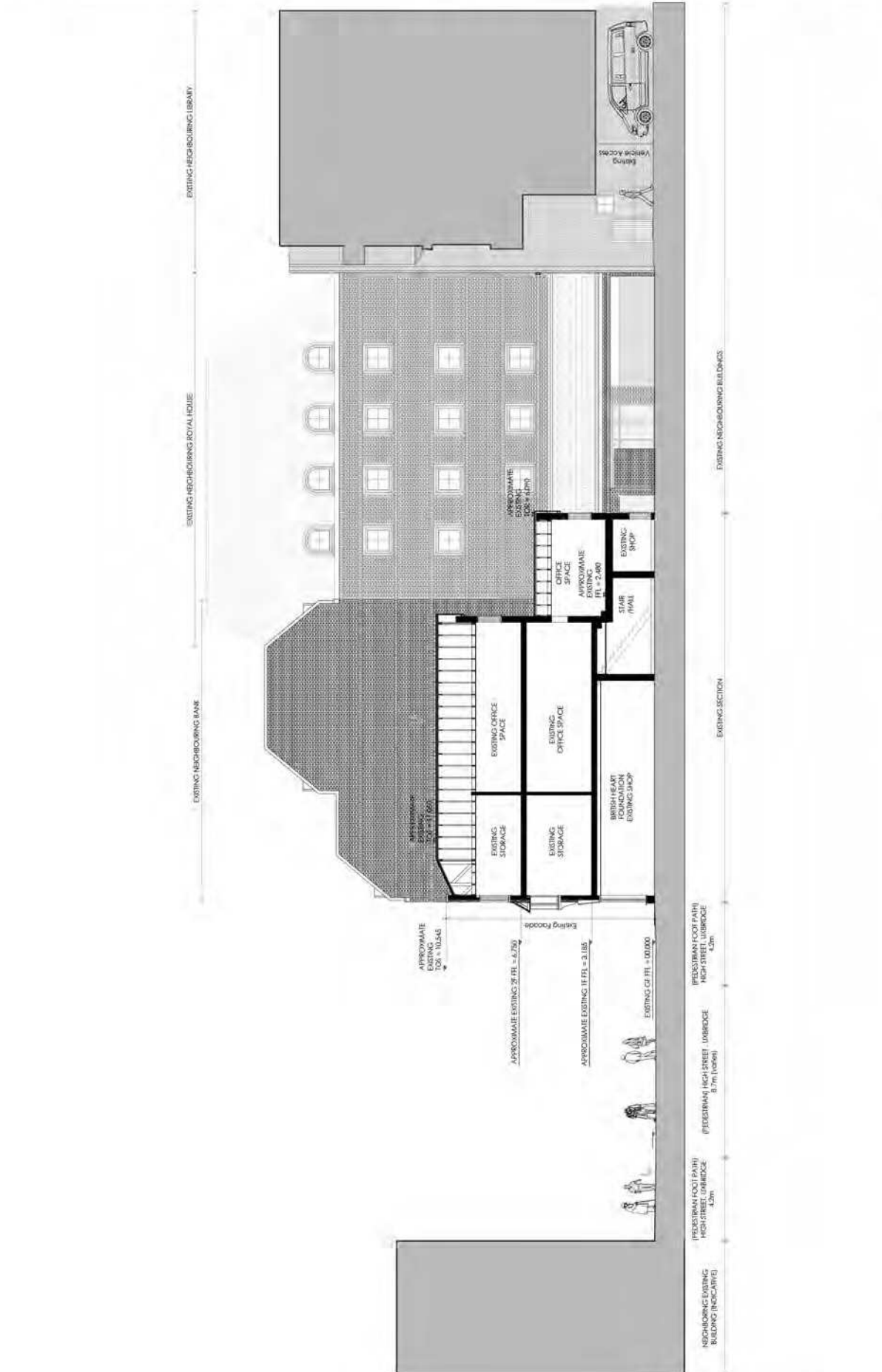
Checked
MH

PLANNING

Author
AIA/Mason Ltd

Project No.
2299

Job No.
 Type | Dwg No. | Rev || 2299 | (2) | 104 | P1 |



Scale 1:200

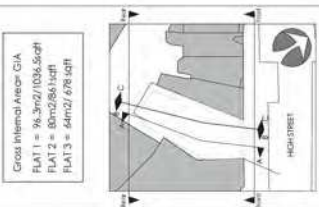
0 5 10 15 20 25

Job No.	2299	Draw No.	P2
Typ	L(2)	110	

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Rev	Description	Date
1	Issue for planning	14.02.11
2	Issue for construction	14.02.11
3	Issue for construction	28.05.11

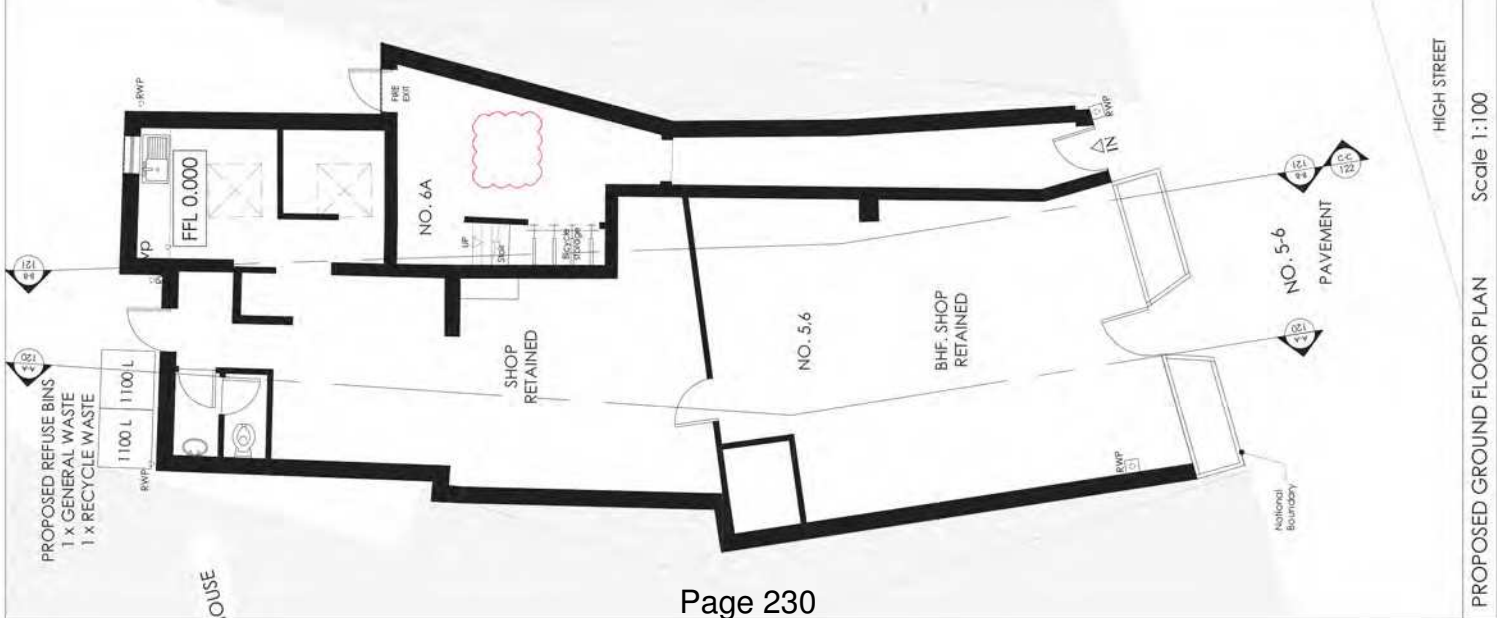
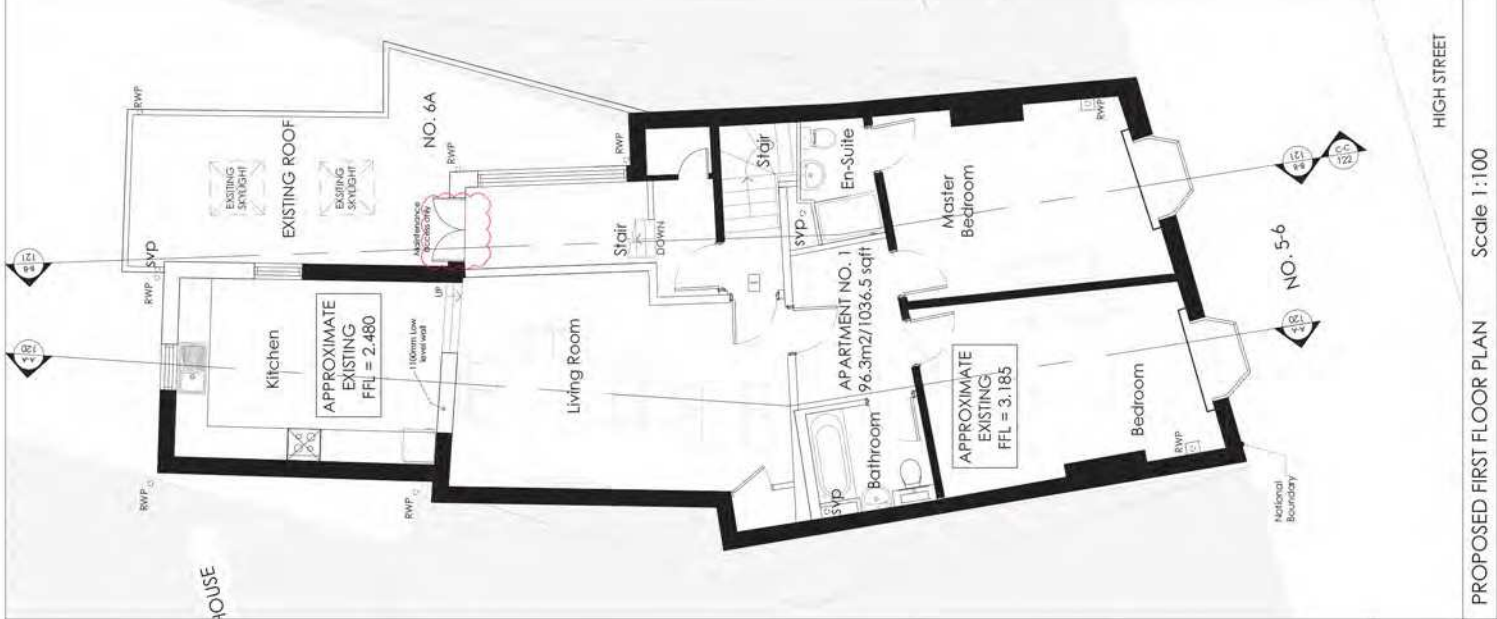
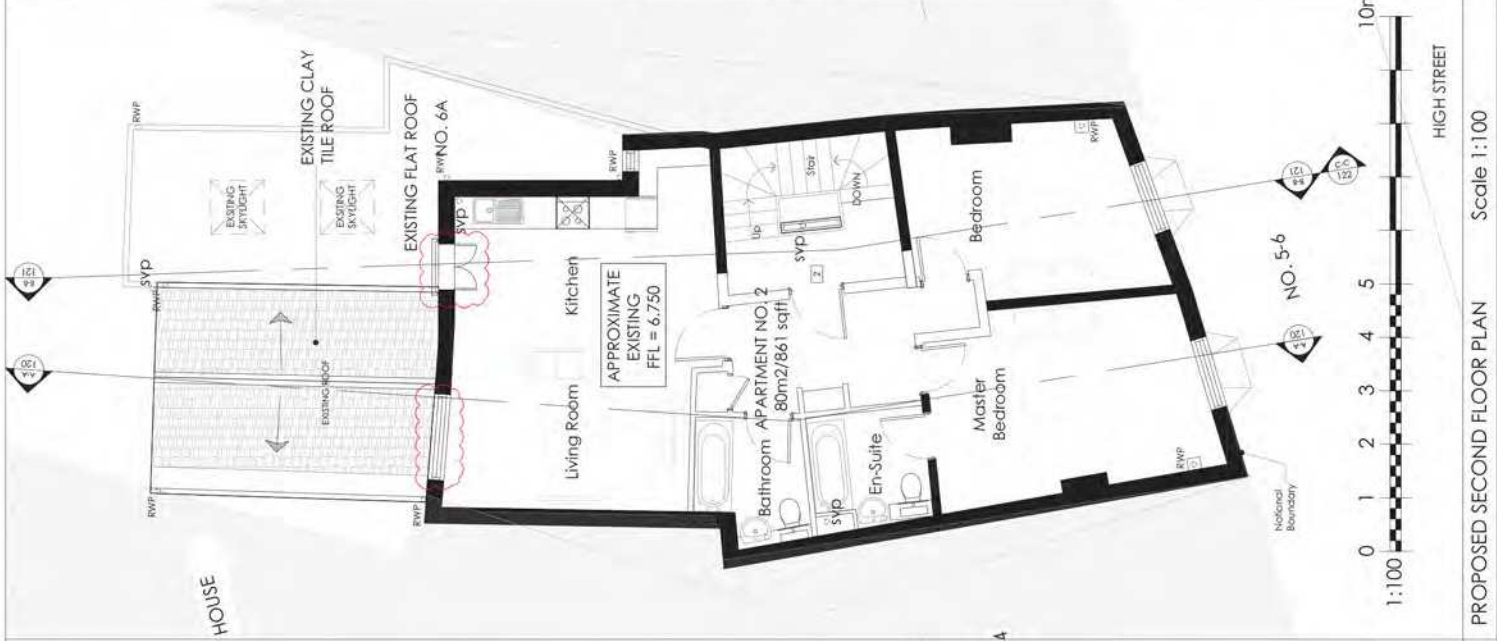
Client: ARROWCROFT (FINLAND) LTD
 Client Ref:
 Project: 6-6A HIGH STREET
 UXBRIDGE
 Drawing Title: Proposed Floor Plans
 Ground, First & Second Floor
 Scale: 1:100 (B A3) Date: Nov '10
 Drawn: BB
 Checked: MH
 Issue Date: **PLANNING**
 Revision: 01



axis mason
 architectural
 landscape
 interior
 project management

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 London SE1 2JX
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 F: 020 7251 6001
 www.axismason.com

Job No.	2299	Draw No.	P3
Typ	L(2)	110	



Job No.	2299	Type	L(2-)	Draw No.	111	Rev	P5
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Notes:
 All dimensions are in millimetres unless otherwise stated.
 The drawing is not to be used for construction of any other
 structure, civil or structural, without the written consent of
 the author. The drawing is not to be used for any other purpose
 without the prior written consent of the author.

Rev	Description	Date
R1	Issue for tender	27.03.11
R2	Revised drawing	11.03.11
R3	Domestic window removed	03.05.11
R4	Domestic window added	26.05.11
R5	Domestic window removed	14.06.11

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Project:
 13000
 13000
 13000
 13000
 13000

Client:
 ARROWCROFT (FINLAND) LTD

Client Ref:
 Project:
 6-6A HIGH STREET
 UXBRIDGE

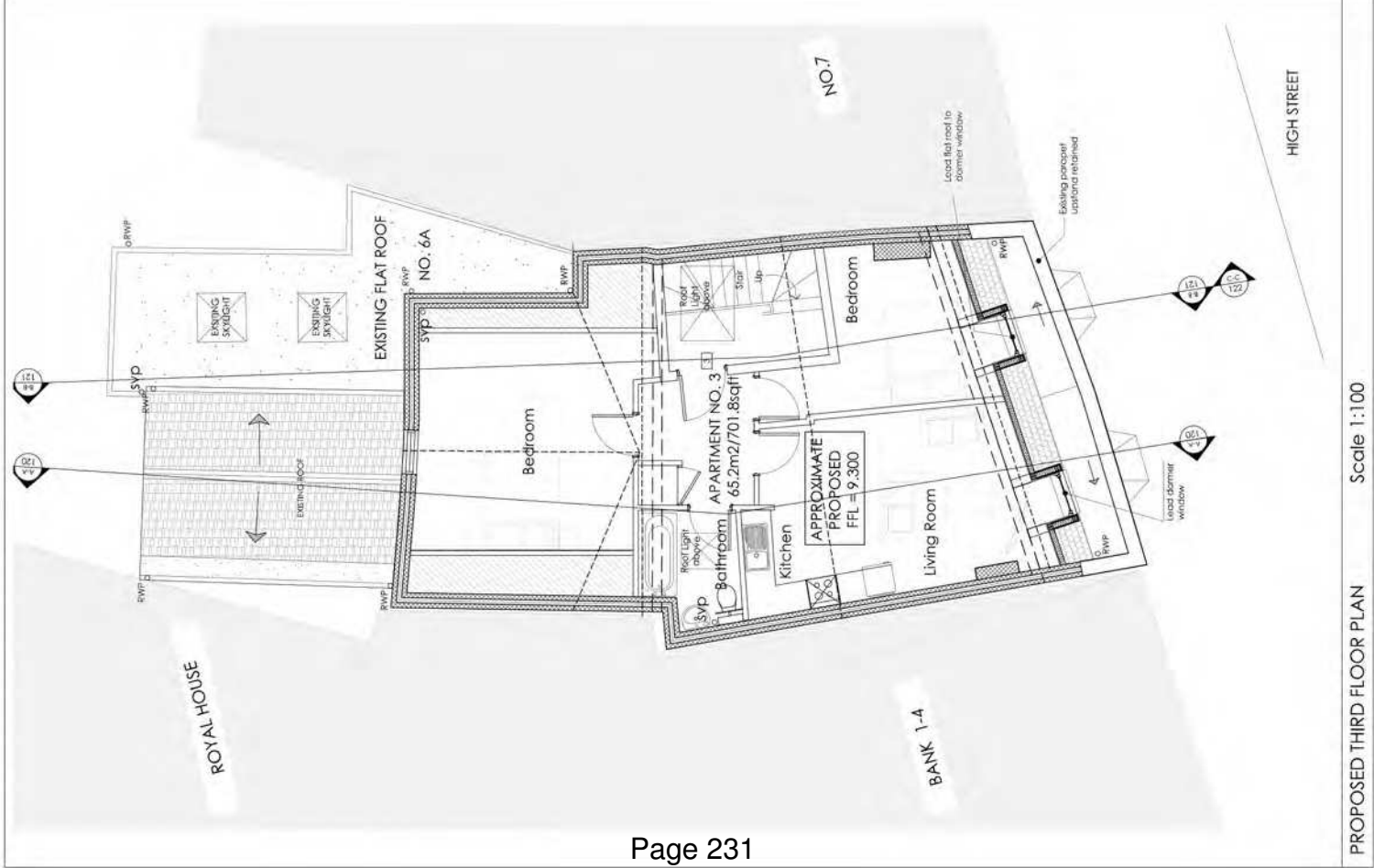
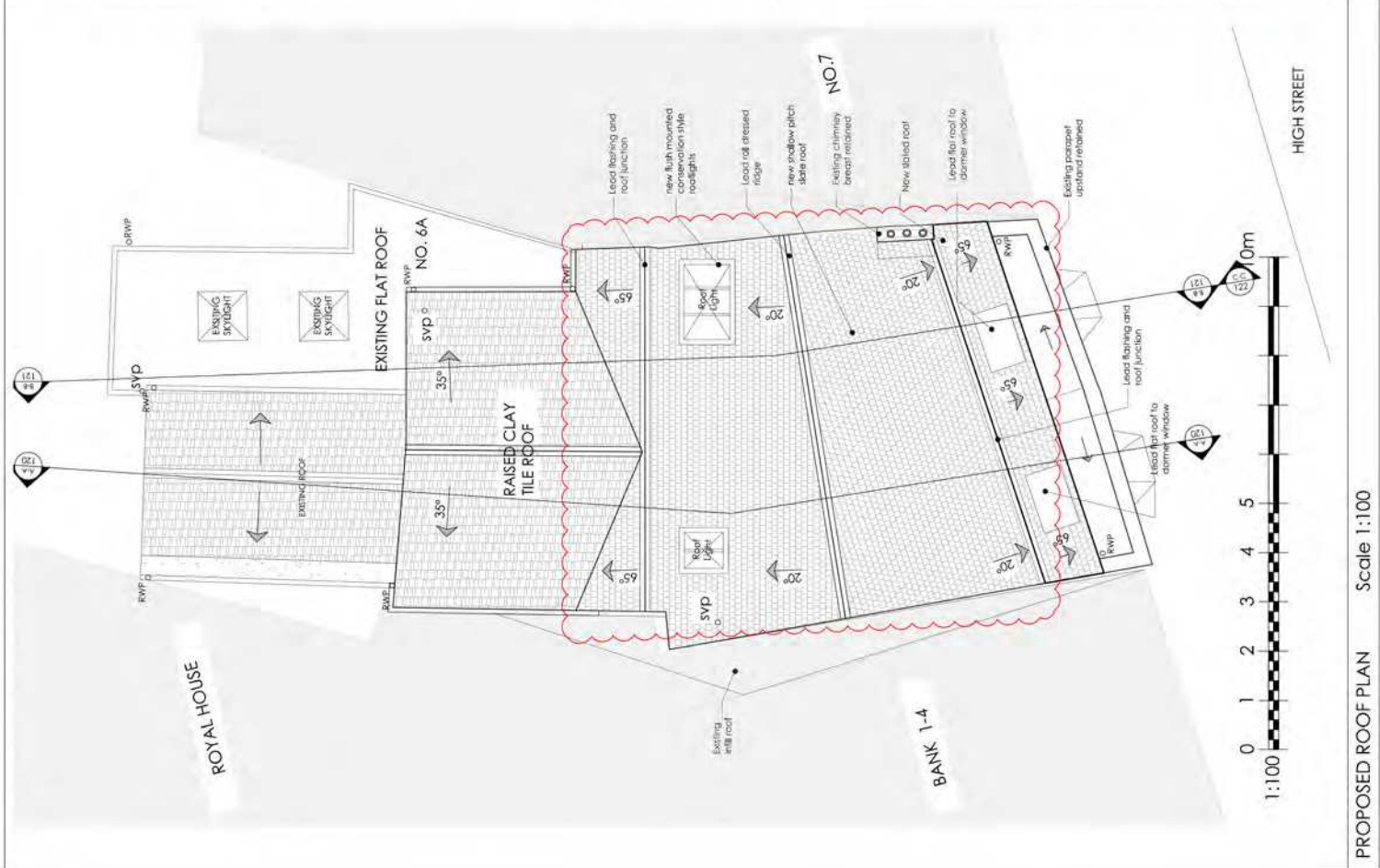
Drawing Title:
 Proposed Floor Plans
 Third Floor & Roof Plan

Scale:
 1:100 @ A3
 Date:
 Nov '10

Author:
 BB
 Checker:
 MH

PLANNING

Job No:
 2299
 Type:
 L(2-)
 Draw No:
 111
 Rev:
 P5



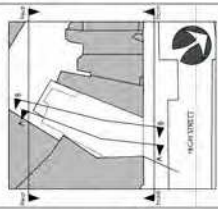
JOB NO.	2299	TYPE	L(2)	DATE	115	REV	P5
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NOTES
 1. All dimensions are to be taken from the centre of the wall unless otherwise stated.
 2. The drawings are to be used for construction only and do not constitute a contract. The contractor shall be responsible for checking the drawings and for any errors or omissions.
 3. The drawings are to be used for construction only and do not constitute a contract. The contractor shall be responsible for checking the drawings and for any errors or omissions.
 4. All dimensions are to be taken from the centre of the wall unless otherwise stated.
 5. The drawings are to be used for construction only and do not constitute a contract. The contractor shall be responsible for checking the drawings and for any errors or omissions.

Rev	Description	Date
01	Issue for tender	27.03.11
02	Issue for tender	11.03.11
03	Issue for tender	08.04.11
04	Issue for tender	22.05.11
05	Issue for tender	14.06.11

Rev	Description	Date
01	Issue for tender	27.03.11
02	Issue for tender	11.03.11
03	Issue for tender	08.04.11
04	Issue for tender	22.05.11
05	Issue for tender	14.06.11

Key
 REFLECTED OUTLINE OF ADJACENT



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 architecture
 landscape
 interior
 project management

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 WIMBORNE BH20 2AA
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 F: 01202 121 007
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Client
ARROWCROFT (FINLAND) LTD

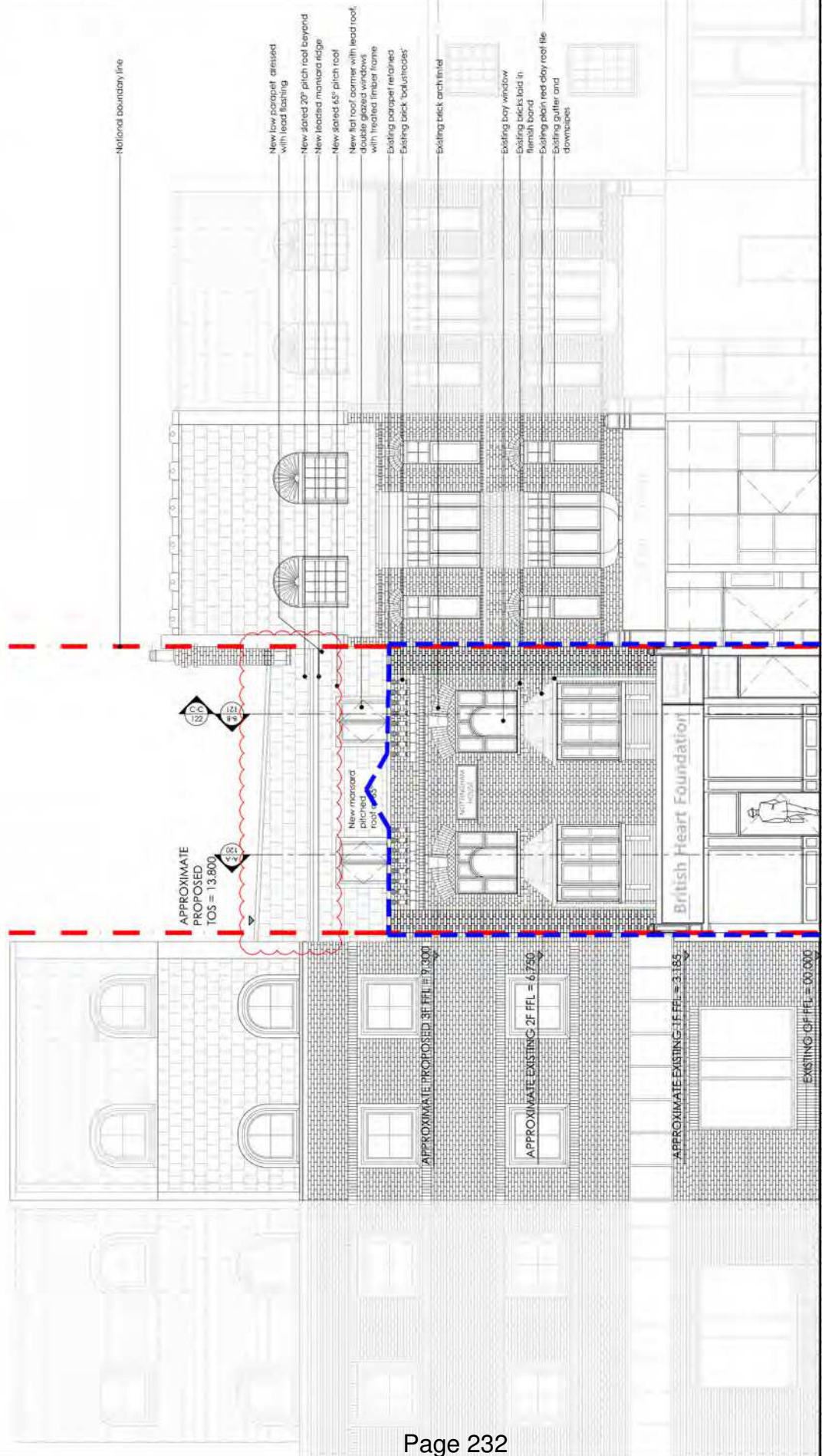
Client Ref.

Project
**6-6A HIGH STREET
 UXBRIDGE**

Drawing Title
**Proposed Elevations
 Front Elevation**

Scale
 1:100 @ A3 Date
 Nov '10
 Drawn
 MT
 Checked
 MH

Job No.	2299	Type	L(2)	Date	115	Rev	P5
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NO. 7
 EXISTING NEIGHBOURING BUILDINGS

NO. 5-6
 PROPOSED ELEVATION

NO. 1-4
 EXISTING NEIGHBOURING BUILDINGS

Scale 1:100

PROPOSED FRONT ELEVATION FROM HIGH STREET

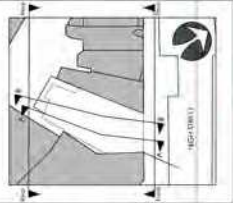
Job No.	2299	Type	L(2-)	Draw No.	116	Rev	P5
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Notes:
 1. All dimensions are in millimetres unless otherwise stated.
 2. The drawing is to be read in conjunction with the specification and the contract documents.
 3. The drawing is to be read in conjunction with the specification and the contract documents.
 4. The drawing is to be read in conjunction with the specification and the contract documents.
 5. The drawing is to be read in conjunction with the specification and the contract documents.

Rev	Description	Date
F1	Prepared	17.09.11
F2	Revised	17.09.11
F3	Revised	17.09.11
F4	Revised	17.09.11
F5	Revised	17.09.11
F6	Revised	17.09.11

Client	ARROWCROFT (FINLAND) LTD
Project	6-6A HIGH STREET UXBRIDGE
Scale	1:100 @ A3
Date	Nov '10
Drawn	MT
Checked	MH

Key
 - Existing outline of building



axis mason
 architects
 100 High Street
 100 High Street
 100 High Street
 100 High Street
 100 High Street

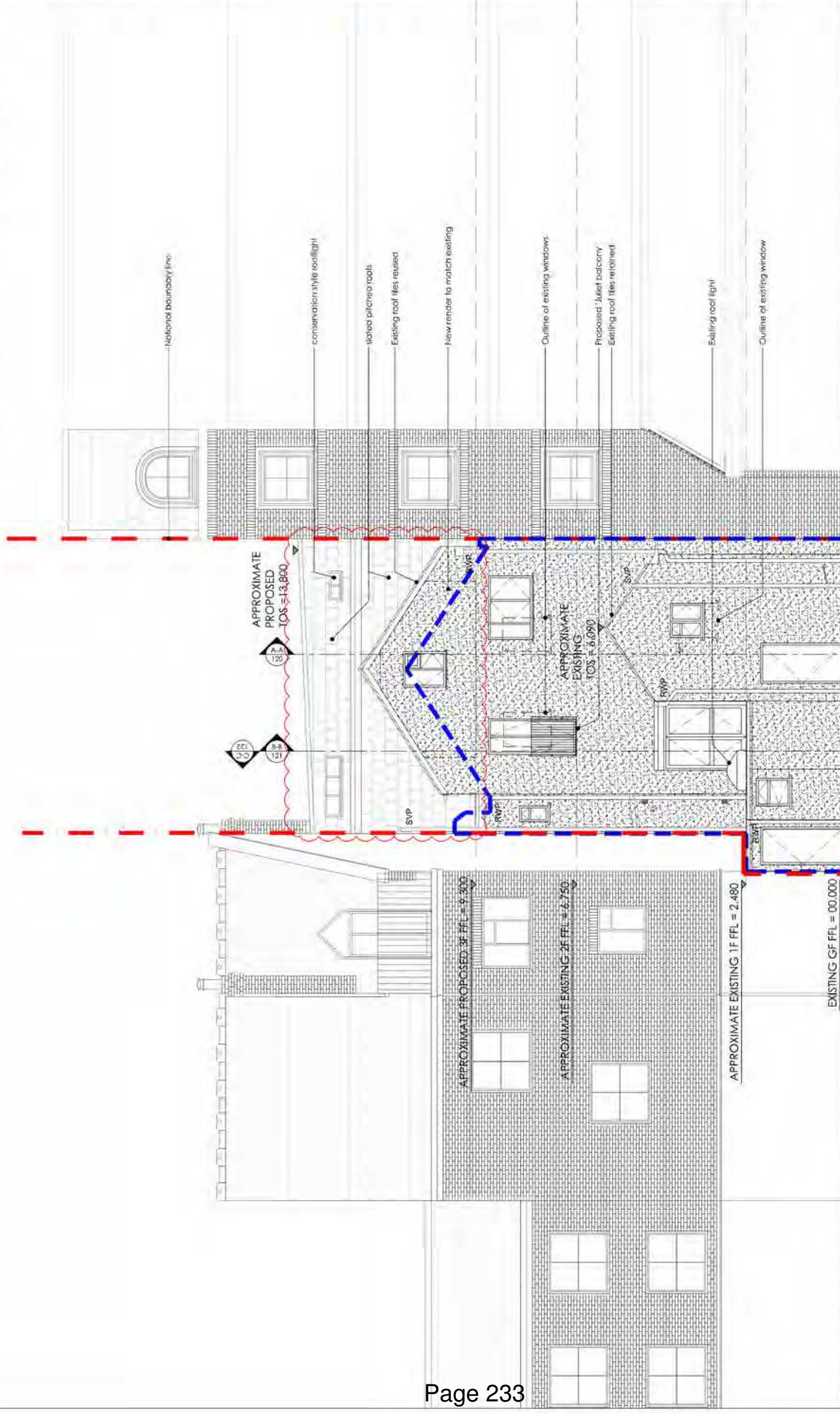
Client
 ARROWCROFT (FINLAND) LTD

Project
 6-6A HIGH STREET
 UXBRIDGE

Drawing Title
 Proposed Elevations
 Rear Elevation

Scale	1:100 @ A3	Date	Nov '10
Drawn	MT	Checked	MH

Job No.	2299	Type	L(2-)	Draw No.	116	Rev	P5
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NO. 1-4
 EXISTING NEIGHBOURING BUILDINGS

NO. 5-6
 PROPOSED ELEVATION

NO. 7
 EXISTING NEIGHBOURING BUILDINGS

PROPOSED REAR ELEVATION

Scale 1:100

Job No.	2299	Type	1(2)	Drawn No.	122	Rev	P3
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NOTES

1. All work to be carried out in accordance with the Building Regulations and the relevant parts of the Building Code of Practice.

2. The proposed work is shown in red and the existing work in black.

3. The proposed work is shown in red and the existing work in black.

4. The proposed work is shown in red and the existing work in black.

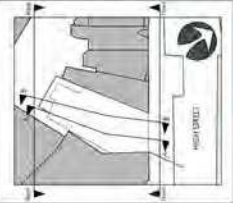
5. The proposed work is shown in red and the existing work in black.

Rev	Description	Date
01	Issue for tender	27.05.17
02	Revised drawing	28.05.17
03	Final drawing	28.05.17

Author	AW
Checked	AW
Drawn	AW
Scale	1:200
Date	28.05.17

Key

— PROPOSED WORK FOR BUILDING



axis mason

1000 High Street
 1000 High Street
 1000 High Street
 1000 High Street
 1000 High Street

www.axismason.com

Client: **ARROWCROFT (IRLAND) LTD**

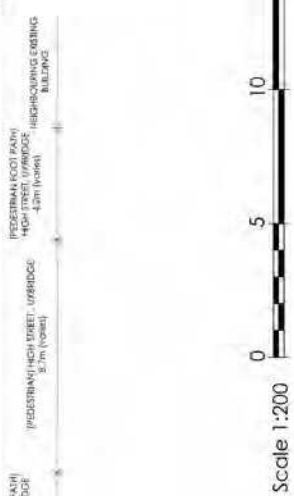
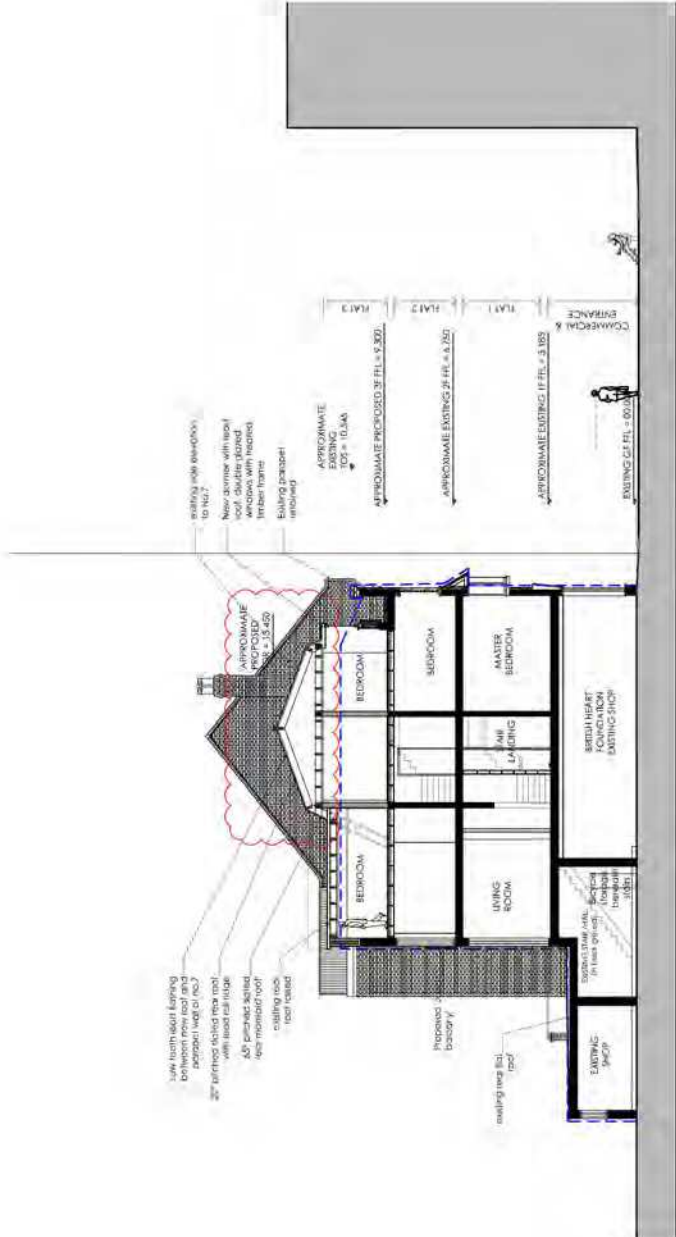
Project: **6-6A HIGH STREET UXBIDGE**

Drawing Title: **Proposed Sections Section C-C**

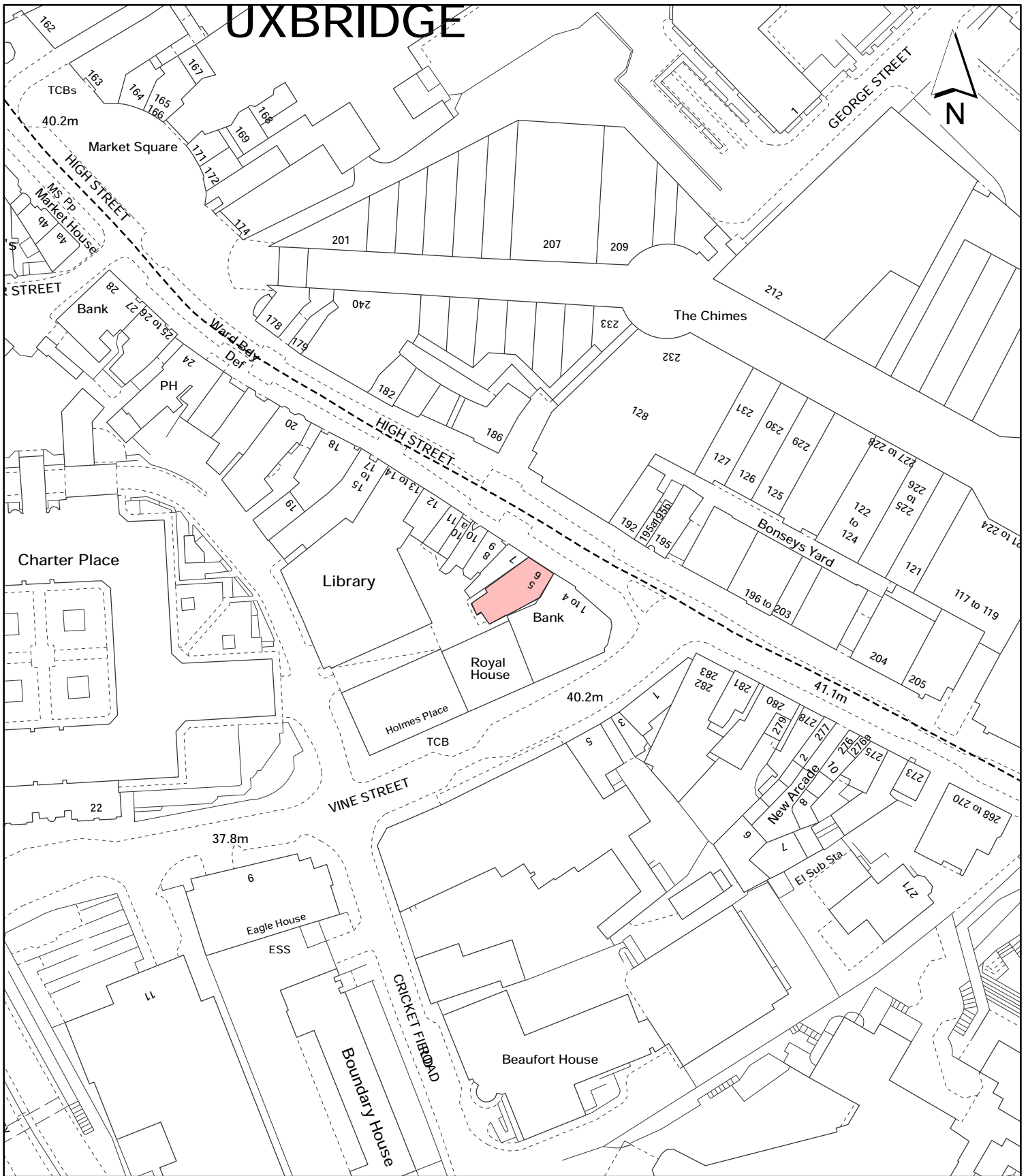
Scale	1:200 @ A3	Date	Nov '10
Author	AH	Checked	DB

PLANNING

Job No.	2299	Type	1(2)	Drawn No.	122	Rev	P3
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UXBRIDGE



Notes:

 Site boundary

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Site Address:

6 & 6a High Street

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

Planning Application Ref:
1538/APP/2017/722

Scale:
1:1,250

Planning Committee:
Central & South
 Page 236

Date:
July 2017



HILLINGDON
 LONDON