



HILLINGDON  
LONDON



# Central & South Planning Committee

**Date:** WEDNESDAY 30 AUGUST  
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  
Councillor John Morse

**Published:** Monday 21 August 2017

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This Agenda is available online at:  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

*Putting our residents first*

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# Useful information for residents and visitors

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

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



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

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

## *Travel and parking*

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# A useful guide for those attending Planning Committee meetings

## Security and Safety information

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

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

## Petitions and Councillors

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

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

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

## How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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.

4. The Committee may ask questions of the

# Agenda

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## 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 on 19 July 2017 and 8 August 2017 1 - 12
- 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	48 Pole Hill Road - 33924/APP/2017/1512	Hillingdon East	Erection of a part single, part two storey extension  <b>Recommendation: Refusal</b>	13 - 18  216 - 222
7	Land Forming Part of 7 Brookside - 72693/APP/2017/1026	Uxbridge North	Two storey, 2-bed attached dwelling with associated parking and amenity space and extension to vehicular crossover to front  <b>Recommendation: Approval</b>	19 - 32  223 - 229

### Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Rear of 25 Botwell Lane - 1644/APP/2017/1625	Botwell	Retention of three storey building comprising 2 x 2 bedroom and 1 x studio self contained flats  <b>Recommendation: Refusal</b>	33 - 44  230 - 234

9	Brunel University, Kingston Lane - 532/APP/2017/1884	Brunel	Construction of three new pedestrian footpaths, widening of one access road, reconstruction and widening of one access road with increased splays, relaying of existing IT cable ducts and relocation of a cycle store.  <b>Recommendation: Approval</b>	45 - 62  235 - 265
10	Lecture Centre, Brunel University, Kingston Lane - 532/APP/2017/1493	Brunel	Change office administration room to coffee shop involving removal of existing plasterboard wall and reconfigure; removal of section of existing external glazed wall and replace with new glazed double doors; re-positioning of existing internal glazed double doors; formation of new single glazed door within rear lobby space; installation of new internally fixed illuminated signage.  <b>Recommendation: Approval</b>	63 - 76  266 - 286
11	Lecture Centre, Brunel University, Kingston Lane - 532/APP/2017/1494 (LBC)	Brunel	Change office administration room to coffee shop involving removal of existing plasterboard wall and reconfigure; removal of section of existing external glazed wall and replace with new glazed double doors; re-positioning of existing internal glazed double doors; formation of new single glazed door within rear lobby space; installation of new internally fixed illuminated signage (Application for Listed Building Consent).  <b>Recommendation: Approval</b>	77 - 86  287 - 288
12	Lecture Centre, Brunel University, Kingston Lane - 532/ADV/2017/54	Brunel	Installation of 2 No. internally illuminated, internally mounted hanging box signs and 2 No.. non illuminated internally mounted hanging promotional board signs (application for advertisement consent)  <b>Recommendation: Approval</b>	87 - 92  289 - 294

13	Prince Of Wales PH, 1 Harlington Road - 7367/APP/2017/2070	Brunel	Retention of timber framed structure with a retractable canopy.  <b>Recommendation: Refusal</b>	93 - 104  295 - 301
14	Hillingdon Hospital, Pield Heath Road - 4058/APP/2017/2127	Brunel	Installation of a 5m tall x 114mm diameter steel pole on a free standing support frame to accommodate 4 x 600mm dishes, control cabinet (600mm x 600mm x 600mm), and associated cabling on the upper roof level of Hillingdon Hospital  <b>Recommendation: Approval</b>	105 - 114  302 - 308
15	Hillingdon Garden Centre, Pield Heath Road - 13831/APP/2017/1217	Brunel	Temporary change of use from garden centre to long stay car parking, for a period of two years.  <b>Recommendation: Approval</b>	115 - 132  309 - 312
16	Packet Boat Marina - 53216/APP/2017/1711	Yiewsley	Construction of new fixed pontoon to provide 7 leisure moorings with associated engineering and landscape works  <b>Recommendation: Approval</b>	133 - 156  313 - 320

## **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.

17	ENFORCEMENT REPORT	157 - 172
18	ENFORCEMENT REPORT	173 - 180
19	ENFORCEMENT REPORT	181 - 198
20	ENFORCEMENT REPORT	199 - 206
21	ENFORCEMENT REPORT	207 - 214

## **PART I - Plans for Central and South Planning Committee 215 - 320**

## Minutes



### CENTRAL & SOUTH PLANNING COMMITTEE

19 July 2017

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Mo Khursheed, Peter Money, John Morse and Brian Stead.</p> <p><b>Also Present:</b> Councillor George Cooper.</p> <p><b>LBH Officers Present:</b> James Rodger - Head of Planning and Enforcement Meghji Hirani - Planning Contracts &amp; Planning Information Peter Loveday - Highways Development Engineer Nicole Cameron - Planning Lawyer Khalid Ahmed - Democratic Services Manager</p>
43.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> <i>(Agenda Item 2)</i></p> <p>Councillor Khursheed declared a Non-Pecuniary Interest in Agenda Item No. 7 - 16 Moray Avenue, Hayes as the site was in his ward. He remained in the room during discussion on the item.</p>
44.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS</b> <i>(Agenda Item 3)</i></p> <p><b>RESOLVED:</b> That the minutes of the meetings held on 16 May, 7 June and 27 June 2017 be agreed as correct records.</p>
45.	<p><b>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</b> <i>(Agenda Item 5)</i></p> <p>It was confirmed that agenda items 1-14 were marked as Part I and would be considered in public. Agenda items 15-19 were marked as Part II and so would be considered in private.</p>
46.	<p><b>LAND FORMING PART OF 13 SALT HILL CLOSE, UXBRIDGE 72568/APP/2017/406</b> <i>(Agenda Item 6)</i></p> <p><b>Two storey, 3-bed attached dwelling with associated parking, amenity and cycle space</b></p>

Officers introduced the report, confirming that the application would infill land to the side of No.13. The proposal would retain sufficient visual spacing to the side boundary with Harefield Road which was at a higher ground level. The Committee was informed that the form, design and footprint of the proposed dwelling would match those adjoining within the close and would be in-keeping with the street scene and surroundings.

Officers reported that the proposal offered an adequate provision of off-street parking for both existing and proposed dwellings.

Officers highlighted the addendum which informed Members that Condition 7 was a duplicate of Condition 6 and therefore should be deleted if the application was approved.

A petitioner addressed the Committee and objected to the application on the following grounds:

- The proposal would be an overdevelopment of the site
- There would be harm to the character and appearance of the area
- There would be the loss of a semi-detached house
- There would be a loss of light, loss of privacy and the proposal would be over dominant
- Parking would cause a problem
- Salt Hill Close and Beacon Close were already densely populated
- Part of the footpath on Harefield Road was Council owned, but the hedge was not Council owned
- There had been two previous applications refused

Councillor George Cooper, Ward Councillor for Uxbridge North, addressed the Committee and expressed concerns regarding the extra traffic which would result because of the proposal. Reference was made to a particular problem with traffic on Harefield Road and that a petition hearing had recently taken place regarding traffic problems on Uxbridge Common which was nearby.

Officers in response to some of the issues raised reported that the scheme had been amended to provide 2 parking spaces per unit. In addition, it was considered that a 3 bed room property would make around 5-6 vehicle trips a day, which would not make a significant impact on the area.

In relation to concerns regarding overdevelopment of the site, loss of light, harming the character and appearance of the area, it was reported that the proposals had met planning standards which had been applied.

The Legal Advisor reported the concerns expressed regarding the ownership of the hedge on the footway was not a material planning consideration. In addition, the Legal Advisor suggested that the previous refusal of an appeal was a planning consideration; however, Members should focus on the merits of the application before them.

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

**RESOLVED: That the application be approved.**



47.	<p><b>16 MORAY AVENUE, HAYES 13579/APP/2017/1710</b> (<i>Agenda Item 7</i>)</p> <p><b>Retention of outbuilding with proposed modifications and reduction in size, for uses ancillary to the dwelling house</b></p> <p>Officers introduced the report and confirmed that permission was sought for the retention of an existing outbuilding with proposed modifications and reduction in size, for uses ancillary to the dwelling house. The Committee was informed that the site was currently the subject of enforcement action regarding two unauthorised outbuildings. One outbuilding had been demolished and this application sought to reduce the size of the other outbuilding.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to the conditions and informatives set out in the report.</b></p>
48.	<p><b>HAYES PARK, HAYES END ROAD, HAYES 12853/ADV/2017/41</b> (<i>Agenda Item 8</i>)</p> <p><b>Installation of 3 flag poles</b></p> <p>Officers introduced the report and informed Members that the application sought retrospective advertisement consent for the installation of 3 flag poles.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to the conditions and informatives set out in the report.</b></p>
49.	<p><b>308 KINGSHILL AVENUE, HAYES 24844/APP/2017/1548</b> (<i>Agenda Item 9</i>)</p> <p><b>Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5), installation of extract duct and alterations to rear elevation</b></p> <p>Officers introduced the report, confirming that the application related to change of use only and did not involve any exterior alterations to the building, apart from the installation of an extract duct to the rear.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to the conditions and informatives set out in the report.</b></p>
50.	<p><b>308 KINGSHILL AVENUE, HAYES 24844/ADV/2017/55</b> (<i>Agenda Item 10</i>)</p> <p><b>Installation of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign</b></p> <p>Officers introduced the report, confirming that the application sought the advertisement consent for the installation of 1 internally illuminated fascia sign and 1 internally illuminated project sign.</p>

	<p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to the conditions and informatives set out in the report.</b></p>
51.	<p><b>53 PETWORTH GARDENS, HILLINGDON 71076/APP/2017/1756</b> (Agenda Item 11)</p> <p><b>Conversion of single dwellinghouse into 2 x 2-bed self-contained flats with associated parking and amenity space, involving alterations to elevations (Retrospective)</b></p> <p>The Committee was informed that there were inaccuracies in the plans for this application and it was requested that consideration of the application be deferred to enable the applicant to submit an application with accurate plans.</p> <p><b>RESOLVED: That the application be deferred.</b></p>
52.	<p><b>210 CENTRAL AVENUE, HAYES 71772/APP/2017/962</b> (Agenda Item 12)</p> <p><b>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</b></p> <p>Officers introduced the report and confirmed that the property was located within an Area of Special Character and that the extensions to the existing dwelling were large bulky which were 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 was provided with a kitchen which did not have a window (no light or outlook).</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be refused.</b></p>
53.	<p><b>84 HERCIES ROAD, HILLINGDON 11271/APP/2017/1549</b> (Agenda Item 13)</p> <p><b>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</b></p> <p>Officers introduced the report and confirmed that the main issues for consideration related to the effect of the proposal on the character and appearance of the original dwelling, the impact on the streetscene and the impact on the residential amenity of the neighbouring dwellings.</p> <p>The Committee was provided with photographs of the proposal which indicated the application did not impact on the streetscene and did not harm the amenity of neighbouring residents.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to the conditions and</b></p>

	<b>informatives set out in the report.</b>
54.	<p><b>6 &amp; 6A HIGH STREET 1538/APP/2017/722 (Agenda Item 14)</b></p> <p><b>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</b></p> <p>Officers introduced the report and confirmed that following a number of revisions to its design, the proposal was considered to be in character with the Conservation Area. In addition the proposal would not result in a loss of residential amenity to the future occupants of the 3 flats. The Committee was informed that the applicant had agreed to enter into a S106 Agreement to ensure that the future occupants of the flats would not be eligible to apply for a parking permit. This was because the proposed development would constitute a car free scheme given that there were a number of alternative modes of transport available to the occupants.</p> <p>Members discussed the impact on the streetscene and asked that a condition be added so that the development had arched windows, which would be in keeping with the streetscene.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved subject to the following:</b></p> <ol style="list-style-type: none"> <li><b>1. the completion of the S106 agreement to secure the car free scheme</b></li> <li><b>2. the conditions and informatives set out in the report, including an additional condition relating to arched windows.</b></li> </ol>
55.	<p><b>ENFORCEMENT REPORT (Agenda Item 15)</b></p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <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>
56.	<p><b>ENFORCEMENT REPORT (Agenda Item 16)</b></p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></li> </ol>

	<p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></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>
57.	<p><b>ENFORCEMENT REPORT (Agenda Item 17)</b></p> <p><b>RESOLVED:</b></p> <p><b>1. That the enforcement action as recommended in the officer’s report was agreed.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></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>
58.	<p><b>ENFORCEMENT REPORT (Agenda Item 18)</b></p> <p><b>RESOLVED:</b></p> <p><b>1. That the enforcement action as recommended in the officer’s report was agreed.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></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 7.00 pm, closed at 8.00pm</p>

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These are the minutes of the above meeting. For more information on any of the resolutions please contact Khalid Ahmed on 01895 250833. 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

8 August 2017

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Mo Khursheed, Peter Money, John Morse and Brian Stead</p> <p><b>LBH Officers Present:</b> Meghji Hirani (Planning Contracts &amp; Planning Information), Roisin Hogan (Planning Lawyer), James Rodger (Head of Planning and Enforcement), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport and Aviation Manager).</p>
60.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
61.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Morse declared a non-pecuniary interest in Item 8 as it is in his ward, but would remain in the room for the discussion of the item.</p> <p>Councillor Mohammed Khursheed declared a non-pecuniary interest in item 5 as it is in his ward, but would remain in the room for the discussion of the item. Councillor Khursheed also declared a non-pecuniary interest in Items 7 and 8, having spoken to the applicants regarding the items, and would leave the room during the discussion of the items.</p>
62.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>None.</p>
63.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 4</i>)</p> <p>It was confirmed that all items would be considered in public.</p>
64.	<p><b>10 PRINCES PARK LANE - 72808/APP/2017/2020</b> (<i>Agenda Item 5</i>)</p> <p><b>Single-storey rear extension, involving the demolition of the existing rear extension.</b></p> <p>Officers introduced the application, which sought the demolition of the existing single-</p>

	<p>storey rear extension, and proposed a new single-storey extension that extended 6m from the original rear wall of the property, and the garage would be removed as part of the development.</p> <p>It was noted that a petition in support of the application had been received, although the lead petitioner was not present, and this petition was supported by both adjacent neighbours at numbers 8 and 12 Princes Park Lane.</p> <p>Members were informed that the extension exceeded current policy, but due to the exceptional circumstances regarding the case, neighbour support and extensions on both adjoining properties, the impact from the proposal was deemed acceptable.</p> <p>The Committee confirmed that there was evidence of special circumstances regarding the application, and were happy to support the proposal. As such, the officer's recommendation was moved, seconded and unanimously agreed when put to a vote.</p> <p><b>RESOLVED: That the application be approved.</b></p>
65.	<p><b>LAND FORMING PART OF 12 DAGNALL CRESCENT - 72273/APP/2017/1211</b> <i>(Agenda Item 6)</i></p> <p><b>Two-storey, two-bed attached dwelling with associated parking and amenity space and creation of a new vehicular crossover to front.</b></p> <p>Officers introduced the application, which sought the erection of a two-storey, two-bed attached dwelling, and highlighted the addendum, which included an amendment to reason 1 for refusal.</p> <p>Councillor Burles addressed the Committee on behalf of a petition in objection to the application. Members heard that car parking issues in both Dagnall Crescent and Benbow Waye would be exacerbated by the proposal, and this would impact further upon the access for large vehicles and emergency services. The Committee were informed that the application would also have an unacceptable impact on the street scene and a loss of privacy for neighbouring properties, which was accentuated by the angle between houses, while the amenity space proposed would not be adequate for a house of that size.</p> <p>Members agreed that the application was just over the distance from neighbouring properties to ensure it was policy compliant, but agreed with the reasons for refusal laid out in the officer's report.</p> <p>The officer's recommendation was then moved and seconded, and upon being put to a vote, was unanimously agreed.</p> <p><b>RESOLVED: That the application was refused.</b></p>
66.	<p><b>7 NESTLES AVENUE - 49059/APP/2017/1086</b> <i>(Agenda Item 7)</i></p> <p><b>Variation of condition 5 (no other use including within Class D1) of planning permission ref: 49059/APP/2011/2790 dated 29-05-2012 (use as higher education college) to allow for use of building for primary education.</b></p> <p>Councillor Khursheed left the room during the discussion of this item.</p>



	<p>Officers introduced the application, which sought a variation of planning approval condition 5 for the conversion of the building to allow for one unit to be used as a primary school.</p> <p>Members agreed that the application would pose an unacceptable risk to highway and pedestrian safety, and was not an acceptable site for a primary school.</p> <p>Councillors moved, seconded and unanimously agreed the officer's recommendation.</p> <p><b>RESOLVED: That the application be refused.</b></p>
67.	<p><b>14 COLBROOK CLOSE - 35144/APP/2017/94</b> (<i>Agenda Item 8</i>)</p> <p><b>Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end and first floor side/rear extension (Part Retrospective).</b></p> <p>Councillor Khursheed had left the room for the discussion of this item.</p> <p>The application sought a first floor side/rear extension which incorporated the conversion of the roof from hip to gable, and a rear dormer window. The proposal was submitted to address concerns raised in the extant enforcement notice, and was largely retrospective, although included an amendment of the extension.</p> <p>Officers highlighted the addendum, which included an amendment to reason 4 for refusal.</p> <p>The Head of Planning and Enforcement commented that there was a typographical error within the officer's report, and confirmed that the report should read as follows: "Its width at 4m would be more than two thirds that of the original dwelling (5.8m)".</p> <p>The Chairman noted that the applicant had requested a deferral of the item, but noted that a full report had been received by the Committee for consideration.</p> <p>Members commented that the development breached planning policy, and the officer's recommendation was moved, seconded and unanimously agreed when put to a vote.</p> <p><b>RESOLVED: That the application was refused.</b></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.34 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on ltaylor3@hillingdon.gov.uk. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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## Report of the Head of Planning, Sport and Green Spaces

**Address** 48 POLE HILL ROAD HILLINGDON  
**Development:** Erection of a rear extension  
**LBH Ref Nos:** 33924/APP/2017/1512  
**Drawing Nos:** Location Plan (1:1250)  
Proposed Floor Plans and Elevations  
Existing Floor Plan and Elevations  
Block Plan (1:500)

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

**Date Application Valid:** 13/06/2017

### 2. **RECOMMENDATION**

#### **REFUSAL for the following reasons:**

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

The proposed extension, by reason of its size, scale, bulk, siting and massing when viewed in combination with the existing extensions/dormers, would unduly dominate the original building to an unacceptable degree. The proposed rear extension would appear as an incongruous and visually intrusive addition and would detract from the modest proportions and form of the host building. The scheme would thereby be detrimental to the character and appearance of the host building and the visual amenities of the street scene and the surrounding area. The proposal would thus be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

### 3. **CONSIDERATIONS**

#### **3.3 Relevant Planning History**

33924/83/1484 48 Pole Hill Road Hillingdon

Single storey rear extension.

**Decision:** 10-11-1983 Approved

33924/APP/2013/1683 48 Pole Hill Road Hillingdon

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 6 metres, for which the maximum height would be 2.9 metres, and for which the height of the eaves would be 2.5 metres

**Decision:** 08-08-2013 Refused **Appeal:** 19-11-2013 Dismissed

33924/APP/2013/1696 48 Pole Hill Road Hillingdon

Single storey detached outbuilding to rear for use as garage

**Decision:** 16-10-2013 Refused **Appeal:** 20-01-2014 Dismissed

33924/APP/2013/61 48 Pole Hill Road Hillingdon

Conversion of roof space to habitable use to include 2 side dormers involving alterations to the r  
of existing single storey extension(Application for a Certificate of Lawful Development for a  
Proposed Development).

**Decision:** 07-03-2013 Approved

33924/APP/2013/755 48 Pole Hill Road Hillingdon

Single storey rear extension with habitable roofspace to include 2 side dormers involving part  
demolition of existing rear element

**Decision:** 21-06-2013 Refused **Appeal:** 18-10-2013 Dismissed

33924/APP/2014/1187 48 Pole Hill Road Hillingdon

Single storey detached outbuilding to rear for use a storage/gym (Application for a Lawful  
Development Certificate for an Existing Development)

**Decision:** 14-07-2014 Refused

33924/APP/2014/266 48 Pole Hill Road Hillingdon

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 3.5 metres, and for which the heigh  
of the eaves would be 2.5 metres

**Decision:** 07-04-2014 Refused **Appeal:** 16-03-2015 Dismissed

33924/APP/2014/287 48 Pole Hill Road Hillingdon

Single storey rear extension with habitable roofspace to include 2 x side dormers.

**Decision:** 25-03-2014 Refused **Appeal:** 16-03-2015 Dismissed

33924/APP/2014/360 48 Pole Hill Road Hillingdon

Single storey detached outbuilding to rear for use as storage (Part Retrospective)

**Decision:** 22-04-2014 Refused

33924/APP/2015/1050 48 Pole Hill Road Hillingdon

storage/jym

**Decision:** 27-03-2015 NFA

33924/APP/2015/1762 48 Pole Hill Road Hillingdon  
storage/gym

**Decision:** 16-06-2015 NFA

33924/APP/2015/1891 48 Pole Hill Road Hillingdon  
Outbuilding at rear of garden (Application for a Lawful Development Certificate for an Existing development)

**Decision:**

33924/APP/2015/1917 48 Pole Hill Road Hillingdon  
Outbuilding adjoining dwelling (Application for a Lawful Development Certificate for a Proposed development)

**Decision:** 20-07-2015 Refused

33924/APP/2015/2391 48 Pole Hill Road Hillingdon  
rear extension with room in the roof space

**Decision:** 08-07-2015 NFA

33924/APP/2015/2599 48 Pole Hill Road Hillingdon  
Outbuilding at rear of garden (Application for a Lawful Development Certificate for a proposed development)

**Decision:** 04-09-2015 Refused

33924/APP/2015/3055 48 Pole Hill Road Hillingdon  
Outbuilding adjoining dwelling (Application for a Lawful Development Certificate for a Proposed development)

**Decision:** 19-02-2016 Approved

33924/APP/2015/3057 48 Pole Hill Road Hillingdon  
rear extension with room in the roof space

**Decision:** 27-08-2015 NFA

33924/APP/2015/3071 48 Pole Hill Road Hillingdon  
storage for household goods and garden equipment, jim, office

**Decision:** 27-08-2015 NFA

33924/APP/2015/3708 48 Pole Hill Road Hillingdon

Outbuilding at rear (Application for a Certificate of Lawful Development for an Existing Development)

**Decision:** 08-02-2016 Approved

33924/APP/2016/2241 48 Pole Hill Road Hillingdon

Alterations to the roof of the existing single storey rear extension to allow for the addition of a dormer window, and erection of a further single storey rear extension with habitable roofspace

**Decision:** 24-11-2016 Refused **Appeal:** 08-03-2017 Dismissed

33924/APP/2016/927 48 Pole Hill Road Hillingdon

Proposed joining of outbuilding to the main house

**Decision:** 13-10-2016 Refused **Appeal:** 03-01-2017 Withdrawn

### 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.

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

LPP 3.5 (2016) Quality and design of housing developments

### 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

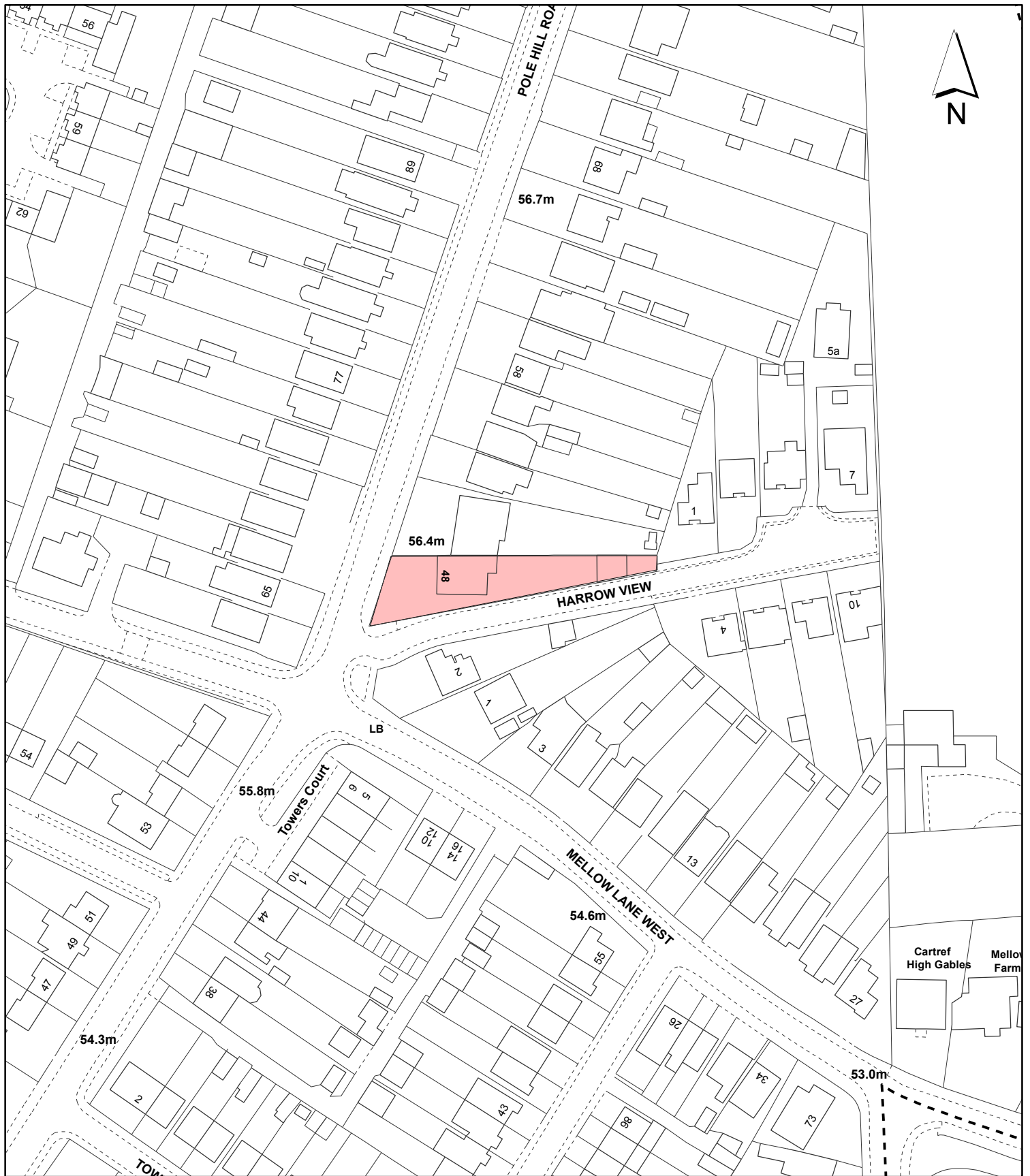
5.2 Site Notice Expiry Date:- Not applicable

### 6. Consultations

### 7. MAIN PLANNING ISSUES

**Contact Officer:** Zenab Haji-Ismail

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**48 Pole Hill Road**

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

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

Planning Application Ref:  
**33924/APP/2017/1512**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**August 2017**



**HILLINGDON**  
 LONDON



## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND FORMING PART OF 7 BROOKSIDE UXBRIDGE

**Development:** Two storey, 2-bed attached dwelling with associated parking and amenity space and extension to vehicular crossover to front

**LBH Ref Nos:** 72693/APP/2017/1026

**Drawing Nos:** 1235-01 Rev. B  
1235-02 Rev. C  
1235-04 Rev. A  
1235-03 Rev. A  
Location Plan (1:1250)  
Design and Access Statement

**Date Plans Received:** 20/03/2017                      **Date(s) of Amendment(s):** 31/03/2017

**Date Application Valid:** 31/03/2017

### 1. SUMMARY

The application seeks planning permission for the erection of a two storey 2-bed attached dwelling with associated parking and amenity space and extension to vehicular crossover to front. The proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area, would not result in an un-neighbourly form of development and would provide a satisfactory living environment for the future occupants. The proposal also makes adequate provision for parking. 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 1235-02 Rev. C, 1235-03 Rev. A and 1235-04 Rev. A and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

#### 3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the

development shall be constructed in accordance with the approved details and be retained as such.

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

#### REASON

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

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

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

##### 1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

##### 2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

##### 3. Details of Landscape Maintenance

##### 4. Schedule for Implementation

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

#### REASON

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

#### **5 RES12 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 7 or 9 Brookside.

#### REASON

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

#### **6 RES13 Obscure Glazing**

The window(s) facing 9 Brookside shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long

as the development remains in existence.

**REASON**

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

**7 RES14 Outbuildings, extensions and roof alterations**

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

**REASON**

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

**8 RES15 Sustainable Water Management (changed from SUDS)**

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

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

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

**REASON**

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

**INFORMATIVES**

**1 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 - 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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

## **3 147 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](http://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 property comprises of a two storey semi-detached house located on the Western side of Brookside, a residential cul-de-sac which is located within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

#### 3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 2-bed attached dwelling with associated parking and amenity space and extension to vehicular crossover to front.

#### 3.3 Relevant Planning History

##### Comment on Relevant Planning History

There is no recent planning history of relevance to this application site.

### 4. Planning Policies and Standards

#### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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.
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BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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LPP 3.3	(2016) Increasing housing supply

LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

The North Uxbridge Residents Association and 8 neighbouring properties were consulted by letter dated 5.4.17 and a site notice was displayed to the front of the site which expired on 25.5.17.

1 letter of support has been received and 2 letters of objection have been received. The objections raise concerns relating to:

1. Inadequate parking in Brookside.
2. A concern that the established semi-detached character of Brookside would be compromised by a development which would turn the semis into a terrace.
3. Concerns about drainage.

A petition of objection has also been received signed by 21 residents raising concerns about:

1. Out of character with semi-detached dwellings.
2. Increased parking stress.
3. Increased risk of crime.

North Uxbridge Residents Association:

Our Association has been asked by adjoining owners in Brookside to support their objection to the proposal to form a 2 bedroom house attached to No 7. Many of the Brookside houses have had substantial side extensions, but I understand they are all maintained as single family dwellings. The proposed side area at No 7 is inadequate for a separate house of an appropriate scale and would be markedly out of character with the other properties in this cul de sac. The provision of only 2 car parking spaces for Nos 7 and 7A fails to accord with the Council's adopted standard. Accordingly it is recommended that the application be refused.

### **Internal Consultees**

Highways Officer:

Brookside is a narrow local road on the Council road network subject to weekday waiting restrictions. 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 dwelling has a vehicular crossover that accesses a drive and a garage. Nearly all of the existing dwellings have off-street car parking. The proposals involve demolishing the existing garage and erecting an extension that provides a 2 bed family dwelling. The

driveway shown on the layout plans has parking for 1 car for each dwelling whereas the current policy is for 1.5 spaces per dwelling (3 in total for two dwellings).

COMMENTS ON REVISED DRAWING: I have reviewed the amended plans that show 3 off-street car parking spaces which is accordance with Council's policies.

The amended drawings also show bin storage close to the public highway. There is no covered secure cycle parking but this can be conditioned.

The crossover width is in excess of the Council's guidelines but this would not be a reason for refusal as it is unlikely to be successful at appeal in this location.

Landscape Officer:

These houses benefit from generous spacing between the blocks, each with wide side access to the rear gardens. In this case the front garden has already been largely paved over to provide two off-street parking spaces with hedging along the side boundaries. There are no tree / landscape constraints associated with the site.

COMMENT: No change is proposed to the front garden - with two parking spaces indicated. This appears to be inadequate to provide sufficient parking for both the existing and proposed dwellings. If all of the house in this street extended in this way, the character and appearance of the street would be detrimentally changed.

RECOMMENDATION: If the application is recommended for approval, landscape conditions should be imposed: RES9 (parts 1, 2, 5 and 6).

Flood and Water Management:

The site is located in Flood Zone 1 which can be found on the Environment Agency Flood Maps. The development needs to manage surface water on site in order to reduce the pressure on the main surface water sewer.

## **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 the Hillingdon Local Plan (November 2012).

### **7.02 Density of the proposed development**

Policy 3.4 of the London Plan seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted. The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.



#### **7.05 Impact on the green belt**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

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

It is considered that it would be appropriate to consider the proposal against the design criteria set out in the Hillingdon Residential Extensions SPD. HDAS requires side extensions should be set back 1 m from the main front wall of the dwellinghouse at both levels and a gap of 1 m should be provided between the extension and the shared boundary with No. 9. The width and height of the extension in relation to the original house should be considerably less than that of the original house and be between half and two thirds of the main house. The proposal does not strictly comply with the HDAS guidance given that the side extension is not set back at both levels. However consideration is given to the form of the extended adjoining semi detached property at Number 5 which is not set back at ground floor level by the required 1 m. The current proposal would add balance to the pair of semi's and would thus would not detract from the visual amenities of the street scene. As such it is considered that the proposed dwelling would not a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **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 an adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies

that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

The proposed dwelling would be partially screened from the host dwelling, with a 3.3 m projection to the rear. Given that the closest residential window at first floor level of the host dwelling serves a bathroom, the 45 degree angle from the centre point of the first floor rear facing bedroom would not be breached. As such it is considered that the proposal would not result in an unacceptable loss of light or outlook to the occupants of the host dwelling. Given the separation between the proposed dwelling and adjacent number 9 Brookside, the proposed dwelling would also not result in an unacceptable loss of light or outlook. A condition to ensure that the side facing window is obscure glazed and retained as such and that no additional windows are inserted is recommended. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

#### **7.09 Living conditions for future occupiers**

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 2 bedroom 3 person house is required to provide 70 square metres which the proposal complies with.

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. Submitted plans demonstrate that the retained dwelling would be served by a garden area measuring 84 square metres and the proposed two bedroom dwelling would achieve a private rear garden area measuring 42 square metres which would comply with the Council's minimum standards.

#### **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.

Brookside is a narrow local road on the Council road network subject to weekday waiting restrictions. The site has a PTAL value of 1b (poor) which suggests there will be a strong reliance on private cars for trip making. The Highways Officer has requested a revised plan to show the provision of 3 car parking spaces, to meet the Council's Parking Standards.

Revised plans have been submitted to reflect this advice. The revised plans indicate that the crossover required to gain access to the parking spaces would measure 6m in width which exceeds the Council's advice with regard to such crossovers. However, the Council's Highway Engineer considers that given the location of the property in a quiet cul-de-sac with very low levels of traffic flow a reason for refusal based on this ground only is unlikely to be successful at appeal. Thus, it is considered that the proposal should be accepted as an exception to the Council's normal Policies and standards.

**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**

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. The established garden contains a number of trees and shrubs, with the most significant trees situated on, or close to, the rear boundary. The Council's Landscape Officer has raised no objection to the proposal subject to a condition requiring the retention of trees and hard and soft landscaping by condition.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

The site is located in Flood Zone 1 which can be found on the Environment Agency Flood Maps. The Council's Flood and Water Management Officer as advised that development needs to manage surface water on site in order to reduce the pressure on the main surface water sewer. A condition is therefore recommended accordingly.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

The issues are addressed in the sections above.

**7.20 Planning obligations**

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

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

No other issues are raised.

**8. Observations of the Borough Solicitor**

General

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

regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

### **9. Observations of the Director of Finance**

Not applicable to this application.

### **10. CONCLUSION**

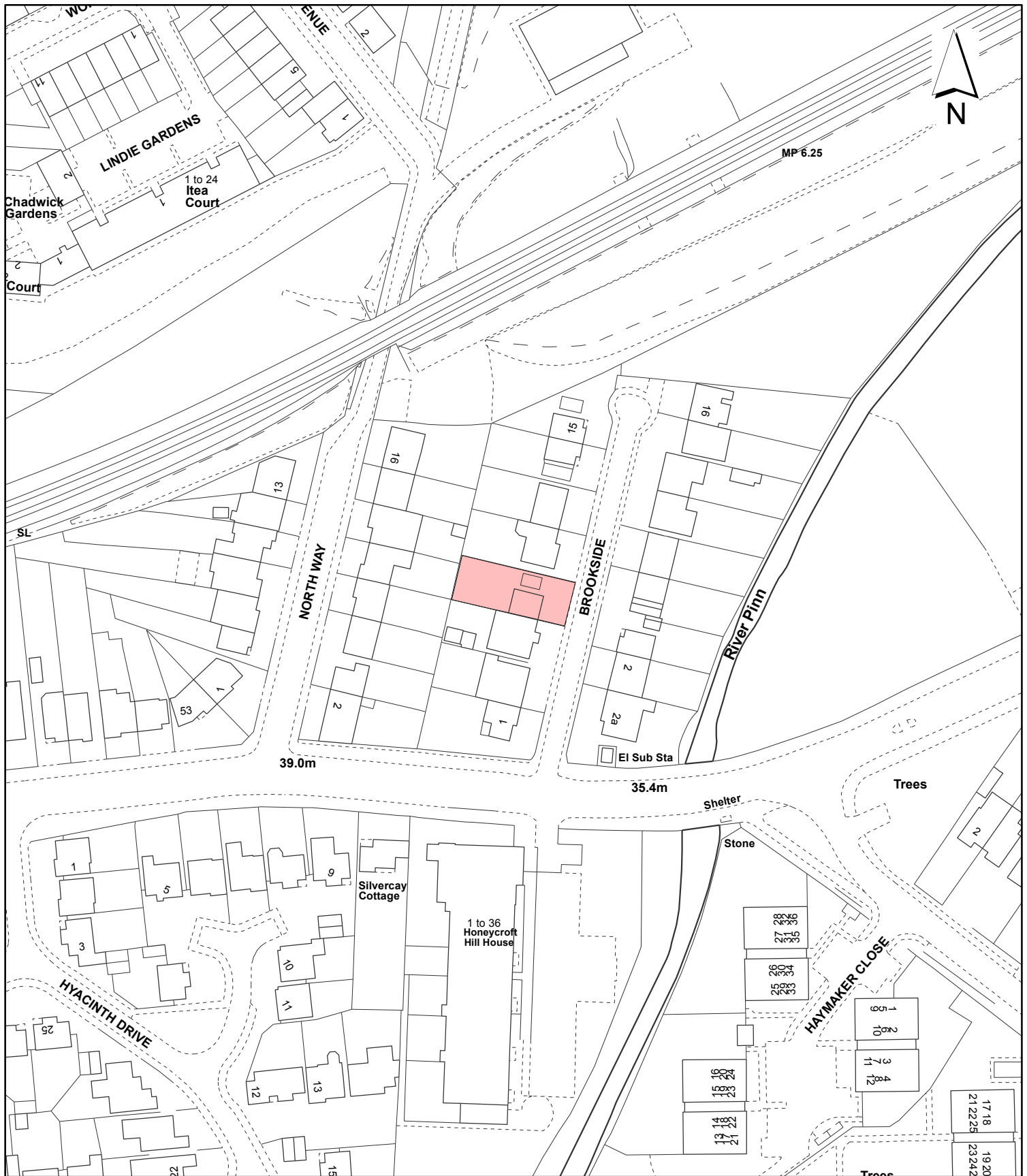
The application seeks planning permission for the erection of a two storey 2-bed attached dwelling with associated parking and amenity space and extension to vehicular crossover to front. The proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area, would not result in an un-neighbourly form of development and would provide a satisfactory living environment for the future occupants. The proposal also makes adequate provision for parking. 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)  
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

For identification purposes only.  
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Site Address:

**Land Forming Part of  
7 Brookside**

Planning Application Ref:  
**72693/APP/2017/1026**

Planning Committee:  
**Central & South**

Scale:  
**1:1,250**

Date:  
**August 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** REAR OF 25 BOTWELL LANE HAYES

**Development:** Retention of three storey building comprising 2 x 2 bedroom and 1 x studio self contained flats

**LBH Ref Nos:** 1644/APP/2017/1625

**Drawing Nos:** Rear of 25 Botwell Lane - Design statement  
KD/EXT(Ret)/PP/142/13/B- 1 59.1  
KD/EXT(Ret)/PP/142/13/B- 1 59.3  
KD/EXT(Ret)/PP/142/13/B- 1 59.2

**Date Plans Received:** 04/05/2017 **Date(s) of Amendment(s):**

**Date Application Valid:** 04/05/2017

### 1. **SUMMARY**

This application is being reported to committee due to enforcement history at this site. This application has been made in response to enforcement action. The development at this site does not accord with plans approved under planning Ref: 1644/APP/2004/949.

This application seeks permission for the retention of a 3-storey extension block to form 3 residential units (2 x 2 bedroom and 1 x studio). The principle of development is considered acceptable. However, the proposal involves the retention of a building that is considered to be a bulky, over dominant and incongruous form of development. The units across the development are of an unsatisfactory size and accommodate substandard form of living accommodation to the detriment of the amenities of future occupiers. The application fails to provide adequate private or communal amenity space for occupiers, nor does the application provide adequate mitigation measures against external noise. In addition, the proposal has not provided sufficient off street parking/manoeuvring/access arrangements or waste storage facilities, leading to on-street parking/queuing to the detriment of public and highway safety.

The application is therefore recommended for refusal.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

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

The proposal by reason of its siting in this open prominent position, its size, scale, bulk and design would result in an incongruous and cramped overdevelopment of the site to the detriment of the character and visual amenities of the street scene and the wider area. Therefore the proposal is contrary to 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), Policies 3.5, 7.4 and 7.6 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

The proposal would provide an indoor living area of an unsatisfactory size and quality for

the future occupiers of the proposed units 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 Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

**3 NON2 Non Standard reason for refusal**

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

**4 NON2 Non Standard reason for refusal**

The proposal fails to mitigate against external noise to the detriment of the residential amenity of existing/future occupiers. The proposal is therefore contrary to Policies OE5, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policy 7.15 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**5 NON2 Non Standard reason for refusal**

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units would result in an over-development of the site detrimental to the residential amenity of existing/future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 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.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and



	implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
R1	Development proposals in or near areas deficient in recreational open space
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 2.15	(2016) Town Centres
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
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

### 3. CONSIDERATIONS

### 3.1 Site and Locality

The site is located to the rear of No. 25 Botwell Lane behind a parade of shops. The site is accessed via a service road off Botwell Lane between No. 25 and the Botwell House Catholic Primary School.

The site is occupied by a 3-storey building which currently accommodates 1 x 1 bedroom unit and 1 x 2 bedrooms at ground floor level and 1 x 3 bedroom unit at first floor level and 1 x 3 bedroom unit at second floor level. The units at first and second floor levels are accessed via an external staircase. The flats do not have formal access to car parking, cycle parking, waste storage or external amenity space.

### 3.2 Proposed Scheme

The proposal seeks permission for:

- the retention of the 3-storey block;
- internal alterations to create winter gardens instead of bedrooms at first and second floor levels;
- 2 x 2 bedroom flats at first and second floor levels; and
- 1 x studio at ground floor level.

### 3.3 Relevant Planning History

1644/APP/2004/949      25 Botwell Lane Hayes

ERECTION OF A THREE STOREY REAR EXTENSION COMPRISING EXTENDED GROUND FLOOR SHOP, WITH 2 ONE-BEDROOM FLATS OVER

**Decision:** 09-11-2004    Approved

#### Comment on Relevant Planning History

The application under planning ref: 1644/APP/2004/949 sought to provide an extended storage area for the shop at ground floor level and 2 x 1 bedroom flats at first and second floor levels.

Where balconies were proposed under planning ref: 1644/APP/2004/949, the balconies have been converted into additional habitable accommodation to form 2 x 3 bedroom units at first and second levels. The ground floor area which was proposed to be additional storage was built to accommodate 1 x 2 bedroom and 1x 1 bedroom units. The existing building is therefore unauthorised.

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1      (2012) Built Environment

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
R1	Development proposals in or near areas deficient in recreational open space
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 2.15	(2016) Town Centres
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
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture

- LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 8.2 (2016) Planning obligations
- LPP 8.3 (2016) Community infrastructure levy
- 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:- **13th July 2017**
- 5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Neighbouring residents were consulted between 20/06/2017 and 11/07/2017, no comments or objections were received to this application.

### **Internal Consultees**

Highways

Botwell Lane is an existing local road in the Council road network. The site has a PTAL of 4 (Good) which suggests there will be a reduced reliance on private cars for certain trips to and from the property. There are parking restrictions along Botwell Lane that are in place to allow free of traffic in this location. There is an existing retail premises on the Botwell Lane frontage and the existing building has been constructed at the rear with access from an adjacent private lane. Vehicles are parked in the private lane and refuse bins are also left out in the lane. The applicant has previous permission to extend the rear of the property to construct 2 x1 bed flats. There is no car parking proposed as part of the proposed development and that is not in accordance with the Council's current policies. The previous permission for the two flats was granted without any off street car parking back in 2004.

The property is within a controlled parking zone. This latest proposal has no cycle parking storage and no refuse/recycling storage facilities. The proposals are for 2 additional 2 bed flats which should be providing some level of off-street car parking but they are not. There should also be secure cycle storage and refuse/recycling storage but there are none proposed. I do have concerns over this proposal which has provided no facilities. I would suggest the applicant is asked to apply for a restricted use of the controlled parking zone along with providing off street cycle storage (6 cycles) along with providing off street refuse/recycling facilities as a minimum.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The application site lies within a town centre. Policy S7 of the Local Plan: Part Two (November 2012) states planning permission will only be granted for the change of use from shops from Class A1 of the parade retains sufficient essential shop uses appropriate to the size of the parade.

The proposal originally under planning ref: 1644/APP/2004/949 sought to provide ancillary storage for the retail unit at ground floor level. The applicant subsequently formed 2 x 1 bedroom self contained flats in place of the ancillary storage.

A review of the site and the local centre based on a desktop study and a site visit indicates that the change of use has not altered the character of the parade, as such there would be no objection in principle to the intensification of the site providing that it accords with all relevant planning policies.

#### **7.02 Density of the proposed development**

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

The proposal exceed the density range set out in Table 3.2 of the London Plan (2016). The density matrix, though a material consideration is of limited weight in considering small developments. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings, or not, and its impact on adjoining occupiers. This is considered in detail in paragraph 7.07 below.

#### **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 (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 guidance notes that extensions must appear subordinate to the main house. There is a general presumption against two (or more) storey extensions. Where extensions are proposed, there should be no significant over-dominance or over-shadowing.

The balconies proposed under planning ref: 1644/APP/2004/949 were converted to form rooms this has resulted in a 3-storey extension. The development is considered to be a bulky, over dominant and incongruous form of development. Though the area is mixed in character, the development is visible from Botwell Lane and the development fails to harmonise with the existing street scene the design and appearance of the extension is unsympathetic and therefore is considered contrary to Policies BE13, BE15, BE19 and BE22 of the Local Plan and policies 7.4 and 7.6 of the London Plan.

#### **7.08 Impact on neighbours**

The site is located to the rear of no 25 Botwell Lane, the upper floors within the parade are occupied by flats. To the south of the site is car parking and a servicing area for the parade.

It is considered that what is being considered in terms of external change under this application, specifically the extension in place of balconies is not considered to harm the amenity of neighbouring occupiers.

#### **7.09 Living conditions for future occupiers**

Policy OE5 of the Local Plan: Part Two (November 2012) notes proposals for noise sensitive developments where occupiers may suffer from noise and vibration will not be permitted in areas which are expected to become subject to unacceptable levels of noise or vibration. Applications are required to demonstrate that developments can be insulated and designed to protect them from external noise.

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 3 bedroom (5 person) flat is required to provide an internal floor area of 86m<sup>2</sup> and a one bedroom (2 person) dwelling is required to provide 50m<sup>2</sup> of internal floor area.

The existing 3 bedroom flats measure 67m<sup>2</sup> and therefore fails to comply with the space standards. The applicant proposed to convert the third bedroom to create a 'winter garden'. No details are provided of what the winter garden would entail, the room would remain and could be used as an additional bedroom. The use of this room could not be conditioned and enforced.

The applicant proposed to provide a studio at ground floor level, however the ground floor plans retain the existing 2 x 1 bedroom layout. The applicant has not provided sections, and therefore failed to demonstrate the units have adequate floor to ceiling heights in accordance with the standard 31 of the London Plan Housing SPG (2016). The proposal therefore gives rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), The Housing Standards (March 2016), Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016).

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.

Standard 4 of the London Plan Housing SPG notes that where communal space is provided, proposals shall ensure it is accessible to wheelchair users, designed to take advantage of direct sunlight. Standard 26 of the London Plan Housing SPG requires a minimum of 5 sqm of outdoor space for 1-2 person dwellings and an extra 1sqm for each additional occupant.

The application fails to provide any private amenity space for residents. The area referred to as 'communal garden area' within the Design and Access Statement refers to an area measuring approximately 12m<sup>2</sup> of which 9m<sup>2</sup> is usable amenity space. This space is located directly outside the windows serving the ground floor studio flat. The space is neither attractively laid out or convenient to access for the upper flats. The proposal fails to provide adequate private open space or sufficient communal amenity space and is therefore contrary to the standards 3, 4, 26 and 27 of the London Plan Housing SPG (2016) and HDAS Residential Layouts (2006).

During a site visit, Officers noted there is a large kitchen extractor projecting out of the neighbouring building which emits noise which can clearly be heard within the proposed dwellings. The applicant has failed to consider the impact of noise on the occupiers of the units. A noise report was not submitted with this application setting out measure to mitigate

against external noise and as such this proposal fails to accord with Policy OE5 of the Local Plan: Part Two (November 2012).

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Policy AM7 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 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The site has a PTAL of 4 (Good) which suggests there will be a reduced reliance on private cars for certain trips to and from the property. There are parking restrictions along Botwell Lane that are in place. There is an existing retail premises on the Botwell Lane frontage and the existing building has been constructed at the rear with access from an adjacent private lane. Vehicles are parked in the private lane and refuse bins are also left out in the lane. The applicant has previous permission to extend the rear of the property to construct 2x1 bed flats.

This proposal has fails to provide cycle parking storage nor any refuse/recycling storage facilities. The proposals for 2 x 3 bedroom flats should be provide some level of off-street car parking. There is no car parking proposed as part of the proposed development and that is not in accordance with the Council's current policies. The development fails to meet the Council's car parking standards. The development also results in the loss of servicing and parking for the retail unit on Botwell Lane and fails to provide secure cycle parking for residents. The development is contrary to Policy AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.11 Urban design, access and security**

These issues are covered elsewhere in the report.

#### **7.12 Disabled access**

Not applicable to this application.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

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.

The applicant has provided no details in respect of landscape and ecology, should this application have been considered acceptable, a landscaping condition would have been secured.

#### **7.15 Sustainable waste management**

The applicant has not provided waste storage for future occupiers.

#### **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**

This issue is addressed above.

#### **7.19 Comments on Public Consultations**

No comments received.

#### **7.20 Planning obligations**

Not applicable to this application.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

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**

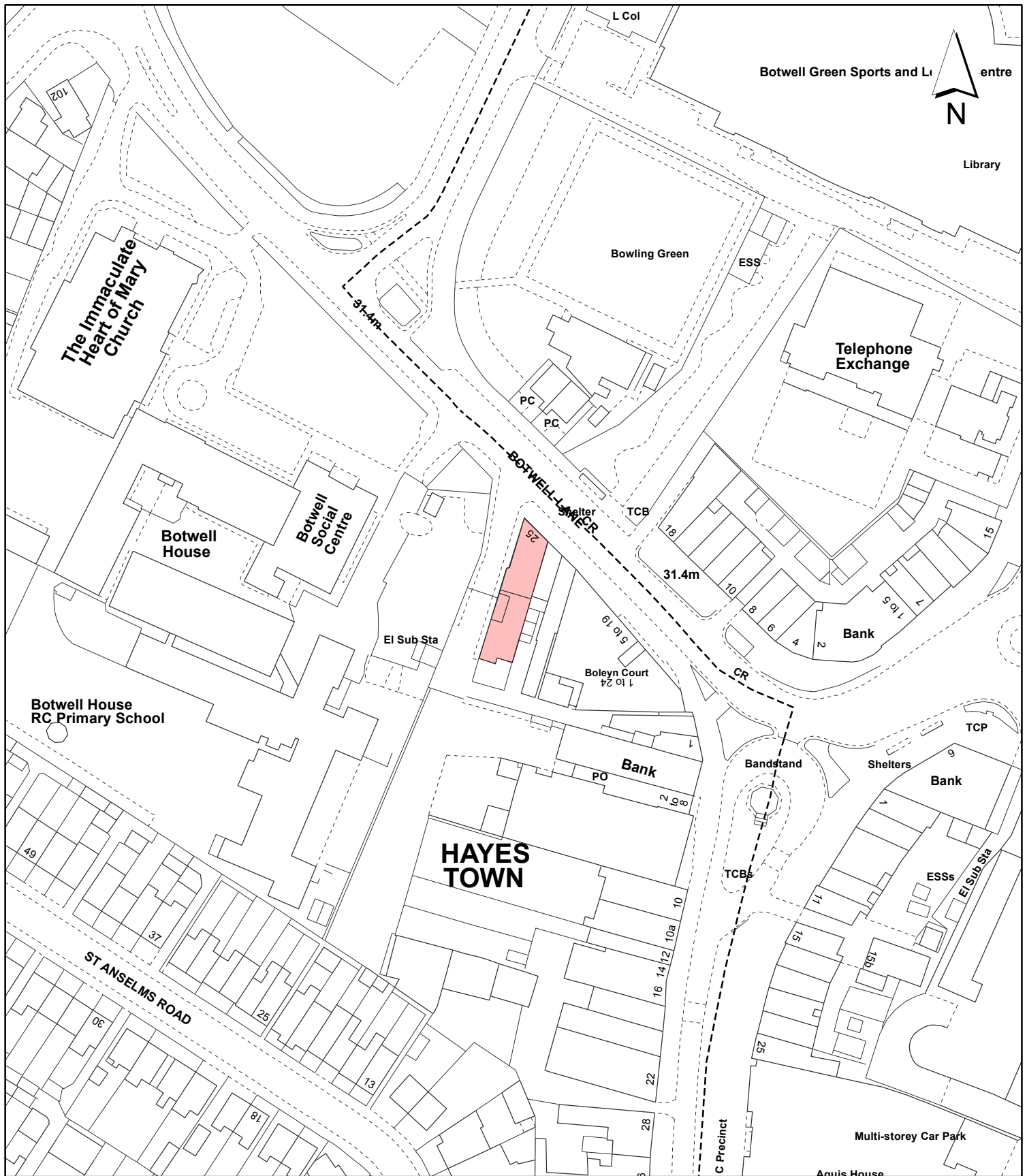
In summary, the principle of development is considered acceptable. However, the proposal involves the retention of a building which is considered to be bulky, over dominant and incongruous form of development. The units across the development are of an unsatisfactory size and accommodate substandard form of living accommodation to the detriment of the amenities of future occupiers. The proposal fails to provide adequate private or communal amenity space for occupiers and future occupiers, nor does the application provide adequate mitigation measures against external noise. In addition, the proposal has not provided sufficient off street parking/manoeuvring/access arrangements, and therefore the development provides inadequate car parking provision to the Council's approved car parking standard, leading to on-street parking/queuing to the detriment of public and highway safety. The application is 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:** Zenab Haji-Ismail

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Rear of  
 25 Botwell Lane**

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

Planning Application Ref:  
**1644/APP/2017/1625**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**August 2017**



# Agenda Item 9

## Report of the Head of Planning, Sport and Green Spaces

**Address** BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

**Development:** Construction of three new pedestrian footpaths, widening of one access road, reconstruction and widening of one access road with increased splays, relaying of existing IT cable ducts and relocation of a cycle store.

**LBH Ref Nos:** 532/APP/2017/1884

**Drawing Nos:** Flood Risk Assessment dated 18 May 2017  
Ecological Appraisal Report No: RT-MME-125171-01  
16-1239-SL-0009-P4  
16-1239-SL-0008-P4  
16-1239-SL-0007-P4.  
16-1239-SL-0010-P4  
16-1239-SL-0003-P3.  
16-1239-SL-0005-P3  
16-1239-SL-0015-P4  
16-1239-SL-0016-P5  
16-1239-SL-0017-P5  
16-1239-SV-0005-P1  
16-1239-SV-0008-P1  
16-1239-SV-0006-P1  
16-1239-SV-0007-P1.  
16-1239-SV-0003-P1  
16-1239-SV-0001-P1  
16-1239-SV-0010-P1.  
16-1239-SV-0009-P1  
16-1239-SV-0011-P1  
16-1239-SV-0002-P1  
16-1239-SV-0004-P1  
16-1239-SV-0012-P1  
16-1239-SL-0011-P7  
16-1239-SL-0013-P6  
16-1239-SL-0012-P6  
16-1239-SL-0004-P6  
16-1239-SL-0014-P6  
16-1239-SL-0006-P7  
Design and Access Statement W&A Ref: 16-1239-DS01  
16-1239-SL-0002-P2  
16-1239-SL-0001-P3  
Arboricultural Impact Assessment Report No: RT-MME-125171-02

**Date Plans Received:** 22/05/2017                      **Date(s) of Amendment(s):**

**Date Application Valid:** 23/05/2017

### 1. SUMMARY

Planning permission is sought for formation of new pedestrian footpaths, reconfiguration of the parking areas, reconstruction of an existing access road, formation of a pedestrian paved area, installation of bollards and vehicle barriers, together with drainage and

associated works.

The works are proposed in three discrete areas within the central portion of the Brunel University campus between Cleveland Road and the River Pinn (site 1). These areas are situated in a corridor, on a north-south axis, between Lancaster Hall to the north to the Gardeners Compound on the Southern Perimeter Road.

The proposed works are intended to improve access and parking associated with the Halls of Residence, allow utility vehicle access, enhance and pedestrian thoroughfare, facilitate fire tender access and provide pedestrian escape routes from the Lecture Centre and Gordon Hall to the main pedestrian concourse, running east to west through the campus.

This application results in the loss of one parking space and this is acceptable as the overall provision of parking provision on the campus will still be under the total travel plan target of 2,088 spaces. Given that the works make improvements to emergency vehicle access and pedestrian amenity, no objections are raised on highway grounds.

Subject to conditions securing adequate sustainable urban drainage and landscaping, approval is recommended accordingly.

## **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

16-1239-SL-0001-P3  
16-1239-SL-0002-P2  
16-1239-SL-0003-P3.  
16-1239-SL-0004-P6  
16-1239-SL-0005-P3  
16-1239-SL-0006-P7  
16-1239-SL-0007-P4  
16-1239-SL-0008-P4  
16-1239-SL-0009-P4  
16-1239-SL-0010-P4  
16-1239-SL-0011-P7  
16-1239-SL-0012-P6  
16-1239-SL-0013-P6  
16-1239-SL-0014-P6  
16-1239-SL-0015-P4  
16-1239-SL-0016-P5  
16-1239-SL-0017-P5

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 COM8 Tree Protection**

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

1. The measures to protect retained trees, which shall be completed in accordance with the details set out in the submitted Arboricultural Implications Assessment and Arboricultural Method Statement. Report No: RT-MME-125171-02 dated May 2017. An arboriculturalist shall be retained to supervise excavation and any work which may affect trees.

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

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

## REASON

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

### **4 COM9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Car Parking Layouts for 48 spaces

2.d Hard Surfacing Materials

2.e External Lighting

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

5. Other

5.a Proposed functional services above and below ground

5.b Proposed finishing levels or contours

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

#### REASON

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

#### **5 NONSC SUDS**

Prior to commencement of the works hereby approved, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i) provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:

ii) provide a management and maintenance plan of arrangements to secure the operation of the scheme throughout its lifetime, including appropriate details of Inspection regimes, appropriate performance specification.

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

#### REASON

i) To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding, in accordance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2016)

ii) To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016),

iii) To conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016). National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

#### **6 NONSC Ecology**

Prior to commencement of development hereby approved, an ecological enhancement

scheme based on the recommendations contained in the submitted Preliminary Ecological Appraisal Report No: RT-MME-125171-01 dated May 2017 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping. The development shall proceed in accordance with the approved scheme.

#### REASON

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

#### INFORMATIVES

##### **1 152 Compulsory Informative (1)**

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

##### **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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage

LPP 6.13	(2016) Parking
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
PR22	Brunel University
NPPF	
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The proposed pavement improvements and associated works are all located within the central area of the Brunel University campus between Cleveland Road and the River Pinn. The pavements and access road and are currently used for pedestrian and vehicle access to the Halls of Residence and the teaching facilities on the campus.

The application site comprises three discrete parcels of open space situated in a corridor, on a north-south axis, between Lancaster Hall in the north to the Gardener's Compound on the Southern Perimeter Road.

The footpath and parking bays are located within the context of an existing street, created between the existing Halls of Residence and are used for vehicle access and parking associated with the Halls of Residence, utility vehicle access and pedestrian thoroughfare from the path along the River Pinn to the north and car parking in the north-east corner of the campus.

#### 3.2 Proposed Scheme

Planning permission is sought for the following works:

Area A:

- Formation of a new 1.8m wide pedestrian footpath connecting existing paved areas, passing between Borough Road and Maria Grey Halls of Residence, with associated realignment of a stone seating bench, removal of one parking bay (reprovided in Area B) and remarking of two existing parking bays to form one disabled bay and the other hatched out to prevent parking.

Area B:

- Alterations to the existing concrete block paving and planted beds adjacent to the Southwark and Stockwell Halls of Residence to allow reconfiguration of the parking along the road side to reprovide the parking bay.
- Relocation of existing drainage gully.
- Relocation of a Utility Shed towards the southern end of Stockwell Hall (Area B).
- Repositioning of existing lamp standards.

Area C:

- Easing of radius kerbs and realignment of footpath at existing junction of service road from the Southern Perimeter Road (Area C).



- Alterations to kerb lines and associated macadam paving adjacent to Tower D for improved vehicle access (Area C).
- Reconstruction of the existing block paved access road between the Medical Centre and the John Crank Building, to facilitate use by heavy goods vehicles ( the current pavement foundation is failing and has 7.5T weight limitation), including widening from 3.5 to 3.7m width for fire tender access.
- Formation of turning head to the south of the Gordon Hall with associated realignment of pedestrian steps, formation of a pedestrian paved area and installation of bollards and vehicle barriers.
- Formation of pedestrian footpaths adjacent to the Lecture Centre and Gordon Hall.
- Associated electrical cable duct alterations to deepen cable cover at road crossing.
- Construction of a cable pit for future use.

### 3.3 Relevant Planning History

#### Comment on Relevant Planning History

There is an extensive planning history at this site. The most relevant planning history is considered to be the outline planning permission for the development of the Campus (ref: 532/APP/2002/2237) which was granted in April 2004 and allows for a total provision of 2,598 car parking spaces. However, a Travel Plan forms part of the approved application documentation which requires the level of car parking to be capped at 2,088 spaces across the Campus.

## 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.EM1 | (2012) Climate Change Adaptation and Mitigation            |
| PT1.EM2 | (2012) Green Belt, Metropolitan Open Land and Green Chains |
| PT1.EM6 | (2012) Flood Risk Management                               |
| PT1.EM7 | (2012) Biodiversity and Geological Conservation            |
| PT1.EM8 | (2012) Land, Water, Air and Noise                          |
| PT1.HE1 | (2012) Heritage  |

Part 2 Policies:

- |      |   |
|------|---|
| AM14 | New development and car parking standards.  |
| AM15 | Provision of reserved parking spaces for disabled persons   |
| AM2  | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity               |
| AM7  | Consideration of traffic generated by proposed developments.  |
| AM9  | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |

BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 6.13	(2016) Parking
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
PR22	Brunel University
NPPF	
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **13th July 2017**

## 6. Consultations

### External Consultees

A site notice was posted on the site. There are no immediately adjoining neighbours and no comments have been received.

### Internal Consultees

HIGHWAY ENGINEER

This application by Brunel University is to make minor changes to car parking, footpaths and access roads at the Kingston Lane campus to facilitate better access and overcome existing maintenance issues. I am not aware that the proposals make any significant changes to car parking numbers but make improvements to emergency vehicle access and pedestrian amenity. On the basis of the above comments I do not have significant highway concerns over the above application.

FLOOD AND DRAINAGE OFFICER

There are no objections to the in principle widening of the access roads and new footpaths as long as the material used for the construction are appropriately permeable so that flood risk is not increased.

Although this is a small area, there are continuing, 'small' developments across the Brunel site, which are not contributing to reducing the flood risk faced by the University. A drainage strategy covering the whole site is critical to inform these ongoing developments and which although has been committed to by the University in compliance with a previous planning application it has not been provided yet.

The site is also identified at risk of surface water flooding on the Environment Agency Flood Maps. It is therefore important all developments in this area contribute to manage the risk from surface water, and reduce the run off from their site. A condition is therefore requested requiring a scheme for the provision of sustainable water management including the method employed to delay and control the surface water discharged from the site and a management and maintenance plan of arrangements to secure the operation of the scheme throughout its lifetime, including appropriate details of inspection regimes and appropriate performance specification.

#### TREE AND LANDSCAPE OFFICER

None of the trees are protected by TPO or Conservation Area designation. The campus lies within designated Green Belt.

An Arboricultural Impact Assessment (AIA) has been prepared by Middlemarch Environmental. 48 No individual trees or groups on, or close to the proposed areas, have been plotted and ascribed a reference number. According to the AIA, only those trees affected by the proposals have been identified and assessed for their condition and value. In Area A, no trees will be removed. Area B will require the removal of four trees: T36 and T37 both Tulip trees (C1), T39 a Rowan (B1) and T40 a Rowan (C1). In Area C, a Maple (C1) will be removed. While the loss of a B1 grade tree is regrettable, it is acceptable in this context. The removal of the C grade trees would not normally be considered a constraint on development. The report includes a section (4) on mitigation and protection and section 6 provides plans indicating the trees to be removed and those to be retained with their RPA's and protection measures. Section 5.0 notes the need for an Arboricultural Method Statement and arboricultural supervision of work associated with tree ref. T27, T28, T30 and T31 due to some encroachment of work within the RPA's.

RECOMMENDATION No objection, subject to conditions COM8 (to include arboricultural supervision and monitoring on site and reporting back to the local planning authority), COM9 (parts 1,2,4 and 5) and COM10.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The application site is designated as Green Belt. The main policy issue in relation to this development is considered to be the principle of additional development within the Green Belt and its impact on the openness, character and appearance of the Green Belt.

The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. London Plan Policy 7.16 states that in terms of planning decisions, the strongest protection should be given to London's Green Belt.

With regard to local policy, Part 1 of the Local Plan continues to give strong protection to Green Belt land. The relevant policy in the Local Plan Part 1 is EM2, which makes clear

that any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies.

The 2007 Unitary Development Plan Saved Policies (currently serving as Part 2 of the Hillingdon Local Plan) are also relevant. Planning policy on Green Belt land is set out at Policies OL1, OL2 and OL4. These policies give strong emphasis to not normally permitting new buildings in the Green Belt, reflecting overarching national and London wide policies.

Historically, Brunel University has been identified in the Local Plan as a major developed site within the Green Belt. Although the NPPF no longer refers to major developed sites, para 89 of the NPPF states that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, would not constitute inappropriate development in the Green Belt.

The works would not increase the developed area of the campus, and it is not considered given the modest scale of the proposals, that the works would have a greater impact on the openness of the Green Belt in this location, in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

In addition, Policy PR22 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is considered relevant. This policy reserves the campus for development associated with the functioning of the University as a centre of academic learning and research, while safeguarding the function and open nature of the Green Belt.

The proposed works are intended to improve access and parking associated with the Halls of Residence, allow utility vehicle access, enhance and pedestrian thoroughfare, facilitate fire tender access and provide pedestrian escape routes. The works are directly related and associated with the University, in compliance with Saved Policy PR22.

Given the above considerations, no objection is raised to the principle of the development at this location.

#### **7.02 Density of the proposed development**

Not applicable to this application.

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

The application site is not in a designated area. The nearest conservation areas are The Greenway to the north and Hillingdon Village to the east. Views from the Greenway Conservation Area would be unaffected. The Hillingdon Village Conservation Area is located some distance from the application site and it is considered that neither of the conservation areas will be adversely affected by the proposed development.

Within the University Campus, the nearest listed building is the Lecture Theatre building. New footpaths will be constructed through existing grassed areas along the side of the Lecture Centre and Gordon Hall to connect existing escape routes to the primary east-west pedestrian route running through the campus. It is considered that the new footpath would have little impact on the setting of the listed building.

It is therefore considered that the proposal would not have a detrimental impact on the heritage assets, in accordance with to Saved Policies BE4 and BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **7.04 Airport safeguarding**

There is no requirement to consult the aerodrome safeguarding authorities on a development of this nature in this location.

#### **7.05 Impact on the green belt**

Saved Policy OL2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks landscape improvements within the Green Belt. Saved Policy OL5 will only permit proposals for development adjacent to or conspicuous from the Green Belt if it would not harm the character and appearance of the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features.

The University campus is situated within a relatively isolated area of designated Green Belt, however the campus itself is relatively built up and urbanised, with institutional buildings 10-15m in height. The area surrounding the University campus is relatively enclosed with belts of dense vegetation, hedgerows and groups of mature trees.

The alterations within these areas will be mainly visible from Halls of Residence and The John Crank Building and not further afield.

Given the relatively modest scale of the proposals, it is considered that the works could be implemented without a significant impact on the appearance of this part of the site and its immediate context.

Overall, given that the proposal involve works in an area of the campus that has been previously developed, the existing landscape character, and the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. It is therefore not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved Policies OL1, OL2, OL5 and OL26 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **7.07 Impact on the character & appearance of the area**

Saved Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) attempt to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Saved Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals.

The footpath between Maria Grey and Borough Road Halls of Residence (Area A) follows a meandering route connecting existing pavements, following the existing ground contours. The new pavement will be of bitumen macadam construction finished with resin bonded natural flint aggregate. The material has been chosen as being most appropriate to form the proposed route and level changes. The new footpath in area A will be constructed across an area of existing grassed landscape passing between the existing halls of residence, to formalise a pedestrian route for students and staff approaching the campus from the north to improve access to the Halisbury Building.

The alterations to the parking adjacent to the Southwark and Stockwell Halls (Area B) are proposed in an existing street scene, with car parking along the roadside, interrupted by small planted beds and the existing Utility Store. The reconfiguration and introduction of one additional parking bay, to offset the bay removed for access to the footpath in Area A, will result in a regularised extended parking area.

The proposed pavement alterations for additional and reconfiguration of parking bays outside the Southwark and Stockwell Halls will be constructed in herringbone pattern block paving to match the existing material, with precast concrete raised kerbs and with contrasting soldier course block banding for demarcation and line marking paint to create the new arrangement, with all materials matching the existing pavement finishes.

Four young planted trees along the edge of the parking bays will be removed, as these will be too close to the pavement edge for them to be retained.

The existing utility store will be reconstructed on a new concrete foundation/ paving slab with side access footpath in a new location, re-using existing materials where retrievable, or replaced to match the existing construction throughout.

The proposed upgrade and widening of the access road between The Medical Centre and The John Crank Building forecourt (area C) will be constructed to replace the existing access roadway and associated gravel drainage verge formed along its eastern edge. The road is currently finished in concrete block paving, passing through a grassed landscape and between existing trees.

The proposed works will be located in an area of the campus which has already been developed and any impact will be localised. The proposal would not be in conflict with the overall landscaping scheme for this part of the campus. The Tree and Landscape Officer raises no objections, subject to conditions to protect retained trees, and the submission of hard and soft landscaping details. Subject to compliance with these conditions, it is considered that the development complies with Policies BE13, BE38 and site specific Policy PR22 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **7.08 Impact on neighbours**

The proposed works are located centrally within the University campus and there are no residential properties within the vicinity of the site.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

This application by Brunel University is to make minor changes to car parking, footpaths and access roads at the Kingston Lane campus to facilitate better access and overcome existing maintenance issues.

In terms of parking, the application seeks to remove one parking bay from Area A to be reprovided in Area B and remarking of two existing parking bays to make one for disabled use, with the other hatched out to prevent parking. This application results in the loss of one parking space which is considered acceptable in the context of the overall parking provision on the campus as a whole. The overall provision on the campus will still be under the total travel plan target of 2,088 spaces.

Access for construction vehicles will be via the main access to the University from

Kingston Lane and via the perimeter service roads within the campus.

The application also seeks improve vehicular and pedestrian access at this part of the campus. On this basis, the Highway Engineer raises no objections on highway grounds.

It is considered that the development complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **7.11 Urban design, access and security**

Urban design issues have been dealt with elsewhere in this report.

#### **7.12 Disabled access**

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

The scheme does not obstruct any pedestrian route or reduce accessibility around the campus. The applicant confirms that the works will comply with Approved Document M, 2013 of the Building Regulations and BS 8300:2001.

The scheme is considered to provide improved pedestrian and vehicular access to the Halls of Residence and teaching facilities within the University campus, in accordance with R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

##### **TREES AND LANDSCAPING**

The site comprises an area of existing grassed landscape passing between the existing halls of residence.

An Arboricultural Impact Assessment has been submitted in support of this application. In Area A, no trees will be removed. Area B will require the removal of four trees: 2 Tulip trees (class C1), a Rowan (class B1) and a Rowan (class C1). In Area C, a Maple (class C1) will be removed. The Tree and Landscape officer advises that the removal of the C grade trees would not normally be considered a constraint on development and while the loss of the B1 grade Rowan tree is regrettable, it is acceptable in this context.

Overall, the Tree and Landscape Officer raises no objections, subject to relevant landscape conditions, to include arboricultural supervision, in order to ensure that the proposals preserve and enhance the character and appearance of the area, in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

##### **ECOLOGY**

Local Plan Part 1 Policy EM7 and Saved Policy EC2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek the promotion of nature conservation interests. Saved Policy EC5 seeks the retention of features, enhancements and creation of new

habitats. London Plan Policy 7.19[c] seeks ecological enhancement. Although the trees in the site may be valuable for biodiversity, the application site itself is not considered to have a high ecological value, due to the lack of potential for protected species.

A Preliminary Ecological Appraisal was submitted in support of this application. An ecological desk study and a walkover survey (in accordance with Phase 1 Habitat Survey methodology) were undertaken. The ecological desk study identified no European statutory sites within the vicinity of the site. The site is also not located within 10 km of a statutory site designated for bats. The desk study also provided records of protected and notable species including bats, badger, hedgehog, water vole, birds and invertebrates.

The site predominantly comprised large areas of hardstanding access roads and paved walkways. The site also included occasional individual scattered trees present amongst the strips of well managed amenity grassland and introduced shrubs. The key ecological features on site in relation to the works proposed are the presence of habitats such as mature and semi-mature trees and the presence of suitable habitats on site to support notable species such as bats, hedgehog and birds.

In order to ensure compliance with wildlife legislation and relevant planning policy, the Ecological Appraisal recommended the following mitigation measures:

R1 Biodiversity enhancement measures should be incorporated into the landscaping scheme of any proposed works to maximise the ecological value of the site.

R2 Individual Scattered Trees: Any trees on site, or overhanging the site, which are to be retained as a part of any proposed works should be protected in accordance with British Standard 5837: 2012

R3 Foraging/Commuting Bats: Bats are likely to use the site boundaries for foraging and commuting. Therefore, any lighting, either temporary or permanent, along the site boundaries should be kept to a minimum and directed away from these boundary features to maintain 'dark' areas and corridors.

R4 Terrestrial Mammals including Hedgehog: Any excavations that need to be left overnight should be covered or fitted with mammal ramps. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day.

R5 Nesting Birds: Vegetation clearance should be undertaken outside the nesting bird season. The nesting bird season is weather dependent but generally extends between March and September inclusive (peak period March-August).

A condition requiring details of an ecological enhancement, to promote and enhance wildlife opportunities within the landscaping based on the above recommendations is recommended. Subject to compliance with this condition, it is considered that the ecological mitigation is satisfactory. The proposal therefore complies with Policy 7.19 of the London Plan, which requires that development protects and enhances biodiversity, and Local Plan Part 1 Policy EM7 and relevant Local Plan Part 2 policies.

#### **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**

Saved Policies OE7 and OE8 of the Hillingdon Local Plan Part 2 seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. London Plan Policy 5.13 refers to Sustainable Drainage and seeks to ensure that surface water run-off is managed as close to its source as possible.



A flood risk assessment has been undertaken which concludes the site to be at low risk from all sources of flooding and that the proposal provides betterment to the existing condition and can be constructed and operated safely in flood risk terms without increasing flood risk elsewhere.

It is proposed to convert the service road between The Medical Centre and The John Crank Building forecourt to a form providing SuDS drainage capability. The access road is planned to carry utility, service and other heavy vehicles that require access to the rear of Gordon Hall and to the forecourt at The John Crank Building. The existing construction has limited strength and requires re-construction to provide suitable load capacity. The existing pavement is surfaced with an impermeable concrete block finish, which falls to a stone filled land drain to one side. This has become silted and provides insufficient restraint to the existing road edge. The new pavement will be finished with permeable concrete block paving and the overall construction will be designed to provide SUDs permeable construction, filtering and draining surface water into the underlying gravel sub-soils.

Notably the Council's Flood Risk/Drainage Officer has raised no objections, subject to a condition requiring details of sustainable water management. Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed drainage and flood related issues, in compliance with The Hillingdon Local Plan: Part 2 Policies OE7 and OE8, Policies 5.13 and 5.15 of the London Plan and the aspirations of the NPPF.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

No responses to the public consultation have been received.

**7.20 Planning obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

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 principle of the development is considered acceptable at this location. In terms of the impact on the Green Belt, the proposed changes to the landform are minimal and it is considered that the visual impacts of the proposal will not be of significant detriment to the character and openness of this part of the Green Belt.

While some trees will be removed to accommodate the proposal, new tree planting is proposed and it is considered that the visual impacts of the proposal will not be significant.

The application has demonstrated that the proposed development could be completed without detriment to the recognised ecological value of this area, whilst ecological enhancements are proposed as mitigation. In addition, there are no flood risk issues associated with this development subject to conditions. There are no adverse highway

issues associated with this development.

Subject to conditions protecting retained trees, ecological mitigation/enhancement, a landscaping scheme and sustainable drainage scheme, the application is recommended for approval.

#### **11. Reference Documents**

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 21012)

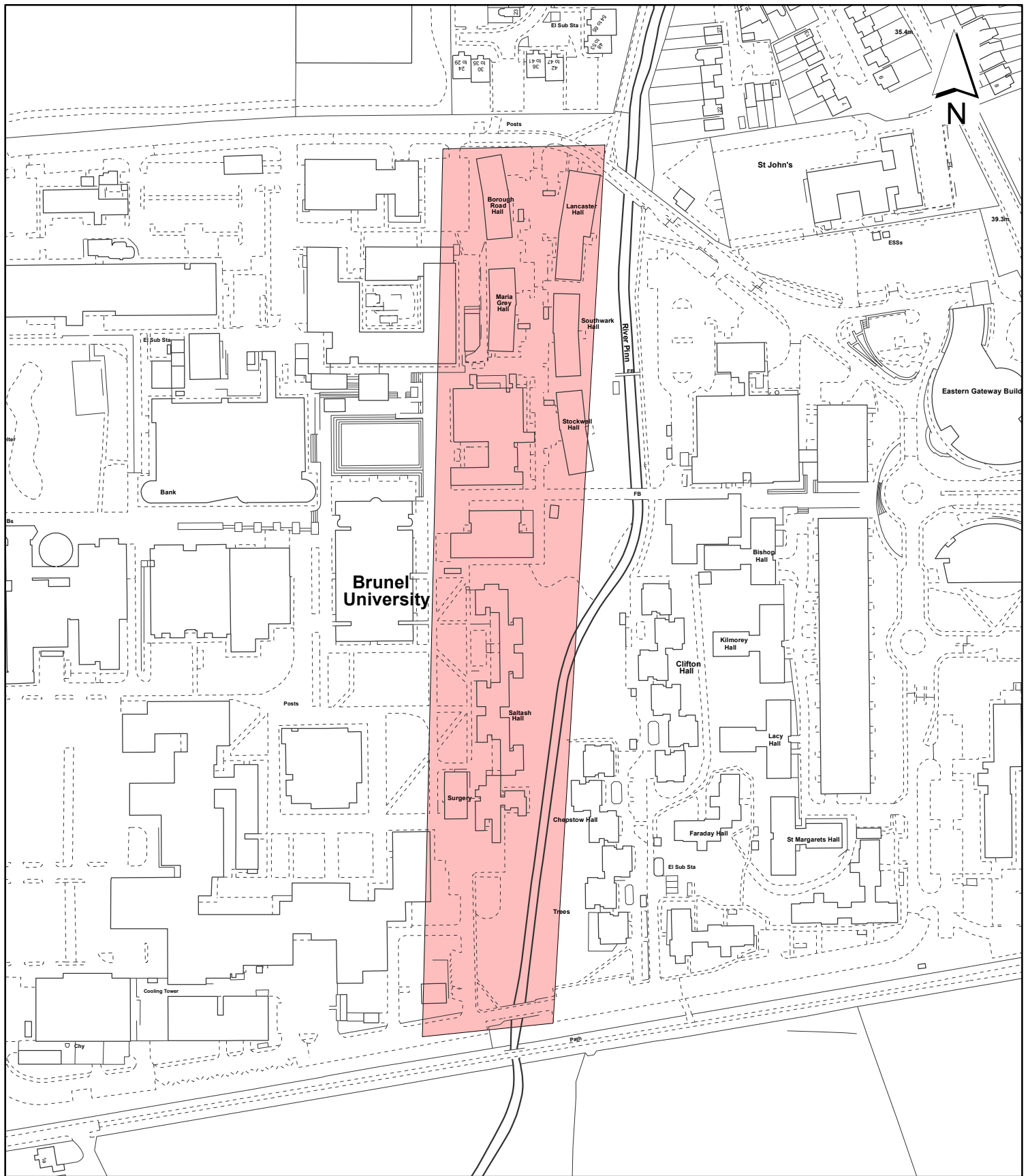
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

London Plan 2016

Hillingdon Supplementary Planning Document: Accessible Hillingdon January 2010

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Brunel University,  
 Kingston Lane**

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

Planning Application Ref:  
**532/APP/2017/1884**

Scale:  
**1:2,500**

Planning Committee:  
**Central & South**

Date:  
**August 2017**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning, Sport and Green Spaces

**Address** LECTURE CENTRE, BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

**Development:** Change of office administration room to coffee shop involving removal of existing plasterboard wall and reconfiguration; removal of section of existing external glazed wall and replacement with new glazed double doors; re-positioning of existing internal glazed double doors; formation of new single glazed door within rear lobby space; installation of new internally fixed illuminated signage

**LBH Ref Nos:** 532/APP/2017/1493

**Drawing Nos:** DWG003224 03 Shell Specification  
DWG003224 06 Demolition Layout  
DWG003224 09 Rev A Partition layout  
DWG003224 11 Rev B Finishes & details  
DWG003224 15 Rev A Floor & Skirting  
DWG003224 18 Rev A Reflective Ceiling Plan  
DWG003224 19 Rev A Front & Back Counters  
DWG003224 20 Rev C Front Bulkhead Shelving  
DWG003224 21 Rev A Back Counter Wall Cupboards  
DWG003224 28 Rev A Glazed Entrance Doors  
KH136-LC-E03 - Lecture Centre Coffee Shop Fire Ala  
KH136-LC-M01 - Lecture Centre Coffee Shop Heating  
KH136-LC-M02 - Lecture Centre Coffee Shop Hot & Cc  
KH136-LC-M03 - Lecture Centre Coffee Shop Above G  
KH136 BU Lecture Centre Elec Spec Rev T 0  
KH136 BU Lecture Centre Mech Spec Rev T0  
DWG003224 39 Illuminated Sign(1)  
KH136-LC-E01 - Lecture Centre Coffee Shop Lighting  
Lecture Centre Design & Access Statement  
DWG003224 01 Rev D GA(1)  
OS Location Plan.  
KH136-LC-E02 - Lecture Centre Coffee Shop Small Po

**Date Plans Received:** 25/04/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 27/04/2017

### 1. SUMMARY

Planing permission is sought for the refurbishment of part of the ground floor of the Grade 2 listed Lecture Theatre building, currently used as administrative offices, for use as a new coffee shop facility, at the heart of the Brunel University campus.

No objections are raised to the use of this part of the building for class A3 use, as this facility would serve and remain ancillary to the main use of the campus as an educational establishment.

The works would not increase the developed area of the campus, and it is not considered given the modest scale of the proposals, which are mainly internal, that the works would have a greater impact on the openness of the Green Belt in this location.

The limited works to the external fabric of the building would complement the character and amenity of the area and harmonise with the scale, form, architectural composition and proportions of the original building.

The majority of the works involve internal alterations which are dealt with under a separate Listed Building Consent application elsewhere on this agenda. The limited external works are considered acceptable and would not be detrimental to the setting of the listed building.

Signage is dealt with under separate applications for advertisement consent and listed building consent.

Approval is recommended accordingly, subject to conditions.

## 2. **RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 COM3 Time Limit**

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

#### **REASON**

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

#### **2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

OS Location Plan

KH136-LC-E02

DWG003224 01 Rev D

DWG003224 03 Shell Specification

DWG003224 06 Demolition Layout

DWG003224 09 Rev A Partition layout.

DWG003224 11 Rev B Finishes & details

DWG003224 28 Rev A Glazed Entrance Doors

DWG003224 39 Rev. A Illuminated Sign

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 COM7 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **4 B25 External Openings/Machinery (Not Shown in Plans)**

Where external machinery/equipment or external openings are proposed for the cafe hereby approved, details of the siting and sound insulation of such works (for example, refrigeration and air conditioning, ventilation units, air intake louvres, ducting, chimneys, mechanical extraction and disposal of fumes, dust and grit) shall be submitted to and approved by the Local Planning Authority, implemented before the use hereby approved is commenced and thereafter permanently retained. The noise emitted from such equipment should be inaudible in the nearest residence and be in compliance with BS 4142/BS 8233.

#### **REASON**

To ensure that the use does not detract from the amenities of local residents and to ensure that the development presents a satisfactory appearance in accordance with Policies OE1 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

### **INFORMATIVES**

#### **1 I52 Compulsory Informative (1)**

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

#### **2 I53 Compulsory Informative (2)**

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

BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE8	Planning applications for alteration or extension of listed buildings
BE27	Advertisements requiring express consent - size, design and location
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework

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

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

development control decisions.

#### **4 I14C Compliance with Building Regulations Access to and use of**

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.
- AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The lecture theatre block is a modernist/brutalist style building at the centre of site 1 of the Brunel University campus. It was built in 1965-6 by Richard Sheppard, Robson and Partners. John Heywood as the original project architect and Clarke Nicholls and Marcel as structural engineers. It was built as part of the first phase of the new campus for Brunel University and was listed in 2011. The whole of the University campus is designated Green Belt land.



The proposed area identified for refurbishment is on the ground floor and is located in the north east corner of the building. It sits to the left hand side of the main foyer and is approximately 70sq metres. It's currently used as an office administration area. The space is flanked by a pedestrianised walkway and overlooks a lawned concourse.

The external & internal structure of the building is a reinforced concrete frame infilled with precast shuttered concrete panels. The ground floor level facade is made up of a large area of metal framed glazing which was added in 2005.

### **3.2 Proposed Scheme**

Planning permission is sought for the provision of a new coffee shop facility within the Lecture Theatre building. The proposal involves the refurbishment of part of the ground floor within the building, changing the space from office administration to coffee shop.

The key elements of the refurbishment are as follows:

- Remove the office interior elements exposing the original building where possible and repurpose the space to accommodate the coffee shop
- Form a new glazed double door access point to the front facade with disable access control
- Relocate a set of internal glazed doors into the foyer
- Form a new access controlled doorway at the rear of the space into the foyer
- Provide a dedicated coffee counter front and back bar with coffee making facilities and a limited food offer
- Create decorative framing shelving over front counter
- Introduce loose seating and tables numbering 28 covers
- Create 2 small storage areas back of house
- Provide suitable M&E & life support services to the space
- Provide suitable lighting
- Fit new vinyl floor, decorative wall finishes
- New internally fixed 'Coffee Room' signage

The majority of the above works involve internal alterations which are dealt with under a separate Listed Building Consent application elsewhere on this agenda. Similarly, signage is dealt with under a separate applications for advertisement and Listed Building Consent.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Associated advertisement and listed building consent applications have been submitted and are considered elsewhere on this committee agenda.

## **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:

BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE8	Planning applications for alteration or extension of listed buildings
BE27	Advertisements requiring express consent - size, design and location
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework

### **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

### **6. Consultations**

#### **External Consultees**

The application has been advertised as a development that affects the setting of the Grade 2 listed building. Site notices were also posted. No responses have been received.

#### **Internal Consultees**

URBAN DESIGN AND CONSERVATION OFFICER

This application has been subject to pre application discussion and there are no objections in principle to the proposed works. The signage has been dealt with separately and requires the submission of further information please see previous comments.

The Heritage Statement lacks information and does not clearly identify the areas of interest within this part of the building, inclusion and some further discussion of the original plans would have been helpful re this matter. We believe that most of this area was originally an open space when the lecture theatre was first built. That the walls at the back of the space were removed when the building was refurbished and replaced with the current glazing in a forward position.

With regard to the work, we will require further information via condition of a number of elements, such as the new glazing and doors, the cleaning of concrete walls, the fire alarm system, lighting, drainage and the air curtain units over the doors. However, at this stage we will require further details of the fixing of the new partitions where they meet the board marked concrete walls. This is noted as being via patressing, which is unclear. We are also concerned at the number of ceiling fixings for the counter bulkhead, can this be reduced? Would it be possible to support it off the floor rather than off the ceiling?

We would also wish to see the back of the original staircase, which is of board marked concrete, cleaned and repaired and left unpainted. The table in front of this should be free standing.

(Officer Note: The above comments relate to heritage issues which have been addressed in the associated Listed Building Consent application).

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

The application site is designated as Green Belt. The main policy issue in relation to this development is considered to be the principle of additional development within the Green Belt and its impact on the openness, character and appearance of the Green Belt.

Historically, Brunel University has been identified in the Local Plan as a major developed site within the Green Belt. Although the NPPF no longer refers to major developed sites, para 89 of the NPPF states that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, would not constitute inappropriate development in the Green Belt.

The works would not increase the developed area of the campus, and it is not considered given the modest scale of the proposals, that the works would have a greater impact on the openness of the Green Belt in this location, in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

In addition, Policy PR22 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is considered relevant. This policy reserves the campus for development associated with the functioning of the University as a centre of academic learning and research, while safeguarding the function and open nature of the Green Belt.

The proposed coffee shop would serve the main use of the campus as an educational establishment. The proposed use is therefore directly related and associated with the University, in compliance with Policy PR22.

Given the above considerations, subject to heritage issues being satisfactorily addressed, no objection is raised to the principle of the development at this location.

#### **7.02 Density of the proposed development**

Not applicable to this application.

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

The Lecture Theatre building is grade II listed and forms a significant component in the University campus. The building was listed in 2011.

Of particular relevance are Saved Policies policies BE8, BE9, BE10, BE11 and BE12. These seek to ensure that any development involving listed buildings or curtilage structures does not have any detrimental impact on the overall value of the structure or building.

The majority of the works involve internal alterations which are dealt with under a separate Listed Building Consent application elsewhere on this agenda. Similarly signage is dealt with under separate applications for advertisement and listed building consent. However, a list of the full extent of the works is summarised below, in order to provide a context to the development proposals.

- New external doors
- New branding signage will be created for the coffee shop under the name of the 'Coffee Room'. The signs will be illuminated and hung internally from the soffit on two sides of the glazed building fascia.
- Internally, the aim is to create a functional catering facility which is both aesthetically and operationally well designed.
- The proposed scheme utilises a set of existing glazed doors into the coffee shop to provide easy access from internal areas within the lecture centre. To ensure sufficient space into the shop and improve operation these doors are moved towards the foyer.
- Form a new glazed access controlled doorway at the rear of the space into the foyer. This is to allow staff access to the store rooms at the rear.
- Currently the area designated for the proposal has a small store room and security office to the rear. The intention is to utilise these spaces as two storage rooms.

- A dedicated back coffee counter will provide storage means for hand wash and waste disposal plus houses all coffee making facilities. Over is a set of additional storage cupboards and menu display.
- A linear front counter with pay points and storage offers a limited food selection. This has a decorative framing/shelving display above.
- Customer use recycling facilities along with condiment display is set front of house along with a limited section of tables and seating. The space will have a new decorative vinyl floor finish front of house and suitable safety flooring in staff areas.
- Decorative tiles paint and brick effect panels are used on wall as however all existing shuttered concrete walls and soffits will remain exposed and untouched.
- All M&E and life support services will be updated to suit the new scheme and adequate lighting will be designed as part of the refurbishment.

The internal works have been assessed under the associated Listed Building Consent application and are deemed to be acceptable.

The limited external works are considered acceptable and would not be detrimental to the setting of the listed building.

It is therefore considered that the proposal would not have a detrimental impact on the heritage assets, in accordance with to Saved Policies BE8, BE9, BE10 and BE12 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **7.04 Airport safeguarding**

There is no requirement to consult the aerodrome safeguarding authorities on a development of this nature in this location.

#### **7.05 Impact on the green belt**

Whilst alterations and extensions to existing buildings are not necessary inappropriate development in the Green Belt, the NPPF makes it clear that this is on the proviso that such extensions or alteration are not disproportionate in relation to the size of the original building. Local Plan Part 2 Policy OL4 establishes criteria where replacement or extension of buildings within the Green Belt would be considered appropriate. It would need to be demonstrated that the proposed extensions would not have a detrimental effect on the visual amenity of the Green Belt.

The University campus is situated within a relatively isolated area of designated Green Belt and the campus itself is relatively built up and urbanised, with institutional buildings 10-15m in height. The area surrounding the University campus is relatively enclosed with belts of dense vegetation, hedgerows and groups of mature trees.

Given the relatively modest scale of the proposed external works, it is considered that these could be implemented without a significant impact on the appearance of this part of the site and its immediate context. In addition, the proposal involves works in an area of the campus that has been previously developed. It is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. It is therefore not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved Policy OL4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **7.07 Impact on the character & appearance of the area**

Policy BE1 of the Local Plan Part 1 (2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable

neighbourhoods. Saved Part 2 Policies BE13 and BE19 of the Hillingdon Local Plan (November 2012) seek to ensure that new development complements or improves the character and amenity of the area. Saved UDP Policy BE15 states proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The majority of the works involve internal alterations which are dealt with under a separate Listed Building Consent application elsewhere on this agenda.

Externally, the aim is to create a space which connects the unit to the buildings within the surrounding area, many of which have retail elements to them, along the Central Pedestrian Spine Road. To facilitate the new operation of the coffee shop, it is proposed to form a new set of frameless glazed double doors in the front glazed facade of the existing building. These will be situated to the left of the main foyer revolving doors. These are required as the coffee shop will operate at times when the main lecture centre will be closed.

The proposed design and appearance of the limited external works are considered acceptable, in accordance with Part 1 Policy BE1 of the Local Plan, Policies BE13, and BE15, of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), and London Plan Policies 7.1 to 7.8.

#### **7.08 Impact on neighbours**

The location of the proposed works are within the University campus and there are no residential properties within the vicinity of the site.

#### **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 as the use of this facility is ancillary to University and will be utilised by existing users.

#### **7.11 Urban design, access and security**

Urban design issues have been dealt with elsewhere in this report.

#### **7.12 Disabled access**

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

The main external pedestrian access into the restaurant is through the new set of double doors on the main glazed fascia. There is also an internal glazed entrance from the foyer. A staff only glazed door will also be created. All points of entry have a level threshold throughout. All external and internal steps within the restaurant will be compliant with the Equality Act 2010. In addition, the new glazed double door access point to the front facade will incorporate disabled access control.

The scheme does not obstruct any pedestrian route or reduce accessibility around the campus. The works will comply with Approved Document M, 2013 of the Building Regulations and BS 8300:2001.

The scheme is considered to comply with Policy R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 and the Council's

Supplementary Planning Document HDAS: Accessible Hillingdon.

**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**

Refuse points will be created for staff and public use throughout the catering facility. Waste will be decanted from these to a mobile bin back of house where it can then be taken to the buildings central bin store for the contract refuse collector to pick up at the allotted times.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

No comments have been received.

**7.20 Planning obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

There are no enforcement issues associated with this site.

**7.22 Other Issues**

Not applicable to this application.

**8. Observations of the Borough Solicitor**

General

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

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

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

Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

## **9. Observations of the Director of Finance**

Not applicable to this application.

## **10. CONCLUSION**

The principle of the development is considered acceptable at this location. In terms of the impact on the Green Belt, it is considered that the visual impacts of the proposal will not be of significant detriment to the character and openness of this part of the Green Belt.

In terms of heritage issues, it is considered that the discussions and negotiations between relevant parties on the design of the development and the extent of amendments undertaken have yielded a scheme suitable for its context.

There are no adverse highway, ecological or amenity issues associated with this development. Subject to conditions, the application is recommended for approval.

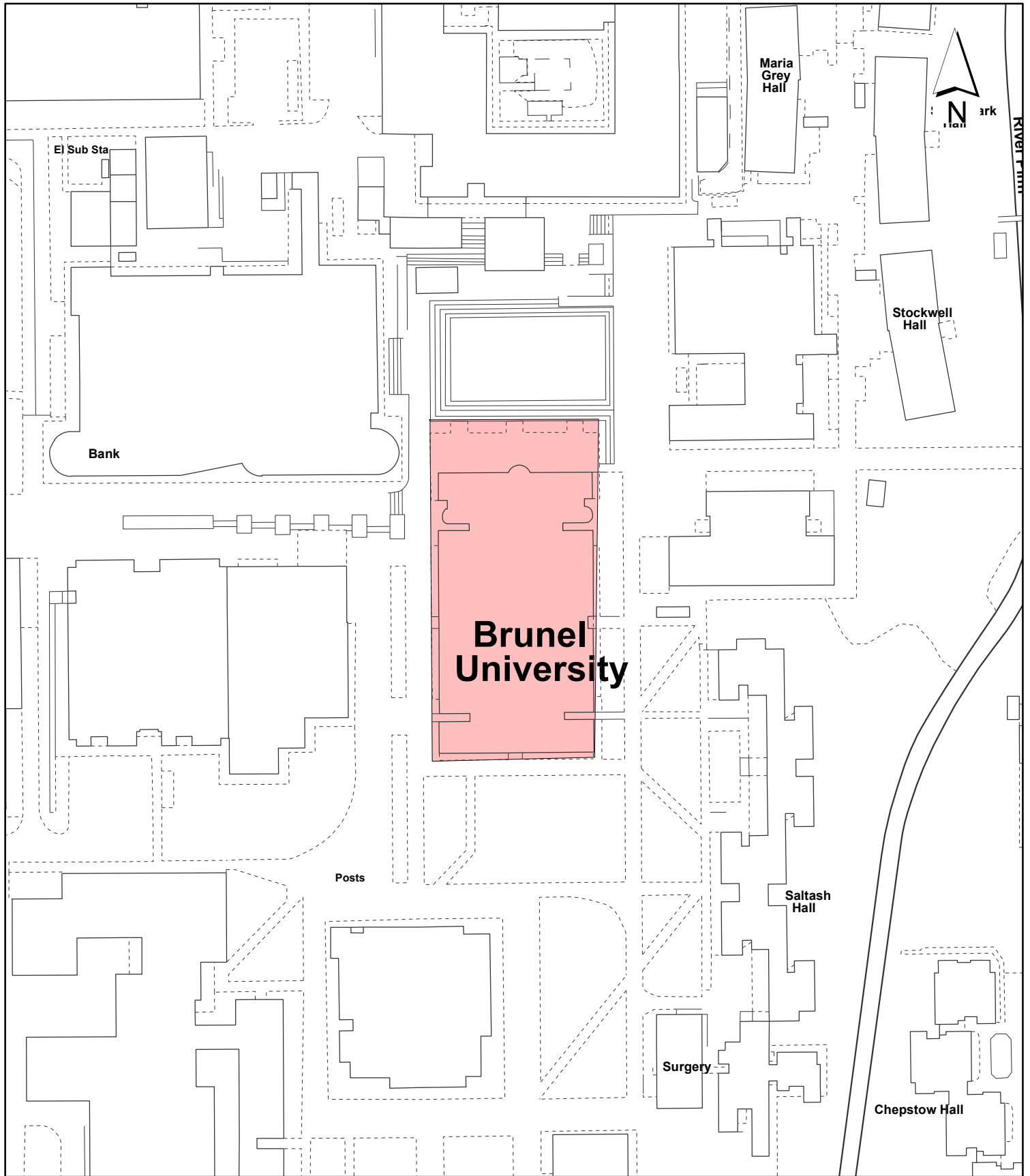
## **11. Reference Documents**

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 21012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan 2016  
Hillingdon Supplementary Planning Document: Accessible Hillingdon (January 2010)

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Lecture Centre  
 Brunel University  
 Kingston Lane**

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

Planning Application Ref:  
**532/APP/2017/1493**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**  
 Page 75

Date:  
**August 2017**



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## Report of the Head of Planning, Sport and Green Spaces

**Address** LECTURE CENTRE, BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

**Development:** Change of office administration room to coffee shop involving removal of existing plasterboard wall and reconfiguration; removal of section of existing external glazed wall and replacement with new glazed double doors; re-positioning of existing internal glazed double doors; formation of new single glazed door within rear lobby space; installation of new internally fixed illuminated signage (Application for Listed Building Consent).

**LBH Ref Nos:** **532/APP/2017/1494**

**Drawing Nos:** DWG003224 03 Shell Specification  
DWG003224 06 Demolition Layout  
DWG003224 09 Rev A Partition layout.  
DWG003224 11 Rev B Finishes & details  
DWG003224 15 Rev A Floor & Skirting  
DWG003224 18 Rev A Reflective Ceiling Plan  
DWG003224 19 Rev A Front & Back Counters  
DWG003224 20 Rev C Front Bulkhead Shelving  
DWG003224 21 Rev A Back Counter Wall Cupboards  
DWG003224 28 Rev A Glazed Entrance Doors  
KH136-LC-M02 - Lecture Centre Coffee Shop Hot & Co  
KH136-LC-M03 - Lecture Centre Coffee Shop Above Gr  
DWG003224 39 Illuminated Sign(1)  
KH136-LC-E01 - Lecture Centre Coffee Shop Lighting  
Lecture Centre Design & Access Statement  
DWG003224 01 Rev D GA(1)  
OS Location Plan.  
Heritage statement  
1887\_00\_406\_ Lighting Brochure  
Promo sign fixings  
05529 ORIGINAL GROUND FLOOR  
05529 (1).HISTORIC GROUND FLOOR LAYOUT  
02052 HISTORIC CAFE  
E mail dated 21.7.2017  
Emergency Exit Sign  
KH136-LC-E02+T2-Small Power and Data Layout  
KH136-LC-E03P2 -Fire Alarm Layout  
KH136-LC-M01 T2 -Heating & Ventilation Layout  
KH136-LC-M02P2 T2 -Hot & Cold Water Services Layout

**Date Plans Received:** 25/04/2017

**Date(s) of Amendment(s):** 21/07/2017

**Date Application Valid:** 27/04/2017

25/04/2017

24/07/2017

### 1. CONSIDERATIONS

## 1.1 Site and Locality

The lecture theatre block is a modernist/brutalist style building at the centre of site 1 of the Brunel University campus. It was built in 1965-6 by Richard Sheppard, Robson and Partners. John Heywood as the original project architect and Clarke Nicholls and Marcel as structural engineers. It was built as part of the first phase of the new campus for Brunel University. The Lecture Theatre is a Grade 2 listed building. The whole of the University campus is located within designated Green Belt land.

The proposed area identified for refurbishment is on the ground floor and is located in the north east corner of the building. It sits to the left hand side of the main foyer and is approximately 70sq metres. It is currently used as an office administration area. The space is flanked by a pedestrianised walkway and overlooks a lawned concourse.

The external & internal structure of the building is a reinforced concrete frame infilled with precast shuttered concrete panels. The ground floor level facade is made up of a large area of metal framed glazing which was added in 2005.

## 1.2 Proposed Scheme

Listed building consent is sought for the provision of a new coffee shop facility within the Lecture Theatre building. The proposal involves the refurbishment of part of the ground floor within the building, changing the space from office administration to coffee shop.

The key elements of the refurbishment are as follows:

- Remove the office interior elements exposing the original building where possible and repurpose the space to accommodate the coffee shop
- Form a new glazed double door access point to the front facade with disable access control
- Relocate a set of internal glazed doors into the foyer
- Form a new access controlled doorway at the rear of the space into the foyer
- Provide a dedicated coffee counter front and back bar with coffee making facilities and a limited food offer
- Create decorative framing shelving over front counter
- Introduce loose seating and tables numbering 28 covers
- Create 2 small storage areas back of house
- Provide suitable M&E & life support services to the space
- Provide suitable lighting
- Fit new vinyl floor, decorative wall finishes
- New internally fixed 'Coffee Room' signage

A heritage statement and Design and Access Statement have been submitted in support of this application.

The principle of the development and other related planning issues are dealt with in a separate planning application elsewhere on this agenda. Similarly, signage is dealt with under a separate application for advertisement Consent.

## 1.3 Relevant Planning History

### Comment on Planning History

Associated planning and advertisement applications (refs:532/APP/2017/1494 and 532/ADV/2017/54) for change of office administration room to coffee shop, involving associated works and signage are included elsewhere on this agenda.

## 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 4th July 2017

## 3. Comments on Public Consultations

EXTERNAL

The application was advertised in the local press and site notices posted. There have been no responses to the public consultation.

INTERNAL

URBAN DESIGN AND CONSERVATION OFFICER

This application has been subject to pre application discussion and there are no objections in principle to the proposed works. The signage has been dealt with separately and requires the submission of further information.

The Heritage Statement lacks information and does not clearly identify the areas of interest within this part of the building, inclusion and some further discussion of the original plans would have been helpful regarding this matter. We believe that most of this area was originally an open space when the lecture theatre was first built. The walls at the back of the space were removed when the building was refurbished and replaced with the current glazing in a forward position.

With regards to the work, further information via condition of a number of elements will be required, such as the new glazing and doors, the cleaning of concrete walls, the fire alarm system, lighting, drainage and the air curtain units over the doors. However, at this stage we will require further details of the fixing of the new partitions where they meet the board marked concrete walls. This is noted as being via patressing, which is unclear. We are also concerned at the number of ceiling fixings for the counter bulkhead. Would it be possible to support it off the floor rather than off the ceiling?

We would also wish to see the back of the original staircase, which is of board marked concrete, cleaned and repaired and left unpainted. The table in front of this should be free standing.

Additional Comments 7/8/2017

- Include the Electrical Specification documents and the lighting calculations as supporting information, as they are not relevant for our purposes.
- The agent's email of 21/7/2017 will also need to be included as it is proposed not now to install new the rear doors into the cafe
- There are no objections in principle to the works, but we are still short on information, as such we will need to include conditions covering,

for LBC:

- Details of the new external doors, the last set of details show an external door that is not frameless, sits forward of the window and appears to have a grey frame. At present the internal frameless door has a silver coloured base plate and hinges, externally the current curtain wall glazing has a silver coloured upstand. These details will need to be replicated

in the new door, which does need to be frameless.

- Are the "on board" safety sensors etc, really necessary, they look very large? Happy to agree drg DWG003224-28A, but not 37293-034. Details to be provided prior to the start of this element of the work.
- All new partitions, cables trays and bulk heads and adverts panels to have minimal fixing points to avoid disturbance to the original concrete finishes and structure.
- All new electrical cabling to be surface mounted, including wiring/trunking for hanging pendant light fittings.
- The colour and appearance of the illuminated hanging signs to be as shown in drawing ref DW9003224-39A ie white and grey, depth of signs to be no greater than 100mm
- Promo boards to be constructed of clear acrylic, not withstanding the submitted details, further details of their size and construction to be provided (A1 looks very large)
- No original board marked concrete to be painted (in particular, the walls of the original staircase enclosure); details of paint removal method to be submitted
- No ceiling mounted air curtains to be fitted
- Details of external light and associated cabling under canopy to be submitted
- Details of window manifestations, other window vinyls, advert adjacent to internal entrance, menu boards and wall fixed vinyl to be submitted.

For advert consent;

- The colour and appearance of the illuminated hanging signs to be as shown in drawing ref DW9003224-39A ie white and grey, depth of signs to be no greater than 100mm
- Details of window manifestations, other window vinyls, advert adjacent to internal entrance, menu boards and wall fixed vinyl to be submitted.
- Promo boards to be constructed of clear acrylic, not withstanding the submitted details, further details of their size and construction to be provided

#### **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:

- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE8 Planning applications for alteration or extension of listed buildings
- BE27 Advertisements requiring express consent - size, design and location
- LPP 7.8 (2016) Heritage assets and archaeology
- NPPF National Planning Policy Framework

#### **5. MAIN PLANNING ISSUES**

The Lecture Theatre building is grade II listed and forms a significant component in the University campus Area. The building was listed in 2011.

Of particular relevance are Part 1 Policy HE1 of the Local Plan and Saved UDP Policies BE8, BE9, BE10, BE11 and BE12. These seek to ensure that any development involving listed buildings or curtilage structures does not have any detrimental impact on the overall value of the structure or building.

The application seeks to create a functional catering facility which is both aesthetically and operationally well designed, providing easy access from internal areas within the lecture centre.

The doors will have a set of barriers to each side with disabled access control. New branding signage will be created for the coffee shop under the name of the 'Coffee Room'. The signs will be illuminated and hung internally from the soffit on two sides of the glazed building fascia internally,

The proposed scheme utilises a set of existing glazed doors into the coffee shop. To ensure sufficient space into the shop and improve operation these doors are moved towards the foyer.

A new glazed access controlled doorway at the rear of the space into the foyer will be installed. This is to allow staff access to the store rooms at the rear. Currently the area designated for the proposal has a small store room and security office to the rear. The intention is to utilise these spaces as two storage rooms.

A dedicated back coffee counter provides storage means for hand wash and waste disposal plus houses all coffee making facilities. Overhead is a set of additional storage cupboards and menu display. A linear front counter with pay points and storage offers a limited food selection. This has a decorative framing/shelving display above. Customer use recycling facilities along with condiment display is set front of house along with a limited section of tables and seating. The space will have a new decorative vinyl floor finish front of house and suitable safety flooring in staff areas.

Decorative tiles paint and brick effect panels are used on walls. However, all existing shuttered concrete walls and soffits will remain exposed and untouched.

All Mechanical and Electrical fittings and life support services will be updated to suit the new scheme and adequate lighting will be designed as part of the refurbishment.

The Urban Design and Conservation Officer considers that there is no objection in principle to these works. However, initial concerns regarding some of the proposals were raised and there are were also anomalies with some of the information provided. These concerns are summarised below.

- Further details of the fixing of the new partitions where they meet the board marked concrete walls.
- Concern at the number of ceiling fixings for the counter bulkhead,
- The back of the original staircase, which is of board marked concrete should remain visible, cleaned and repaired and left unpainted.
- The table in front of this should be free standing.

The above concerns have either been satisfactorily addressed by the submission of revised plans and/or additional information, or can be dealt with by condition. The Urban Design and Conservation Officer considers that this application can now be considered for

approval subject to the suggested conditions.

In conclusion, the internal and external works are considered acceptable and would not be detrimental to this historic asset, in compliance with Part 1 Policy HE1 of the Local Plan, and Policies BE8, BE9 and BE10 of the Hillingdon Local Plan: Part 2- Saved UDP Policies (November 2012).

In terms of the proposed use, the applicant has submitted that historically, this part of the ground floor of the Lecture Theatre building was used as a cafe. Furthermore, the proposed coffee shop would continue to provide facilities ancillary to the main use of the campus as an educational establishment. No objections are therefore raised to the proposed use, which is considered to be in accord with the aims of Saved UDP Policy BE12, which seeks to retain statutory listed buildings in their historic use.

## 6. **RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 LB1 Time Limit (3 years) - Listed Building Consent**

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

#### **REASON**

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **2 LB11 Further Details (Listed Buildings)**

Notwithstanding the submitted plans, detailed drawings or samples of materials, as appropriate, in respect of the following, for the cafe hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Details of the new external doors
- (b) Details of the on board safety sensors
- (c) Details of external light and associated cabling under canopy
- (d) Details of paint removal method
- (e) Details of window manifestations, other window vinyls, the advert adjacent to internal entrance, menu boards and wall fixed vinyl

#### **REASON**

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

#### **3 LB5 Measured drawings**

The Promo Boards for the cafe hereby approved shall be constructed of clear acrylic. Notwithstanding the submitted details, further details of their size and construction shall be provided before that part of the work is begun.

#### **REASON**

To safeguard the special architectural and/or historic interest of the building in accordance



with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4** NONSC Non Standard Condition

The colour and appearance of the illuminated hanging signs for the cafe hereby approved shall be white and grey, as shown in drawing ref DW9003224-39A. The depth of signs to be no greater than 100mm.

REASON

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

**5** NONSC Non Standard Condition

All new partitions, cables trays and bulk heads and adverts panels for the cafe hereby approved shall have minimal fixing points to avoid disturbance to the original concrete finishes and structure.

REASON

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

**6** NONSC Non Standard Condition

All new electrical cabling for the cafe hereby approved shall be surface mounted, including wiring and trunking for hanging pendant light fittings.

REASON

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

**7** NONSC Non Standard Condition

No ceiling mounted air curtains shall be fitted within the development hereby approved.

REASON

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

**8** NONSC Non Standard Condition

No original board marked concrete within the development hereby approved shall be painted, in particular, the walls of the original staircase enclosure.

REASON

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

**9** B25 External Openings/Machinery (Not Shown in Plans)

Where external machinery/equipment or external openings are proposed, details of the siting of such works shall be submitted to and approved by the Local Planning Authority, implemented before the use hereby approved is commenced and thereafter permanently

retained. .

**REASON**

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

**10 LB2 Making good of any damage**

Any damage caused to the building in execution of the works associated with the cafe hereby approved shall be made good to the satisfaction of the Local Planning Authority within 6 months of the works being completed.

**REASON**

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

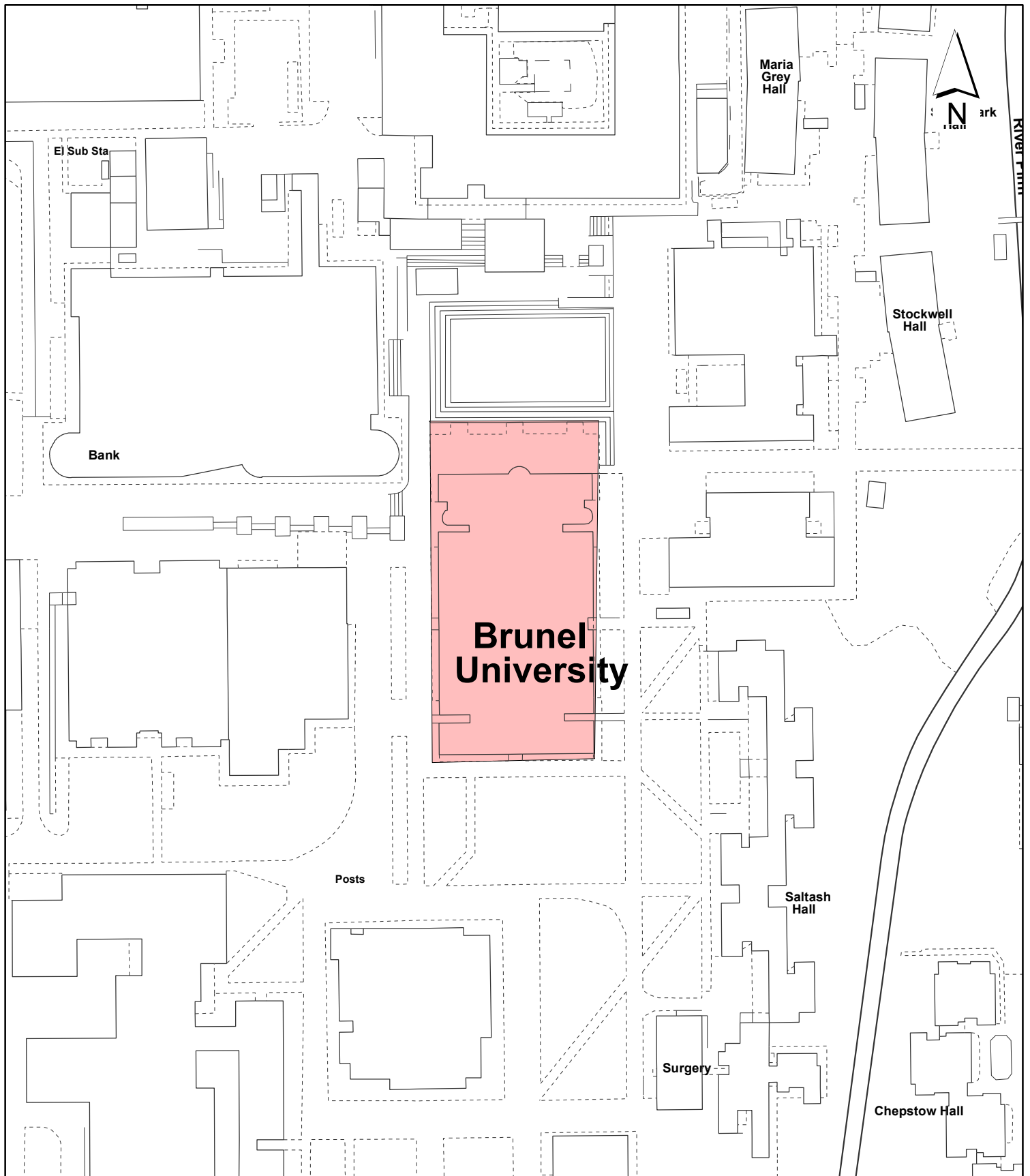
**INFORMATIVES**

- 1** The decision to GRANT Listed Building 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 Listed Building 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.

- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE8 Planning applications for alteration or extension of listed buildings
- BE27 Advertisements requiring express consent - size, design and location
- LPP 7.8 (2016) Heritage assets and archaeology
- NPPF National Planning Policy Framework

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Lecture Centre  
 Brunel University  
 Kingston Lane**

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

Planning Application Ref:  
**532/APP/2017/1494**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**  
 Page 85

Date:  
**August 2017**



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## Report of the Head of Planning, Sport and Green Spaces

**Address** LECTURE CENTRE, BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

**Development:** Installation of 2 No. internally illuminated, internally mounted hanging box signs and 2 No. non illuminated internally mounted hanging promotional board signs (application for advertisement consent)

**LBH Ref Nos:** 532/ADV/2017/54

**Drawing Nos:** DWG003224 29 Rev B Signage, Brand & Menu Location  
DWG003224 39 Rev. A Illuminated Sign  
DWG003224 01 Rev D  
OS Location Plan.  
Unnumbered promo boards cross section

**Date Plans Received:** 26/04/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 28/04/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The lecture theatre block is a modernist/brutalist style building at the centre of site 1 of the Brunel University campus. It was built in 1965-6. It was built as part of the first phase of the new campus for Brunel University.

The proposed area identified for refurbishment is on the ground floor and is located in the north east corner of the building. It sits to the left hand side of the main foyer and is approximately 70sq metres. It's currently used as an office administration area. The space is flanked by a pedestrianised walkway and overlooks a lawned concourse.

The external & internal structure of the building is a reinforced concrete frame infilled with precast shuttered concrete panels. The ground floor level facade is made up of a large area of metal framed glazing which was added in 2005.

#### 1.2 Proposed Scheme

This application seeks consent for a number of shop signs associated with the proposed coffee shop. Advertisement Consent is sought for the following:

1. 2 No. internally illuminated, internally mounted hanging box signs and
2. 2 No. non illuminated internally mounted hanging promotional board signs

#### 1.3 Relevant Planning History Comment on Planning History

Associated planning and Listed Building Consent applications (refs:532/APP/2017/1493 and 532/APP/2017/1493) for change of office administration room to coffee shop involving associated works are included elsewhere on this agenda.

## 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

URBAN DESIGN AND CONSERVATION OFFICER

Whilst there are no objections in principle to the 4 proposed adverts, insufficient information appears to have been submitted.

There are no details of the promo signs, details of the design of these, plus cross-sections will be required. Cross-sections of the box signs should also be provided. These should illustrate their construction and how they will be lit. Details of the supports/chains, colours and finishes for all of the signs will also need to be supplied.

The drawings also indicate that menu boards and some type of "top hat manifestation" will also be applied to the windows. Details of these should be included with the application.

This application should be considered with the associated LBC.

Additional Comments - 8/8/2017

The colour and appearance of the illuminated hanging signs should be white and grey, as shown in drawing ref: DW9003224-39A. The depth of signs should be no greater than 100mm.

Details of window manifestations, other window vinyls, advert adjacent to internal entrance, menu boards and wall fixed vinyl should be submitted (Only relevant to the Listed Building Consent application)The promo boards should be constructed of clear acrylic, not withstanding the submitted details, further details of their size and construction will be required.

(Officer Note: The heritage impacts of the signage have been assessed in an associated Listed Building Consent application and appropriate conditions requested by the Urban Design and Conservation Officer added accordingly).

## 4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

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

## 5. MAIN PLANNING ISSUES

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

The proposed advertisements are to be displayed inside the building. However, as some of the signage will be internally illuminated and will all be visible from outside the building, they do not benefit from deemed consent and require express consent from the Local Planning Authority.

In considering these issues, the Council can refer to its planning policies as contained within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 by providing high quality urban design. Policies BE27 and BE29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that advertisements will only be granted express consent if their size and design complement the scale, form and architectural composition of individual buildings. Furthermore, the Local Planning Authority seek to ensure that the advertisements do not compromise public safety.

In terms of impact on residential amenity, as there are no residential properties in the vicinity of the proposed advertisements, no objections are raised to the proposed signage on these grounds.

The signage proposed to the educational building is considered to be of a design, scale and siting appropriate to the campus, and to not have a detrimental impact on the visual amenity of the site.

The heritage impacts of the signage have been assessed in an associated Listed Building Consent application and are deemed to be acceptable.

Since there are no highways within the vicinity of the site, no objections are raised to the proposed signage on highway/public safety grounds.

Taking into consideration the above planning policy and guidance, the installation of the various signage, by reason of their siting, scale, design, is considered to have an acceptable impact upon the visual amenity of the building and the surrounding campus area. The proposed development is therefore viewed as being in accordance with Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE27 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted supplementary planning document, HDAS Shopfronts.

This application is therefore 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** ADV7 Type of Illumination

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

#### REASON

In order to protect the visual amenity of the area in accordance with Policy BE27 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **3** COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers  
DWG003224 29 Rev B Signage, Brand & Menu Location  
DWG003224 39 Rev. A Illuminated Sign  
DWG003224 01 Rev D  
OS Location Plan  
Unnumbered promo boards cross section

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).

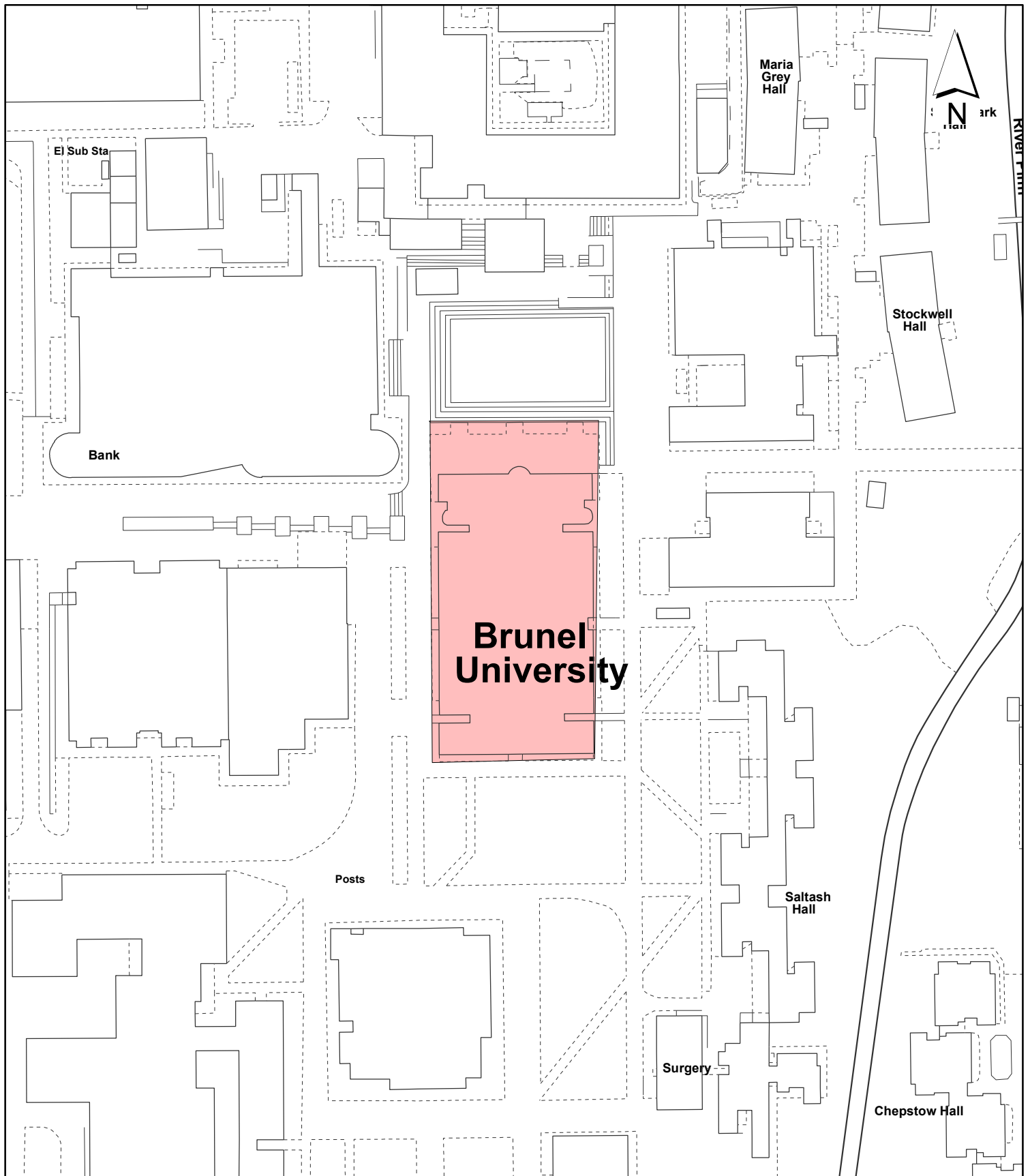


## INFORMATIVES

- 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 (2016) and national guidance.  
  
BE13 New development must harmonise with the existing street scene.  
BE27 Advertisements requiring express consent - size, design and location  
BE29 Advertisement displays on business premises  
OE1 Protection of the character and amenities of surrounding properties and the local area
- 3 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 4 For the avoidance of doubt, the colour and appearance of the illuminated hanging signs shall be white and grey, as shown in drawing ref DW9003224-39 Rev. A. The depth of signs to be no greater than 100mm.  
The promo boards shall be constructed of clear acrylic and no greater than A2 size.

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address: **Lecture Centre  
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 Kingston Lane**

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

Planning Application Ref:  
**532/ADV/2017/54**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South** Page 92

Date:  
**August 2017**



## Report of the Head of Planning, Sport and Green Spaces

**Address** PRINCE OF WALES PH 1 HARLINGTON ROAD HILLINGDON

**Development:** Retention of timber framed structure with a retractable canopy.

**LBH Ref Nos:** 7367/APP/2017/2070

**Drawing Nos:** Proposed Retractable Roof 1 Harlington Road Page 2 of 4  
Proposed Retractable Roof 1 Harlington Road Page 3 of 4  
Proposed Retractable Roof 1 Harlington Road Page 4 of 4  
Proposed Retractable Roof 1 Harlington Road Page 1 of 4  
Location Plan (1:1250)

**Date Plans Received:** 06/06/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 23/06/2017

### 1. SUMMARY

The current application seeks retrospective planning permission for a timber framed garden structure with a retractable canopy.

The timber structure is considered, given its scale, metal frame clad in timber, height, enclosed nature and the additional seating it contains to constitute an over-development of the site, resulting in an unduly intrusive, visually prominent and incongruous form of development, which would fail to respect the established character of the existing Locally Listed Building and the Hillingdon Village Conservation Area.

This application also fails to demonstrate that the use of this part of the site as effectively an extension of the restaurant occurs in a manner which is safe and secure or without causing unacceptable levels of noise and disturbance to neighbouring residents.

Furthermore, the applicant has failed to submit an accurate and robust assessment of the highways aspect that is associated with the development, including car parking, cycle parking, trip generation, highway and pedestrian safety, and free flow of traffic. Furthermore no mitigation measure have been proposed to alleviate the already identified highways issues resulting from the use of the timber shelter as part of the restaurant.

Refusal is recommended.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Visual Impact

The garden structure extension by reason of its siting, scale, detailing, materials and design would be detrimental to the architectural composition of the this locally listed building and the visual amenity of the wider area, failing to preserve or enhance the character and appearance of the wider Hillingdon Village Conservation Area. Therefore the structure is contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE8, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

## **2 NON2 Noise**

In the absence of any proposed mitigation measures to control noise (generated by the patrons, television, music systems) and other forms of disturbance to surrounding neighbouring properties affecting the nearby residential occupiers, the application has failed to demonstrate that the development can safeguard the amenities of those occupiers. The proposal is therefore contrary to Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## **3 NON2 Traffic/Parking**

The application fails to provide an accurate assessment of transportation and parking impacts associated with the proposed development including trip generation and car parking and as such the scheme fails to demonstrate that it would not be detrimental to highway and pedestrian safety and free flow of traffic, and that it has acceptable parking provision, refuse and loading & Unloading arrangements contrary to policies AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **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 (2015) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
LPP 7.8	(2016) Heritage assets and archaeology
NPPF12	NPPF - Conserving & enhancing the historic environment

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

This site is located in the Hillingdon Village Conservation Area. The 1930's building is Locally Listed. It is situated on a prominent, highly visible location at the junction of Uxbridge Road and Harlington Road. The building is characterised by a gable end roof, mock timber detailing, tile hanging to the projecting bay and central chimney stack with brick detailing. The windows provide a distinctive charm to the building with white timber frames and black surrounds. The top lights of the windows to the front and side elevations (facing onto Uxbridge Road) feature lead work and stained glass detail.

The building has been converted to a restaurant, which is allowed under permitted development.

#### 3.2 Proposed Scheme

The current application seeks retrospective planning permission for a timber framed garden structure with a retractable canopy. The structure as built is 10m long x 6m wide and has a maximum height at the apex of the pitched roof canopy of 3.2m.

The structure was constructed with a steel frame which has been clad in timber to give the appearance of a lightweight wooden structure.

The structure is enclosed on two sides with a roll down see through plastic shutter. On another side it is almost entirely enclosed by wooden trellis type panels. The 4th side facing the main building is open. The structure has seating for approximately 40 people with tables and chairs and audible music and a large TV screen.

It was also noted on site that the area between the timber structure and the main building is also covered with large parasols with further seating and tables for approximately 25 people.

#### 3.3 Relevant Planning History

##### Comment on Relevant Planning History

7367/APP/2016/1456 - Installation of a timber shelter to rear with associated soft

landscaping works. Permission was granted on 27/09/2016.

7367/APP/2016/3787 - Details pursuant to Condition 4 (Materials) of planning permission ref: 7367/APP/2016/1456 for Installation of a timber shelter to rear with associated soft landscaping works. Permission granted on 08/12/2016.

The timber shelter was approved to be constructed of Baltic pine timber posts with light beige organic sheeting for the canopy.

When the application for the timber shelter was being assessed the applicant advised the council that the building would remain as a pub and the shelter would be to allow patrons to smoke outside under cover in the event of bad weather.

#### **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:

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

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

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

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

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -  
(i) Dial-a-ride and mobility bus services

	(ii) Shopmobility schemes
	(iii) Convenient parking spaces
	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
LPP 7.8	(2016) Heritage assets and archaeology
NPPF12	NPPF - Conserving & enhancing the historic environment

## 5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

A total of 11 neighbouring properties were notified. A site notice was also displayed. In total 11 letters of objection were received. Objections have been raised on the following grounds:

- The garden is used a Shisha lounge/for Shisha smoking.
- There is noise disturbance from the site as there is loud music and belly dancers until 2am.
- There is parking chaos around the site particularly on Harlington Road and Coney Grove.
- The owners ignore planning rules and build what they want.

Officer Comment: it should be noted that this application is only considering the application for the retention of the timber structure in the garden. Issues surrounding the use of the site are being dealt with by the Planning Enforcement Team.

### Internal Consultees

Urban Design and Conservation Officer:

This site is located in the Hillingdon Village Conservation Area. The 1930s building itself is Locally Listed; it is situated on a prominent, highly visible junction between the start of the Uxbridge Road and Harlington Road. Therefore the frontage to the pub contributes to the character and appearance of the public realm.

The rear of the site is highly visible from Harlington Road; therefore it is important any alterations to the rear of the site contribute positively to the overall street scene. The building is characterised by a gabled end roof, mock timbering and tile hanging to the front projecting bay. There is a central chimney stack with brick detailing. The windows provide a distinctive charm to the building with white timber frames and black surrounds. The top lights of the windows to the front and side elevations (facing onto Uxbridge Road) feature lead work and stained glass detail. It is important the character of the building is appropriately preserved and enhanced as the building provides a significant positive contribution to the character and appearance of the Conservation Area. This site has been subject to enforcement action and various other planning applications.

From my understanding this built structure has not been constructed in accordance with approved plans and submitted details. It was understood that the shelter within the beer garden was to be an open garden timber, pergola style structure, finished with a light weight canvas roof. It had been

described in the submitted planning statement for another application under paragraph headed as, 'Noise and Vibration', that the 'timber shelter would be an open aspect structure allowing existing customers standing in the beer garden to sit down on the benches and tables and provide shelter.' The built nature of the structure, including the steel structure is not as approved. The materials approved under the Discharge of Conditions application was stated as 'Baltic pine' and protective organic sheeting (light beige in colour) manufactured by Tuin ([www.tuin.co.uk](http://www.tuin.co.uk)). The timber structure was also to include climbing vine planting (*Lonicera japonica* 'Halliana' AGM - an evergreen/semi-evergreen, vigorous climber, with dark green leaves and white fragrant flowers from Spring to Summer). It is unclear whether these have been put in place.

It would also need to be noted that we had been made aware that the shelter's sides had been enclosed. It would need to be clearly stated that these have been left open. By enclosing the shelter's sides and including a solid roofing material it creates a more solid structure increasing the bulk and scale and cannot be viewed as a lightweight garden structure. The enclosed sides and solid, permanent roofing material has increased its prominence on the site, in turn impacting on the character and appearance of the Locally Listed Building and Conservation Area. It would further divide and enclose the area available for the beer garden. The building would be considered an overly dominant, incongruous addition and would not remain subservient to the existing building.

The manufacturer's details of the retractable canopy would need to be confirmed. A Design and Access Statement/Planning statement should have been submitted as part of this application.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The principal of a timber structure in the rear garden area was established with the approval of planning permission ref: 7367/APP/2016/1456.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

These issues are covered in Section 7.07.

### **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**

Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), seek to ensure that 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. The scale, bulk and siting of the buildings are key determinants in ensuring that the amenity and character of established residential areas are not compromised by new development.

Policy BE4 of the Hillingdon Local Plan UDP Saved Policies (November 2012) states that new development within or in the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

London Plan Policy 7.1 sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan policies relating to density



(3.4) and sustainable design and construction (5.3) are also relevant.

Whilst a timber structure was previously approved on this site it is considered that by enclosing the shelter's sides and including a solid roofing material it creates a more solid structure increasing the bulk and scale and cannot be viewed as a lightweight garden structure. The enclosed sides and solid, permanent roofing material has increased its prominence on the site, in turn impacting on the character and appearance of the Locally Listed Building and Conservation Area. It would further divide and enclose the area available for the beer garden. The building would be considered an overly dominant, incongruous addition and would not remain subservient to the existing building.

The existing structure is large and does not relate to the architectural style of the existing building. It is considered an overly dominant, incongruous addition. The materials of the structure do not respect or respond to the existing traditional character of the Conservation Area or surrounding buildings or the Locally Listed Prince Of Wales building.

Overall, it is considered that the structure, given its scale, siting and site coverage constitutes an over-development of the site, resulting in an unduly intrusive, visually prominent and incongruous form of development, which fails to respect the established character of the existing Locally Listed Building and the Hillingdon Village Conservation Area. The proposal is therefore contrary to Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **7.08 Impact on neighbours**

The size, scale and bulk of the proposed single storey rear extension is considered not to have a significant impact to any neighbouring residential dwellings in terms of loss of light, loss of outlook or overshadowing in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The timber structure previously approved at the site was to be a lightweight open timber construction, for use as a smoking shelter by pub patrons. As already discussed in this report, what has been built is a metal structure, clad in timber and enclosed on three sides. This together with the giant umbrellas provides approximately 40 extra covers for what is now a Mediterranean Restaurant pretty much doubling its capacity.

This intensification of the use garden area together with the extended opening hours, the restaurant and outside area is known to operate until (until 2am Thursdays-Saturdays and until midnight on all other days), is considered to have an unacceptable impact to the amenity of the dwellings located to the rear of the site, particularly Balance Lea and no. 3 Harlington Road. Furthermore, the odours emitted as a result of having a smoking area located directly adjoining the residential buildings would be detrimental to the living conditions of the present and future occupiers of the dwellings.

Therefore, the proposed development is contrary to Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 7.14 of the London Plan (2016).

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, road capacity, on site parking and access to public transport.

The timber shelter in the rear garden area is arranged to allow outdoor seating and dining. There are approximately 25 seats beneath the timber structure and another 15 or so under the giant umbrellas next to it. The garden area provides a total of about 40 seats for patrons, doubling the capacity of the restaurant.

The previous layout of the car park was informal with no markings denoting car parking spaces. The car park has recently been resurfaced with markings denoting just a handful of car parking spaces.

The applicant has failed to submit an accurate and robust assessment of the highways aspect that would be associated with the development, including car parking, cycle parking, trip generation, highway and pedestrian safety, and free flow of traffic, as such the proposals are considered to be contrary to the Council's Policies AM7, AM9, AM14, AM15, R9, R10 and S12 of the UDP.

#### **7.11 Urban design, access and security**

Urban Design matters are discussed in detail under paragraph 7.07 of this report.

Security Issues have been incorporated into the design of the development and will be secured by a recommended condition.

Access is discussed elsewhere in this report.

#### **7.12 Disabled access**

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

Policies 7.2 and 3.8 of the London Plan provide that developments should seek to provide the highest standards of inclusive design and this advice is supported by the Council's Supplementary Planning Document - Accessible Hillingdon.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

Subject to conditions relating to tree protection measures and landscaping, being imposed on any consent granted, there would be no objection raised in terms of landscaping.

#### **7.15 Sustainable waste management**

Not applicable to this application..

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

The covered area in the back garden will inevitably results in the outside area of the premises being capable of use for longer periods of time than would be the case if it were an open smoking shelter associated with a pub, as had previously been approved. Whilst it is accepted that this space was previously used as a beer garden for patrons of the Public House, the current use facilitates an increased use, in terms of both intensity and length of time, of the area by providing shelter for customers using it.

The close proximity of the rear elevations of residential properties on Uxbridge Road And Harlington Road is such that the development is considered to harm the living conditions of occupiers of those properties due to the increase in the length of time that the area is in use by customers and the noise and disturbance created.

The current application does not include any measures (such as management and security plans) that would ensure that such problems would not occur. No provision has been made to limit the noise generated by the patrons, television or music systems. The proposal would therefore create an unacceptable loss of amenities to the surrounding properties contrary to policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.19 Comments on Public Consultations**

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

#### **7.20 Planning obligations**

Not applicable to this application.

#### **7.21 Expediency of enforcement action**

An Enforcement investigation is ongoing regarding various works and the use of garden shelter on the site.

#### **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 a timber framed garden structure with a retractable canopy.

The timber structure is considered, given its scale, metal frame clad in timber, height, enclosed nature and the additional seating it contains to constitute an over-development of the site, resulting in an unduly intrusive, visually prominent and incongruous form of development, which would fail to respect the established character of the existing Locally Listed Building and the Hillingdon Village Conservation Area.

This application also fails to demonstrate that the use of this part of the site as effectively an extension of the restaurant occurs in a manner which is safe and secure or without causing unacceptable levels of noise and disturbance to neighbouring residents.

Furthermore, the applicant has failed to submit an accurate and robust assessment of the highways aspect that is associated with the development, including car parking, cycle parking, trip generation, highway and pedestrian safety, and free flow of traffic. Furthermore no mitigation measure have been proposed to alleviate the already identified highways issues resulting from the use of the timber shelter as part of the restaurant.

Refusal is recommended.

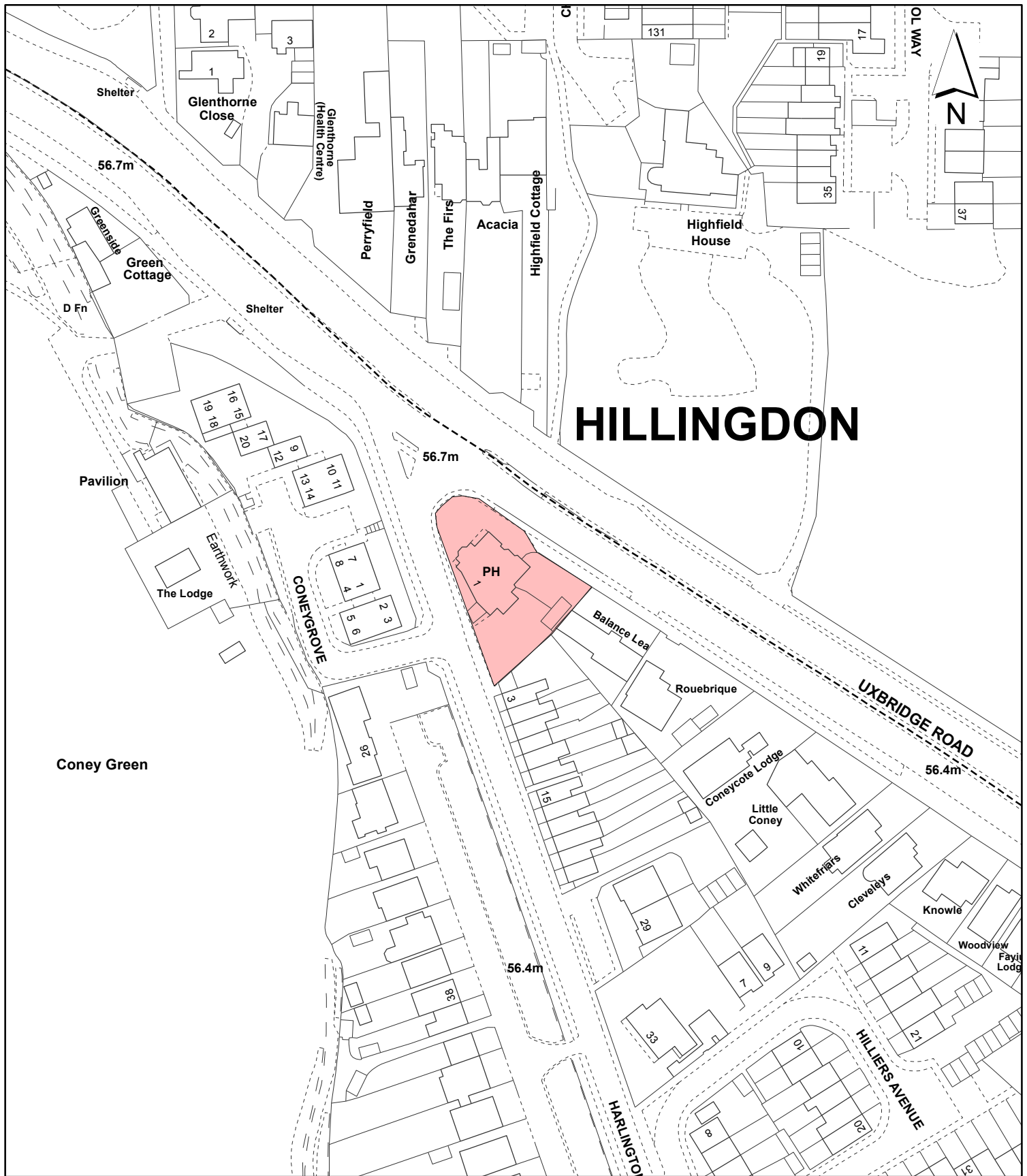
#### **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
London Plan (2016)  
London Borough of Hillingdon's Noise Supplementary Planning Document (adopted April 2006)

**Contact Officer:** Matt Kolaszewski

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Prince of Wales PH**

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

Planning Application Ref:  
**7367/APP/2017/2070**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**August 2017**



## Report of the Head of Planning, Sport and Green Spaces

**Address** HILLINGDON HOSPITAL PIELD HEATH ROAD HILLINGDON

**Development:** Installation of a 5m tall x 114mm diameter steel pole on a free standing support frame to accommodate 4 x 600mm dishes, control cabinet (600mm x 600mm x 600mm) and associated cabling on the upper roof level

**LBH Ref Nos:** 4058/APP/2017/2127

**Drawing Nos:** 002 Rev. A  
001 Rev. A  
003 Rev. A  
004 Rev. A  
005 Rev. A  
Supporting Planning Statement  
ICNIRP Declaration

**Date Plans Received:** 13/06/2017                      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/06/2017

### 1. **SUMMARY**

This application seeks consent for the installation of telecommunications equipment on the rooftop of Hillingdon Hospital.

The proposal by reason of its acceptable design, size, scale and siting adjacent to similar apparatus, is not considered to have a detrimental impact on the character and appearance of the surrounding area. Given its location, the proposed apparatus is not considered to have a detrimental impact on the amenities of the surrounding occupiers. This application is thus recommended for approval.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1            COM3            **Time Limit**

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

REASON

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

#### 2            COM4            **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans 001 Rev. A, 002 Rev. A, 003 Rev. A, 004 Rev. A and 005 Rev. A.

REASON

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

#### 3            NONSC            **Non Standard Condition**

Any apparatus or structure provided in accordance with this permission shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes and the land shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

#### REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### INFORMATIVES

#### **1 152 Compulsory Informative (1)**

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

#### **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 (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE37	Telecommunications developments - siting and design
NPPF5	NPPF - Supporting high quality communication infrastructure

#### **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).

#### **4 115 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](http://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.

## **5 I60 Cranes**

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at [www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp))

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

Hillingdon Hospital is located on the southern side of Pield Heath Road. The main 10 storey hospital building is sited towards the middle of the site, away from surrounding residential properties and currently houses telecommunications equipment from mobile network providers on the rooftop of the building.

#### **3.2 Proposed Scheme**

This application seeks consent for the installation of a 5m tall x 114mm diameter steel pole on a free standing support frame to accommodate 4 x 600mm dishes, control cabinet (600mm x 600mm x 600mm) and associated cabling. The apparatus would be sited within an area already in use for the siting of telecommunications equipment, adjacent to the main telecommunications mast.

The telecommunications equipment is required by Faznet Limited to achieve line of sight to enable communications between data centres in Slough and the City of London.

#### **3.3 Relevant Planning History**

4058/APP/2013/1897 Hillingdon Hospital Pield Heath Road Hillingdon

Installation of 4 x 0.6m microwave dishes, 1 x small equipment cabinet and associated equipment

**Decision:** 23-08-2013 Approved

4058/APP/2015/1352 Hillingdon Hospital Pield Heath Road Hillingdon

Installation of 4 x 0.6m diameter telecommunications dishes, 1 equipment cabinet and supporting ancillary equipment, all to be located at rooftop level

**Decision:** 09-06-2015 Approved

4058/APP/2015/3604 Hillingdon Hospital Pield Heath Road Hillingdon

Rooftop installation of 3 x 600mm transmission dishes on free standing support poles, 1 equipment cabinet and ancillary development

**Decision:** 04-12-2015 Approved

4058/APP/2015/4683 Hillingdon Hospital Pield Heath Road Hillingdon

Installation of 2 rooftop 0.6m diameter telecommunications dishes

**Decision:** 17-02-2016 Approved

4058/APP/2016/2744 Hillingdon Hospital Pield Heath Road Hillingdon

Re-siting of a rooftop 0.6m diameter telecommunications dish from a free standing pole to a tripod pole.

**Decision:** 26-09-2016 Approved

#### **Comment on Relevant Planning History**

There have been a number of applications for telecommunications equipment at roof level on this building. These are listed above.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

BE37 Telecommunications developments - siting and design

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **14th July 2017**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

The application was consulted on between 23-06-17 and 14-07-17. 1 objection was received by an alternative telecommunications provider on the grounds that the equipment would interfere with the frequencies and the quality of service offered by the alternative provider.

Officer comment: The issues raised within the objection are not material planning considerations. The planning system does not consider frequency bands, these are commercial matters that ought to be dealt with by the respective companies.

### **Internal Consultees**

Conservation Officer:

The proposal would not have an impact on any heritage assets, therefore there are no comments in relation to this application.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The proposal is acceptable in principle by virtue of the fact that there are several similar apparatus that currently exist subject to other considerations below being acceptable.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

Not applicable to this application.

### **7.07 Impact on the character & appearance of the area**

Saved Policy BE37, amongst other criteria, advises of the desirability of operators to share existing facilities. Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

Given the number of existing telecommunications equipment on the rooftop and the height and siting of the building where the proposed apparatus will be located, the addition of further telecommunications dishes is not considered to materially alter the external visual amenity of the building, or provide a greater visual impact to the surrounding areas. Given such, the impact on the street scene and the wider area is considered acceptable.

### **7.08 Impact on neighbours**

The nearest residential properties are located on the opposite side of Field Heath Road

(Morton Close and Crispin Way) and Royal Lane, approximately 100 metres from the application site. Given the height of the building and location of the apparatus, and presence of existing telecommunications equipment, it is not considered that the proposal would have a detrimental impact on the visual amenities of these occupiers.

**7.09 Living conditions for future occupiers**

Not applicable to this application.

**7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The location of the apparatus at roof level is such that they are only accessed by personnel associated with the equipment. The site is therefore located away from any public right of way and will not have a detrimental impact on highway and pedestrian safety. It is therefore considered that the proposed scheme complies with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.11 Urban design, access and security**

See section 'Impact on street scene'.

**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**

Issues are covered above.

**7.20 Planning obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

Not applicable to this application.

**8. Observations of the Borough Solicitor**

General

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

Material considerations are those which are relevant to regulating the development and use

of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

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

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

### **9. Observations of the Director of Finance**

Not applicable to this application.

### **10. CONCLUSION**

This application seeks consent for the installation of telecommunications equipment on the rooftop of Hillingdon Hospital.

The proposal by reason of its acceptable design, size, scale and siting adjacent to similar apparatus, is not considered to have a detrimental impact on the character and appearance of the surrounding area. Given its location, the proposed apparatus is not considered to have a detrimental impact on the amenities of the surrounding occupiers. This 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)  
National Planning Policy Framework (March 2012) Chapter 5

**Contact Officer:** Zenab Haji-Ismael

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Hillingdon Hospital,  
 Field Heath Road**

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

Planning Application Ref:  
**4058/APP/2017/2127**

Scale:  
**1:500**

Planning Committee:  
**Central & South**

Date:  
**August 2017**



**HILLINGDON**  
 LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** HILLINGDON GARDEN CENTRE FIELD HEATH ROAD HILLINGDON

**Development:** Temporary change of use from garden centre to long stay car parking, for a period of two years.

**LBH Ref Nos:** 13831/APP/2017/1217

**Drawing Nos:** Transport Statement dated March 2017  
BUAPPK-GW-00-SIT-001D-Site Plan  
BUAPPK-GW-00-LOC-001D-Location Plan  
Covering Letter CP 3-4-17

**Date Plans Received:** 03/04/2017      **Date(s) of Amendment(s):**

**Date Application Valid:** 04/04/2017

### 1. **SUMMARY**

Planning permission is sought for use of part of the former Wyvdale Garden Centre site for long stay car parking, which would be carried out on a temporary basis for two years. Delivery and pick up of vehicles would be by staff from hotels and no members of the public would come to the site.

The site was recently acquired by Brunel University which has stated that a key aim of the proposals is to occupy what is a vacant site as soon as possible, in order to avoid any problems such as vandalism or illegal occupation.

The site can be considered as brownfield land within the Green Belt. No physical works are proposed to the site and it is anticipated that there would be less activity generated by the proposed use, compared with the historic authorised garden centre use. As such, it is considered that the proposed use would not have a greater impact on the openness of the Green Belt in this location, than the authorised use.

The traffic generation of the proposed use will be significantly less than the existing use. The proposed development will therefore not have a material impact on the surrounding highway network. It is therefore considered that the proposed change of use is acceptable in transport terms.

Approval is recommended, subject to conditions controlling the number of vehicles entering or leaving the site, hours of use and the submission of a parking management and access control strategy.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1      NONSC      **TIME LIMIT**

The use hereby permitted shall be for a limited period of 24 months from the date of this decision. The use hereby permitted shall be discontinued and the land restored to a condition to be agreed with the Local Planning Authority on or before the expiration of the period of 24 months from the date of this decision, in accordance with a scheme of work that shall first have been submitted to and approved in writing by the Local Planning

Authority.

REASON

1. It is not considered appropriate to grant a permanent permission for the use until its effect on the amenities of the locality, the Green Belt and local highway network have been assessed.
2. In order to comply with the terms of the application.
3. To accord with Policies OL1, OE1 and AM7 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**2 NONSC Non Standard Condition**

Prior to commencement of the temporary use hereby approved, a parking management and access control strategy shall be submitted to and approved by the Local Planning Authority. The strategy shall include details of the methods of pick up and delivery of vehicles by members of staff and measures to ensure that:

- i) No more than 170 parking spaces in total shall be provided at any one time
- ii) The parking to be pre-booked by hotels and not available on a turn up and park basis by members of the public. Direct access to vehicle owners to be restricted whilst vehicles are in storage
- iii) The car parking is not available to staff or students of Brunel University
- iv) The use shall at all times be operated to enable vehicles to turn within the site boundaries so that they may enter and leave the site in forward gear

REASON

- i) To control the parking transfer arrangements between the long term car park and hotels using the facility
- ii) To ensure that highway and pedestrian safety is not prejudiced.
- iii) In order to comply with the Brunel University Travel Plan car parking cap.
- iv) To comply with Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**3 COM5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

BUAPPK-GW-00-LOC-001D

BUAPPK-GW-00-SIT-001D

Transport Statement

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

REASON

To ensure that the development complies with the objectives of Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 COM22 Operating Hours**

No vehicles shall enter or leave the site before 0800 hours or after 2000 hours Monday to Fridays, before 0800 hours or after 1800 on Saturdays, Sundays and Bank/Public Holidays.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not

adversely affected in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**REASON**

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

**5 NONSC Non Standard Condition**

Prior to the commencement of the temporary use hereby approved, details of 3 parking spaces to be allocated to staff, of which at least one shall be designed for blue badge holder use, shall be submitted to and approved in writing by the Local Planning Authority. In addition, 2 secure and covered bicycle spaces shall be provided on site. Thereafter these spaces shall be retained/maintained for the duration of the use hereby approved.

**REASON**

To ensure that adequate facilities are provided in compliance with Policies AM9, AM14 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**6 COM18 Control of specified activities**

The use hereby permitted shall be limited to the car park and hard standing area shown on plan no. BUAPPK-GW-00-SIT-001 Rev.D and shall not be used in conjunction with any other use on the wider garden centre site, including the Garden Centre main building, aquatic building and outdoor retail area without the prior approval of the Local Planning Authority.

**REASON**

- i) To assess any cumulative impacts of activities on the wider Garden Centre site
- ii) To safeguard the amenity of the surrounding area
- iii) To ensure that highway and pedestrian safety is not prejudiced
- iv) To comply with Policies OE1, AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**7 NONSC Non Standard Condition**

Unless previously agreed in writing with the Local Planning Authority, there shall be no more than 40 vehicular movements (20 in and 20 out) in any one working day.

**REASON**

To comply with the terms of the application, to safeguard the residential amenity of the occupiers of nearby properties, to safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with Policies OE1, OL1 and AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

property) and Article 14 (prohibition of discrimination).

## **2 I53 Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 6.13	(2016) Parking
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
PR22	Brunel University
NPPF	
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

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

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

State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

#### 4

The Local Planning Authority has actively engaged with the applicant at the application stage of the planning process, in order to achieve an acceptable outcome. 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 2012, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site extends to approximately 0.635 ha and is currently vacant. The last use of this site was a garden centre which had an associated car park comprising 142 spaces in the main car park and a further 46 spaces located to the north. These two car parking areas are the subject of the current application for temporary long term parking.

The previous garden centre had incorporated a car valeting centre, a timber merchant and an aquatics centre. The site gains access from Field Heath Road, via a dedicated access way. The site is well screened by existing dense vegetation and is not readily visible from surrounding roads and pedestrian paths. Most of the land immediately surrounding the site is open Green Belt, the exception being Field Heath Convent School to the east. There are also some houses on the opposite side of Field Heath Road to the south and further along Church Road to the west.

#### 3.2 Proposed Scheme

Planning permission is sought to use the car parking and associated hard standing for long stay overflow car parking, in conjunction with hotels. It is proposed that this use is carried out for two years only. There would typically be 110 cars stored at any one time, with the potential to store up to 170 at peak times. Once the vehicles are parked up, they would remain from 5 days to 30 days, so movements will be few, as vehicles will be parked long term.

The site would have between three and five staff at any one time. Cars would be collected from hotels by staff. No members of the public would therefore come to the site. The hours of operation would be from 8am to 10pm. Car movements would take place mainly outside of peak hours and would involve about 10 arrivals and 10 departures each day.

No physical changes to the site are proposed.

A transport statement has been submitted in support of the application. This Transport Statement indicates that the proposed development will result in an overall reduction in vehicle movements. The statement concludes that the proposed development will therefore not have a material impact on the surrounding highway network and that the proposed change of use is acceptable in transport terms.

#### 3.3 Relevant Planning History

13831/APP/2005/1948    Field Heath Garden Centre    Field Heath Road Hillingdon

NON-COMPLIANCE WITH CONDITION 12 OF THE SECRETARY OF STATE'S APPEAL DECISION REF.LRP219/R5510/04 DATED 08/10/1992: THE RETENTION OF EXISTING RET, GARDEN CENTRE, INCLUDING REPLACEMENT BUILDINGS/STRUCTURES (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR OPERATION OR ACTIVITY)

**Decision:** 06-09-2005    Refused                      **Appeal:** 04-09-2006    Allowed

13831/APP/2017/1216    Wyevale Garden Centre    Field Heath Road Hillingdon

Change of use from garden centre to university use.

**Decision:** 06-06-2017    Withdrawn

#### **Comment on Relevant Planning History**

The Secretary of State approved the use of the land as a Garden Centre in 1992 on appeal (ref:LRP219/R5510/04 dated 08/10/1992), with requirements to return the land to the original state on expiry of the permission.

A Lawful Development Certificate ref:3831/APP/2005/1948 was granted on appeal on 4/9/2006 for the continued use of the site as a garden centre.

An application ref:13831/APP/2017/1216 for the use of the garden centre site for University use was withdrawn on 6/6/2017 following concerns raised by the Local Planning Authority.

#### **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.EM1        (2012) Climate Change Adaptation and Mitigation
- PT1.EM2        (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6        (2012) Flood Risk Management
- PT1.EM7        (2012) Biodiversity and Geological Conservation
- PT1.EM8        (2012) Land, Water, Air and Noise
- PT1.HE1        (2012) Heritage

Part 2 Policies:

- AM14            New development and car parking standards.
- AM15            Provision of reserved parking spaces for disabled persons

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 6.13	(2016) Parking
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
PR22	Brunel University
NPPF	
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd May 2017**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The application has been advertised under Article 15 of the Town and Country Planning General Development Management Order 2015. Adjoining owner/occupiers (9) have been consulted. Site notices were also posted.

3 responses have been received to the public consultation, the contents of which are summarised below:

- The ex Garden Centre should be replaced with something more permanent in nature which the local residents can make use of.

- A temporary plan for 2 years for a long stay car park does not give stability to the local area and adversely promotes unnecessary traffic.
- There are many elderly people in the area and so something like a day centre for them would be a decent proposal.
- There are many young children in the area and so something like a children's park or children's day centre or even a library would be useful.
- I am strictly against the long stay car-park proposal and I hope the Council understands the traffic it will create.
- Under the terms of the Brunel campus redevelopment proposals a Travel Plan, was agreed with LBH and TfL that parking levels would be reduced to 2,088 by 2012. This proposal contravenes this commitment.  
(The proposed parking is not for University use).
- The application for use as a long term car park is rather vague and goes against restricted uses available for the land.
- The land is Green Belt and as such development of the land is not normally acceptable.
- The Secretary of State approved the use of the land as a Garden Centre in 1992 with requirements to return the land to the original state on expiry of the permission. However, the continued use, as a garden centre, was established due to the passage of time
- Any change of use should not be permitted and any variation of permission will need the approval from the current Secretary of State.
- The application has numerous errors

#### ST LAWRENCE (COWLEY) RESIDENTS ASSOCIATION

No response.

#### **Internal Consultees**

#### HIGHWAY ENGINEER

This application is for the change of use of an existing garden centre car park off Pield Heath Road to be used as long term car parking. There is a Transport Statement (TS) by Cottee dated March 2017 in support of the application.

The existing garden centre is located on Pield Heath Road which is a classified road and there is an existing access into the site but no formed footpath into the site. The car park and hard standing has the capacity to accommodate approximately 170 cars. There is a bus stop close to the site entrance.

The proposal is to use the existing car park for long stay car parking associated with hotels whereby cars will be delivered to the site and stored for between 5 and 30 days. The cars are then returned to the hotel at the end of the stay. The proposals will use the existing car parking spaces and hard stand areas. The permission is for two years only.

The TS suggests the traffic generation of the proposed use will be significantly less than the existing use.

I do not have significant highway concerns over the proposals but I would suggest a number of conditions are applied:

- The car park is not available for public car parking for payment. Direct access to vehicle owners to be restricted for the duration of the proposed development;
- The car parking is not available to staff or students of the nearby University as they have a cap on car parking.

On the basis of the above comments I do not have significant highway concerns over the proposals.



## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The whole of the application site is designated as Green Belt. The main policy issue in relation to this development is considered to be the principle of additional development within the Green Belt and its impact on the openness, character and appearance of the Green Belt.

Policies in the Hillingdon Local Plan endorse national and London Plan guidance. Part 2 Policy OL1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that within the Green Belt, as defined on the Proposals Map, the following predominantly open landuses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt. The proposal does not conform to the types of development allowed by Policy OL1.

The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16: Green Belt states that in terms of planning decisions:

"The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance".

The National Planning Policy Framework (NPPF) is also relevant. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Nevertheless, the document states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

However, paragraph 89 of the NPPF states that limited infilling, or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, would not constitute inappropriate development in the Green Belt. To the extent that this is a less restrictive approach than UDP Policy OL1, it is entitled to greater weight by virtue of NPPF para. 215.

The site has established use as a garden centre. It is considered that the site can be considered as brownfield land for the purposes of NPPF paragraph 89. As stated elsewhere in this report, no physical works are proposed to the site and it is anticipated that there would be less activity generated by the proposed use compared with the historic authorised garden centre use. As such it is considered that the proposed use would not have a greater impact on the openness of the Green Belt in this location than the

authorised use. Having regard to the temporary nature of the proposed use, it is not considered that the proposal would conflict with the purposes of including within the Green Belt. As such, the scheme would comply with the final bullet point in NPPF paragraph 89 and would not amount to inappropriate development in the Green Belt.

As the proposal does not amount to inappropriate development in the Green Belt, it follows that there is no need to establish whether very special circumstances arise.

In terms of the proposed use, the activity applied for could potentially be used for an off airport car park that is being used to avoid the cap on parking within the airport, which would be contrary to Saved UDP Policy A4. However, the material supplied does not indicate that the development site would be used as a car park to satisfy the needs of off-site Heathrow airport car parking demand. Since there is no evidence that this would be the case, it is not considered to be a sustainable reason to refuse the application.

With regard to London Plan Policies 6.1, 6.6 and 6.13, these seek to encourage development that is less reliant on access by private cars. However, there is no basis to conclude that these policies preclude the provision of long term car parking on a temporary basis as is now proposed.

Given the above considerations, no objection is raised to the principle of the temporary use of the existing hardstanding for long term car parking at this location.

#### **7.02 Density of the proposed development**

Not applicable to this application.

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

The site does not fall within close proximity to any statutory listed buildings, conservation areas, or areas of special local character.

The nearest conservation area is the Cowley Church (St. Laurence) Conservation area to the south west which is located some distance from the application site. It is considered that the conservation area will not be adversely affected by the proposed development.

The locally listed Field Heath Convent School is located to the east of the application site. However, it is not considered that this heritage asset would be affected by the the proposed temporary change of use.

Given that there are no physical works associated with the proposed temporary change of use, it is considered that the proposal would not have a detrimental impact on the heritage assets, in accordance with Saved Policies BE4 and BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **7.04 Airport safeguarding**

There is no requirement to consult the aerodrome safeguarding authorities on a development of this nature in this location.

#### **7.05 Impact on the green belt**

Saved Policy OL2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks landscape improvements within the Green Belt. Saved Policy OL5 will only permit proposals for development adjacent to or conspicuous from the Green Belt if it would not harm the character and appearance of the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features

The proposed use would not generally involve any significant material changes to the

appearance of the site, given that no physical changes or built development are proposed as part of the proposals. The existing car park is already authorised for that use, in association with the garden centre and the site is relatively well screened from the public domain. In addition, the proposed use would also involve less activity than the previous use as a Garden Centre, which included a car valeting centre, timber merchant, aquarium centre and retail sales.

It is therefore considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt, in accordance with Saved Policies OL1, OL2, OL5 and OL26 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **7.07 Impact on the character & appearance of the area**

Part 1 policy BE1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Saved Part 2 Policy BE13 seeks to ensure that 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.

No physical changes to the site are proposed. In that context, an active use is considered to be no worse and in some senses better than an empty, derelict site.

The vehicles will not be prominent when viewed from public vantage-points around the perimeter of the site and as such, it is considered that the proposed use would not harm the appearance of the area, particularly in view of its historic garden centre use.

It is therefore considered that a temporary use of the site for long term car parking would not harm the character and appearance of the area, in compliance with Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), relevant London Plan policies and design guidance.

#### **7.08 Impact on neighbours**

In relation to outlook, Policy BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires new residential developments to be designed to protect the outlook of adjoining residents. Policy BE24 states that the design of new buildings should protect the privacy of occupiers and their neighbours. In relation to sunlight, Saved Policy BE20 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

The closest residential properties to the site are located in Church Road to the east of the site. However, these properties are located some distance from the proposed car parking area and given there are no physical works involved, it is not considered that there would be any adverse impacts to residential amenity in terms of loss of outlook, light or privacy.

In terms of activity, the applicants have applied for the car park to be open from 8 am to 10 pm. However it is considered that in order to protect the amenity of surrounding residents, the opening hours should be limited to between 8 am and 8 pm, which is similar to the opening hours of the former garden centre use. Given the relatively modest total number of vehicular movements likely to be involved and the broader noise climate, it is considered that such movements, which would in any case be less than those associated with the authorised garden centre use, would not harm neighbours' living conditions, in accordance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

## **7.09 Living conditions for future occupiers**

Not relevant to this type of application. Guidelines referring to living conditions relate to residential developments.

## **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises that proposals for development will be assessed against their contribution to traffic generation and impact on congestion, having regard to the present and potential capacity of public transport and that the traffic generated by proposed developments would need to be accommodated on principal roads without increasing access demand along roads or at junctions already used to capacity, not prejudice the free flow of traffic, nor diminish environmental benefits brought about by other road improvement schemes or infiltrate local roads.

### Parking Standards

The proposal is to use the car parking and associated hard standing for long stay overflow car parking, in conjunction with hotels, although the hotels are not specified.

The activity applied for could potentially be used for off airport car parking and Saved UDP Policy A4 seeks to limit airport related activity within the boundaries of the airport. However, the material supplied does not indicate that the development site would be used as a car park to satisfy the needs of off-site Heathrow airport car parking demand. Since there is no evidence that this would be the case, it is not considered to be a sustainable reason to refuse the application.

With regard to London Plan Policies 6.1, 6.6 and 6.13, these seek to encourage development that is less reliant on access by private cars. However, it is considered that there is no basis to conclude that these policies preclude the provision of car parking on a temporary basis as is now proposed.

### Traffic generation

The Transport Statement indicates that the proposed development will result in an overall reduction in vehicle movements. For the existing garden centre use assuming 3,572 sqm ground floor area the following number of vehicle trips can be expected during a weekday:

Garden Centre Arrivals -593  
Garden Centre Departures - 598  
Garden Centre Total - 1191

In terms of the proposed use, cars would be collected from hotels by staff. No members of the public would therefore come to the site. The operator who will be responsible for managing the parking has indicated the following:

- The site will be used as a long term car park in which cars will be parked between 5 and 30 days;
- The cars will be associated with hotels
- There will be about 110 to 170 vehicles parked at any one time;
- No members of the public will be come to the site because the operator will arrange vehicles to be picked up from the hotels, by virtue of a valet type service;
- It is anticipated that about 10 vehicles will arrive each day and 10 vehicles leave each day;
- The car park will be open from 0800 to 2200 each day; and
- There will be between 3 and 5 staff on site each day at any one time.

The above information demonstrates that daily flows will be significantly less than the existing garden centre traffic. It is therefore considered that the use would not result in an unacceptable increase in vehicular movements, unacceptable traffic congestion in the area, or a material impact on the surrounding highway network. The Highway Engineer therefore considers that the proposed change of use is acceptable in transport terms. Conditions are recommended limiting the number of vehicle movements to no more than 40 in total in any working day, requiring the submission of a parking management and access control strategy and controlling the time for the delivery and pick up of vehicles.

Having regard to the above mentioned considerations and subject to the recommended conditions, it is not considered that there would be a conflict with Saved UDP Policy AM2, because the level of traffic generation and impact on the highway network is less than the authorised use. Similarly, the proposal is also considered to be compliant with Saved UDP Policy AM7, because the level of traffic generation is acceptable and the activity would not unacceptably increase the use of junctions at or near capacity, or prejudice the free flow of traffic or conditions of highway or pedestrian safety.

#### Access and Manouvering

The site gains access from Pield Heath Road, via a dedicated access way. It is considered necessary to ensure that there is provision on the site for vehicles to turn and enter the highway in forward gear. Given the transient nature of the parking, it is not considered necessary for specific details of the turning area to be agreed with the Local Planning Authority at this stage. However, a condition is recommended to ensure that a turning area is available at all times within the site boundary, to enable vehicles to turn. Such a condition is considered to meet the tests in the NPPF and would not be unduly onerous.

#### **7.11 Urban design, access and security**

Urban design and access issues have been dealt with in relevant sections of this report. In terms of security, the applicant submits that a key aim of the proposals is to occupy what is a vacant site as soon as possible. This is in order to avoid any problems such as vandalism or unauthorised occupation of the site.

#### **7.12 Disabled access**

No members of the public will access the facility. As such there is no requirement to provide disabled parking, apart from one blue badge space for staff. This is secured by condition. The scheme is therefore considered to comply with Policy R16 of the Hillingdon Local Plan:Part 2 -Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

#### **7.13 Provision of affordable & special needs housing**

Not relevant to this application. There is no requirement for this type of development to contribute towards the borough's affordable or special housing needs.

#### **7.14 Trees, landscaping and Ecology**

Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

No physical works are proposed as part of the development and no trees will be affected. Given the the transient nature of the parking, it is not considered necessary for landscaping enhancements in this case.

#### **7.15 Sustainable waste management**

Refuse will be stored within the dedicated areas that were used by the garden centre. This

is within the service yard, next to the aquatics centre.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

The site is located within Flood Zone 1 and is less than 1ha in size. As such, no Flood Risk Assessment is required. London Plan policies 5.12 and 5.13 require development proposals to use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) requires that surface water run off is controlled to ensure the development does not increase the risk of flooding.

The use is appropriate in Flood Zone 1 and it is considered that vehicles would be at negligible risk of flooding from surface water or other sources, in compliance with London Plan Policy 5.12, Strategic Part 1 Policy EM6 and NPPF guidance.

It is considered that it would be disproportionate to require a sustainable drainage system [SuDS] on what is expressly sought to be a two year temporary permission. To impose such a condition would therefore be contrary to the paragraph 206 of the NPPF which states that conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

#### **7.18 Noise or Air Quality Issues**

NOISE

Noise might arise from vehicles being manoeuvred on site or taken to and from the site, but that is inherent to the permitted use and it is noted that there has been no complaint on the grounds of harm to neighbours' living conditions. Hours of operation are to be conditioned and in the circumstances, taking account of the temporary nature of the planning permission that is being sought, substantive works such as a noise barrier would be unreasonable.

AIR QUALITY

The site falls within an Air Quality Management Area and it is acknowledged that vehicle movements result in an adverse cumulative impact from vehicle emissions. However, trip generation is likely to be significantly less than that associated with the authorised use. The proposed use would therefore not have a harmful effect on air quality or conflict with Policy OE1 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012).

#### **7.19 Comments on Public Consultations**

The main issues raised have been dealt with in the main body of this report. In terms of the status of the existing use, the site benefits from a Lawful Development Certificate for the continued use as a garden centre. There is no requirement to seek the approval from the current Secretary of State for the proposed use.

#### **7.20 Planning obligations**

The development will not be liable for the Mayoral CIL or Hillingdon's own CIL.

#### **7.21 Expediency of enforcement action**

Not relevant 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.

## **10. CONCLUSION**

It is anticipated that there would be less activity generated by the proposed use compared with the historic authorised garden centre use. As such it is considered that the proposed use would not have a greater impact on the openness of the Green Belt in this location than the authorised use.

The visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. In addition the vehicles will not be prominent when viewed from public vantage-points around the perimeter of the site. As such, it is considered that the proposed use would not harm the appearance of the area.

It is not considered that vehicular movements, which would be less than those associated with the authorised garden centre use, would harm neighbours' living conditions. The use would not result in an unacceptable increase in vehicular movements, unacceptable traffic congestion in the area, or a material impact on the surrounding highway network.

Approval for a temporary period of 2 years is recommended accordingly.

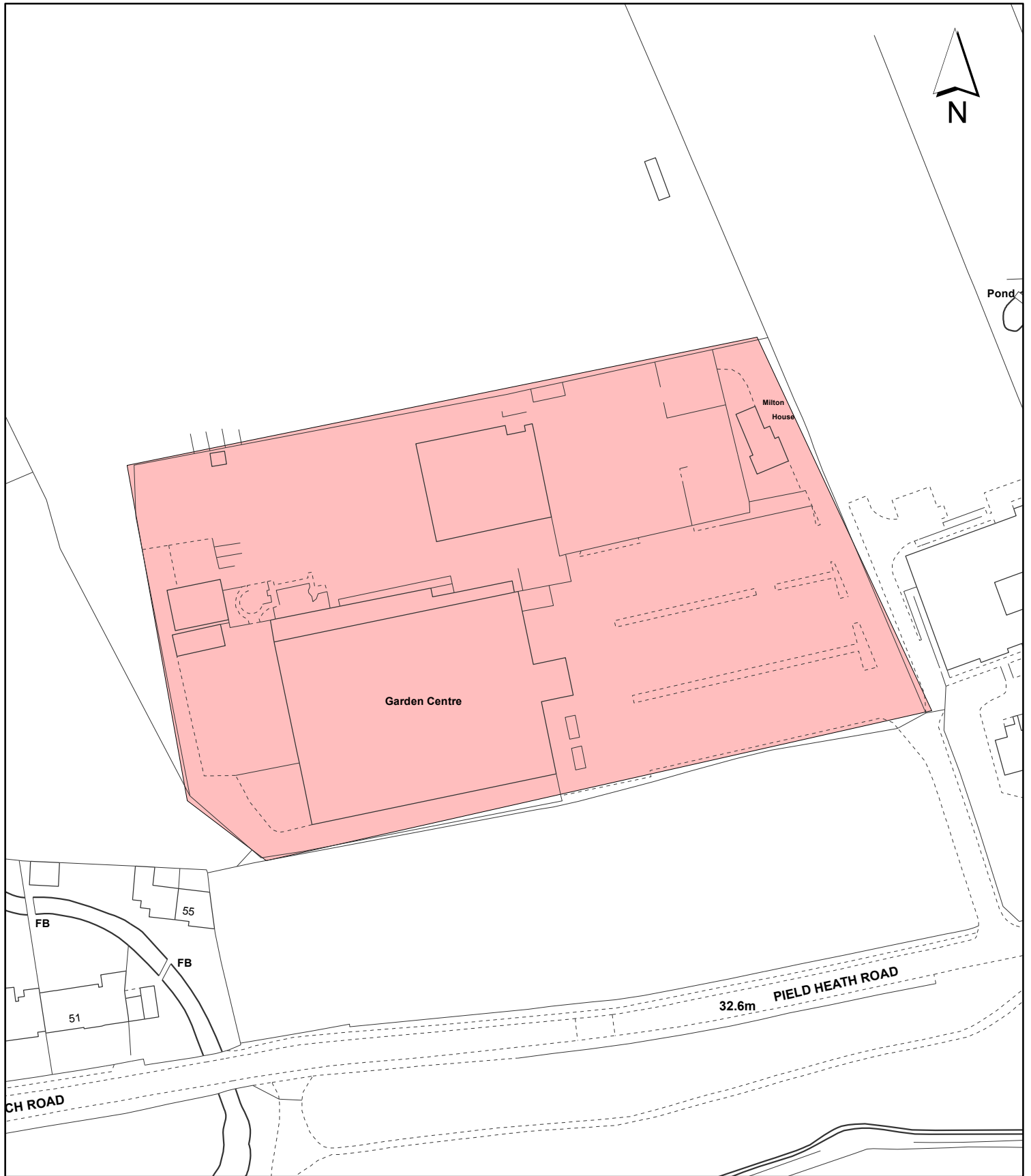
## **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
Hillingdon Supplementary Planning Document: Accessible Hillingdon (May 2013)  
London Plan (2016)  
National Planning Policy Framework (March 2012)

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Hillingdon Garden Centre,  
 Field Heath Road**

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

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

Planning Application Ref:

**13831/APP/2017/1217**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**August 2017**



**HILLINGDON**  
 LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** PACKET BOAT MARINA PACKET BOAT LANE COWLEY

**Development:** Construction of new fixed pontoon to provide 7 leisure moorings with associated engineering and landscape works

**LBH Ref Nos:** 53216/APP/2017/1711

**Drawing Nos:** PB/SB/001  
Great Crested Newt eDNA Analysis  
Flood Risk Assessment V.2.0  
Design and Access Statement  
Plan Showing Safe Access/Egress Route  
'Flood Warnings' signage  
PB/SB/005  
Planning Statement  
Tree Survey, Implications Assessment and Outline Protection Method Statement  
Ecological Appraisal  
PB/SB/002 Rev. C  
PB/SB/003  
PB/SB/004 Rev. A

**Date Plans Received:** 11/05/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 11/05/2017

### 1. SUMMARY

This application seeks full planning permission for the construction of a new fixed pontoon, with associated engineering and landscaping works, to provide seven leisure moorings at Packet Boat Marina in Cowley.

A very similar application was submitted to and refused by the Council, due to concerns over impacts on trees, landscaping and ecology, in 2012 (ref: 53216/APP/2012/1956). It is considered that sufficient information has been submitted in support of this current application to overcome those previous reasons for refusal and, notably, no objections have been raised by the Council's Trees/Landscaping or Environmental Officers, subject to conditions.

No objections are raised to the principle of the development in this location and it is not considered that the proposals would give rise to any unacceptable impacts on visual or residential amenity. Furthermore, it is not considered that the development would give rise to such a significant increase in traffic or parking demand that refusal could be justified.

The development is considered to comply with relevant local, London Plan and NPPF policies such that approval is recommended.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

1 COM3 Time Limit

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

**REASON**

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

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PB/SB/002 Rev. C, PB/SB/004 Rev. A and PB/SB/005, 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 COM5 General compliance with supporting documentation**

The development hereby permitted shall be completed in accordance with the following supporting plans and/or documents:

Great Crested Newt eDNA Analysis  
Ecological Appraisal  
Flood Risk Assessment  
Design and Access Statement  
Plan Showing Safe Access/Egress Route  
'Flood Warnings' signage  
Tree Survey, Implications Assessment and Outline Protection Method Statement

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

**REASON**

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

**4 COM8 Tree Protection**

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

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

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the

course of the works and in particular in these areas:

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

#### REASON

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

#### **5 COM9 Landscaping (car parking & refuse/cycle storage)**

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

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

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

#### REASON

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

#### **6 COM10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged

during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

#### REASON

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

#### **7 COM17 Control of site noise rating level**

The rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

#### REASON

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

#### **8 NONSC CRT condition**

Prior to the commencement of works hereby permitted, details of the construction of the new marina wall shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a cross section of the existing and proposed marina wall.

#### REASON

To ensure the structural integrity of the marina and the Grand Union Canal and to ensure this is not damaged such that it could result in flooding or have an adverse impact on ecology in accordance with policies EC3 and OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), policies EM3, EM6, EM7 and EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies 5.12, 7.19 and 7.27 of the London Plan (2016).

#### **9 NONSC EA condition**

No development shall take place until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The

scheme shall include the following elements:

- Detail of the extent and type of new planting, particularly that which is adjacent to the bank of the waterbody (planting to be of native species only, of local genetic provenance)
- Details of maintenance regimes
- Details of any new habitat created on site
- Details of treatment of site boundaries and/or buffers around water bodies
- Details of management responsibilities

#### REASON

Land alongside waterbodies is particularly valuable for wildlife and it is essential this is protected. This condition is supported by paragraph 109 of the National Planning Policy Framework (NPPF), which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

#### **10 NONSC Non Standard Condition**

Prior to the commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include plans showing habitat enhancement within the land controlled by the applicant (shown blue on the location plan) with a focus on;

- (1) enhancing natural transition areas between land and canal,
- (2) the creation of new refugia areas for a diverse range of wildlife,
- (3) an additional water feature (pond or wetland) and
- (4) general habitat enhancements including bat and bird boxes and nectar rich planting.

The development must proceed in accordance with the approved plans.

#### REASON

To ensure the development provides an appropriate offset to the harm generated by the new moorings in accordance with the NPPF and Policies EM7 and EM8 of the Local Plan: Part One - Strategic Policies (November 2012).

#### **INFORMATIVES**

##### **1 I52 Compulsory Informative (1)**

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

##### **2 I53 Compulsory Informative (2)**

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves Replaced by PT1.EM7 (2012)
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 5.12	(2016) Flood risk management
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.21	(2016) Trees and woodlands
LPP 7.24	(2016) Blue Ribbon Network
LPP 7.27	(2016) Blue Ribbon Network: supporting infrastructure and recreational use
LPP 7.30	(2016) London's canals and other rivers and waterspaces
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

### **3            159                    Councils Local Plan : Part 1 - Strategic Policies**

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

### **4            11                    Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed



precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

**5**            I12                    **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

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

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

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

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

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

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

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

**7**            I34                    **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate

against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

## **8**

With regard to condition 8, you are advised to take note of the following advice provided by the Environment Agency:

"Whilst the proposal for an elevated mooring-ramp design is supported as favourable as it enables wildlife to use and migrate along the soft bank corridor underneath, the excavation will leave bare bank which could be planted up with native wetland species or native herb species of good pollinator properties.

Within the plan, it should be considered that the spoil and some wood material could be re-directed to creating varied wildlife habitat features, such as basking banks, decay wood piles and hibernacula. This would enhance the sustainable biodiversity value of the proposal overall."

## **9**

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

## **10**

The applicant is advised to contact Tammy Plant at the Canal & River Trust ([tammy.plant@canalrivertrust.org.uk](mailto:tammy.plant@canalrivertrust.org.uk)) to ensure that the necessary landlord's consent is obtained.

### **3. CONSIDERATIONS**

### 3.1 Site and Locality

Packet Boat Marina is located towards the western edge of the borough, on the south eastern side of Packet Boat Lane, immediately to the south of the Water's Edge Public House and west of the Grand Union Canal, north of its junction with the Slough Arm.

The site provides a marina with 157 moorings, a site office and visitor building, toilet block, laundry, waste disposal, associated facilities, landscaped grounds and car park accessed from Packet Boat Lane to the north. The entrance to the marina for boat traffic is from the Slough Arm to the south. The majority of moorings are understood to be occupied by leisure customers but a small number are in residential use.

The marina forms part of the Green Belt and is a Nature Conservation Site of Metropolitan or Borough Grade I Importance. It also forms part of the Colne Valley Regional Park. The Water's Edge Public House and the boatyard of the marina also form part of the Cowley Lock Conservation Area which adjoins the application site to the north.

### 3.2 Proposed Scheme

This application seeks full planning permission for the following:

1. Removal of a section of the western bank (maximum 2m) and associated trees/vegetation;
2. Construction of a new pontoon parallel to the bank to provide seven leisure moorings (6 x 18m and 1 x 16m);
3. Construction of access ramp at the northern end of the pontoon to provide pedestrian access;
4. Construction of new 1.5m stock proof fence set back from the western boundary;
5. Provision of new compensatory landscaping.

The applicant's Planning Statement advises that the new moorings would be used for leisure purposes, in the same manner as the majority of existing moorings. This means that customers will rent use of a berth for mooring their vessels on a 12 month leisure contract. Customers will not be entitled to live permanently at the site and will need to provide proof of their primary residence as part of the rental agreement.

The new pontoon will measure 2m x 134m and be constructed in timber and fixed with timber piles to both the marina bank and riverbed. The piles will be spaced every 10 metres to ensure a robust foundation for mooring and pedestrian movement.

Space will be left beneath the pontoon to allow animals to pass from the water to the vegetation unhindered.

The new moorings will be accessed via a new ramp from the footpath in the north western corner of the site which leads to the office and car park.

### 3.3 Relevant Planning History

53216/98/1499

Rear Of Turning Point Ph Packet Boat Lane Cowley Uxbridge

Construction of a 93-berth marina with associated residential moorings, visitor centre and retail area, sanitary station and car parking facilities. Upgrade of the existing boat repair buildings and yard including the construction of a dry dock. Rationalisation and improvement of the garden area and car parking of the existing public house/ restaurant. Development of an urban farm and associated parking. Retention and reprofiling of a reduced lake area. (Application involves remo

of an existing horticultural nursery and demolition of glasshouses)

**Decision:** 03-03-1999 Approved

53216/APP/2000/2653 Land At Junction Of Grand Union Canal And Slough Arm Packet Boat  
CREATION OF AN AREA OF PUBLIC OPEN SPACE AND A PUBLIC WALKWAY ON AN AREA OF DERELICT/VACANT LAND, LINKED TO THE EXISTING TOWING PATH, VIA THE DEPOSITION OF SURPLUS SOIL ARISING FROM THE DEVELOPMENT OF THE MARINA, URBAN FARM AND PUBLIC OPEN SPACE TO THE NORTH OF THE SLOUGH ARM

**Decision:** 23-11-2004 Approved

53216/APP/2009/672 Packet Boat Marina Packet Boat Lane Cowley  
Change of use from Class A3 Cafe to Class B1 Office.

**Decision:** 10-06-2009 Refused **Appeal:** 22-01-2010 Allowed

53216/APP/2012/1956 Packet Boat Marina Packet Boat Lane Cowley  
Installation of pontoon and 6 additional residential moorings and landscaping scheme.

**Decision:** 06-11-2012 Refused

53216/APP/2012/604 Packet Boat Marina Packet Boat Lane Cowley  
The installation of eight railway sleeper walled gardens with gravel floors and a viewing platform

**Decision:** 25-07-2012 Approved

53216/APP/2014/2300 Packet Boat Marina Packet Boat Lane Cowley  
Change of use of ten (10) existing leisure moorings to residential moorings

**Decision:** 17-09-2014 Approved

53216/APP/2016/230 Packet Boat Marina Packet Boat Lane Cowley  
Change of use for a portion of the existing car park to provide storage for caravans and/or small motorhomes, with a proposed capacity of around 20 units.

**Decision:**

53216/APP/2017/1744 City Flower Traders, Packet Boat Marina Packet Boat Lane Cowley  
Change of use from Use Class B1 (Business) to Class D2 (Assembly and Leisure).

**Decision:**

#### Comment on Relevant Planning History

The site's planning history is summarised above. That most relevant to this current proposal is discussed in more detail below.

Planning permission (ref: 53216/APP/2012/1956) was refused in November 2012 for the installation of a pontoon to accommodate 6 additional residential moorings with an associated landscaping scheme at the marina for the following reason:

The application fails to establish the precise siting of the proposed pontoon in relation to both existing marina moorings and the western bank of the marina, including existing trees/vegetation/marginal planting along this bank. As such, it has not been possible to ensure that adequate space would be maintained to allow canal boats to manoeuvre whilst ensuring that the pontoon would be sited a sufficient distance from the bank to allow the retention of bankside vegetation and avoid the need for the excessive pruning of bankside trees. As such, the Local Planning Authority has been unable to fully assess the impact of this proposal on the ecology on the marina, which forms a Site of Metropolitan or Borough (Grade I) Importance for Nature Conservation, contrary to the National Planning Policy Framework (March 2012), Policy 7.19 of the London Plan (July 2011) and Policies EC1 and EC5 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM3 (2012) Blue Ribbon Network
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves Replaced by PT1.EM7 (2012)
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 5.12	(2016) Flood risk management
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.21	(2016) Trees and woodlands
LPP 7.24	(2016) Blue Ribbon Network
LPP 7.27	(2016) Blue Ribbon Network: supporting infrastructure and recreational use
LPP 7.30	(2016) London's canals and other rivers and waterspaces
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th June 2017**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to 11 local owner/occupiers and a site notice was posted. Two letters of objection have been received, which raise the following concerns:

- i) The Marina has many vacant spaces. More than 7 in total already. I do not see the need for additional berths. Especially leisure moorings. Currently leisure moorings are more often than not used as unofficial Residential moorings which remain unpoliced by BWML or the Local authority.
- ii) I'm concerned about the impact to the environment along the bank of the proposed moorings. There is not enough space to manoeuvre a 70 foot boat to the pump out, outside reception. Also the marina will feel too crowded.

CANAL LOCKS CONSERVATION PANEL

No response received.

CANAL AND RIVER TRUST

The Canal & River Trust (the Trust) is the guardian of 2,000 miles of historic waterways across England and Wales. We are among the largest charities in the UK. Our vision is that "living waterways transform places and enrich lives". We are a statutory consultee in the development

management process.

The Trust has reviewed the application. This is our substantive response under the Town and Country Planning (Development Management Procedure) (England) Order 2015.

In the interests of transparency, it should be declared that the applicant, British Waterways Marinas Limited (BWML), is a wholly owned subsidiary of the Canal & River Trust.

Based upon the information available we have no objection to the application in planning terms, and the principle of the proposed additional moorings at the site.

Lighting and Ecology:

We note that no proposed lighting details are included in the application. We would expect any proposed lighting to be 'bat friendly' to ensure there is no adverse impact on the ecology of the site.

Engineering Works and Code of Practice:

We note the proposed timber jetty to be used alongside the new moorings. Softwood timber piles would have a limited life and would need to be inspected and maintained, which would be the responsibility of the applicant. An alternative material may be preferable for future maintenance.

The embankment may have been constructed using a clay liner, which we would like to see checked. If this were to be breached as part of the works then this could drain water from the marina and the canal, which is a 26 mile long pound. We have therefore requested a condition, below, that further details of the construction works be submitted and approved, and would request that the Trust be consulted on these details. Details should include a cross section through the existing bank that is the subject of the application and any as-built drawings of the relevant area of the marina that the applicant may have.

Works should be carried out in accordance with the Code of Practice for Works Affecting the Canal & River Trust, and I have requested an informative, below.

The Canal & River Trust as Land Owner:

The Trust is the freeholder of the application site, and as such, formal landlord's consent for the proposal is required. Technical approval (to be incorporated within the Licence) should be gained by the tenant. This process has begun with the tenant submitting an Expression of Interest. I suggest an informative below regarding this, for the applicant's information.

If the Council is minded to grant planning permission, it is requested that the following condition and informatives be attached to the decision notice:

Condition

"Prior to the commencement of works hereby permitted, details of the construction of the new marina wall shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a cross section of the existing and proposed marina wall.

Reason: To ensure the structural integrity of the marina and the Grand Union Canal."

Informatives

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

"The applicant is advised to contact Tammy Plant at the Canal & River Trust ([tammy.plant@canalrivertrust.org.uk](mailto:tammy.plant@canalrivertrust.org.uk)) to ensure that the necessary landlord's consent is obtained."

#### INLAND WATERWAYS ASSOCIATION (IWA)

We fully support the proposal to construct seven new leisure moorings as IWA policy is to encourage the provision of off-line moorings in appropriate locations such as Packet Boat Marina where good facilities such as car parking and refuse disposal already exist.

#### ENVIRONMENT AGENCY

The proposed development will be acceptable if a planning condition is included requiring a scheme to be agreed to ensure that the landscape within the site is managed in such a way as to protect and enhance the ecological value of the site including the water environment.

#### Condition:

No development shall take place until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

- Detail of the extent and type of new planting, particularly that which is adjacent to the bank of the waterbody (planting to be of native species only, of local genetic provenance)
- Details of maintenance regimes
- Details of any new habitat created on site
- Details of treatment of site boundaries and/or buffers around water bodies
- Details of management responsibilities

#### Reasons

Land alongside waterbodies is particularly valuable for wildlife and it is essential this is protected. This condition is supported by paragraph 109 of the National Planning Policy Framework (NPPF), which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

Whilst the proposal for an elevated mooring-ramp design is supported as favourable as it enables wildlife to use and migrate along the soft bank corridor underneath, the excavation will leave bare bank which could be planted up with native wetland species or native herb species of good pollinator properties.

Within the plan, it should be considered that the spoil and some wood material could be re-directed to creating varied wildlife habitat features, such as basking banks, decay wood piles and hibernacula. This would enhance the sustainable biodiversity value of the proposal overall.

#### Information for LPA - Flood Risk

We have no objections on flood risk safety grounds. The excavation of the bank to provide the pontoon/boardwalk access is within Flood Zone 1, so no floodplain compensation is necessary. Safe access and egress is possible to the north and west of the marina in the event of a 1 in 100 year to a 1 in 1000 year flood event. As the site is not within 8 metres of a main river, the proposed works will not require a Flood Risk Activity Permit from us. The applicant may however wish to consult with the Lead Local Flood Authority who are responsible for ordinary watercourses.

#### Advice to LPA and Applicant - Invasive Non-Native Species

There are local records of Japanese Knotweed and Himalayan Balsam, which are invasive plant species. The spread of these are prohibited under the Wildlife and Countryside Act 1981. Care should be taken to prevent their spread during any operations relating to the proposal, including



ensuring that any soil which is imported onto the site is free of the seeds/root/stem of these invasive species.

#### Advice to LPA and Applicant - Bat Roost Assessment

It is the responsibility of the applicant to ensure that appropriate tree assessments are carried out, to ensure that proposed tree works do not impact on bat species. Should any trees be removed that present a good bat roost potential, mitigation should be provided through placing bat bricks/boxes elsewhere at suitable places on site.

#### NATURAL ENGLAND

Do not wish to comment.

#### Internal Consultees

##### TREES/LANDSCAPE OFFICER

The site is occupied by the western edge of Packet Boat Marina, to the west of the Grand Union Canal. The marina was created in 2002. This edge comprises a sheltered screen of dense vegetation (approximately 15-20 metres wide), mainly multi-stemmed crack willow, with shrubby under-storey planting. It provides visual separation between the marina and a footpath to the west.

This vegetated boundary, planted in accordance with the approved landscape proposals for the marina, is not protected by TPO or Conservation Area designation.

The site lies within the Green Belt. The site lies within a SINC: a Site of Metropolitan Borough Grade 1 Importance for Nature Conservation.

#### Comment:

An application for 6 additional moorings (ref. 2012/1956) was refused in 2012.

The current application proposes 7 additional berths and the loss of a significant swathe of established vegetation.

The submission includes a Tree Report, to BS5837:2012, by Tree Maintenance Ltd.

The survey has identified three individual willows (*Salix fragilis*, T319, T320 and T330) which are rated 'B' grade and one (T322) which is 'C' grade, together with four groups of willow and other trees and shrubs which are rated 'C'.

Although a 'C' rating does not normally pose a constraint of development, it could be argued that the collective value of these groups add value to them - particularly Group 2 which runs along the full length of the west boundary of the marina.

At 2.4 the report notes that the willow group (2) fringing the marina are of 'minor importance within the wider landscape, while those around and beyond the site boundary provide the greatest value in terms of screening and softening of adjacent industrial buildings'.

An ecological appraisal has been prepared by Guma Ltd. The report confirms that the willows (Group 2) fringing the west bank will be removed to facilitate the development, enlarging the water body and creating space for the boardwalks accessing the moorings.

Development constraints and recommendations are described in section 5.0.

The report recommends the protection of trees to be retained, planting of a similar number of native species to those lost, reinstating grassland with locally sourced species, the introduction of emergent vegetation and various other measures which should be conditioned.

The submission makes no mention of proposed fencing.

The moorings in the marina are all highly secured by fencing and car park cameras. If the application is approved, it is likely that new perimeter fencing will be introduced to prevent unauthorised people having access to the moored boats.

**Recommendation:**

While the loss of group 2 will have a significant impact, willows are fast growing and it should be possible to re-establish the privacy/ security/shelter offered by the existing vegetation screen.

If the application is recommended for approval landscape conditions should include: COM8, COM9 (parts 1, 2, 4, 5 and 6) and COM10.

**ENVIRONMENTAL OFFICER**

Concern is raised about the extent of vegetation to be removed to make way for the new moorings. The proposed site is the last place in the marina where there is a soft edge between water and land. This transition represents a high quality habitat. The ecological report only considers protected species and fails to attribute a value to the habitat being lost or the fauna that would utilise it. The NPPF requires biodiversity protection and enhancement where possible. The proposal will result in a net reduction in high quality habitat.

There is limited scope to offset the harm within the constrained red line of the application, however, within the blue line ownership of the marina there is a greater scope. The following condition is therefore necessary to ensure the applicant provides the necessary degree of habitat creation and management to offset the harm done within the red line boundary:

**Condition**

Prior to the commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include plans showing habitat enhancement within the land controlled by the applicant (shown blue on the location plan) with a focus on (1) enhancing natural transition areas between land and canal, (2) the creation of new refugia areas for a diverse range of wildlife, (3) an additional water feature (pond or wetland) and (4) general habitat enhancements including bat and bird boxes and nectar rich planting. The development must proceed in accordance with the approved plans.

**Reason**

To ensure the development provides an appropriate offset to the harm generated by the new moorings in accordance with the NPPF and Policy EM8 of the Local Plan.

**FLOOD WATER MANAGEMENT OFFICER**

The Flood Risk Assessment does not acknowledge the additional people put at risk where the access to the site is within the floodplain. Although the site itself may be safe the access to the site is at risk of flooding from the Frays River. This is shown in the FRA 4.5.1 Flooding of Packet Boat Lane may be expected from Fray's River during the 1 in 100, 1 in 100 climate change (25%) and 1 in 1,000 annual probability events, with maximum flood depths of 0.09, 0.14 and 0.26 m respectively.

A request was made for information by Lucy Raven of Westwood on flooding in the vicinity of the site in Feb 2017, and a response was made confirming that Packet Boat Lane flooded in 2014. It is stated in the FRA that a response is still awaited. This confirmed the risk to the area which needs to be assessed in terms of depths and flows to ensure safety, and then if safe, taken into account through the production of a Flood Warning and Action plan to ensure that the site and those using the mooring are aware of the risks and action to take in the event of a flood.

In addition there is no cross section of the existing marina edge, area which is to be excavated which should be provided. Any loss in waterside vegetation should not be lost by setting the mooring away from bank edge or be compensated appropriately for particularly in an area of Green Belt.

Therefore an appropriate Flood Plan and cross section of the marina where the moorings are to be placed, as well as suitable mitigation provided may be able to overcome these concerns.

Officer comment:

The applicant has provided details of signage which would be posted to advise users of the marina of flood risk and safe evacuation routes. The Flood and Water Management Officer has confirmed this is acceptable.

Cross sections have been provided. Appropriate mitigation for any loss of vegetation would be secured by way of conditions, as requested by the Environment Agency, Trees/Landscaping Officer and Environmental Officer.

#### HIGHWAY ENGINEER

This application is for the construction of a new pontoon at the Packet Boat Marina in Cowley. The site has a PTAL value of 1b (very poor) which suggests there will be a very strong reliance on private cars for trip making to and from the site.

The existing marina has 157 moorings with 127 leisure and 30 residential moorings. There is a 120 space car park on site which is accessed from Packet Boat Lane which is a relatively narrow local road. There is no intention to increase the size of the car park with this application.

The proposal is to construct a new pontoon on the site that will allow for 7 more leisure moorings to operate on the site. As these moorings are not used on a continuous basis then the additional traffic generation and parking demand will be slight. The car parking for leisure users is provided on a first-come first served basis with no allocation. The likely increase in traffic generation for the seven new moorings will be small and that is likely to be reflected in the demand for car parking. The site already has refuse facilities and the applicant suggested that the existing bins will be adequate to cope with any additional demand. On the basis of the above comments no significant highways concerns are raised.

#### ENVIRONMENTAL PROTECTION UNIT

No objection subject to conditions relating to control of plant/machinery noise, dust from construction works and lighting.

Officer comment:

A condition relating to the control of plant/machinery noise would be attached should planning permission be granted. Lighting details would be required by way of the landscaping condition. Matters such as dust and other environmental impacts of construction works are addressed by way of environmental health legislation and, accordingly, a condition in this respect is not considered to be necessary.

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

Key considerations in considering the principle of development relate to the impact of the development on the openness of the Green Belt and the appropriateness of the use for the waterway.

Planning permission was notably refused for a very similar development in this location in 2012 (ref: 53216/APP/2012/1956). Despite the refusal of the application at that time, no objections were raised to the principle of the development with the officer report stating:

"The proposed pontoon and 6 residential moorings do not represent inappropriate development within the Green Belt as defined within the National Planning Policy

Framework (NPPF). The proposed works given the existing use and number of moorings within the marina would also not have any material impact upon the openness of the Green Belt. As such, the proposal accords with the NPPF and Policy OL1 of the Saved Policies UDP.

Furthermore, policies 7.25 and 7.27 of the London Plan seek to promote and increase the recreational use of the canal and improve its associated facilities.

There are therefore no objections in principle to the proposal, subject to compliance with normal development control criteria."

There have been no significant changes in planning policy since that application was considered. Given this, combined with the similarity between the two applications, no in principle objections are raised to the current scheme, subject to the proposals meeting relevant site specific criteria.

#### **7.02 Density of the proposed development**

Not applicable to this application.

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

The site does not fall within an archaeological priority area, conservation area or area of special local character and there are no listed buildings within the vicinity.

The Cowley Local Conservation Area, is located to the north, comprising the north east corner of the car park and area beyond to the north. Local Plan: Part 2 policy BE4 requires that new development within or on the fringes of a conservation area preserves and enhances its visual qualities. However, given the distance of the Conservation Area from the application site (approximately 80m), and the separation provided by the car park, it is not considered that the development, which would be seen in context with the wider marina complex, would have any significant detrimental impact on its visual amenities such that refusal could be justified.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

This matter has been partly addressed in part 7.01 of this report and it is notable that no objections have been raised to previous applications on green belt grounds.

Current Local Plan, London Plan and NPPF planning policy seeks to protect the openness of the Green Belt. Local Plan: Part 2 policy OL4 and paragraph 89 of the NPPF do however allow for limited infilling, extensions and alterations to existing developed sites within the green belt. The proposal relates to the creation of a new pontoon to accommodate a small number of additional moorings on the edge of the existing and well established marina. This would be seen in context with the wider, much larger marina complex. Whilst some vegetation would be removed, new landscaping would be provided to offset this and ensure the attractive setting of the marina is maintained. This could be secured by way of condition. Accordingly, the development is considered to comply with the objectives of the above mentioned policies and would have no significant impact on the openness or visual amenities of the green belt in this instance.

#### **7.07 Impact on the character & appearance of the area**

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

new development.

The marina provides for residential and leisure moorings, set within an attractive landscape predominantly comprising waterways and open areas of green belt. As discussed earlier in this report, the newly proposed moorings would be seen in context with the wider marina complex. Whilst the loss of trees and vegetation to accommodate the development is regrettable, new landscaping is proposed and a comprehensive landscape scheme could be secured by way of condition. Accordingly, it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the existing marina or the surrounding area.

#### **7.08 Impact on neighbours**

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

The proposed pontoon and moorings would not impact upon any surrounding properties outside the marina. It is acknowledged however that the marina comprises a mix of leisure and residential moorings. Nevertheless, the new moorings would have a similar relationship to one another and to nearby moorings as those existing within the marina. Notably, they would not be sited any closer to existing moorings. Accordingly, it is not considered that the proposal would have any significant impact upon the users of the marina.

Resident concerns regarding lack of need for the moorings, overcrowding of the marina and lack of manoeuvrability for the boats is acknowledged. However, notably, no objections have been raised in this respect by The Canal & River Trust or the Environment Agency, both of whom are statutory consultees on this application. Accordingly, it is not considered that refusal could be justified on these grounds.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

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

The submitted Design and Access Statement advises that the new moorings are for leisure use only and that British Waterways Marinas Limited (BWML) does not offer allocated parking spaces for each leisure resident. It confirms that parking spaces are allocated to leisure customers on a first come first serve basis and that there is capacity within the existing 120 space car park.

It was noted by officers when visiting the site that spare capacity was indeed available within the existing car park. Given the limited amount of additional traffic or parking demand likely to be generated by the proposed new moorings it is not considered that refusal could be justified on highway grounds. Notably, the Council's Highway Engineer has raised no objections.

#### **7.11 Urban design, access and security**

Matters relating to visual impact have been addressed earlier in this report.

Given the relatively minor nature of the application and the fact that the existing premises

will already be operating its own security measures a secure by design condition is not considered to be necessary in this instance.

#### **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**

Trees/Landscaping

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

In this instance the proposal would result in the loss of a group of predominantly willow trees located closest to the edge of the bank. Whilst this is regrettable, a significant tree screen would nevertheless be retained along the bank of the marina. The Council's Trees/Landscape Officer has confirmed that, on balance, the trees to be lost are not of sufficient value so as to justify refusal, particularly given that willows are fast growing and likely to re-establish quickly. Accordingly, subject to conditions to ensure a comprehensive landscaping scheme is provided to mitigate against the loss of these trees, the Council's Trees/Landscape Officer has raised no objections.

Ecology

Local Plan: Part 1 policy EM7 seeks to protect and enhance sites of nature conservation value, with harmful impacts mitigated through appropriate compensation.

The applicant has provided an Ecological Appraisal and Great Crested Newt Survey in support in of the application. These reports confirm that, subject to appropriate mitigation measures, the development would not result in such a harmful impact on ecology that refusal could be justified. Notably, the Council's Environmental Officer has raised no objections in this respect subject to a condition to require the submission of a scheme of ecological enhancement.

#### **7.15 Sustainable waste management**

The existing facilities of the marina would service the new moorings.

#### **7.16 Renewable energy / Sustainability**

Given the relatively minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy or sustainable building measures.

#### **7.17 Flooding or Drainage Issues**

The site does not fall within a flood zone or critical drainage area and no specific drainage issues have been identified. Land to the west of the marina, outside the application site, does however fall within flood zone 3. Accordingly, the applicant has submitted a flood risk assessment in support of the application. At the request of the Council's Flood and Water Management Officer the applicant has also committed to erecting signage around the marina to warn users of flood risk and provide details of safe evacuation routes. The Council's Flood and Water Management Officer has confirmed that this is acceptable.

Existing and proposed cross sections of the bank have also been provided at the Flood and Water Management Officer's request. However, further detail would nevertheless be required by way of condition, as requested by the Canal and River Trust.

Notably, no objections were raised to the previous 2012 scheme on flood risk grounds.

Furthermore, no objections have been raised in this respect by the Environment Agency, Inland Waterways or the Canal and River Trust. Accordingly, subject to appropriate conditions as recommended by those bodies, it is not considered that refusal could be justified on flood risk grounds.

#### **7.18 Noise or Air Quality Issues**

It is not considered that the proposed development would give rise to any issues of noise or air quality over and above those which would be generated from the existing use of the marina.

#### **7.19 Comments on Public Consultations**

Objections have been raised over the need for the new moorings. The proposal is considered to comply with relevant planning policies and therefore there is no objection in principle to the proposal. Accordingly, it is not necessary for the applicant to demonstrate need in this instance.

Other issues raised by objectors have been addressed in 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**

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**

No objections are raised to the principle of the development in this location and it is not considered that the development would lead to such a significant detrimental visual or ecological impact that refusal could be justified. Furthermore, it is not considered that the development would lead to any significant detrimental impact on residential amenity or lead to any significant impact on the local highway network.

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

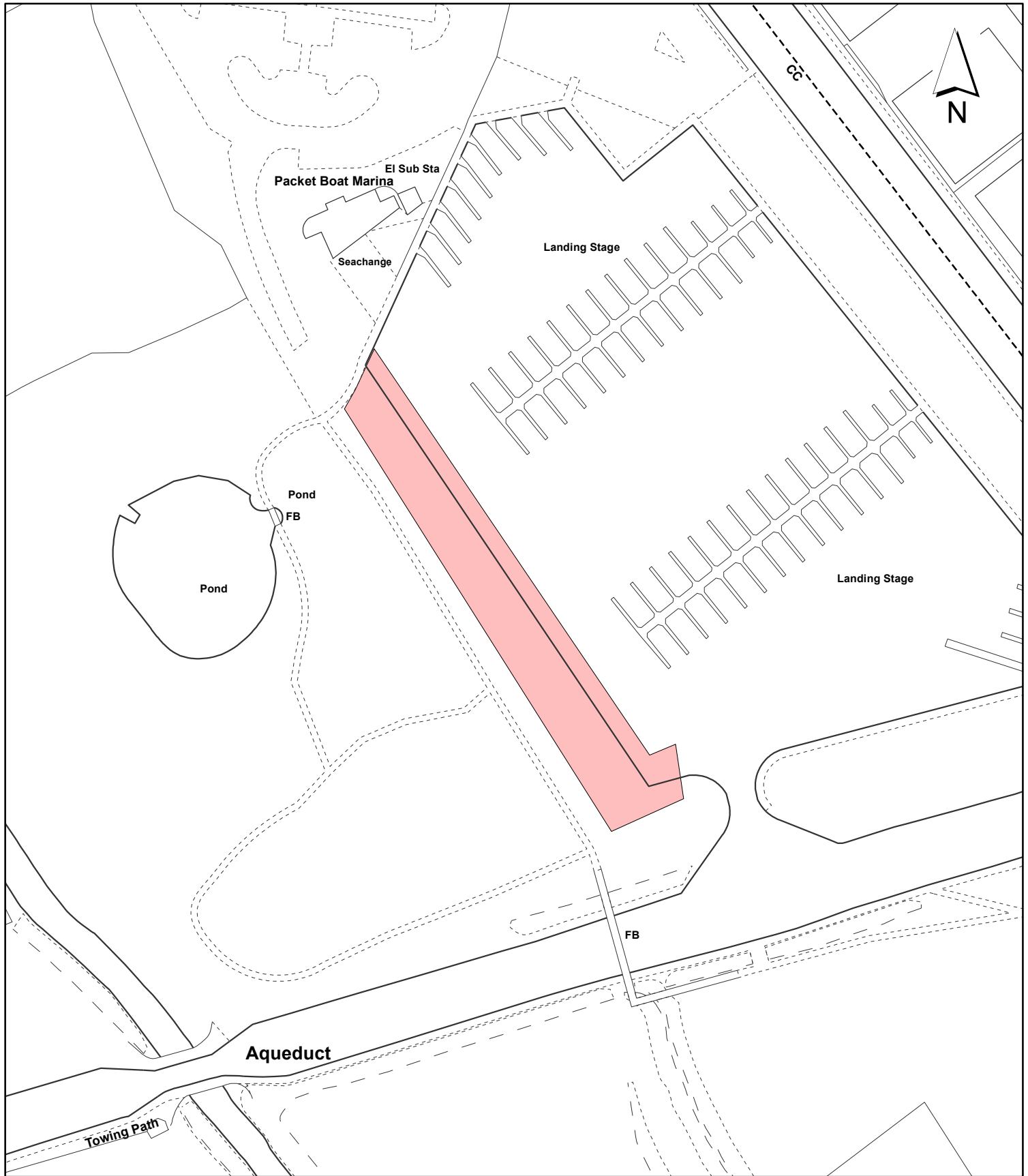
#### **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (2015)  
National Planning Policy Framework

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

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Site Address:

**Packet Boat Marina**

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

Planning Application Ref:  
**53216/APP/2017/1711**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**August 2017**



**HILLINGDON**  
 LONDON

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# Plans for Central & South Applications Planning Committee

Wednesday 30th August  
2017



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

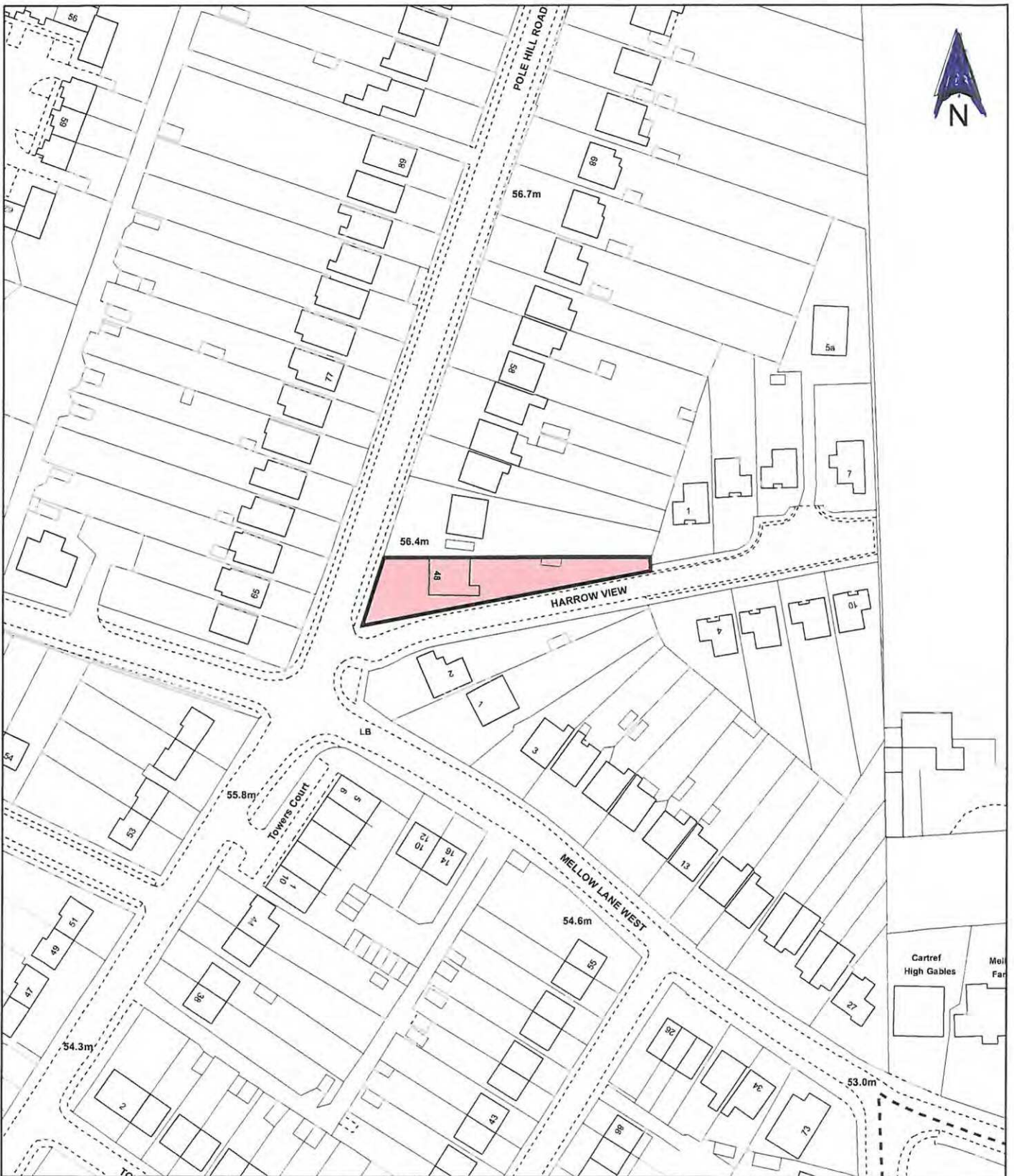
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

**Report of the Head of Planning, Sport and Green Spaces**


**Address** 48 POLE HILL ROAD HILLINGDON  
**Development:** Erection of a part single, part two storey extension  
**LBH Ref Nos:** 33924/APP/2017/1512

**Date Plans Received:** 26/04/2017      **Date(s) of Amendment(s):**  
**Date Application Valid:** 13/06/2017





**Notes**

 Site boundary

Site Address

48 POLEHILL ROAD

Scale

1:1,250

# H. M. LAND REGISTRY GENERAL MAP

GREATER LONDON  
MIDDLESEX

SHEET

XIV. 8.

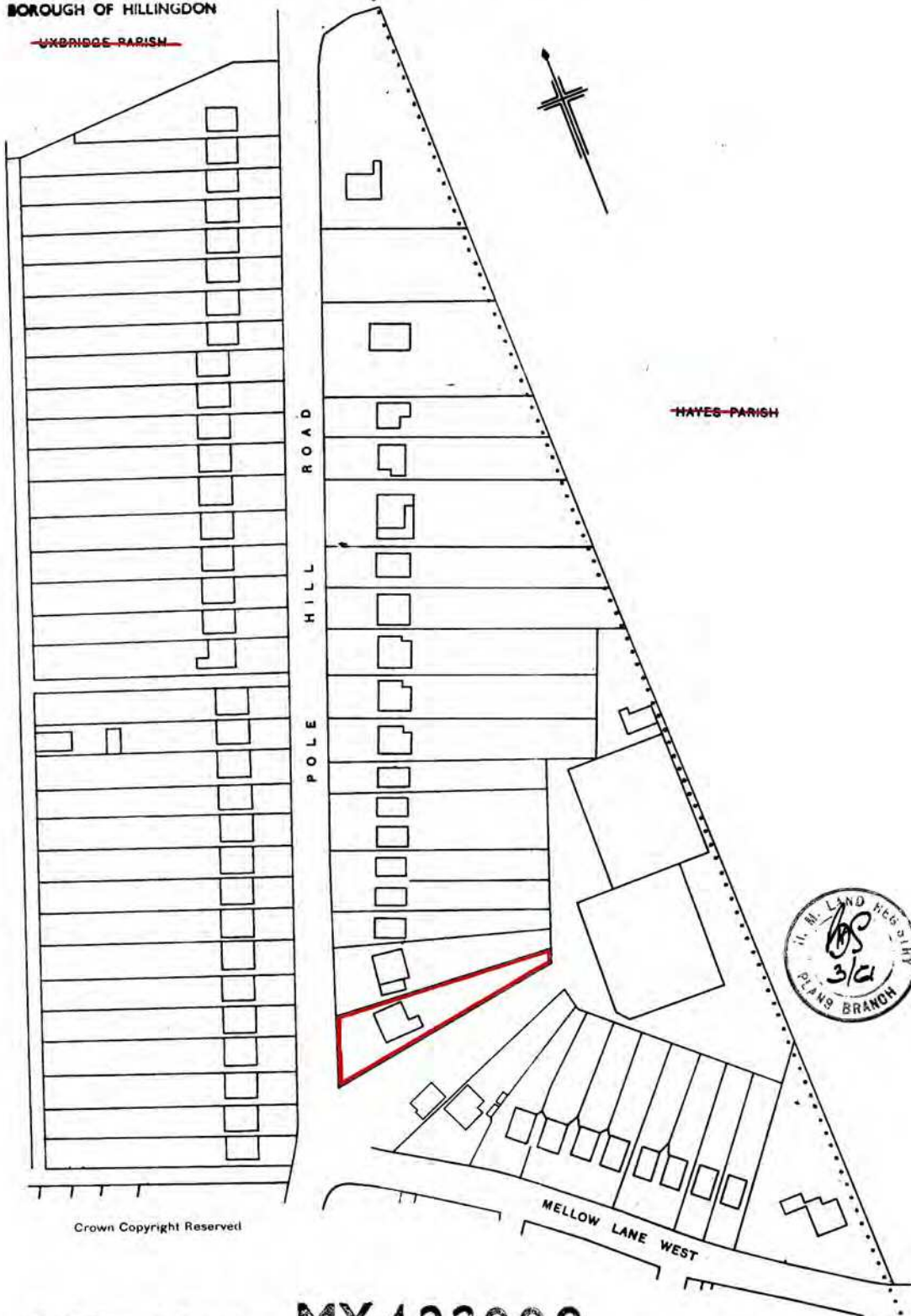
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Scale 1/1250 Enlarged from 1/2500

BOROUGH OF HILLINGDON

~~UXBRIDGE PARISH~~



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Filed Plan of Title No. **MX422999**

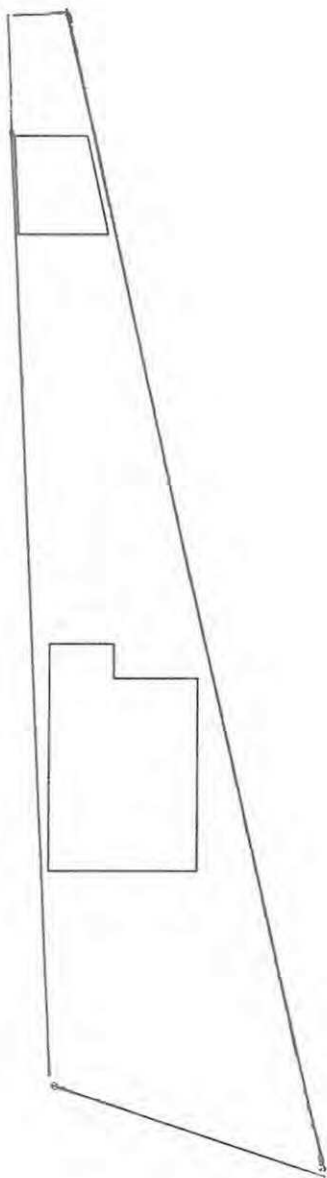
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This title is dealt with by Land Registry, Wales Office.

Scale Bar

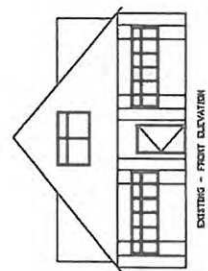
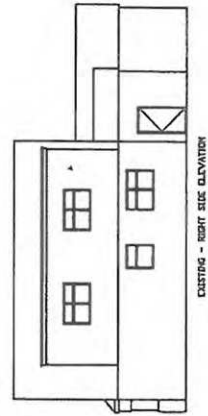
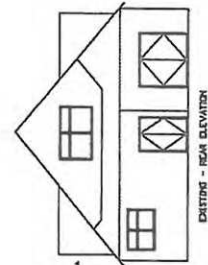
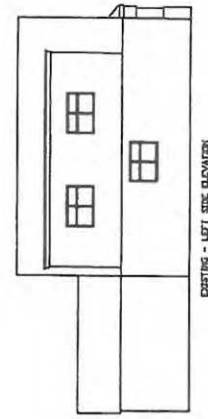
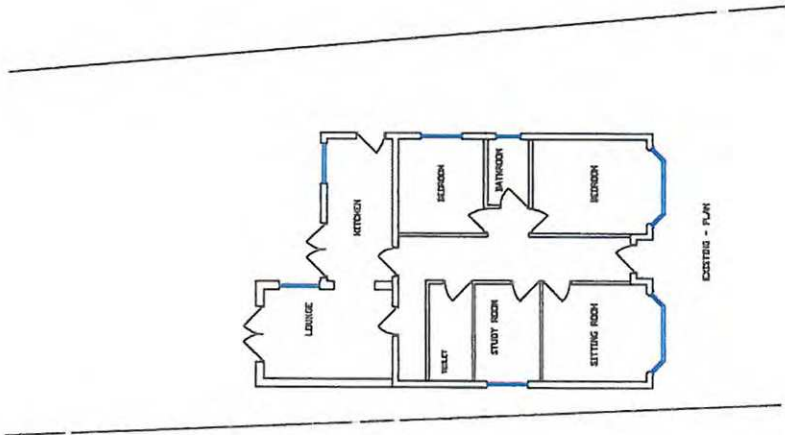
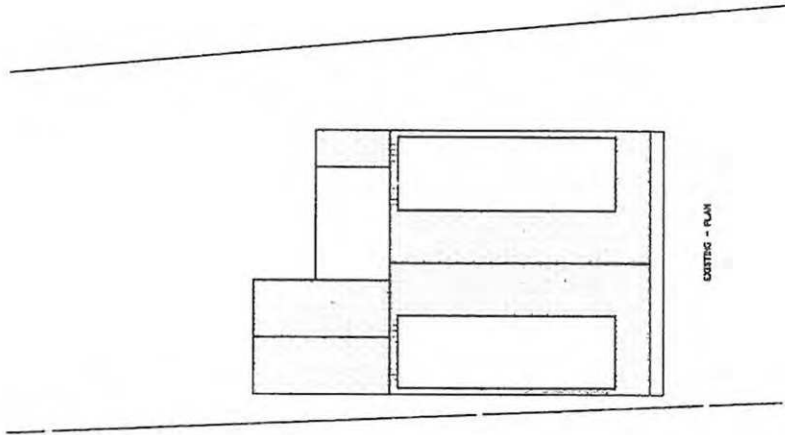
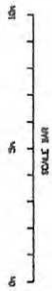


OUTLINE PLAN

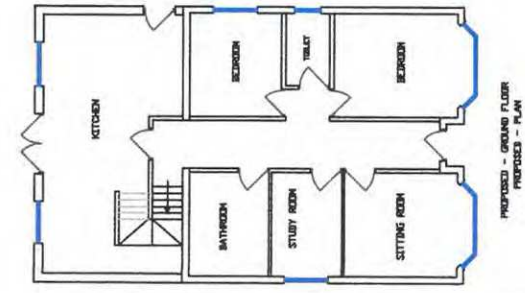
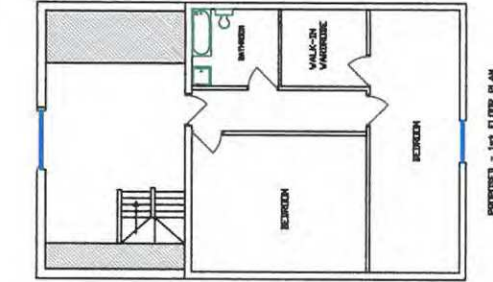
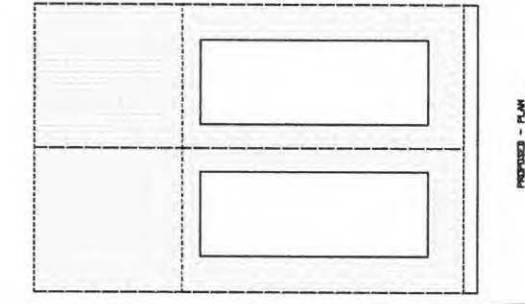
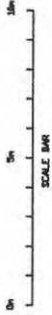
SCALE 1:500

48 Pole Hill - Block Plan

CLIENT: MR HUSSAIN  
 JOB TITLE:  
 48 POLE HILL ROAD  
 HILLINGDON  
 MIDDX  
 SCALE: 1:250



CLIENT: MR HUSSAIN  
 JOB TITLE:  
 48 POLE HILL ROAD  
 HILLINGDON  
 MIDDX  
 SCALE: 1:250 @ A4

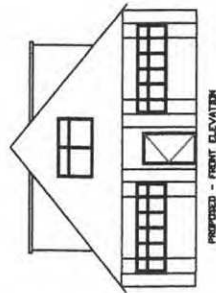
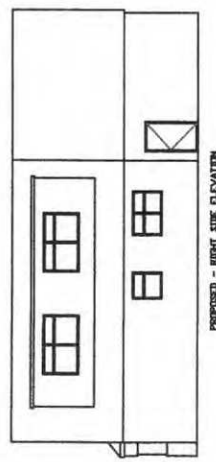
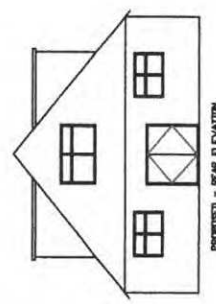
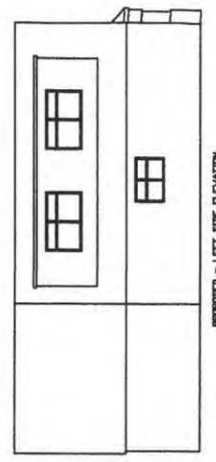


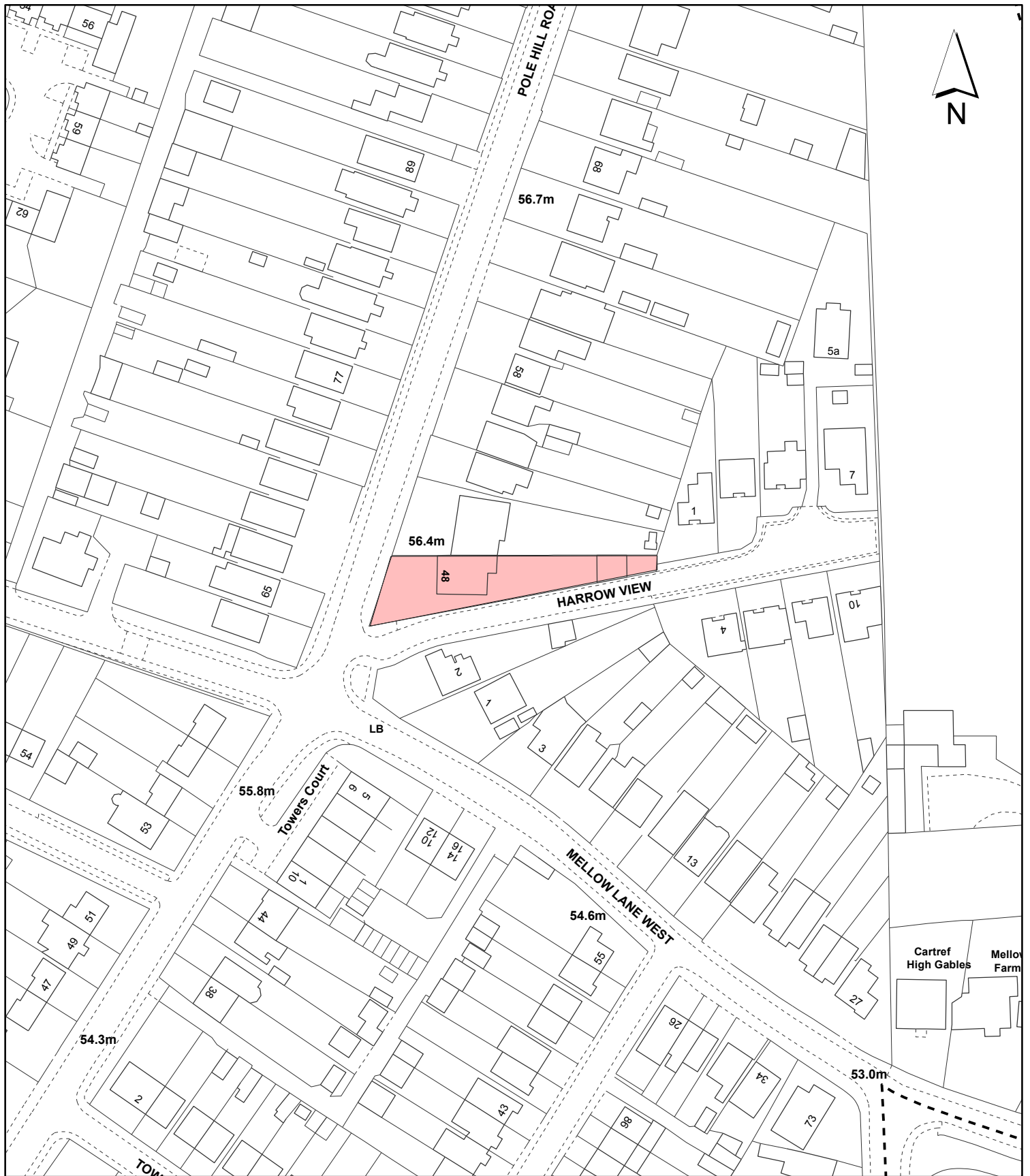
PROPOSED

PROPOSED

PROPOSED

ALL MATERIAL TO MATCH EXISTING





**Notes:**

 Site boundary

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Site Address:

**48 Pole Hill Road**

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

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

Planning Application Ref:

**33924/APP/2017/1512**

Scale:

**1:1,250**

Planning Committee:

**Central & South**  
 Page 222

Date:

**August 2017**

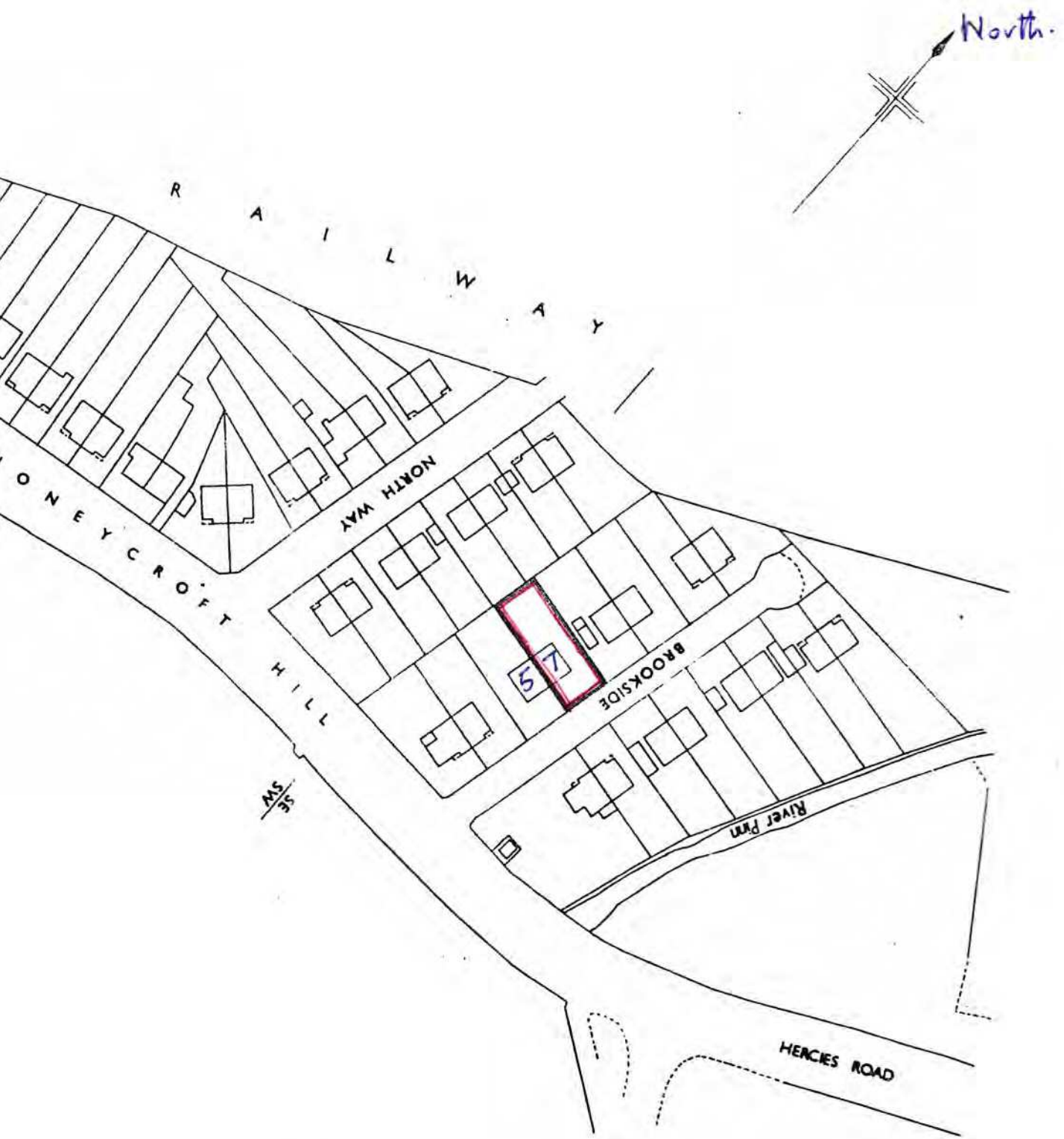


**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** LAND FORMING PART OF 7 BROOKSIDE UXBRIDGE  
**Development:** Two storey, 2-bed attached dwelling with associated parking and amenity space and extension to vehicular crossover to front  
**LBH Ref Nos:** 72693/APP/2017/1026

**Date Plans Received:** 20/03/2017      **Date(s) of Amendment(s):** 31/03/2017  
**Date Application Valid:** 31/03/2017



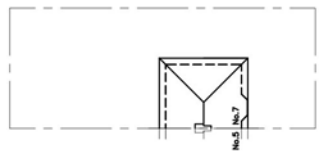
BOROUGH OF HILLINGDON

Location Plan - 7 Brookside, Uxbridge. Scale 1:1250

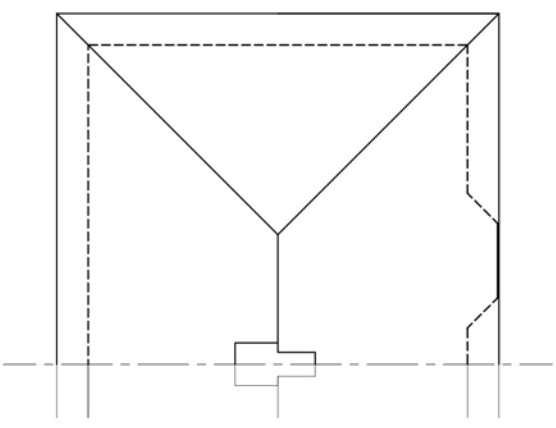
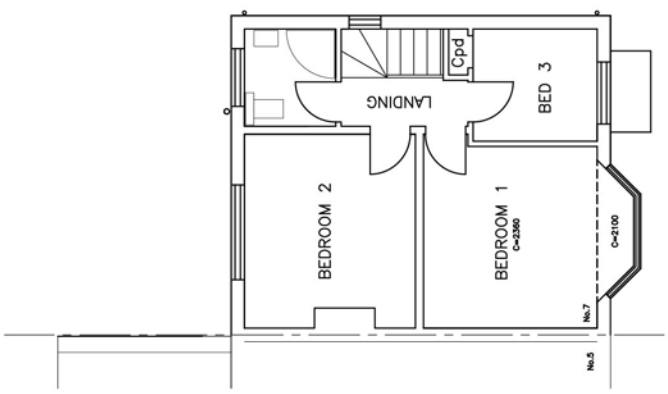
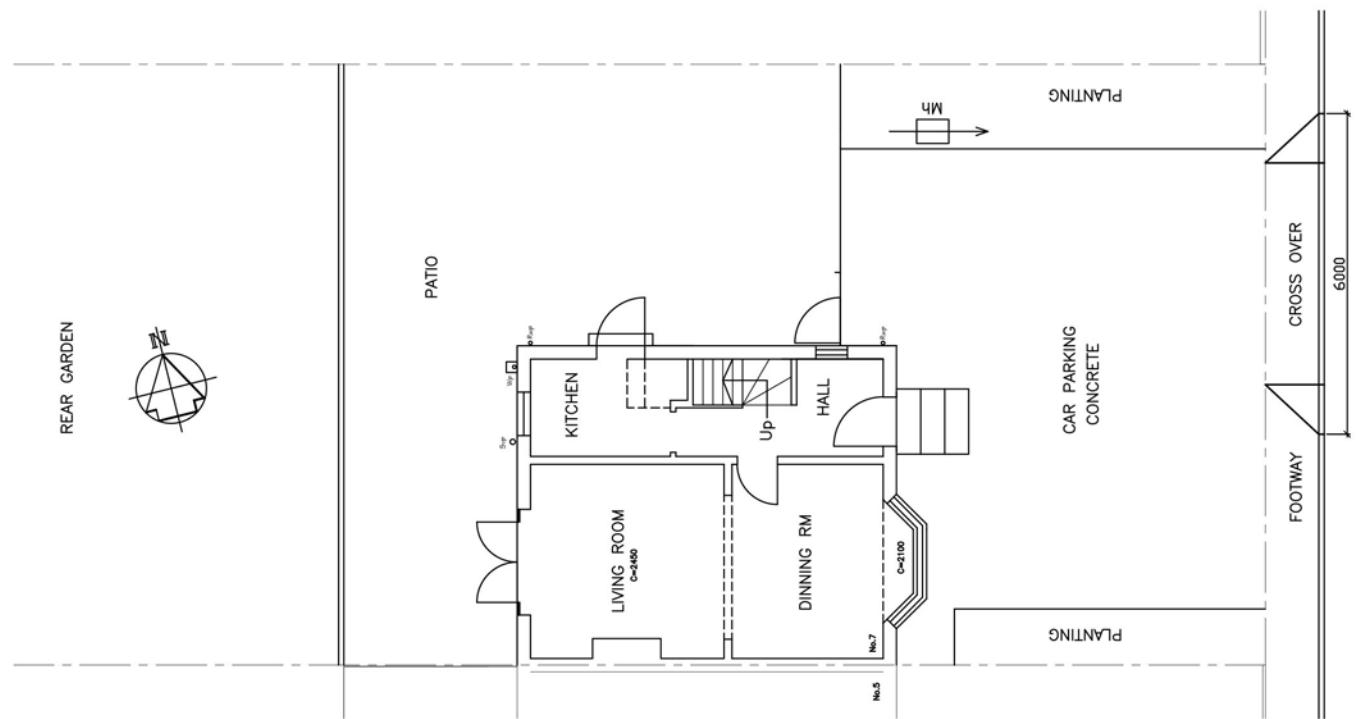


NOTES

All dimensions are in mm.  
All materials to match existing.



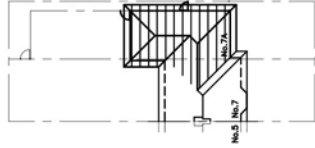
EX SITE PLAN  
Scale 1:500



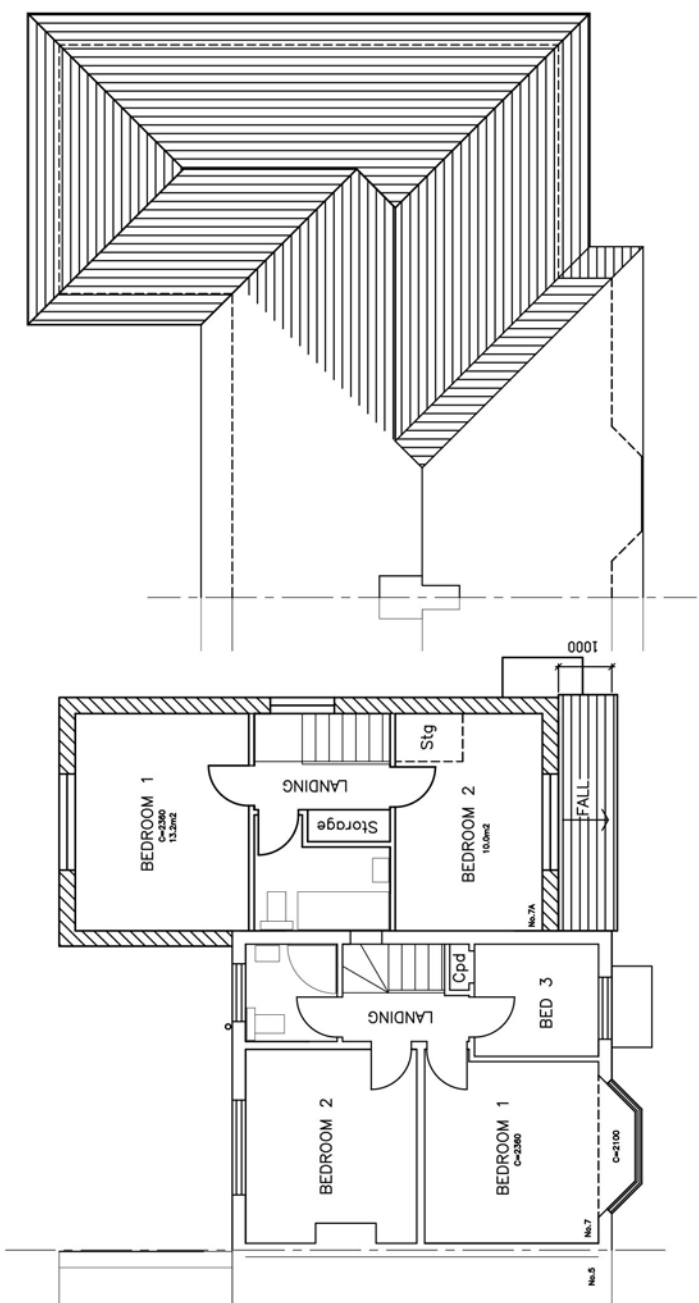
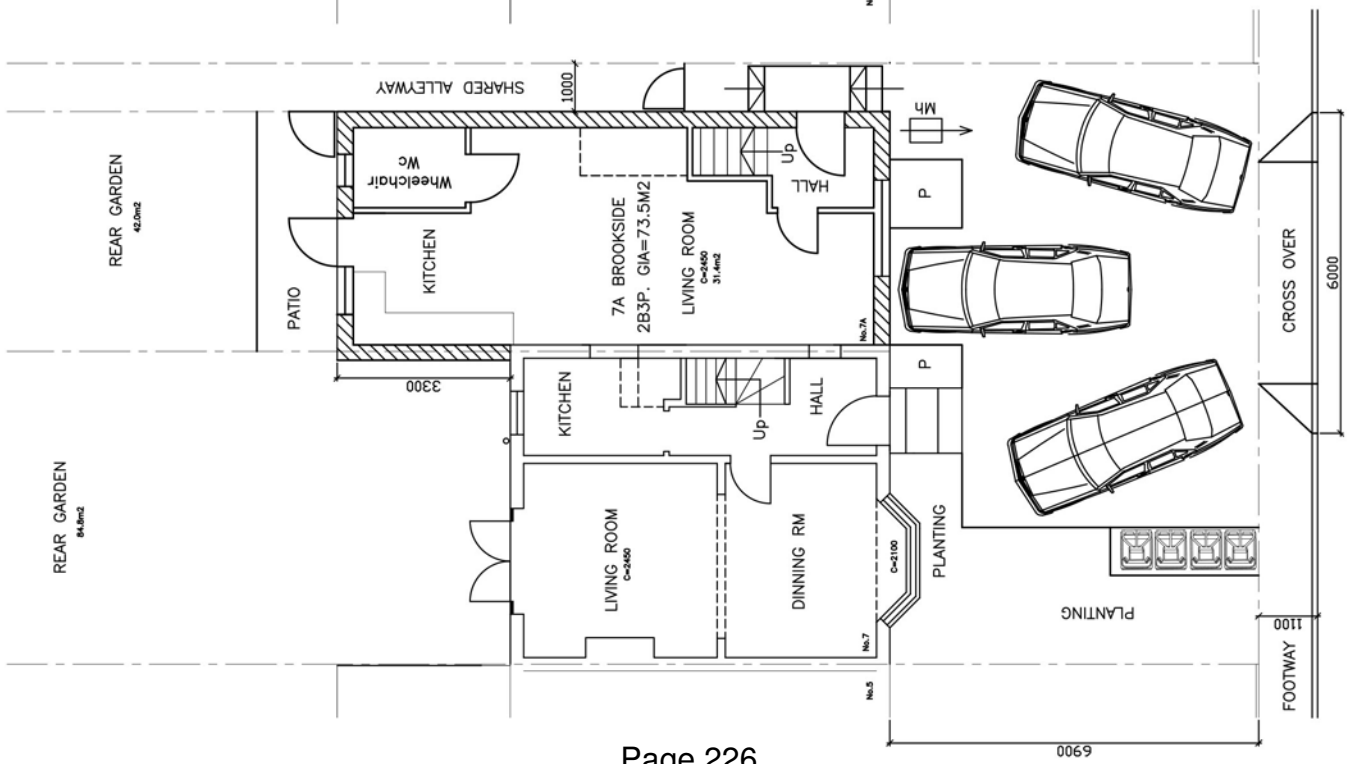
CLIENT S Kukadia	PROJECT 2 storey, 2-bed attached house with associated parking, amenity space & vehicle crossover to front.	LOCATION 7 Brookside, UB10 9NF	DRAWING Plans	SCALE 1:100 UND @ A3	DATE Jun 17	DRAWING NUMBER 1235-01	REVISION B
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NOTES

All dimensions are in mm.  
All materials to match existing.



PROP SITE PLAN  
Scale 1:500



PROP ROOF

PROP FIRST FLOOR

PROP GROUND FLOOR

PROJECT 2 storey, 2-bed attached house with associated parking, amenity space & vehicle crossover to front.

CLIENT S Kulkadia

LOCATION 7 Brookside, UB10 9NF

DRAWING SCALE 1:100 UND @ A3

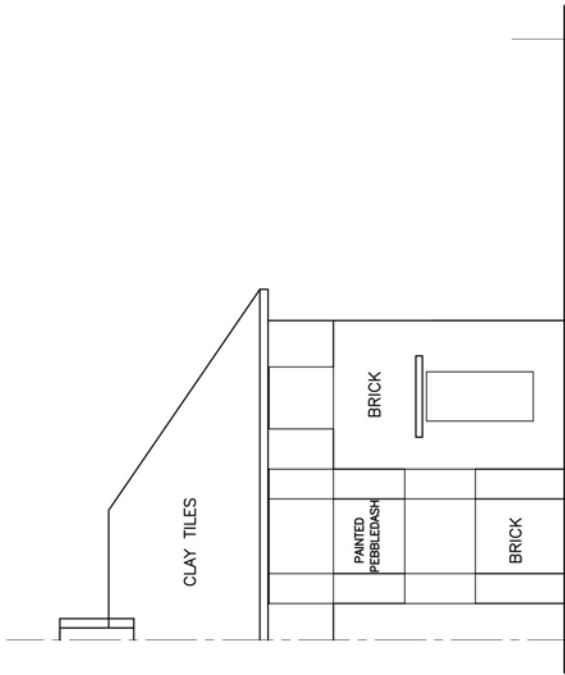
DATE Jun 17

DRAWING NUMBER 1235-02

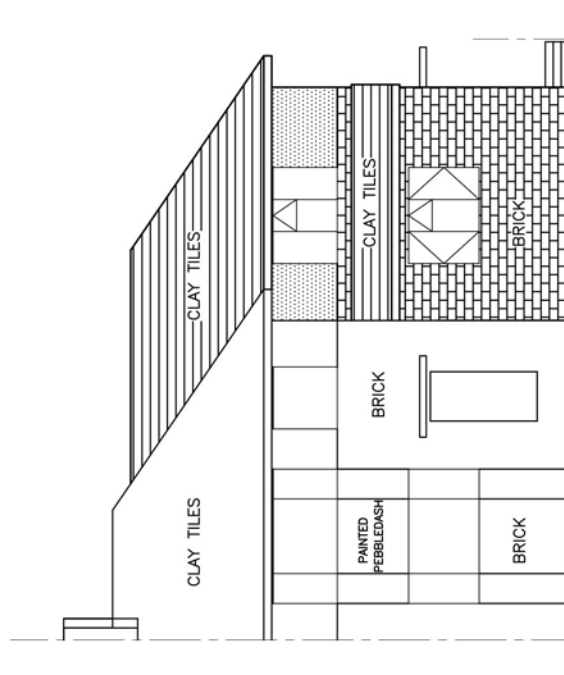
REVISION C

NOTES

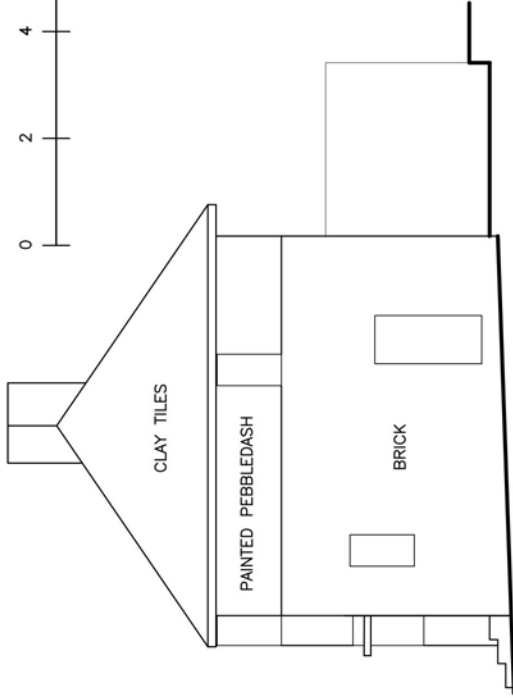
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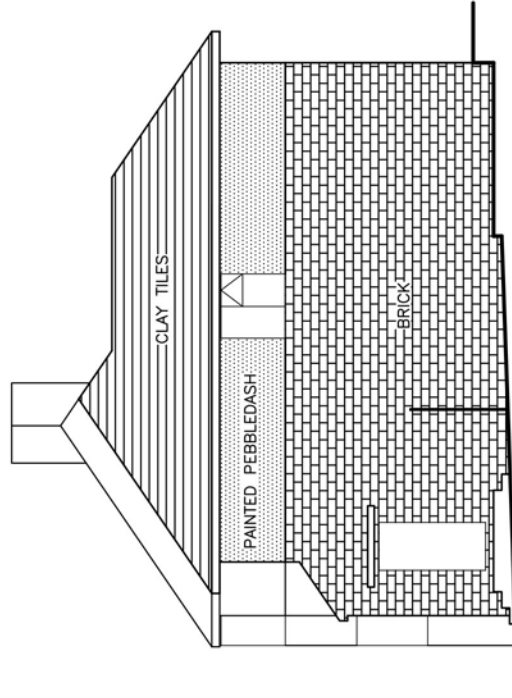
EX FRONT ELEVATION



PROP FRONT ELEVATION



EX SIDE ELEVATION

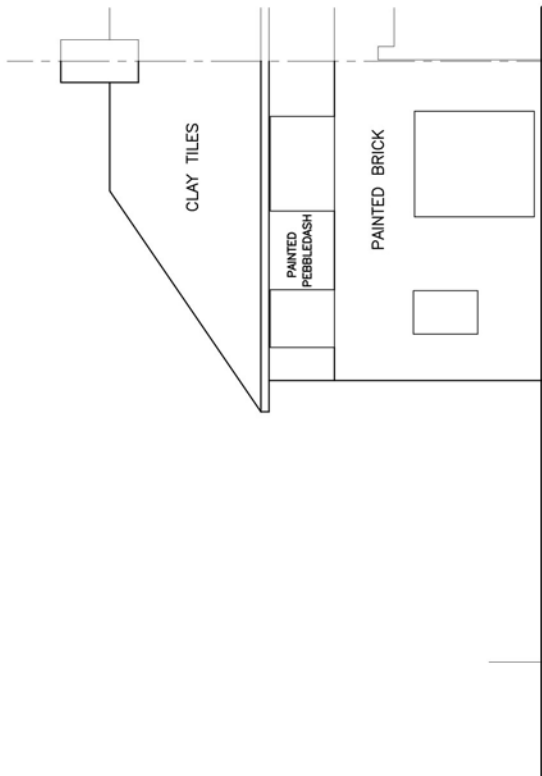


PROP SIDE ELEVATION

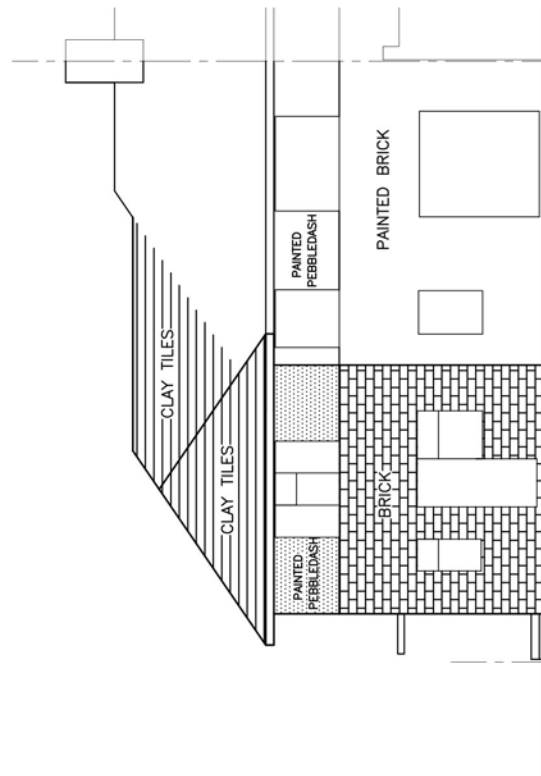
CLIENT S Kukadia	PROJECT 2 storey, 2-bed attached house with associated parking, amenity space & vehicle crossover to front.	LOCATION 7 Brookside, UB10 9NF	DRAWING Elevs	SCALE 1:100 UND @ A3	DATE Mar 17	DRAWING NUMBER 1235-03	REVISION 1A
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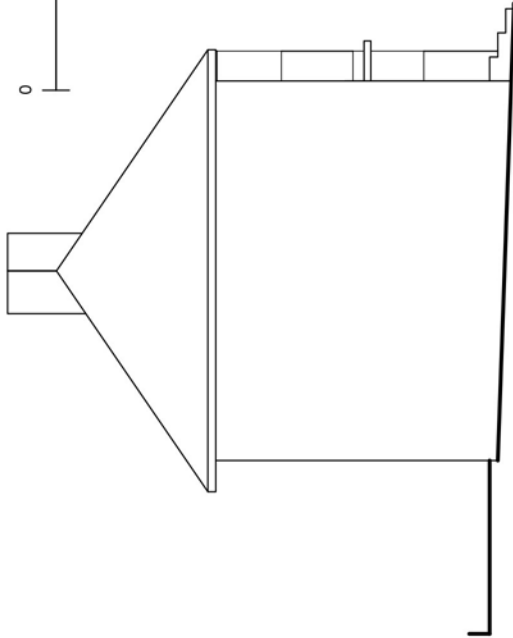
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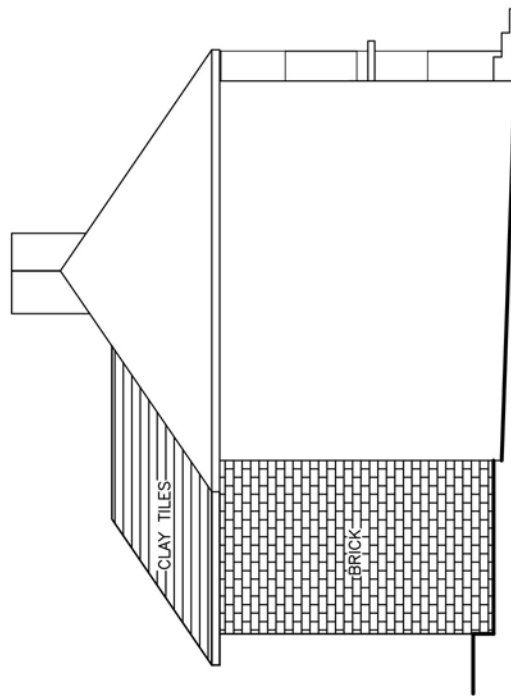
EX REAR ELEVATION



PROP REAR ELEVATION

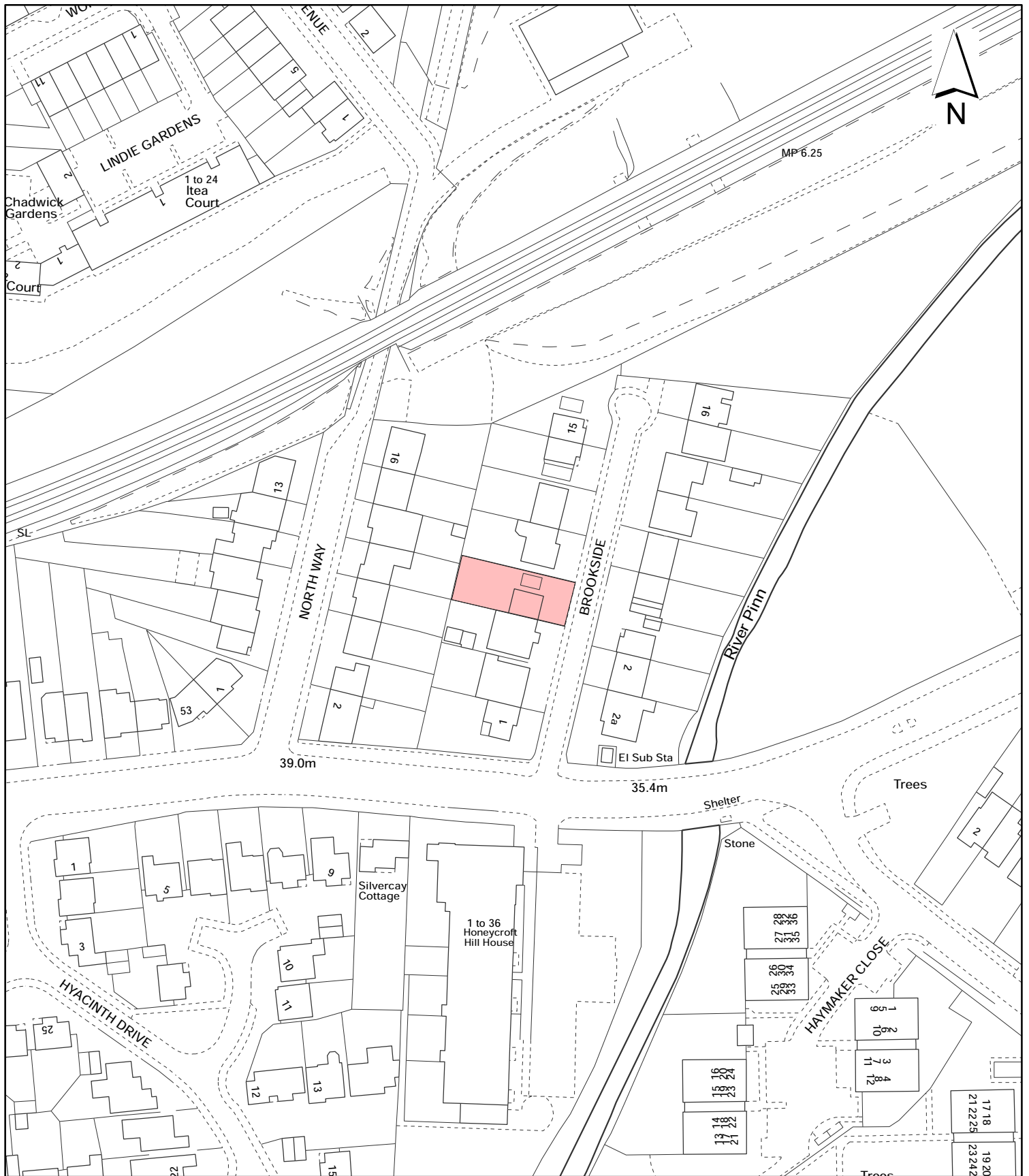


OTHER EX SIDE ELEVATION



OTHER PROP SIDE ELEVATION

CLIENT S Kukadia	PROJECT 2 storey, 2-bed attached house with associated parking, amenity space & vehicle crossover to front.	LOCATION 7 Brookside, UB10 9NF	DRAWING Elevs	SCALE 1:100 UND @ A3	DATE Mar 17	DRAWING NUMBER 1235-04	REVISION 1A
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 Site boundary

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Site Address:

**Land Forming Part of  
7 Brookside**

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

Planning Application Ref:  
**72693/APP/2017/1026**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**  
Page 229

Date:  
**August 2017**



**HILLINGDON**  
LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** REAR OF 25 BOTWELL LANE HAYES

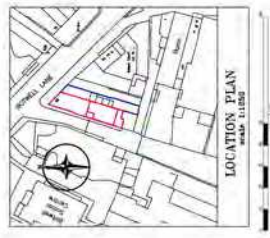
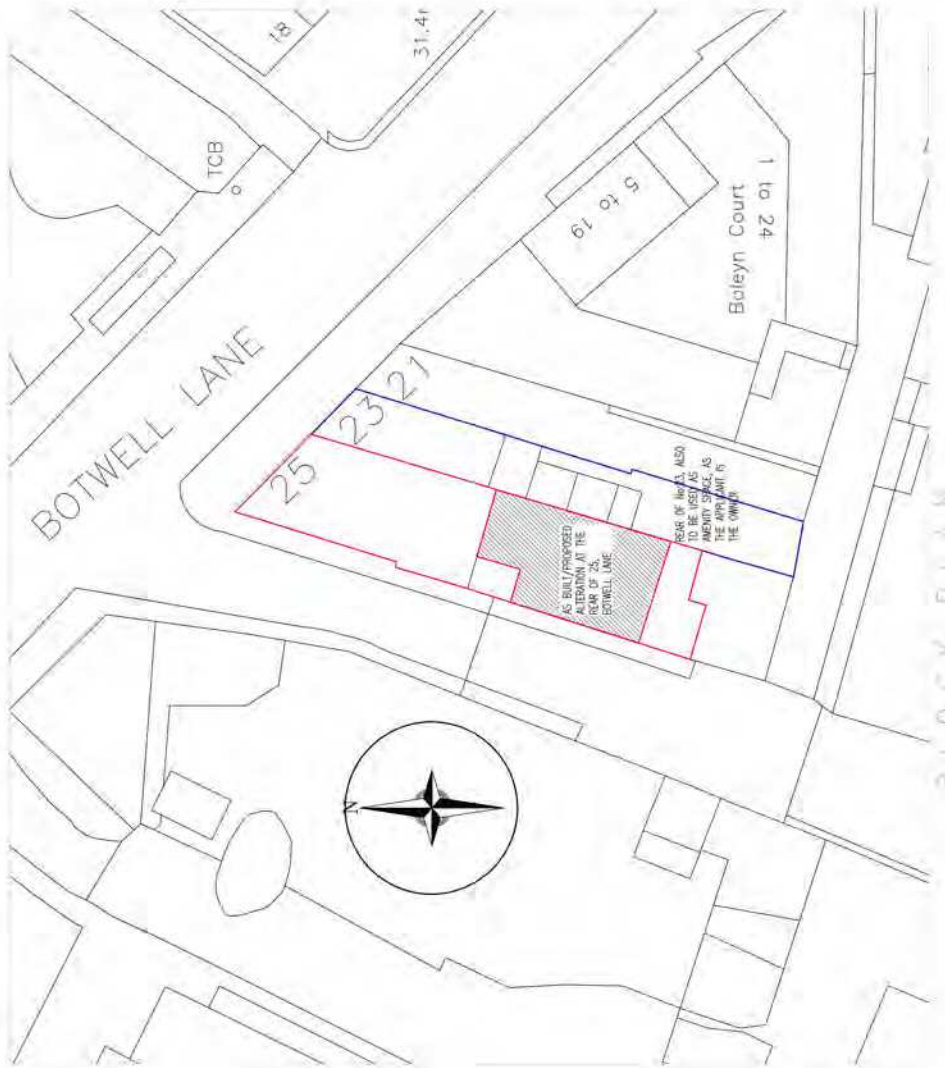
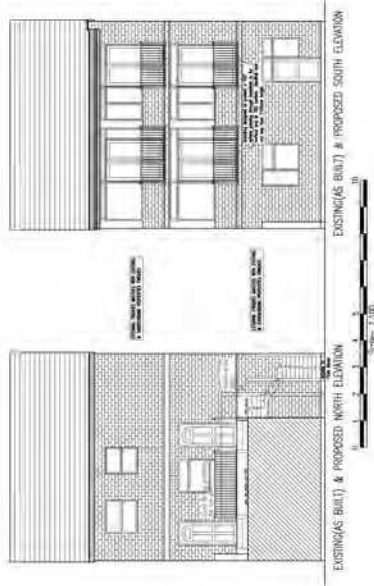
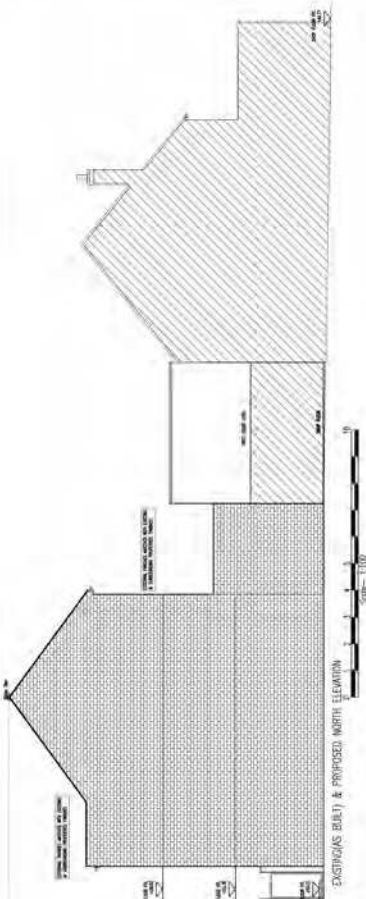
**Development:** Retention of three storey building comprising 2 x 2 bedroom and 1 x studio self contained flats

**LBH Ref Nos:** 1644/APP/2017/1625

**Date Plans Received:** 04/05/2017

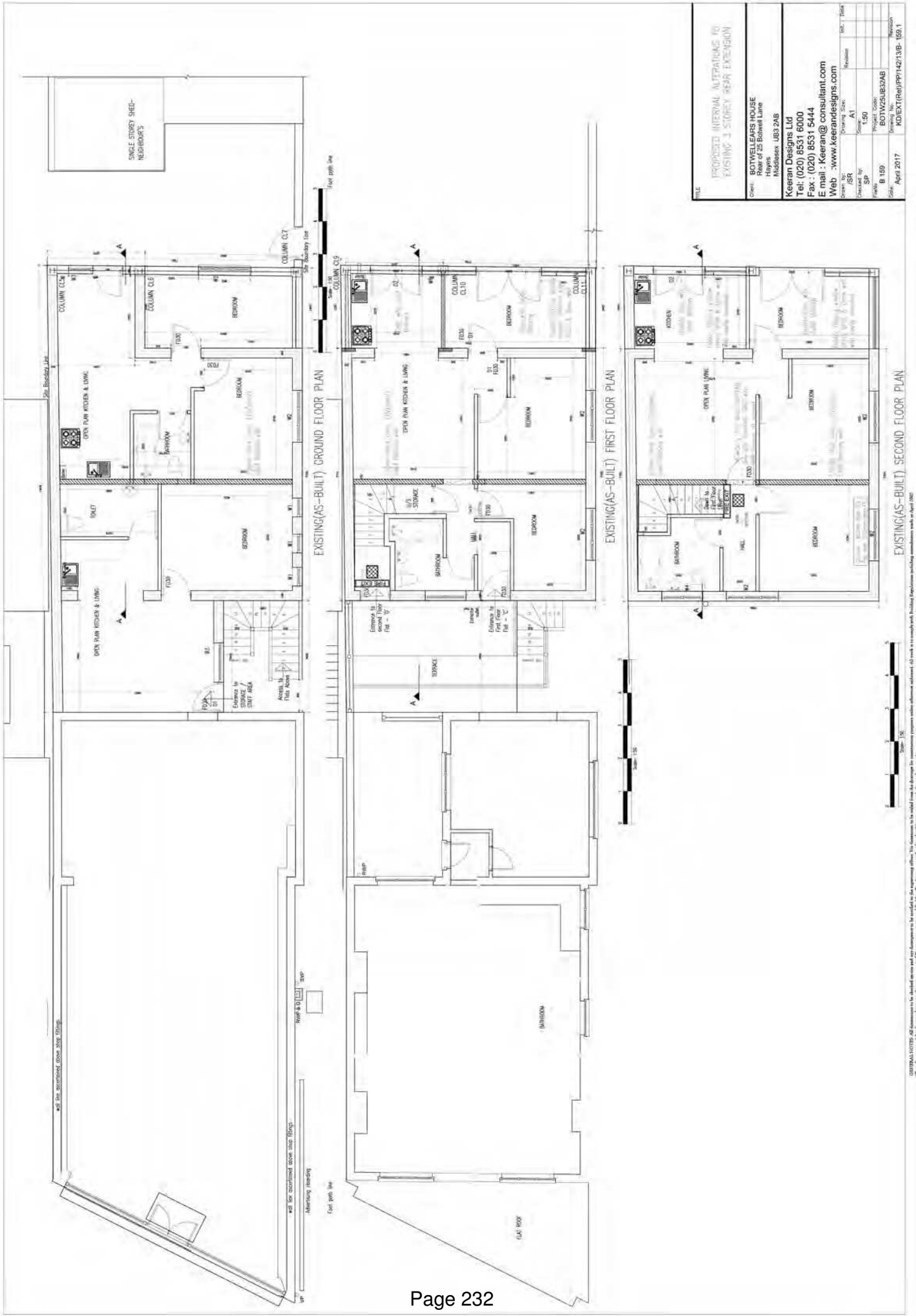
**Date(s) of Amendment(s):**

**Date Application Valid:** 04/05/2017



<b>PROPOSED INTERNAL ALTERATIONS TO EXISTING 3 STOREY REAR EXTENSION</b>	
<b>Client:</b>	BOTWELLEARS HOUSE Rear of 25 Botwell Lane Haynes Middlesex UB8 2AB
<b>Keeran Designs Ltd</b>	Tel: (020) 8531 6000 Fax: (020) 8531 5444 E mail: Keeran@consultant.com Web: www.keerandesigns.com
<b>Drawn by:</b>	SP
<b>Project Code:</b>	BOTWZUB35AB
<b>Date:</b>	April 2017
<b>Revision:</b>	1
<b>Scale:</b>	A1
<b>Drawn for:</b>	SP
<b>Project Code:</b>	BOTWZUB35AB
<b>Site:</b>	KD1EXT(RR)/PP/142/13B- 553.3

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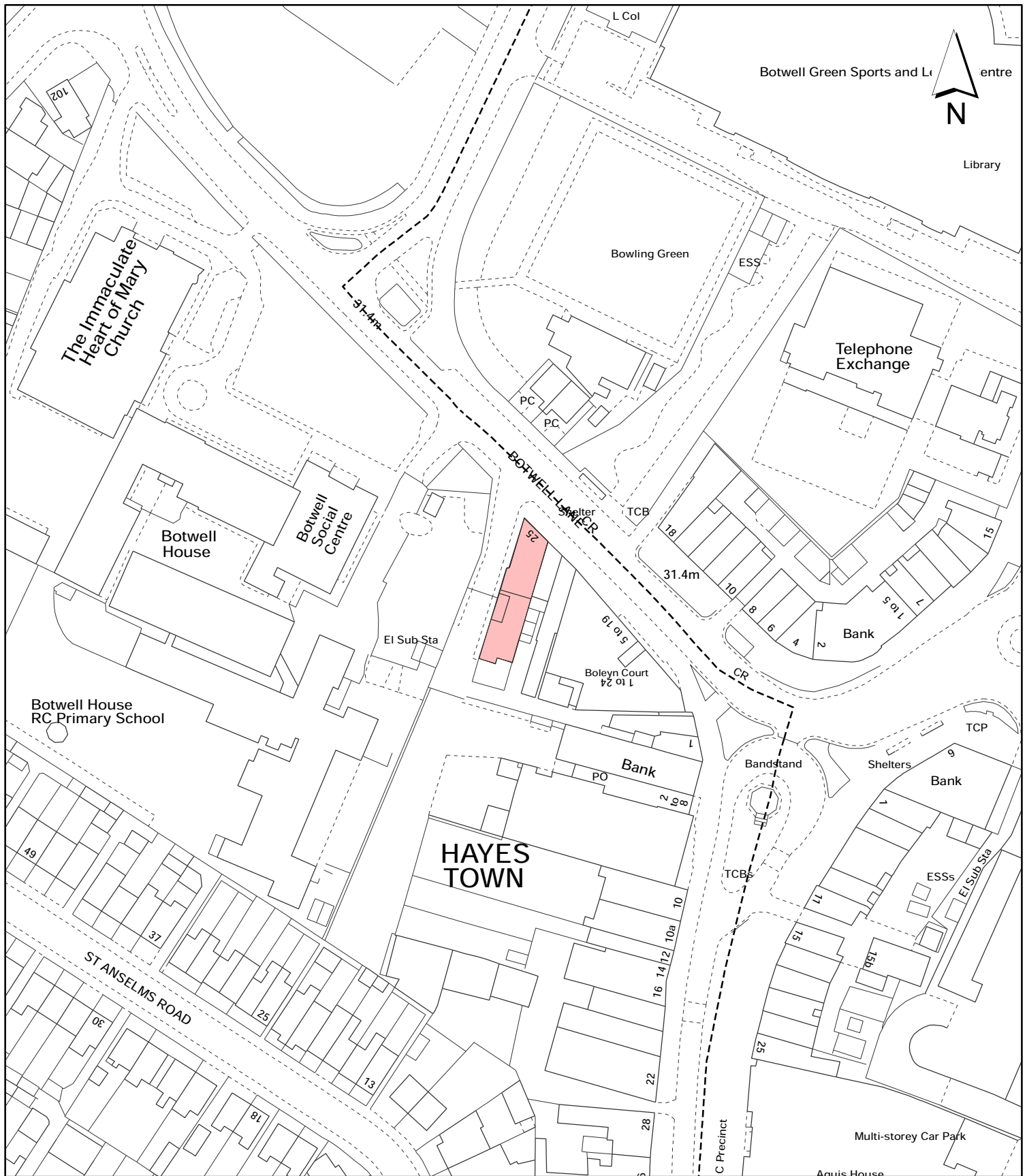


<b>TITLE</b> PROPOSED INTERNAL ALTERATIONS TO EXISTING 3 STOREY REAR EXTENSION	
<b>Client:</b> BOTWELLEARS HOUSE Rear of 25 Botwell Lane Haynes Middlesex UB8 2AB	
<b>Keeran Designs Ltd</b> Tel: (020) 8531 6000 Fax: (020) 8531 5444 E mail: Keeran@consultant.com Web: www.keerandesigns.com	
<b>Drawn &amp; Date:</b> ASR Scale: A1	<b>Revision:</b> Rev. 1 Date:
<b>Project Code:</b> SP	<b>Scale:</b> 1:50
<b>Drawn by:</b> B 159	<b>Project Code:</b> BOTW25UB33AB
<b>Date:</b> April 2017	<b>Scale:</b> KD1EXT(RR)/PP/142/13B-1001

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Site Address:

Rear of  
 25 Botwell Lane

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

Planning Application Ref:  
 1644/APP/2017/1625

Scale:  
 1:1,250

Planning Committee:  
 Central & South  
 Page 234

Date:  
 August 2017



**HILLINGDON**  
 LONDON

## **Report of the Head of Planning, Sport and Green Spaces**

**Address** BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

**Development:** Construction of three new pedestrian footpaths, widening of one access road, reconstruction and widening of one access road with increased splays, relaying of existing IT cable ducts and relocation of a cycle store.

**LBH Ref Nos:** 532/APP/2017/1884

**Date Plans Received:** 22/05/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 23/05/2017

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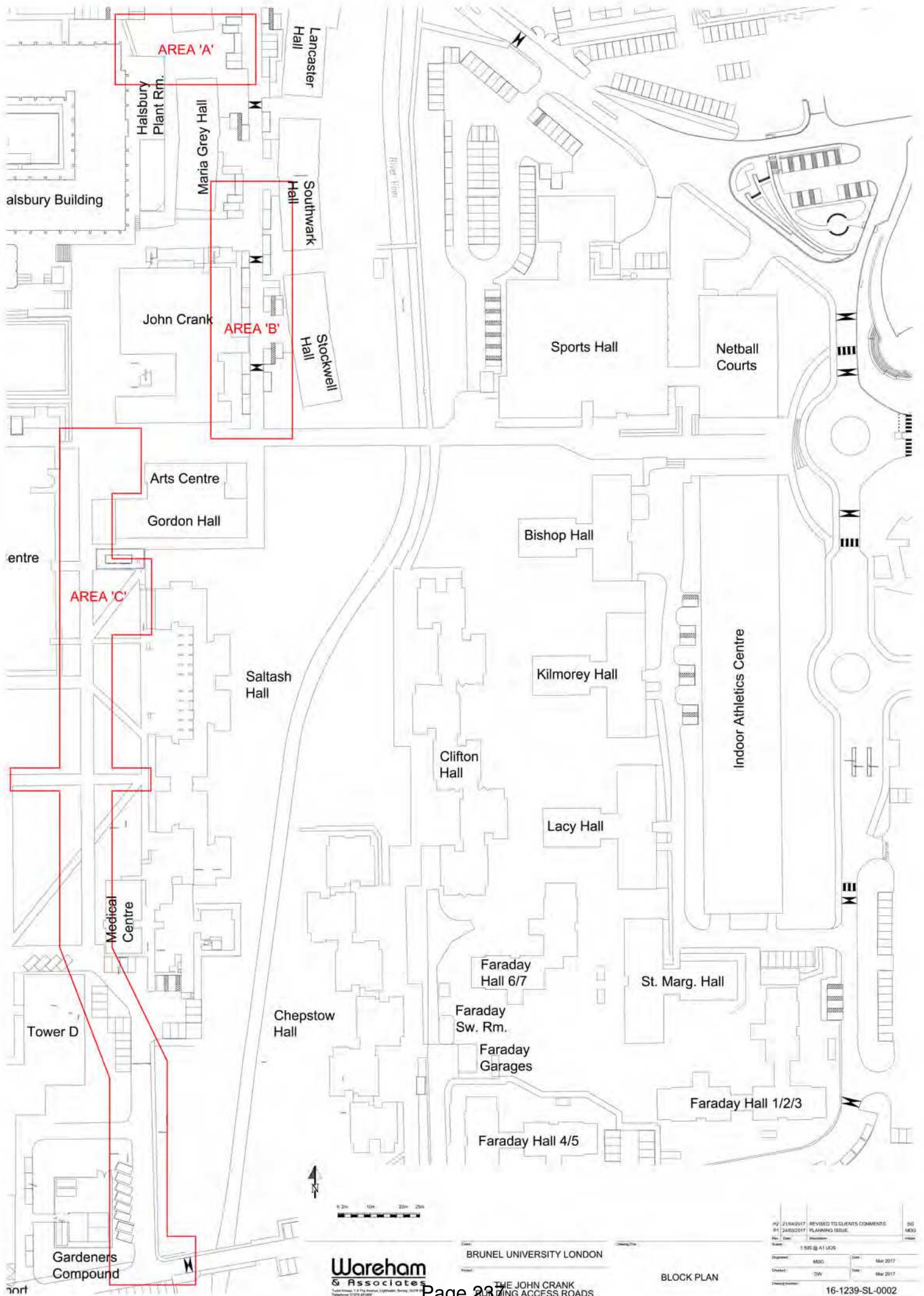


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26	PLANNING	REVISED TO CLIENT'S COMMENTS	33	Mar 2017
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BRUNEL UNIVERSITY LONDON  
 THE JOHN CRANK  
 BUILDING ACCESS ROADS  
 IMPROVEMENTS

**Wareham**  
 & Associates  
 Planning & Design  
 100-102, The Quadrant, Bournemouth, Dorset, BH1 1RN  
 Tel: 01202 888888  
 Fax: 01202 888889  
 Email: info@wareham.co.uk  
 Website: www.wareham.co.uk

LOCATION PLAN



AREA 'A'

AREA 'B'

AREA 'C'



**Wareham & Associates**  
 7, Upper Wood, 1, 2 The Avenue, Liphook, Basing, Hants, RG29 1YU  
 Telephone: 01256 452288  
 Web: www.wareham.co.uk

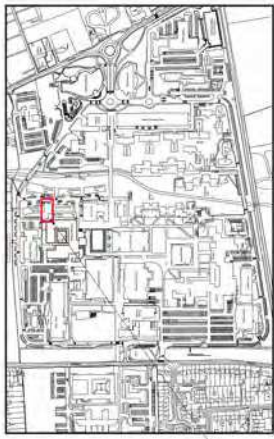
Client: BRUNEL UNIVERSITY LONDON

Page 23 THE JOHN CRANK  
 PEDESTRIAN ACCESS ROADS  
 IMPROVEMENTS

BLOCK PLAN

Rev. 1	Date	Description	By	Check'd
1	15/03/2017	REVISED TO CLIENT'S COMMENTS	MDC	Mar 2017
2	15/03/2017	PLANNING ISSUE	DNV	Mar 2017

16-1239-SL-0002  
 PLANNING



**SITE LOCATION KEY**

- NOTES**  
 1. PROPOSED SERVICES TO BE INSTALLED IN ACCORDANCE WITH THE SURVEY DRAWING NO. 16774.01, DATED NOV 2016.  
 2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100.  
 3. LEVELS - OS DATUM FROM GNS3 POSITIONING, CONVERTED USING THE NATIONAL GRID MODEL (OSM15).

**LINE TYPE KEY:**

Blue dashed line	Survey Area
Red dashed line	British Telecom
Green dashed line	Water
Yellow dashed line	Electric
Orange dashed line	Gas
Purple dashed line	Drainage
Black dashed line	Structural
Blue solid line	Proposed Services
Red solid line	Proposed Services
Green solid line	Proposed Services
Yellow solid line	Proposed Services
Orange solid line	Proposed Services
Purple solid line	Proposed Services
Black solid line	Proposed Services

**Key**

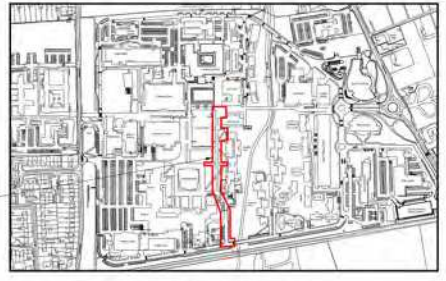
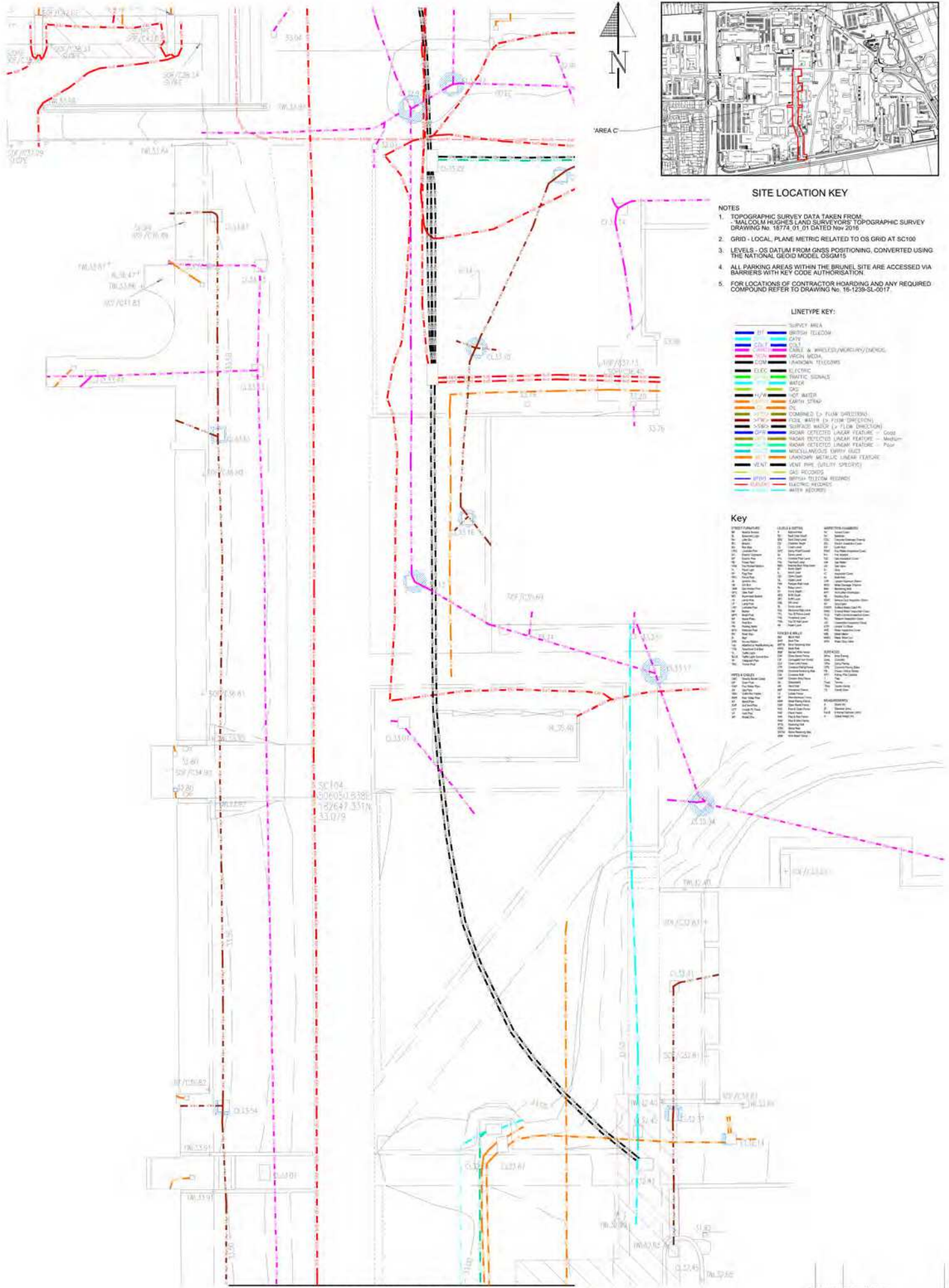
Blue dashed line	Survey Area
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Red solid line	Proposed Services
Green solid line	Proposed Services
Yellow solid line	Proposed Services
Orange solid line	Proposed Services
Purple solid line	Proposed Services
Black solid line	Proposed Services



Project Name	16-1239-SV-0002
Client	BRUNEL UNIVERSITY LONDON
Issue No.	001
Issue Date	APR 2017
Issue Description	PLANNING

**WAREHAM ASSOCIATES**  
 CONSULTANTS  
 BRUNEL UNIVERSITY LONDON  
 THE JOHN CRANK BUILDING  
 ACCESS ROADS IMPROVEMENTS  
 AREA A  
 EXISTING BURIED SERVICES





**SITE LOCATION KEY**

- NOTES**
1. TOPOGRAPHIC SURVEY DATA TAKEN FROM - MALCOLM HUGHES LAND SURVEYORS TOPOGRAPHIC SURVEY DRAWING No. 18774\_01\_01 DATED Nov 2016
  2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100
  3. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING THE NATIONAL GEODIS MODEL OSGM15
  4. ALL PARKING AREAS WITHIN THE BRUNEL SITE ARE ACCESSED VIA BARRIERS WITH KEY CODE AUTHORISATION
  5. FOR LOCATIONS OF CONTRACTOR HOARDING AND ANY REQUIRED COMPOUND REFER TO DRAWING No. 16-1239-SL-0017.

**LINETYPE KEY:**

[Blue line]	WATER	[Blue line]	BRITISH TELECOM
[Red line]	GAS	[Red line]	ELECTRIC
[Yellow line]	ELECTRIC	[Yellow line]	WATER RECORDS
[Green line]	WATER RECORDS	[Green line]	WATER RECORDS
[Orange line]	WATER RECORDS	[Orange line]	WATER RECORDS
[Purple line]	WATER RECORDS	[Purple line]	WATER RECORDS
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[Light Cyan line]	WATER RECORDS	[Light Cyan line]	WATER RECORDS

**Key**

Symbol	Description	Symbol	Description
[Circle]	Level Spot	[Circle]	Level Spot
[Square]	Level Spot	[Square]	Level Spot
[Triangle]	Level Spot	[Triangle]	Level Spot
[Diamond]	Level Spot	[Diamond]	Level Spot
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[Triangle]	Level Spot	[Triangle]	Level Spot
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[Diamond]	Level Spot	[Diamond]	Level Spot
[Star]	Level Spot	[Star]	Level Spot
[Cross]	Level Spot	[Cross]	Level Spot

FOR CONTINUATION - REFER TO SV-0010



**Wareham & Associates**  
 Surveyors, Engineers, Planners, Designers  
 100, The Avenue, Lightwater, Surrey, GU24 0NF  
 Telephone: 01878 512222  
 www.wareham.co.uk

BRUNEL UNIVERSITY LONDON

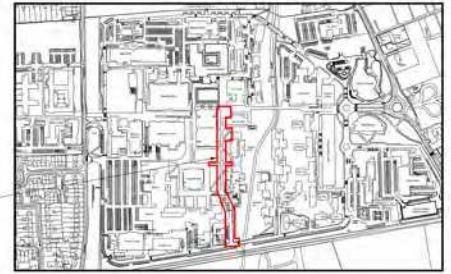
Page 240  
 THE JOHN CRANK  
 ACCESS ROADS  
 IMPROVEMENTS

EXISTING BURIED SERVICES  
 AREA C  
 (SHEET 1)

Project No:	P1 21/04/2017	Issue:	05
Date:	11/02/2017	Author:	
Drawn:	SG	Date:	APR 2017
Checked:	DW	Date:	APR 2017
Drawn by:		Project No:	16-1239-SV-0009
Checked by:		Issue:	PLANNING







SITE LOCATION KEY

NOTES

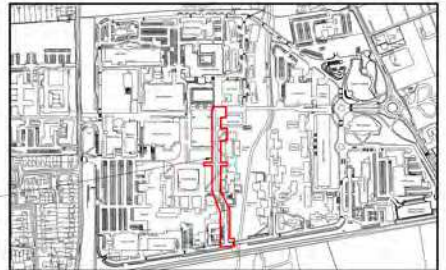
1. TOPOGRAPHIC SURVEY DATA TAKEN FROM:  
- MALCOLM HUGHES LAND SURVEYERS TOPOGRAPHIC SURVEY  
DRAWING No. 18774\_01\_01 DATED Nov 2016
2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100
3. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING  
THE NATIONAL GEOD MODEL OSGB16
4. ALL PARKING AREAS WITHIN THE BRUNEL SITE ARE ACCESSED VIA  
BARRIERS WITH KEY CODE AUTHORISATION.
5. FOR LOCATIONS OF CONTRACTOR HOARDING AND ANY REQUIRED  
COMPOUND REFER TO DRAWING No. 16-1239-SL-0017

LINE TYPE KEY:

BT	BRITISH TELECOM
CA	CABLE
CO	CABLE & WIRELESS/WIRELESS/UNKNOWN
CU	CABLE
FM	FIBRE MEDIA
CT	COMMUNICATION TELEPHONE
EL	ELECTRIC
TS	TRAFFIC SIGNALS
W	WATER
MC	METAL WATER
LS	LEAD STRAP
ZN	ZINC
CF	COMBINED CO-FLOW (DIRECTION)
FW	FRESH WATER (FLOW DIRECTION)
SW	SURFACE WATER (FLOW DIRECTION)
AS	ASBESTOS DETECTED LINEAR FEATURE - good
MS	MISCELLANEOUS DETECTED LINEAR FEATURE - Medium
PS	MISCELLANEOUS DETECTED LINEAR FEATURE - Poor
UM	UNKNOWN METALLIC LINEAR FEATURE
MS	MANHOLE (MULTI-SPOKE)
GR	GAS RECORDS
BT	BRITISH TELECOM RECORDS
EL	ELECTRIC RECORDS
W	WATER RECORDS

Key

Symbol	Description	Symbol	Description
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**SITE LOCATION KEY**

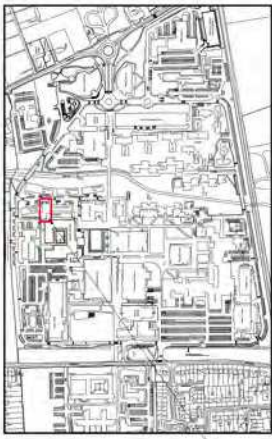
- NOTES**
1. TOPOGRAPHIC SURVEY DATA TAKEN FROM:
    - MALCOLM HUGHES LAND SURVEYORS TOPOGRAPHIC SURVEY DRAWING No. 18772\_01\_01 DATED Nov 2016
  2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100
  3. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING THE NATIONAL GEOD MODEL OSGB16
  4. ALL PARKING AREAS WITHIN THE BRUNEL SITE ARE ACCESSED VIA BARRIERS WITH KEY CODE AUTHORISATION
  5. PROTECTIVE FENCING TO TREE CANOPIES IN ANY AREA WHERE TREES ARE TO BE AFFECTED BY THE WORK TO BE 2.3m HEIGHT WITH HIGH WELD MESH PANELS CONNECTED TO BRACED SCAFFOLD FRAMEWORK WITH WIRE OR SCAFFOLD CLAMPS
  6. HAND DIGGING REQUIRED IN ANY AREA THAT AFFECTS TREES FOR ROOT PROTECTION
  7. ROOT PROTECTION AREAS TO BE PROTECTED WITH GEOTEXTILE FABRIC AND SIDE BUTTING SCAFFOLD BOARDS ON A COMPRESSIBLE LAYER TO BS5832:2012 (SECTION 9)
  8. THE FENCING SHALL BE RETAINED IN POSITION UNTIL DEVELOPMENT IS COMPLETED. THE AREA WITHIN THE APPROVED PROTECTIVE FENCING SHALL REMAIN UNDISTURBED DURING THE COURSE OF THE WORKS AND IN PARTICULAR:
    - THERE SHALL BE NO CHANGES IN GROUND LEVEL
    - NO MATERIALS OR PLANT SHALL BE STORED
    - NO BUILDING OR TEMPORARY BUILDINGS SHALL BE ERRECTED OR STATIONED
    - NO MATERIALS OR WASTE SHALL BE BURNT, AND
    - NO DRAIN RUNS OR OTHER TRENCHES SHALL BE DUG OR OTHERWISE CREATED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY
  9. ANY NEW PLANTING TO BE INCORPORATED INTO BRUNEL UNIVERSITY'S OVERALL GARDENING AND MAINTENANCE SCHEME
  10. FOR LOCATIONS OF CONTRACTOR HOARDING AND ANY REQUIRED COMPOUND REFER TO DRAWING No. 16-1239-SL-0017
  11. EXISTING INFERIOR BLOCK PAVED ROAD TO BE REMOVED. NEW ENHANCED ROAD FOUNDATION TO BE LAID WITH TEMPORARY GRANULAR RUNNING SURFACE TO ACT AS CONTRACTOR ACCESS. A SEPARATE DEVELOPMENT, UPON COMPLETION OF THE OTHER DEVELOPMENT, THE TEMPORARY SURFACE WILL BE REMOVED AND REPLACED WITH NEW ENHANCED SUBD'S BLOCK PAVED RUNNING SURFACE

**LINE TYPE KEY:**

- SURVEY AREA
- BRITISH TELECOM
- CABLE & WIRELESS/WINDUP/DIALS
- HIGH MEDIA
- WINDUP TELECOMS
- ELECTRIC
- TRAFFIC SIGNALS
- AS/TH
- GAS
- WATER
- EARTH STRAP
- OIL
- COMBINED (2- FLOW DIRECTIONS)
- PRESS WATER (2 FLOW DIRECTION)
- SURFACE WATER (2 FLOW DIRECTION)
- KNOWN DETECTED LINEAR FEATURE - Good
- KNOWN DETECTED LINEAR FEATURE - Medium
- KNOWN DETECTED LINEAR FEATURE - Poor
- UNKNOW METALLIC LINEAR FEATURE
- VENT PIPE (UTILITY SPECIFIC)
- GAS RECORDS
- BRITISH TELECOM RECORDS
- ELECTRIC RECORDS
- WATER RECORDS

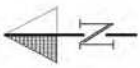
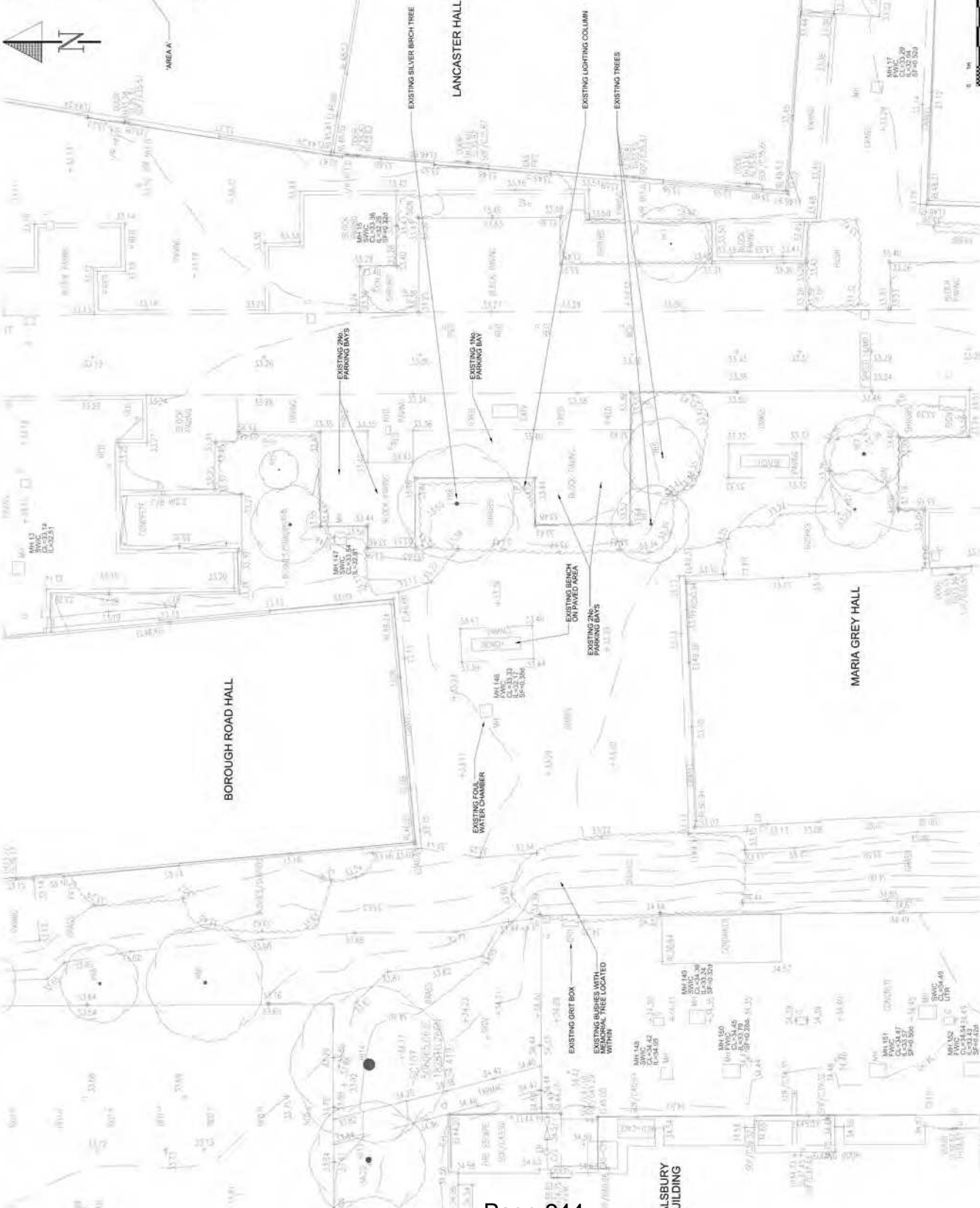
**Key**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
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[Symbol]	Area D	[Symbol]	Area J
[Symbol]	Area E	[Symbol]	Area K
[Symbol]	Area F	[Symbol]	Area L
[Symbol]	Area M	[Symbol]	Area N
[Symbol]	Area O	[Symbol]	Area P
[Symbol]	Area Q	[Symbol]	Area R
[Symbol]	Area S	[Symbol]	Area T
[Symbol]	Area U	[Symbol]	Area V
[Symbol]	Area W	[Symbol]	Area X
[Symbol]	Area Y	[Symbol]	Area Z
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[Symbol]	Area AO	[Symbol]	Area AP
[Symbol]	Area AQ	[Symbol]	Area AR
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**SITE LOCATION KEY**

- NOTES**
1. TOPOGRAPHIC SURVEY AND 50% LAYOUT PLAN FOR THE PROPOSED TOPOGRAPHIC SURVEY. DRAWING NO. 16774.01.01 DATED NOV 2016
  2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC101
  3. THE NATIONAL GRID MODEL USDM15



Scale 1:1000

BRUNEL UNIVERSITY LONDON

THE JOHN CRANK BUILDING ACCESS ROADS IMPROVEMENTS

EXISTING LAYOUT AREA A

Wareham Associates

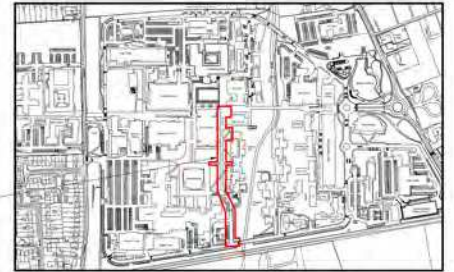
19 JANUARY 2017 REVISION TO CLIENTS COMMENTS  
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16-1239-SI-0003

PLANNING

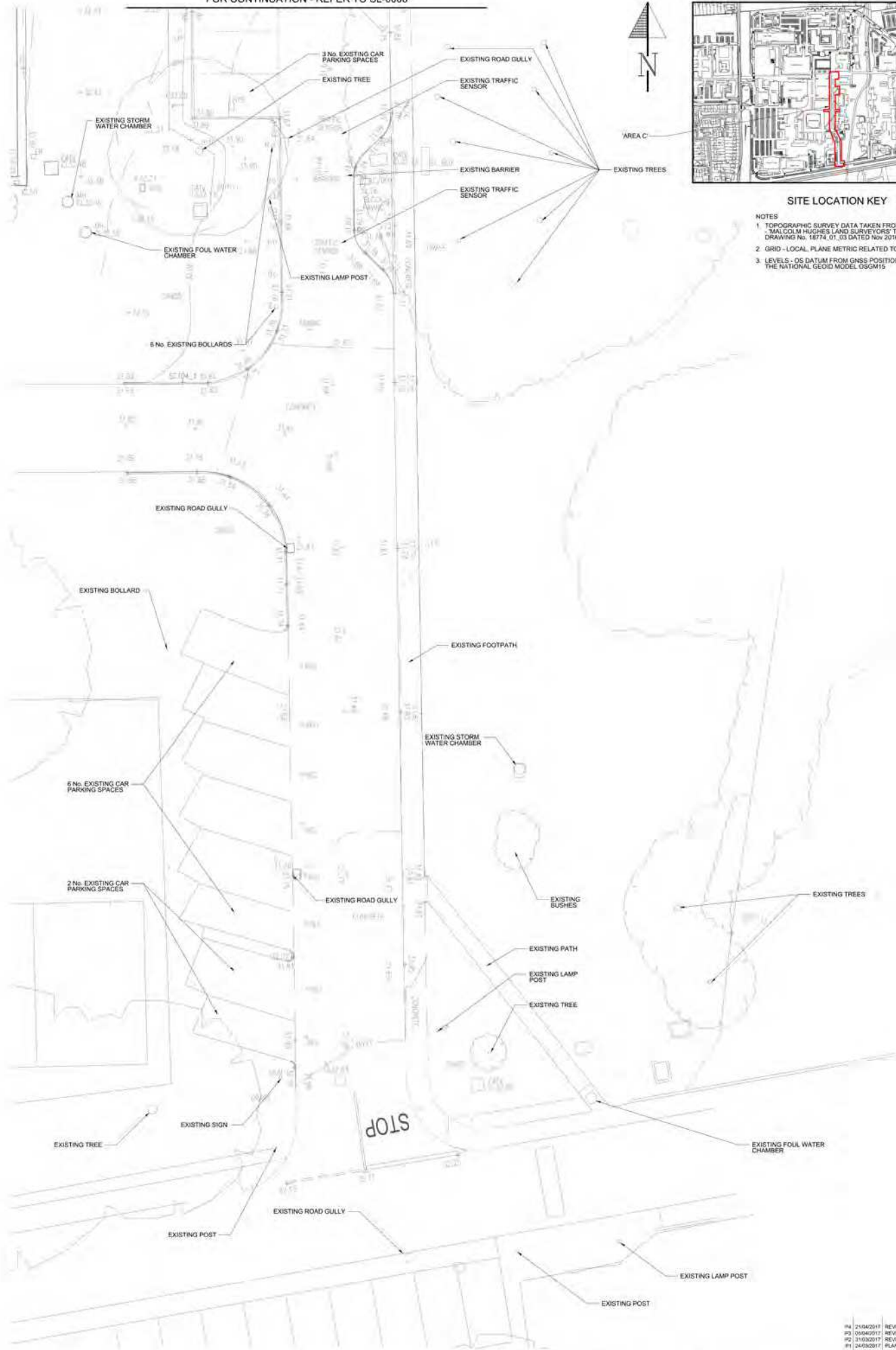




**SITE LOCATION KEY**

**NOTES**

1. TOPOGRAPHIC SURVEY DATA TAKEN FROM  
- MALCOLM HUGHES LAND SURVEYORS TOPOGRAPHIC SURVEY  
DRAWING No. 18774\_01\_03 DATED Nov 2016
2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100
3. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING  
THE NATIONAL GRID MODEL 55GM15

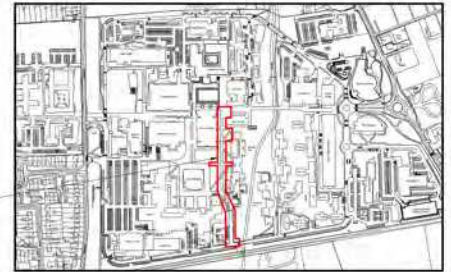


No.	Date	Description	Initials
04	21/04/2017	REVISED TO CLIENTS COMMENTS	SG
03	05/04/2017	REVISED TO CLIENTS COMMENTS	SG
02	19/03/2017	REVISED TO CLIENTS COMMENTS	MDX
01	24/03/2017	PLANNING ISSUE	MDX

Drawn	Checked	Design	Date
MEG	DW	1:100 @ A1 U05	Mar 2017
			Mar 2017

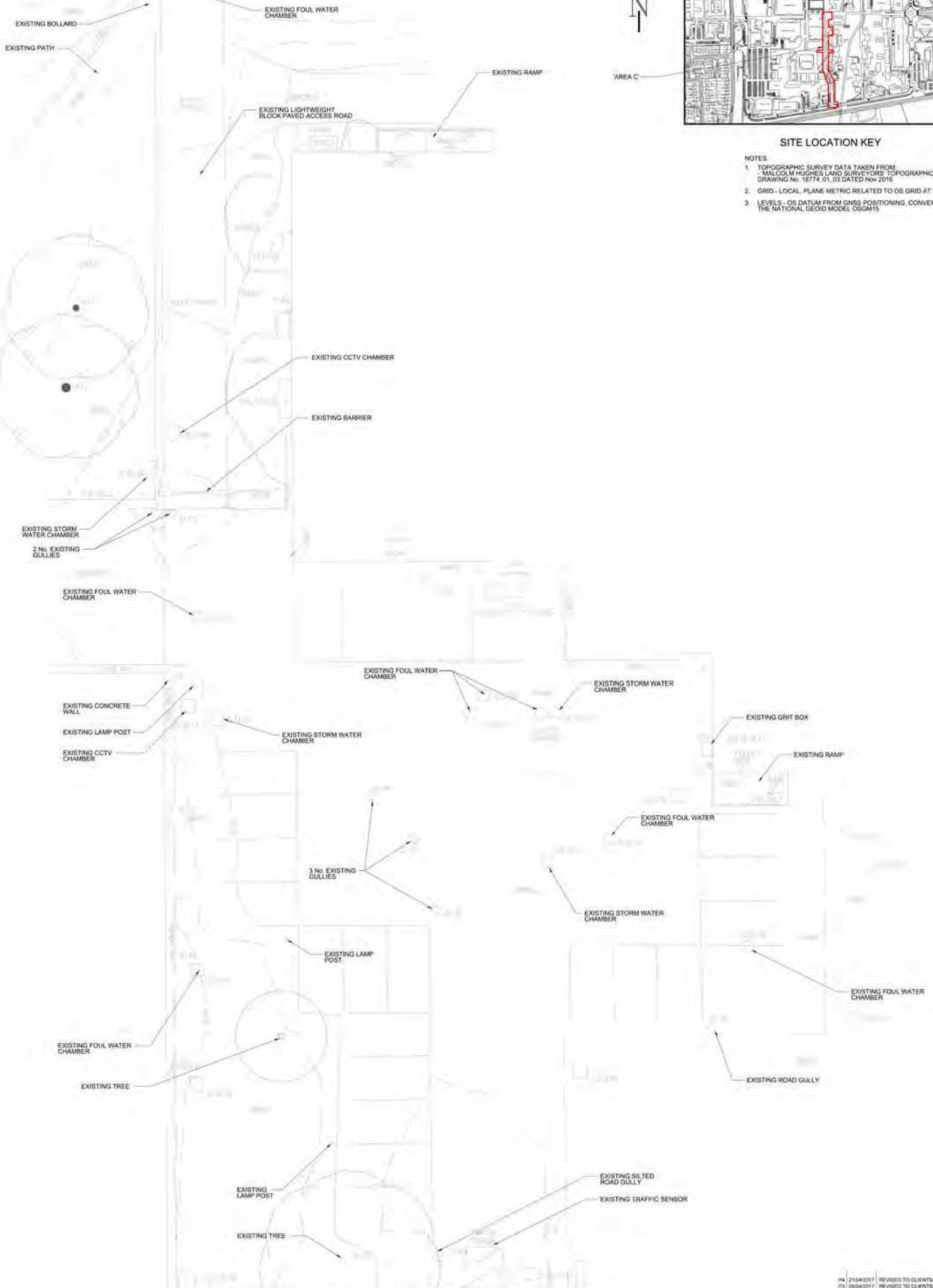
Drawing Number: 16-1239-SL-0007



SITE LOCATION KEY

NOTES

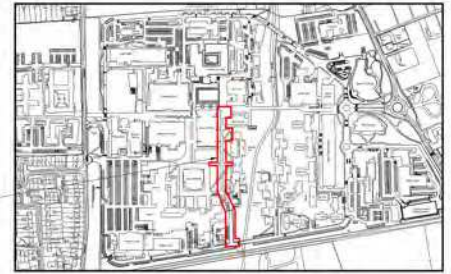
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DRAWING No. 18774\_01\_03 DATED Nov 2016
2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100
3. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING  
THE NATIONAL GEOD MODEL GSDM15



Rev	Date	Description	Initials
04	21/04/2017	REVISED TO CLIENTS COMMENTS	SG
03	05/04/2017	REVISED TO CLIENTS COMMENTS	SG
02	31/03/2017	REVISED TO CLIENTS COMMENTS	MDJ
01	24/03/2017	PLANNING ISSUE	MDJ

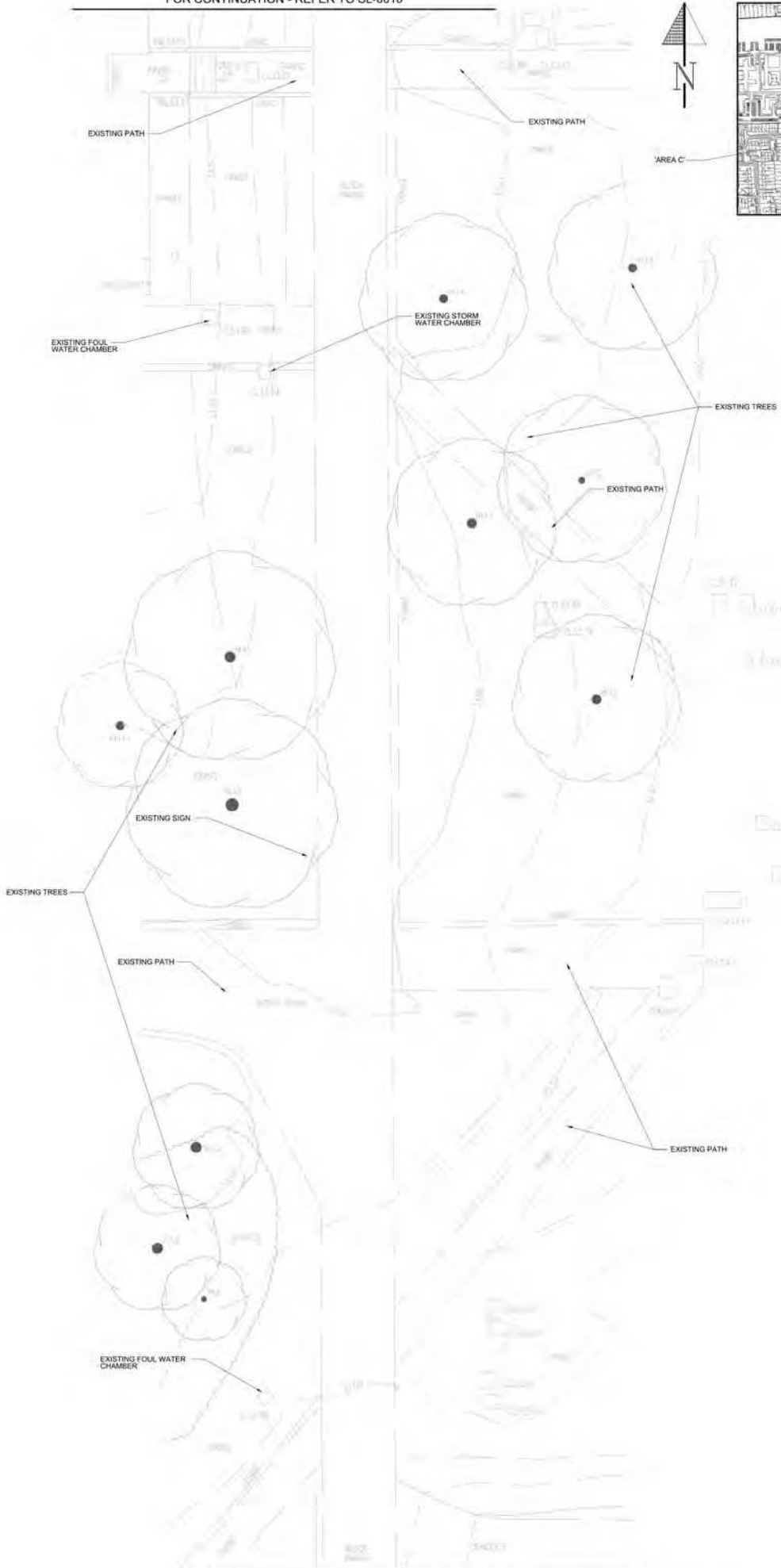
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Designer: MDJ	Date: Mar 2017
Checked: DJG	Date: 04/04/2017
Drawing Number: 16-1239-SL-0008	
Revision: 04	PLANNING



**SITE LOCATION KEY**

**NOTES**

1. TOPOGRAPHIC SURVEY DATA TAKEN FROM - MALCOLM HUGHES LAND SURVEYORS TOPOGRAPHIC SURVEY DRAWING No. 18774\_01\_03 DATED Nov 2016
2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100
3. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING THE NATIONAL GEOD MODEL GSDM15

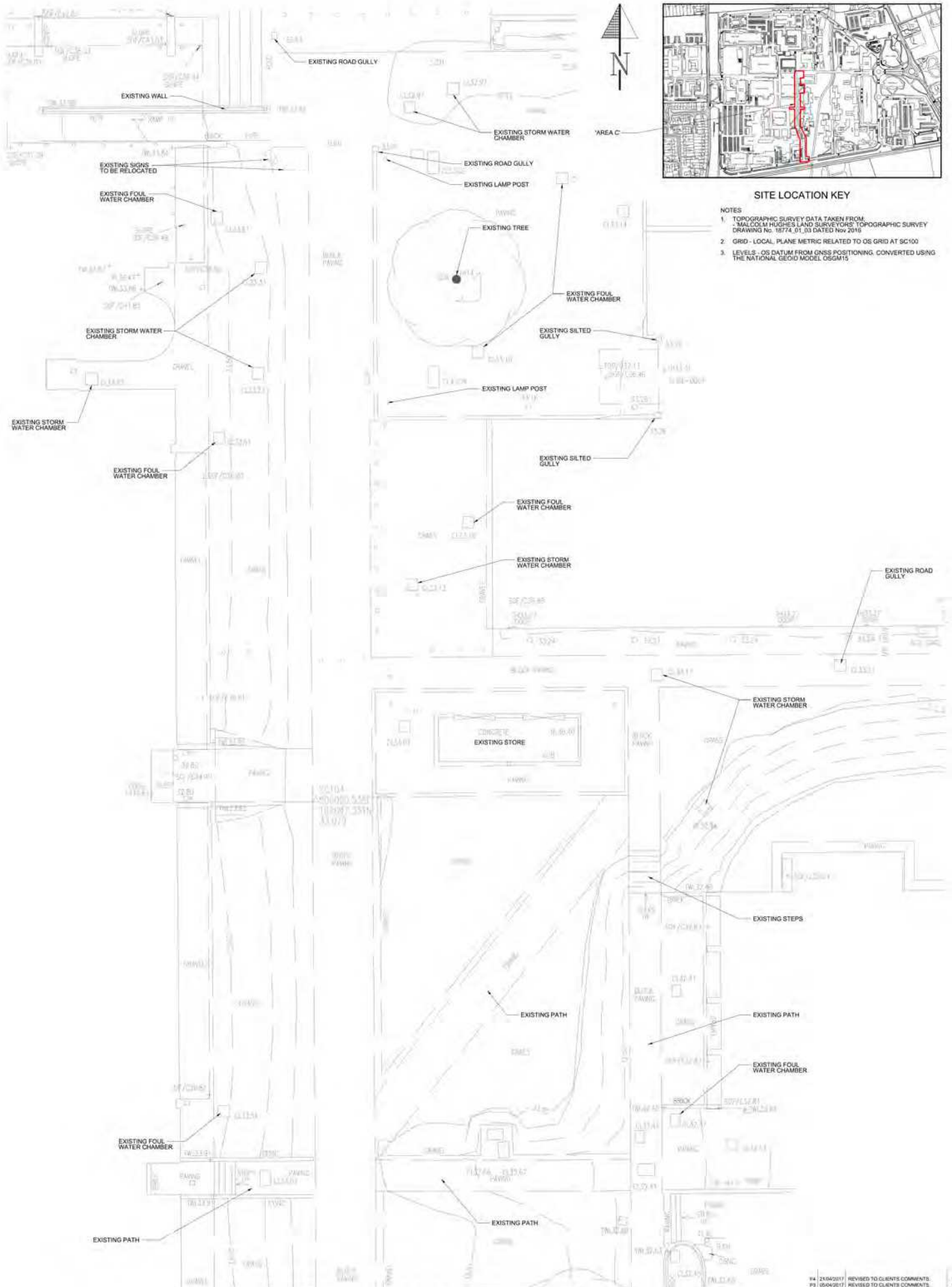


Rev	Date	Description	Author
P4	21/04/2017	REVISED TO CLIENTS COMMENTS	SG
P3	05/04/2017	REVISED TO CLIENTS COMMENTS	SG
P2	31/03/2017	REVISED TO CLIENTS COMMENTS	MDG
P1	24/03/2017	PLANNING ISSUE	MDG

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Drawn: MDG	Date: Mar 2017
Checked: DW	Date: Mar 2017
Drawing Number: 16-1239-SL-0009	
Project: P4	Phase: PLANNING





**SITE LOCATION KEY**

**NOTES**

1. TOPOGRAPHIC SURVEY DATA TAKEN FROM MALCOLM HUGHES LAND SURVEYORS' TOPOGRAPHIC SURVEY DRAWING No. 18774\_01\_03 DATED Nov 2016
2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100
3. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING THE NATIONAL GEOD MODEL OSGM15

FOR CONTINUATION - REFER TO SL-0009

**Wareham & Associates**  
 11000 Old Derby Road, Derby, Derbyshire, DE22 9DA  
 Telephone: 01332 842000  
 www.wareham.co.uk

BRUNEL UNIVERSITY LONDON

EXISTING LAYOUT  
 AREA C  
 (SHEET 4)

Page 249 THE JOHN CRANK  
 ACCESS ROADS  
 IMPROVEMENTS

Rev	Date	Description	Author
1/4	21/04/2017	REVISED TO CLIENT'S COMMENTS	SD
1/5	05/04/2017	REVISED TO CLIENT'S COMMENTS	SD
1/6	18/03/2017	REVISED TO CLIENT'S COMMENTS	MDG
1/7	28/03/2017	PLANNING ISSUE	MDG

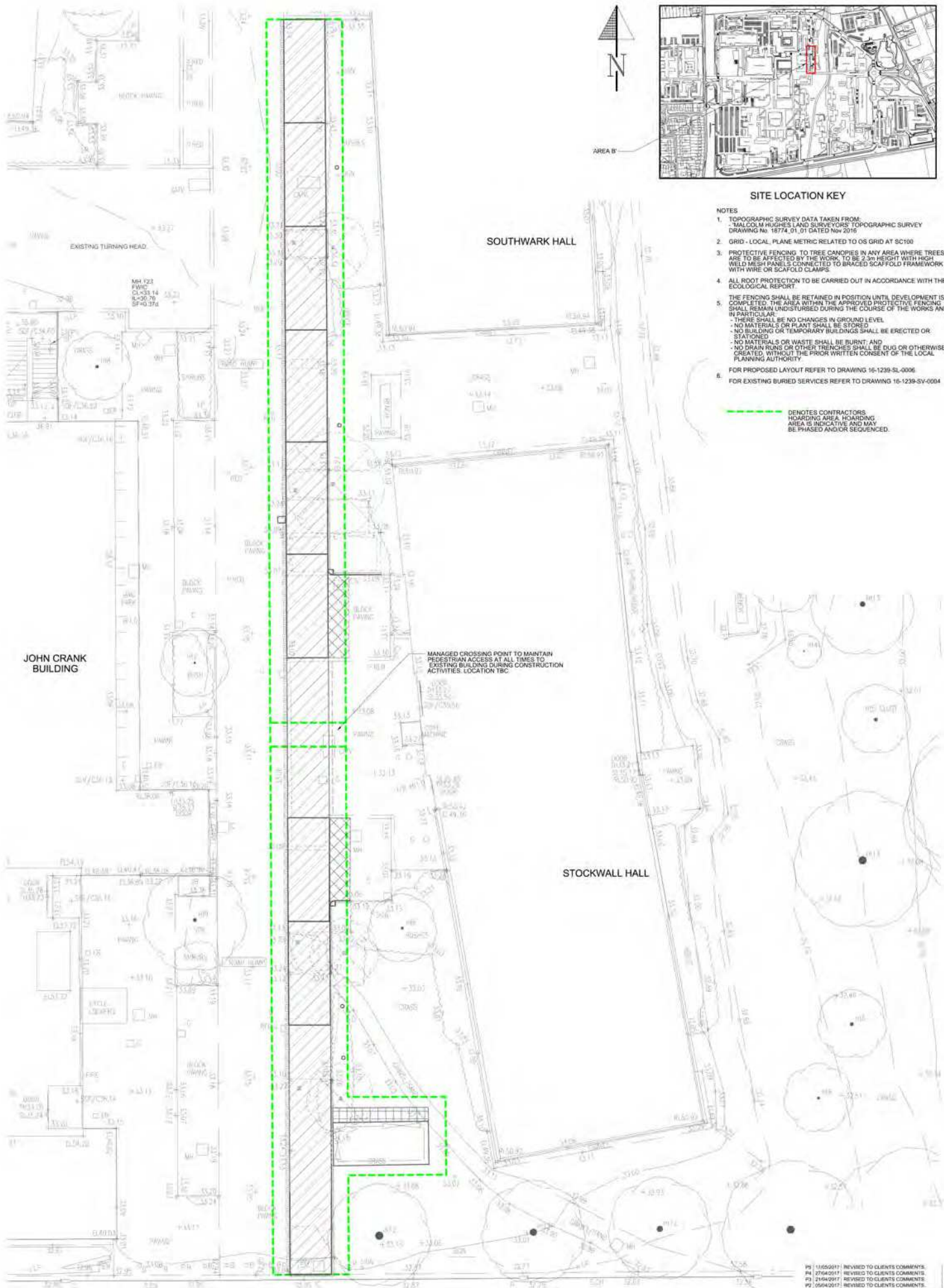
  

Original	MSG	Date	Mar 2017
Checked	DW	Date	Mar 2017

Drawing Number: 16-1239-SL-0010

Scale: 1:100 @ A1 L605

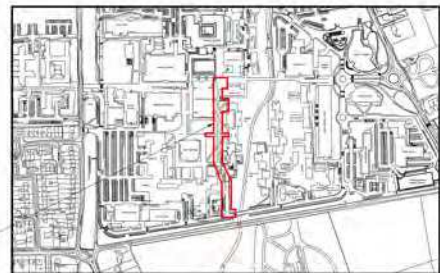
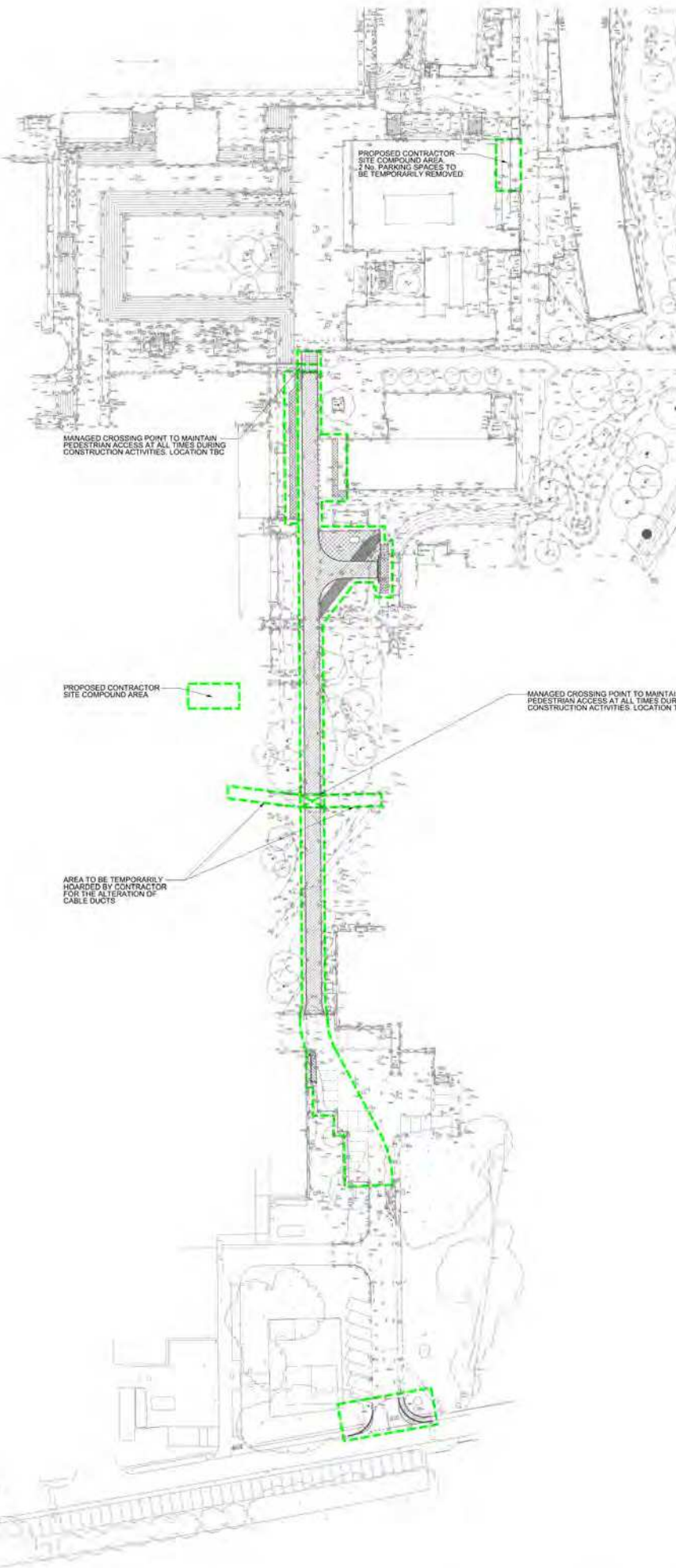




Rev / Date	Description	Author
P1 11/05/2017	REVISED TO CLIENTS COMMENTS	SG
P4 27/04/2017	REVISED TO CLIENTS COMMENTS	SG
P3 24/04/2017	REVISED TO CLIENTS COMMENTS	SG
P2 05/04/2017	REVISED TO CLIENTS COMMENTS	SG
P1 31/03/2017	PLANNING ISSUE	MDG

Project	MDG	Date	Mar 2017
Drawn	DW	Date	Mar 2017
Drawing Number	16-1239-SL-0016		
Revision	P5	Date	PLANNING



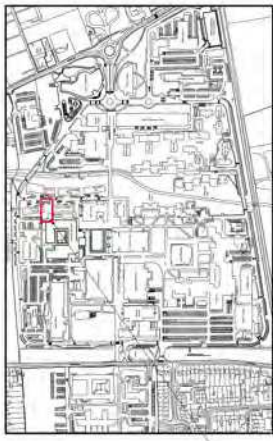
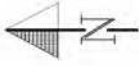
**SITE LOCATION KEY**

**NOTES**

1. TOPOGRAPHIC SURVEY DATA TAKEN FROM:  
- MALCOLM HUGHES LAND SURVEYORS TOPOGRAPHIC SURVEY  
DRAWING No. 18778\_01\_01 DATED Nov 2016
2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC106
3. PROTECTIVE FENCING TO TREE CANOPIES IN ANY AREA WHERE TREES ARE TO BE AFFECTED BY THE WORK, TO BE 2.36M HEIGHT WITH HIGH WELD MESH PANELS CONNECTED TO BRACED SCAFFOLD FRAMEWORK WITH WIRE OR SCAFFOLD CLAMPS
4. ALL ROOT PROTECTION TO BE CARRIED OUT IN ACCORDANCE WITH THE ECOLOGICAL REPORT.
5. THE FENCING SHALL BE RETAINED IN POSITION UNTIL DEVELOPMENT IS COMPLETED. THE AREA WITHIN THE APPROVED PROTECTIVE FENCING SHALL REMAIN UNDISTURBED DURING THE COURSE OF THE WORKS AND IN PARTICULAR:  
- THERE SHALL BE NO CHANGES IN GROUND LEVEL  
- NO MATERIALS OR PLANT SHALL BE STORED  
- NO BUILDING OR TEMPORARY BUILDINGS SHALL BE ERRECTED OR STATIONED  
- NO MATERIALS OR WASTE SHALL BE BURNT, AND  
- NO DRAIN RUNS OR OTHER TRENCHES SHALL BE DUG OR OTHERWISE CREATED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY
6. FOR PROPOSED LAYOUT REFER TO DRAWINGS 16-1239-SL-0011, SL-0012, SL-0013 AND SL-0014
7. FOR EXISTING BURIED SERVICES REFER TO DRAWINGS 16-1239-SV-0009, 16-1239-SV-0010, 16-1239-SV-0011 & 16-1239-SV-0012

--- DENOTES CONTRACTORS HOARDING AREA. HOARDING AREA IS INDICATIVE AND MAY BE PHASED AND/OR SEQUENCED.

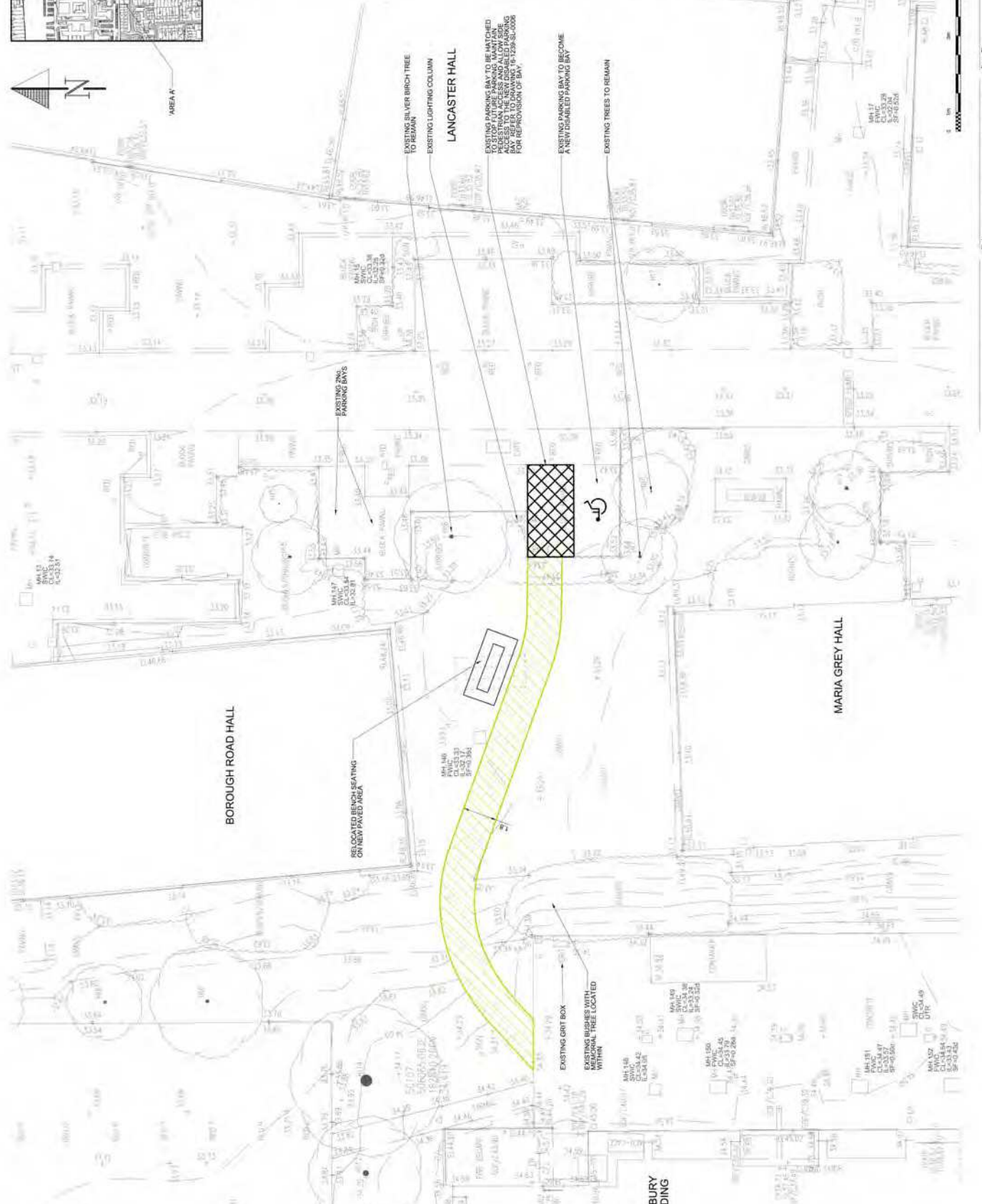
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09	27/04/2017	REVISED TO CLIENTS COMMENTS	SO
08	24/04/2017	REVISED TO CLIENTS COMMENTS	SO
07	05/04/2017	REVISED TO CLIENTS COMMENTS	SO
06	31/03/2017	PLANNING ISSUE	MDK
Rev / Date	Description	Issue	
1:500 @ A1 UNOS			
Prepared	MDG	Date	MAR 2017
Checked	DM	Date	MAR 2017
Drawing Number	16-1239-SL-0017		
Author	PS	Issue	PLANNING



**SITE LOCATION KEY**

- NOTES**
1. CONDUCTED SURVEY IN ACCORDANCE WITH THE 'MAPPING HIGHER EDUCATION' TOPOGRAPHIC SURVEY DRAWING No. 16774\_01, DATED NOV 2016
  2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100
  3. LEVELS - OS DATUM FROM GNS POSITIONING, CONVERTED USING THE NATIONAL GRID MODEL (OSM1)
  4. THE NATIONAL GRID MODEL (OSM1) BARRIERS WITH KEY CODE AUTHORITY
  5. PROTECTIVE FENCING TO TREE CANOPIES IN ANY AREA WHERE TREES ARE TO BE MAINTAINED OR TO BE PLANTED WITH HIGH WIND RESISTANCE SHALL BE TO BE SPECIFIED WITH HIGH WIND RESISTANCE TO WINDS OF SPEED 100 KPH WITH WIRE OR SCAFFOLD CLIMB
  6. HARD DESIGNING REQUIRED IN ANY AREA THAT AFFECTS TREES FOR ROOT PROTECTION
  7. PROTECTION TO BE CARRIED OUT IN ACCORDANCE WITH THE ECOLOGICAL REPORT
  8. THE FENCING SHALL BE RETAINED IN POSITION UNTIL DEVELOPMENT IS COMPLETE. THE AREA WITHIN THE FENCING SHALL BE MAINTAINED IN PARTICULAR
  9. NO MATERIALS OR PANT SHALL BE STORED
  10. STAKES OR TEMPORARY BUILDINGS SHALL BE ERECTED OR SAVED
  11. NO DRAIN PIPES OR OTHER TRENCHES SHALL BE DUG OR OTHERWISE ALTERED WITHOUT THE PRIOR WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY
  12. ANY NEW PLANTING TO BE INCORPORATED INTO BRUNEL UNIVERSITY'S OVERALL GARDENING AND MAINTENANCE SCHEME
  13. FOR LOCATIONS OF CONTRACTOR HOARDING AND ANY REQUIRED COMPOUND REFER TO DRAWING No. 16-1239-SL-01 (S)
  14. FOR EXISTING BURIED SERVICES REFER TO DRAWINGS 16-1239-SY-002

PROPOSED 1.8m WIDE FOOTPATH, BOUNDARY SURFACE, LEVEL AND PROFILE WITH MINIMAL LOCAL LEVEL AND PROFILE WITH MINIMAL LOCAL EITHER SIDE WHERE REQUIRED

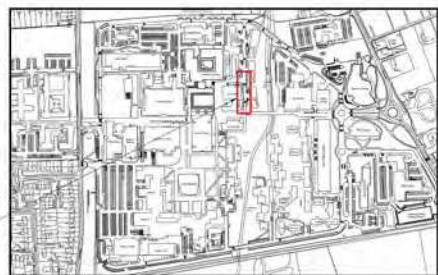
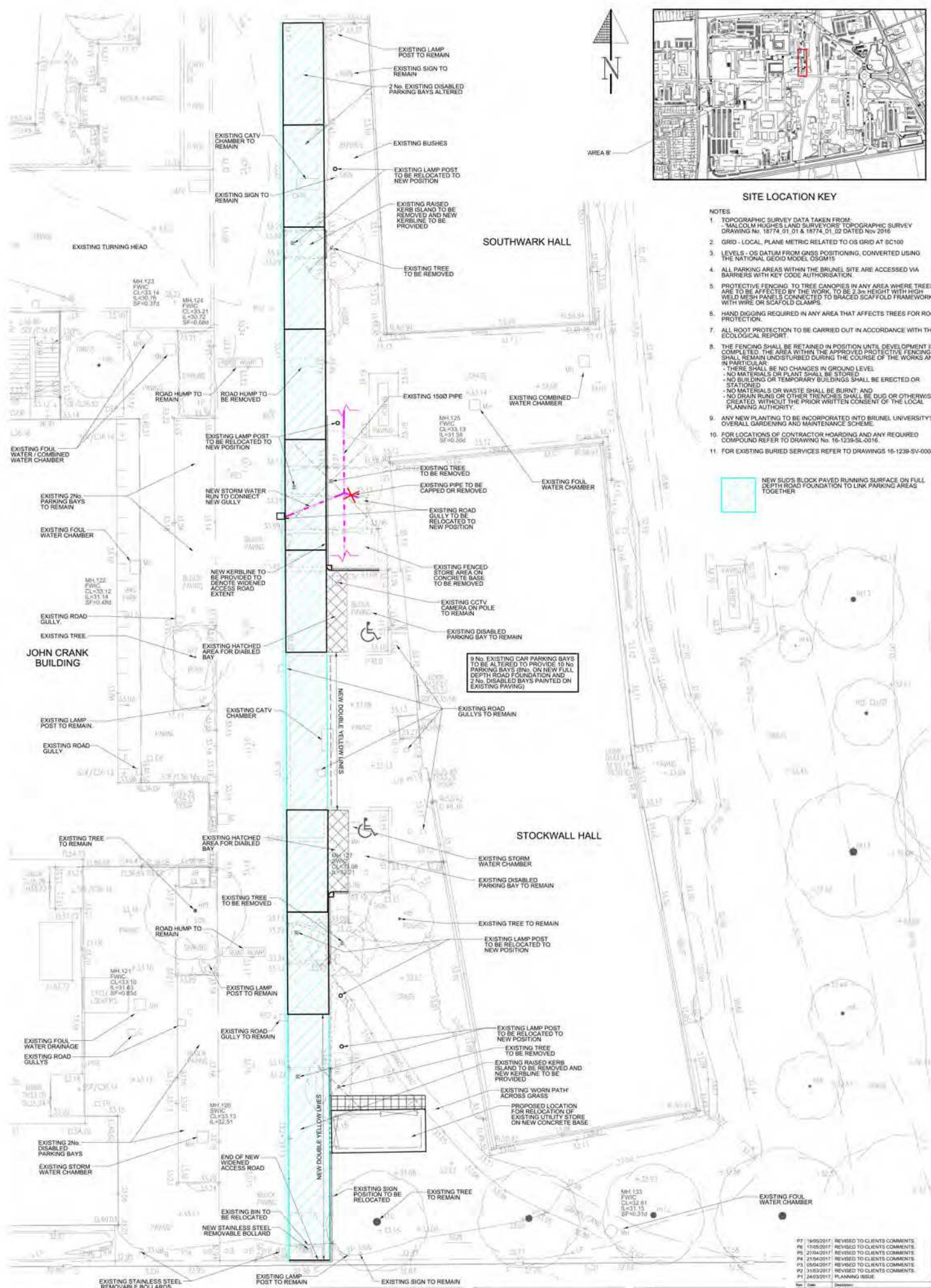


BRUNEL UNIVERSITY LONDON  
 THE JOHN CRANK  
 BUILDING ACCESS ROADS  
 IMPROVEMENTS



PROPOSED LAYOUT  
 AREA A

Project No.	16-1239-SL-0004
Client	BRUNEL UNIVERSITY
Scale	1:100 @ A1 0005
Date	Mar 2017
Author	DN
Check	DN
Drawn	DN
Discussed	DN
Approved	DN
Issue	16-1239-SL-0004
Rev	1
Rev	2
Rev	3
Rev	4
Rev	5
Rev	6
Rev	7
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Rev	50



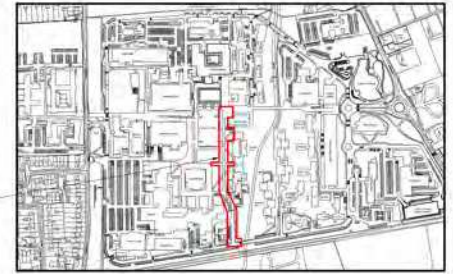
**SITE LOCATION KEY**

- NOTES**
1. TOPOGRAPHIC SURVEY DATA TAKEN FROM - MALCOLM HUGHES LAND SURVEYORS TOPOGRAPHIC SURVEY DRAWING No. 18774\_01 & 18774\_01\_02 DATED Nov 2016
  2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100
  3. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING THE NATIONAL GRID MODEL G50M15
  4. ALL PARKING AREAS WITHIN THE BRUNEL SITE ARE ACCESSED VIA BARRIERS WITH KEY CODE AUTHORISATION.
  5. PROTECTIVE FENCING TO TREE CANOPIES IN ANY AREA WHERE TREES ARE TO BE AFFECTED BY THE WORK, TO BE 2.3m HEIGHT WITH HIGH WELD MESH PANELS CONNECTED TO BRACED SCAFFOLD FRAMEWORK WITH WIRE OR SCAFFOLD CLAMPS.
  6. HAND DIGGING REQUIRED IN ANY AREA THAT AFFECTS TREES FOR ROOT PROTECTION.
  7. ALL ROOT PROTECTION TO BE CARRIED OUT IN ACCORDANCE WITH THE ECOLOGICAL REPORT.
  8. THE FENCING SHALL BE RETAINED IN POSITION UNTIL DEVELOPMENT IS COMPLETED. THE AREA WITHIN THE APPROVED PROTECTIVE FENCING SHALL REMAIN UNDISTURBED DURING THE COURSE OF THE WORKS AND IN PARTICULAR:
    - THERE SHALL BE NO CHANGES IN GROUND LEVEL;
    - NO MATERIALS OR PLANT SHALL BE STORED;
    - NO BUILDING OR TEMPORARY BUILDINGS SHALL BE ERRECTED OR STATIONED;
    - NO MATERIALS OR WASTE SHALL BE BURNT;
    - NO DRAIN RUNS OR OTHER TRENCHES SHALL BE DUG OR OTHERWISE CREATED WITHOUT THE PRIOR WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.
  9. ANY NEW PLANTING TO BE INCORPORATED INTO BRUNEL UNIVERSITY'S OVERALL GARDENING AND MAINTENANCE SCHEME.
  10. FOR LOCATIONS OF CONTRACTOR HOARDINGS AND ANY REQUIRED COMPOUND REFER TO DRAWING No. 16-1238-SL-0016
  11. FOR EXISTING BURIED SERVICES REFER TO DRAWINGS 16-1238-SV-0004

NEW SUSID BLOCK PAVED RUNNING SURFACE ON FULL NEW ROAD FOUNDATION TO LINK PARKING AREAS TOGETHER

9 No. EXISTING CAR PARKING BAYS TO BE ALTERED TO PROVIDE 19 No. PARKING BAYS (8 No. ON NEW FULL DEPTH ROAD FOUNDATION AND 11 No. DISABLED BAYS PAINTED ON EXISTING PAVING)

Rev	Date	Description	Author
P1	24/03/2017	PLANNING ISSUE	MOG
P2	14/03/2017	REVISED TO CLIENTS COMMENTS	MOG
P3	05/04/2017	REVISED TO CLIENTS COMMENTS	MOG
P4	21/04/2017	REVISED TO CLIENTS COMMENTS	MOG
P5	17/05/2017	REVISED TO CLIENTS COMMENTS	MOG
P6	17/05/2017	REVISED TO CLIENTS COMMENTS	MOG
P7	19/05/2017	REVISED TO CLIENTS COMMENTS	MOG

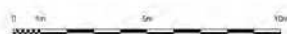
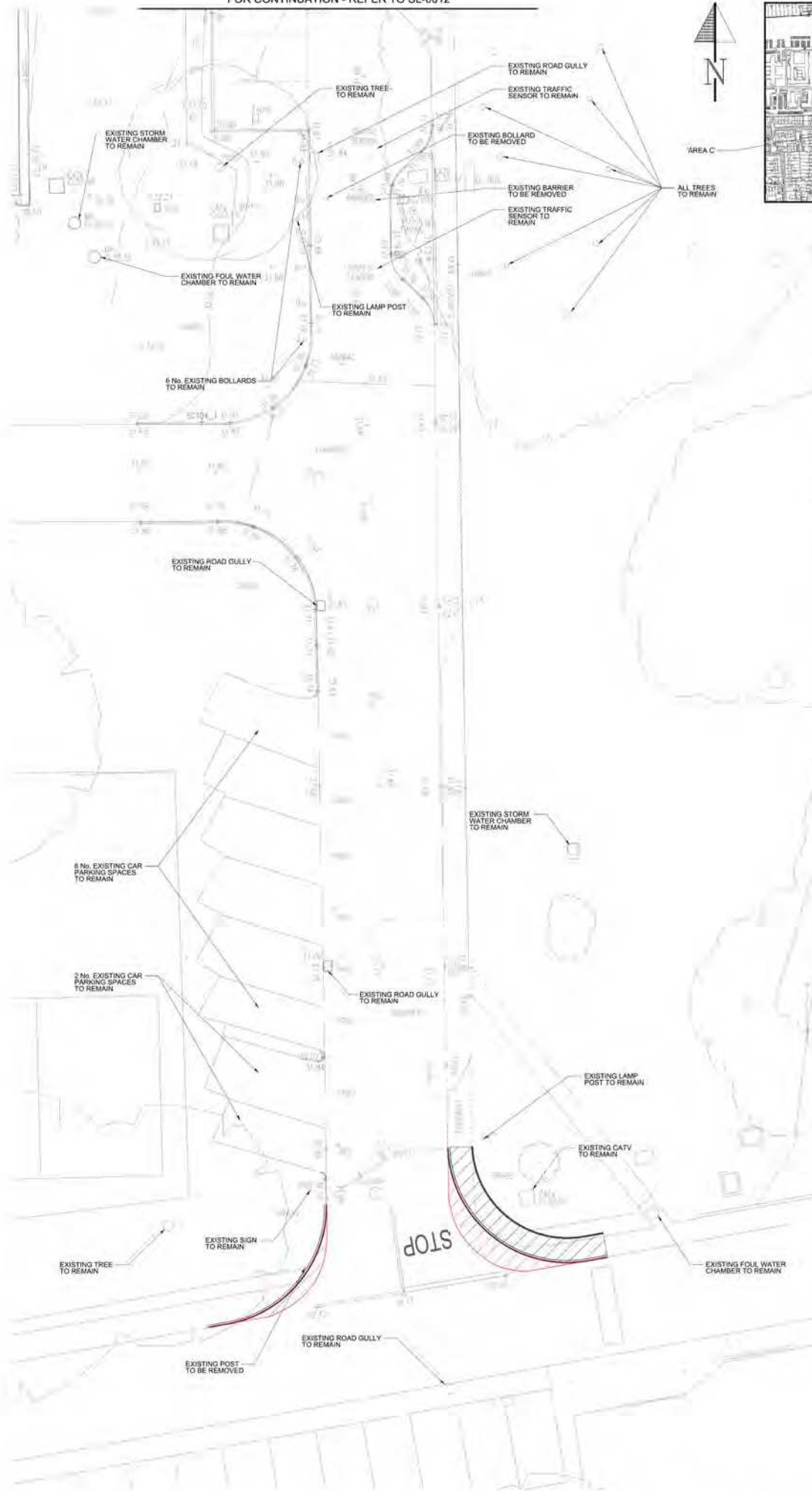


SITE LOCATION KEY

NOTES

1. TOPOGRAPHIC SURVEY DATA TAKEN FROM:  
- MALCOLM HUGHES LAND SURVEYORS TOPOGRAPHIC SURVEY DRAWING No. 18774\_01\_03 DATED Nov 2016
2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100
3. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING THE NATIONAL GRID MODEL OSGM15
4. ALL PARKING AREAS WITHIN THE BRUNEL SITE ARE ACCESSED VIA BARRIERS WITH KEY CODE AUTHORIZATION
5. PROTECTIVE FENCING TO TREE CANOPIES IN ANY AREA WHERE TREES ARE TO BE AFFECTED BY THE WORK TO BE 2.3m HEIGHT WITH HIGH WELD MESH PANELS CONNECTED TO BRACED SCAFFOLD FRAMEWORK WITH WIRE OR SCAFFOLD CLAMPS
6. HAND DIGGING REQUIRED IN ANY AREA THAT AFFECTS TREES FOR ROOT PROTECTION
7. ALL ROOT PROTECTION TO BE CARRIED OUT IN ACCORDANCE WITH THE ECOLOGICAL REPORT
8. THE FENCING SHALL BE RETAINED IN POSITION UNTIL DEVELOPMENT IS COMPLETED. THE AREA WITHIN THE APPROVED PROTECTIVE FENCING SHALL REMAIN UNDISTURBED DURING THE COURSE OF THE WORKS AND IN PARTICULAR:  
- THERE SHALL BE NO CHANGES IN GROUND LEVEL  
- NO MATERIALS OR PLANT SHALL BE STORED  
- NO BUILDING OR TEMPORARY BUILDINGS SHALL BE ERRECTED OR STATIONED  
- NO MATERIALS OR WASTE SHALL BE BURNT, AND  
- NO DRAIN RUNS OR OTHER TRENCHES SHALL BE DUG OR OTHERWISE CREATED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY
9. ANY NEW PLANTING TO BE INCORPORATED INTO BRUNEL UNIVERSITY'S OVERALL GARDENING AND MAINTENANCE SCHEME
10. FOR LOCATIONS OF CONTRACTOR HOARDING AND ANY REQUIRED COMPOUND REFER TO DRAWING No. 16-1239-SL-0017
11. FOR EXISTING BURIED SERVICES REFER TO DRAWINGS 16-1239-SV-0009, 16-1239-SV-0010, 16-1239-SV-0011 & 16-1239-SV-0012

- NEW CONCRETE ROADWAY INFILL TO MATCH EXISTING ROAD CONSTRUCTION
- NEW CONCRETE FOOTPATH INFILL TO MATCH EXISTING PATH CONSTRUCTION



**Wareham & Associates**  
 14-17 The Square, London, SE1 1JL  
 Telephone: 020 7463 4000  
 Web: www.wareham.co.uk

BRUNEL UNIVERSITY LONDON

THE JOHN CRANK ACCESS ROADS IMPROVEMENTS

PROPOSED LAYOUT  
 AREA C  
 (SHEET 1)

Rev	Date	Description	Author
PT	18/05/2017	REVISED TO CLIENTS COMMENTS	SG
PH	17/05/2017	REVISED TO CLIENTS COMMENTS	SG
PF	27/04/2017	REVISED TO CLIENTS COMMENTS	SG
PA	21/04/2017	REVISED TO CLIENTS COMMENTS	SG
PD	05/04/2017	REVISED TO CLIENTS COMMENTS	SG
PC	13/03/2017	REVISED TO CLIENTS COMMENTS	MDG
PI	24/03/2017	PLANNING ISSUE	MDG

Rev	Date	Description	Author
1	17/07/16	A1 L005	

Originator	MDG	Date	Mar 2017
Checked	DB	Date	Mar 2017

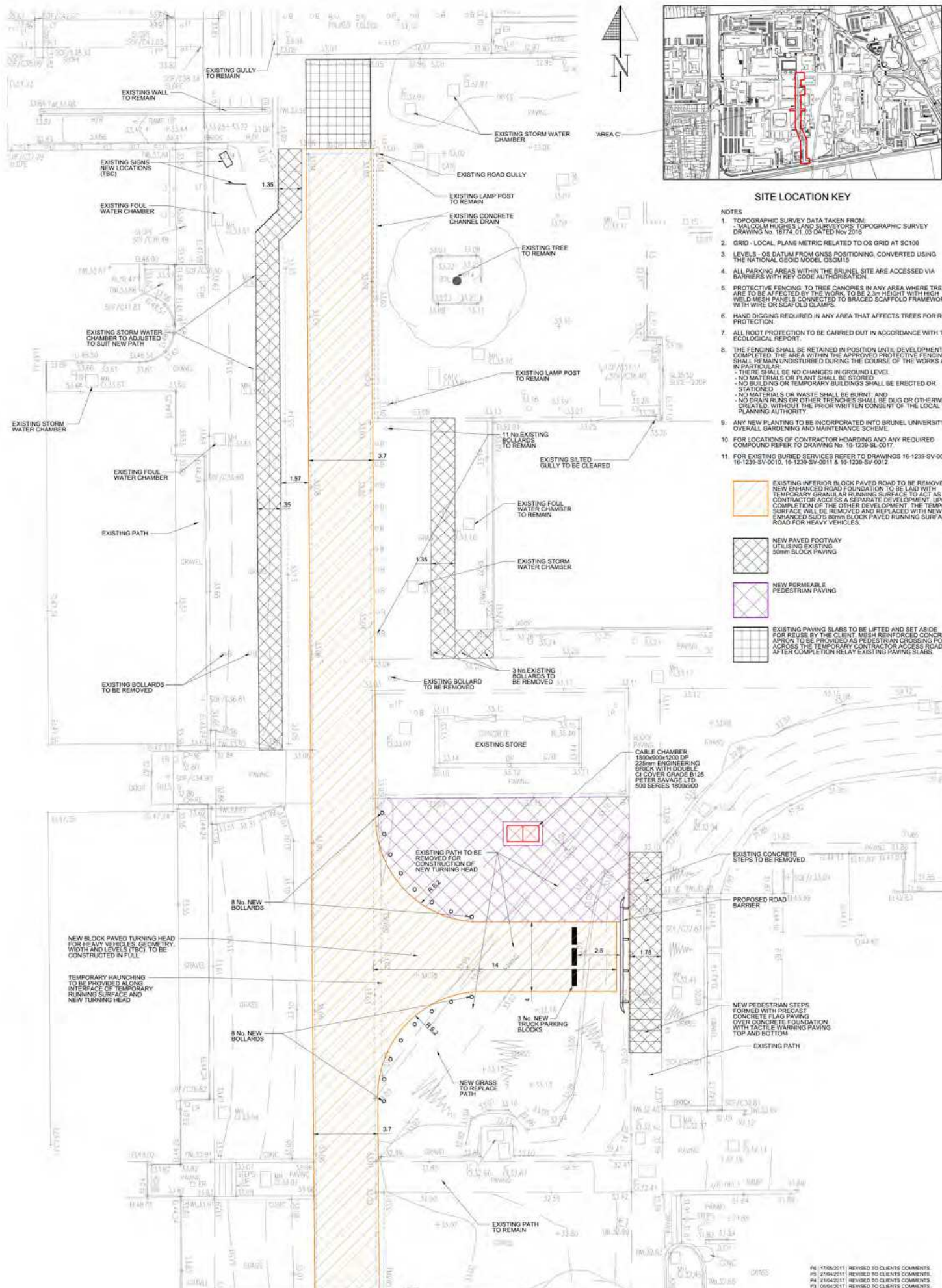
16-1239-SL-0011

PP PLANNING









**SITE LOCATION KEY**

- NOTES**
1. TOPOGRAPHIC SURVEY DATA TAKEN FROM - MALCOLM HUGHES LAND SURVEYORS TOPOGRAPHIC SURVEY DRAWING No. 18774\_01\_03 DATED Nov 2016
  2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100
  3. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING THE NATIONAL GEODETIC MODEL, GSDM16
  4. ALL PARKING AREAS WITHIN THE BRUNEL SITE ARE ACCESSED VIA BARRIERS WITH KEY CODE AUTHORISATION.
  5. PROTECTIVE FENCING TO TREE CANOPIES IN ANY AREA WHERE TREES ARE TO BE AFFECTED BY THE WORK, TO BE 2.3m HEIGHT WITH HIGH WELD MESH PANELS CONNECTED TO BRACED SCAFFOLD FRAMEWORK WITH WIRE OR SCAFFOLD CLAMPS.
  6. HAND DIGGING REQUIRED IN ANY AREA THAT AFFECTS TREES FOR ROOT PROTECTION.
  7. ALL ROOT PROTECTION TO BE CARRIED OUT IN ACCORDANCE WITH THE ECOLOGICAL REPORT.
  8. THE FENCING SHALL BE RETAINED IN POSITION UNTIL DEVELOPMENT IS COMPLETED. THE AREA WITHIN THE APPROVED PROTECTIVE FENCING SHALL REMAIN UNDISTURBED DURING THE COURSE OF THE WORKS AND IN PARTICULAR:
    - THERE SHALL BE NO CHANGES IN GROUND LEVEL.
    - NO MATERIALS OR PLANT SHALL BE STORED.
    - NO BUILDING OR TEMPORARY BUILDINGS SHALL BE ERRECTED OR STATIONED.
    - NO MATERIALS OR WASTE SHALL BE BURNT, AND
    - NO DRAIN RUNS OR OTHER TRENCHES SHALL BE DUG OR OTHERWISE CREATED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.
  9. ANY NEW PLANTING TO BE INCORPORATED INTO BRUNEL UNIVERSITY'S OVERALL GARDENING AND MAINTENANCE SCHEME.
  10. FOR LOCATIONS OF CONTRACTOR HOARDING AND ANY REQUIRED COMPOUND REFER TO DRAWINGS No. 16-1239-SL-0017
  11. FOR EXISTING BURIED SERVICES REFER TO DRAWINGS 16-1239-SV-0009, 16-1239-SV-0010, 16-1239-SV-0011 & 16-1239-SV-0012

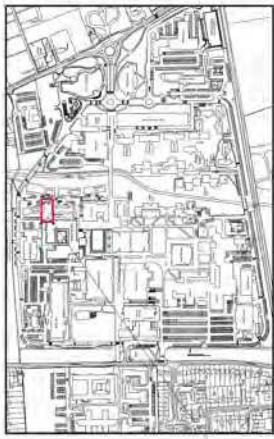
- EXISTING INFRIOR BLOCK PAVED ROAD TO BE REMOVED. NEW ENHANCED ROAD FOUNDATION TO BE LAID WITH TEMPORARY GRANULAR RUNNING SURFACE TO ACT AS CONTRACTOR ACCESS. A SEPARATE DEVELOPMENT UPON COMPLETION OF THE OTHER DEVELOPMENT. THE TEMPORARY SURFACE SHALL BE REMOVED AND REPLACED WITH NEW ENHANCED SLO'S 80mm BLOCK PAVED RUNNING SURFACE ROAD FOR HEAVY VEHICLES.
- NEW PAVED FOOTWAY UTILISING EXISTING 30mm BLOCK PAVING
- NEW PERMEABLE PEDESTRIAN PAVING
- EXISTING PAVING SLABS TO BE LIFTED AND SET ASIDE FOR REUSE BY THE CLIENT. MESH REINFORCED CONCRETE APRON TO BE PROVIDED AS PEDESTRIAN CROSSING POINT ACROSS THE TEMPORARY CONTRACTOR ACCESS ROAD. AFTER COMPLETION RELAY EXISTING PAVING SLABS.

FOR CONTINUATION - REFER TO SL-0013

Rev	Date	Description	By	Check
P8	17/06/2017	REVISED TO CLIENTS COMMENTS	SG	SG
P7	27/04/2017	REVISED TO CLIENTS COMMENTS	SG	SG
P4	21/04/2017	REVISED TO CLIENTS COMMENTS	SG	SG
P3	09/04/2017	REVISED TO CLIENTS COMMENTS	SG	SG
P2	16/03/2017	REVISED TO CLIENTS COMMENTS	MDI	MDI
P1	14/03/2017	PLANNING ISSUE	MDI	MDI

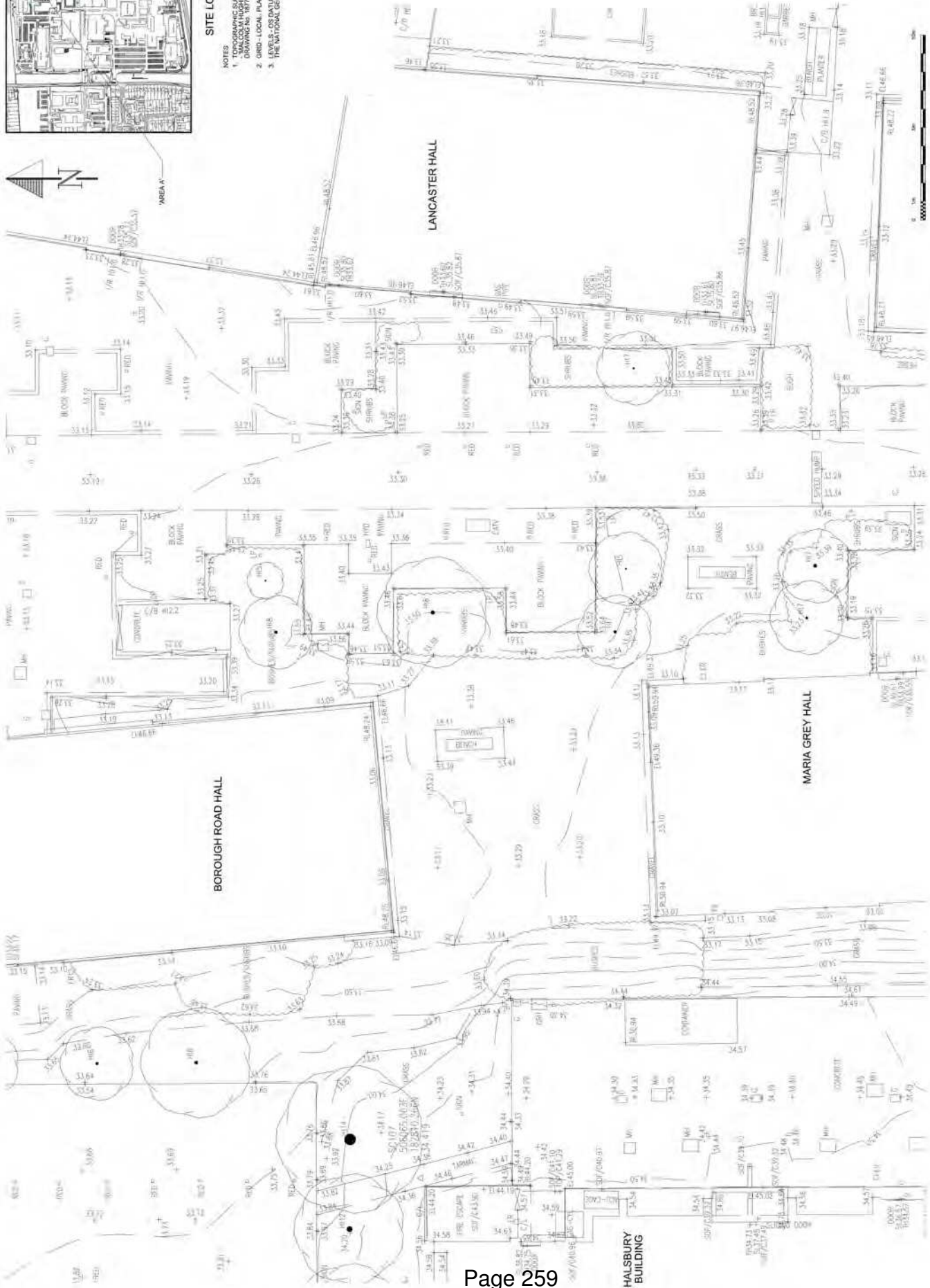
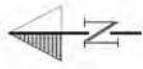
Scale: 1:100 @ A1 UOS  
 Drawn: MDG  
 Checked: DNV  
 Date: Mar 2017  
 Date: Mar 2017  
 Project: 16-1239-SL-0014  
 Discipline: PE  
 Status: PLANNING





**SITE LOCATION KEY**

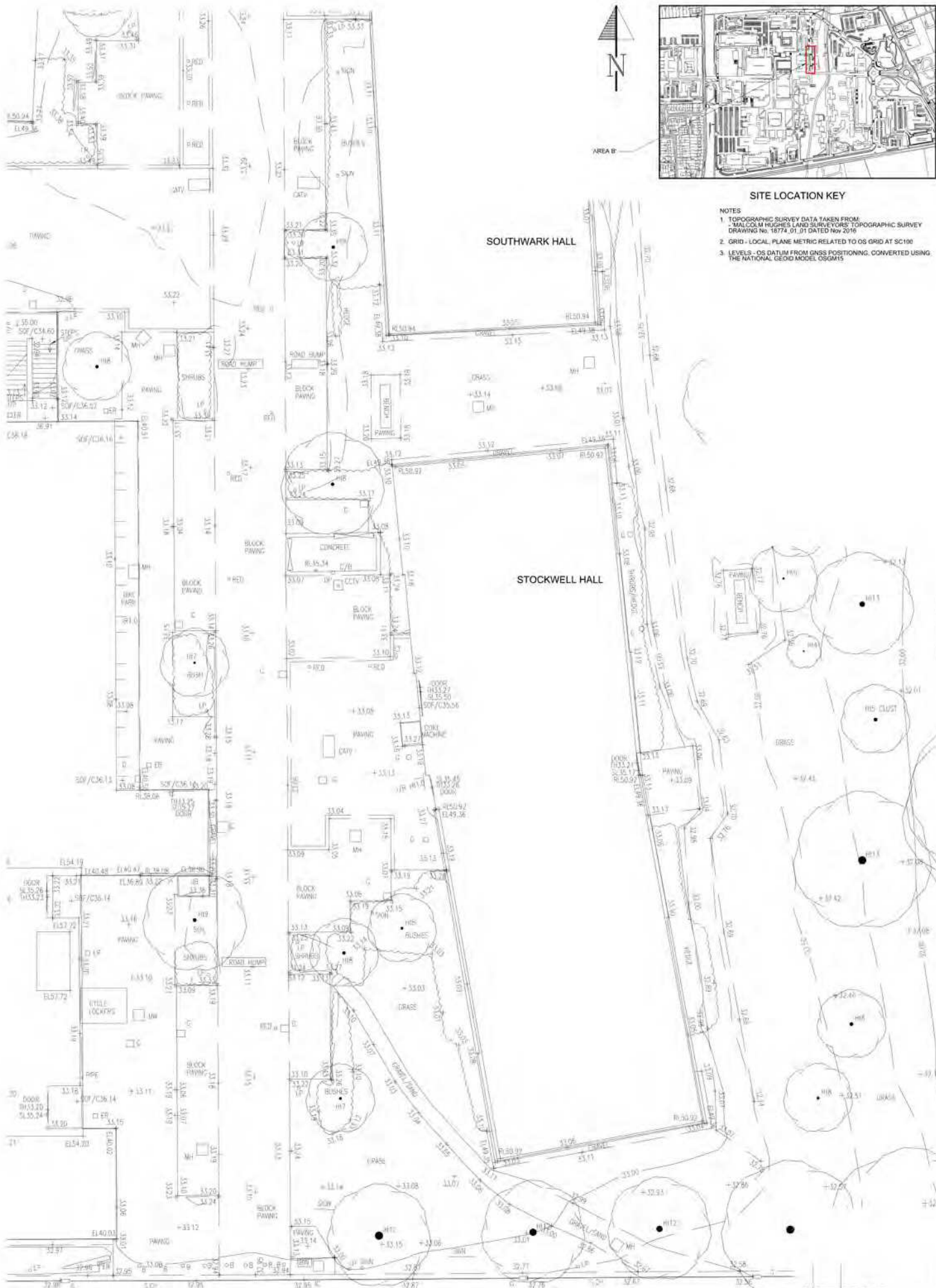
- NOTES  
 1. TOPOGRAPHIC SURVEY DATA: BRUNEL UNIVERSITY  
 2. MALCOLM HUGHES AND ASSOCIATES TOPOGRAPHIC SURVEY  
 DRAWING NO: 16774\_07\_01 DATED NOV 2016  
 3. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100  
 4. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING  
 5. THE NATIONAL GRID MODEL (OSDAT15)



Project Name	BRUNEL UNIVERSITY LONDON	Sheet No	16-1239-SV-0001
Client	THE JOHN CRANK BUILDING ACCESS ROADS IMPROVEMENTS	Date	APR 2017
Author	SW	Date	APR 2017
Check	SW	Date	APR 2017
Scale	1:500	Issue	PLANNING

BRUNEL UNIVERSITY LONDON  
 THE JOHN CRANK BUILDING ACCESS ROADS IMPROVEMENTS  
 TOPOGRAPHICAL SURVEY OF AREA A



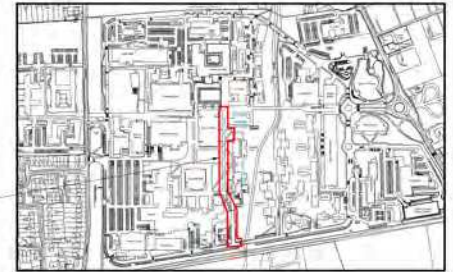


- SITE LOCATION KEY**
- NOTES**
1. TOPOGRAPHICAL SURVEY DATA TAKEN FROM:  
- MALCOLM HUGHES LAND SURVEYORS TOPOGRAPHICAL SURVEY  
DRAWING No. 18774\_01\_D1 DATED Nov 2016
  2. GRID - LOCAL, PLANE METRIC RELATED TO OS GRID AT SC100
  3. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING THE NATIONAL GRID MODEL OSGM15

Project No.	16-1239-SV-0003	Revision	05
Client	BRUNEL UNIVERSITY LONDON	Issue Date	APR 2017
Author	DW	Check Date	APR 2017
Scale	1:100 @ A1 SIZE	Drawn By	DW
Project Name	THE JOHN CRANK ACCESS ROADS IMPROVEMENTS	Drawn Date	APR 2017
Sheet No.	P1	Total Sheets	PLANNING



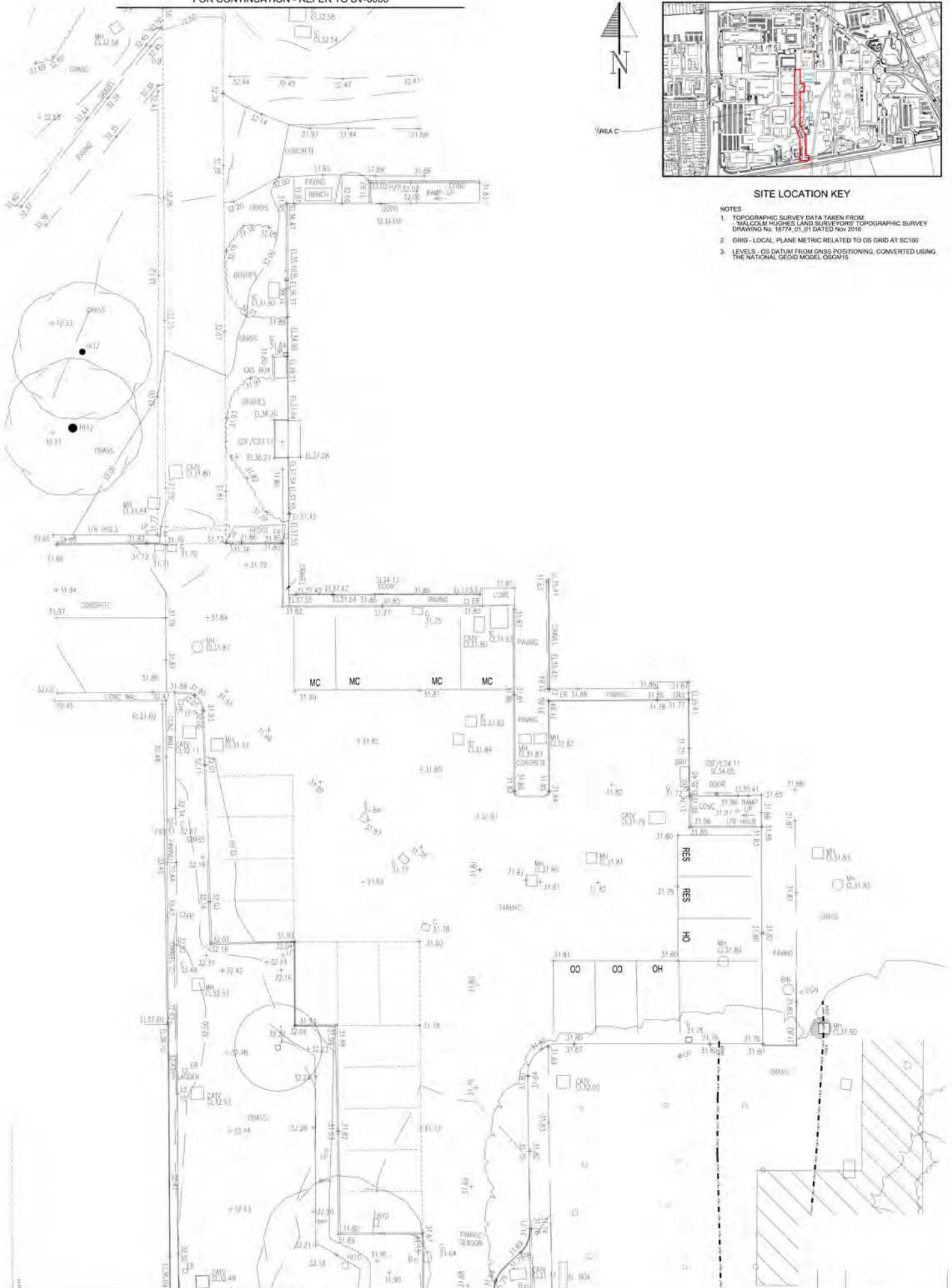




SITE LOCATION KEY

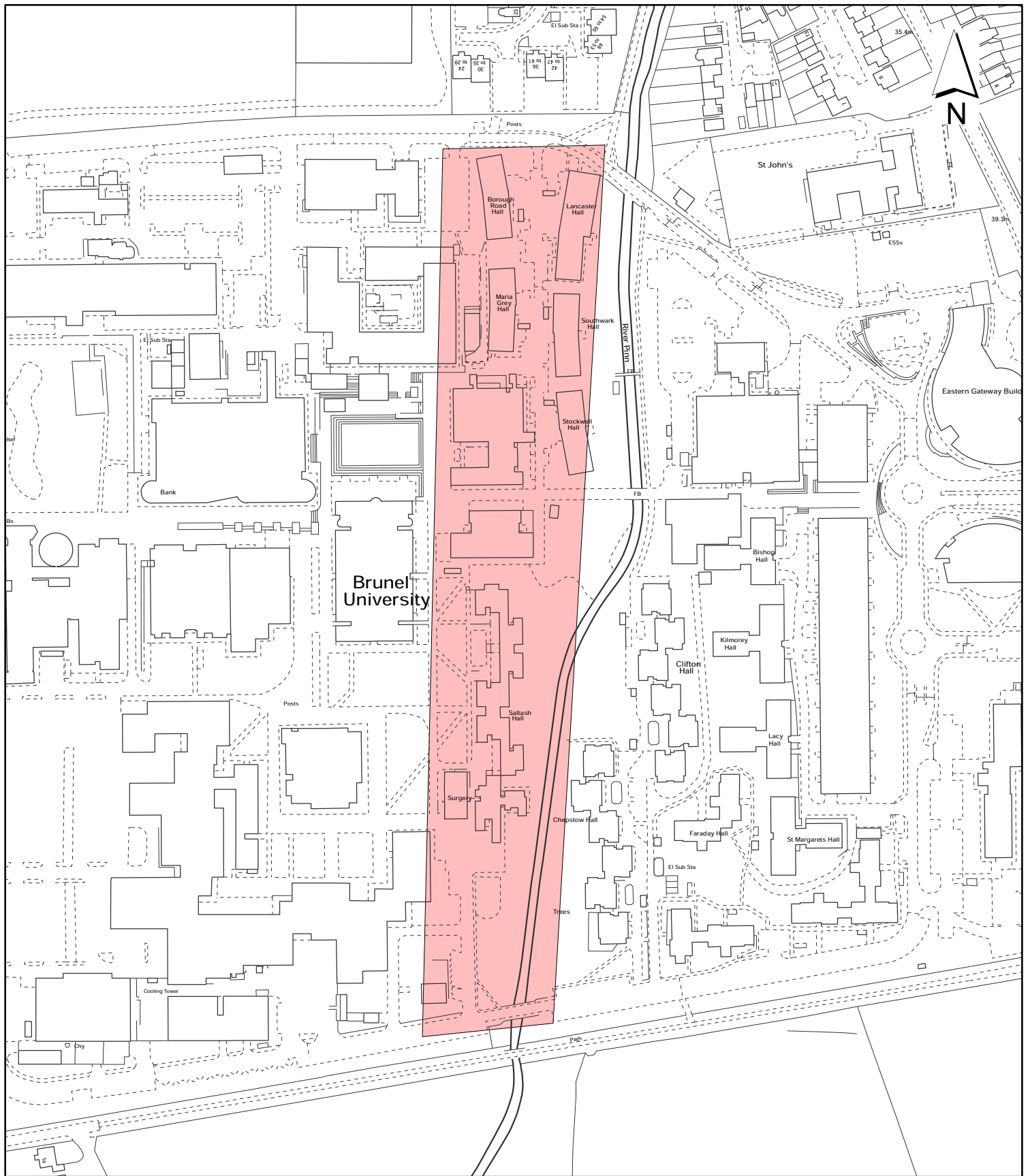
NOTES

1. TOPOGRAPHIC SURVEY DATA TAKEN FROM  
- MALCOLM HUGHES LAND SURVEYORS TOPOGRAPHIC SURVEY  
DRAWING No. 18774\_01\_01 DATED Nov 2016
2. GRID - LOCAL PLANE METRIC RELATED TO OS GRID AT SC100
3. LEVELS - OS DATUM FROM GNSS POSITIONING, CONVERTED USING  
THE NATIONAL GEOD MODEL GCGM15









**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Brunel University,  
 Kingston Lane**

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

Planning Application Ref:  
**532/APP/2017/1884**

Scale:  
**1:2,500**

Planning Committee:  
**Central & South**  
 Page 265

Date:  
**August 2017**



**HILLINGDON**  
 LONDON

## **Report of the Head of Planning, Sport and Green Spaces**

**Address** LECTURE CENTRE, BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

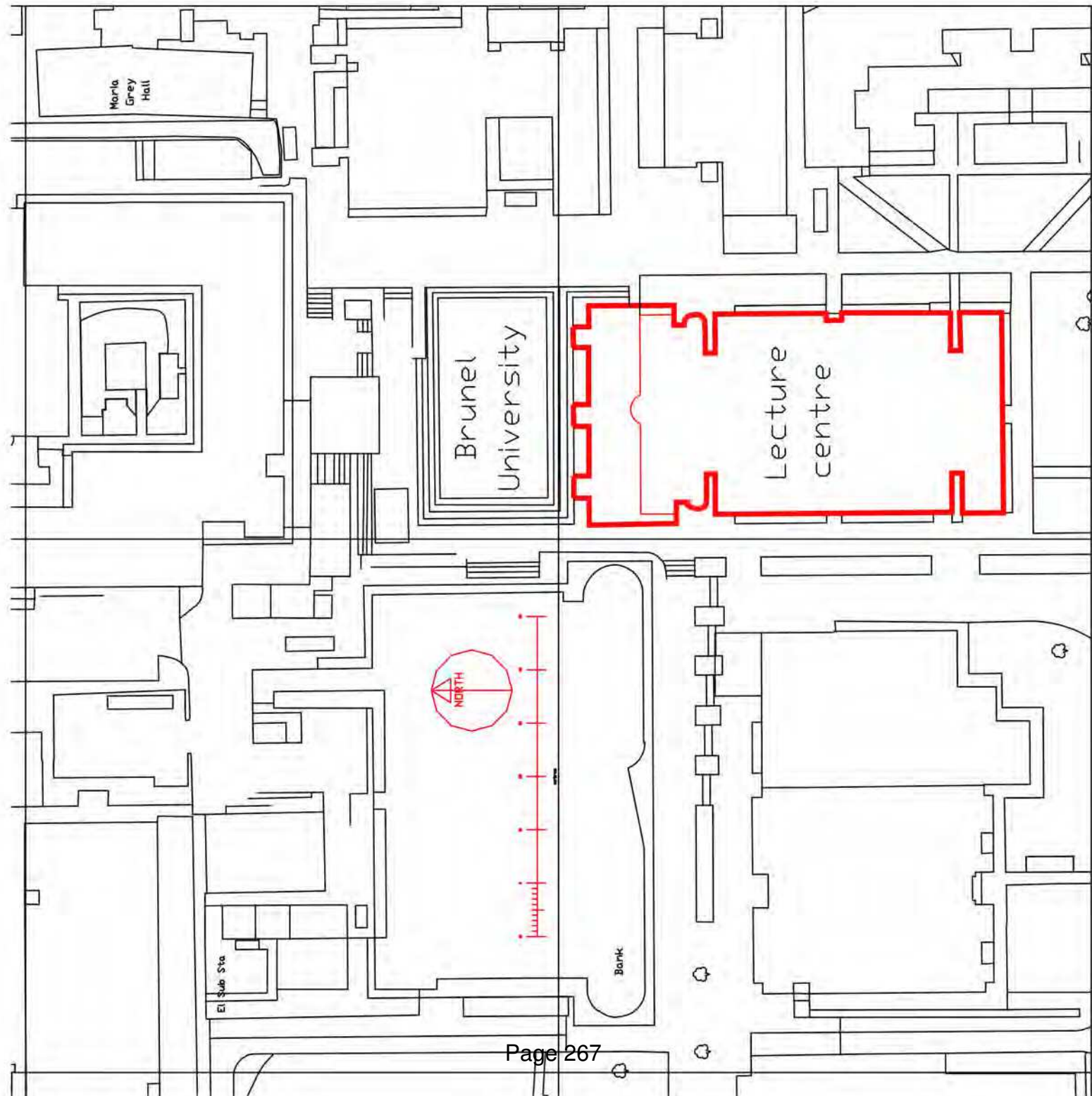
**Development:** Change office administration room to coffee shop involving removal of existing plasterboard wall and reconfigure; removal of section of existing external glazed wall and replace with new glazed double doors; re-positioning of existing internal glazed double doors; formation of new single glazed door within rear lobby space; installation of new internally fixed illuminated signage

**LBH Ref Nos:** 532/APP/2017/1493

**Date Plans Received:** 25/04/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 27/04/2017





**GENERAL NOTES FOR MAIN CONTRACTOR**

1. All work to be carried out in accordance with the contract documents and the relevant British Standards.
2. The Contractor shall be responsible for obtaining all necessary permits and approvals for the proposed works.
3. The Contractor shall ensure that all work is carried out in a safe and sound manner, and that all safety measures are in place.
4. The Contractor shall ensure that all work is completed within the agreed programme of works.
5. The Contractor shall ensure that all work is completed to the satisfaction of the Employer and the relevant authorities.
6. The Contractor shall ensure that all work is completed in accordance with the relevant specifications and standards.
7. The Contractor shall ensure that all work is completed in accordance with the relevant health and safety regulations.
8. The Contractor shall ensure that all work is completed in accordance with the relevant environmental regulations.
9. The Contractor shall ensure that all work is completed in accordance with the relevant fire safety regulations.
10. The Contractor shall ensure that all work is completed in accordance with the relevant accessibility regulations.
11. The Contractor shall ensure that all work is completed in accordance with the relevant data protection regulations.
12. The Contractor shall ensure that all work is completed in accordance with the relevant information security regulations.
13. The Contractor shall ensure that all work is completed in accordance with the relevant intellectual property regulations.
14. The Contractor shall ensure that all work is completed in accordance with the relevant contract law regulations.
15. The Contractor shall ensure that all work is completed in accordance with the relevant tort law regulations.
16. The Contractor shall ensure that all work is completed in accordance with the relevant contract law regulations.
17. The Contractor shall ensure that all work is completed in accordance with the relevant tort law regulations.
18. The Contractor shall ensure that all work is completed in accordance with the relevant contract law regulations.
19. The Contractor shall ensure that all work is completed in accordance with the relevant tort law regulations.
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21. The Contractor shall ensure that all work is completed in accordance with the relevant tort law regulations.
22. The Contractor shall ensure that all work is completed in accordance with the relevant contract law regulations.
23. The Contractor shall ensure that all work is completed in accordance with the relevant tort law regulations.
24. The Contractor shall ensure that all work is completed in accordance with the relevant contract law regulations.
25. The Contractor shall ensure that all work is completed in accordance with the relevant tort law regulations.

Rev	Date	Amendments	By
A	14/02/2017	Plan submitted for approval. Subsequent to meeting with client, changes to plan made to reflect meeting & draft.	DJB
B	02/05/2017	Plan changed to reflect design.	DJB
C	15/02/2017	Plan changed to reflect design.	DJB
D	07/04/2017	Address items 22 & 23.	DJB

**Chartwells**

**cds-wilman**

Chartwells-Brunel University  
Lecture Centre Grid Flr. The Coffee Room  
General Arrangement

Scale: 1:25 @ A1

Date: 03.02.2017

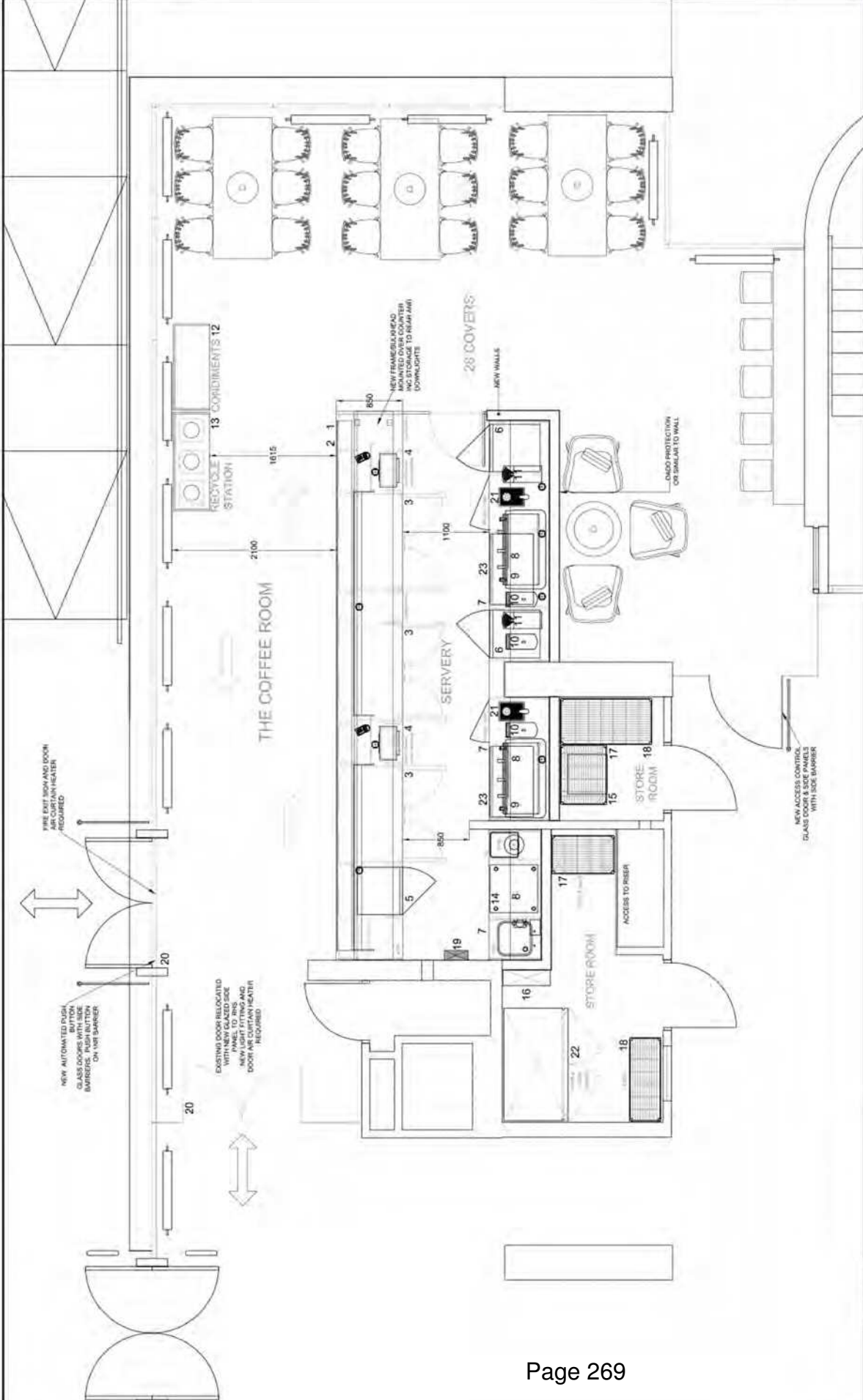
Drawn by: DJB | Designed by: DJB

Checked by: - | Approved by: -

Status: Tender

Project no.: P/MT/0365 | Revision: D

Drawing no.: DWG/03/02/04-V1



- EQUIPMENT SCHEDULE**
1. New food servery counter comprising of a solid surface amount working suitable for DCA at 1000mm with timber base. One (1) mobile utility (1) turn, 2 (2) solid surface, servery zone in top to secondary storage under (1), stainless steel open storage to remainder.
  2. Single door handbarbed sliding over counter one (1) servery zone.
  3. 20' Cart With A stainless steel equipment by Others.
  4. Undercounter heater Williams LA125.
  5. Undercounter heater Williams LA125.
  6. Sections of stainless steel support track counter for one (1) top work front & hand wash basin including top & bin under. Remainder of worktop to be steel unit with stainless steel support track counter (1) top work front & hand wash basin.
  7. 20' Storage cabinet/units with 1 (1) top work front & hand wash basin.
  8. 20' Coffee machines and associated equipment by Others. New (1) servery zone.
  9. 20' Coffee machines and associated equipment by Others. New (1) servery zone.
  10. 20' Coffee machines and associated equipment by Others. New (1) servery zone.
  11. 20' Coffee machines and associated equipment by Others. New (1) servery zone.
  12. 20' Coffee machines and associated equipment by Others. New (1) servery zone.
  13. Recycle counter with lockable storage cupboard under and 3/4 servery zone in line. C/w 20'.
  14. 60x Machine - Ice-C-Matic 225AH, air cooled unit with four (4) internal drain pump.
  15. Sink By Others SPEC TIC BY CL ENT.
  16. Sink By Others SPEC TIC BY CL ENT.
  17. 20' Mobile storage rack.
  18. 20' Storage rack.
  19. 20' Storage rack.
  20. 20' Electric Air Curtain Door Heater SPEC TIC.
  21. 20' M/M/M/M Unit.
  22. 20' M/M/M/M Unit.
  23. 20' M/M/M/M Unit.
  24. 20' M/M/M/M Unit.
  25. 20' M/M/M/M Unit.

**GENERAL NOTES FOR MAIN CONTRACTOR**

1. All work to be carried out in accordance with the relevant British Standards and Codes of Practice.
2. All materials to be of good quality and to be approved by the Client.
3. All work to be carried out in a neat and professional manner.
4. All work to be completed within the agreed programme of works.
5. All work to be carried out in accordance with the relevant Health and Safety legislation.
6. All work to be carried out in accordance with the relevant Environmental legislation.
7. All work to be carried out in accordance with the relevant Fire legislation.
8. All work to be carried out in accordance with the relevant Access to Work legislation.
9. All work to be carried out in accordance with the relevant Equality legislation.
10. All work to be carried out in accordance with the relevant Data Protection legislation.
11. All work to be carried out in accordance with the relevant Freedom of Information legislation.
12. All work to be carried out in accordance with the relevant Anti-Bribery legislation.
13. All work to be carried out in accordance with the relevant Anti-Corruption legislation.
14. All work to be carried out in accordance with the relevant Anti-Money Laundering legislation.
15. All work to be carried out in accordance with the relevant Anti-Terrorism legislation.
16. All work to be carried out in accordance with the relevant Anti-Fraud legislation.
17. All work to be carried out in accordance with the relevant Anti-Trust legislation.
18. All work to be carried out in accordance with the relevant Anti-Competition legislation.
19. All work to be carried out in accordance with the relevant Anti-Cyberstalking legislation.
20. All work to be carried out in accordance with the relevant Anti-Harassment legislation.
21. All work to be carried out in accordance with the relevant Anti-Stalking legislation.
22. All work to be carried out in accordance with the relevant Anti-Identity Theft legislation.
23. All work to be carried out in accordance with the relevant Anti-Phishing legislation.
24. All work to be carried out in accordance with the relevant Anti-Spoofing legislation.
25. All work to be carried out in accordance with the relevant Anti-Scamming legislation.
26. All work to be carried out in accordance with the relevant Anti-Fraudulent Billing legislation.
27. All work to be carried out in accordance with the relevant Anti-Identity Theft legislation.
28. All work to be carried out in accordance with the relevant Anti-Phishing legislation.
29. All work to be carried out in accordance with the relevant Anti-Spoofing legislation.
30. All work to be carried out in accordance with the relevant Anti-Scamming legislation.

Rev	Date	Amendment	By
A	10.04.17	Revised floor levels - use existing	up

**Chartwells**

**cds-wilman**  
A subsidiary of Ullrich University Associates Limited

**Title:** Chartwells-Brunel University  
Lecture Centre Grid F1r, The Coffee Room  
Reflective Ceiling Plan & Details

**Scale:** 1:25 (H) (B/A)

**Date:** 17.03.2017

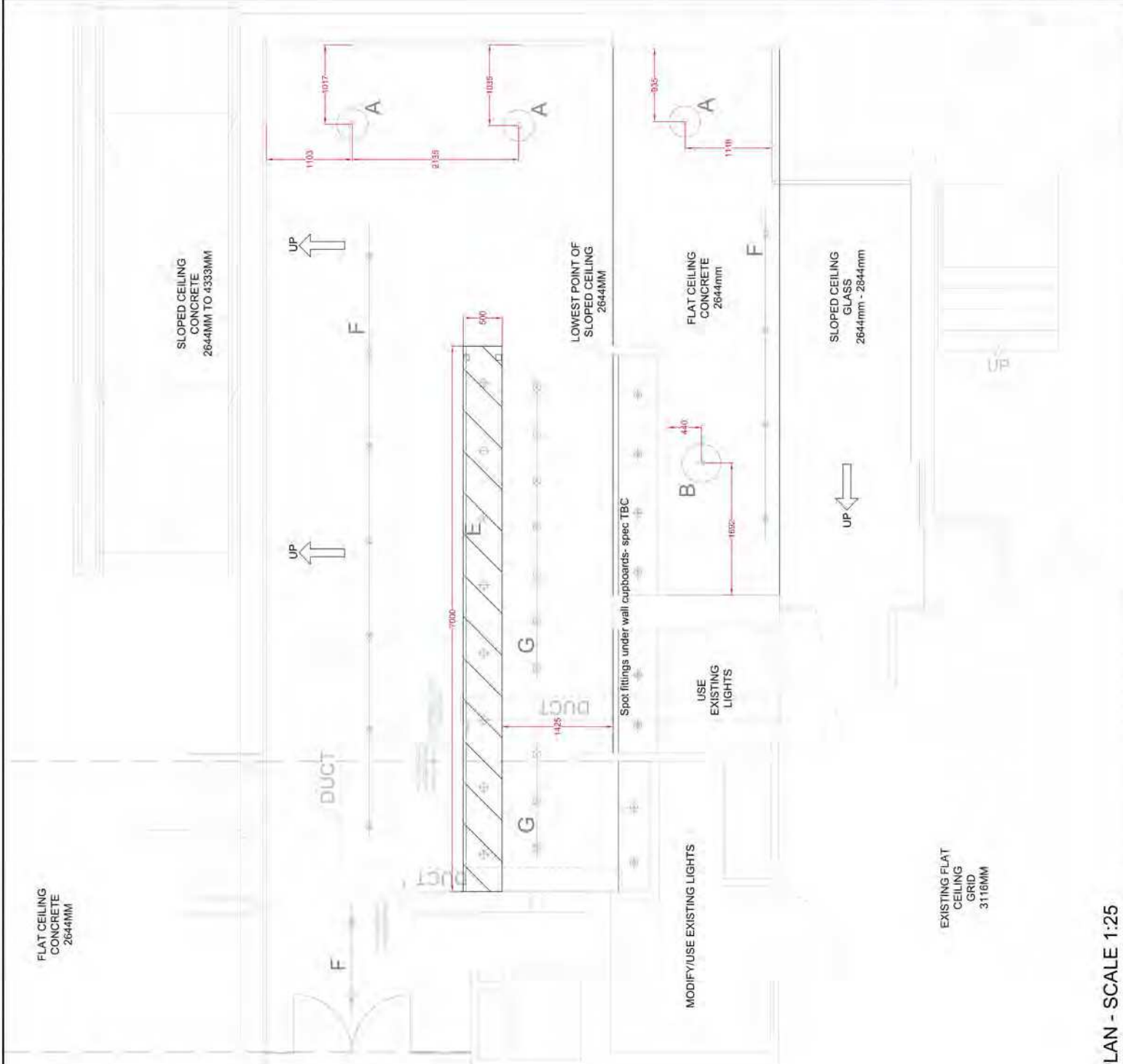
**Drawn By:** CA    **Designed by:** DJB

**Checked by:** -    **Approved by:** -

**Status:** T00047

**Project no.:** PJA160285    **Revision:** A

**Drawing no.:** DW160224-18



**CEILING AND LIGHTING KEY**

New stop-fitted frame/bulkhead shelving over counter c/w integrated lighting.  
Structure supported on 70 x 70 S/Steel box frame posts concealed within counter, bolt fixed to existing plaster board wall and top frame sub structure bolt fixed to concrete ceiling with M10 rawl bolts

**A** 3no. Industrial pendant hung 1800mm FFL  
Supplier: Chantelle  
Colour: Sulphur blue  
Dims: 400mm dia

**B** 1no. Single Cage Pendant hung 1800mm FFL  
Supplier: Chantelle  
Colour: Antique black  
Dims: 500mm dia

**E** Fixed position downlighters recessed within frame/bulkhead shelving (Under 75mm dia)  
Supplier: Philips

**F** Cable tray fitted fixed position downlighters (under 150mm dia)  
Supplier: Philips. Tray provided by electrician. Tray fixed to concrete ceiling with M6 eye bolts

**G** Cable tray fitted directional downlighters (under 150mm dia)  
Supplier: Philips. Tray provided by electrician. Tray fixed to concrete ceiling with M6 eye bolts

Cable Tray size TBC on site

**NOT:**

- All light fitting symbols are indicative only.
- All pendants drop height to be confirmed.
- Lighting/M&E consultant to confirm the number of fittings required to ensure correct lux level has been achieved.
- All services to be checked by specialists
- All dimensions to be checked on site, any discrepancies to be reported to CDS designer prior to installation.
- Do not scale from this drawing

**Page 270**

**PLAN - SCALE 1:25**







**GENERAL NOTES FOR MAIN CONTRACTOR**

1. The contractor shall be responsible for obtaining all necessary permits and approvals for the proposed works.
2. The contractor shall ensure that all works are carried out in accordance with the relevant building regulations and standards.
3. The contractor shall ensure that all works are carried out in a safe and sound manner, and that all safety measures are in place.
4. The contractor shall ensure that all materials and workmanship are of a high standard, and that all works are completed to the satisfaction of the client.
5. The contractor shall ensure that all works are completed within the agreed programme of works, and that all costs are kept to a minimum.
6. The contractor shall ensure that all works are completed in a timely manner, and that all site access is maintained at all times.
7. The contractor shall ensure that all works are completed in a professional and courteous manner, and that all site staff are treated with respect.
8. The contractor shall ensure that all works are completed in a clean and tidy manner, and that all site areas are left in good order.
9. The contractor shall ensure that all works are completed in a safe and sound manner, and that all safety measures are in place.
10. The contractor shall ensure that all works are completed in accordance with the relevant building regulations and standards.

Rev	Date	Description	By
A	10/04/17	Amended recessed door	DJB



**cds-wilman**  
a division of Unilever University Industries Limited  
11th Floor, University Square, Brunel University, Uxbridge, Middlesex, U.K. UB8 3PH  
Tel: 01895 831100  
Fax: 01895 831101  
Email: cds@cds-wilman.com

**Chartwells-Brunel University**  
Lecture Centre Grid Fir: The Coffee Room  
Flooring & Skirting Layout

Scale: 1:50 @ A1  
Date: 08/03/2017  
Drawn by: DJB  
Designed by: DJB  
Checked by: -  
Approved by: -  
Status: Tender  
Project no: PJA1162886  
Revision: A  
Drawing no: DWG02024-15

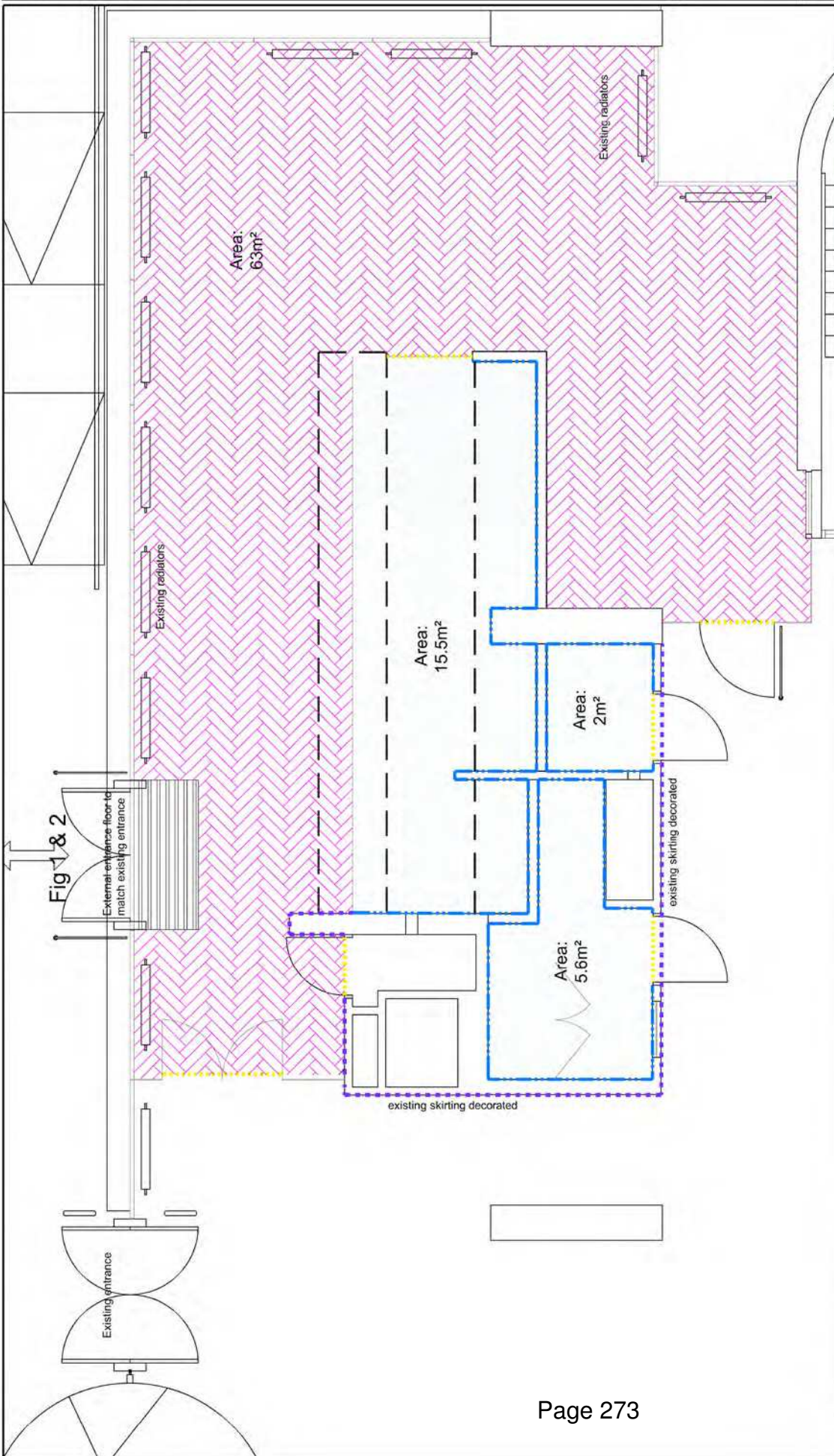




Fig 2 existing paving to be amended to match main building entrance configuration

Fig 1 existing glazing to be modified forming new double door access

**KEY:**

-  Safety Vinyl Flooring:  
PolyFlor standard (2.5mm)  
Colour ref: Nordic Grey 4090  
Total Approximate Area: 23m²
-  Amtico Vinyl Floor Tiles:  
Amtico Signature:  
Varnished Oak AR0W7840 (33.3%)  
Brushed Oak AR0W7910 (33.3%)  
Fumed Oak AR0W7900 (33.3%)  
Sizes: 114.3mm x 457.2mm  
Total Approximate Area: 63m²
-  Entrance Matting:  
Amtico Entryway collection  
Recoarse II EERC008413  
Traverse Tan
-  Counter outline
-  Floor trim (specifications TBC by flooring specialist)
-  Cove formed skirting & top capping
-  Timber skirting 100mm  
Supplier: Dulux  
Colour: 00NN 13/00  
Night Jewels 2

**ABOVE GROUND DRAINAGE**

1. ALL WORKS TO BE INSTALLED IN CONFORMANCE WITH ALL OTHER RELEVANT REGULATORY REQUIREMENTS, PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTATION.
2. ALL WORKS TO BE INSTALLED WITHIN BRITISH STANDARDS & CODES OF PRACTICE.
3. THE SANITARY PIPING INSTALLATION MUST COMPLY WITH THE BUILDING REGULATIONS APPROVED DOCUMENT H1 AND THE RECOMMENDATIONS OF BS EN 12056.
4. ALL HORIZONTAL SOIL & WASTE PIPING TO BE LAID TO A MINIMUM FALL OF 1:8 UNLESS STATED OTHERWISE.
5. ALL SOIL & WASTE PIPING AND FITTINGS MUST BE MANUFACTURED IN ACCORDANCE WITH THE RECOMMENDATIONS BS 418.
6. THE 'W' C SOIL FLUATS SHALL BE UNLACKEYED AND THE 'W' C SOIL FLUAT SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS EN 12056 TOGETHER WITH THE LATEST AMENDMENTS.
7. THE WASTE FLUATS FROM WASH BASIN, WASH HAND BASINS, URINALS, SINKS AND ALL OTHER RELEVANT FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS 554 TOGETHER WITH THE LATEST AMENDMENTS.
8. RODDING EYES TO BE USED ON EVERY CHANGE OF DIRECTION.
9. ALL SOIL AND WASTE PIPING IS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS GUIDELINES.
10. THIS DRAWING ONLY GOVERNS ABOVE GROUND DRAINAGE AND THEIR ASSOCIATED POP UPS AND NOT ACROMING DUCT POSITIONS. PLEASE REFER TO ASSOCIATED DRAWINGS FOR FURTHER INFORMATION.

**LEGEND:**

AC	ACCESS CAP
AV	AVENUE
FA	FROM ABOVE
HA	HIGH LEVEL
LA	LOW LEVEL
SPP	SOIL VENT PIPE TO ABOVE
TIA	TO ABOVE
WHB	WASH HAND BASIN
WC	WATER CLOSET
WC	WATER CLOSET
TFG	TRAP FREE FLOOR GULLY



PH	PRELIMINARY ISSUE	APP	17	Dr	DATE
PH	PRELIMINARY ISSUE	APP	17	Dr	DATE

**Hites Limited**  
 Mechanical & Electrical Engineering  
 100, The Quadrant, Colchester, Essex, CO1 1JL  
 Tel: 01206 259452  
 Fax: 01206 259453  
 Web: www.hites.co.uk

**cds-wilman**  
 a division of Lilliput University Education Limited  
 100, The Quadrant, Colchester, Essex, CO1 1JL  
 Tel: 01206 259452  
 Fax: 01206 259453  
 Web: www.cds-wilman.co.uk

Project: **University of Lilliput University**  
 Location: **Leisure Centre**  
 Office: **Collier Shop**

Doc No: **Proposed Above Ground Drainage Layout**

Scale: **1:250**  
 Date: **08/07/17**  
 Drawn by: **K.H.**  
 Checked by: **K.H.**  
 Date: **12/08/17**  
 Drawn by: **K.H.**  
 Checked by: **K.H.**  
 Date: **12/08/17**

Project: **University of Lilliput University**  
 Location: **Leisure Centre**  
 Office: **Collier Shop**

Doc No: **Proposed Above Ground Drainage Layout**

Scale: **1:250**  
 Date: **08/07/17**  
 Drawn by: **K.H.**  
 Checked by: **K.H.**  
 Date: **12/08/17**



- JUST AS DELIVERED SERVICE:**
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE PREVIOUS DRAWINGS AND CONTRACT DOCUMENTATION.
  2. ALL WORKS TO BE INSTALLED WITHIN BRITISH STANDARDS & GUIDELINES.
  3. TURN COUPLING VALVES TO BE INSTALLED ON ALL WATER CONSUMING APPLIANCES.
  4. DRAIN OFF COOKS ARE TO BE PROVIDED A T.A. TO ENSURE DRAINING OFF.
  5. ALL WATER SERVICES TO BE TRACED IN A NATIONAL LOGGING.
  6. ALL TOILET TRAP VALVES TO BE INSTALLED IN PREVENT FLOODING.
  7. ALL PIPEWORK TO BE DOWN IN OR BE BORED IN BY MAIN CONTRACTOR.
  8. ALL SERVICES TO BE INSTALLED TO A SENSITIVE MAIN CONTRACTOR TO BE CLAM AND WITH INTERNAL STRIPPER.
  9. ALL PIPEWORK TO BE INSULATED TO 85 RECOMMENDED.
  10. HOT WATER SERVICES WITH PUBLIC ACCESS TO HAVE A MAXIMUM SURFACE TEMPERATURE OF NO MORE THAN 45°C.
  11. PLEASE NOTE ALL USE, SPECIFICATIONS, ETC. ARE GIVEN ON THIS DRAWING. PLEASE REFER TO OTHER ASSOCIATED DRAWINGS.

**LEGEND**

- ISOLATION VALVE
- LOCKSHIELD VALVE
- DOUBLE REGULATING VALVE
- COMMISSIONING VALVE
- NEW NON RETURN VALVE
- SOLAR SHOCK VALVE

ROOFING COLD WATER SERVICE  
 ROOFING HOT WATER SERVICE  
 DOMESTIC HOT WATER FLOW  
 DOMESTIC HOT WATER RETURN

PRELIMINARY ISSUE	NO. 17
DATE	17/01/2011

**Hiles Limited**  
 CONSULTANTS & ENGINEERS

Wilton Lane, Farnborough, Hampshire, GU14 7JF  
 Tel: 01253 701000  
 Fax: 01253 701001  
 Web: www.hiles.co.uk

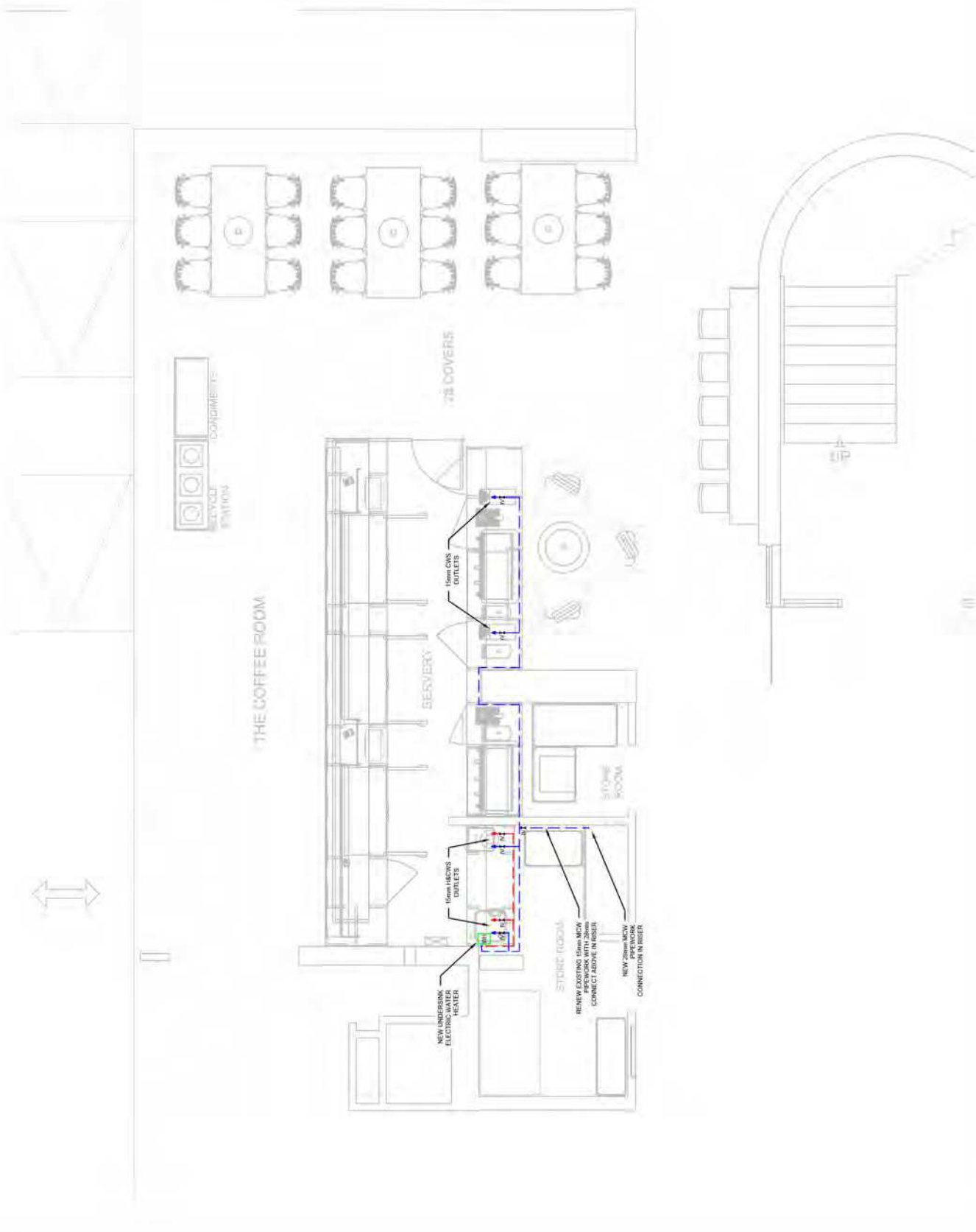
**cads-wilman**  
 A Division of Wilman Property Services Limited

Project:  
 Charlwell's Burnes University  
 Centre Courts  
 Centre Ring

By:  
 Proposed H&K Cold Water  
 Services Layout

Issue:  
 PRELIMINARY ISSUE

Drawn by:	17/01/11
Checked by:	17/01/11
Date Issued:	17/01/11
Next Release:	17/01/11



1. The Contractor shall be responsible for obtaining all necessary permits and approvals for the works.
2. The Contractor shall ensure that all work is carried out in accordance with the relevant building regulations and standards.
3. The Contractor shall ensure that all work is carried out in a safe and sound manner, and that all safety measures are in place.
4. The Contractor shall ensure that all work is carried out in a timely manner, and that the project is completed within the agreed programme of works.
5. The Contractor shall ensure that all work is carried out in a professional and high-quality manner, and that the finished work meets the requirements of the contract.
6. The Contractor shall ensure that all work is carried out in a clean and tidy manner, and that the site is kept free of clutter and debris.
7. The Contractor shall ensure that all work is carried out in a sustainable manner, and that any waste is disposed of in accordance with the relevant regulations.
8. The Contractor shall ensure that all work is carried out in a manner that minimizes disruption to the building's occupants.
9. The Contractor shall ensure that all work is carried out in a manner that maintains the structural integrity of the building.
10. The Contractor shall ensure that all work is carried out in a manner that maintains the aesthetic quality of the building.

11. The Contractor shall ensure that all work is carried out in a manner that maintains the building's energy efficiency.

12. The Contractor shall ensure that all work is carried out in a manner that maintains the building's fire safety.

13. The Contractor shall ensure that all work is carried out in a manner that maintains the building's accessibility.

14. The Contractor shall ensure that all work is carried out in a manner that maintains the building's security.

15. The Contractor shall ensure that all work is carried out in a manner that maintains the building's overall condition.

Existing manifestation removed from glass

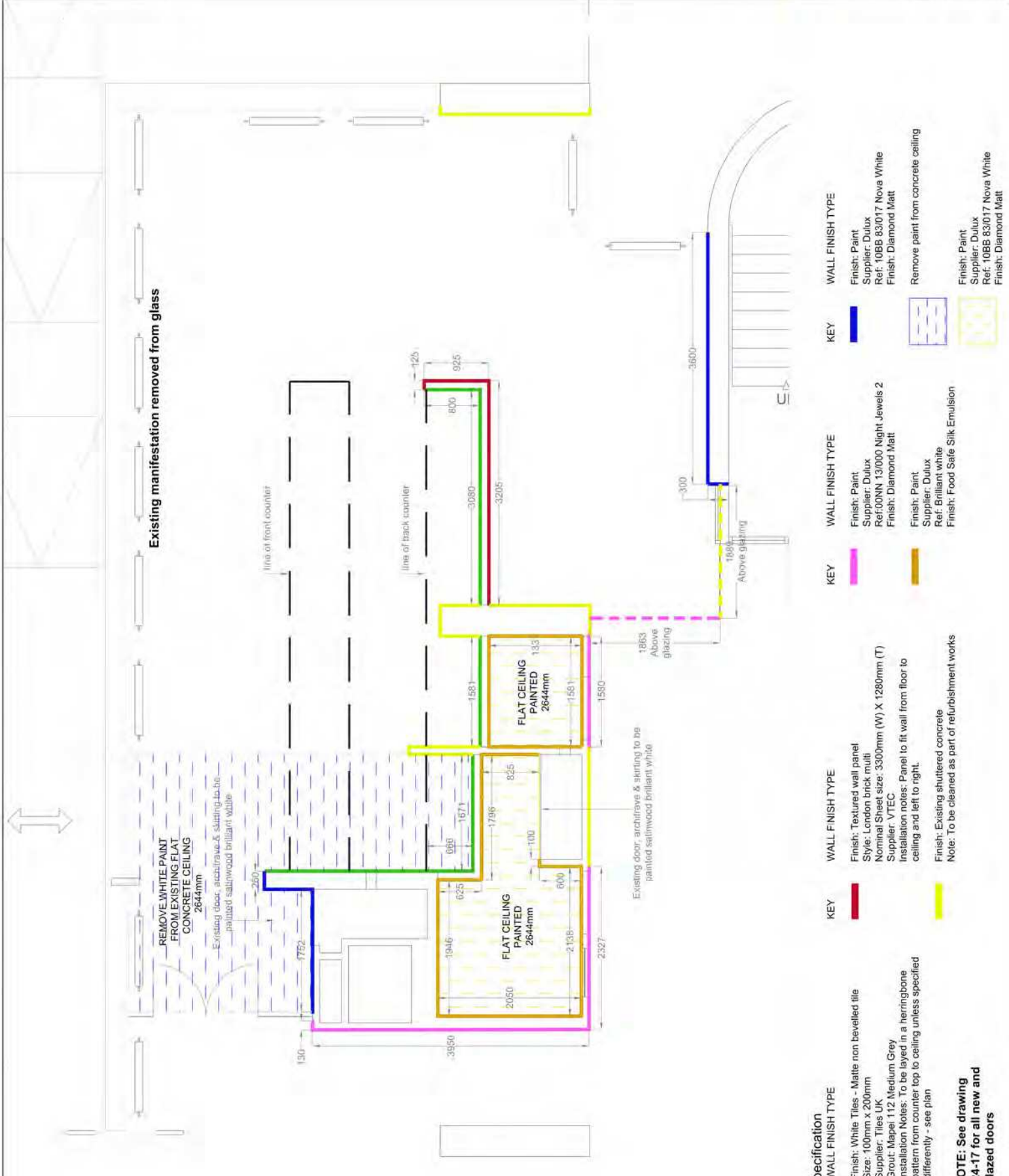
REMOVE WHITE PAINT FROM EXISTING FLAT CONCRETE CEILING 2644mm

Existing door, architrave & skirting to be painted satinwood brilliant white

line of front counter

line of back counter

Existing door, architrave & skirting to be painted satinwood brilliant white



**Finishes specification**

- | KEY    | WALL FINISH TYPE  |
|--------|---|
| Green  | Finish: White Tiles - Matte non bevelled tile<br>Size: 100mm x 200mm<br>Supplier: Tiles UK<br>Grout: Mapei 112 Medium Grey<br>Installation Notes: To be laid in a herringbone pattern from counter top to ceiling unless specified differently - see plan |
| Red    | Finish: Textured wall panel<br>Style: London brick multi<br>Nominal Sheet size: 3300mm (W) X 1280mm (T)<br>Supplier: VTEC<br>Installation notes: Panel to fit wall from floor to ceiling and left to right.   |
| Yellow | Finish: Existing shuttered concrete<br>Note: To be cleaned as part of refurbishment works   |
| Blue   | Finish: Paint<br>Supplier: Dulux<br>Ref: 108B 83/017 Nova White<br>Finish: Diamond Matt   |
| Purple | Finish: Paint<br>Supplier: Dulux<br>Ref: Brilliant white<br>Finish: Food Safe Silk Emulsion   |
| Orange | Finish: Paint<br>Supplier: Dulux<br>Ref: Brilliant white<br>Finish: Food Safe Silk Emulsion   |
| Pink   | Finish: Paint<br>Supplier: Dulux<br>Ref: 108B 83/017 Nova White<br>Finish: Diamond Matt   |
| Blue   | Finish: Paint<br>Supplier: Dulux<br>Ref: 108B 83/017 Nova White<br>Finish: Diamond Matt   |
| Yellow | Remove paint from concrete ceiling  |

**PLEASE NOTE: See drawing DWG003224-17 for all new and modified glazed doors**

Rev	Date	Description	By
A	15.03.17	Approved (Final) Contract	LSB
B	23.04.17	Revised (Final) Contract	LSB



**cds-wilman**  
a division of UCLouvain University (Belgium) and Vrije Universiteit Brussel (Belgium)

The  
Chartwells-Brunel University  
Lecturer Centre Gr 1/Fr. The Conifer Room  
Finishes & details

Scale	1:25 @ A1
Date	15.03.2017
Drawn By	CA
Checked By	DLB
Drawn On	DLB
Sheet	1/1
Project No.	108B 83/017
Revision	1
Drawn by	DLB

**GENERAL NOTES FOR MAIN CONTRACTOR**

1. All work to be carried out in accordance with the contract documents and the relevant British Standards.
2. The contractor shall be responsible for obtaining all necessary permits and approvals.
3. All materials and workmanship shall be subject to inspection and approval by the client.
4. The contractor shall maintain access to all services at all times.
5. All waste shall be removed from site and disposed of in accordance with local regulations.
6. The contractor shall be responsible for the safety of all personnel on site.
7. All work shall be completed within the agreed programme of works.
8. The contractor shall provide a site diary and progress reports.
9. All materials shall be stored in a secure and dry location.
10. The contractor shall be responsible for the protection of existing services and structures.
11. All work shall be carried out in a clean and tidy manner.
12. The contractor shall be responsible for the removal of all materials and debris from site.
13. All work shall be completed to the satisfaction of the client.
14. The contractor shall be responsible for the final inspection and handover of the project.
15. All work shall be carried out in accordance with the contract documents and the relevant British Standards.
16. The contractor shall be responsible for obtaining all necessary permits and approvals.
17. All materials and workmanship shall be subject to inspection and approval by the client.
18. The contractor shall maintain access to all services at all times.
19. All waste shall be removed from site and disposed of in accordance with local regulations.
20. The contractor shall be responsible for the safety of all personnel on site.
21. All work shall be completed within the agreed programme of works.
22. The contractor shall provide a site diary and progress reports.
23. All materials shall be stored in a secure and dry location.
24. The contractor shall be responsible for the protection of existing services and structures.
25. All work shall be carried out in a clean and tidy manner.
26. The contractor shall be responsible for the removal of all materials and debris from site.
27. All work shall be completed to the satisfaction of the client.
28. The contractor shall be responsible for the final inspection and handover of the project.

**EQUIPMENT SCHEDULE**

1. New front service counter comprising of a solid surface ambient workshop suitable for DDA at 850mm with front panel 2m high and 1.2m wide. To be supplied with 2m high stainless steel top for use as a storage under till, ambient open storage to remainder.
2. Shopfitted frame/builthead shelving over counter cw integrated lighting
3. 3m Undercounter double door fridge Williams HA20
4. 2m Cash tills & associated equipment By Others
5. Undercounter freezer Williams LA135
6. 2m Undercounter fridges Fosterle H150
7. Sections of stainless steel topped back counter 1m cw 1m No inset sink bowl & hand wash basin including taps & bin under. Remainder of workshop to be plain ambient strengthened to accept equipment (by others). Part voids under for equipment TBC (by others) and cupboard storage under to the remainder.
8. 3m Storage cupboards/shelves cw hinged doors, with spot lights under and to accept obank menu boards/signage (by others)
9. 2m Coffee machine By Others
10. 2m Water cooler By Others
11. 2m Water boilers: Meca T10 Ecobottle
12. Condiment counter with lockable storage cupboard under
13. Recycle counter with lockable storage cupboard under and 3m scrapping mgs in top. Cw 3m waste bins
14. Ice Machine - Ica-Q-Matic 225AH, air cooled unit with filter & external drain pump
15. Safe By Others SPEC TBC BY CLIENT
16. Localised water heater SPEC TBC BY CLIENT
17. 2m Mobile storage rack
18. 2m Storage racks
19. Insect Killer
20. 2m Electric Air Curtain Door Holders SPEC TBC
21. 2m Microwave units
22. Bright double door fridge Fosterle XR1300
23. 2m Undercounter double door low height bottle fridge with sliding doors. Called Magplak Havana L622050524

**FINISHES SCHEDULE**

- Front Counter:**
- Countertop top, ends & fill covers: Sliver Dawn VD126
  - Frontage: 3m entrance panel & side: Howwoods Organic Painted Plyo
  - Kickplate: Dulux 000N 13000 Night Jewels 2
  - Impulse section: Sliver Dawn VD126 to rear & base. 10mm thick Perspex in front, located within bright polished glass channels.
  - Glass superstructure: 10mm thick UV bonded glass
- Rear Counters:**
- All stainless steel tops fascia & kick-panels. Tops strengthened to support back-counter equipment.

**Access required through rear for microwaves to drain pump, filter & drain pump for ice machine**

**Hinged door storage cupboard with adjustable shelf - no base**

**10mm thick UV bonded glass box superstructure, open to operators side, partially open to top.**

**10mm thick UV bonded glass box superstructure, open to operators side, partially open to top.**

**Chamber wmt. Sliver Dawn VD126 finish**

**Howwoods Organic Painted Plyo panel & gate section**

**Access required through rear for microwaves to drain pump, filter & drain pump for ice machine**

**Hinged door storage cupboard with adjustable shelf - no base**

**10mm thick UV bonded glass box superstructure, open to operators side, partially open to top.**

**10mm thick UV bonded glass box superstructure, open to operators side, partially open to top.**

**Chamber wmt. Sliver Dawn VD126 finish**

**Howwoods Organic Painted Plyo panel & gate section**

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**10mm thick UV bonded glass box superstructure, open to operators side, partially open to top.**

**Chamber wmt. Sliver Dawn VD126 finish**

**Howwoods Organic Painted Plyo panel & gate section**

**Access required through rear for microwaves to drain pump, filter & drain pump for ice machine**

Rev	Date	Amendment	By
1A	07/04/17	Added table top	DJB

**Chartwells**

**cds-wilman**  
A Division of University of Warwick Academic Services (UK) Ltd.

**Chartwells - Brunel University**  
Lecture Centre Ground Floor: The Coffee Room  
Front & Back Counter Drawings

Scale: 1:25 @ A1  
Date: 13/05/2017

Drawn by: CFB  
Designed by: DJB

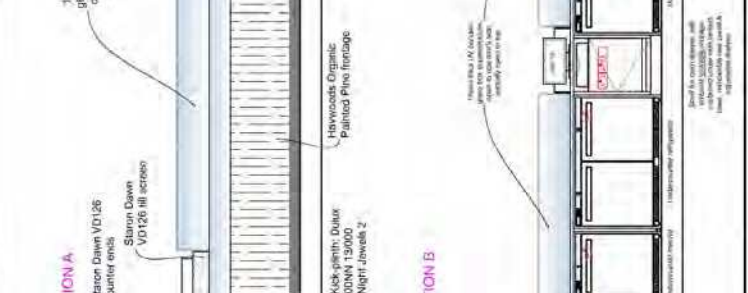
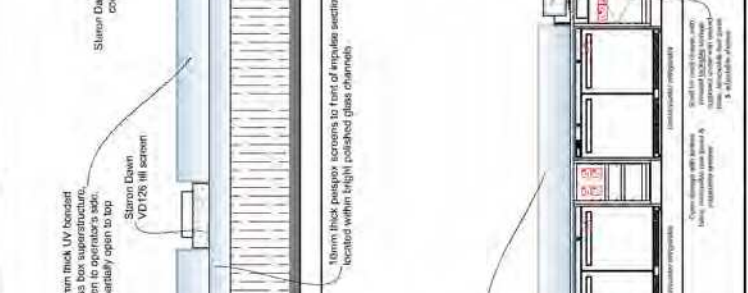
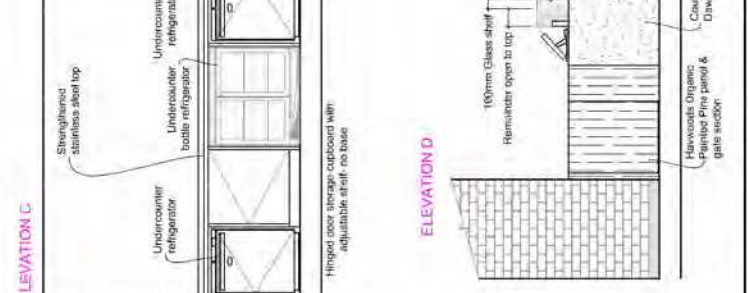
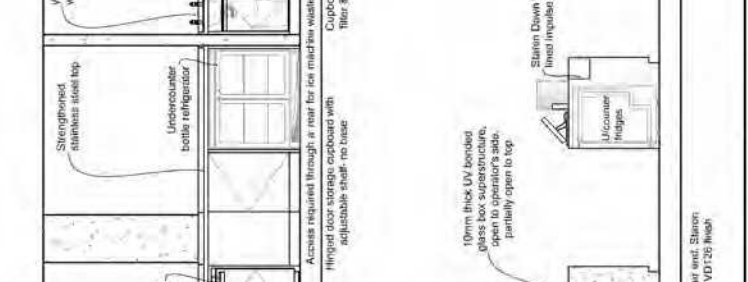
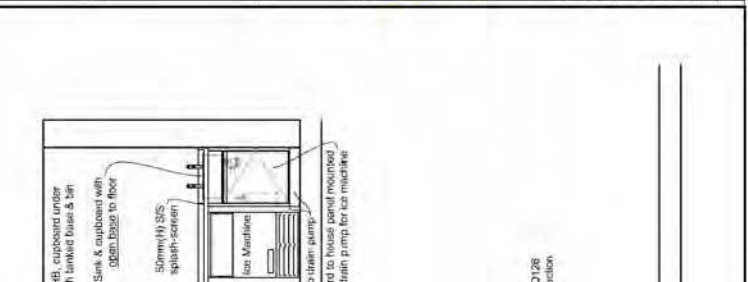
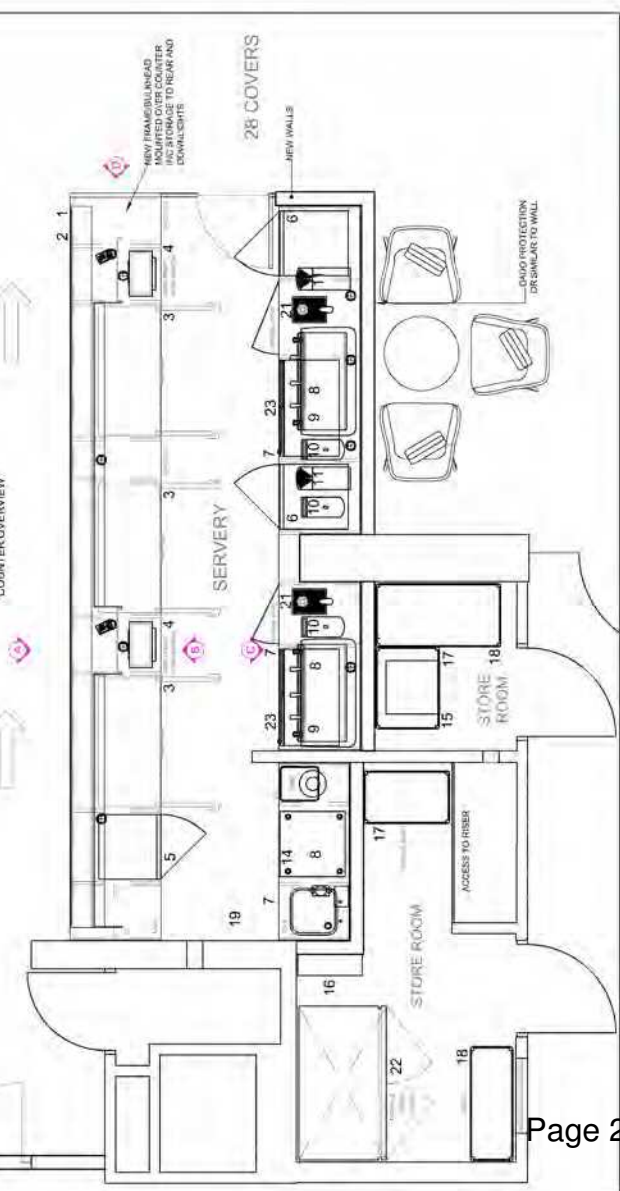
Checked by: -  
Approved by: -

Status: Tender

Project no: PJAN16286

Revision: A

Drawing id: DWG00024-18



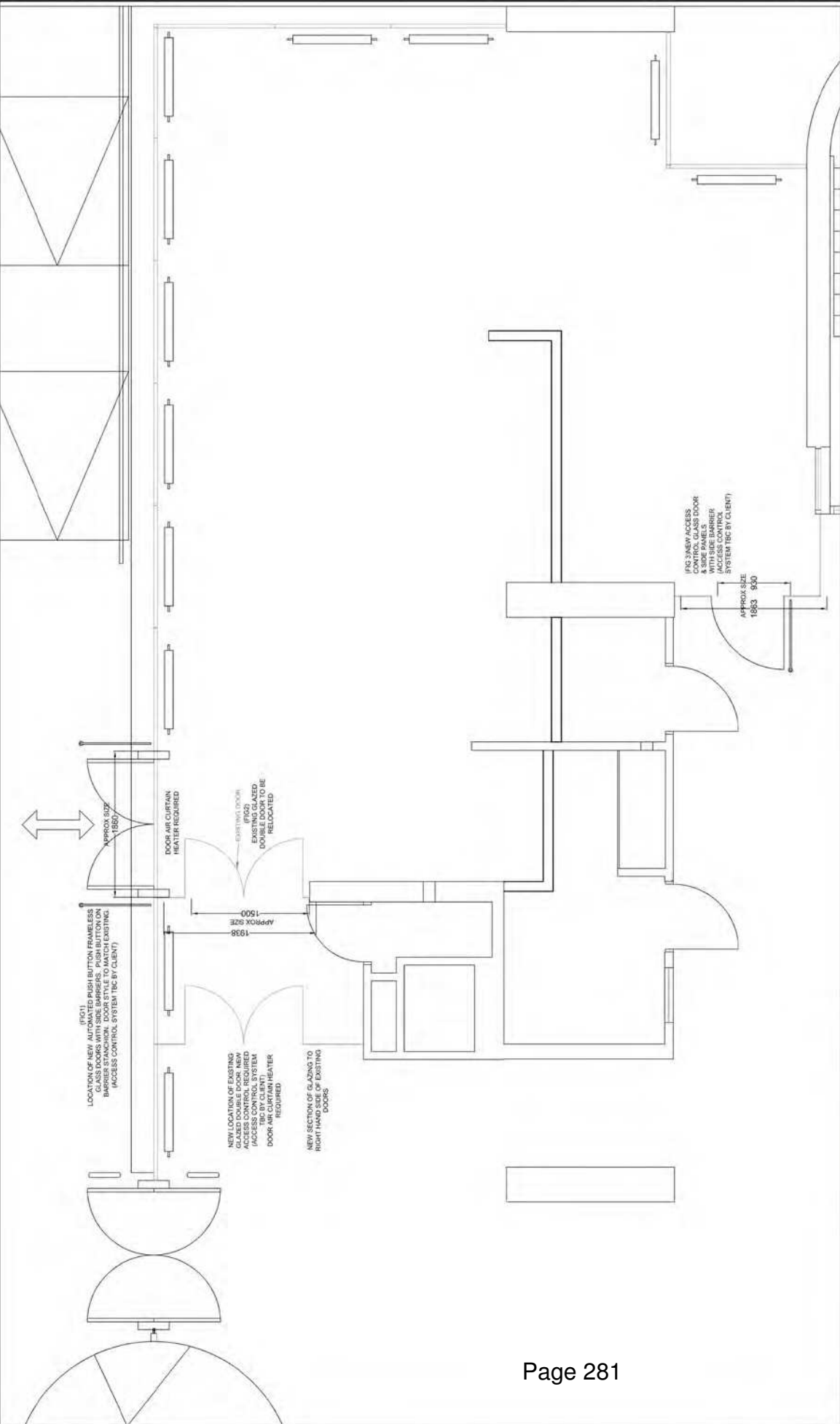






**GENERAL NOTES FOR MAIN CONTRACTOR**

1. All work to be carried out in accordance with the contract documents and the relevant British Standards.
2. The Contractor shall be responsible for obtaining all necessary permits and approvals for the proposed works.
3. The Contractor shall ensure that all work is carried out in a safe and sound manner, and that all safety regulations are strictly followed.
4. The Contractor shall ensure that all work is completed within the agreed programme of works.
5. The Contractor shall ensure that all work is completed to the satisfaction of the Client and the relevant authorities.
6. The Contractor shall be responsible for the removal and disposal of all waste materials.
7. The Contractor shall ensure that all work is completed in a neat and tidy manner, and that the site is left in a safe and sound condition.
8. The Contractor shall be responsible for the protection of all existing services and structures.
9. The Contractor shall ensure that all work is completed in accordance with the relevant Building Regulations.
10. The Contractor shall ensure that all work is completed in accordance with the relevant Health and Safety Regulations.
11. The Contractor shall ensure that all work is completed in accordance with the relevant Environmental Regulations.
12. The Contractor shall ensure that all work is completed in accordance with the relevant Equality Regulations.
13. The Contractor shall ensure that all work is completed in accordance with the relevant Data Protection Regulations.
14. The Contractor shall ensure that all work is completed in accordance with the relevant Freedom of Information Regulations.
15. The Contractor shall ensure that all work is completed in accordance with the relevant Access to Information Regulations.
16. The Contractor shall ensure that all work is completed in accordance with the relevant Public Information Regulations.
17. The Contractor shall ensure that all work is completed in accordance with the relevant Public Access Regulations.
18. The Contractor shall ensure that all work is completed in accordance with the relevant Public Safety Regulations.
19. The Contractor shall ensure that all work is completed in accordance with the relevant Public Health Regulations.
20. The Contractor shall ensure that all work is completed in accordance with the relevant Public Order Regulations.



**Chartwells**

**cds-wilman**  
 a division of Wilman University, Inc. services limited  
 4 Westmore Channing Way (The West Side) | Westmore | MT 1100  
 Tel: +1 410 333 1433 | Fax: +1 410 333 1434 | Email: cds@cdswilman.com  
 www.cdswilman.com | www.chartwells.com

Title: Chartwells-Brunel University  
 Lecture Centre Grid Fir-The Coffee Room  
 Glazed Entrance Doors

Scale: 1:25 @ A1  
 Date: 10.03.2017

Drawn by	DJB	Designed by	DJB
Checked by		Approved by	

Status: Preliminary

Project no.	P-NH162855	Revision	A
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Drawing no. DW000324-2b



FIG3



FIG2



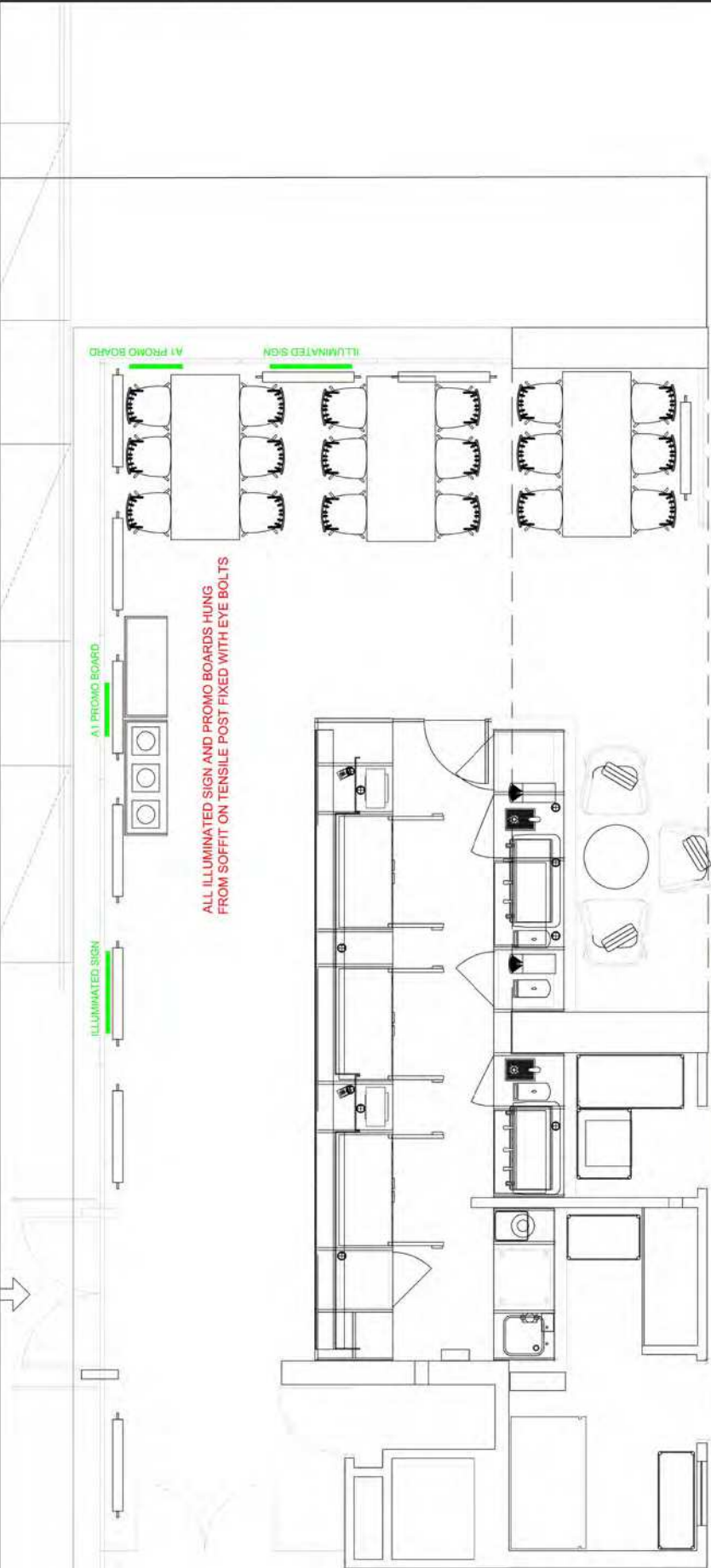
FIG1-Existing external glazed building fascia



Location of new automated push button frameless glass doors

**GENERAL NOTES FOR MAIN CONTRACTOR**

1. The Contractor shall be responsible for the design and construction of the illuminated signs and promo boards.
2. The Contractor shall ensure that the signs and boards are hung from the soffit of the ceiling using eye bolts.
3. The Contractor shall ensure that the signs and boards are illuminated from the soffit.
4. The Contractor shall ensure that the signs and boards are hung from the soffit using eye bolts.
5. The Contractor shall ensure that the signs and boards are hung from the soffit using eye bolts.
6. The Contractor shall ensure that the signs and boards are hung from the soffit using eye bolts.
7. The Contractor shall ensure that the signs and boards are hung from the soffit using eye bolts.
8. The Contractor shall ensure that the signs and boards are hung from the soffit using eye bolts.
9. The Contractor shall ensure that the signs and boards are hung from the soffit using eye bolts.
10. The Contractor shall ensure that the signs and boards are hung from the soffit using eye bolts.



**cds-wilman**  
 a division of Wilman (International) Industries Limited  
 4 Westvale Commerce Park | 17 Bedford Way | Westvale | 1617 1160  
 +27 (0)11 441 8371 | +27 (0)11 441 8372  
 info@cdswilman.com | www.cdswilman.com

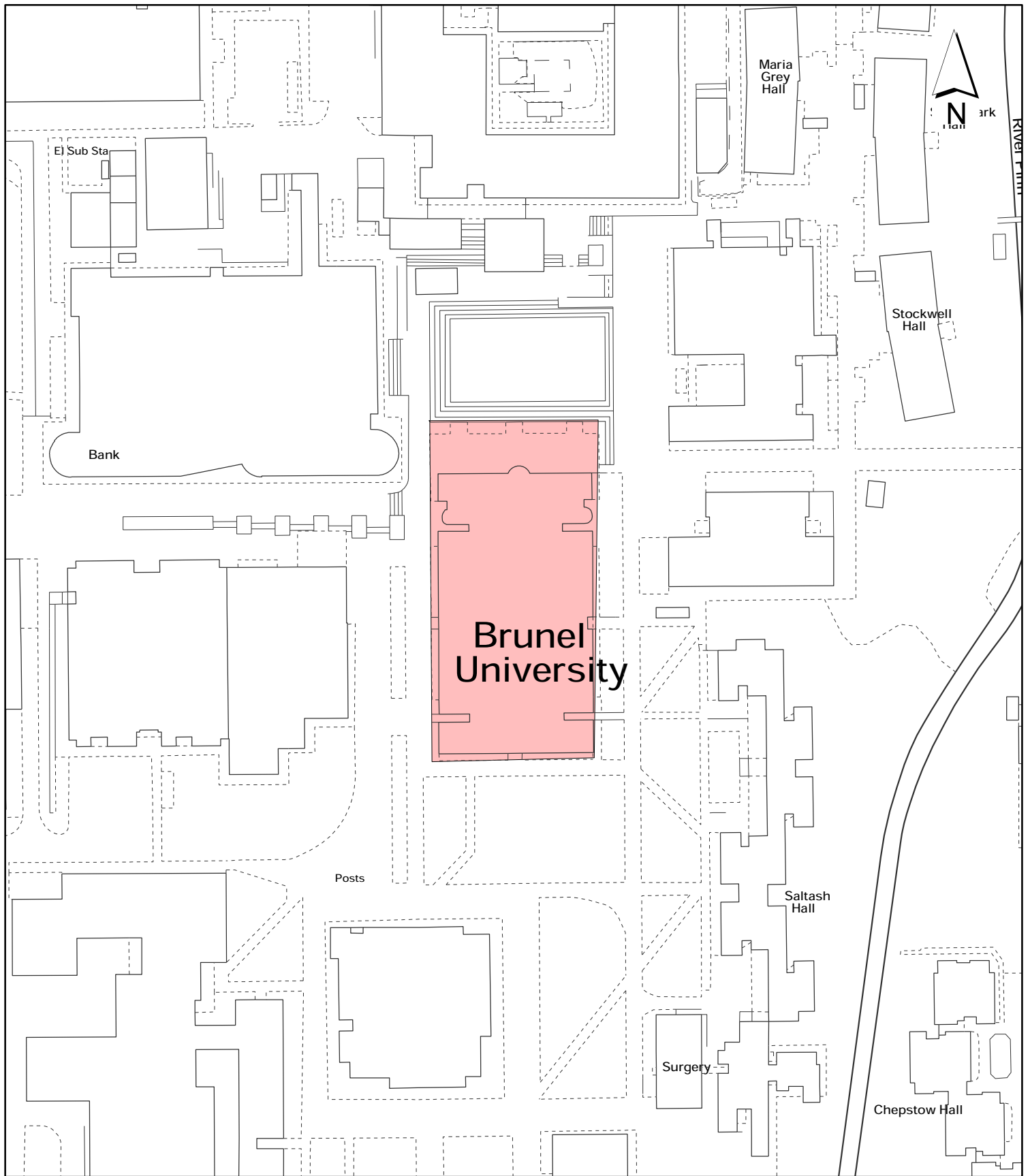
**The Chartwells Brunel University**  
 Lecture Centre Gnd Flr: The Coffee Room  
 Illuminated Window Sign

Scale	1:25 @ A1
Date	10.04.2017
Drawn by	DUB
Checked by	DUB
Designed by	DUB
Approved by	
Status	Tender
Project no.	P/1612385
Revision	A
Drawing no.	DW000324-39









**Notes:**

 Site boundary

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Site Address:

Lecture Centre  
 Brunel University  
 Kingston Lane

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

Planning Application Ref:  
 532/APP/2017/1493

Scale:  
 1:1,250

Planning Committee:  
 Central & South  
 Page 286

Date:  
 August 2017



**HILLINGDON**  
 LONDON

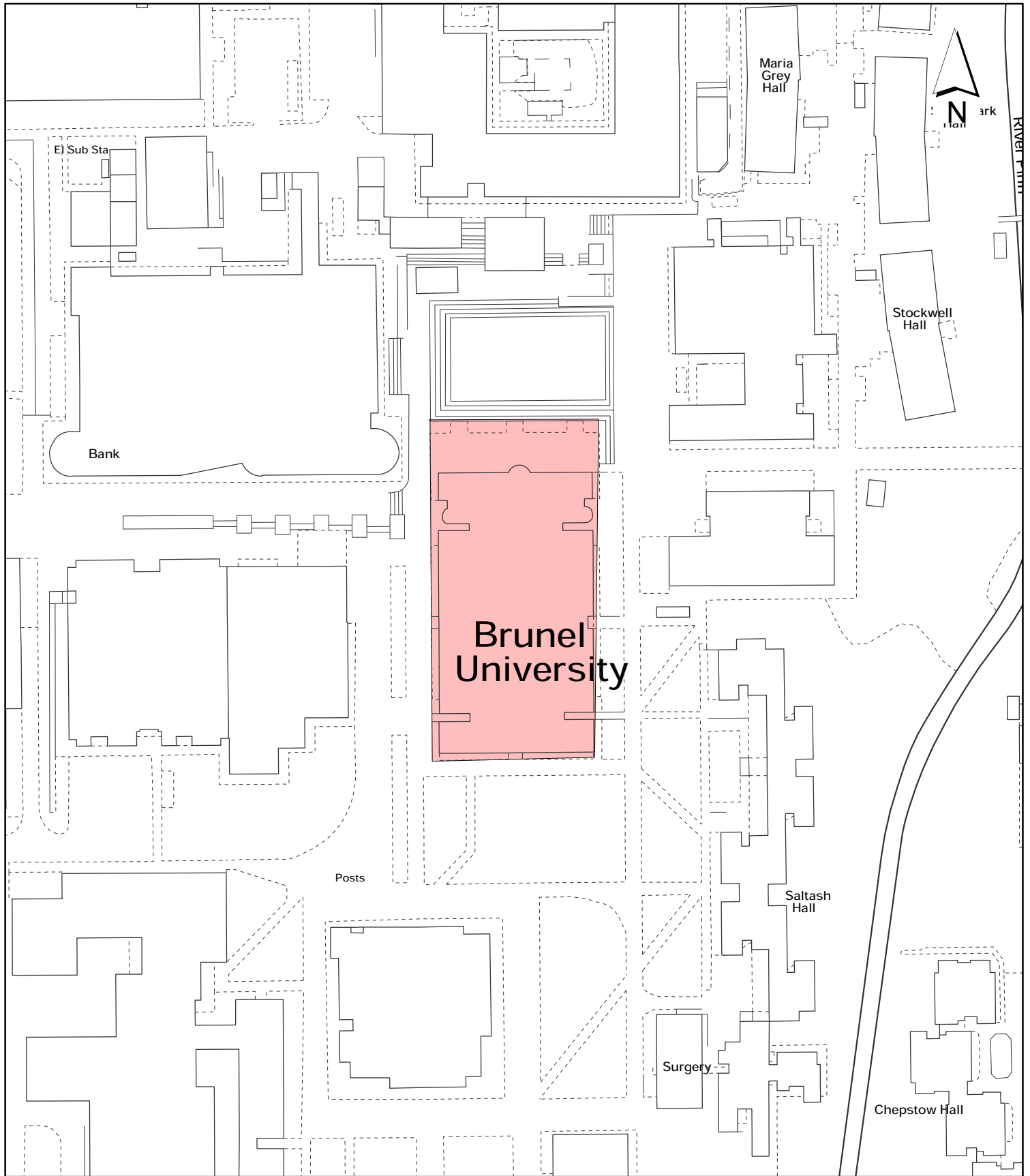
## Report of the Head of Planning, Sport and Green Spaces

**Address** LECTURE CENTRE, BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

**Development:** Change office administration room to coffee shop involving removal of existing plasterboard wall and reconfigure; removal of section of existing external glazed wall and replace with new glazed double doors; re-positioning of existing internal glazed double doors; formation of new single glazed door within rear lobby space; installation of new internally fixed illuminated signage (Application for Listed Building Consent).

**LBH Ref Nos:** 532/APP/2017/1494

<b>Date Plans Received:</b>	25/04/2017	<b>Date(s) of Amendment(s):</b>	21/07/2017
<b>Date Application Valid:</b>	27/04/2017		25/04/2017
			24/07/2017



**Notes:**

 Site boundary

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Site Address:

Lecture Centre  
 Brunel University  
 Kingston Lane

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

Planning Application Ref:

532/APP/2017/1494

Scale:

1:1,250

Planning Committee:

Central & South  
 Page 288

Date:

August 2017



**HILLINGDON**  
 LONDON



## **Report of the Head of Planning, Sport and Green Spaces**

**Address** LECTURE CENTRE, BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

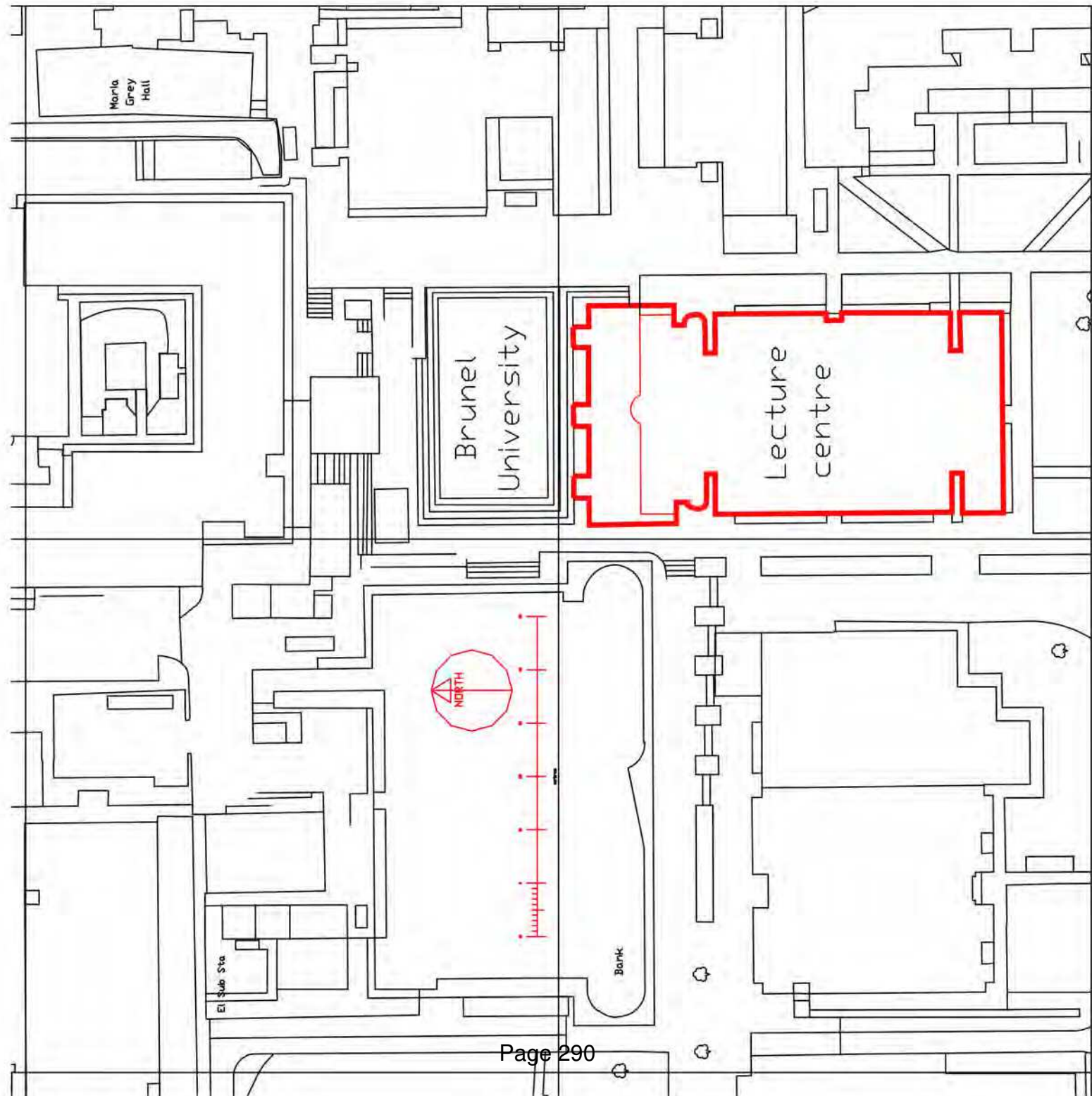
**Development:** Installation of 2 No. internally illuminated, internally mounted hanging box signs and 2 No.. non illuminated internally mounted hanging promotional board signs (application for advertisement consent)

**LBH Ref Nos:** 532/ADV/2017/54

**Date Plans Received:** 26/04/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 28/04/2017





**GENERAL NOTES FOR MAIN CONTRACTOR**

1. The Contractor shall be responsible for obtaining all necessary permits and approvals for the proposed works.
2. The Contractor shall ensure that all works are completed in accordance with the approved drawings and specifications.
3. The Contractor shall maintain access to all services and facilities at all times during the construction period.
4. The Contractor shall ensure that all materials and equipment are stored in a safe and secure manner.
5. The Contractor shall ensure that all workers are properly trained and qualified for the proposed works.
6. The Contractor shall ensure that all safety measures are in place and followed at all times during the construction period.
7. The Contractor shall ensure that all waste is properly disposed of in accordance with local regulations.
8. The Contractor shall ensure that all works are completed within the agreed programme of works.
9. The Contractor shall ensure that all works are completed to a high standard of quality.
10. The Contractor shall ensure that all works are completed in a safe and secure manner.

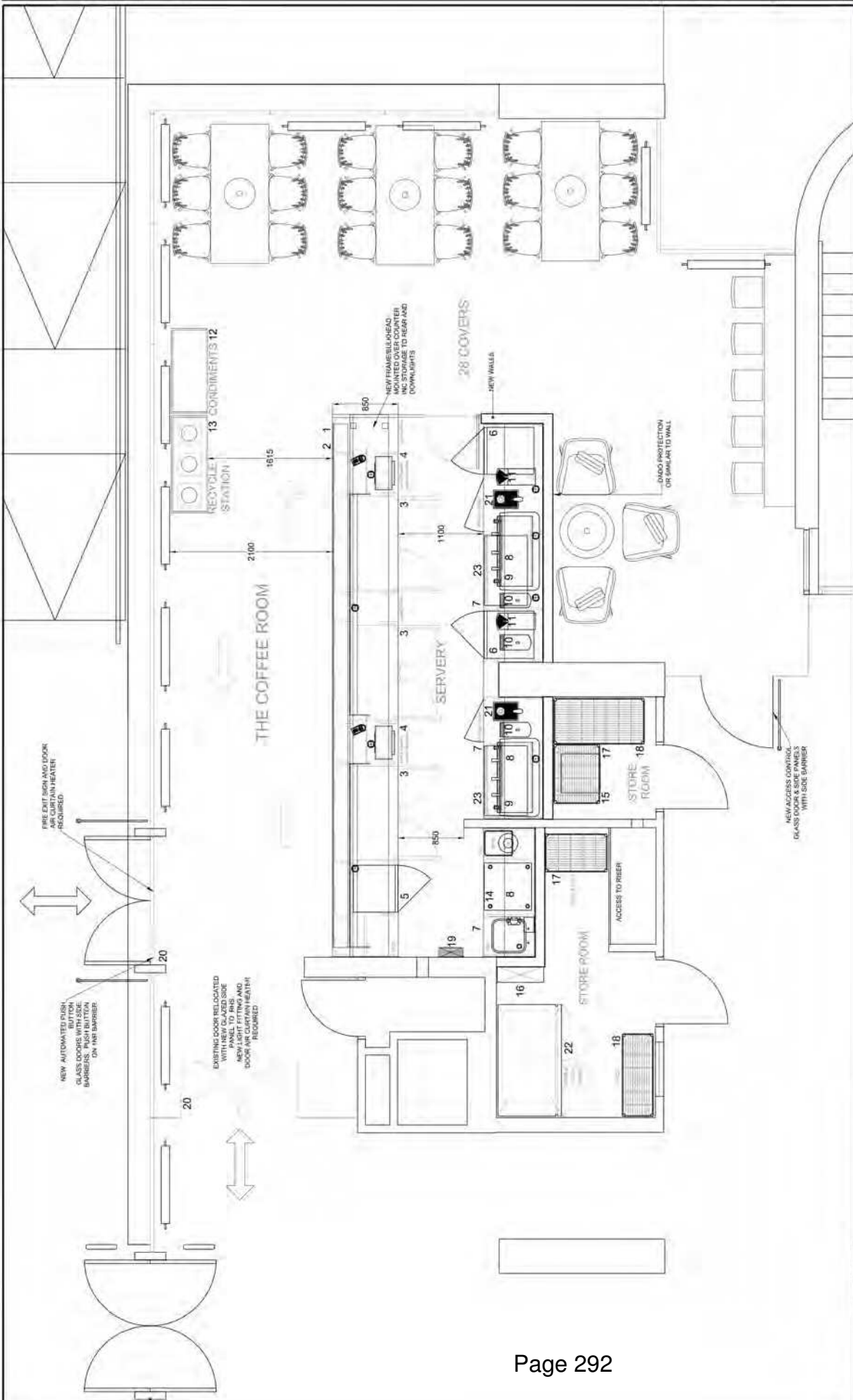
Rev	Date	Amendments	By
A	14/02/2017	Plan revision for contract documents, notes to general meeting & start	DJB
B	02/03/2017	Plan changed to reflect design	DJB
C	15/03/2017	Plan changed to reflect weekly park	DJB
D	07/04/2017	Add item 22 & 23	DJB

**Chartwells**

**cds-wilman**  
A subsidiary of Chartwells, a leading provider of food and beverage services.

**Chartwells-Burton University**  
Lecture Centre Gnd Flr, The Corridor  
General Arrangement

Scale: 1:25 @ A1  
Date: 03.02.2017  
Drawn by: DJB | Designed by: DJB  
Checked by: | Approved by: |  
Status: Tender  
Project no: PJM162865 | Revision: D  
Drawing no: DWG503264-01



- EQUIPMENT SCHEDULE**
1. New front service counter comprising of a solid surface artificial working surface by DCA at bottom with (include details) and (include details) to front 2 in kitchen, service ports in the for ancillary storage under ribs, ambient open storage in remainder.
  2. Singlehead front-mounted shelving over counter over integrated lighting.
  3. 200' Cart line & associated equipment by Others.
  4. Undercounter freezer Williams LA115.
  5. Undercounter freezer Williams LA115.
  6. Sink of stainless steel highest back counter. For cold. The main new back & hand wash basin including taps & bin under. Remainder of workshop to be plain ambient. strengthened to accept storage under ribs, ambient open storage in remainder. Per volts order for equipment (TBC) for others and equipment storage under to the remainder.
  7. 2in Storage cabinet/overhead shelves with spill lights under and to accept clean menu.
  8. 2in Coffee machine and associated equipment by Others. Nuova Simmental Apollo - 1 Three group.
  9. 2in Sink by Others. Nuovo Sinyonella Myrica One.
  10. 2in Dishwasher by Others. Nuovo Sinyonella Myrica One.
  11. 2in Dishwasher by Others. Nuovo Sinyonella Myrica One.
  12. Combi counter with lockable storage cabinet under.
  13. Recycle counter with lockable storage cabinet under and 2in kerfing ring in top. Cw 2in.
  14. 2in Machine, 2in-C-Matic 220AH, air cooled unit with filter & external drain pump.
  15. Sink by Others SPEC. TBC BY CLIENT.
  16. 2in Machine, 2in-C-Matic 220AH, air cooled unit with filter & external drain pump.
  17. 2in Machine, 2in-C-Matic 220AH, air cooled unit with filter & external drain pump.
  18. 2in Storage table.
  19. 2in Machine, 2in-C-Matic 220AH, air cooled unit with filter & external drain pump.
  20. 2in Machine, 2in-C-Matic 220AH, air cooled unit with filter & external drain pump.
  21. 2in Machine, 2in-C-Matic 220AH, air cooled unit with filter & external drain pump.
  22. 2in Machine, 2in-C-Matic 220AH, air cooled unit with filter & external drain pump.
  23. 2in Machine, 2in-C-Matic 220AH, air cooled unit with filter & external drain pump.

**GENERAL NOTES FOR MAIN CONTRACTOR**

1. The Contractor shall be responsible for the design, manufacture, installation and maintenance of all signs and graphics.
2. All signs and graphics shall be made from high quality materials and shall be durable and weather resistant.
3. All signs and graphics shall be made from materials that are fire retardant and comply with all relevant fire safety regulations.
4. All signs and graphics shall be made from materials that are environmentally friendly and sustainable.
5. All signs and graphics shall be made from materials that are easy to clean and maintain.
6. All signs and graphics shall be made from materials that are easy to install and remove.
7. All signs and graphics shall be made from materials that are easy to transport and store.
8. All signs and graphics shall be made from materials that are easy to handle and install.
9. All signs and graphics shall be made from materials that are easy to repair and replace.
10. All signs and graphics shall be made from materials that are easy to dispose of at the end of their life.

**REVISIONS**

Rev	Date	Amendments	By

**PROJECT INFORMATION**

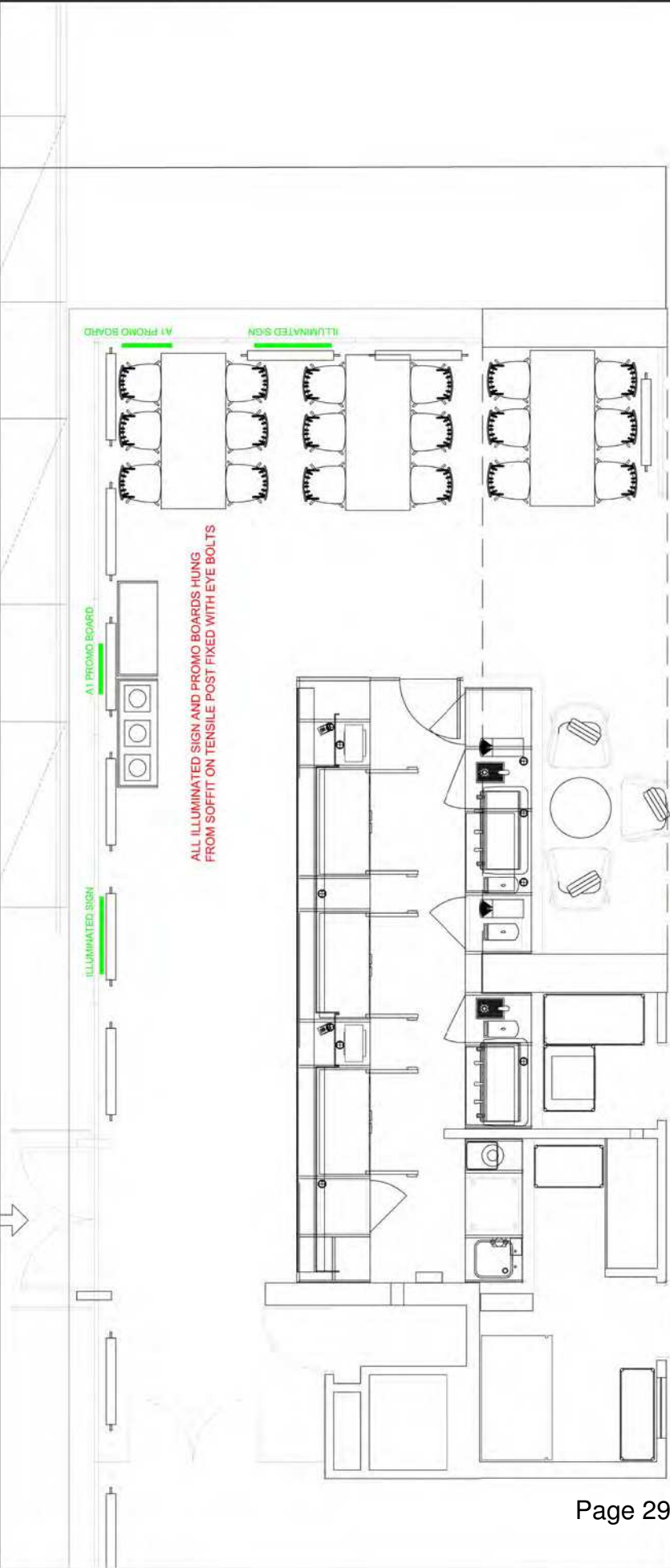
**Title:** Chartwells-wilman  
 a division of Wilman (International) Industries Limited  
 4 Westmore Courtway Park 17 Bedford Way | Westmore | M17 1UG  
 +44 (0)13 44 837 400 | +44 (0)13 44 837 401  
 info@chartwells-wilman.co.uk | www.chartwells-wilman.co.uk

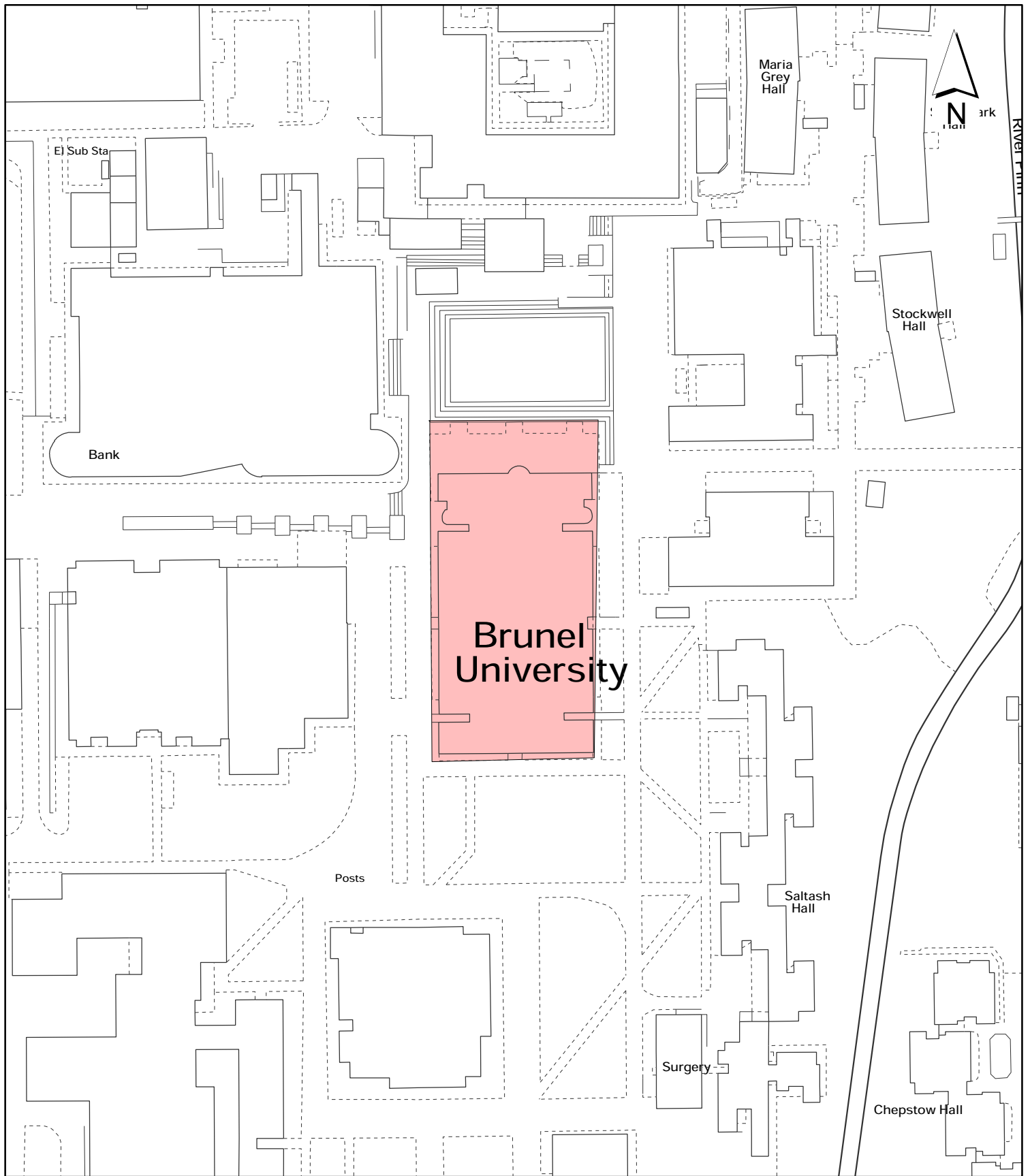
**The:** Chartwells Brunel University  
 Lecture Centre Grd Flr: The Coffee Room  
 Illuminated Window Sign

**Scale:** 1:25 @ A1  
**Date:** 10.04.2017  
**Drawn by:** DUB  
**Designed by:** DUB  
**Checked by:**  Approved by:   
**Status:** Tender  
**Project no.:** P/1612385  
**Revision:** A  
**Drawing no.:** DW000324-39

**Chartwells**  
**cds-wilman**

**THE COFFEE ROOM**  
 HOME OF ARTISAN COFFEE





**Notes:**

 Site boundary

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Site Address: **Lecture Centre  
 Brunel University  
 Kingston Lane**

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

Planning Application Ref:  
**532/ADV/2017/54**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**  
 Page 294

Date:  
**August 2017**



**Report of the Head of Planning, Sport and Green Spaces**

**Address** PRINCE OF WALES PH 1 HARLINGTON ROAD HILLINGDON  
**Development:** Retention of timber framed structure with a retractable canopy.  
**LBH Ref Nos:** 7367/APP/2017/2070

**Date Plans Received:** 06/06/2017  
**Date Application Valid:** 23/06/2017

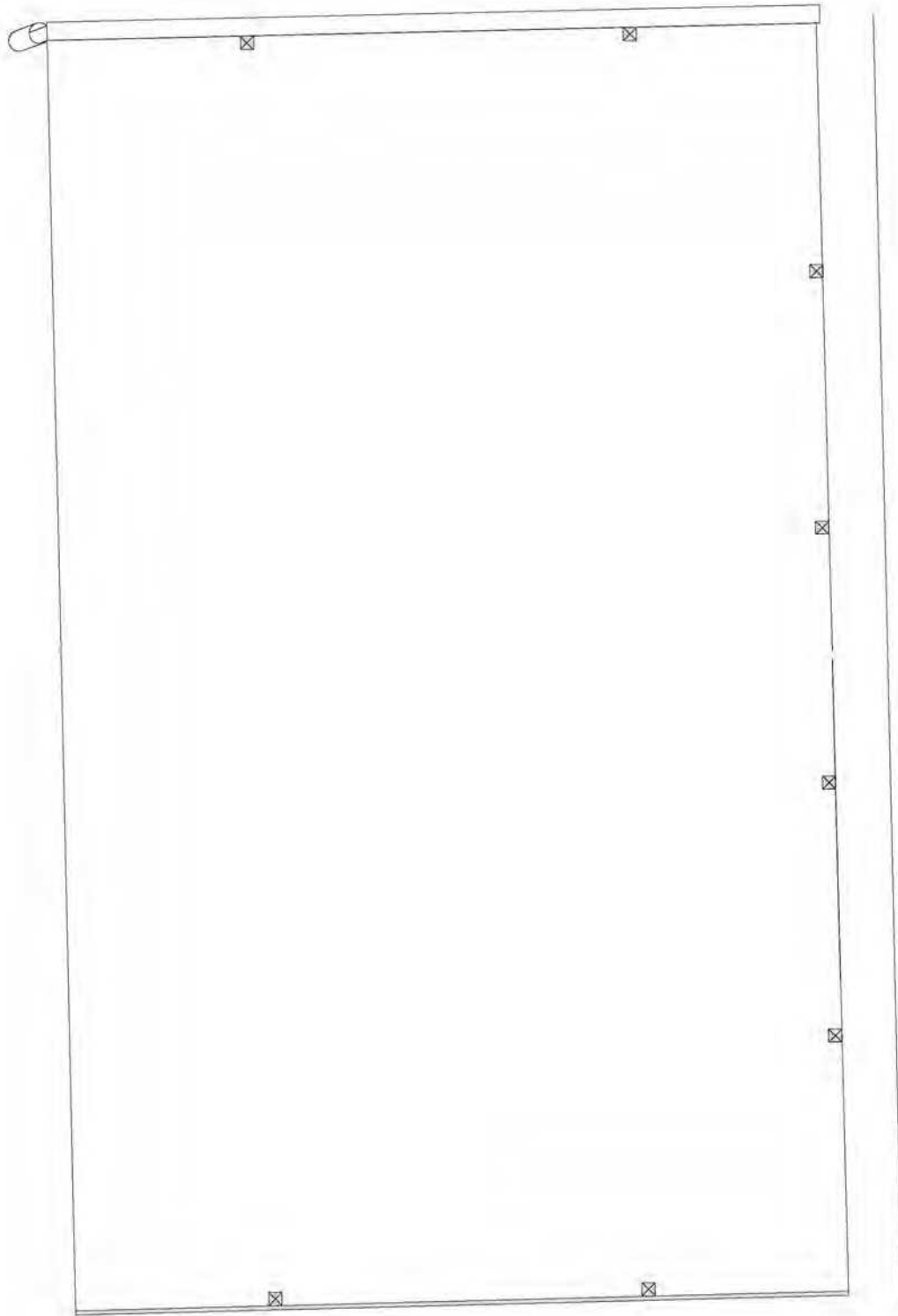
**Date(s) of Amendment(s):**



Scale 1:1250

Site location plan  
1 Harlington Road,  
Uxbridge, UB8 3HX





Proposed floor plan

Proposed retractable roof  
1 Harlington Road

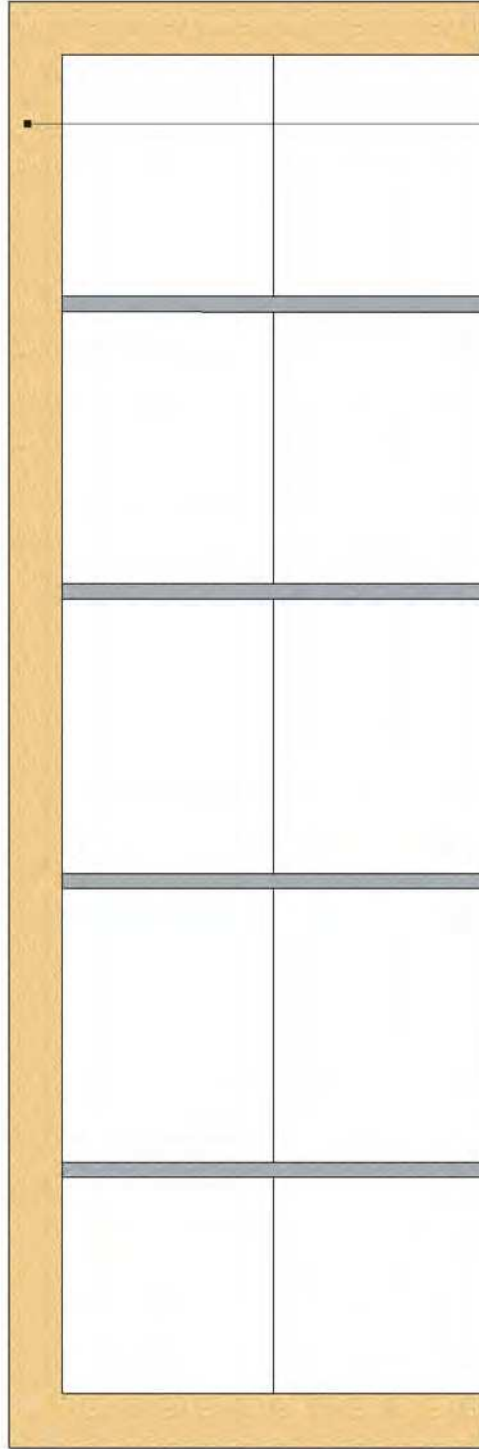


Logarithmic Creation  
Design & Build

June 6, 2017  
Measurements in metres  
Page 1 of 4

Scale 1:50 at A4

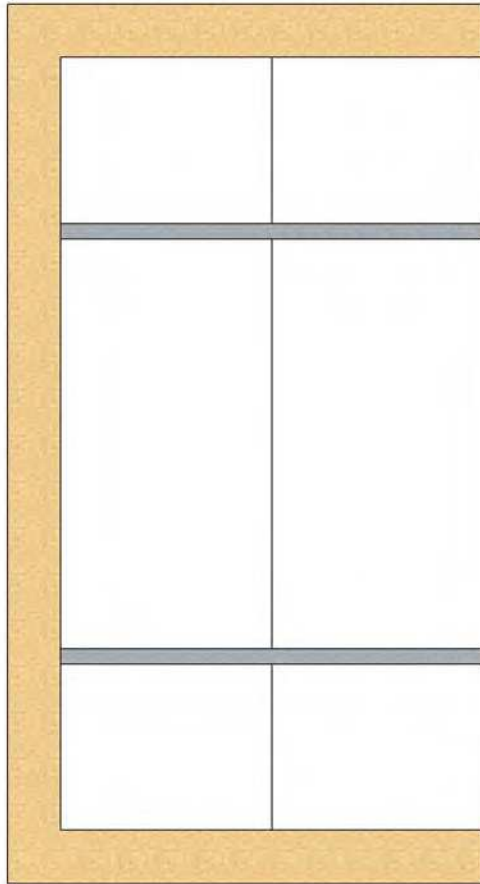
Proposed front elevation



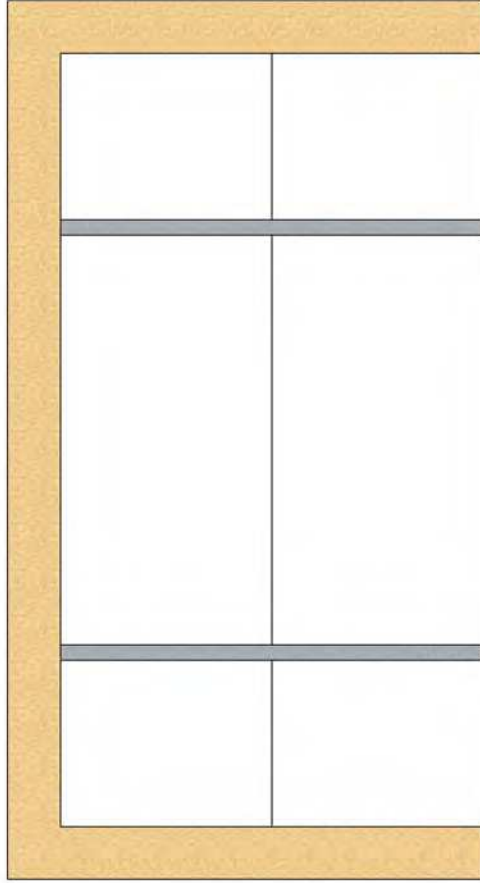
Birchwood frame  
with a fire proof protective lacquer



Proposed side elevation



Proposed side elevation



Proposed retractable roof  
1 Harlington Road

0 1 2 3 4m  
1:50

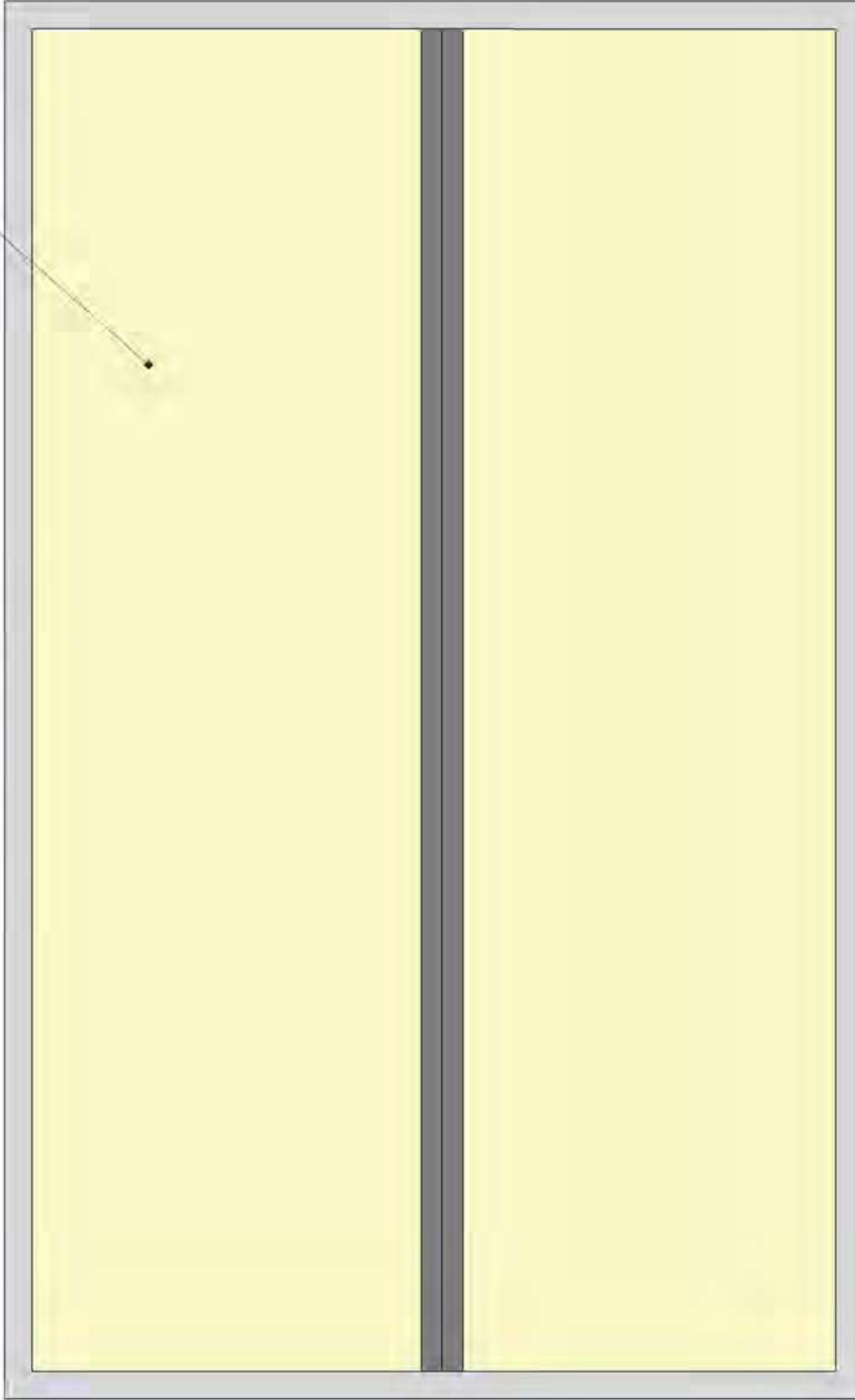


June 6, 2017  
Measurements in metres  
Page 3 of 4

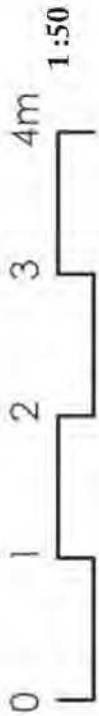
Scale 1:50 at A4

Proposed roof plan

Retractable roof with steel structure

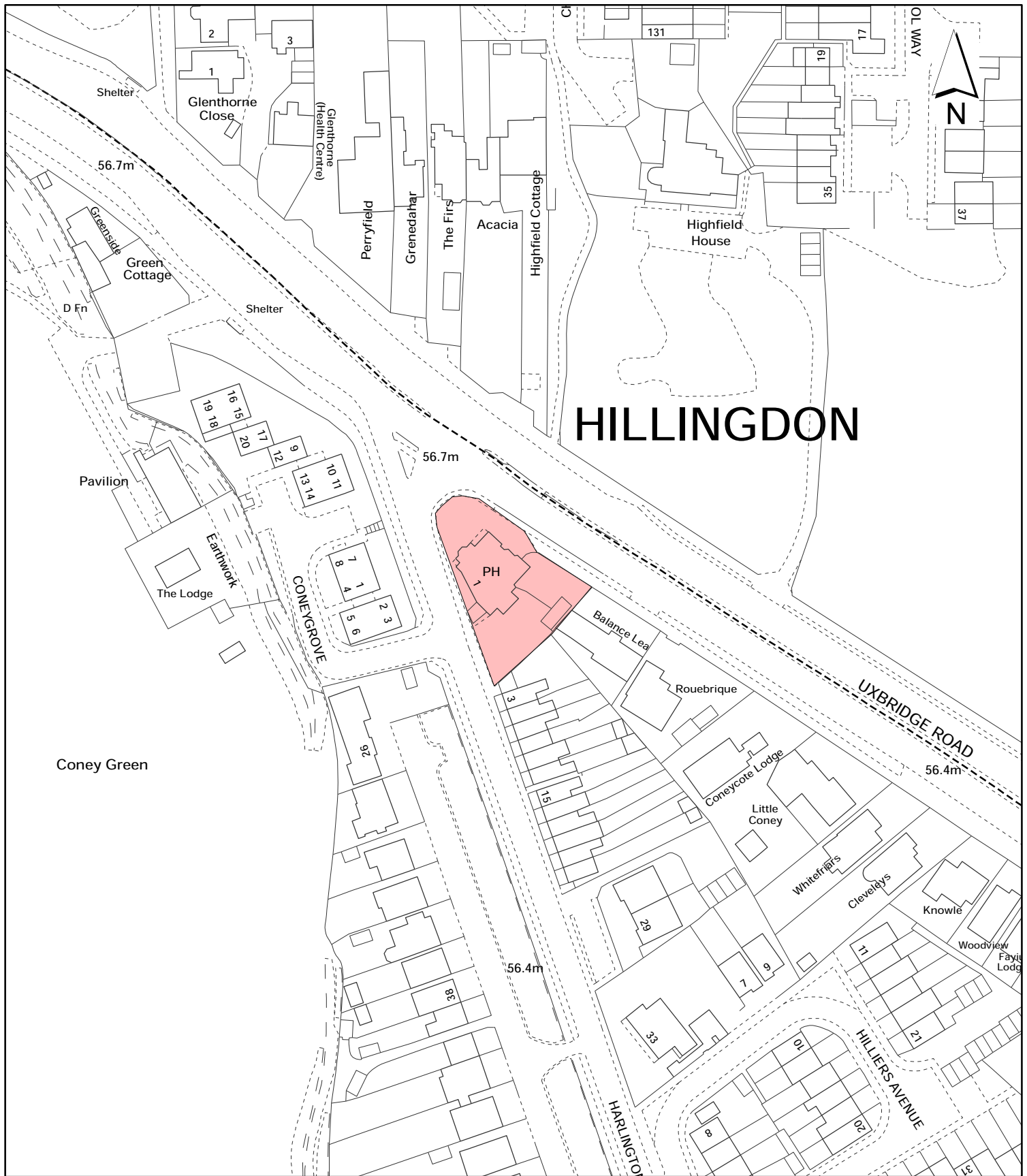


Proposed retractable roof  
1 Harlington Road



June 6, 2017  
Measurements in metres  
Page 4 of 4

Scale 1:50 at A4



**Notes:**

 Site boundary

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Site Address:

**Prince of Wales PH**

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

Planning Application Ref:  
**7367/APP/2017/2070**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**  
 Page 301

Date:  
**August 2017**



## **Report of the Head of Planning, Sport and Green Spaces**

**Address** HILLINGDON HOSPITAL PIELD HEATH ROAD HILLINGDON

**Development:** Installation of a 5m tall x 114mm diameter steel pole on a free standing support frame to accommodate 4 x 600mm dishes, control cabinet (600mm x 600mm x 600mm), and associated cabling on the upper roof level of Hillingdon Hospital

**LBH Ref Nos:** 4058/APP/2017/2127

**Date Plans Received:** 13/06/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 13/06/2017

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R. E: 506812 N: 181894

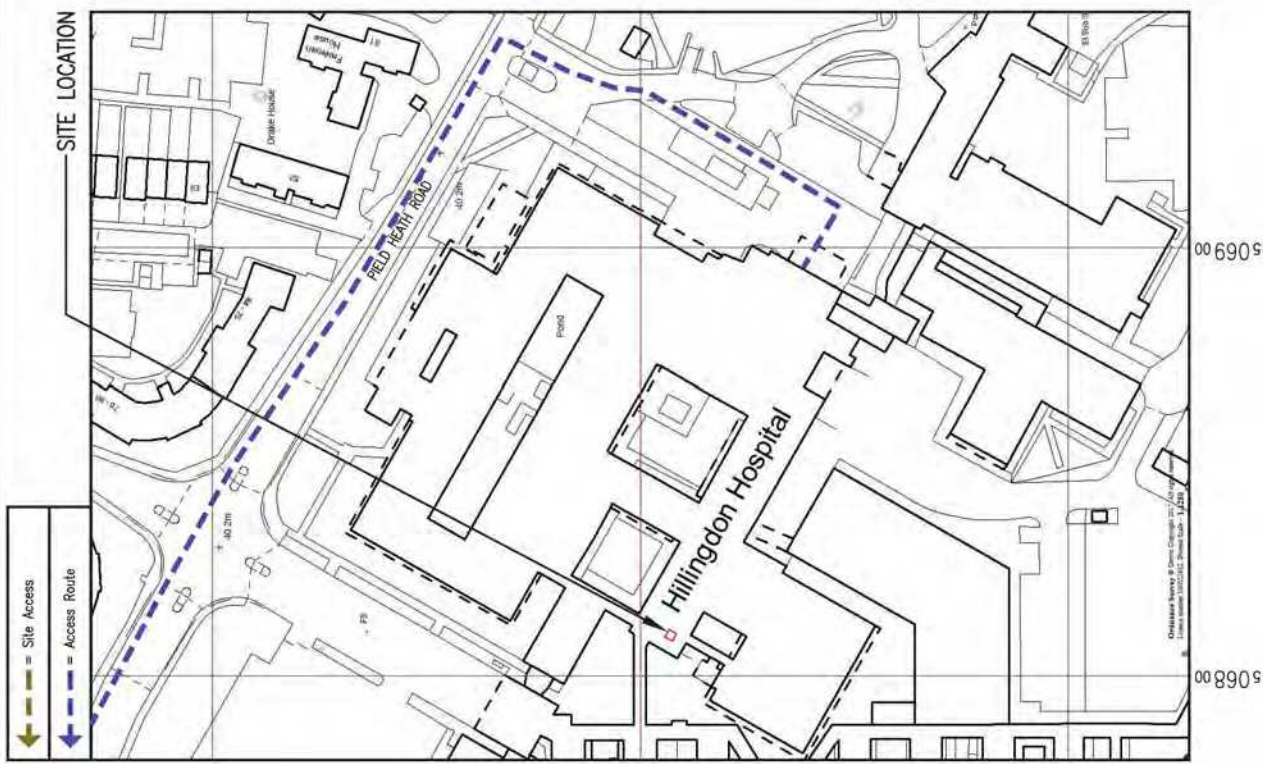
**DIRECTIONS TO SITE:**  
 Heading Southeast on M40 take the exit at J1 and merge onto M40 Western Ave. At the roundabout, take the 2nd exit onto B463/Park Road and follow for 1 mile. At the roundabout, take the 1st exit onto Hillington Rd/A4020 then turn right onto Kingston Ln and follow for 0.4 miles. Turn left onto Field Heath Road and follow for 0.2 miles to reach the site location.

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	SFP	PB	06.06.17

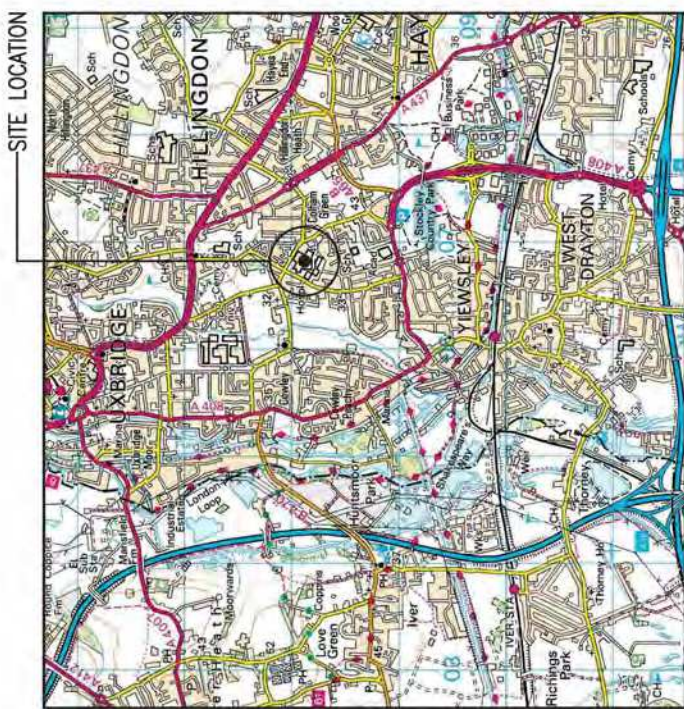
**FAZNET LIMITED**

Site Name	Opt
HILLINGDON HOSPITAL	A
Landing Zone	
TBC	
Link Location	
TBC	
Site Address	
HILLINGDON HOSPITAL FIELD HEATH ROAD UXBRIDGE MIDDLESEX UB8 3NN	
Drawing Title:	SITE LOCATION MAPS
Purpose of Issue:	PLANNING
Drawing Number:	001
Surveyed By:	Original Sheet Size:
Drawn:	Checked:
SFP	RH
Date:	Date:
06.06.17	06.06.17
Issue:	Issue:
A	A



**DETAILED SITE LOCATION**

(Scale 1:1250)  
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 Licence No. 100022432



**SITE LOCATION**

(Scale 1:50000)  
 Ordnance Survey map extract based upon Landranger map series with the permission of the controller of Her Majesty's Stationary Office  
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**SITE PHOTOGRAPH**

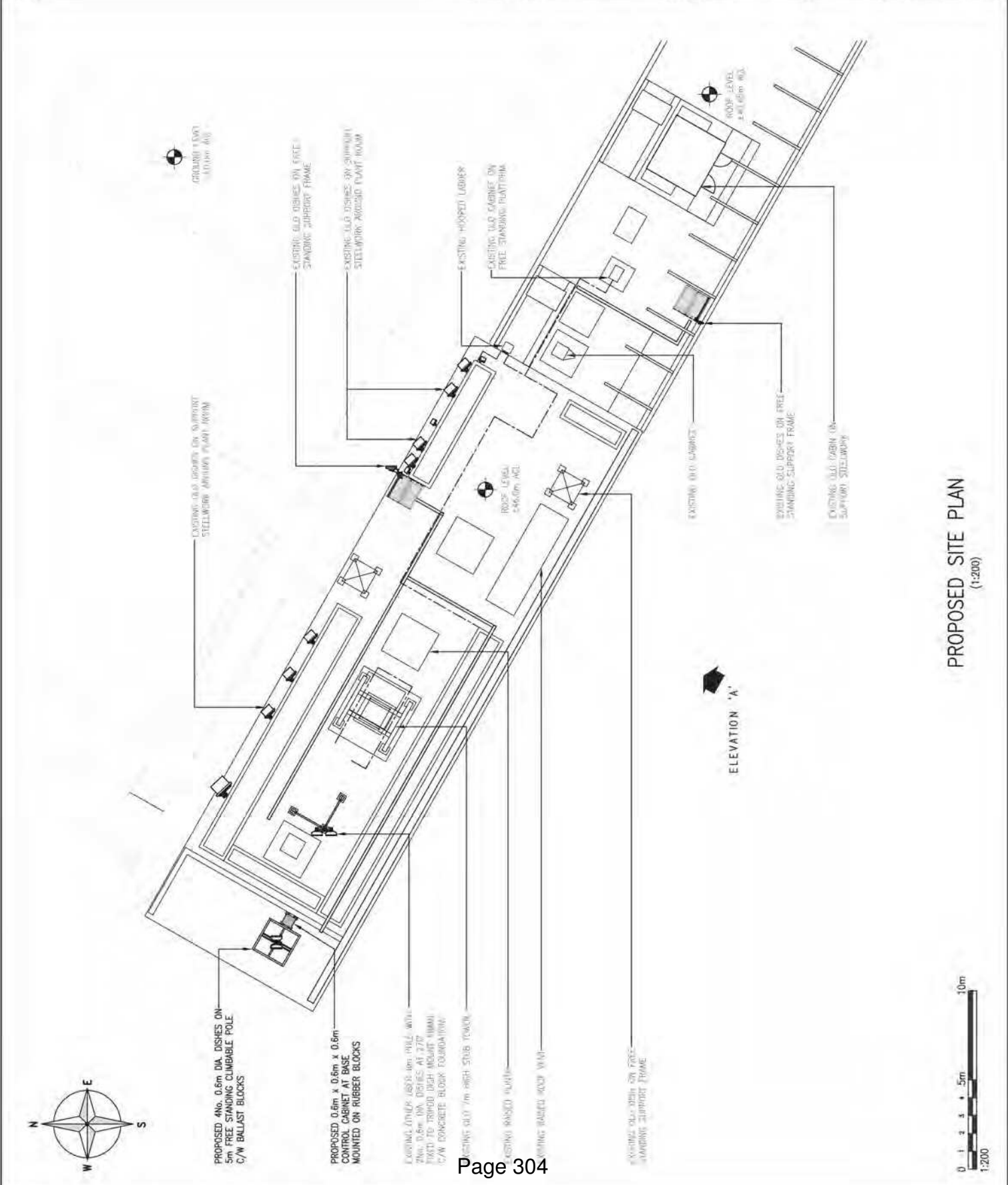
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R. E: 506812 N: 181894

NOTES:

REV	ISSUED FOR APPROVAL	SHP	PB	06.06.17	BY	CH	DATE

**FAZNET LIMITED**

Site Name	Opt
HILLINGDON HOSPITAL	A
Landing Zone	
TBC	
Link Location	
TBC	
Site Address	
HILLINGDON HOSPITAL	
FIELD HEATH ROAD	
UXBRIDGE	
MIDDLESEX	
UBB 3NN	
Drawing Title:	PROPOSED SITE PLAN
Purpose of Issue:	PLANNING
Drawing Number:	002
Drawn By:	SHP
Date:	06.06.17
Checked By:	RH
Date:	06.06.17
Issue	A



**PROPOSED SITE PLAN**  
(1:200)



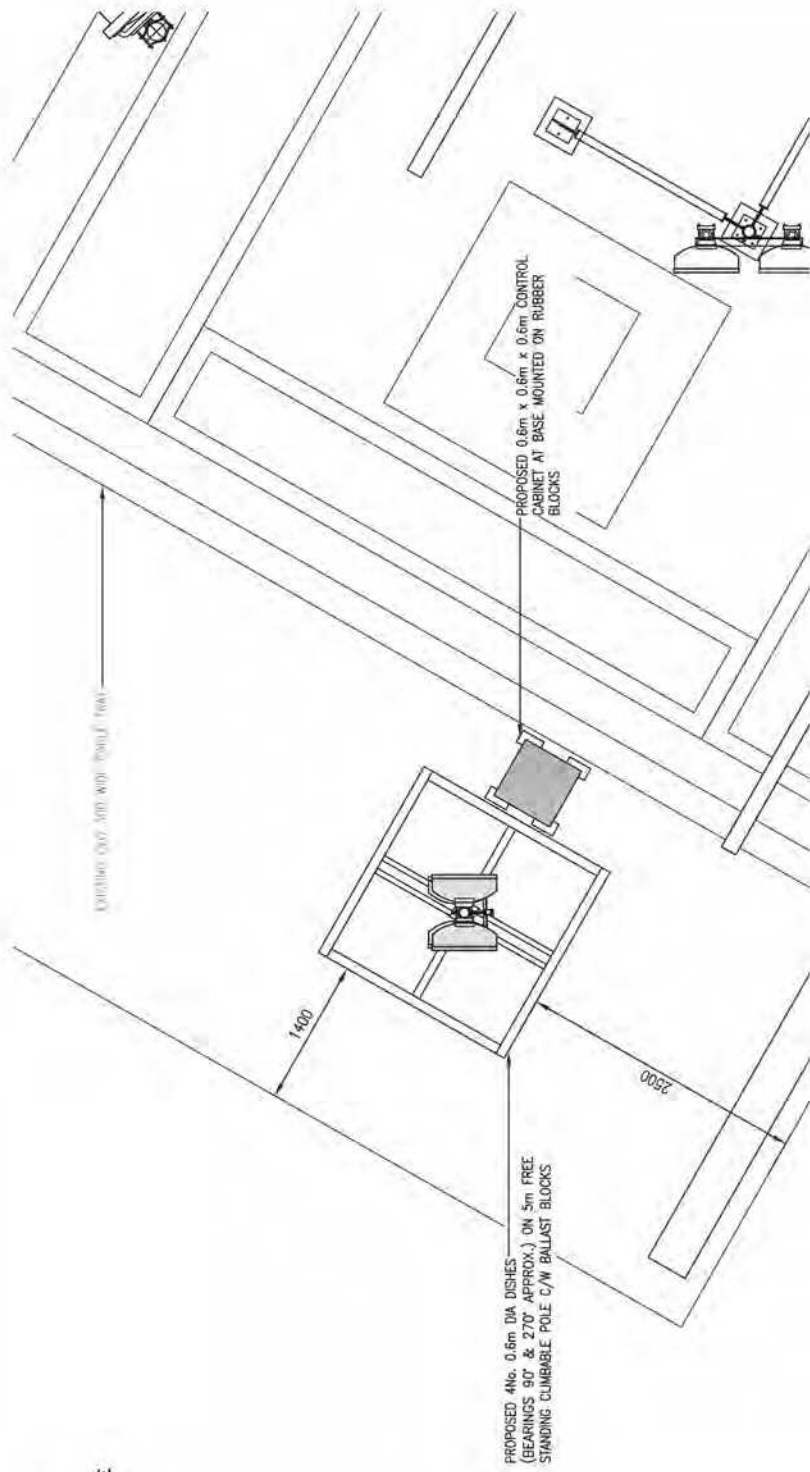
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R. E: 506812 N: 181894

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	SEP	PB	06/06/17

**FAZNET LIMITED**

Site Name	HILLINGDON HOSPITAL	Opt	A
Landing Zone	TBC		
Link Location	TBC		
Site Address	HILLINGDON HOSPITAL FIELD HEATH ROAD UXBRIDGE MIDDLESEX UB8 3NN		
Drawing Title:	PROPOSED DISH PLAN		
Purpose of Issue:	PLANNING		
Drawing Number:	004		
Drawn By	SEP	Checked By	RH
Date	06/06/17	Date	06/06/17
Original Sheet Size	A3	Issue	A



PROPOSED DISH PLAN AT 50.7m A.G.L.  
(1:50)

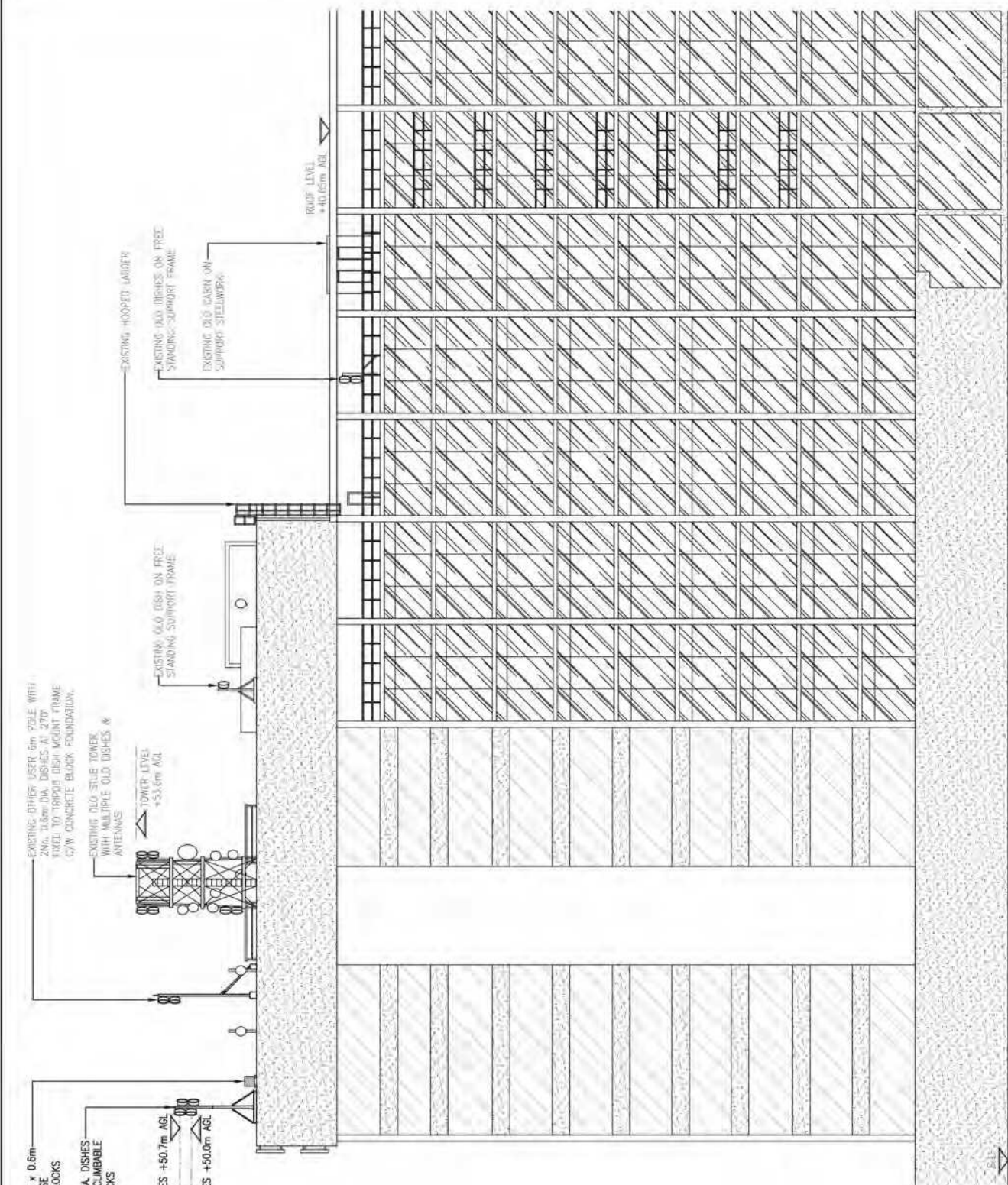
PROPOSED DISH SCHEDULE							
No.	DIA (m)	DISH BEARING	ELEVATION ANGLE	LOCATION	APPROX. HEIGHT	CABLE LENGTH	CABLE TYPE
D1	0.6m	90.0	TBC	FREESTANDER	50.55m	TBC	TBC
D2	0.6m	90.0	TBC	FREESTANDER	49.85m	TBC	TBC
D3	0.6m	270.0	TBC	FREESTANDER	50.7m	TBC	TBC
D4	0.6m	270.0	TBC	FREESTANDER	50.0m	TBC	TBC

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E: 506812 N: 181894

NOTES:

- PROPOSED 0.6m x 0.6m x 0.6m CONTROL CABINET AT BASE MOUNTED ON RUBBER BLOCKS
- PROPOSED 4No. 0.6m DIA. DISHES ON 5m FREE STANDING CLIMBABLE POLE C/W BALLAST BLOCKS
- PROPOSED C/L OF DISHES +50.7m AGL
- PROPOSED C/L OF DISHES +50.0m AGL
- ROOF LEVEL +46.0m AGL
- EXISTING OTHER USER 6m TOWER WITH 2No. 0.6m DIA. DISHES AT 277% POLE TO TORRENT DISH MOUNT FRAME C/W CONCRETE BLOCK FOUNDATION.
- EXISTING 0.6m SUB TOWER WITH MULTIPLE OLD DISHES & ANTENNAS
- TOWER LEVEL +53.0m AGL
- EXISTING 0.6m DISH ON FREE STANDING SUPPORT FRAME
- EXISTING HOOPED LADDER
- EXISTING 0.6m DISHES ON FREE STANDING SUPPORT FRAME
- EXISTING OLD CARRI ON SUPPORT STEELWORK
- ROOF LEVEL +40.05m AGL



REV	ISSUED FOR APPROVAL	SEP 18 06.06.17	BY	CH	DATE
A	MODIFICATION				

**FAZNET LIMITED**

Site Name	HILLINGDON HOSPITAL	Opt	A
Landing Zone	TBC		
Link Location	TBC		
Site Address	HILLINGDON HOSPITAL FIELD HEATH ROAD UXBRIDGE MIDDLESEX UB8 3NN		

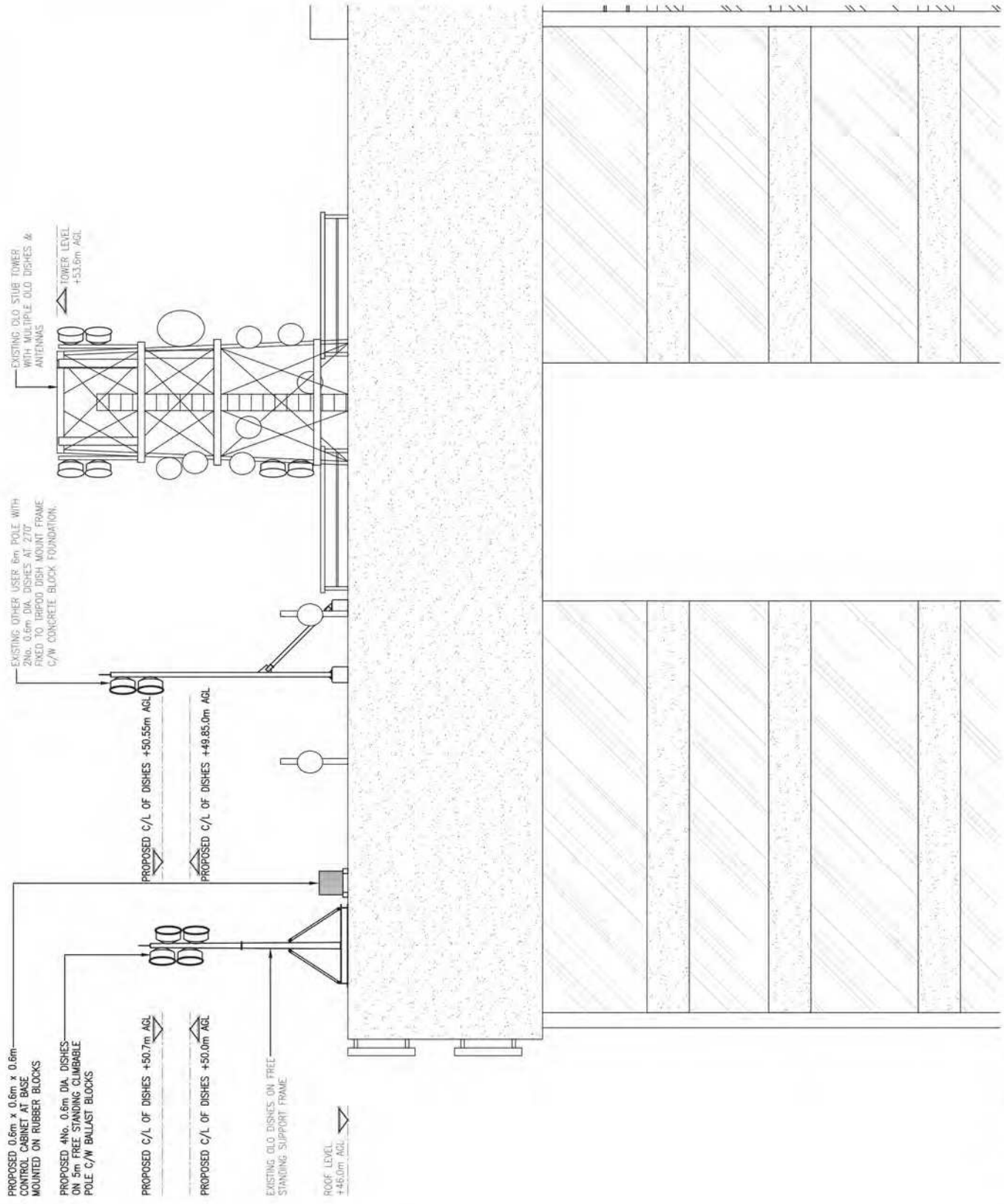
Drawing Title:	PROPOSED SITE ELEVATION		
Purpose of Issue:	PLANNING		
Drawing Number:	003		
Drawn By:	SP	Date:	06.06.17
Checked By:	RH	Date:	06.06.17
Original Sheet Size:	A3	Issue:	A

PROPOSED ELEVATION 'A'  
(1:250)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R E: 506812 N: 181894

NOTES:



PART ELEVATION 'A'  
(1:100)

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	SP	PB	06.06.17

**FAZNET LIMITED**

Site Name	Opt
HILLINGDON HOSPITAL	A
Landing Zone	
TBC	
Link Location	
TBC	
Site Address	
HILLINGDON HOSPITAL FIELD HEATH ROAD UXBRIDGE MIDDLESEX UB8 3NN	
Drawing Title:	PART ELEVATION 'A'
Purpose of Issue:	PLANNING
Drawing Number:	005

Surveyed By	Original Sheet Size:	Issue
PB	A3	
Drawn:	Checked:	Date:
SP	RH	06.06.17
		Drawn:
		06.06.17
		Issue:
		A



**Notes:**

 **Site boundary**

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Site Address:

**Hillingdon Hospital,  
 Field Heath Road**

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

Planning Application Ref:  
**4058/APP/2017/2127**

Scale:  
**1:500**

Planning Committee:  
**Central & South**  
 Page 308

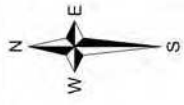
Date:  
**August 2017**



**Report of the Head of Planning, Sport and Green Spaces**

**Address** HILLINGDON GARDEN CENTRE PIELD HEATH ROAD HILLINGDON  
**Development:** Temporary change of use from garden centre to long stay car parking, for a period of two years.  
**LBH Ref Nos:** 13831/APP/2017/1217

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

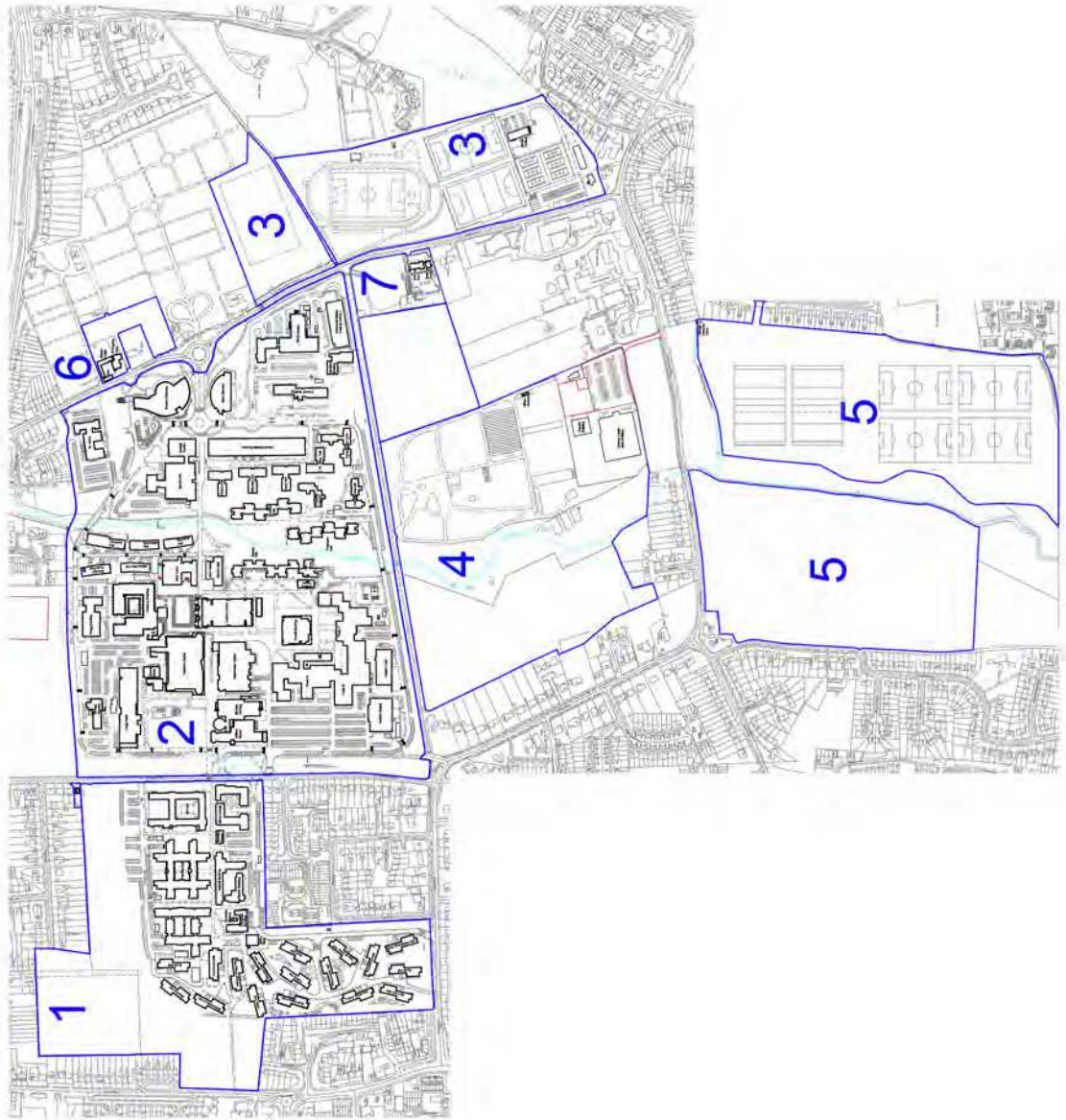


**Notes:**

1. In addition to these notes, reference shall be made to the specifications for the works and all relevant Architects and specialist drawings.
2. The contractor is responsible for verifying all site setting out dimensions before commencing work.
3. Dimensions shown on this drawing shall not be used. Only written or calculated dimensions shall be used.

BRUNEL OWNED LAND BOUNDARIES: ————

EXISTING GARDEN CENTRE CAR PARK BOUNDARY:

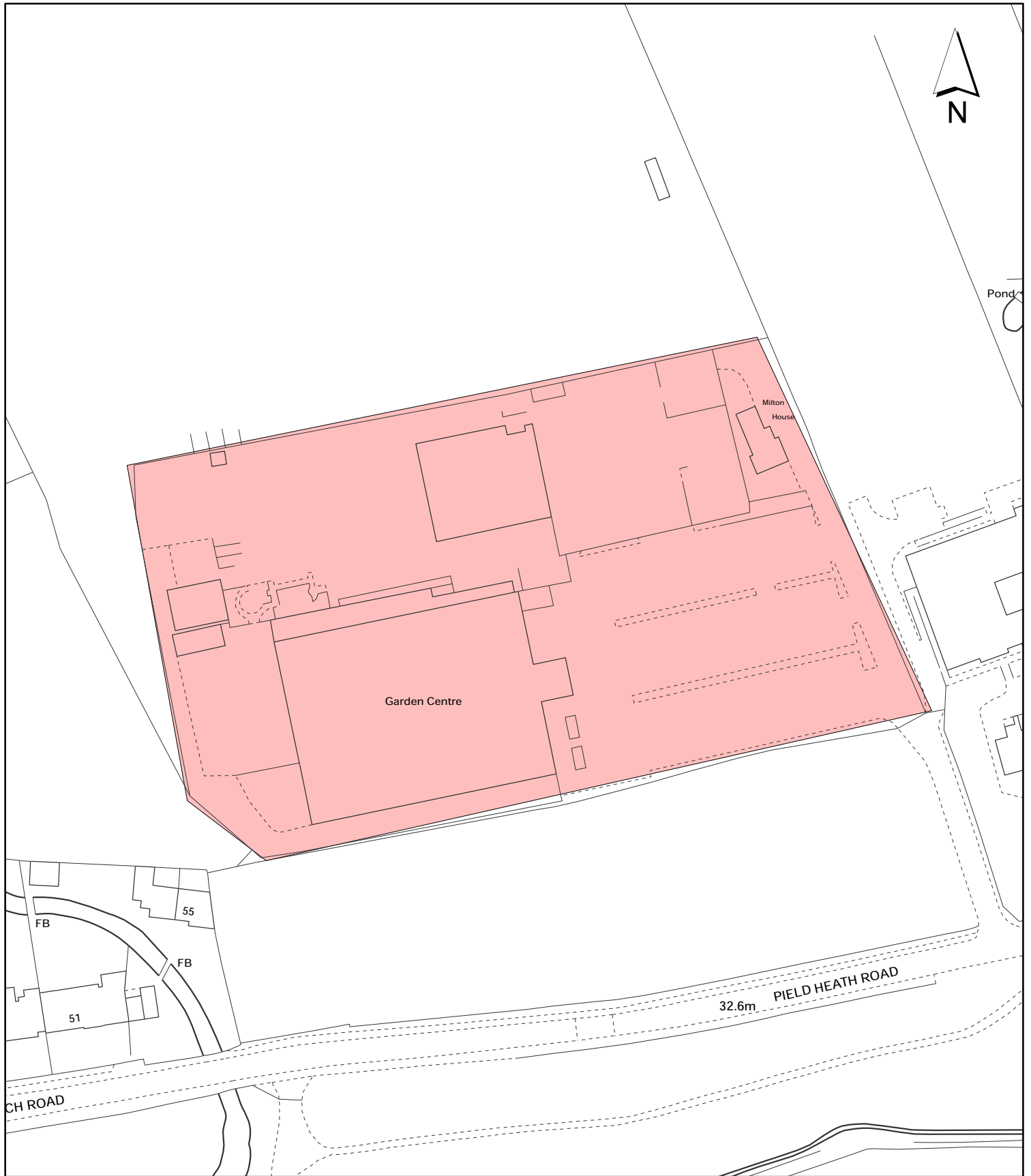


METRES (1:2000)	
1	Plot Area
2	Overall Plot Area
3	Overall Plot Area
4	Overall Plot Area
5	Overall Plot Area
6	Overall Plot Area
7	Overall Plot Area

BRUNEL UNIVERSITY BRUNEL UNIVERSITY ESTATE PLANNING APPLICATION LOCATION FOR AN PROPOSED AIRPORT PARKING USE	
Project	BRUNEL UNIVERSITY ESTATE
Drawing Title	BRUNEL UNIVERSITY PLANNING APPLICATION LOCATION FOR AN PROPOSED AIRPORT PARKING USE
Drawing No.	BRUNEL UNIVERSITY ESTATE PLANNING APPLICATION PROPOSED AIRPORT PARKING USE 01/2023/01
Client	BRUNEL UNIVERSITY
Author	BRUNEL UNIVERSITY
Check	BRUNEL UNIVERSITY
Drawn	BRUNEL UNIVERSITY
Scale	1:2000
Date	01/2023
Sheet	1 of 1
Project No.	BRUNEL UNIVERSITY ESTATE PLANNING APPLICATION PROPOSED AIRPORT PARKING USE 01/2023/01
Sheet No.	1 of 1
Scale	1:2000
Date	01/2023
Author	BRUNEL UNIVERSITY
Check	BRUNEL UNIVERSITY
Drawn	BRUNEL UNIVERSITY
Scale	1:2000
Date	01/2023
Sheet	1 of 1
Project No.	BRUNEL UNIVERSITY ESTATE PLANNING APPLICATION PROPOSED AIRPORT PARKING USE 01/2023/01
Sheet No.	1 of 1
Scale	1:2000
Date	01/2023
Author	BRUNEL UNIVERSITY
Check	BRUNEL UNIVERSITY
Drawn	BRUNEL UNIVERSITY
Scale	1:2000
Date	01/2023
Sheet	1 of 1





**Notes:**

 Site boundary

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Site Address:

**Hillingdon Garden Centre,  
 Field Heath Road**

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

Planning Application Ref:  
**13831/APP/2017/1217**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**  
 Page 312

Date:  
**August 2017**





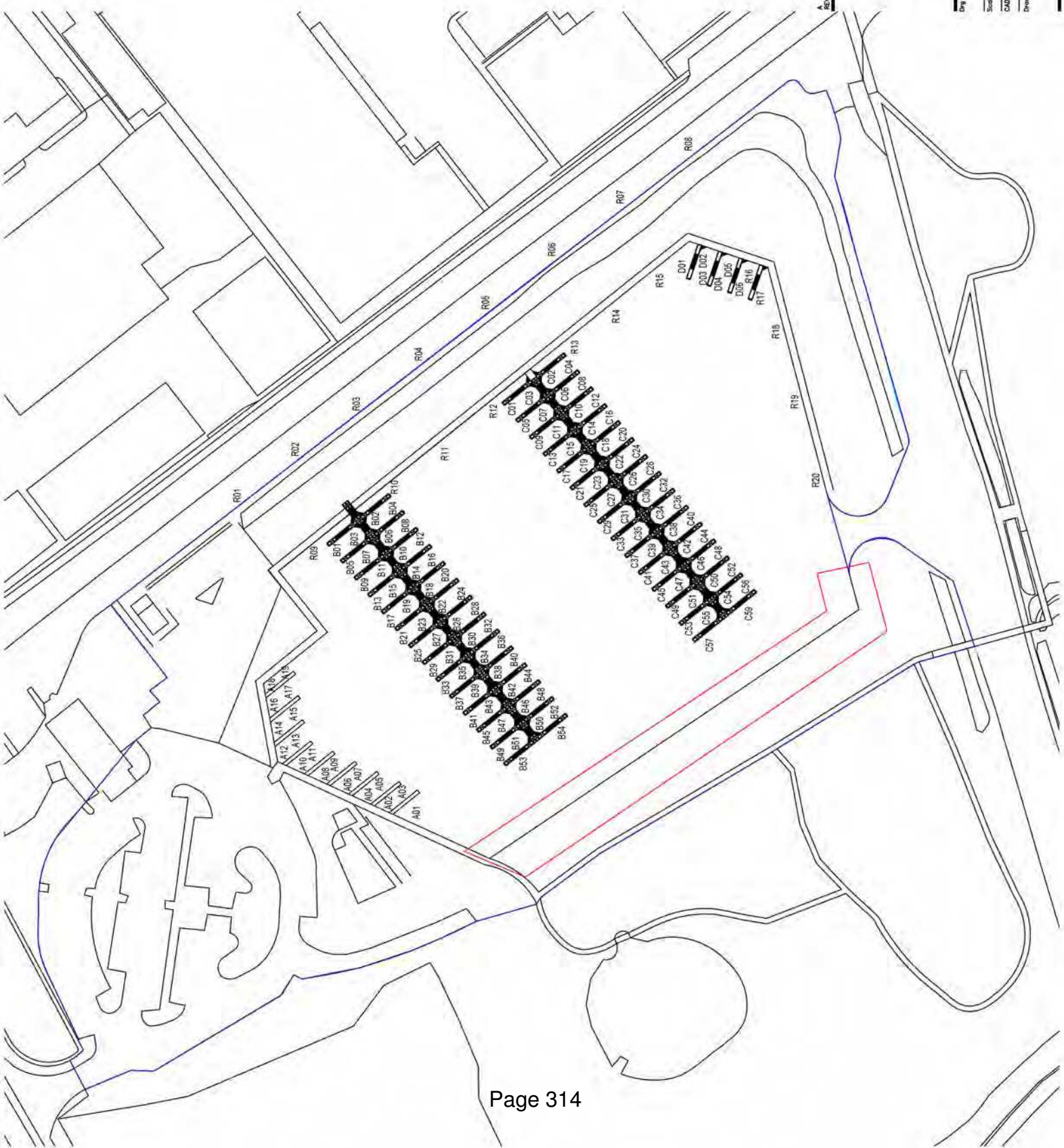
**Report of the Head of Planning, Sport and Green Spaces**

**Address** PACKET BOAT MARINA PACKET BOAT LANE COWLEY  
**Development:** Construction of new fixed pontoon to provide 7 leisure moorings with associated engineering and landscape works  
**LBH Ref Nos:** 53216/APP/2017/1711

**Date Plans Received:** 11/05/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 11/05/2017



03/02/17 Proposed development (see amended accordingly)  
 A:EV 03/02/2017 10:30:04

BWML  
 Operations Team  
 Sawley Marina  
 Sawley  
 Nottinghamshire  
 NG10 3AE

Tel: 0115 9077400  
 Fax: 0115 9723078

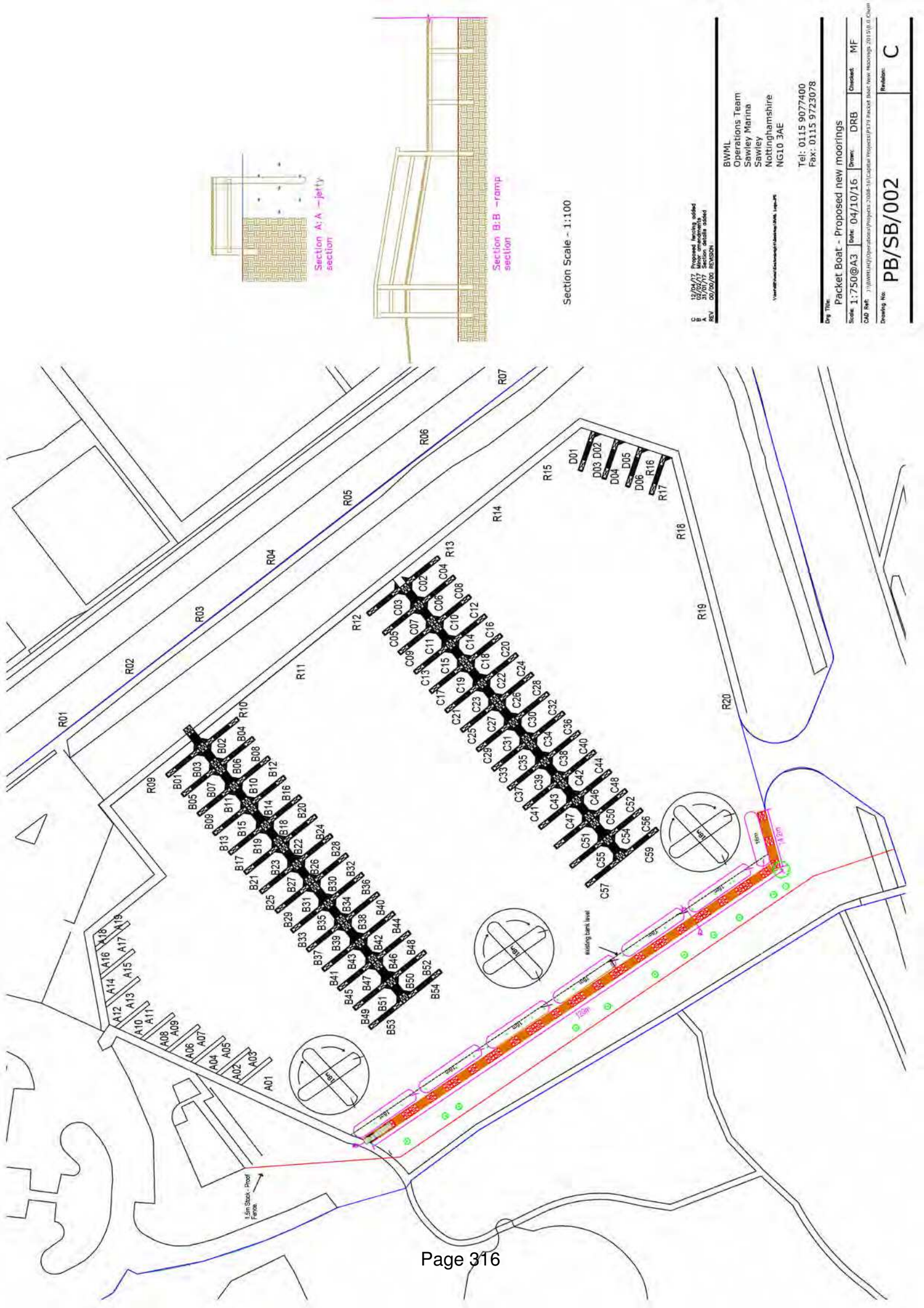
Packet Boat - Sote Location Plan

Scale: 1:1000@A3 Date: 02.01.2017 Drawn: DRB Checked: MF

CAD Ref: 1:\BWM\Operations\Projects\2016\17\Packet Boat\_Sote\03\_02\_17.dwg  
 Drawing No: PB/SB/003

Revised: -





B 12/04/17 Proposed Jetty added  
 C 02/07/17 Minor amendments  
 A 31/07/17 Section details added  
 A REV 00/00/00 00/00/00

**BWML**  
 Operations Team  
 Sawley Marina  
 Sawley  
 Nottinghamshire  
 NG10 3AE  
 Tel: 0115 9077400  
 Fax: 0115 9723078

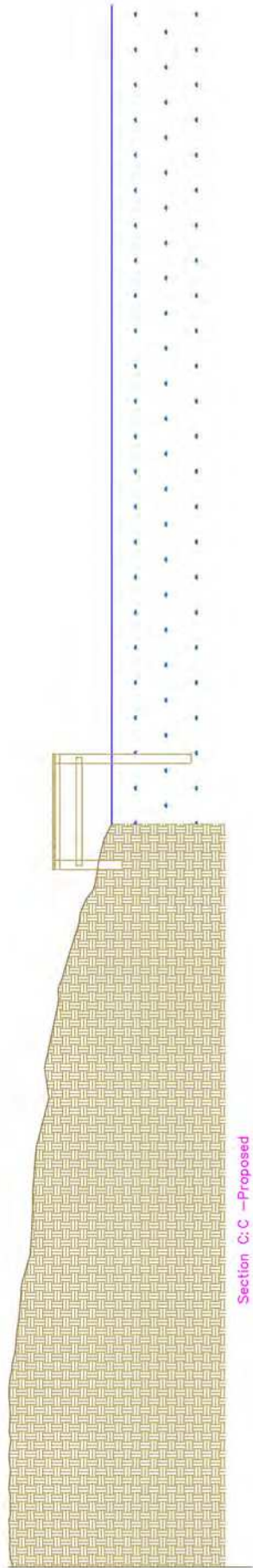
Drawing No: **PB/SB/002**  
 Revision: **C**

Scale:	1:750@A3	Date:	04/10/16	Drawn:	DRB	Checked:	MF
CAD Ref:	J:\000000\Operations\Physics\2016-17\Capital Projects\P177 Packet Boat New Moorings 201518.dwg						

Section Scale - 1:100

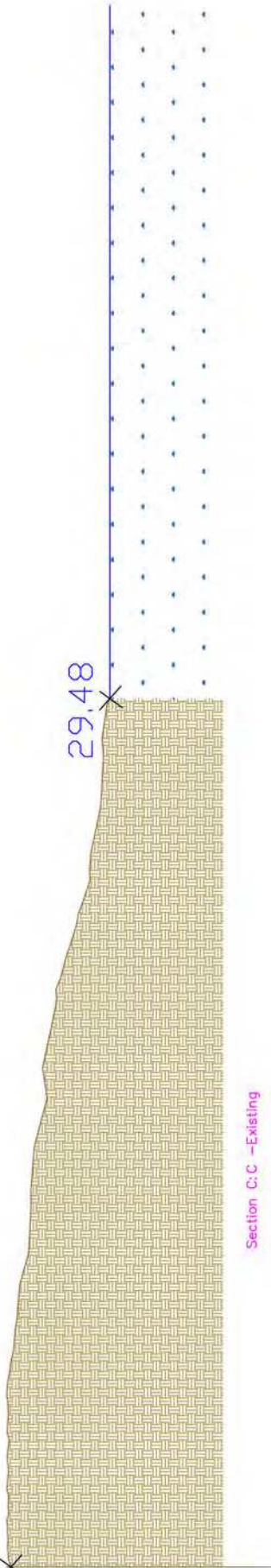
Section A: A - jetty  
section

Section B: B - ramp  
section



Section C:C -Proposed

31.61 X



Section C:C -Existing

29.48 X

REV: 02/09/00 REVISION

BWML  
 Operations Team  
 Sawley Marina  
 Sawley  
 Nottinghamshire  
 NG10 3AE

Tel: 0115 9077400  
 Fax: 0115 9723078

Draw Title:

Packet Boat - Typical sections of river bank, existing & proposed

Scale: 1:100@A3 Date: 31/07/17 Drawn: DRB Checked: MF

CAD Ref: J:\BWMML\Operations\Projects\2008-14\Capital Projects\0717 Packet Boat New Moorings 2017\B.0 Civil

Drawing No: PB/SB/005 Revision: -



Tree Legend

- Alder
- Hawthorn
- Common Oak
- Holly
- Existing, well spaced area of various trees and shrubs, to have new trees planted in between existing to create a nature barrier.

Notes

- All tree positions are indicative and are subject to site assessment prior to planting
- Trees to be container grown, standard tree's.

05/05/17 Altered to Horticultural Consultant's suggestions.  
 07/05/00 REVISION

BWML  
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 Sawley Marina  
 Sawley  
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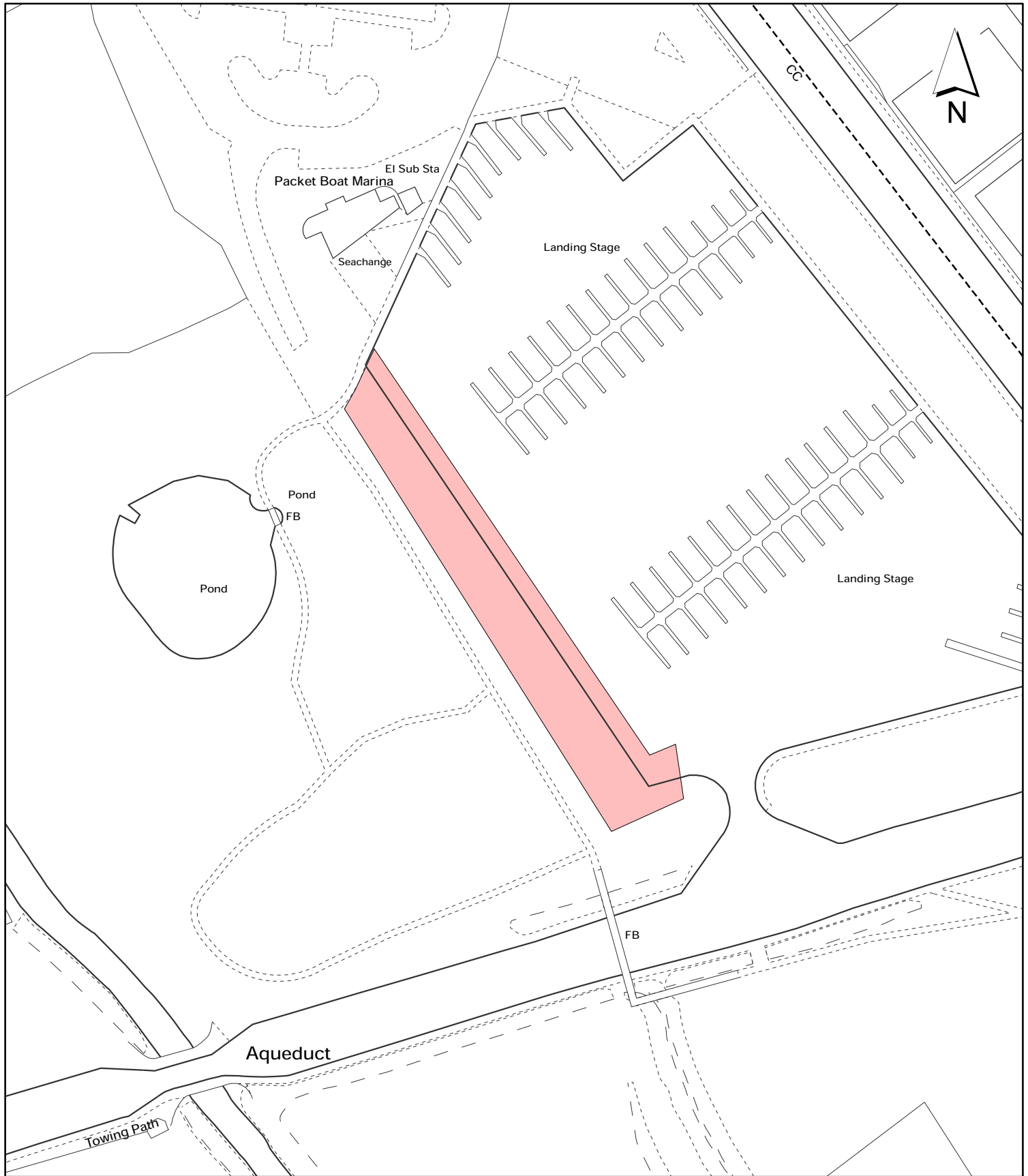
Drwg Title:

Packet Boat - Proposed Landscaping Plan

Scale: 1:450@A3 Date: 28/04/17 Drawn: DRB Checked: MF

CAD Ref: J:\Work\140\Operations\Projects\2016-17\Capital Projects\Packet Boat\New Mooring\201518.dwg

Drawing No: PB/SB/004  
 Revision: A



**Notes:**

 Site boundary

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Site Address:

**Packet Boat Marina**

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

Planning Application Ref:  
**53216/APP/2017/1711**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**August 2017**



**HILLINGDON**  
 LONDON

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