



HILLINGDON
LONDON



Central & South Planning Committee

Date: THURSDAY, 23
NOVEMBER 2017

Time: 7.00 PM

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

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

To Councillors on the Committee

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

Published: Wednesday, 15 November 2017

Contact: Luke Taylor
Tel: 01895 250693
Email: ltaylor3@hillington.gov.uk

This Agenda is available online at:

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

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

Useful information for residents and visitors

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

PART I - Members, Public and the Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land adjacent to 1 Belgrave Mews, Cowley 72586/APP/2017/482	Uxbridge South	Single storey garage. Recommendation: Refusal	9 - 20 120 - 125

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Brunel University, Kingston Lane, Hillingdon 532/APP/2017/2886	Brunel	Installation of petrol and diesel storage tanks, together with surrounding fencing, brickwork, pipework, vents and traffic barriers. Recommendation: Approval	21 - 28 126 - 130

8	Wilfred Brown Building, Brunel University, Kingston Lane, Hillingdon 532/APP/2017/2731	Brunel	Variation of condition 2 of planning permission ref: 532/APP/2014/3929 dated 19/02/2015 (re-cladding of the existing Wilfred Brown building, alterations to North elevation involving rebuilding of security annex, installation of canopy over existing courtyard to rear and associated works), to agree a revised energy strategy, in relation to proposals for re-cladding. Recommendation: Approval	29 - 40 131 - 132
9	215 & 215a Long Lane, Hillingdon 4204/APP/2017/2724	Uxbridge North	Conversion of two dwellings to form a single dwellinghouse, including the erection of a two-storey rear extension. Recommendation: Refusal	41 - 54 133 - 140
10	66 Fairway Avenue, West Drayton 29143/APP/2017/3100	West Drayton	Installation of a side dormer and enlargement of roofspace to create habitable accommodation, including the erection of a single-storey front extension and installation of a porch. Recommendation: Refusal	55 - 62 141 - 146

Other

- 11 Quarterly Financial Monitoring Report - S106 & S278 Planning Agreements 63 - 92

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.

- 12 ENFORCEMENT REPORT 93 - 102
- 13 ENFORCEMENT REPORT 103 - 110
- 14 ENFORCEMENT REPORT 111 - 118

PART I - Plans for Central and South Planning Committee 119 - 146

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Agenda Item 3

Minutes



CENTRAL & South Planning Committee

31 October 2017

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Mo Khursheed, Peter Money and John Morse</p> <p>LBH Officers Present: Glen Egan - Legal Advisor; Mandip Malhotra - Pre-applications Manager; Liz Penny - Democratic Services Officer; Manmohan Ranger - Transport DC Consultant; James Rodger - Head of Planning and Enforcement</p>
118.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Brian Stead with Councillor Eddie Lavery substituting.</p>
119.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Members were advised that the petitioner for item number 8 on the agenda had introduced himself to Councillor Yarrow at a North Uxbridge Residents' Association meeting. No subsequent conversation had taken place therefore Councillor Yarrow would remain in the room during voting.</p>
120.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting on 10 October 2017 be approved as a correct record.</p>
121.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
122.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that agenda items 1 -12 were marked at Part I and would be considered in public. Agenda item 13 was marked as Part II and would be considered in private.</p>
123.	<p>7 ABBOTT'S CLOSE, COWLEY - 73074/APP/2017/2843 (<i>Agenda Item 6</i>)</p>

Officers introduced the report and provided an overview of the application which sought planning permission for the erection of a single storey rear extension 3.6m deep x 6.6m wide x 3m in height. Officers highlighted the addendum and recommended that the application be approved. It was explained that the property was lawfully in use as an HMO and was situated within an article 4 area which restricted HMOs; however, this HMO had been licensed and registered since 2001 therefore pre-dated the Council's article 4. Hence, for the purposes of determining the application, the property had to be considered a C3 dwelling house rather than an HMO. Members were advised that the proposed size and scale of the rear extension were acceptable and there was a condition in the addendum restricting the number of occupants to six. If the number of occupants were to exceed six, planning permission would be required to change the use from a dwelling house to an HMO. It was confirmed that there was sufficient parking space for three vehicles.

A representative of the petitioners was not present at the meeting. The applicants addressed the Committee in response to the petition received and confirmed that the property was licensed as an HMO. It was also stated that the proposed extension would be at a distance of 900mm (36 inches) from the closest property. Petitioners had expressed concern regarding the high turnover of tenants; however, the applicants confirmed that they had owned the property for 5 years and had only had 3 groups of tenants living in the property in that time. Members were informed that neighbours had the applicants' contact details and had never complained about any issues regarding excessive noise at the property. The applicants further advised the Committee that they had been in receipt of threats from a neighbour regarding their planning application but were not proposing to do anything unlawful.

Comments received from Councillor Mills, Ward Councillor, were read out to Members. Councillor Mills expressed concern regarding the application as he believed it would become an overdevelopment of the property and would provide six letting rooms with only one small bathroom and a small shared living space. Moreover, Councillor Mills stated that he believed the property would be let to six individual groups of people which would result in excessive movement to and from the house and would inconvenience neighbours. Finally, Councillor Mills expressed concern regarding parking and vehicular movement in the cul de sac.

Members requested clarification of the number of parking spaces available at the property and were informed that the minimum requirement was three and this had been met. Councillors also sought clarification regarding the number of letting rooms available at the property and it was confirmed that there were four single letting rooms and one double room available with an occupancy level of six people. The Committee also requested further clarification regarding the status of the property as an HMO. The Head of Planning and Enforcement reminded Members that, without planning permission, six people could live at the property lawfully and the extension complied with all planning regulations. If more than six people were to live there in the future, the Council would look more closely at planning and other issues.

Members queried the depth of the extension which was shown as 4 metres on the plans rather than 3.6 metres and it was suggested that, rather than removing the location plan altogether, authority could be delegated to the Head of Planning and Enforcement to correct the dimensions to ensure they matched the applicant's intentions (3.6m). The Committee also asked for further clarification regarding the sizing of the rooms on the first floor and were advised that the rooms met the standards required by planning. Finally, Members sought clarification regarding concerns raised by Councillor Mills relating to increased people movement at the property. Officers

advised that, under permitted development rights, six people could occupy the premises; therefore it was comparable to a single dwelling house of the same size. The planning department were considering the rear extension alone rather than the comings and goings of the residents but had added a condition to restrict numbers to six with this in mind. It was believed that no additional harm would be caused.

The officer's recommendation was moved, seconded and, when put to a vote, seven Members voted in favour with one abstention.

RESOLVED:

- **That the application was approved subject to agreed conditions.**
- **That authority was delegated to the Head of Planning to correct the dimensions in the site plan to correspond with the applicant's intentions.**

124. **LAND FORMING PART OF 84 CHURCH ROAD, HAYES - 72944/APP/2017/2083**
(Agenda Item 7)

Officers introduced the application which sought planning permission to build a two-storey, two-bed detached house. Officers explained that the property was in Church Road but access would be via Churchfield Close. Members were informed that the proposed internal floor areas within the building did not meet the national standard requirements. Moreover, private amenity space was sub-standard for a 2-bedroom property. Comments regarding the loss of the tree to the front of the property had been received from the Council's arboricultural officer stating that the tree had been considered for a TPO but had not been considered to be of merit. Officers highlighted the addendum and recommended that the application be refused.

The petitioners were not present at the meeting. The applicant spoke in response to the petition received and stated that their proposed development would be in line with the other properties built by the Council within the gardens of houses in Church Road. The applicant confirmed that the original plans showed a 600mm gap to the boundary at either side of the property which gave an internal floor area of 76 square metres. Their architect had since submitted a revised plan on the recommendation of the planning officer leaving a one metre gap to the boundary resulting in a smaller house with a floor area of 64.8 square metres. This was deemed to be too small hence the officers' recommendation for refusal. The applicant requested that Councillors consider granting permission based on the original plans submitted and stated that, although the gaps to the boundary would be smaller, the property would not be out of character with others in the area. The applicant confirmed that every effort would be made to minimise parking problems during construction and the new property would have two allocated parking spaces. Members were advised that the tree mentioned by officers was leaning to one side, was overgrown with ivy and presented a security issue.

Members were reminded by the Chairman that, despite the applicant's request, the Committee could only consider the plans presented to them at the meeting as part of the application and were unable to consider previously submitted plans.

The officer's recommendation was moved, seconded and unanimously agreed by the Committee.

RESOLVED: That the application was refused.

125. **8 BAWTREE ROAD, UXBRIDGE - 18278/APP/2017/1876** (*Agenda Item 8*)

Officers presented the report and provided an overview of the application. The application related to the deepening of an existing basement, single storey rear extension, installation of a rooflight and realignment of the internal floor levels. Officers explained that this item referred to an appeal against non-determination. Officers highlighted the addendum which pointed out that the Planning Inspectorate would be the decision maker on the case and the Committee were considering the officer recommendation to refuse the scheme and that would form part of the Council's appeal statement. Anomalies in the plans were pointed out; the floor plan showed that on the first floor the back bedroom had a window facing out onto the garden, whereas the elevational drawings indicated that there was no window - only a skylight. Officers drew attention to a Certificate of Lawful Development approved on the site and mentioned in the addendum and explained that there had been a dismissed appeal on the site previously. Officers confirmed that the application was recommended for refusal for two reasons; the rear elevation failed to harmonise with the proportions of the existing building and there was insufficient head height in the back bedroom which provided poor outlook.

The lead petitioner spoke in objection to the application. He stated that the buildings in question were built in 1835 and were some of the oldest buildings in North Uxbridge. The petitioner's main concern related to the effect of the proposed development on the property's foundations and he believed it would affect not only the structural stability of 8 Bawtree Road, but also that of his own adjacent property. He commented that such works could cause flooding and created dust and noise which impacted on neighbours. Moreover, the petitioner felt that further ground water evaluation was required to determine the effect of heavy rain. He stated that the proposed basement extension would create a dam which would trap water and make his own cellar even damper. The petitioner voiced further concerns regarding a lack of natural light in the proposed extended basement and felt that the proposed section of glazed panels below the existing bay window would be insufficient and would not illuminate the large room. He also questioned the ventilation and fire safety aspects of the new development.

The applicant spoke in response to the concerns raised. He stated that the application sought to address all the issues brought to light in his previous application. He referred to the Certificate of Lawful Development already granted on the property. The applicant believed that the development would be of benefit to the Borough and addressed some of the Homes for Life conditions placed on new properties. The design was intended to ensure that elderly relatives would be able to access the property and have full use of bathrooms etc. The applicant stated that he had a mechanical ventilation heat recovery unit prepared for the site which would address some of the ventilation issues. With regards to the rear bedroom, he claimed that the floor levels could be tweaked in response to the issues raised. The petitioner felt that the issues raised and reasons given for refusal could be addressed with two other conditions and proposed that the application could then be recommended for approval. He stated that the Flood Water Management Officer had no concerns and the structural side of things would be managed by Building Control and a party wall agreement.

Members sought clarification regarding the structural engineer's comments on this application. The applicant confirmed that his structural engineer had worked on many basement extensions and bunkers for politicians, therefore understood the issues involved. The Chairman commented that the Committee could only consider material planning considerations and could not take into account structural matters relating to the party wall agreement as this was controlled by other legislation; namely the party

	<p>wall act.</p> <p>Officers reminded Members that a planning application on this property had already gone to appeal in which the Inspector dealt with the same basement but with a different extension. The Inspector had stated categorically that the drainage issues raised could be dealt with by a planning condition but had concerns regarding the rear extension proposed. The Head of Planning and Enforcement confirmed that the party wall process had already commenced which meant there were surveyors involved and both parties were getting professional advice. Therefore the main consideration for the Committee was the rear extension. Moreover, the applicant's request would effectively involve re-drawing the plans and therefore Members were advised to only consider the plans before them. With regards to the Certificate of Lawful Development, it was confirmed that the Certificate only covered work which could be carried out within permitted development; in this case the proposed rear extension was too large to be considered a single storey rear extension therefore did not fall within the remit of PD.</p> <p>Members sought clarification regarding the statement that the Council would not support basement developments which extended the full width or length of the site. The Head of Planning and Enforcement confirmed that the quotation related to a policy in the emerging Part II Local Plan which was not yet being used by the Council for development control purposes.</p> <p>The officer's recommendation was moved, seconded and unanimously agreed by the Committee.</p> <p>RESOLVED: That the application was refused.</p>
126.	<p>BANNERMAN CENTRE, BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2017/2147 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and highlighted the addendum. The application sought to refurbish a coffee shop and enlarge it into existing office space. Members' attention was drawn to the informative in the addendum relating to restrictions on signage. Members were also informed that an additional informative was to be added relating to food hygiene.</p> <p>The Committee moved, seconded and unanimously voted in favour of the officer's recommendation.</p> <p>RESOLVED: That the application was approved subject to the addition of a food hygiene informative.</p>
127.	<p>2 ST MARGARETS AVENUE, HILLINGDON - 69131/APP/2017/2934 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report and highlighted the addendum. The application sought to develop 2 x two-storey 3-bed semi-detached and 1 x two-storey 3-bed detached dwellings and was recommended for refusal.</p> <p>Members were informed that a previous application had been refused in 2017 as the proposal was considered to constitute over-development of the site. The current proposal had failed to address the reasons given for the previous refusal.</p> <p>It was confirmed that comments in objection to the application had been received from</p>

	<p>the Ward Councillor, Councillor Richard Mills. Councillor Mills had expressed concern regarding the proposed cramped development which sought to build on the garden of the existing property. Further concerns had been raised by Councillor Mills regarding a lack of amenity space for future occupiers and the fact that the proposed properties would not be in keeping with other properties in the road and would impact negatively on the street scene.</p> <p>The officers' recommendation was moved, seconded and, upon being put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application was refused.</p>
128.	<p>5 FIELD CLOSE, HARLINGTON - 33279/APP/2017/3120 (<i>Agenda Item 11</i>)</p> <p>Officers introduced the application and highlighted the addendum. The proposal sought approval for a first floor rear extension with a new rear window.</p> <p>Members moved, seconded and voted unanimously in favour of the officers' recommendation.</p> <p>RESOLVED: That the application was approved</p>
129.	<p>5 FIELD CLOSE, HARLINGTON - 33279/APP/2017/3121 (<i>Agenda Item 12</i>)</p> <p>Officers introduced the report and highlighted the addendum. The application sought internal alterations to an existing outbuilding to include new bathroom and boiler room and insertion of a new window to the rear elevation and was recommended for approval.</p> <p>Members were advised that a planning appeal decision in 2012 had granted authority for the annexe to be built as it was considered to be ancillary to the main house and was not self-contained. The proposed alterations did not include a kitchen therefore Members were assured that the users of the annexe would continue to utilise the facilities in the main dwelling house. Members were advised that, for the aforementioned reason, the outbuilding was considered ancillary to the host building, based on the previous appeal decision.</p> <p>Members moved, seconded and unanimously voted in favour of the officers' recommendation.</p> <p>RESOLVED: That the application was approved subject to addendum changes.</p>
130.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the</i></p>

	<p><i>identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.18 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. 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 LAND ADJACENT TO 1 BELGRAVE MEWS COWLEY

Development: Single storey garage.

LBH Ref Nos: 72586/APP/2017/482

Drawing Nos: 14/2833/1
14/2833/2
14/2833/3
14/2833/4

Date Plans Received: 10/02/2017

Date(s) of Amendment(s):

Date Application Valid: 10/02/2017

1. SUMMARY

The application seeks planning permission for the erection of a single storey garage. An appeal has been submitted under appeal reference APP/R5510/W/17/3184507 against non-determination of the appeal. Had the Council had the opportunity to determine the application it would have been recommended for refusal on the grounds that the detached garage, by reason of its location outside of established building lines, overall size, scale, height and design would result in a visually obtrusive form of development, which would be detrimental to the visual amenity of neighbouring property owners and to the character and appearance of the wider streetscene.

It can be clarified that the garage is proposed on a parcel of land that is definitely in the applicant's ownership (the applicant owns number's 1 & 8 Belgrave Mews). Nonetheless the garage is not considered to be part of the residential curtilage of No.1 Belgrave Mews; it is considered to be a stand alone land parcel and is treated as such in land registry documents.

It can further be noted that there has been a number of historical refusals to erect additional garages on 'surplus' land around Belgrave Mews (Including No.1 Belgrave Mews), a refusal recommendation would therefore be consistent with historical planning decisions concerning additional garage proposals in Belgrave Mews.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The single storey garage, by reason of its proposed location outside of established building lines, overall size, scale, height and design would result in a visually obtrusive form of development, which would be detrimental to the visual amenity of neighbouring property owners and to the character and appearance of the wider streetscene. Therefore the proposal would be contrary to policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 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).

3 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

3. CONSIDERATIONS

3.1 Site and Locality

The application site, which is presently open land, is located adjacent to No. 1 Belgrave Mews, a two storey end terraced dwelling located on the Eastern side of Belgrave Mews, a residential cul-de-sac located to the South of Orchard Drive which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). This area forms part of Tree Preservation Order (TPO) 72. The immediate properties are in two rows with pitched roofs parallel to the road. The housing at Belgrave Mews was designed to be served by a separate garage court, where the two

rows of garages have flat roofs.

The application site has a dropped kerb and a single yellow line across the road, whereas nearby there are marked residents parking bays parallel to the kerb. The site itself is level but has a low brick retaining wall to the Southern edge. There is a boundary fence to the South West of 29 Orchard Drive, as the North Eastern boundary of the site.

The site is located in a developed area as identified in the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey garage.

3.3 Relevant Planning History

44518/APP/2014/2870 8 Belgrave Mews Cowley Uxbridge

Installation of dual pitched roof to existing detached garage.

Decision: 08-10-2014 Refused **Appeal:** 24-11-2014 Allowed

44518/APP/2014/4448 8 Belgrave Mews Cowley Uxbridge

Conversion of garage to a studio flat, involving raising of roof, installation of bay windows to front and alterations to elevations

Decision: 11-03-2015 Refused **Appeal:** 21-08-2015 Dismissed

44518/APP/2016/2146 8 Belgrave Mews Cowley Uxbridge

Conversion of garage to 1 x 1-bed flat involving installation of bay windows to front and alteration to elevations.

Decision: 18-11-2016 Refused

44518/APP/2016/4244 8 Belgrave Mews Cowley Uxbridge

Conversion of garage to 1 x 1-bed flat involving installation of bay windows to front and alteration to elevations.

Decision: 06-02-2017 Refused **Appeal:** 19-06-2017 Dismissed

48906/A/94/0352 Adjacent To Existing Garages Belgrave Mews Cowley Uxbridge

Erection of a detached double garage

Decision: 01-06-1994 Refused

48906/APP/2002/2715 Land Adjacent To 1 Belgrave Mews Cowley

ERECTION OF A DETACHED GARAGE

Decision: 12-02-2003 Refused

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.
AM14 New development and car parking standards.
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 4 neighbouring properties, were consulted on the application on 04.02.17.

By the close of the consultation period on 07.03.17, three objections were received summarised below:

- fraudulent ownership.
- pitched roof profile would not be in keeping with the area.
- excessive floorspace.
- parking and traffic issues.

A petition with 21 signatories was also received on the following grounds:

- questionable use of the land.
- traffic.
- congestion.
- parking issues.
- antisocial behaviour.

OFFICER COMMENT: The above matters are considered below in the main considerations. With respect to land ownership, a red line has been drawn on the parcel of land and the applicant has

signed certificate A, to demonstrate that he is the owner of the land. Officers have obtained various land registry documents and it can be clarified that the garage is proposed on a parcel of land that is definitely in the applicant's ownership (the applicant owns number's 1 & 8 Belgrave Mews). Nonetheless the garage is not considered to be part of the residential curtilage of No.1 Belgrave Mews; it is considered to be a stand alone land parcel and is treated as such in land registry documents.

Internal Consultees

Highways

This application is for the erection of a single storey garage on a block of land adjacent to nearby residential uses in Belgrave Mews Cowley. Without plans this could be similar to a previous application for a garage on the site that was refused. There is an existing crossover in place at the Belgrave Mews site. Belgrave Mews is a narrow local road with on-street parking stress as not all residents park in the nearby block of garages. The parcel of land seems of sufficient size to accommodate the proposed structure. The area is currently used to park a car and the proposals would involve the erection of a new garage in front of the existing building line. The application form indicates there would be 4 employees whereas I was under the impression this was a domestic structure. Could you clarify the situation over use as if it is a commercial operation my comments would be very different to those set out here? On the basis of the above comments there are no significant highways issues with this application.

Trees

This site is a vacant plot which currently accommodates two parked cars immediately to the North of the front garden of 1 Belgrave Mews. According to the aerial photographs a tree canopy spread over much of the site until recently. This has evidently been removed, leaving a small triangular vacant plot. The wider area is covered by TPO 72, albeit none of the trees close to this plot are / were protected. The construction of a single garage will result in residual space to the North and West of the garage. This needs to be planted or surfaced and maintained so that it does not become an unmanaged eyesore. RECOMMENDATION No objection.

Officer comment: It can be clarified that the removed tree was not protected by a TPO.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Whilst an application for vehicular parking in connection with a specific residential property could be considered acceptable, in this instance, the car parking proposed is not to facilitate a residential property and is therefore unacceptable in principle as it fails to accord with all other relevant planning policies, as set out within the body of this report.

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the

design of existing and adjoining sites.

The proposed development is for the erection of a single storey detached outbuilding for use as a garage. As the proposed garage will be located to the front of No.1 Belgrave Mews, for the purposes of this report, the garage will be treated as an outbuilding. As stated in HDAS Section 9.0, 'an outbuilding can comprise a garden shed, greenhouse, garage, hobbyroom or storeroom'.

Section 9.0 of the HDAS states that in order to prevent harm to the character and appearance of the area and the amenity of adjoining properties, an outbuilding should be positioned as far away from the main house as possible and set in from the boundaries by at least 1 M. In terms of its design it should be constructed using materials similar to those in the main house and any windows and doors should be positioned only on the elevation facing the main house. An outbuilding with a pitched roof should be no more than 4.0 M in height. The use of outbuilding should also be for normal domestic use related to the residential use of the main house. This advice mainly concerns outbuildings to the rear of a property and within its curtilage, rather than to its front.

The outbuilding would be positioned in front of No. 1 Belgrave Mews and would appear very conspicuous by virtue of its pitched roof, size and siting. HDAS Section 9.0 states "Careful consideration should be given to the location of extensions to buildings, building lines, frontages and entrances should be respected. Building lines within schemes should relate to the street pattern". The proposed development would be located approximately 5.6m forward of the established building line, and in a visually prominent position. Although there is an apparent stagger of 1.5m in the building line, this gap is marginal and forms part of the urban grain and street pattern. Furthermore, the outbuilding would appear prominent when viewed from the front gardens and windows of the neighbouring properties. The proposed siting, design and height of the garage is considered to be contrary to the intentions of the Council's HDAS and would appear incongruous in the streetscene.

It is considered that the proposed garage, by reason of its location outside of established building lines, overall size, scale, height and design would result in a visually obtrusive form of development, which would be detrimental to the visual amenity of neighbouring property owners and to the character and appearance of the wider streetscene. The development would therefore be contrary to Policies BE13, BE15, BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012 and Policy BE1 of the Hillingdon Local Plan: Part One - Strategic 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.

The proposed development would be located in front of the neighbouring properties by approximately 5.6m and would extend approximately 3.328m high. Taking into account the separation distances and minimal height, it is unlikely that the proposed development would cause any undue visual intrusion, loss of daylight, loss of sunlight, overshadowing or overlooking. 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).

As covered in other sections of this report it is nonetheless considered that the garage

would represent a visually intrusive form of development; hence although it is not considered that the garage would directly impact on neighbours amenity, adjoining neighbours would nonetheless be affected by the garage appearing incongruous in the streetscene.

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards. The proposed garage is of a sufficient size to accommodate a car. As such the scheme would accord with Policy AM14 and AM7 of the Local Plan. In practice one of the two parking spaces available on the present open area would be lost.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

Not relevant to the consideration of this application.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of 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. A tree not covered by a TPO has historically been removed. In the case that the scheme was recommended for approval it is considered that a landscaping condition would have been imposed to enable landscape planting to occur and ensure compliance with policy BE38 of the Local Plan.

7.15 Sustainable waste management

Not relevant to the consideration of this application.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

Not relevant to the consideration of this application.

7.18 Noise or Air Quality Issues

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

The issues raised are addressed in the sections above.

7.20 Planning obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

Not relevant to the consideration of 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

10. CONCLUSION

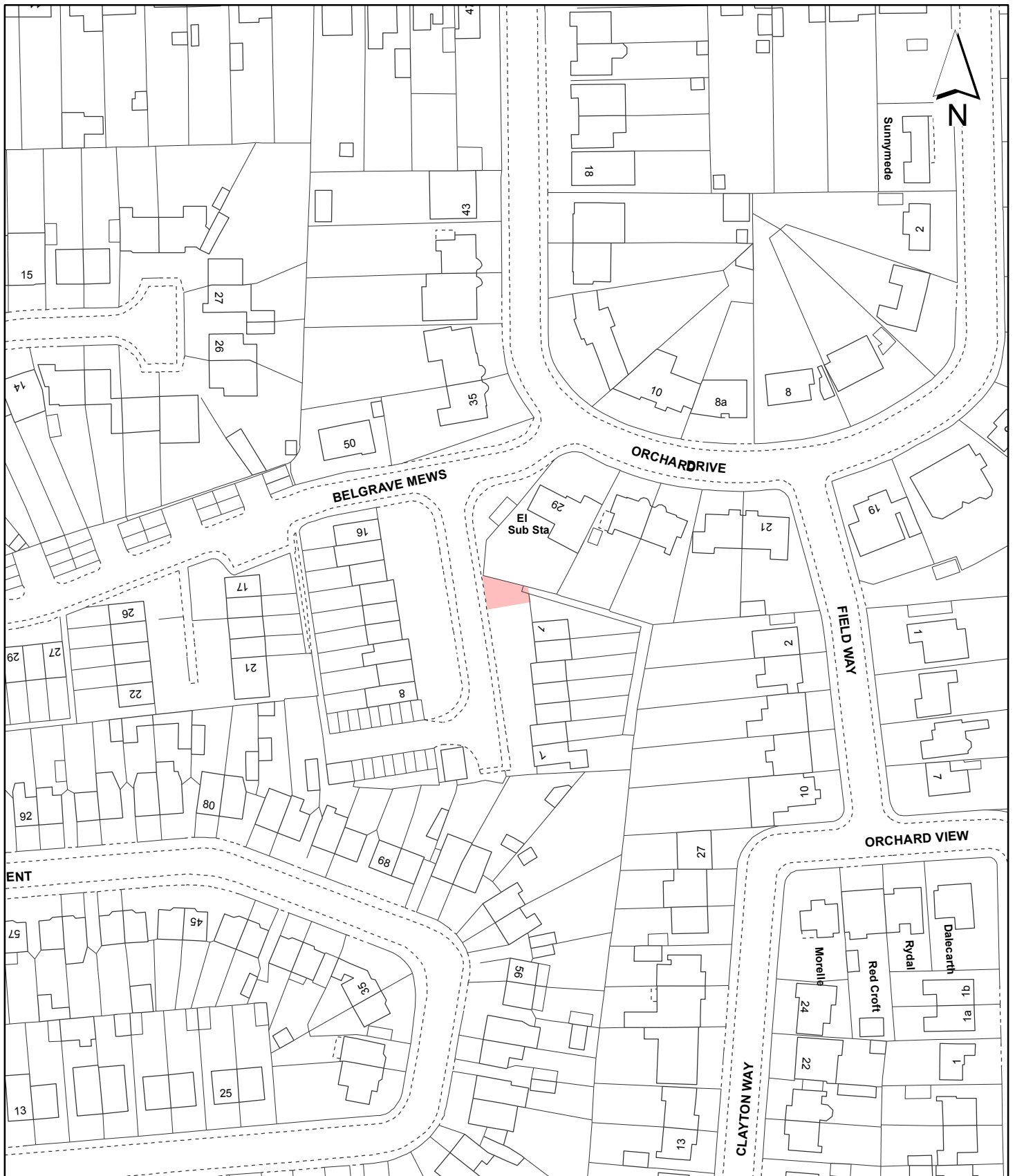
The application seeks planning permission for the erection of a single storey garage. An appeal has been submitted under appeal reference APP/R5510/W/17/3184507 against non-determination of the application. Had the Council had the opportunity to determine the application it would have been recommended for refusal on the grounds that the detached garage, by reason of its location outside of established building lines, overall size, scale, height and design would result in a visually obtrusive form of development, which would be detrimental to the visual amenity of neighbouring property owners and to the character and appearance of the wider streetscene.

11. Reference Documents


Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: 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 adjacent to 1 Belgrave Mews	
Planning Application Ref:	Scale
72586/APP/2017/482	1:1,250
Planning Committee	Date
Central & South	November 2017

LONDON BOROUGH OF HILLINGDON

Residents Services

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



HILLINGDON

LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Installation of petrol and diesel storage tanks, together with surrounding fencing, brickwork, pipework, vents and traffic barriers.

LBH Ref Nos: 532/APP/2017/2886

Drawing Nos: 1617-PD-002 P3
1617-PD-003 P4
Above Ground Diesel Tank
SuperVault MF
Prima Steel Palisade
Intergrated Louvre Systems
1617-PD-001 P4

Date Plans Received: 07/08/2017 **Date(s) of Amendment(s):**

Date Application Valid: 21/08/2017

1. SUMMARY

The application seeks planning permission for the installation of petrol and diesel storage tanks, together with surrounding fencing, brickwork, pipework, vents and traffic barriers. It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site and the amenities of nearby occupiers would remain unaffected. The proposal is also considered acceptable in all other regards.

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

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

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

1617-PD-002 P3
1617-PD-003 P4
Above Ground Diesel Tank
SuperVault MH
Prima Steel Palisade
Intergrated Louvre Systems
1617-PD-001 P4

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 applicant is advised that the site is susceptible to surface water flooding and water is likely to pond. The applicant should ensure that any electric or working parts susceptible to fail in the event of water ingress are raised sufficiently or are protected. The petrol and diesel storage tanks should be managed to prevent spillages prevent flows into the surface water drainage system.

2 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.

3 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).

4 I53 Compulsory Informative (2)

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

3. CONSIDERATIONS

3.1 Site and Locality

Brunel University is a Major Developed Site within the Metropolitan Green Belt as identified in the Policies of the Hillingdon Local Plan (November 2012). The application site, which is located within the campus, is a service area to the north of the Joseph Lowe building and to the South of Tower B in the South Western corner of the Campus.

3.2 Proposed Scheme

The application seeks planning permission for the installation of petrol and diesel storage tanks, together with surrounding fencing, brickwork, pipework, vents and traffic barriers.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is a lengthy planning history relating to the Brunel University Campus, but no planning history of relevance to this specific site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

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

OL4 Green Belt - replacement or extension of buildings

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Cleveland Road Neighbourhood Watch and Cleveland Road Residents Association were consulted by letter dated 23.8.17 and a site notice was displayed to the front of the site which expired on 22.9.17

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

Internal Consultees

EPU - No objection.

Flood and Water Management - Although there is no objection in principle, the site is susceptible to surface water flooding and water is likely to pond. Any design should ensure that any electric or working parts susceptible to fail in the event of water ingress are raised sufficiently or are protected. The petrol and diesel storage tanks should be managed to prevent spillages prevent flows into the surface water drainage system.

Officer comment: This matter is covered in an advisory informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

The proposal is not considered to have a detrimental impact on the Green Belt or

surrounding area as discussed within the 'Principle of development' and 'Impact on the character & appearance of the area' sections of this report.

7.07 Impact on the character & appearance of the area

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt characterised by large education related buildings. Having regard to the immediate context, in a service area between two buildings, it is considered that the petrol and storage tanks with enclosure would not harm the openness or amenity of the Green Belt. There is no policy objection to the proposal, which would accord with Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that the proposal does not harm the overall character or appearance of the University Campus and surrounding area. Accordingly, the proposal would accord with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

This part of the Brunel Campus is not readily visible from outside of the University Campus area. Given the distances involved and the nature of the development, the proposal would have no detrimental impact on any residential properties and would therefore accord with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not relevant to the consideration of this application.

7.11 Urban design, access and security

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

7.12 Disabled access

No accessibility issues raised.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of 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

7.15 Sustainable waste management

Not relevant to the consideration of this application.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

The Flood and Water Management Officer has advised that the site is susceptible to surface water flooding and water is likely to pond. Any design should ensure that any electric or working parts susceptible to fail in the event of water ingress are raised sufficiently or are protected. The petrol and diesel storage tanks should be managed to prevent spillages prevent flows into the surface water drainage system. An informative is recommended accordingly.

7.18 Noise or Air Quality Issues

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

No comments were received.

7.20 Planning obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable.

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

10. CONCLUSION

It is considered that the proposed petrol and storage tanks and surrounding fencing, brickwork, pipework, vents and traffic barriers would not have any significant impact on the openness of the Green Belt within this Major Developed Site and the amenities of nearby occupiers remain unaffected. The proposal is also considered acceptable in all other regards.

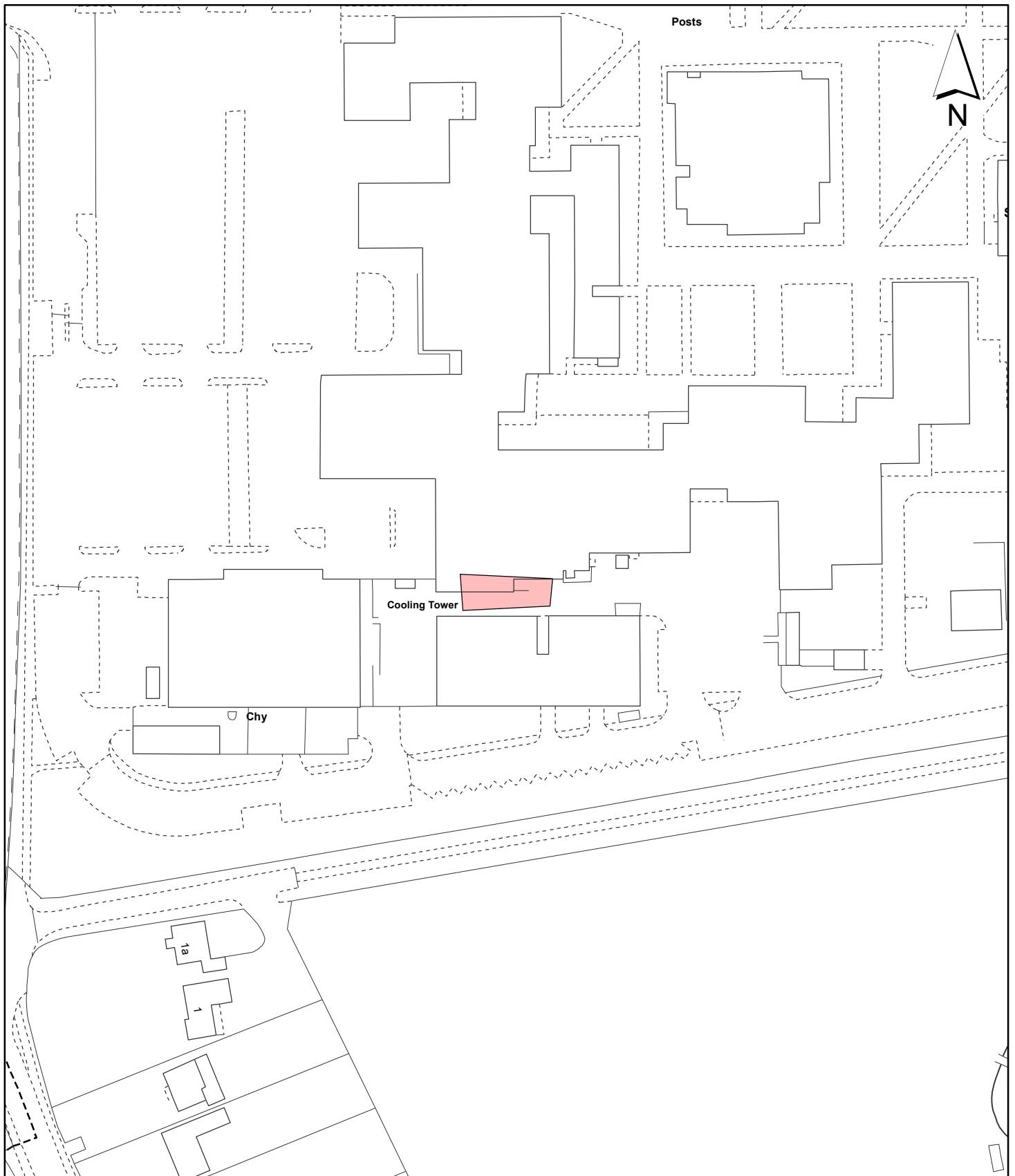
Accordingly, the application is recommended for approval



11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Brunel University</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">532/APP/2017/2886</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p style="text-align: center;">Central & South</p>	<p>Date</p> <p style="text-align: center;">November 2017</p>	

Report of the Head of Planning, Sport and Green Spaces

Address WILFRED BROWN BUILDING, BRUNEL UNIVERSITY KINGSTON LANE
HILLINGDON

Development: Variation of condition 2 of planning permission ref. 532/APP/2014/3929 dated 19/02/2015 (Re-cladding of the existing Wilfred Brown building, alterations to North elevation involving rebuilding of security annex, installation of canopy over existing courtyard to rear and associated works), to agree a revised energy strategy, in relation to proposals for re-cladding.

LBH Ref Nos: 532/APP/2017/2731

Drawing Nos: ADDENDUM TO THE APPROVED ENERGY AND SUSTAINABILITY STATEMENT Revision 001

Date Plans Received: 26/07/2017 **Date(s) of Amendment(s):**
Date Application Valid: 19/09/2017

1. SUMMARY

The application seeks permission for the Variation of condition 2 of planning permission reference 532/APP/2014/3929 dated 19/02/2015 (Re-cladding of the existing Wilfred Brown building, alterations to North elevation involving rebuilding of security annex, installation of canopy over existing courtyard to rear and associated works), to agree a revised energy strategy, in relation to proposals for re-cladding. The applicant has advised that whilst every effort has been made to retain all the proposed features, those which are not essential to the operation of the building have been removed due to financial cost restrictions. These include the biomass boiler and the roof mounted PV installations. It is noted that it was confirmed prior to submission of the 2014 that in relation to a refurbishment, Hillingdon Borough Council would not expect the building to meet current energy requirements. However, it would expect that Brunel University and the design team has gone as far as reasonably possible to make the refurbished building as sustainable as possible. It is considered, on balance, that the removal of the non-essential PV installations and biomass boiler would be acceptable given that the revised EPC rating of B would be achieved. The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 5209-02-200 Rev. D, 5209-02-201 Rev. D, 5209-02-202 Rev. D, 5209-02-203 Rev. D, 5209-02-204 Rev. D, 5209-02-230 Rev. E, 5209-02-231 Rev. E, 5209-02-232 Rev. E, 5209-02-233 Rev. E,

Design and Access Statement, Bat Survey, Drainage Report, Addendum to the approved energy and sustainability statement Revision 001;
Geotechnical Statement and Transport Statement 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 (July 2016).

3 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, a detailed specification of the external windows and doors and a detailed specification of the wall mounted PV's 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 NONSC Non Standard Condition

Prior to alteration, the building should be recorded to Level 3 as defined by English Heritage and following agreement with the London Borough of Hillingdon, copies of the document sent to the local planning authority and the Local Studies Library in Uxbridge.

REASON

To safeguard the architectural and historic interest of the building.

5 NONSC Non Standard Condition

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage 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:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

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 (July 2011) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
NPPF	National Planning Policy Framework
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings

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. 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.

4 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The Wilfred Brown Building is located within the Brunel University Campus, to the West of the site, adjacent to Cleveland Road. The building is on the central spine which is a walkway connecting it with the leisure centre, halls of residence and other academic facilities. The 1960's three storey building has a concrete frame with the Eastern and Western elevations being predominantly glazed and the Northern and Southern elevations featuring block concrete cladding. The main entrance is on the Western elevation and features a large entrance canopy. The building currently accommodates administration departments of Brunel University. The application site is located within a Major Developed Site within the Metropolitan Green Belt and within Flood Zone 1 as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks permission for the Variation of condition 2 of planning permission reference 532/APP/2014/3929 dated 19/02/2015 (Re-cladding of the existing Wilfred Brown building, alterations to North elevation involving rebuilding of security annex, installation of canopy over existing courtyard to rear and associated works), to agree a revised energy strategy, in relation to proposals for re-cladding.

3.3 Relevant Planning History

532/APP/2014/3929

Wilfred Brown Building, Brunel University Kingston Lane Hillingdon

Re-cladding of the existing Wilfred Brown building, alterations to north elevation involving re-building of security annex, installation of canopy over existing courtyard to rear and associated works

Decision: 17-02-2015 Approved

Comment on Relevant Planning History

532/APP/2014/3929 - Re-cladding of the existing Wilfred Brown building, alterations to North elevation involving re-building of security annex, installation of canopy over existing courtyard to rear and associated works.

Condition 2 of the planning permission states:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 5209-02-200 Rev. D, 5209-02-201 Rev. D, 5209-02-202 Rev. D, 5209-02-203 Rev. D, 5209-02-204 Rev. D, 5209-02-230 Rev. E, 5209-02-231 Rev. E, 5209-02-232 Rev. E, 5209-02-233 Rev. E, Design and Access Statement, Bat Survey, Drainage Report, Energy and Sustainability Report, Geotechnical Statement and Transport Statement 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 (July 2011).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

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

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

NPPF National Planning Policy Framework

- OL1 Green Belt - acceptable open land uses and restrictions on new development
OL4 Green Belt - replacement or extension of buildings

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Cleveland Road Neighbourhood Watch and the Cleveland Road Residents Association were consulted by letter dated 21.9.17 and a site notice was displayed which expired on 23.10.17. No responses have been received.

Internal Consultees

It should be noted that the Council's Sustainability Officer assisted the Council in drafting the report (the Sustainability Officer's views have influenced the main body of the report).

Conservation Officer - The report relates to the non implementation of the biomass boiler and roof level PVs. These are not issues that have significantly altered the overall agreed appearance of the refurbished building. No comment is therefore, made.

Highways Officer - This change of condition relates to revised energy uses and as such has no obvious highway implications.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development has been approved under application reference 532/APP/2014/3929.

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

The application building is one of the original buildings on the Brunel University campus, completed in 1967 and designed by Sheppard Robson, the architects of the current scheme. The building is not designated, nor located in an historically sensitive location, although there are architecturally important structures, ie Locally Listed Buildings to the South and East, and the grade II listed Lecture Theatre is also close by. The Council's Conservation Officer has advised that the report relates to the non implementation of the biomass boiler and roof level PVs. These are not issues that have significantly altered the overall agreed appearance of the refurbished building.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

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

7.06 Environmental Impact

The original building, constructed in 1966, is a 3-storey development comprising reinforced

concrete frame, light weight clad elevations, single glazed ribbon windows and flat roof areas. During the 1970's a three storey extension was constructed to the rear of the building. Construction methods and materials used match those used in the original building. A fourth floor extension was added in two sections between 1990 and 1995. This extension comprises a single storey steel frame superstructure with light weight cladding and single glazed windows. The Western elevation is set back slightly from the original building. The 4th floor extension includes a flat roof.

The refurbishment works includes:

- Removal and replacement of the building envelope including vertical elevations and roof areas.
- Remodelling of the building interior.
- Removal and replacement of the building engineering services installations.

The remodelled building has been designed to incorporate effective use of passive, internal climate moderating, design features, as follows:

- Natural ventilation to maintain comfortable internal temperature conditions and acceptable air quality.
- Mixed mode ventilation will be adopted in those spaces not able to be ventilated adequately by natural means alone.
- Good day lighting in perimeter spaces.
- Exposed concrete soffit surfaces in the occupied spaces, acting as a heat sink in summer.
- Night time ventilation/cooling, coupled with exposed concrete room surfaces in the occupied spaces.
- Effective shading, by careful design of the building facade and selection of appropriate glazing, to prevent unwanted solar heat admission in the summertime, particularly on the feature Western Elevation.

It was originally intended that thermal energy would be delivered to the remodelled building by a combination of the following technologies:

- Ground Source Heat Pump (GSHP)
- A wood burning boiler (Biomass)
- High Efficiency Gas-fired Condensing Boilers

The following low and zero carbon (LZC) technologies were intended to be incorporated:

- GSHP
- Biomass
- Photo Voltaic (PV)

The applicant has advised that whilst every effort has been made to retain all the proposed features, those which are not essential to the operation of the building have been removed. These include the biomass boiler and the roof mounted PV installations.

It is noted that it was confirmed prior to submission of the 2014 that in relation to a refurbishment, Hillingdon Borough Council would not expect the building to meet current energy requirements. However, it would expect that Brunel University and the design team would have gone as far as reasonably possible to make the refurbished building as sustainable as possible.

The biomass boiler and roof mounted PV were omitted as whilst they reduce carbon

emissions, they were not essential to the operation of the building and it could thus function without them. Space remains within the plantroom for the biomass boiler and fuel storage and the roof level remains free for the installation of PV. A decision was taken to retain the more expensive but worse performing BIPV as it is a visible installation which showcases the technology, a key feature of this development.

The final scheme has reverted from option 3B to option 1. Interestingly the current modelling shows an improvement for option 1 over that modelled in 2014. In 2014 modelling indicated a BER 20.88% greater than the TER and in 2017 this difference has been reduced to 11.5%. Thermal energy is still generated and used by a ground source heat pump installation which also has a communal gas fired boiler plant as back up when required. This back up system also serves the adjacent Michael Stirling building and its use for the Wilfred Brown building will improve its overall efficiency. An EPC rating of B, is predicted and this shows a strong performance for a project of this type.

It is therefore considered, on balance, that the removal of the non-essential PV installations and biomass boiler would be acceptable given that the revised EPC rating of B would be achieved.

7.07 Impact on the character & appearance of the area

The issue is addressed in the section above.

7.08 Impact on neighbours

Not relevant to the consideration of this application.

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not relevant to the consideration of this application.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

Not relevant to the consideration of this application.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, landscaping and Ecology

Not relevant to the consideration of this application.

7.15 Sustainable waste management

Not relevant to the consideration of this application.

7.16 Renewable energy / Sustainability

The issues are addressed in the environmental section above.

7.17 Flooding or Drainage Issues

Not relevant to the consideration of this application.

7.18 Noise or Air Quality Issues

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

The comments are addressed in the sections above.

7.20 Planning obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

Not relevant to the consideration of 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

10. CONCLUSION

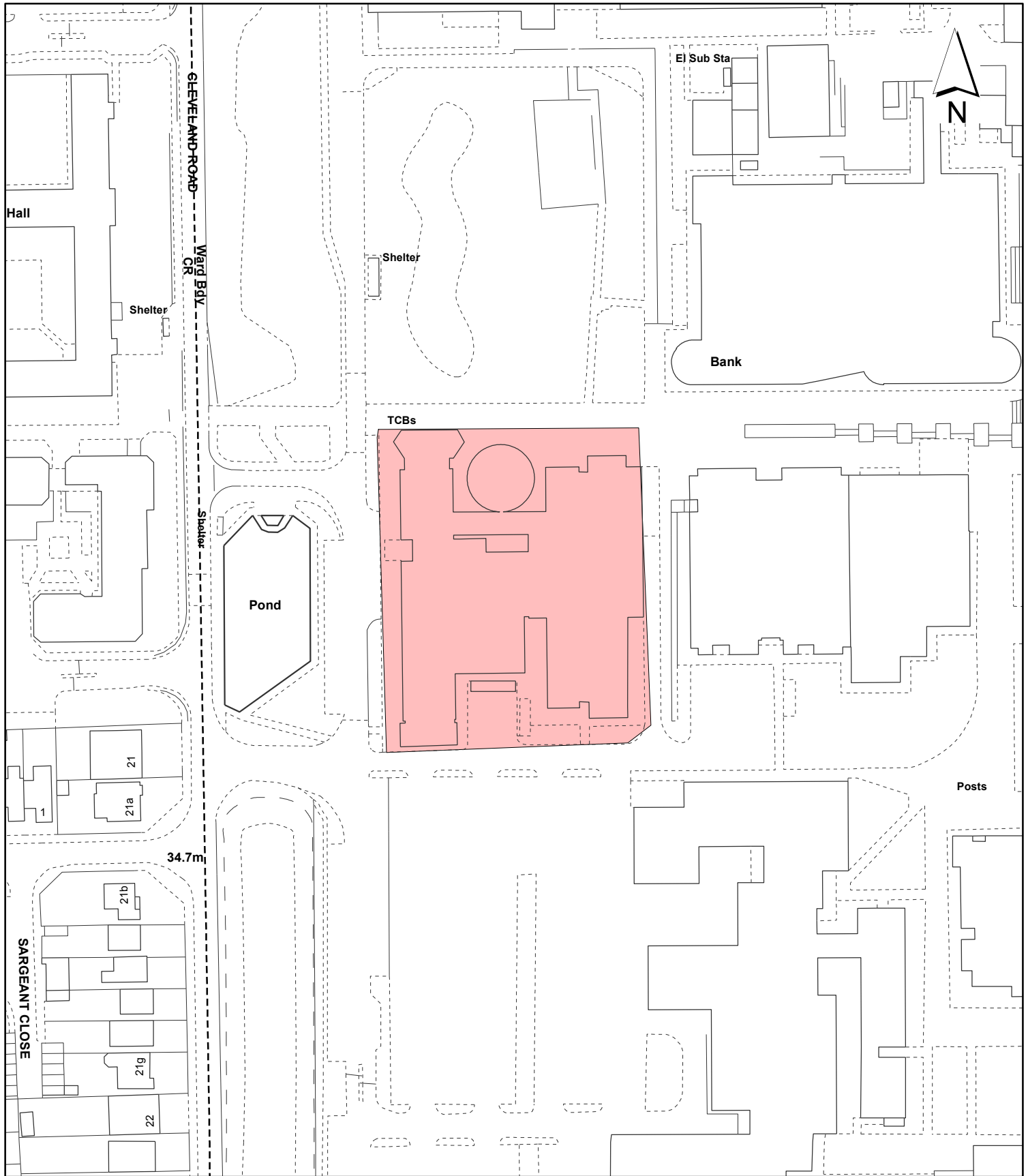
The application seeks permission for the Variation of condition 2 of planning permission reference 532/APP/2014/3929 dated 19/02/2015 (Re-cladding of the existing Wilfred Brown building, alterations to North elevation involving rebuilding of security annex, installation of canopy over existing courtyard to rear and associated works), to agree a revised energy strategy, in relation to proposals for re-cladding. The applicant has advised that whilst every effort has been made to retain all the proposed features, those which are not essential to the operation of the building have been removed due to financial cost restrictions. These include the biomass boiler and the roof mounted PV installations. It is noted that it was confirmed prior to submission of the 2014 that in relation to a refurbishment, Hillingdon Borough Council would not expect the building to meet current energy requirements. However, it would expect that Brunel University and the design team has gone as far as reasonably possible to make the refurbished building as sustainable as possible. It is considered, on balance, that the removal of the non-essential PV installations and biomass boiler would be acceptable given that the revised EPC rating of B would be achieved. The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2016)
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address: **Wilfred Brown Building
 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/2017/2731

Scale:
1:1,250

Planning Committee:
Central & South

Date:
November 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 215 & 215A LONG LANE HILLINGDON

Development: Conversion of 2 dwellings to form a single dwellinghouse, including the erection of a 2-storey rear extension

LBH Ref Nos: 4204/APP/2017/2724

Drawing Nos: 215ALONG/PL03
215LONG/PL03
215&215ALONG/PL03A
Design & Access Statement
215&215ALONG/PL06B
215LONG/PL01A
215&215ALONG/PL07B

Date Plans Received: 26/07/2017 **Date(s) of Amendment(s):**

Date Application Valid: 01/09/2017

1. **SUMMARY**

The application seeks planning permission for the conversion of two dwellings into one large dwelling for use as a single unit and a two storey rear extension.

The application proposal by merging two dwellings into one single unit results in the net loss of one residential housing unit. It should be noted that a number of local, strategic and national planning policies seek to encourage growth in housing numbers. Building new dwellings will not be effective in meeting housing demand if the current housing stock is diminished without replacement.

The Council's Saved Policies and the Hillingdon Local Plan Part 1 - Strategic Policies seek to prevent loss of housing stock. Policy H3 of the Saved Policies UDP states that the loss of residential accommodation 'will only be permitted if it is replaced within the boundary of the site'. An exception case can be made if the existing units are deemed unfit for habitation (within the meaning of the Housing Act 1985 as amended), however officers are satisfied this does not apply in this case. Policy H1 of the Hillingdon local Plan Part 1 - Strategic Policies (November 2012) states that the Council will 'manage development to resist the loss of housing'. The proposal is also contrary in this regard to Policy 3.3 of the London Plan (2016) and Paragraph 47 of the NPPF (2012). The proposals are therefore in principle contrary to the Development Plan.

The proposal would significantly alter the overall bulk and spacing of development at this site by joining the two detached properties together with a new, slightly higher roof over the two dwellings. The proposed extensions would result in the loss of the important gap between the two properties and loss of the view towards the verdant rear gardens, which is an important characteristic of this application site and surroundings. The proposal would result in the loss of cohesiveness of this group of three dwellings and would result in an incongruous addition which would be detrimental to the architectural composition of the existing buildings, the street scene, and would harm the character and appearance of the wider area.

The proposals are therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The application proposal by merging two dwellings into one single unit would result in the net loss of one residential unit. This is contrary to local, strategic and national planning policies which encourage growth in housing numbers and also seek to protect the existing housing stock. The application fails to provide replacement residential accommodation within the boundary of the property and is therefore considered contrary to Policy H3 of the Local Plan Part Two Unitary Development Plan Saved Policies (November 2012) and Policy H1 of the Hillingdon local Plan Part One - Strategic Policies (November 2012), Policy 3.3 of the London Plan (2016) and Paragraph 47 of the NPPF (2012).

2 NON2 Reason for Refusal: Design

The proposed extensions would result in the loss of the important gap between the two properties and the loss of cohesiveness of this group of three dwellings which would result in an incongruous addition which would be detrimental to the architectural composition of the existing buildings, the street scene, and would harm the character and appearance of the wider area. Therefore the proposal would 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 - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 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).

3 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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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 3.5	(2016) Quality and design of housing developments

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions.

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

3. CONSIDERATIONS

3.1 Site and Locality

The application properties comprise of two detached, two storey dwellings located on the Western side of Long Lane which lie within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The dwellings are constructed from red brick and have plain tiled hipped roofs. The principal elevations face East. Number 215A has been previously extended by way of a single storey conservatory style rear extension. The rear gardens are flat and the site has a verdant character and appearance. The site is covered by Tree Preservation Order (TPO) 168. The Oak in the front garden is T44 on the schedule and Lombardy Poplars to the rear are also protected (A1 on the schedule).

3.2 Proposed Scheme

The application seeks planning permission for the conversion of two dwellings into one dwelling for use as a single large dwelling including a two storey rear extension.

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

3.3 Relevant Planning History

3351/APP/2017/1386 215a Long Lane Hillingdon
Part two storey, part single storey side/rear extension

Decision: 09-06-2017 Refused **Appeal:** 19-09-2017 Allowed

4204/APP/2016/3281 215 Long Lane Hillingdon
Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 side dormers, 1 rear dormer, 4 side rooflights and 1 front rooflight

Decision: 16-11-2016 Refused **Appeal:** 14-02-2017 Dismissed

4204/APP/2017/1385 215 Long Lane Hillingdon
Part two storey, part single storey side/rear extension

Decision: 09-06-2017 Refused **Appeal:** 19-09-2017 Allowed

Comment on Relevant Planning History

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

4204/APP/2017/1385 (215 Long Lane)- Part two storey, part single storey side/rear extension and application and 3351/APP/2017/1386 (215A Long Lane) - Part two storey, part single storey side/rear extension were both refused for the following reason:

The proposed single storey rear extension by reason of size, scale, bulk and design, would represent an incongruous, obtrusive, unduly bulky and contrived form of development, which would dominate the original dwelling and be at odds with its character and appearance and detrimental to the visual amenities of the Long Lane street scene and the surrounding area generally. The proposal is therefore 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 (SPD) HDAS: Residential Extensions.

Appeals were allowed as the Inspector considered on balance and subject to the necessary conditions, that the proposals would not cause unacceptable harm to the character or appearance of their respective host dwellings or the immediate area.

4204/APP/2016/3281(215 Long Lane)- Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 side dormers, 1 rear dormer, 4 side rooflights and 1 front rooflight was refused for the following reasons:-

1. The proposed part two storey, part single storey side/rear extensions and the proposed dormer windows dormer, by reason of their excessive size, scale, bulk and design, would represent incongruous and obtrusive forms of development, which would dominate and subsume the original dwelling and would thus fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would 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 -

Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed, two storey side extension in conjunction with the proposed single storey side/rear extension, would by reason of siting, size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property and the loss of the sense of spaciousness between the application dwelling and the side boundary. This would give rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposal, by virtue of its size, scale, bulk, design and proximity, would be detrimental to the amenities of the adjoining occupier at 215A Long Lane by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

The Inspector concluded:

"The proposed scheme of extension in this case introduces substantial side dormers which would have the effect of making the house look not only boxlike in outline but also top-heavy, a characteristic that would be discordantly exacerbated by the contrast with the distinctively triangular rooflines of the matching neighbours, which serve to create a well-proportioned and balanced assemblage of architectural elements.

The incongruity of this approach would be further exacerbated by the reduction in the gap between the appeal site and 215a, by virtue of the wholesale sideways expansion of the house on its Northern flank. Although the reduction would not create a true "terracing" effect, the facts that the three houses read as a group and that 215 and 215a in particular appear as a virtually identical pair would draw attention to the failure of the scheme of extension, as perceived from the street, to appear subordinate to the original dwelling.

In combination with the proposed side dormer extensions, the asymmetric gap reduction would impart a cramped impression to the layout of the houses; and the substantial setback from the road would make this all the more apparent in the context of the group because it is this setback which enables the house to be viewed from the street in that way particularly effectively

The increased height and bulk of the dwelling would impinge significantly on the outlook from the kitchen window on the south side of 215a, which is already relatively close to 215. Due to orientation it is likely that there would be increased shading in sunlit conditions and certainly the side wall of 215 in closer proximity for its full height would be a domineering presence in the outlook from that habitable room, reducing also the diffuse daylight available.

Contrary to the intentions of the local plan policies BE19, BE20 and BE21, which variously address amenity, and also the NPPF and the Council's supplementary guidance previously mentioned, this would materially harm the living conditions of occupiers of 215a."

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

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 3.5 (2016) Quality and design of housing developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbouring properties were consulted by letter dated 8.9.17 and a site notice was displayed to the front of the site which expired on 5.10.17.

Internal Consultees

Landscape Officer - This site is occupied by two, two-storey detached houses in a spacious plot on the West side of Long Lane. They currently share a large area of hard-standing in the front garden with space for many parked cars. There is a large Oak on the front boundary in the South-East corner of the plot. This is a protected tree, T44 on the schedule of TPO 168. COMMENT The proposal to convert the two dwellings into a single unit can be achieved without affecting trees or other landscape features of merit. - However, tree protection will be required to prevent accidental

damage. The proposed site / ground plan indicates that alterations to the front garden will be made, incorporating new planting. This is a welcome improvement, subject to details, and should aim at restoring the space to 25% soft landscape. - The opportunity should be taken to hand dig some of the concrete hard-standing around the protected oak and restore it to soft landscape. It is already starting to lift the concrete. A method statement will be required. Any change to the front boundary details will need to avoid trenching or foundations within the root protection area of the tree. Re-paving should incorporate SuDS design and detailing. RECOMMENDATION No objection subject to conditions, RES8, RES9 (parts 1, 2, 4, 5 and 6) and RES10

Flood and Water Management Officer - The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. The development therefore needs to manage surface water on site in order to reduce the pressure on the main surface water sewers. No objections subject to SUDS condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application proposal by merging two dwellings into one single unit results in the net loss of one residential housing unit. It should be noted that a number of local, strategic and national planning policies seek to encourage growth in housing numbers.

Developments that provide new dwellings will not be effective in meeting housing demand if the current housing stock is diminished without replacement. The Council's Saved Policies local plan and the Hillingdon Local Plan Part 1 - Strategic Policies include policies which seek to prevent loss of housing stock.

Policy H3 of the Saved Policies UDP states that the loss of residential accommodation 'will only be permitted if it is replaced within the boundary of the site'. An exception case can be made if the existing units are deemed unfit for habitation (within the meaning of the Housing Act 1985 as amended), however officers are satisfied this does not apply in this case. Policy H1 of the Hillingdon local Plan Part 1 - Strategic Policies (November 2012) states that the Council will 'manage development to resist the loss of housing'. The proposal is also contrary in this regard to Policy 3.3 of the London Plan (2016) and Paragraph 47 of the NPPF (2012). The proposal is therefore 'in principle' contrary to Development Plan policies.

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further 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.

The Inspector in the 2016 appeal described the character of the site and surroundings as:

"The street scene of this section of Long Lane is relatively robust in the sense that detached and semi-detached houses of varying design in spacious plots, albeit generally conforming to a discernible if imprecise building line, are its essential characteristic overall. However, small groupings of essentially very similar dwellings, for example the semi-detached houses opposite and a little to the South of the appeal site, are a distinctive characteristic within that overall theme. The appeal site, No 215 is clearly one of such a grouping, apparently built alongside its near neighbour 215a to an identical design. Together with the detached house 215b immediately to the North of the latter, of very similar design to the front, the three houses are a distinct and cohesive group, similarly spaced.

The individuality of some of the larger houses on Long Lane is therefore not a defining characteristic of the appeal site. In the context of Long Lane overall, the houses read as a distinct group. A common defining characteristic, amongst others, within the group is the hipped nature of the roof line, which reduces apparent bulk and makes for visual separation of each dwelling, complementary to the intervening space between the side walls."

The proposal would significantly alter the overall bulk and spacing of development at this site by joining the two detached properties together with a new, slightly higher roof over the two dwellings. The proposed extensions would result in the loss of the important gap between the two properties and loss of the view towards the verdant rear gardens, which is an important characteristic of this application site and surroundings. The proposal would result in the loss of cohesiveness of this group of three dwellings and would result in an incongruous addition which would be detrimental to the architectural composition of the existing buildings, the street scene, and would harm the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan (November 2012) Policies BE13, BE15 and BE19 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions.

7.08 Impact on neighbours

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

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

The overall bulk of the original two properties would not be significantly apparent when

viewed from the two adjacent properties at Numbers 211 and 215B given that the siting and depth of the two storey element would remain similar to that which currently exists. Furthermore the single storey lean-to extension and proposed conservatory replace existing structures. The proposal involves the insertion of side facing bedroom windows at first floor level. Given that these windows are secondary windows, it would be appropriate and reasonable to impose a condition, in the event of an approvable scheme, for these windows to be obscure glazed and non opening below 1.7 m. As such the proposal 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 four bedroom 8 person house is required to provide 124 square metres of floor area which the proposal complies with. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2016).

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'. The submitted plans confirm that the dwelling would achieve 680 square metres of amenity space which significantly exceeds the Council's minimum standard.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

The submitted plans indicate that four parking spaces would be provided with additional soft landscaping to the front. This replaces the existing fully hard landscaped frontage providing 10 spaces and is considered acceptable in accordance with Policies AM7 and AM14 of the Local Plan.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of 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. There is a large Oak on the front boundary in the South-East corner of the plot. This is a protected tree, T44 on the schedule of TPO 168. The Council's Landscape Officer has confirmed that the development could be achieved without affecting trees or other landscape features of merit. subject to tree protection measures secured by condition. The proposed site / ground plan indicates that alterations to the front garden would be made, incorporating new planting. In the event of an approvable scheme, landscaping conditions would be imposed to secure tree protection measures, landscaping details, implementation and maintenance.

7.15 Sustainable waste management

In the event of an approvable scheme, these details could be secured by way of condition.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. In the event of an approvable scheme, it would have been reasonable to impose a condition to manage surface water on site in order to reduce the pressure on the main surface water sewers.

7.18 Noise or Air Quality Issues

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

No comments received.

7.20 Planning obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

Not relevant to the consideration of this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the conversion of two dwellings into one dwelling for use as a single unit which includes the erection of a two storey rear extension.

The application proposal by merging two dwellings into one single unit results in the net loss of one residential housing unit. It should be noted that local, strategic and national planning policies seek to encourage growth in housing numbers. Policy H3 of the Saved Policies UDP states that the loss of residential accommodation 'will only be permitted if it is replaced within the boundary of the site'. An exception case can be made if the existing units are deemed unfit for habitation (within the meaning of the Housing Act 1985 as amended), however officers are satisfied this does not apply in this case. Policy H1 of the Hillingdon local Plan Part 1 - Strategic Policies (November 2012) states that the Council will 'manage development to resist the loss of housing'. The proposal is also contrary in this

regard to Policy 3.3 of the London Plan (2016) and Paragraph 47 of the NPPF (2012). The proposals are therefore in principle contrary to the Development Plan.

The proposal would significantly alter the overall bulk and spacing of development at this site by joining the two detached properties together with a new, slightly higher roof over the two dwellings. The proposed extensions would result in the loss of the important gap between the two properties and loss of the view towards the verdant rear gardens, which is an important characteristic of this application site and surroundings. The proposal would result in the loss of cohesiveness of this group of three dwellings and would result in an incongruous addition which would be detrimental to the architectural composition of the existing buildings, the street scene, and would harm the character and appearance of the wider area.

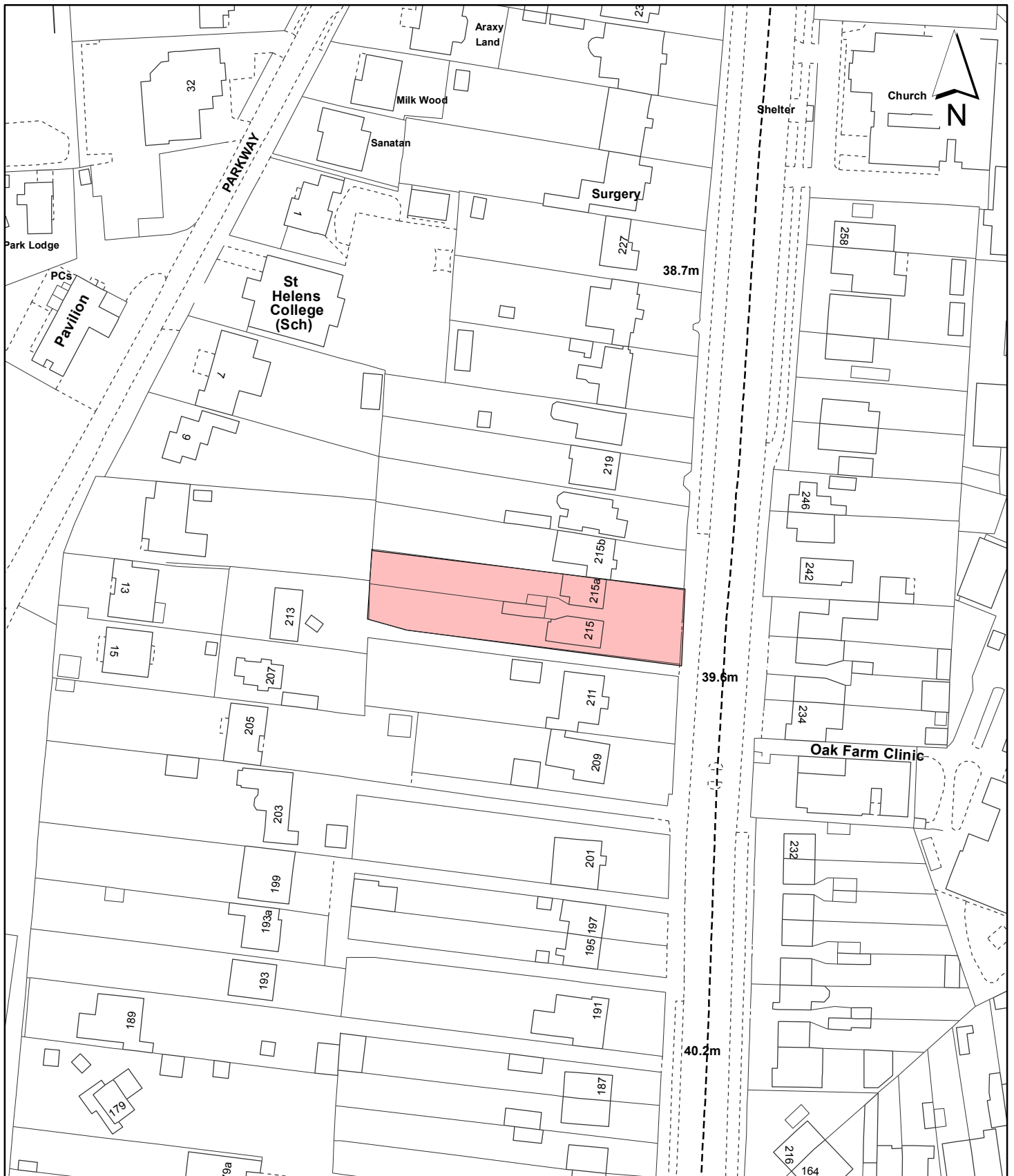
The proposal is therefore recommended for refusal.

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)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

215 & 215a Long Lane

Planning Application Ref:
4204/APP/2017/2724

Planning Committee
Central & South

Scale
1:1,250

Date
November 2017

LONDON BOROUGH OF HILLINGDON
Residents Services

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



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 66 FAIRWAY AVENUE WEST DRAYTON

Development: Installation of a side dormer and enlargement of roofspace to create habitable accommodation including the erection of a single storey front extension and installation of a porch

LBH Ref Nos: 29143/APP/2017/3100

Drawing Nos: Z/549/03 Rev. A
Z/549/02 Rev. A
Z/549/01 Rev. A
LP-66.

Date Plans Received: 24/08/2017

Date(s) of Amendment(s): 24/08/0017

Date Application Valid: 31/08/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached extended bungalow that is located to the North of Fairway Avenue. Its principal elevation faces South. The existing property at No 66 Fairway Avenue comprises a single storey flat roof rear extension. The site backs onto a railway line. The adjacent dwelling to the East (no 64) is a bungalow and to the West is a two-storey semi-detached property.

The application site is situated in 'West Drayton Garden City Area of Special Local Character' (ASLC). Fairway Avenue comprises varying architectural styles with a mixture of detached, semi-detached and terraced properties. The area is characterised by dwellings with generous front gardens. Fairway Avenue features grass verges and mature and semi-mature trees.

1.2 Proposed Scheme

The proposal involves increasing the height of the roof and the installation of a side dormer to create habitable accommodation. The proposal also includes the erection of a single storey front extension and the installation of a porch to front.

The overall height of the existing dwelling would increase from approximately 5 metres to 7 metres. The side dormer window would have set-ins from the sides and eaves of at least 1 metre but a 0.5 metre set-in from the apex. It is indicated as having an obscure glazed window and it will serve a bathroom/wc.

The front extension would be 1m deep and 5m wide. The porch would be 1.5 metres deep by 2.7 metres wide and 2.7 metres high.

1.3 Relevant Planning History

29143/A/91/1362

66 Fairway Avenue West Drayton

Erection of a pair of semi-detached houses (involving demolition of existing bungalow) (outline application)

Decision Date: 07-02-1992 Refused **Appeal:**

29143/APP/2010/1425 66 Fairway Avenue West Drayton

Single storey rear extension to include alterations to existing side and demolition of existing conservatory to rear.

Decision Date: 27-08-2010 Approved **Appeal:**

29143/APP/2014/2863 66 Fairway Avenue West Drayton

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

Decision Date: 30-09-2014 Refused **Appeal:**

29143/APP/2014/3827 66 Fairway Avenue West Drayton

Single storey rear extension

Decision Date: 08-01-2015 Refused **Appeal:** 14-JUL-15 Allowed

Comment on Planning History

Prior Approval application (ref: 29143/APP/2014/2863) was refused for a 6 m extension to which a neighbour objected. The officer's report acknowledged a large existing rear extension at No 64 of a comparable depth, however concern was raised regarding the loss of light and the overbearing impact to side windows.

29143/APP/2014/3827 for a single-storey rear extension was refused but allowed on appeal. One reason for refusal related to impact on No. 64 Fairway Avenue. In response, the appeal inspector commented -

"The neighbouring property (No 64) has a substantial rearward single storey extension comparable to that proposed. The concern over residential amenity stems from fears over impact upon a side window in this neighbouring property. However that window is well down the flank away from the rear elevation and already faces and is close to a blank wall on the appeal site. Outlook is presently minimal, light would be restricted currently and the orientation is such that sunlight will be already very limited. To my mind the addition of a further two metres of flat roofed extension in a Northerly direction to the West of this neighbouring property would make very little difference to the benefits currently gained by the window in question. To the other side there would be sufficient separation distances between the appeal proposal and No 68 to prevent any loss of residential amenity in that direction."

The Inspector considered the proposal to have a low impact to the character of the area. That extension has been implemented.

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**

Neighbouring residents were consulted upon the application on 04/09/2017. Two objections were received to the application raising following issues -

1. Previous proposal for a smaller extension was refused;
2. Serious loss of light;
3. The volume of the house would significantly increased and its bulk and length may appear excessive compared to that of its neighbours;
4. The initial decision on the previous application (29143/APP/2014/3827) described the modest single storey rear extension as "- detrimental to the amenities of the adjoining occupier at 64 Fairway Avenue by reason of over-dominance, overshadowing, visual intrusion, loss of light and loss of outlook" and also "- detrimental to the character and appearance of the existing property and to the visual amenities of the wider Garden City, West Drayton Area of Special Local Character". The refusal was overturned on appeal, but it is considered that the same comments are applicable to the present application; the bungalow to the East will certainly notice a loss of afternoon light in the back garden and the bulk of the proposed new roof will be ever-present; and
5. Though many dwellings in this Area of Special Local Character have been substantially extended, the current proposals would have a very obvious negative impact on the streetscape, closing gaps and reducing sightlines.

Officer comments - The issues raised are considered within the report.

INTERNAL CONSULTEES

Flood and Water management - The property is shown in Flood Zone 2, which can be found on the Environment Agency website and so a Flood Risk Assessment (FRA) must be submitted. The FRA must establish the level of risk to the property and also identify exactly how that risk will be managed. The application should be refused as an FRA has not been provided to assess the risk to the property and show how it is managed to ensure the future occupants will be safe.

Officer comment: The objection was discussed with the flood and water management officer who agreed that the very small scale of the additions at ground floor level (6sq.m) is such that a condition might be possible to address how the extensions can be designed to ensure the future occupants will be safe. That with the very limited footprint increase it might also be hard to argue an in principle objection based on failure to provide a flood risk assessment (typically, although not in this case, very small additions to dwellings will also be permitted development). Nonetheless it was also advised that it would be a matter of officers to argue that such an approach in this case did not set an undesirable precedent.

Conservation and Urban Design - The proposal would dramatically alter the original built form of the property.

4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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	(2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main planning issues being considered are the impact that the proposed extension on the adjacent neighbouring properties, the character and appearance of the host dwelling and the character and appearance on the street scene.

DESIGN

The property is situated within the Garden City West Drayton Area of Special Character. It has the outward appearance of a modest bungalow with mock Tudor features. The adjacent bungalow to the East has similar features whilst the properties to the West are more traditional 1930's semi-detached two-storey dwellings.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all development to achieve a high quality of design in extensions, making a positive contribution to the area in terms of layout, form, scale and materials and protecting the amenity of surrounding land and buildings particularly residential properties.

Similarly, the policies contained in the Hillingdon Local Plan: Part Two-Saved UDP Policies (November 2012) require new development to harmonise with the street scene (Policy BE13) and the form, scale and proportions of the original building (Policy BE15) whilst complementing the surrounding residential area in which it is situated (Policy BE19).

The existing dwelling and its neighbour No. 64 Fairway Avenue are of similar design and form a distinct pair. Together they provide an important visual gap between two-storey semi-detached dwellings with views to trees beyond. Together they, therefore, make an important contribution to the street scene in this part of the ASLC.

The Council's adopted SPD, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) (HDAS), sets out the design criteria for the scale and form of loft conversions and roof alterations which will generally be considered acceptable. Roof extensions will be accepted on bungalows, however these should appear subordinate to the size of the roof face within which it will be set. The guidance notes adequate set-ins (of at least 1.0 metre on detached dwellings) should be achieved from the ridge, sides and eaves and dormer windows that are too wide will be refused.

The dormer proposed is disproportionate and does not relate well to the roof form of the existing house. The proposed increase in height and the pronounced pitched roof coupled with inclusion of a large side dormer would result in a significant change to the scale of the original dwelling. The proposed side dormer together with the increase in height would result in an incongruous and excessively bulky box like addition to the existing dwelling. The symmetry and original proportions of this dwelling would be lost. The major change to the roof, both in terms of height and general form, including a side dormer with insufficient set-in from the apex of the roof are not considered to be in keeping with the ASLC and surrounding area generally.

The proposal includes a front extension at ground floor level with a depth of 1m and a width of 5m, this element of the proposal is considered acceptable.

With regard to porches paragraph 8.2 of the HDAS states that they should be individually designed to follow the character of the existing building. Porches should be subordinate in scale and should not be detrimental to the street scene. They should generally be confined to the front entrance area. It is considered that the proposed porch will be subordinate the existing dwelling and is unlikely to detrimentally harm the wider character of the area.

The proposal is not considered to be appropriate in terms of the Hillingdon Local Plan Part Two Policies BE5, BE13, BE15, BE19 and HDAS.

AMENITY

Hillingdon Local Plan: Part Two-Saved UDP Policies seek to safeguard the amenities of adjoining occupiers by reason of their daylight and sunlight (Policy BE20), outlook due to bulk and proximity (Policy BE21) and privacy (Policy BE24). HDAS sets out the criteria by which these potential impacts are measured or assessed with regard to angles of light and the position of habitable room or kitchen windows.

The appeal Inspector under planning ref: 29143/APP/2014/3827 allowed at appeal considered the impact of the further rear single storey extension on both neighbouring properties (full quotation set out in Planning History) . It was concluded that the addition of a further two metres of flat roofed extension in a Northerly direction to the West of this neighbouring property would make very little difference to the benefits currently gained by the neighbouring resident's side window.

This application considers the impact of this application and the extension allowed at appeal. The side window at No 64 serves a kitchen and appears to be its only source of natural light. As such, in this case, and given the orientation of the building, it is considered that the substantial increase in height together with the addition of a dormer window facing towards No. 64 by reason of its overall size, scale, bulk, siting and length of projection, would be detrimental to the amenities of the adjoining occupier at 64 Fairway Avenue by reason of over-dominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

There is sufficient separation distances between the application property and No 68 Fairway Avenue and as such the proposal is unlikely to harm the amenity of occupiers at No 68.

FLOOD RISK

Whilst the Flood Risk Management Officer has recommended refusal, officers consider that the proposed extensions and porch on the front elevation are of such modest scale that a reason for refusal on this basis could not be sustained at appeal; that some form of condition requiring measures to ensure that the porch/front extension is designed appropriately to mitigate risk from flooding will suffice in this case.

CONCLUSION

It is considered that the development, particularly the proposed alterations to the roof form and the addition of the side dormer would be harmful to the character of the dwelling (No. 64), neighbouring property and the wider ASLC. It is also considered that the proposal would be harmful to the residential amenities of No. 64. The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The increase in height of the roof form and the addition of a bulky side dormer window would fail to harmonise with the architectural composition of the original dwelling, and would be detrimental to the character, appearance and symmetry of the pair of single-storey dwellings and to the visual amenities of the street scene and the surrounding area which is within the Garden City West Drayton Area of Special Character. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed development would significantly increase the size, scale, bulk and height of the property and it is considered that this would be detrimental to the amenities of the adjoining occupier at 64 Fairway Avenue by reason of over-dominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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

- 2 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions however we have been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.
BE5 New development within areas of special local character
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
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 (2011) Quality and design of housing developments

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

66 Fairway Avenue

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:
29143/APP/2017/3100

Scale:
1:1,250

Planning Committee:
Central & South

Date:
November 2017



HILLINGDON
 LONDON

Report of the Head of Planning and Enforcement

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

SUMMARY

This report provides financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 30 June 2017 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 19 October 2017 and updates the information received by Cabinet in June 2017. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 30 June 2017, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of July 2017 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/06/17' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled “Total Income as at 31/03/17” and “Total Income as at 30/06/17”.

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

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 2017. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

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

EXTERNAL CONSULTATIONS CARRIED OUT

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

BACKGROUND DOCUMENTS

District Auditor’s “The Management of Planning Obligations” Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.
Cabinet Report October 2017.

Central & South Planning Committee - 23 November 2017 PART 1 - MEMBERS, PUBLIC & PRESS

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 558145

**Central & South Planning Committee - 23 November 2017
PART 1 - MEMBERS, PUBLIC & PRESS**

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
			AS AT 30/06/17	AS AT 31/03/17	AS AT 30/06/17	AS AT 31/03/17	To 30/06/17	AS AT 30/06/17	AS AT 30/06/17	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT278/30/115*22	Heathrow Villages	Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	10,500.00	10,500.00	5,500.00	5,500.00	0.00	5,000.00	0.00	Fees & security (£5,000) associated with Highway Works to be undertaken by developer. Works consisted of temporary access works from Longford Roundabout to Western Perimeter Road. Access installed & will be removed following completion of Terminal 5. Security to be retained pending outcome of BAA proposals to make this access two-way and permanent for buses and emergency services vehicles as well as cyclists. Two way access implemented. Officers investigating whether all required works have been completed. Works completed, security to be refunded after maintenance period. £5,000 fees claimed by ECU.
PT278/34/86A*18	Brunel	Brunel sites 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	392,358.87	392,358.87	197,448.22	197,448.22	0.00	194,910.65	0.00	Highway Works - £150k refundable security. £124,637.12 received for highway works at junction of Hillingdon Hill and Kingston Lane. £65,271.32 received for Kingston Lane Pedestrian Crossing. £20,500 supervision fees. If the costs of the works plus statutory undertakers costs and TTS payment then the excess is to be refunded. Works complete and signals switched on. Officers continue to chase Brunel to perform remedial works to grass verges and are investigating options for the use of some of the security for the Council to perform the remedial works if necessary. Final certificate sent 30/4/09.
PT278/44/87A*20	Brunel	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	102,018.78	102,018.78	81,080.74	81,080.74	0.00	20,938.04	0.00	Traffic Calming on Cleveland Road & roundabout on Kingston Lane. £30,900 spent on engineering fees. £150k Refundable security deposit. £3,200 for Traffic DC project management costs. £58,962.38 TTS estimate for Pedestrian Crossing on Cleveland Road. Further payments received following receipt of estimate of works to cover security/costs. £10,000 received for improvements to a footpath on the site to be retained a security for Brunel to implement the works and to be transferred to PT84/875-D. Traffic Calming on Cleveland Road (including new signalised crossing) & roundabout on Kingston Lane at new entrance to Brunel University now complete. TIL invoice paid. Residual on TIL payment due to VAT not claimed - funds to be held on as contingency for extra TIL costs. Interest Accrued. Remedial work completed and signed off in December 2007.
PT278/49/117*23	Yeading	Grand Union Village Southall 327/APP/2000/2106	77,331.55	77,331.55	55,222.89	55,222.89	0.00	22,108.66	0.00	Security deposit (£5K + interest) for highways works involving traffic calming to the junction with Glencoe Rd and a cycleway/footway on Broadmead Rd to Hayes Bypass. £52,363.10 for TIL costs for Broadmead Road Toucan Crossing proposed as part of works. Additional income is £1K of engineering fees. Detailed plans of works and design agreed. Consultation undertaken during February 2007 for traffic calming and toucan crossing. Officers chasing TIL for implementation. Following consultation Cabinet Member agreed to works to be carried out. Works completed Aug 09. Further £11,447 received for LBH fees. £43,775.89 paid towards TIL signal costs.
PT278/57/140 A	Pinkwell	MOD Records Office Stockley Road Hayes 16399/APP/2004/2284	419,128.68	419,128.68	325,719.61	325,719.61	0.00	93,409.07	0.00	£188,737.70 (including £170,027.34 for Transport For London signals unit) for installation of two sets of traffic signals, one at the entrance to the site the other at Lavender Rise on Stockley Road and £190,686.91 received in respect of the Council's costs for supervision of the works (to be carried out by the owner). Works complete. Stage 3 road safety audit now agreed await completion of remedial works. Remedial works completed. Additional item of works being sought by officers who are chasing the developer for this. Council's costs of £205,686.71 claimed. TTS invoice for signals at Lavender Rise paid. Funding for additional items of works (removal of right turn lane) and BT cabling received. Design work and public consultation completed. Removal of right turn lane completed Sept 09. Scheme in maintenance period awaiting financial completion.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
			AS AT 30/06/17	AS AT 31/03/17	AS AT 30/06/17	AS AT 31/03/17	To 30/06/17	AS AT 30/06/17	AS AT 30/06/17	
PT/278/60/147B	West Drayon	DERA Site, Kingston Lane, West Drayon - Highways 45658/APP/2002/3012	56,816.26	56,816.26	0.00	0.00	0.00	56,816.26	0.00	£55,000 was received towards the total cost of highway works for the purchase and installation of traffic signals at Station Road/ Porters Way Junction and any such other incidental work as identified by the Council to support the development. Funds not spent by February 2014 are to be refunded together with interest accrued. These works to be performed by developer of RAF Porters Way (see PT/278/62/148A). Funds to be retained as a contingency for these works.
PT/278/62/149A	Botwell	Hayes Goods Yard 10057/APP/2004/2996&2999	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	The Council's costs due upon lodgement of documents by the developer for the design, administration and supervision of the works to the public highways surrounding the site to be performed by the developer. £5,000 received as a security deposit for the due and proper execution of the highways works by the developer.
PT/278/65/182	Heathrow Villages	Longford Roundabout - Fifth Arm, 63369/APP/2007/2294	9,521.00	9,521.00	4,521.00	4,521.00	0.00	5,000.00	0.00	Remaining balance is a security deposit for developer implementation of bus only access to Terminal 5 Heathrow. Spend on supervision costs. Works complete, security to be refunded following maintenance period.
PT/278/74/209C	Yiewsley	Proposed Tesco development, Trout Road, Yiewsley 609/APP/2007/3744	120,300.26	120,300.26	117,300.26	117,300.26	0.00	3,000.00	0.00	Fees received for design checks for proposed junction works and carriageway widening at Trout Road. S278 agreement and technical approval pending. Further fees received & claimed for inspection works.
PT/278/76/198A	Uxbridge	Former Gas Works site (Kier Park), Cowley Mill Road, Uxbridge 3114/APP/2008/2497	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as a security deposit for due and proper execution of highways improvements. S278 agreement.
PT/278/81/249E	Townfield	Fmr Glenister Hall, 119 Minet Drive, Hayes, 40169/APP/2011/243	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	Fees received for design checks and monitoring and supervision. £4,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring.
PT/278/82/273A *87	Uxbridge South	Autoguild House (Lidl), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	99,115.00	99,115.00	7,920.00	7,920.00	0.00	91,195.00	0.00	Fees received and claimed for design checks & monitoring of S278 works. £19,195 received towards upgrading of traffic lights at junction of Cowley Mill Road. £72,000 received as a security deposit to ensure highways works are carried out to a satisfactory standard. £5,920 received & claimed for design checks.
PT/278/83/283A	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2009/2752	203,636.00	182,096.00	150,596.00	150,596.00	0.00	53,040.00	0.00	£40,000 received and claimed for design checks & monitoring of 278 highway works. £31,500 received as a security deposit to ensure highway works are carried out to a satisfactory standard. £94,596 received and claimed by ECU towards fees associated with S278 agreement. Further £15,000 received and claimed towards design fees.
PT/278/85 *93	Yiewsley	GSK Stockley Park, 5 Iron Bridge Road, 3057/APP/2012/2573	6,210.00	6,210.00	1,210.00	1,210.00	0.00	5,000.00	0.00	Fees received and claimed for design checks. £5,000 received as a security deposit to ensure highway works are carried out to an acceptable standard.
PT/278/103/370A	Uxbridge	Belmont House (formerly Senator Court), Belmont Road, Uxbridge. 68385/APP/2012/2398	56,171.39	56,171.39	4,936.53	4,936.53	0.00	51,234.86	0.00	Funds held as a returnable bond to ensure the satisfactory completion of the highway works associated with the development. £4,936.53 fees claimed for design for design checks.
PT/278/95/40J *131	Botwell	Land at Thorn EMI Complex (Old Vinyl factory) - Gatefold Building 51588/APP/2011/2253	33,397.13	33,397.13	0.00	0.00	0.00	33,397.13	0.00	£33,397.14 received as a returnable deposit sum. Funds to be returned with interest on satisfactory completion of the works.
PT/278/107/355E *132	Botwell	Former EMI site, Dawley Road (Prologis), Hayes. 8294/APP/2015/1406	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5,000 received as the highways deposit sum to ensure satisfactory completion of the works. Any unspent funds to be returned to the developer on completion.
PT/278/108/378C *133	Townfield	27 Uxbridge Rd (Hayes Gate House) 2385/APP/2013/2523	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5,000 received as the highways deposit sum to ensure satisfactory completion of the works. Any unspent funds to be returned to the developer on completion.
SECTION 278 SUB - TOTAL			1,614,504.92	1,592,964.92	953,455.25	953,455.25	0.00	661,049.67	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
			AS AT 30/06/17	AS AT 31/03/17	AS AT 30/06/17	AS AT 31/03/17	To 30/06/17	AS AT 30/06/17	AS AT 30/06/17	
PT/05/04a *2	Heathrow Villages	BA World Cargo / 50045A95/1043	339,111.08	339,111.08	212,469.24	212,469.24	0.00	126,641.84	0.00	The balance is for improvements to public transport serving the south side of London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum sought in determining any scheme. No time limits. BAA proposal for upgrade of bus services to the south side of Heathrow. S106 funding (from this case and PT/05/4b) would be used to 'pump prime' these services. £210,000 allocated to enhancements to 350 and 423 bus services (Cabinet Member decision 21/10/09). Enhanced London Buses (bus service agreement 09/10). Year 2 & 3 payments to London buses (£70,084). £23.5k allocated towards a pedestrian crossing facility on the A4 Colnbrook Bypass (Cabinet Member Decision 29/03/2012). £2,217 paid towards upgrade of crossing facility on A4.
PT/05/04b *2	Heathrow Villages	BA World Cargo / 50045A95/1043	406,331.57	406,331.57	173,645.35	173,645.35	0.00	232,686.22	0.00	The balance is for improvements to public transport serving London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum are to be sought in determining any scheme to be funded. See update to PT/05/04a above regarding the remainder of the balance. No time limits.
PT/37/40B-C (see: PPR/29)	Botwell	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/566&1418 (Old Vinyl Factory 5987/APP/2012/1893)	559,443.43	559,443.43	378,904.27	378,904.27	0.00	180,539.16	74,928.07	Project 40B- Environmental improvements in Blyth Road. Funds committed to highways works on Blyth Road and subway CCTV. Unspent funds at 6 months of occupation to be refunded. New agreement signed 19/04/13. Funds to be used towards public realm improvements in the vicinity of the site and Hayes Town Centre (see agreement for further details). No time limit for spend. £838.48 remaining balance from PT/37/40F transferred to PT/278/47. £12,500 allocated towards lighting scheme in Blyth Road. £100,000 allocated towards Hayes Town Centre Improvements (Cabinet Member Decision 19/06/2015). Spend towards lighting scheme in Blyth Road.
PT/37/40E *47	Botwell	Land at Thorn EMI Complex - Parking 51588/APP/2000/566&1418 (Old Vinyl Factory 5987/APP/2012/1838)	32,805.42	32,805.42	0.00	0.00	0.00	32,805.42	0.00	Project 40E - £30,000 received for controlled parking in Blyth Road area. New agreement signed 19/04/13. Funds held to be used towards controlled parking zones in the vicinity of the development or if not required, towards the same purpose as PT/37/40B above. No time limit for spend.
PT/42/41	Heathrow Villages	Temp Stockpiling at Bedford Court. 47853/SPP/2003/113	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00	£50,000 for landscape enhancement on specified land around the development. Unexpended funds at 19 June 2006 were to be repaid to the developer. Following consultations with BAA it has been agreed to spend the funds as part of the Colne Valley project. Deed of variation has been secured to remove time limits.
PT/15/21C	Botwell	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343	57,000.00	57,000.00	0.00	0.00	0.00	57,000.00	0.00	£50,000 for Landscaping on adjacent land and £7,000 for maintenance of the landscaping works. Funds to be held for landscaping in accordance with the agreement subject to Crossrail. No time constraints.
PT/16/189B (see: E35)	West Drayton	LHR Training Centre, Stockley Close / 51458/97/1537	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	£25,000 for improvements at the junction of Stockley Road & Stockley Close / Lavender Rise, West Drayton. Scheme provided using TfL funding. Further improvements to area have been implemented as part of the MOD development. Funds to be held as contingency for any works required to the junction arising out of the MOD development. No time constraints.
PT/16/74A (see EY/40, E/20 & E/21)	Uxbridge North	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357	18,893.88	18,893.88	17,871.38	17,871.38	0.00	1,022.50	0.00	Street lighting according to the agreement drawing. No time constraints. Expenditure due to commencement of project for street lighting on Redford Way at Johnson's Yard. Columns & lanterns installed and working. Unable to install column in footpath leading to the high Street. Last column installed. Connection by Southern Electric were programmed for July 07. Columns all connected but require painting. Officers chasing painting contractor to progress. Painting completed - final invoices paid. Final balance to be confirmed after closure of 08/09 financial year accounts.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
			AS AT 30/06/17	AS AT 31/03/17	AS AT 30/06/17	AS AT 31/03/17	To 30/06/17	AS AT 30/06/17	AS AT 30/06/17	
PT/80/112 (formerly PT/278/05)	Uxbridge South	Grand Union Park, Packet Boat Lane, site ref. 1197 (various applications)	47,774.85	47,774.85	2,228.56	2,228.56	0.00	45,546.29	0.00	No time constraints. Officers looking into project for spend of balance at junction of Packet Boat Lane & Cowley High Street. Cabinet Member for P&T concerned with affect of proposal and blind road bend heading towards Uxbridge. Funds to be held until sight lines are resolved.
PT/82/114 (formerly PT/278/23)	Uxbridge South	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069	13,169.44	13,169.44	11,577.00	11,577.00	0.00	1,592.44	0.00	Highway Works for alternative traffic management on Waterloo Road. No time limits. Cabinet Member for Planning & Transportation has approved use of funds to extend the Uxbridge South Parking Management Scheme approved. Implementation occurred in the Autumn. £11k spend on Waterloo Road from the Parking Revenue Account to be recharged to this case for next quarter. Recharge completed.
PT/84/87B-D (Formerly part of PT/278/44)	Brunel	Brunel s106 16 April 04 532/SPP/2002/2237	27,614.47	27,614.47	15,164.48	15,164.48	0.00	12,449.99	0.00	£3,000 + interest for monitoring of landscape management plan (87B). £10,000 + interest for monitoring of green travel and public transport obligations (87D), and £200 + interest initial payment associated with footpath works to be undertaken by Council (87C). Engineers inspected site to ascertain whether works are required & whether further payments are due late Jan 2006. Officers chasing Brunel to provide a disabled ramp from the back of the privately owned footway at Hillingdon Hill. Interest accrued. £10k plus interest received for improvements (including lighting) to the footpath alongside the River Pinn linking 'Site 2' to Uxbridge Road. Footpath works complete, security deposit plus interest returned.
PT/88/140C *38	Pinkwell	MOD Records Office, Stockley Road, Hayes - Prologis Park 18399/APP/2004/2284	754,743.82	754,743.82	754,006.52	754,006.52	0.00	737.30	0.00	Funds received as the public transport contribution to enhance the level of public transport to and from the area of the development site. Funds allocated towards the extension of the U4 bus route on to the site for a 5 year period (Cabinet Member Decision 29/05/2012. DOV completed to extend time limit to spend funds to March 2017. Bus extension operational from end of Sept 2012. £24,756 paid towards the provision of bus stop on the Prologis site. Payment to TFL for first year of operation 12/13. £33,513 further TFL costs. £48,289 allocated towards upgrading A10 bus stops. Stockley road, adjacent to Prologis Park (Cabinet Member Decision 08/11/2016). Final TFL payment for year 5 of bus operation and all outstanding invoices paid. Deminimus balance £737.30 to be moved to PT/44 S278 Surplus for next quarter.
PT/88/140F *46	Pinkwell	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284	74,089.77	74,089.77	64,089.77	64,089.77	0.00	10,000.00	10,000.00	Funds received for parking management system in Bourne Avenue and surrounding streets of the new and existing estate roads. There are currently no plans to consult with residents of the area on a Parking Management Scheme. However, any resident objections to increases in commuter parking on residential roads generated by the development may give reason to spend these funds. Officers continue to monitor the parking situation. Funds must be spent within 7 years following date of receipt i.e. Dec 2013. No parking scheme has been requested and time limit has now passed. Officers in contact with developer. Contribution required to be returned. Funds returned to developer as agreed towards a transport study on Stockley Road, to assess the traffic impact of their developments. £10,000 retained, earmarked towards lighting improvements in Bourne Avenue, subject to formal allocation.
PT/101/170A	Botwell	11 - 21 Clayton Road, Hayes 56640/APP/2004/630	30,527.21	30,527.21	12,974.24	12,974.24	0.00	17,552.97	0.00	Funds received for parking management in the area. Funds not spent by 31 August 2014 are to be refunded. £13,000 from this contribution allocated towards the implementation of a parking management scheme in Blyth Road, Clarendon Road & Clayton Road (Cabinet Member Decision 16/03/2012). Scheme completed April 2012. £10,000 can be retained towards other schemes related to the development. £10,000 allocated towards a lighting scheme in Clayton Road (Cabinet Member Decision 17/05/2016). Developer has confirmed that remaining balance £7,552.97 can also be retained by the Council to be spent towards the Hayes Town Centre Scheme (Cabinet Member Decision 05/04/2017).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017/2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
			AS AT 30/06/17	AS AT 31/03/17	AS AT 30/06/17	AS AT 31/03/17	To 30/06/17	AS AT 30/06/17	AS AT 30/06/17	
PT/102/161D	Yiewsley	Honeywell Site, Trout Road Yiewsley 335/APP/2002/2754	77,151.50	77,151.50	68,448.16	68,448.16	0.00	8,703.34	8,703.34	Funds received towards public transport and community facilities initiatives in the West Drayton area. Funds to be spent by September 2014. Funds allocated towards public transport initiatives in the West Drayton area to include bus stop accessibility and enhancement of the pedestrian link along Tavislock Road to West Drayton Station and bus interchange (Cabinet Member Decision 22/04/2014). Scheme completed September 2014. £10,000 can be retained towards other schemes related to the development.
PT/104/147H	West Drayton	DERA Site, Kingston Lane, West Drayton 45658/APP/2002/3012	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received for the installation and maintenance of CCTV cameras on the site as specified in the relevant planning permission. Cameras to be installed by the developer. Funds to be retained as security. No time constraints.
PT/110/198B *61	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge - Bond 3114/APP/2008/2497	14,240.00	14,240.00	0.00	0.00	0.00	14,240.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the travel plan. To be refunded after 10 years.
PT/111/204A *63	Uxbridge	106, Oxford Road, Uxbridge. 26199/APP/2008/2338	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel Plan Bond received to ensure compliance by the tenant of its monitoring and reporting obligations in accordance with the travel plan. Returnable.
PT/114/209A *67	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the Travel Plan. To be refunded five years following first occupation.
PT/115/209B	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	4,850.00	4,850.00	0.00	0.00	0.00	4,850.00	0.00	Contribution received for the purpose of the purpose of setting up a car club. Funds to be spent within 5 years of receipt (March 2015). Allocated towards setting up Hertz car club in Trout Road (Cabinet Member Decision 7/02/2014).
PT/122/248A	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge. 38074/APP/2008/1418	54,486.29	54,486.29	28,957.67	28,957.67	0.00	25,528.62	0.00	Contribution received towards street scene improvements within the vicinity of the land. Funds to be spent within 5 years of receipt (July 2016). Funds allocated towards phase 2 of Uxbridge gateway scheme (Cabinet Member Decision 17/12/2015). Scheme substantially completed July 2016. Balance due to cost savings made, remaining funds be used to upgrade street lighting in line with original scheme.
PT/124/261	West Drayton	Land at Stockley Close Estate, West Drayton. 56244/APP/2003/1437	60,000.00	60,000.00	52,855.44	52,855.44	0.00	7,144.56	0.00	Contribution received towards providing accessibility improvements including public transport in the vicinity of the land. Funds to be committed within 3 years of receipt (Dec 2014). Funds committed towards accessibility improvements to bus stops on Lavender Rise and towpath improvements between Stockley Road and West Drayton Station (Cabinet Member Decision 17/10/2014). £6,755.44 spent towards access to bus stops 14/15. Towpath works programmed for Sept 2015. Scheme substantially complete March 2016. Remaining towpath work to be completed as part of a larger scheme 2016/17.
PT/125/242C	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	369,910.54	369,910.54	0.00	0.00	0.00	369,910.54	369,910.54	£270,000 received as the phase 2 & 3 payments towards improvements and additions to TfL bus services within vicinity of the development (see legal agreement for further details). No time limits for spend. £159,910.54 received June quarter as the Phase 4 payment.
PT/126/242D *62	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel plan bond received to ensure compliance by the owner of its monitoring and reporting obligations. To be refunded after 10 years.
PT/128/276A	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	22,155.20	22,155.20	0.00	0.00	0.00	22,155.20	22,155.20	Contribution received towards the provision of public transport infrastructure in the vicinity of the site. Measures considered include upgrade to bus stops, improvements to bus services and cycle ways (see agreement for further details). Funds to be spent within 7 years of receipt (9/7/2019).
PT/129/277A	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	0.00	Funds received towards co-ordinating and monitoring the green travel plan associated with the site. No time limits for spend.
PT/131/273B	Uxbridge South	Autoguild House (Ltd), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as the Travel Plan bond to be used by the Council to cover the Council's expenses in monitoring compliance by the owner with the travel Plan for a ten year period. Balance to be refunded after 10 years (2022).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS AS AT 30/06/17	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/06/17	COMMENTS (as at September 2017)
PT/132/149J *88	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	AS AT 30/06/17 15,000.00	AS AT 31/03/17 15,000.00	AS AT 31/03/17 0.00	To 30/06/17 0.00	AS AT 30/06/17 15,000.00	0.00	Travel Plan bond received to ensure the completion by the owner of 3 travel surveys. £5,000 to be returned on completion of each survey.	
PT/133/149K	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	62,500.00	62,500.00	0.00	0.00	62,500.00	0.00	Contribution received towards the establishment of parking management areas within the area no further than 800m from the boundary of the site. Funds to be spent within 7 years of receipt (Nov 2019). Funds allocated towards "Stop & Shop" parking scheme in Crown Close, Hayes (Cabinet Member Decision 05/04/2017)	
PT/134/149L	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	12,500.00	12,500.00	0.00	0.00	12,500.00	0.00	Contribution received towards the maintenance of the towpath directly opposite the site (as defined in the agreement). Funds to be spent within 7 years of receipt (Nov 2019). Funds allocated towards appropriate maintenance works (Cabinet Member Decision 07/05/2015).	
PT/136/297A	Heathrow Villages	Fmr Technicolor Site, 276 Bath Rd, Sipson, West Drayton. 35293/APP/2009/1938	34,541.66	34,541.66	0.00	0.00	34,541.66	34,541.66	Contribution received towards the cost of upgrading the bus stops and the installation of drop kerbing / tactile paving to enable pedestrian access over Bath Road in the vicinity of the site. Funds to be spent within 7 years of receipt (May 2020).	
PT/138/300B *102	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13228/APP/2012/2185	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00	Improvement received to be used by TfL to carry out required improvement works to the junction at The Parkway and Bulls Bridge Roundabout. No time limits	
PT/139/300C	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13228/APP/2012/2185	15,000.00	15,000.00	0.00	0.00	15,000.00	15,000.00	Contribution received towards improvements to the grand Union Canal frontage within the vicinity of Bulls Bridge. No time limits.	
PT/140/315A	Pinkwell	Asda Unit 4 Westlands Estate, Millington Road, Hayes 32157/APP/2011/872	458,800.00	458,800.00	0.00	0.00	458,800.00	458,800.00	Contribution to be used towards (but not limited to) the provision of footway and public realm improvements between the land and Hayes Town Centre. No time limits for spend.	
PT/141/315B	Pinkwell	Asda Unit 4 Westlands Estate, Millington Road, Hayes 32157/APP/2011/872	20,000.00	20,000.00	0.00	8,852.24	11,147.76	0.00	Contribution received towards the provision of a new bus stop outside the store and "real time" bus travel information (see agreement for details). No time limits for spend. Funds allocated towards bus stop improvements outside the store (Cabinet Member Decision 19/01/2017).	
PT/144/198H	Uxbridge South	Former Gas Works site (Kier Park) Cowley Mill Road, Uxbridge 3114/APP/2008/2497	40,635.00	40,635.00	0.00	0.00	40,635.00	0.00	Funds received as the "reduced public transport contribution" to be applied towards the hopper bus service or other public transport links relating to the site (see legal agreement). Funds to be spent within 7 years of receipt (May 2021). Funds allocated towards footway improvements on Cowley Mill Road to improve pedestrian access to bus stops (Cabinet Member Decision 02/06/2017)	
PT/145/198J	Uxbridge South	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge 3114/APP/2008/2497	20,317.00	20,317.00	0.00	0.00	20,317.00	20,317.00	Contribution received towards the provision or improvement of cycling in the vicinity of the site in accordance with the Council's adopted cycleway strategy. Funds to be spent within 7 years of receipt (May 2021).	
PT/146/198K	Uxbridge South	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge 3114/APP/2008/2497	66,031.00	66,031.00	58,375.63	58,375.63	7,655.37	0.00	Funds received towards the reconstruction of the footway and kerbing on both sides of Cowley Mill Road between the site access and Cowley Road, together with minor improvements to the footway and kerbing on the eastern side of Waterloo Road. Funds to be spent within 7 years of receipt (May 2021). Funds allocated towards footpath scheme (Cabinet Member Decision 01/03/2016). Scheme substantially complete.	
PT/149/325C	West Drayton	Stockley Close Units 1623 & 1685 51458/APP/2013/2973	20,000.00	20,000.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan contribution. For use by the Council to co-ordinate and monitor the Occupier Green Travel Plans (see agreement for specific terms of use). Funds to be spent within 5 years of receipt (December 2019).	
PT/150/344A	Uxbridge South	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	45,000.00	45,000.00	11,855.00	11,855.00	33,145.00	0.00	Contribution to be used by the Council to offset the shortfall in energy savings and enable the Council to make annual energy carbon savings elsewhere in the Authority's area. Funds to be spent within 5 years of receipt (July 2020). £11,500 used towards Compass Theatre scheme as part of end of year financing (retrospective Cabinet Member Decision 23/05/2016).	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
			AS AT 30/06/17	AS AT 31/03/17	AS AT 30/06/17	AS AT 31/03/17	To 30/06/17	AS AT 30/06/17	AS AT 30/06/17	
PT/151/345A	Uxbridge South	Charter Place, Vine Street, Uxbridge 30675/APP/2014/1345	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received towards improvement of the area from the High Street through to Windsor Street to Charter Place (see agreement for details). No time limits for spend.
PT/152/334B	Uxbridge South	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan contribution. For use by the Council to co-ordinate and monitor the Occupier Green Travel Plans (see agreement for specific terms of use). Monies to be returned at the end of the monitoring period.
PT/153/345B	South Uxbridge	Charter Place, Vine Street, Uxbridge 30675/APP/2014/1345	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan bond, to be used to ensure that the obligations outlined in the approve travel plan are satisfactorily carried out.
PT/155/283D	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/ APP/ 2009/2752	63,366.34	63,366.34	0.00	0.00	0.00	63,366.34	63,366.34	Contribution received as the first of two instalments towards the provision of bus stops serving the development, in line with the S106 Planning Obligations SPD 2008. Funds to be spent within 10 years of receipt (Oct 2025).
PT/157/355A *119	Botwell	Form: EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned 10 years from occupation.
PT/158/371A *123	Heathrow Villages	272-276 Bath Rd, Hayes 464/APP/2014/2886	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/159/372A	Yiewsley	Phase 3, Stockley Park, Stockley Road. 37977/APP/2015/1004	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received to fund a flood attenuation feasibility study for packet Boat Lane (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).
PT/160/354C *124	Botwell	Land on west side of Dawley Road, Hayes (EC House) 38066/APP/2014/2143	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/161/373 *125	Townfield	Airlink House, 18-22 Pump Lane, Hayes 5505/APP/2015/1546	8,000.00	8,000.00	0.00	0.00	0.00	8,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation). Further £4,000 received as the second bond payment.
PT/162/249G	Townfield	Fmr. Glenister Hall, 114 Minnet Drive, Hayes 40169/APP/2011/243	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	2,500.00	Funds received towards the implementation of passing bays in Hunters Grove (if required). See agreement for details.
PT/163/401	Botwell	Old Vinyl Factory, BMth Rd, Hayes. 51588/APP/2000/1827 & 5987/APP/2012/1638	20,390.78	20,390.78	0.00	0.00	0.00	20,390.78	20,390.78	Contribution received towards the cost of upgrading the bus stops on Clarendon Road and providing Legible London signage in the vicinity of the site. Funds to be spent within 7 years of receipt (March 2023)
PT/164/374A	Botwell	Global Academy, Old Vinyl Factory, Blyth Road, Hayes. 59872/APP/2015/1798	120,000.00	120,000.00	0.00	0.00	0.00	120,000.00	120,000.00	Contribution to be used by TFL towards bus service improvements made necessary by the development, namely additional bus service provision on specified routes serving the development and related infrastructure. Funds to be spent within 7 years of receipt (March 2023).
PT/165/374B *126	Botwell	Global Academy, Old Vinyl Factory, Blyth Road, Hayes. 5505/APP/2015/1546	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
PT/166/359B	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	AS AT 30/06/17 50,500.00	AS AT 31/03/17 50,500.00	AS AT 30/06/17 0.00	AS AT 31/03/17 0.00	To 30/06/17 0.00	AS AT 30/06/17 50,500.00	AS AT 30/06/17 50,500.00	Contribution to be used by the Council towards the provision of CCTV; provision of lighting; closure/gating of paths and links; safety improvements to public transport interchanges; facilities and car parks; enhanced night bus networks to and from major new facilities and leisure uses within the Authority's area (see agreement for details). Spend within 7 years of receipt (Jan 2023).
PT/167/382A	West Drayton	Kicheiner House, Wanwick Rd, West Drayton. 18218/APP/2013/2183	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the provision of improvements to West Drayton Railway Station and its surroundings, arising from the Cross Rail development. Funds to be spent within 10 years of receipt (April 2026).
PT/169/383A *127	Uxbridge North	Pavilions Shopping Centre, Chequers Square, Uxbridge (Primark). 35214/APP/2014/2232	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/169/383B	Uxbridge North	Pavilions Shopping Centre, Chequers Square, Uxbridge (Primark). 35214/APP/2014/2232	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards the enhancement of hard landscaping outside the entrance points of the building located on the land. Funds to be spent within 7 years of receipt (May 2023).
PT/170/383B	Uxbridge North	Pavilions Shopping Centre, Chequers Square, Uxbridge (Primark). 35214/APP/2014/2232	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00	Contribution received towards off site carbon reduction measure, schemes and initiatives in order to mitigate the impact of the development. Funds to be spent within 7 years of receipt (May 2023). Funds allocated towards Civic Centre lighting scheme (Cabinet Member Decision 05/04/2017).
PT/172/384A	Yiewsley	Caxton House, Trout Road, Yiewsley. 3678/APP/2013/3637	15,304.81	15,304.81	0.00	0.00	0.00	15,304.81	15,304.81	Contribution received towards the cost of improvement works to the Grand Union Canal. No time limits for spend.
PT/173/386	Yiewsley	Stockley Country Park, Stockley Golf Course, Uxbridge. 37850/APP/2012/2739	6,660.00	6,660.00	0.00	0.00	0.00	6,660.00	6,660.00	Contribution received towards providing a digital topographically measured survey of the site, prior to importation of materials. (see agreement for details). No time limits for spend.
PT/174/387A	Uxbridge North	Norwich Union House, 1-3 Bakers Road, Uxbridge 8218/APP/2011/1853	52,725.45	52,725.45	0.00	0.00	0.00	52,725.45	52,725.45	Funds received as the public realm/recreational open space contribution towards CCTV, provision of lighting; rerouting of underused paths & links; safety improvements to public transport interchanges; safer town centres, night bus networks; improvement to recreational open space in the Local Authority's area (see agreement for details). Funds to be spent within 7 years of receipt (Sept 2023)
PT/175/388 *134	Yiewsley	21 High Street, Yiewsley. 26628/APP/2014/675	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/177/283F	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/APP/2009/2752	287,124.74	287,124.74	0.00	0.00	0.00	287,124.74	287,124.74	Funds received as the first instalment of the St Andrews Roundabout contribution, to be used towards the works shown on plan number 2152-sk-52 attached to the agreement. Funds to be spent within 10 years of receipt of the last relevant payment.
PT/178/394A	Yiewsley	Padcroft Works, Tavistock Road, Yiewsley. 45200/APP/2014/3638	22,330.64	22,330.64	0.00	0.00	0.00	22,330.64	22,330.64	Funds received to be used towards canal side signage (£2000) and £20,000 towards improvements to the Grand Union Canal frontage. Funds to be spent within 7 years (Oct 2023).
PT/179/360C *138	Heathrow Villages	Former Unithair Centre, Great South West Road, Feltham. 49559/APP/2014/334	20,578.80	20,578.80	0.00	0.00	0.00	20,578.80	0.00	Funds to be used by the Council towards securing compliance with the Green Travel Plan and to co-ordinate and monitor the occupier Green Travel Plan for a period of 10 years.
PT/180/400	Heathrow Villages	World Business Centre, Newall Road, Heathrow Airport. 71487/APP/2015/4718	46,000.00	46,000.00	0.00	0.00	0.00	46,000.00	0.00	Contribution received to be used by the Council to seek carbon reduction measures off site to mitigate the shortfall of the development. Funds to be spent within 7 years of receipt (Oct 2023). Funds allocated toward Civic Centre lighting scheme (Cabinet Member Decision 05/04/2017).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
PT/182/396A	Pinkwell	Unit 3, Millington Road, Hayes 32157/APP/2016/1696	AS AT 30/06/17 30,000.00	AS AT 30/06/17 0.00	AS AT 31/03/17 30,000.00	To 30/06/17 0.00	AS AT 30/06/17 30,000.00	AS AT 30/06/17 30,000.00	Funds received as the "Highways Contribution" towards a study/transport/highway capacity improvements in the surrounding area. No time limit for spend.
PT/184/399B	Townfield	Unit A Bulls Bridge Centre, North Hyde Gardens, Hayes 13226/APP/2015/4623	30,000.00	0.00	30,000.00	0.00	30,000.00	30,000.00	Funds received as the "Transport Contribution" for the provision of transport matters related to the development. No time limits for spend.
PT/185/402A	Viewsley	21 High St, Viewsley 26628/APP/2014/675	22,620.29	0.00	0.00	0.00	22,620.29	22,620.29	Funds received towards improvements to the Grand Union Canal frontage within the vicinity of the site. No time limits for spend.
PT/186/402B	Viewsley	21 High St, Viewsley 26628/APP/2014/675	11,310.15	0.00	0.00	0.00	11,310.15	11,310.15	Funds received towards initiatives to improve Viewsley Town Centre, located within the Authority's area. No time limit for spend.
PT/187/403A +141	Botwell	Fmr Hayes Swimming Pool, Botwell Lane, Hayes (Lidl) 1942/APP/2015/4127	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received to be used by the Council to secure compliance with the travel plan if required. Any unspent funds to be returned at the end of the monitoring period (10 years).
PT/188/404A	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd Hayes 51588/APP/2011/2253	111,554.62	0.00	0.00	0.00	111,554.62	111,554.62	Funds received as the public realm contribution towards CCTV, provision of lighting, rerouting/closure of underused paths and links; safety improvements to public transport interchanges, environmental projects which contribute to safer town centres; enhancement night bus networks to and from major new facilities and leisure uses in the Authority's area. Funds to be spent within 7 years of receipt (April 2024)
PT/189/405	Pinkwell	Mercury House, Westlands Estate, North Hyde Road, Hayes (Premier Inn)	50,000.00	0.00	0.00	0.00	50,000.00	50,000.00	Funds received as the highways contribution to be used towards highway capacity improvements in the surrounding road network. Such improvements to incorporate air quality monitoring of the relevant road network.
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	5,226,169.16	1,863,422.71	5,010,684.10	8,852.24	3,353,894.21	2,025,743.63	
		PLANNING TRANSPORTATION & RECYCLING T TOTAL	6,840,674.08	2,816,877.96	6,603,649.02	8,852.24	4,014,943.88	2,025,743.63	
PORTFOLIO: EDUCATION AND CHILDRENS SERVICES									
EYL/230/283C	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/ APP/ 2009/2752	2,545,734.13	2,545,734.13	2,545,734.13	0.00	0.00	0.00	Contribution received as the first instalment towards providing education, educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces. Contribution to be spent within 10 years of receipt (Oct 2025). Funds spent towards Council's School Expansion Programme as part of end of year financing 2015/16 (Cabinet Member Decision 06/01/2017 (retrospective)).
EYL/243/402C	Viewsley	21 High Street, Viewsley 26628/APP/2014/675	140,047.88	0.00	0.00	0.00	140,047.88	140,047.88	Funds received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children, improvement and expansion to playground and external leisure spaces (see agreement for details). No time limit for spend.
EYL/244/404B	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd, Hayes 51588/APP/2011/2253	155,239.41	0.00	0.00	0.00	155,239.41	155,239.41	Funds received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children, improvement and expansion to playground and external leisure spaces (see agreement for details). Funds to be spent within 7 years of receipt (April 2024).
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	2,841,021.42	2,545,734.13	2,545,734.13	0.00	295,287.29	295,287.29	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/06/17	TOTAL INCOME AS AT 31/03/17	TOTAL EXPENDITURE AS AT 31/03/17	TOTAL EXPENDITURE To 30/06/17	BALANCE OF FUNDS AS AT 30/06/17	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/06/17	COMMENTS (as at September 2017)
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION									
PPR/47/26A (formerly PT/56/26A)	Botwell	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road zebra Crossing 37977/P984/335	2,601,600.00	2,601,600.00	1,808,071.42	0.00	793,528.58	0.00	See Cabinet report 18 December 2003. Balance allocated to Hayes & Harrington Station improvements and associated interchange initiatives. Project on-hold due to design issues. Officers investigating alternative improvements to area around the station. No time limits. Funds earmarked towards improvements to the public transport interchange and public realm improvements as part of the Crossrail/Hayes Town Centre Scheme.
PPR/49/174C	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	550,000.00	500,000.00	393,021.80	0.00	156,978.20	92,376.20	Contribution towards the Local Labour Strategy, as defined in the agreement. No time limits. £200,000 allocated to the delivery of the Strategy (Cabinet Member decision 27/10/10). £88,000 allocated and £42,900 spent towards support for Economic Development post within LBH 12/13 (Cabinet Member Decision 19/3/13). £44,100 spent towards Economic Development post 2013/14. Further £91,323 allocated towards the continuation of the Economic Development Officer Post. (Cabinet Member Decision 10/9/2014). £46,321 Spent towards Economic Development Officer Post 2015/16. £150,000 received towards the same purpose (T2 instalments 2014/15, 15/16 and 16/17 to be confirmed). £110,902 allocated towards support for Senior Economic Development Officer Post (Cabinet Member Decision 10/02/2017). £46,300 spent towards Officer post 2016/17. Final T2 instalment (£50k) received (2017/18).
PPR/49/174D	Heathrow Villages	Terminal 2, Heathrow Airport. 62360/APP/2006/2942	531,426.00	450,000.00	450,000.00	0.00	81,426.00	0.00	Funds received towards the Local Labour Strategy, as defined in the agreement. No time limits. A total of £450,000 due to be received under this agreement has been allocated towards the Heathrow Academy Programme (Cabinet Member decision 19/11/12). Total of £261,000 paid towards Academy Programme 2012/13. Further £270,246 received towards the Programme. Total match funding towards Heathrow Academy Programme received and spent (2014).
PPR/53/149H	Botwell	Former Hayes Goodseyard site. 10057/APP/2005/2996&299	6,000.00	6,000.00	2,000.00	0.00	4,000.00	0.00	£2,000 received towards the maintenance and operation by the Council of the station approach cameras. Funds spent towards operation of station cameras 09/10. Further £4,000 received as 2nd & 3rd annual instalments.
PPR/61/247	Townfield	Former Hayes Sports and Social Club. 143 Church Road, Hayes. 65797/APP/2010/1176	7,663.99	7,663.99	0.00	0.00	7,663.99	0.00	Contribution received towards the cost of providing construction training courses delivered by the provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 10 years of receipt (June 2021). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/64/262C	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	9,360.44	9,360.44	0.00	0.00	9,360.44	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/69/276D	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	54,107.14	54,107.14	0.00	0.00	54,107.14	54,107.14	First instalment (£21,111.11) towards improvements to local community facilities within the Authority's area. Funds to be spent within 7 years of receipt (July 2019). £16,322 received as second instalment towards the same purpose (spend July 2020). Final instalment £16,673.28 received (spend by February 2022). Earmarked towards extension at Hayes & Harrington Community Centre, subject to formal approval.
PPR/70/267C	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	10,000.00	10,000.00	3,742.97	0.00	6,257.03	0.00	Funds to be used for the purpose of improving community facilities in the vicinity of the development. No time limits for spend. Funds allocated towards upgrading cinema equipment at The Beck Theatre (Cabinet Member Decision 28/08/2014). Scheme complete, contribution not required, funds to be reallocated. Balance allocated towards accessibility improvements at the Beck Theatre (Cabinet Member Decision 28/08/2017).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
			AS AT 30/06/17	AS AT 31/03/17	AS AT 30/06/17	AS AT 31/03/17	To 30/06/17	AS AT 30/06/17	AS AT 30/06/17	
PPR/71/277C	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	20,579.41	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities (see agreement for details). Further contribution received towards the same purpose. No time limits for spend.
PPR/72/277D	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	51,609.49	51,609.49	0.00	0.00	0.00	51,609.49	51,609.49	Contribution received towards training persons within the locality of the development for jobs of a nature to be carried out within the development. Further contribution received towards the same purpose. No time limits for spend.
PPR/75/291A	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	13,699.22	13,699.22	6,269.05	6,269.05	0.00	7,430.17	0.00	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. No time limits. £1,939 spent towards Civic Centre apprentice scheme and £4,330.05 towards Partnership Team to support construction training in the Borough (Cabinet Member Decision 10/05/2017).
PPR/80/297B	Heathrow Villages	Fmr Technician Site, 276 Bath Rd, Sipson. 35293/APP/2009/1938	46,055.55	46,055.55	0.00	0.00	0.00	46,055.55	46,055.55	Funds received towards public realm improvement works to be delivered within the vicinity of the land. Funds to be spent within 7 years of receipt (May 2020).
PPR/81/81/297C	Heathrow Villages	Fmr Technician Site, 271 Bath Rd, Sipson. 35293/APP/1938	16,695.14	16,695.14	0.00	0.00	0.00	16,695.14	16,695.14	Contribution received towards the provision of training in the hospitality and leisure industry (see agreement for further details). Funds to be spent within 7 years of receipt (May 2020).
PPR/87/303C	Bowwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	7,731.96	7,731.96	0.00	0.00	0.00	7,731.96	0.00	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's Area. No time limits. Funds allocated towards Partnership Team core budget to support construction training in the Borough (Cabinet Member Decision 10/05/2017)
PPR/85/306B	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	7,875.62	7,875.62	0.00	0.00	0.00	7,875.62	0.00	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits. Funds allocated towards Partnership Team core budget to support construction training in the Borough (Cabinet Member Decision 10/05/2017)
PPR/88/325A	West Drayton	Stockley Close Units 1623 & 1685 51458/APP/2013/2973	20,713.00	20,713.00	0.00	0.00	0.00	20,713.00	0.00	Funds received as the "construction training scheme shortfall costs" & the "co-ordinator costs" towards construction training courses delivered by recognised providers and provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 5 years of receipt (April 2019). Funds allocated towards on site construction training schemes at Grassy Meadows and Parkview (Cabinet Member Decision 14/06/2017)
PPR/92/333B	Yiewsley	39 High Road, Yiewsley 24485/APP/2013/138	22,543.13	22,543.13	0.00	0.00	0.00	22,543.13	0.00	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits. Funds allocated towards Partnership Team core budget to support construction training in the Borough (Cabinet Member Decision 10/05/2017)
PPR/93/333C	Yiewsley	39 High Road, Yiewsley 24485/APP/2013/138	25,010.10	25,010.10	0.00	0.00	0.00	25,010.10	25,010.10	Contribution received as the "public realm contribution" towards the provision of CCTV, lighting, closure/gating of paths and links, safety improvements to public transport interchanges, facilities, and car parks, enhanced night bus networks to and from major new facilities and leisure uses within the authority's area. No time limits for spend. Earmarked towards public realm improvements at West Drayton Station as part of Crossrail Project.
PPR/96/347B	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	24,335.69	24,335.69	0.00	0.00	0.00	24,335.69	0.00	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent/committed within 7 years of receipt (May 2022). Funds allocated towards on site construction training schemes at Grassy Meadows and Parkview (Cabinet Member Decision 14/06/2017)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
PPR/97/314C	Pinkwell	Hyde Park Hayes, Dawley Road, Hayes (HPH4 & 5) 40652/APP/2012/2030	AS AT 30/06/17 10,000.00	AS AT 31/03/17 10,000.00	AS AT 30/06/17 0.00	AS AT 31/03/17 0.00	To 30/06/17 0.00	AS AT 30/06/17 10,000.00	AS AT 30/06/17 0.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend. Funds allocated towards on site construction training schemes at Grassy Meadows and Parkview (Cabinet Member Decision 14/06/2017)
PPR/99/344C	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	4,800.00	4,800.00	0.00	0.00	0.00	4,800.00	0.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend. Funds allocated towards Civic Centre Apprentice Scheme (Cabinet Member Decision 10/05/2017).
PPR/101/348D	Uxbridge North	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	3,331.89	3,331.89	0.00	0.00	0.00	3,331.89	3,331.89	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/102/354A	Botwell	Land on west Side of Dawley Road, Hayes (E C House), 38065/APP/2014/2143	9,644.70	9,644.70	0.00	0.00	0.00	9,644.70	9,644.70	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (Sept 2022)
PPR/103/356B	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	31,792.72	31,792.72	0.00	0.00	0.00	31,792.72	31,792.72	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/104/355B	Botwell	Form: EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	82,800.00	82,800.00	0.00	0.00	0.00	82,800.00	82,800.00	Contribution received towards investment in local energy efficiency and carbon reduction measures within the Authority's area. Spend within 7 years of receipt (Nov 2022).
PPR/105/355C	Botwell	Form: EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the provision of a construction work place co-ordinator. Funds to be spent within 7 years of receipt (Nov 2022).
PPR/106/360A	Heathrow Villages	Fm: Unilair Centre, Great South West Rd, Feltham. 49559/APP/2014/334	9,984.00	9,984.00	0.00	0.00	0.00	9,984.00	9,984.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/108/371B	Heathrow Villages	272-276 Bath Rd, Hayes 464/APP/2014/2886	19,600.00	19,600.00	0.00	0.00	0.00	19,600.00	19,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/109/378A	Townfield	Hayes Gate House, Uxbridge Road, Hayes 2385/APP/2013/2523	138,774.29	138,774.29	0.00	0.00	0.00	138,774.29	138,774.29	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 5 years of receipt (Jan 2021).
PPR/110/372B	Yiewsley	Phase 3, Stockley Park, Stockley Road. 37977/APP/2015/1004	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received as the "Phase 1" payment towards the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (Jan 2023).
PPR/111/379A	Townfield	1-3 Uxbridge Rd, Hayes. 1911/APP/2012/3185	99,175.00	99,175.00	0.00	0.00	0.00	99,175.00	99,175.00	Funds received towards the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (March 2023).
PPR/113/274C	Botwell	Global Academy, Old Vinyl Factory, Blyth Road, Hayes. 5505/APP/2015/1546	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (March 2023).
PPR/116/362C	West Drayton	Kilchener House, Warwick Rd, West Drayton. 18218/APP/2013/2183	16,769.78	16,769.78	0.00	0.00	0.00	16,769.78	16,769.78	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 10 years of receipt (April 2026).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
PPR/117/283E	North Uxbridge	Pavilions Shopping Centre, Chequers Square, Uxbridge (Primark). 35214/APP/2014/2232	AS AT 30/06/17 13,150.00	AS AT 31/03/17 13,150.00	AS AT 30/06/17 0.00	AS AT 31/03/17 0.00	To 30/06/17 0.00	AS AT 30/06/17 13,150.00	AS AT 30/06/17 13,150.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (May 2023).
PPR/118/384C	Yiewsley	Caxton House, Trout Road, Yiewsley. 3678/APP/2013/3637	35,415.97	35,415.97	0.00	0.00	0.00	35,415.97	35,415.97	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/121/391	Brunel	Brunel University (AMCC2), Kingston Lane, Uxbridge. 532/APP/2015/350	24,559.38	24,559.38	0.00	0.00	0.00	24,559.38	24,559.38	Funds received towards the cost of providing construction training to residents in the local vicinity of the land. No time limits for spend.
PPR/122/387C	Uxbridge North	Norwich Union House, 1-3 Bakers Road, Uxbridge. 8218/APP/2011/1853	32,443.83	32,443.83	0.00	0.00	0.00	32,443.83	32,443.83	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (September 2023).
PPR/123/390E	West Drayton	Former Angler's Retreat PH, Crickfield Road, West Drayton. 11981/APP/2013/3307	13,111.01	13,111.01	0.00	0.00	0.00	13,111.01	13,111.01	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 5 years of receipt (September 2021).
PPR/124/398A	Heathrow Villages	Building 717, Located Between Sheffield Way & Southern Perimeter Road, Heathrow. 50657/APP/2013/2214	24,000.00	24,000.00	0.00	0.00	0.00	24,000.00	24,000.00	Funds to be used towards (but not limited to) the cost of assisting relevant hotel and leisure industry related training course offered by recognised and accredited organisations such as Uxbridge College or other training providers in the Authority's area. Funds to be spent within 5 years of receipt (Nov 2021).
PPR/125/398B	Heathrow Villages	Building 717, Located Between Sheffield Way & Southern Perimeter Road. 50657/APP/2013/2214	65,984.00	65,984.00	0.00	0.00	0.00	65,984.00	65,984.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 5 years of receipt (Nov 2021).
PPR/126/396B	Phitwell	Unit 3, Millington Road, Hayes. 32157/APP/2016/1696	18,012.29	18,012.29	0.00	0.00	0.00	18,012.29	18,012.29	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/128/399A	Townfield	Unit A, Bulls Bridge Centre, North Hyde Gardens. 13226/APP/2015/4623	12,100.00	12,100.00	0.00	0.00	0.00	12,100.00	12,100.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/130/403B	Botwell	Fmr Hayes Swimming Pool, Botwell Lane, Hayes (Lidl). 1942/APP/2015/4127	16,388.00	0.00	0.00	0.00	0.00	16,388.00	16,388.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/133/407	Heathrow Villages	IAG Cargo Campus, Sealand Road, Heathrow Airport. 50045/APP/2016/2081	47,100.00	0.00	0.00	0.00	0.00	47,100.00	47,100.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
		COMMUNITY, COMMERCE & REGENERATION TOTAL	4,764,742.74	4,671,254.74	2,663,105.24	2,663,105.24	0.00	2,121,637.50	1,049,369.69	
PORTFOLIO: CENTRAL SERVICES, CULTURE & HERITAGE										
CSL/14/220	Townfield	Trescott House, Hayes. 36261/APP/2010/215	1,599.00	1,599.00	0.00	0.00	0.00	1,599.00	1,599.00	Funds received towards additional or improved library facilities in the vicinity of the site. No time limits.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
CSL/24/244A	Townfield	505 to 509 Uxbridge Road, Hayes. 9912/APP/2009/1907	AS AT 30/06/17 2,150.96	AS AT 31/03/17 2,150.96	AS AT 30/06/17 71.28	AS AT 31/03/17 71.28	To 30/06/17 0.00	AS AT 30/06/17 2,079.68	AS AT 30/06/17 0.00	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. Funds to be spent by June 2018. Funds allocated towards the provision of additional resources at Botwell Library (Cabinet Member Decision 22/07/2016). Scheme complete. Balance available to be reallocated towards another eligible scheme.
CSL/26/249B	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received towards the provision of necessary capacity enhancements at the Townfield Community Centre. No time limit for spend.
CSL/68/404C	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd, Hayes 51588/APP/2011/2253	33,466.39	0.00	0.00	0.00	0.00	33,466.39	33,466.39	Funds received as a contribution towards community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (April 2024).
CSL/69/404D	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd, Hayes 51588/APP/2011/2253	2,057.74	0.00	0.00	0.00	0.00	2,057.74	2,057.74	Funds received towards the provision or improvement to library facilities and/or library books within the Authority's are. Funds to be spent within 7 years of receipt (April 2024).
		CENTRAL SERVICES, CULTURE & HERITAGE - TOTAL	59,274.09	23,749.96	71.28	71.28	0.00	59,202.81	37,123.13	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/02/18	West Drayton	Old Mill House, Thomey Mill Road, West Drayton 41706C/91/1904	59,556.42	59,556.42	52,577.45	52,577.45	0.00	6,978.97	0.00	Revenue cost (12K) spent. The balance is required for the establishment and management of a nature reserve on nearby land. Works identified and now awaiting quotations from contractors. Officers have liaised with London Wildlife Trust and contractors with regards to phasing of the works (access and conservation improvements) required to improve the nature reserve. Works have now been scheduled by the area officer. Spend towards tree and footpath works. Further spend towards maintenance works. There are no time constraints upon the expenditure of the funds.
E/28/71 (Formerly/PT/40)	Botwell	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692.00	12,692.00	267.81	267.81	0.00	12,424.19	0.00	Landscaping works (12.69K). Limited to specific area of land. Delays caused by land being in Stockley Park Consortium ownership. Green Spaces team is looking into the potential for a scheme within the parameters of the legal agreement. Site overgrown preventing planting trees in preferred location. The trees officer has suggested two locations on the site where they could be planted instead. Officers currently considering feasibility. No time constraints.
E/38/153B	Heathrow Villages	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	10,000.00	10,000.00	7,764.09	7,764.09	0.00	2,235.91	0.00	Funds received towards Air Quality initiatives within the vicinity of the site. No time constraints. Funds allocated towards two monitoring stations in vicinity of the site. (Cabinet Member Decision 22/6/2010). £7,764.09 spent towards air quality monitoring.
E/59/155F	West Drayton	Former RAF - Porters Way, West Drayton 5107/APP/2005/2062	20,000.00	20,000.00	9,291.00	9,291.00	0.00	10,709.00	0.00	Funds received towards the maintenance of play facilities at Stockley Recreation Ground (Mulberry Parade). £10,415 allocated towards costs incurred in maintaining the playground (Cabinet Member Decision 7/11/2012). Developer has agreed that the remaining balance can be retained and spent towards the continued maintenance of the play equipment (letter received June 2015).
E/69/246B	Botwell	561 & 563 Uxbridge Road, Hayes. 63060/APP/2007/1385	20,175.83	20,175.83	18,410.35	18,410.35	0.00	1,765.48	0.00	Contribution received towards the cost of improving Rosedale Park which adjoins the land. No time limit on spend. Funds allocated towards improvements at Rosedale Park (Cabinet Member Decision 08/06/2016). Scheme completed August 2016. Invoices paid. Scheme to be closed.
E/76/276E	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	199,656.76	199,656.76	0.00	0.00	0.00	199,656.76	199,656.76	First instalment (£64,740) of a contribution received towards improvements to local recreation and sports facilities within the vicinity of the land. Funds to be spent within 7 years of receipt (July 2019). £66,741 received as the second instalment towards the same purpose (spend July 2020). Final instalment £68,174 received (spend by Feb 2022).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
E/777/276F	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	AS AT 30/06/17 27,018.91	AS AT 31/03/17 27,018.91	AS AT 30/06/17 0.00	AS AT 31/03/17 0.00	To 30/06/17 0.00	AS AT 30/06/17 27,018.91	0.00	First instalment (£8,761) of a contribution received towards air quality improvements in the Authority's area including, measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). £9,031 received as the second instalment towards the same purpose (spend by July 2020). Final instalment received this quarter (spend Feb 2022). Funds allocated towards the Borough's air quality monitoring network (Cabinet Member Decision 26/10/2016).
E/80/249F	Townfield	Glenister Hall, 119 Minet Drive, Hayes 40169/APP/2011/243	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Contribution received towards the provision and maintenance of junior football pitches/ refurbishment of cricket wicket at Grassy meadows (see agreement for details). No time limits.
E/83/198G	Uxbridge	Fmr Gasworks Site, Cowley Mill Road, Uxbridge (Kier Park) 3114/APP/2012/2881	15,000.00	15,000.00	14,945.98	14,945.98	0.00	54.02	0.00	Contribution received towards undertaking an assessment of air quality within the vicinity of the site. Funds to be spent within 7 years of receipt (March 2020). Funds allocated towards Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). £5,945 spent towards the operation of air quality monitoring stations in the Borough (2015/16). £7,100 spent towards the operation of air quality monitoring stations 2016/17.
E/84/297D	Heathrow Villages	Fmr Technicolor Site, 271 Bath Rd, Sipson. 35293/APP/1938	17,270.83	17,270.83	0.00	0.00	0.00	17,270.83	17,270.83	Funds received to be used by Hillingdon Council towards initiatives to improve air quality within LBH. Funds to be spent within 7 years of receipt (May 2020).
E/85/300D	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received to be used towards reducing emissions, tree & other planting, vehicle restrictions, use of cleaner fuels, environmental management and air quality strategy (see legal agreement for details). No time limits.
E/87/314A	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes 45753/APP/2012/2029	12,500.00	12,500.00	2,861.25	2,861.25	0.00	9,638.75	0.00	Contribution towards initiatives to improve air quality in the Borough including: use of low fuel technology, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2018). Funds allocated towards the Borough's air quality monitoring network (Cabinet Member Decision 26/10/2016). £2,861 spent towards air quality monitoring 2016/17
E/89/315C	Pinkwell	Asda Unit 3 Westlands Estate, Millington Rd, Hayes 32157/APP/2011/872	26,323.47	26,323.47	0.00	0.00	0.00	26,323.47	0.00	Contribution received as the "air quality contribution", to be used by the Council towards air quality monitoring in the Authority's area. No time limits for spend. Funds allocated towards the Borough's air quality monitoring network (Cabinet Member Decision 26/10/2016).
E/90/325B	West Drayton	Stockley Close Units 1623 & 1685 25760/APP/2013/3632	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (April 2019). Funds allocated towards the Borough's air quality monitoring network (Cabinet Member Decision 26/10/2016).
E/92/333E	Yiewsley	39 High Street, Yiewsley 24485/APP/2013/138	6,262.53	6,262.53	0.00	0.00	0.00	6,262.53	0.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (April 2019). Funds allocated towards the Borough's air quality monitoring network (Cabinet Member Decision 26/10/2016).
E/93/326	Pinkwell	Prologis Park, Stockley Road, Hayes 18399/APP/2013/3449	21,789.00	21,789.00	0.00	0.00	0.00	21,789.00	21,789.00	Contribution received as the "allowable solutions" (energy) contribution. Funds to be used towards local carbon emissions reduction initiatives in the London Borough of Hillingdon. No time limit for spend.
E/94/338B	Uxbridge South	37 St John's Road, Uxbridge 15511/APP/2012/2444	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards the cost of environmental and ecological mitigation measure and enhancements at the Little Britain site of Metropolitan Importance for Nature Conservation as made necessary by the development. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
			AS AT 30/06/17	AS AT 31/03/17	AS AT 30/06/17	AS AT 31/03/17	To 30/06/17	AS AT 30/06/17	AS AT 30/06/17	
E/95/344D	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (July 2020).
E/96/344E	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	5,750.00	5,750.00	0.00	0.00	0.00	5,750.00	5,750.00	Contribution received towards the maintenance of the footpath works as shown on a plan attached to the agreement. Funds to be spent within 5 years of receipt (July 2020).
E/97/344F	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	5,000.00	5,000.00	3,000.00	3,000.00	0.00	2,000.00	0.00	Contribution received towards the cost of tree works to those trees sited in the adjoining nature reserve. Funds to be spent within 5 years of receipt (July 2020). Funds allocated towards tree works at Uxbridge Moor Nature Reserve (Cabinet Member Decision 24/11/2016). £3,000 spent towards tree works within the reserve 2016/17.
E/98/354B	Botwell	Land on west Side of Dawley Road, Hayes (EC House). 38065/APP/2014/2143	12,558.21	12,558.21	0.00	0.00	0.00	12,558.21	0.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Sept 2022). Funds allocated towards the Borough's air quality monitoring network (Cabinet Member Decision 26/10/2016).
E/100/40H	Botwell	Land at Thorn EMI Complex (Old Vinyl) Factory 51588/APP/2000/1827 & 5987/APP/2012/1838	25,361.47	25,361.47	0.00	0.00	0.00	25,361.47	25,361.47	Contribution received towards initiatives to improve air quality within the Authority's area. Funds to be spent within 7 years of receipt (Nov 2022)
E/101/355D	Botwell	Former EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	12,500.00	12,500.00	10,050.30	10,050.30	0.00	2,449.70	0.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Nov 2022). Funds allocated and £10,050 spent towards a scheme of tree planting in the Borough (Cabinet Member Decision 05/04/2017)
E/102/360B	Heathrow Villages	Fmr Unliair Centre, Great South West Rd, Feltham. 49559/APP/2014/334	26,000.00	26,000.00	0.00	0.00	0.00	26,000.00	26,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/103/359D	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	12,625.00	12,625.00	0.00	0.00	0.00	12,625.00	12,625.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).
E/104/371C	Heathrow Villages	272-276 Bath Rd, Hayes 464/APP/2014/2886	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/105/378B	Townfield	Hayes Gate House, Uxbridge Road, Hayes 2385/APP/2013/2523	12,625.00	12,625.00	0.00	0.00	0.00	12,625.00	12,625.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Jan 2021).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
			AS AT 30/06/17	AS AT 31/03/17	AS AT 30/06/17	AS AT 31/03/17	To 30/06/17	AS AT 30/06/17	AS AT 30/06/17	
E/106/732C	Yewsey	Phase 3, Stockley Park, Stockley Road. 37977/APP/2015/1004	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	50,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).
E/107/356C	Yewsey	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	15,450.00	15,450.00	0.00	0.00	0.00	15,450.00	15,450.00	Contribution received towards the maintenance and provision of open spaces; the maintenance and provision of children's play spaces; the provision of off-site community facilities to be used for the benefit of residents within the Authority's area. No time limit for spend.
E/109/382E	West Drayton	Kitchener House, Warwick Rd, West Drayton. 182118/APP/2013/2183	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 10 years of receipt (April 2023).
E/110/384E	Yewsey	Caxton House, Trout Road, Yewsey. 3678/APP/2013/3637	25,508.01	25,508.01	0.00	0.00	0.00	25,508.01	25,508.01	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limits for spend.
E/112/382	Brunel	82A-86 Pield Heath Road, Hillingdon. 70060/APP/2014/2070	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	Contribution to be used to plant and maintain an appropriate tree within the landscaping enhancement area described in the agreement. No time limits for spend. Funds allocated toward a suitable scheme (Cabinet Member Decision 24/11/2016).
E/113/393	West Drayton	Land West of Laurel Lane (Laurel Lane School), West Drayton. 70019/APP/2014/1807	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Funds received as the tree planting and landscape improvement contribution, to be used towards the cost of landscaping works to The Closes Recreation Ground (see agreement for details). No time limits for spend.
E/114/390C	West Drayton	Former Angler's Retreat PH, Crickefield Road, West Drayton 11981/APP/2013/3307	12,937.65	12,937.65	0.00	0.00	0.00	12,937.65	12,937.65	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Sept 2021).
E/115/394B	Yewsey	Padcroft Works, Tavistock Road, Yewsey. 45200/APP/2014/3638	25,375.72	25,375.72	0.00	0.00	0.00	25,375.72	25,375.72	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Oct 2023).
E/116/345C	Uxbridge South	Charter Place, Vine Street, Uxbridge. 30675/APP/2014/1345	81,000.00	81,000.00	0.00	0.00	0.00	81,000.00	81,000.00	Funds received as an off-site contribution to be used by the Council towards reducing carbon emissions within the London Borough of Hillingdon. No time limits for spend.
E/117/398C	Heathrow Villages	Building 7.17 Located Between Sheffield Way & Southern Perimeter Road 50657/APP/2013/2214	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds received towards initiatives to improve air quality within the Authority's area. Funds to be spent within 5 years of receipt (Nov 2021).
E/118/399C	Townfield	Unit A Bulls Bridge Centre, North Hyde Gardens, Hayes. 13228/APP/2015/4623	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
E/119/402D	Viewsley	21 High St, Viewsley 26628/APP/2014/675	AS AT 30/06/17 28,275.36	AS AT 31/03/17 0.00	AS AT 30/06/17 0.00	AS AT 31/03/17 0.00	To 30/06/17 0.00	AS AT 30/06/17 28,275.36	AS AT 30/06/17 28,275.36	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to); use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/120/403C	Botwell	Fmr Hayes Swimming Pool, Botwell Lane, Hayes (Lidl) 1942/APP/2015/4127	9,900.00	0.00	0.00	0.00	0.00	9,900.00	9,900.00	Funds received to be used by the Council towards off site carbon reduction measures, schemes and initiatives to mitigate the development. No time limits for spend.
E/121/404E	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd, Hayes 51568/APP/2011/2253	27,888.66	0.00	0.00	0.00	0.00	27,888.66	27,888.66	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to); use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (April 2024).
		FINANCE PROPERTY & BUSINESS SERVICES SUB-TOTAL	1,050,500.83	984,436.81	119,168.23	119,168.23	0.00	931,332.60	759,913.46	
PORTFOLIO: SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING										
H/13/194E *59	Uxbridge	Frays Adult Education Centre, Hatfield Road, Uxbridge. 18132/APP/2006/1217	12,426.75	12,426.75	0.00	0.00	0.00	12,426.75	0.00	Funds received towards the provision of healthcare facilities in the Borough. No time limits.
H/18/219C *70	Yeading	Land rear of Sydney Court, Perth Avenue, Hayes. 6593/6APP/2009/2629	3,902.00	3,902.00	0.00	0.00	0.00	3,902.00	0.00	Funds received towards the cost of providing health facilities in the Authorities Area. No time limits. £1,800 earmarked towards conversion of existing office space to an additional consulting room at the Pine Surgery, Hayes, subject to formal approval.
H/27/262D *80	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	5,233.36	5,233.36	0.00	0.00	0.00	5,233.36	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/30/276G *85	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	104,319.06	104,319.06	68,698.26	68,698.26	0.00	35,620.80	0.00	First instalment of a contribution (£33,826) received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). Funds to be spent within 7 years of receipt (July 2019). £34,871 received as the second instalment towards the same purpose (spend July 2020). £68,698.86 allocated towards phases 2-5 of the HESA extension (Cabinet Member Decision 4/12/2014). Final instalment (£35,620.80) received this quarter (spend by Feb 2022). £68,698.86 transferred to NHS Property Services 24/02/2015.
H/32/284C *89	Viewsley	Former Honeywell site, Trout Road, West Drayton (live/work units). 335/APP/2010/1615	5,280.23	5,280.23	0.00	0.00	0.00	5,280.23	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/33/291C *91	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	5,416.75	5,416.75	0.00	0.00	0.00	5,416.75	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/39/304C *97	Yeading	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	6,448.10	6,448.10	0.00	0.00	0.00	6,448.10	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (August 2020).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
			AS AT 30/06/17	AS AT 31/03/17	AS AT 30/06/17	AS AT 31/03/17	To 30/06/17	AS AT 30/06/17	AS AT 30/06/17	
H/42/242G *100	West Drayton	West Drayton Garden Village (north site) off Porters Way, West Drayton. 5107/APP/2009/2348	337,574.00	337,574.00	0.00	0.00	0.00	337,574.00	0.00	Contribution received towards providing additional primary health care facilities in the West Drayton area including expansion of existing premises to provide additional facilities and services to meet increased patient numbers, new health premises on the land or in the local area (see agreement for details). No time limits.
H/47/329E *106	Townfield	Land at Pronto Industrial Estate, 565-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	14,066.23	14,066.23	0.00	0.00	0.00	14,066.23	0.00	Contribution received towards the cost of providing healthcare facilities in the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
H/49/283B *108	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 568/APP/2009/2752	624,507.94	624,507.94	177,358.31	177,358.31	0.00	447,149.63	0.00	Contribution received towards the provision of healthcare facilities serving the development, in line with the S106 Planning Obligations SPD 2008. Funds to be spent within 10 years of receipt (August 2024). £177,358 from this contribution is allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Decision 12/06/2015). Funds transferred to HCCG (July 2015).
H/50/333F *109	Yiewsley	39 High street, Yiewsley 24468/APP/2013/138	12,444.41	12,444.41	0.00	0.00	0.00	12,444.41	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/55/347D *114	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	12,162.78	12,162.78	0.00	0.00	0.00	12,162.78	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent/committed within 7 years of receipt (May 2022).
H/56/348A	North Uxbridge	Lancaster & Hemiltage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	390,564.64	390,564.64	0.00	0.00	0.00	390,564.64	390,564.64	Contribution received to be used by the Council to provide subsidised housing available through a Registered Social Landlord to persons who cannot afford to rent or buy houses generally available on the open market. No time limits for spend. Index linking received.
H/56/348B *117	Uxbridge North	Lancaster & Hemiltage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	7,587.72	7,587.72	0.00	0.00	0.00	7,587.72	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/59/356E *120	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	14,997.03	14,997.03	0.00	0.00	0.00	14,997.03	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/60/359E *121	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	25,273.45	25,273.45	0.00	0.00	0.00	25,273.45	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Spend within 7 years of receipt (Jan 2023).
H/61/382F *128	West Drayton	Kilchener House, Warwick Rd, West Drayton. 18218/APP/2013/2183	8,872.64	8,872.64	0.00	0.00	0.00	8,872.64	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Spend within 10 years of receipt (April 2026).
H/62/384F *129	Yiewsley	Caxton House, Trout Road, Yiewsley. 3678/APP/2013/3637	15,482.07	15,482.07	0.00	0.00	0.00	15,482.07	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS AS AT 30/06/17	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/06/17	COMMENTS (as at September 2017)
H/64/387E *136	Uxbridge North	Norwich Union House, 1-3 Bakers Road, Uxbridge 8218/APP/2011/1853	AS AT 30/06/17 15,518.40	AS AT 31/03/17 15,518.40	AS AT 30/06/17 0.00	AS AT 31/03/17 0.00	To 30/06/17 0.00	15,518.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Spend within 7 years of receipt (September 2023).
H/65/387F	Uxbridge North	Norwich Union House, 1-3 Bakers Road, Uxbridge 8218/APP/2011/1853	170,545.32	170,545.32	0.00	0.00	0.00	170,545.32	0.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. Funds to be spent within 7 years of receipt (September 2023).
H/66/390D *137	West Drayton	Former Angler's Retreat PH, Crickfield Road, West Drayton 11981/APP/2013/3307	8,319.90	8,319.90	0.00	0.00	0.00	8,319.90	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Spend within 7 years of receipt (September 2021).
H/67/402E *142	Yiewsley	21 High St, Yiewsley 26628/APP/2014/675	18,799.72	0.00	0.00	0.00	0.00	18,799.72	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/68/329F	Townfield	Pronto Industrial Estate, 585-591 Uxbridge Rd, Hayes 4404/APP/2014/2206	120,793.95	0.00	0.00	0.00	0.00	120,793.95	120,793.95	Funds received towards the provision of affordable housing in the Authority's area. No time limits for spend.
H/69/404F *143	Botwell	The Gatefold Building, land east of the former EMI site, Blyth Rd Hayes 51588/APP/2011/2253	19,384.77	0.00	0.00	0.00	0.00	19,384.77	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Fund to be spent within 7 years of receipt (April 2024).
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	1,959,921.22	1,800,942.78	246,056.57	246,056.57	0.00	1,713,864.65	681,903.91	
		SECTION 106 SUB - TOTAL	17,536,134.38	16,629,767.44	8,399,865.65	8,391,013.41	8,852.24	9,136,268.73	4,849,341.31	
<p>The balance of funds remaining must be spent on works as set out in each individual agreement. Bold and strike through text indicates key changes since the Cabinet report for the previous quarter's figures. Bold figures indicate changes in income and expenditure. Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts. * Denotes funds the Council is unable to spend currently (Totals £2,182,739.66) *2: PT/05 £359,328.06 is restricted to public transport serving London Heathrow and subject to approval from BAA and bus operators. *18: PT/78/34 £194,910.65 includes a returnable security deposit for the highway works (to be later refunded) plus interest. *20: PT/78/44 £20,938.04 includes a returnable security deposit for the highway works (to be later refunded) plus interest. *22: PT/78/30 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded) *23: PT/78/49 £22,108.66 includes a returnable security deposit for the highway works (to be later refunded) plus interest and funds for TL costs. *38: PT/88/140C £737.30 funds have been received to provide a specific bus service through TL, therefore implementation is not within control of the Council. *46: PT/88/140F £10,000.00 there has not been any petitions for parking schemes in the area. *47: PT/37/40E £32,805.42 there has not been any petitions for parking schemes in the area. *51: PT/27/86/5 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded). *52: PT/27/86/5 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded). *58: H/13/194E £12,426.75 funds have been received to provide health care services in the borough. *60: PT/78/76 £5,000.00 is to be held as a returnable security deposit for highway works (to be later refunded) *61: PT/11/1988 £14,240.00 is to be held as a returnable deposit for the implementation of the travel plan (to be later refunded) *63: PT/11/1205A £20,000.00 is to be held as a returnable deposit for the implementation of the travel plan (later to be later refunded) *67: PT/11/14289A £25,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)</p>										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2017 / 2018 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at September 2017)
			AS AT 30/06/17	AS AT 31/03/17	AS AT 30/06/17	AS AT 31/03/17	To 30/06/17	AS AT 30/06/17	AS AT 30/06/17	
*70H/18219C			£3,902.00							
*80H/127282D			£5,233.35							
*82P/17126242D			£20,000.00							£5,233.35 funds have been received to provide Health Care services in the borough.
*84P/171811/248E			£4,000.00							£20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)
*85H/030276G			£55,620.80							£4,000.00 funds received as a security deposit to ensure proper execution of works (to be refunded)
*87P/171682723A			£72,000.00							£55,620.80 funds received to provide health care facilities in the borough.
*88P/17132146J			£15,000.00							£72,000.00 funds received as a security deposit to ensure proper execution of works (to be refunded)
*89H/032294C			£5,280.23							£15,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*90P/1717883292			£31,500.00							£5,280.23 funds received to provide health care facilities in the borough.
*91H/033291C			£5,416.75							£31,500.00 funds to be held as a returnable deposit for highways works (to be later refunded).
*93P/17178185			£5,000.00							£5,416.75 funds received to provide health care facilities in the borough.
*97H/031904C			£6,448.10							£5,000.00 funds to be held as a returnable deposit for highways works (to be later refunded).
*100H/422423G			£37,574.00							£6,448.10 funds received to provide health care facilities in the borough.
*102P/17136008B			£20,000.00							£37,574.00 funds received to provide health care facilities in the borough.
*106H/47329E			£14,066.23							£20,000.00 funds to be used towards TFL scheme at Bulls Bridge roundabout
*108H/49283B			£447,149.63							£14,066.23 funds received to provide health care facilities in the borough.
*109H/050339F			£12,444.41							£447,149.63 funds received to provide health care facilities in the borough.
*114H/05547D			£12,162.78							£12,444.41 funds received to provide health care facilities in the borough.
*117H/058348B			£7,597.72							£12,162.78 funds received to provide health care facilities in the borough.
*118P/1712781/03070A			£51,234.86							£7,597.72 funds received to provide health care facilities in the borough.
*119P/17157355A			£20,000.00							£51,234.86 is to be held as a returnable security deposit for the highway works (to be later refunded).
*120H/69359E			£14,997.03							£20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*121H/60359E			£25,273.45							£14,997.03 funds received to provide health care facilities in the borough.
*123P/17156371A			£20,000.00							£25,273.45 funds received to provide health care facilities in the borough.
*124P/17160354C			£8,000.00							£20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*125P/17161373			£8,000.00							£8,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*126P/17165374B			£20,000.00							£8,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*127P/17168383A			£20,000.00							£20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*128H/061382F			£8,872.64							£20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*129H/662384F			£15,482.07							£8,872.64 funds received to provide health care facilities in the borough.
*131P/1712781/9540J			£33,397.13							£15,482.07 funds received to provide health care facilities in the borough.
*133P/1712781/07355E			£5,000.00							£33,397.13 is to be held as a returnable security deposit for the highway works (to be later refunded).
*134P/17175388			£20,000.00							£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
*136H/664387E			£15,518.40							£20,000.00 funds to be held as a returnable security deposit for the implementation of the travel plan (to be later refunded)
*137H/666390D			£8,319.90							£15,518.40 funds received to provide health care facilities in the borough.
*138P/17179380C			£20,576.80							£8,319.90 funds received to provide health care facilities in the borough.
*141P/17187403A			£18,798.72							£20,576.80 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*142H/667402E			£19,384.77							£18,798.72 funds received to provide health care facilities in the borough.
*143H/69404E			£2,182,739.65							£19,384.77 funds received to provide health care facilities in the borough.

	total bal	spendable unalloc:	unspendable	allocated (live/not live)
Mar figs	10,508,385.31	5,279,621.94	2,795,947.09	2,432,816.28

Jun Figs	income 30 Jun 17	income 31 Mar 17	
	21,270,470.72	20,279,839.77	990,630.95
			990,630.95
	exp 30 Jun 17	exp 31 Mar 17	
	9,780,306.92	9,771,454.68	8,852.24
			8,852.24

	total bal	spendable unalloc:	unspendable	allocated (live/not live)
	11,490,163.80	5,928,062.74	2,854,131.58	2,707,969.48
				2,707,969.48

	981,778.49	648,440.80	58,184.49	275,153.20
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981,778.71

	Dec report			Sept rpt		S106 unspendable			not allocated		
	Total Income			Total Income		Dec rpt	Sept rpt	Variance	Dec rpt	Sept rpt	Variance
	at 31/12/07	at 30/9/07	new income q3	at 30/9/07	Sept v Dec						
PT278/26/127 PT278/27/09 (Includes Former PT/29)	664 Victoria Rd S.Ruislip / 27060/APP/2003/1105	58,827	58,827	58,827		5,000	5,000				0
*16	Stockley Park Phase 3 "Trident Site" 37977/W/96/1447	572,732	572,732	572,732		558,232	558,232				0
PT278/30/115 *22	Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	10,500	10,500	10,500		5,000	5,000				0
PT278/34/86A *18	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	385,827	385,827	385,827		188,379	188,379				0
PT278/44/87A *20	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	278,673	278,673	278,673		197,592	197,592				0
PT278/46/135 *32	10A Sandy Lodge Way Northwood 54671/APP/2002/54	7,458	7,458	7,458		5,000	5,000				0
PT278/47	Refunds Various		12,339	(12,339)							0
PT278/48	No Legal Agreement Various	74,984	74,984	74,984							0
PT278/49/117 *23	Grand Union Village Southall 327/APP/2000/2106	63,873	63,873	63,873		63,873	63,873				0
PT278/50/132	Land at Rockingham Road, Riverside Way Uxbridge / 56862/APP/2001/2595	33,510	33,510	33,510							0
PT278/51/128 *36	Harlington Community School Sports Centre, Pinkwell Lane, Hayes / 18948/APP/2000/2427	4,847	4,847	4,847							0
PT278/55/10A *14 (Formerly PT/31)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	161,499	161,499	161,499		161,036	161,036				0
PT278/57/140 A	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284	381,642	381,642	381,642							0
PT278/58/143 PT278/60/147 A	The Dairy Farm, Breakspear Road North, Harefield 27314/APP/2005/844	1,000	1,000	1,000							0
*42	Former DERA site, Kingston Lane West Drayton 45658/APP/2002/3012	16,500	16,500	16,500		15,000	15,000				0
PT278/60/147 B	DERA Site, Kingston Lane, West Drayton - Highways	55,126	55,126	55,126							0
PT278/61/148 A	45658/APP/2002/3012 Former RAF - Porters Way, West Drayton 5107/APP/2005/2082	2,000	2,000	2,000							0
PT278/62/149 PT278/63 *49	Hayes Goods Yard 10057/APP/2004/2996&2999	2,000	2,000	2,000							0
PT/278	White House Gate, R.A.F Northolt R.A.F. Eastcote	25,000	25,000	55,000	(30,000)				20,000	20,000	
	SECTION 278 SUB - TOTAL	2,137,998	2,148,337	(10,339)	2,178,337	(30,000)	1,199,112	1,199,112	20,000	20,000	
PT/05/04a *2	BA World Cargo / 50045A/95/1043	328,915	328,915	328,915		328,915	328,915				0
PT/05/04b *2	BA World Cargo / 50045A/95/1043	399,335	399,335	399,335		136,690	136,690				0
PT/08/68A&B (See also PT/66)	Land at Hayes Park, Hayes End Road, Hayes 12853/APP/2000/675	12,418	12,418	12,418							0
PT/11/45	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,248	3,248	3,248							0
PT/18/38B (See also E/25/38A)	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	135,981	135,981	135,981		59,068	59,068				0
PT/20/70	Wimpey Site, Beaconsfield Road / 582/BX/98/0882	19,915	19,915	19,915							0
PT/21/39A	The Chimes - Supervision & TTS / 42966/AH/961862	113,485	113,485	113,485			893	(893)			0
PT/24/55 (see E/08) *28	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 362/BH/97/0714	22,935	22,935	22,935		22,935	22,935				0
PT/25/56 *24	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	36,310	36,310	36,310		36,310	36,310				0
PT/37/40B-C (see: PPR/29) PT37/40E	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418	553,808	553,808	553,808							0
*47 PT/41/94A (See also E/29)	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418	31,819	31,819	31,819		31,819	31,819				0
*19 PT/41/94B	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline)	9,506	9,506	9,506		9,506	9,506				0
*19 PT/41/94C	Land to the West of Stone Close, Horton Road, Yiewsley 54822/APP/2003/718 (full)	4,777	4,777	4,777		4,777	4,777				0
*19 PT/42/41 *31	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) Temp Stockpiling at Bedfont Court. 47853/SPP/2003/113	5,703	5,703	5,703		5,703	5,703				0
PT/44/03	S278 Surplus North Point, Horton Rd, Yiewsley (Independent Industrial Estate) / 2664/AA/98/2349	50,000	50,000	50,000		50,000	50,000				0
PT/45/58 PT/50/15B (see also: PPR/07)		157,292	157,292	157,292							0
	Land at Barnsfield Place, Uxbridge - Lighting / 43562/F/99/2018	30,000	30,000	30,000							0
	County Court Site Traffic Management	35,757	35,757	35,757							0

CSL3/1401 CSL4/152A	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	66,134	66,134	66,134	66,134	66133.52
(Formerly: PPR/35)	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 CULTURE, SPORT AND LEISURE SUB - TOTAL	19,839	19,839	19,839	19,839	19839.13
		1,761,977	1,761,977	1,761,977	328,977	328,977
EYL/03/12B	Hillingdon Hospital - North Site / 4058/99/1568	668,174	668,174	668,174		0
EYL/14/75	Land at 78-84 The Crescent, Harlington / 46970/APP/1999/2169	21,640	21,640	21,640		0
EYL/19/44	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0897	31,620	31,620	31,620		0
EYL/28/79	Former Elec S/S, Kingston Lane, West Drayton 55015/APP/2001/2590	20,318	20,318	20,318		0
EYL/29/54	Hyde House, Newhaven Close, Hillingdon 2306/SPP/2002/238	36,836	36,836	36,836		0
EYL/30/30 EYL/31/19A	Former Bridge Works, Bentinck Road W/D/ 20610/APP/2002/2407	161,898	161,898	161,898		0
(see: PT/51, PPR/13 & E/12)	County Court Site, 114 High Street, Uxbridge / 5067/APP/00/1149 & 1385 Defence Research Agency, West Drayton - New Nursery & W Drayton Primary School Improvements / 49542F/98/1509	194,922	194,922	194,922		0
EYL/38/104	Land at North Works, Summerhouse Lane, Harefield 201AJ/98/2472	394,733	394,733	394,733		0
see: PT/278/22 EYL/39/65A	Land at Johnson's Yard 53936/APP/2002/1357 Herne House, Church Walk, Hayes 15405/APP/2003/188 339-353 High Street, Harlington 53740/APP/99/310	121,107	121,107	121,107		0
EYL/40/74D						
(see: PT/65, E/20 & E/21)	Land at Johnson's Yard 53936/APP/2002/1357 Herne House, Church Walk, Hayes 15405/APP/2003/188 339-353 High Street, Harlington 53740/APP/99/310	18,900	18,900	18,900	18,900	0 18,900
EYL/43/67		66,514	66,514	66,514		0
EYL/44/81		18,680	18,680	18,680		0
EYL/45/82	113 Belmont Road & 2-4 Fairfield Road, Uxbridge 55741/APP/2003/1467 Land at 9 Orchard Drive Cowley 11972/APP/2003/1546 2 - 6 Swan Road West Drayton/ 5722/APP/2004/589	18,610	18,610	18,610		0
EYL/49/106		11,465	11,465	11,465		0
EYL/55/110 EYL/56/108B& C		69,984	69,984	69,984		0
(See also PT/278/41)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	22,865	22,865	22,865		0
EYL/57/118 (See also E/31)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	167,440	167,440	167,440	167,440	167440.09
EYL/59/129A	Land at Buchan Close Cowley 58254/APP/2003/783 5 - 19 Botwell Lane Hayes 53799/APP/2003/360	13,565	13,565	13,565	13,565	0 13,565
EYL/60/131	St Vincent's Hospital Northwood 138/APP/2001/1240	19,427	19,427	19,427		0
EYL/62/137	Land at Dalegarth & Rydall Orchard View Cowley 56481/APP/2003/2735 3 Reginald Road, Northwood 58866/APP/2004/274	371,818	371,818	371,818	197,818	197817.94
EYL/63/138		8,417	8,417	8,417	8,417	0 8,417
EYL/65/142B		28,460	28,460	28,460	15,321	15321.45
EYL/66/144	68 Ducks Hill Road 11900/APP/2005/1087 6A Swan Road West Drayton 9037/APP/2005/2945	179,174	179,174	179,174	86,922	86921.5082
EYL/67/145		21,276	21,276	21,276		0
EYL/68/146	91 Cowley Road Uxbridge 263/APP/2003/1769	68,663	68,663	68,663		0
EYL/69/150	The Retreat, 26 Field End Road, Eastcote 2011/APP/2002/876 35 The Drive, Ickenham 32381/APP/2004/282	30,346	30,346	30,346	16,205	16204.9883
EYL/70/151	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082 18-24 Hercies Road, Uxbridge 60045/APP/2005/1997	14,256	14,256	14,256		0
EYL/71/155B		471,253	471,253	471,253		0
EYL/72/156		13,120	13,120	13,120		0
EYL/73/157	23b Green Lane, Northwood 38244/APP/2005/2654 29 Dawley Road, Hayes 11280/APP/2005/678	21,063	21,063	21,063	11,248	11247.642
EYL/74/158		14,543	14,543	14,543		0
EYL/75/162	23-26 Queens Road Uxbridge 53248/APP/2005/680 18a Colham Ave, West Drayton 29679/APP/2006/1048	19,129	19,129	19,129	19,129	0 19,129
EYL/76/163	DERA Site, Kingston Lane, West Drayton	18,939	18,939	18,939	8,826	0 8,826
EYL/77/147F	45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton	328,366	328,366	328,366		0
EYL/78/161B	335/APP/2002/2754 MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	238,153	238,153	238,153		0
EYL/79/140G	Land Rear of 4-20 Acacia Avenue, Yewlsley 39054/APP/2004/2894 Land at Dell Court, Green Lane, Northwood 59117/APP/2006/872 367-371, High St, Harlington 19758/APP/2005/371	768,003	768,003	768,003	357,890	0 357,890
EYL/80/165		77,511	77,511	77,511		0
EYL/81/166		29,087	29,087	29,087	15,532	15532.458
EYL/82	Dairy Farm Breakspear Rd 27314/APP/2005/844 37, Watford Rd., Northwood 35199/APP/2006/884	45,214	45,214	45,214		0
EYL/87		73,803	73,803	73,803	73,803	73802.65
EYL/83		7,722	7,722	7,722	7,722	7721.63
EYL/84	Hayes Goods Yard 10057/APP/2005/ 2996 & 2999 11-21, Clayton Rd, Hayes 56840/APP/2004/630 Honeywell Site, Trout Rd., Yewlsley 335/APP/2002/2754	262,182	252,606	9,576	252,606	0
EYL/85		98,853	98,853	98,853	98,853	98852.87
EYL/86		765,637	765,637	765,637	405,787	529545.08 (123,758)
EYL/88	former True Lovers' Knot Public House,	66,591	66,591			

EDUCATION, YOUTH AND LEISURE										
SUB - TOTAL		6,120,274	6,044,107	76,167	6,044,107			1,523,377	1,220,408	302,969
PPR/02/39C	The Chimes - Uxbridge Initiative / 42966/AH/96/1862	100,000	100,000		100,000					0
PPR/05/33	Blunts Field Training Programme, Bath Road / 45486/G/98/2296	66,778	66,778		66,778					0
PPR/07/15A										
(see: PT/50)										
PPR/09/42	Land at Barnsfield Place, Uxbridge - Small Business Units / 43562/F/99/2018	150,570	150,570		150,570					0
*8	Abbess Warehouse, Hayes / 49614B/96/110	30,000	30,000		30,000					0
PPR/10/16	Land At Masterdrive Unit, Printing House Lane, Hayes / 45736/APP/2000/2577	86,195	86,195		86,195					0
PPR/13/19C										
(see: PT/51, EYL/31 & E/12)	County Court Site, 114 High Street, Uxbridge - Uxbridge TC Improvements / 5067/APP/00/1149 & 1385	15,803	15,803		15,803					0
PPR/15/21B										
(see: PT/54 & E/13)	Former EMI Site, Dawley Road - Hayes TC Partnership / 6198/BS/98/1343	131,081	131,081		131,081					0
PPR/24/05	Denbridge Industrial Estate, Oxford Road/4551CL/98/435	200,000	200,000		200,000					0
*35										
PPR/26/84	Land at Former Sadia Works, High St, Yiewsley / 41515/B/93/606	10,000	10,000		10,000					0
PPR/32/50	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Specific Environmental Works - former Uxbridge College Access) / 40601H/91/1970	47,466	47,466		47,466					0
(Formerly PT/02)										
PPR/33/139	Former SKM House Springfield Road Hayes 35515/APP/2005/516	5,000	5,000		5,000					0
PPR/34/140D	MOD Records Office Stockley Road, Hayes 18399/APP/2004/2284	78,171	78,171		78,171					0
PPR/36/153A	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	13,250	13,250		13,250					0
PPR/37/159	Horton Close, West Drayton 46871/APP/2006/1037	4,200	4,200		4,200					0
PPR/40/147G	DERA Site, Kingston Lane, West Drayton - Town Centre 45658/APP/2002/3012	67,153	67,153		67,153	30,000	30,000			0
PPR/41/167	9-15, Harefield Road, Uxbridge 59532/APP/2005/2401	8,500	8,500		8,500					0
PPR/42	Hayes Goods Yard 10057/APP/2004/2996 & 2999	78,939	78,939		78,939					0
PPR/43	Colham House, Uxbridge, Training 27298/APP/2006/875	10,000	10,000		10,000					0
PPR/44	Honeywell Site, Trout Rd., Yiewsley 335/APP/2002/2754	18,229	18,229		18,229					0
	PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	1,121,336	1,121,336		1,121,336	30,000	30,000			
E/02/18	Old Mill House, Thorney Mill Road, West Drayton / 41708C/91/1904	59,556	59,556		59,556					0
E/06/2A	BT Site, Willow Tree Lane, Yeading - Play Ground Works	100,000	100,000		100,000					0
E/09/11B										
(see: PT/48 & EYL/01)	Little London Nurseries, Harlington Road - Morello Avenue Play Area / 3408/APP/2000/703	38,021	38,021		38,021					0
E/10/85	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000	25,000		25,000					0
(see: PT/36)										
E/13/21A										
(formerly PT/54/21A)	Former EMI Site, Dawley Road / 6198/BS/98/1343	25,000	25,000		25,000					0
E/17/26D										
(see: PT/56 & PPR/18)	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400	1,323,400		1,323,400					0
E/18/27B										
(see: PT/57 & EYL/35)	Carmichael Close, Ruislip - Sidmouth Open Space / 55898/APP/2000/2736	125,274	125,274		125,274					0
E/19/36	Land adj. Eastern Perimeter Rd. H'row. - Air Quality 53546/APP/98/2307	43,999	43,999		43,999					0
(see: PPR/21)										
E/21/74C										
(see: PT/65, EYL/40 & E/20)	Land at Johnson's Yard - Uxbridge TC CCTV 53936/APP/2002/1357	5,370	5,370		5,370					0
E/22/97B										
(see: PT/69)	Land at West Drayton Depot Stockley Road West Drayton - Monitoring of Noise & Dust Emissions 2760/APP/2003/2816	5,463	5,463		5,463					0
E/24/62	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51095/APP/2000/1004	13,940	13,940		13,940					0
(See also PT/60 & PPR/23)										
E/25/38A										
(See also PT/18/38B)	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	39,015	39,015		39,015					0
E/26/93										
(Formerly PT/33)	H.S.A Land, Bath Road 41687S/98/16	12,204	12,204		12,204					0
E/27/92										
(Formerly PT/36)	A4 Heathrow Corridor scheme - Oxford Avenue Green	50,000	50,000		50,000					0
E/28/71										
(Formerly PT/40)	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692	12,692		12,692					0

E29/94D	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) & 54822/APP/2003/718 (full)	2,852	2,852	2,852						0		
E/31/124 (see also EYL/57) E/32/01 (Formerly PT/43/01)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	42,172	42,172	42,172						0		
E36/140E	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970 MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284	1,008,500	1,008,500	1,008,500						0		
E/37/152B	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,607	8,607	8,607				52,114	52,114	0		
E/38/153B	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437 9-15 Harefield Rd, Uxbridge	10,000	10,000	10,000				10,000	10,000	0		
E/39/160	59532/APP/2005/2401	8,532	8,532	8,532						0		
E/40/155C E/41/49 (Formerly PPR/31/49)	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082 Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970	20,147	20,147	20,147				20,147	20,147	0		
E/42/140J	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	453,000	453,000	453,000						0		
E/43/1B E/44 E/45	Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710 Air Quality Action Plan Porters Way Play Area	11,544	11,544	11,544				11,544	11,544	0		
E/46	Former True Lovers Knot P.H Green Spaces provision	25,000	25,000	25,000						0		
	ENVIRONMENT SUB -TOTAL	21,195	21,195	21,195						0		
		3,768,333	3,597,138	171,195	3,597,138			93,805	93,805			
H/1/152C	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,562	8,562	8,562						0		
*40	9-15 Harefield Rd, Uxbridge	8,562	8,562	8,562			8,562	8,562		0		
H/2/160B H/3/155A	59532/APP/2005/2401	300,000	300,000	300,000				300,000	300,000	0		
*41	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	74,041	74,041	74,041			74,041	74,041		0		
H/4/140H	MOD Records Office Stockley Road/Bourne Avenue, Hayes	51,133	51,133	51,133			51,133	51,133		0		
*43	18399/APP/2004/2284	51,133	51,133	51,133			51,133	51,133		0		
H/5/161C	Former Honeywell Site, Trout Road, West Drayton	50,032	50,032	50,032			50,032	50,032		0		
*44	335/APP/2002/2754	50,032	50,032	50,032			50,032	50,032		0		
H/6	11-21, Clayton Rd., Hayes	30,066	30,066	30,066			30,066	30,066		0		
*48	56840/APP/2004/630	30,066	30,066	30,066			30,066	30,066		0		
H/7	Hayes and Harlington Scrapyard. Health Provision	2,908	2,908	2,908						0		
		516,742	513,834	2,908	513,834	5,757	213,834	213,834	(1,588)	300,000	300,000	
		21,912,902	21,487,970	424,931	21,482,213		2,700,413	2,702,001		2,518,173	2,215,204	
										0	0	302,969

PART II by virtue of paragraph(s) 2, 6, 7 of Part 1 of Schedule 12A of the Local Government (Access to Information) Act 1985 as amended.

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PART II by virtue of paragraph(s) 2, 6, 7 of Part 1 of Schedule 12A of the Local Government (Access to Information) Act 1985 as amended.

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Plans for Central & South Planning Committee

23rd November 2017



HILLINGDON
LONDON



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Page 119

Address LAND ADJACENT TO 1 BELGRAVE MEWS COWLEY

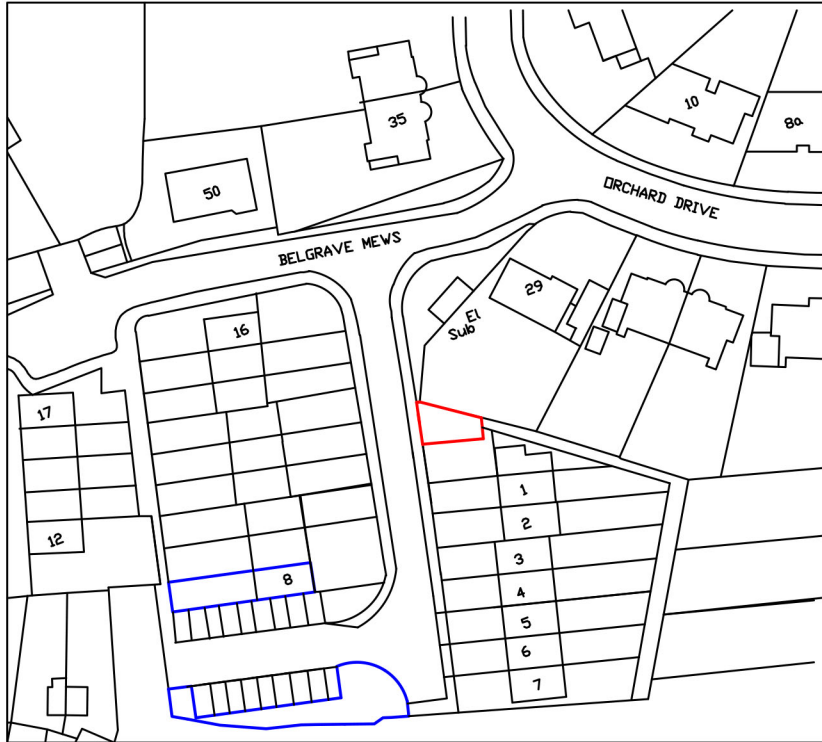
Development: Single storey garage.

LBH Ref Nos: 72586/APP/2017/482

Date Plans Received: 10/02/2017

Date(s) of Amendment(s):

Date Application Valid: 10/02/2017



BELGRAVE MEWS, COWLEY, MIDDLESEX, UB8 3AG



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants

1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Page 121

Drg. No. 14/2833/1
Scale 1250@A4
Date 08/02/17
Drawn by A.smith



EXISTING SITE PLAN

REVISION
 (C) OWNER

Dwg. No. 14/2833/2
 Scale 1:200
 Date 08/02/17
 Drawn by A.Smith

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



Scale Bar
 0 1 2 3 4 5 6 7 8 9 10 Meters
 1:200 @ A2

8 BELGRAVE MEWS, COWLEY, MIDDLESEX, UB8 3AG



PROPOSED SITE PLAN

REVISION
C

Drg. No. 14/2833/3
Scale 1:200
Date 08/02/17
Drawn by A. Smith

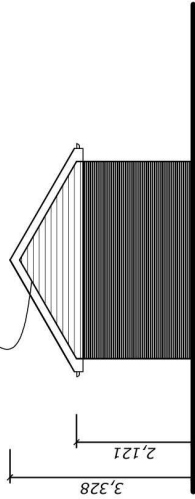
THE GILLET MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner, Middlesex HA5 2EW Tel. 0208 866 1333



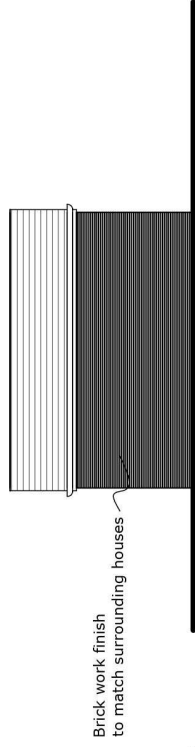
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1:200 @ A2

8 BELGRAVE MEWS, COWLEY, MIDDLESEX, UB8 3AG

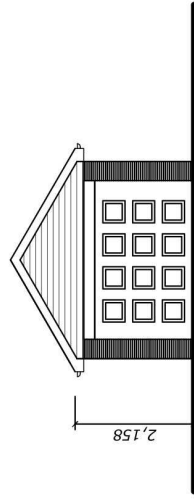
White Cladding to match existing houses in Belgrave Mews



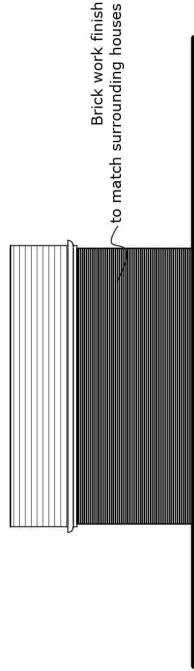
EAST ELEVATION



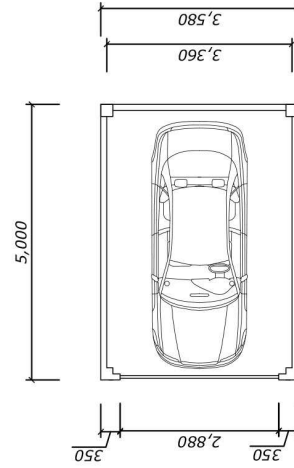
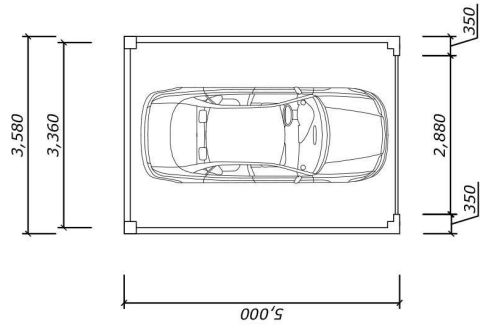
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



**8 BELGRAVE MEWS, COWLEY,
MIDDLESEX, UB8 3AG**

Scale Bar 1:100 @ A3



Metres

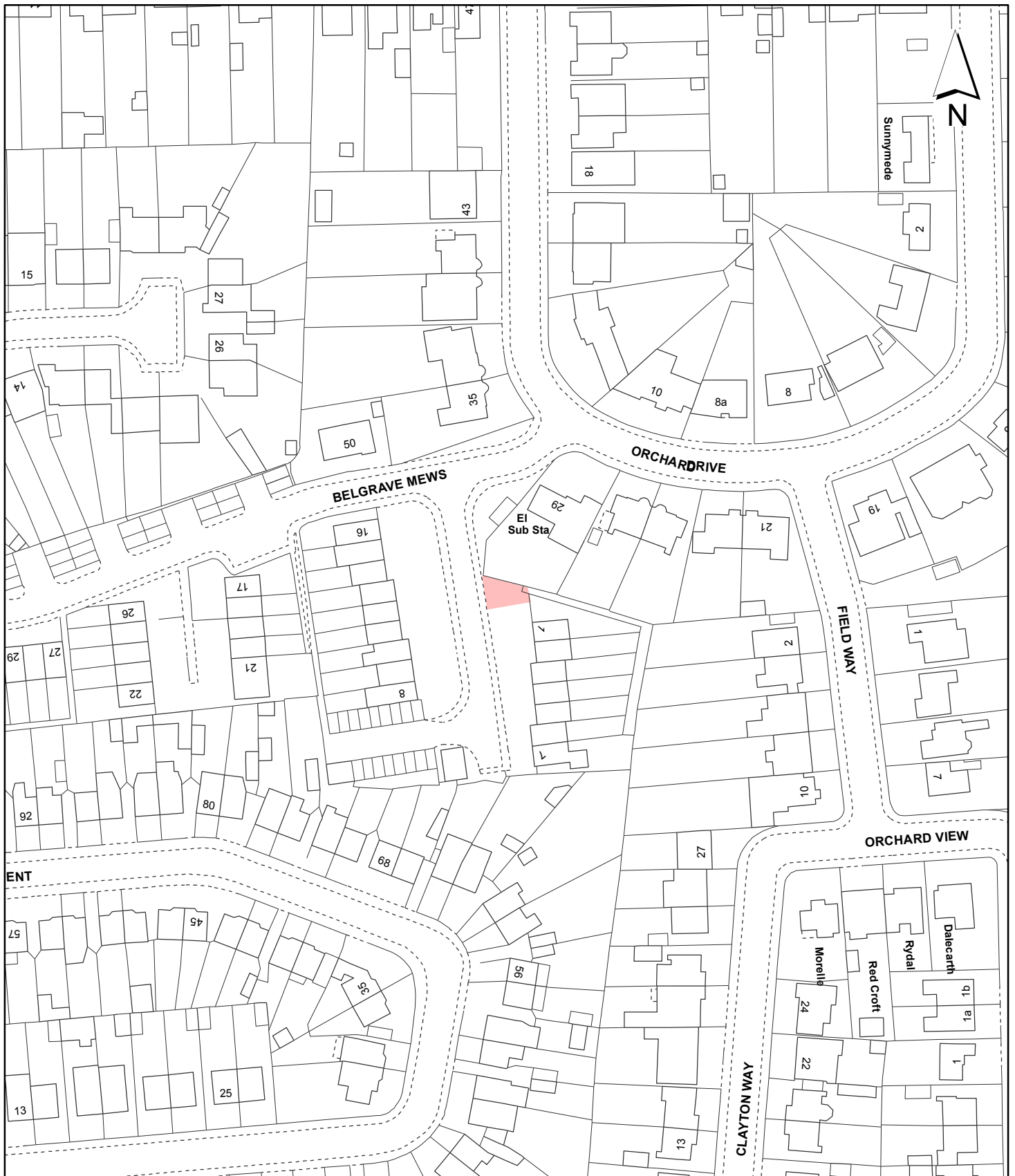
THE GILLET MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333

Drg. No. 14/2833/4
Scale 1:100@A3
Date 08/02/17
Drawn by A.Smith


REVISION

(C)

PROPOSED FLOOR PLANS



Notes

 Site boundary

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Site Address	
Land adjacent to 1 Belgrave Mews	
Planning Application Ref:	Scale
72586/APP/2017/482	1:1,250
Planning Committee	Date
Central & South	November 2017

LONDON BOROUGH OF HILLINGDON

Residents Services

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



HILLINGDON

LONDON

Report of the Head of Planning, Sport and Green Spaces

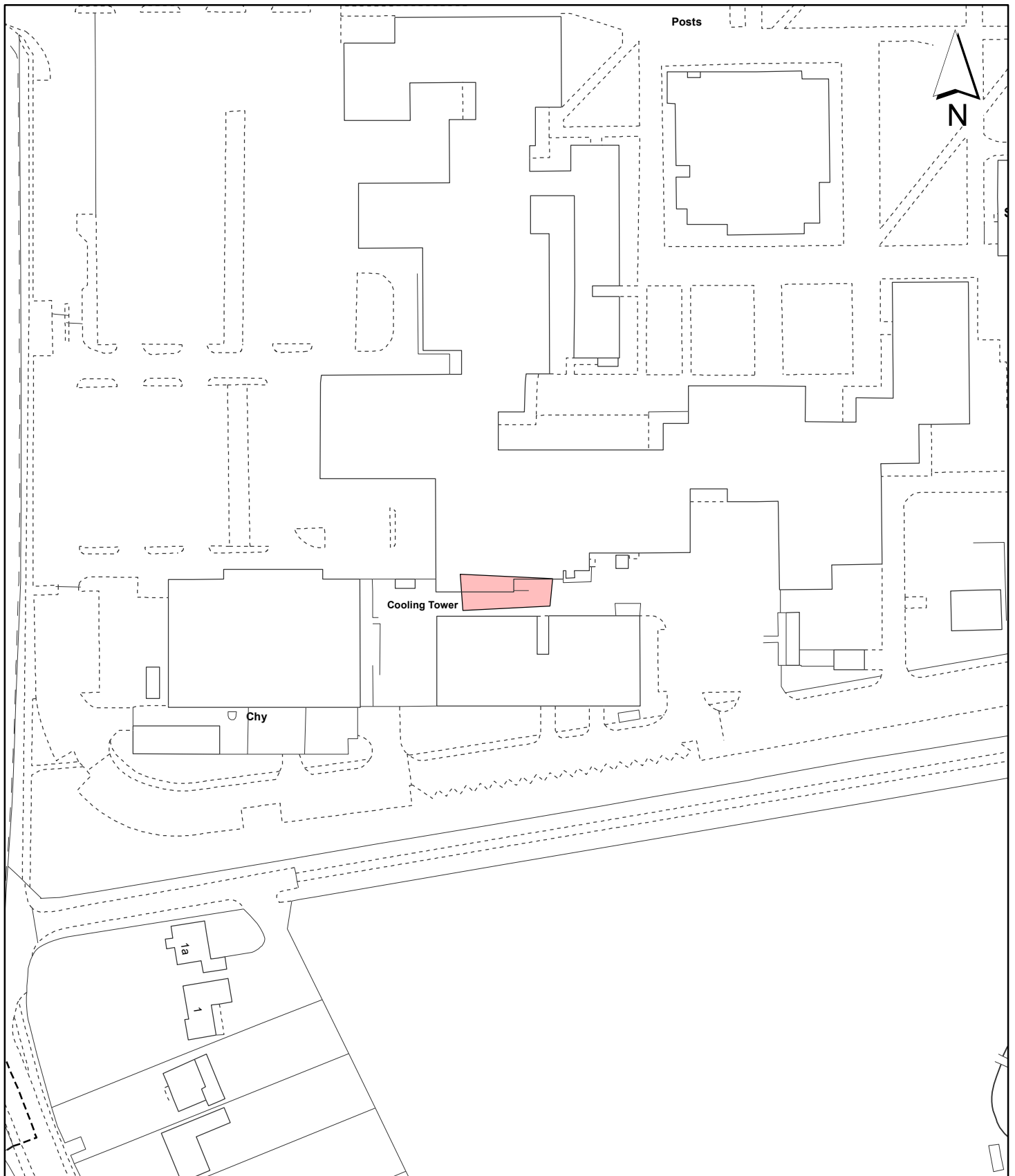
Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON



Development: Installation of petrol and diesel storage tanks, together with surrounding fencing, brickwork, pipework, vents and traffic barriers.

LBH Ref Nos: 532/APP/2017/2886

Date Plans Received: 07/08/2017 **Date(s) of Amendment(s):**

Date Application Valid: 21/08/2017



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Brunel University</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">532/APP/2017/2886</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p style="text-align: center;">Central & South</p>	<p>Date</p> <p style="text-align: center;">November 2017</p>	

Report of the Head of Planning, Sport and Green Spaces

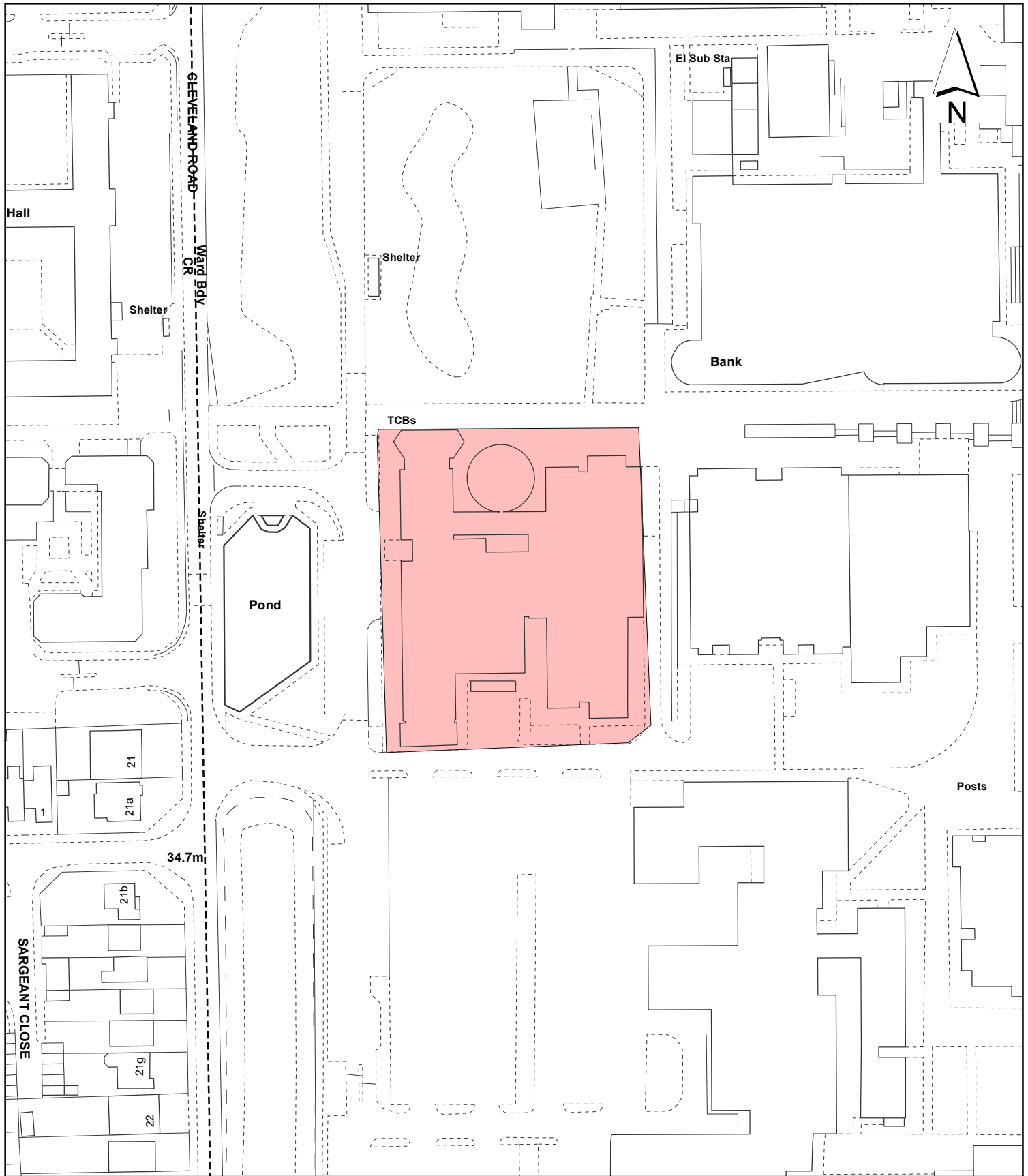
Address WILFRED BROWN BUILDING, BRUNEL UNIVERSITY KINGSTON LANE
HILLINGDON

Development: Variation of condition 2 of planning permission ref. 532/APP/2014/3929 dated 19/02/2015 (Re-cladding of the existing Wilfred Brown building, alterations to North elevation involving rebuilding of security annex, installation of canopy over existing courtyard to rear and associated works), to agree a revised energy strategy, in relation to proposals for re-cladding.

LBH Ref Nos: 532/APP/2017/2731

Date Plans Received: 26/07/2017 **Date(s) of Amendment(s):**

Date Application Valid: 19/09/2017



Notes:

 Site boundary

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Site Address: **Wilfred Brown Building
 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/2017/2731

Scale:
1:1,250

Planning Committee:
Central & South

Date:
November 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 215 & 215A LONG LANE HILLINGDON

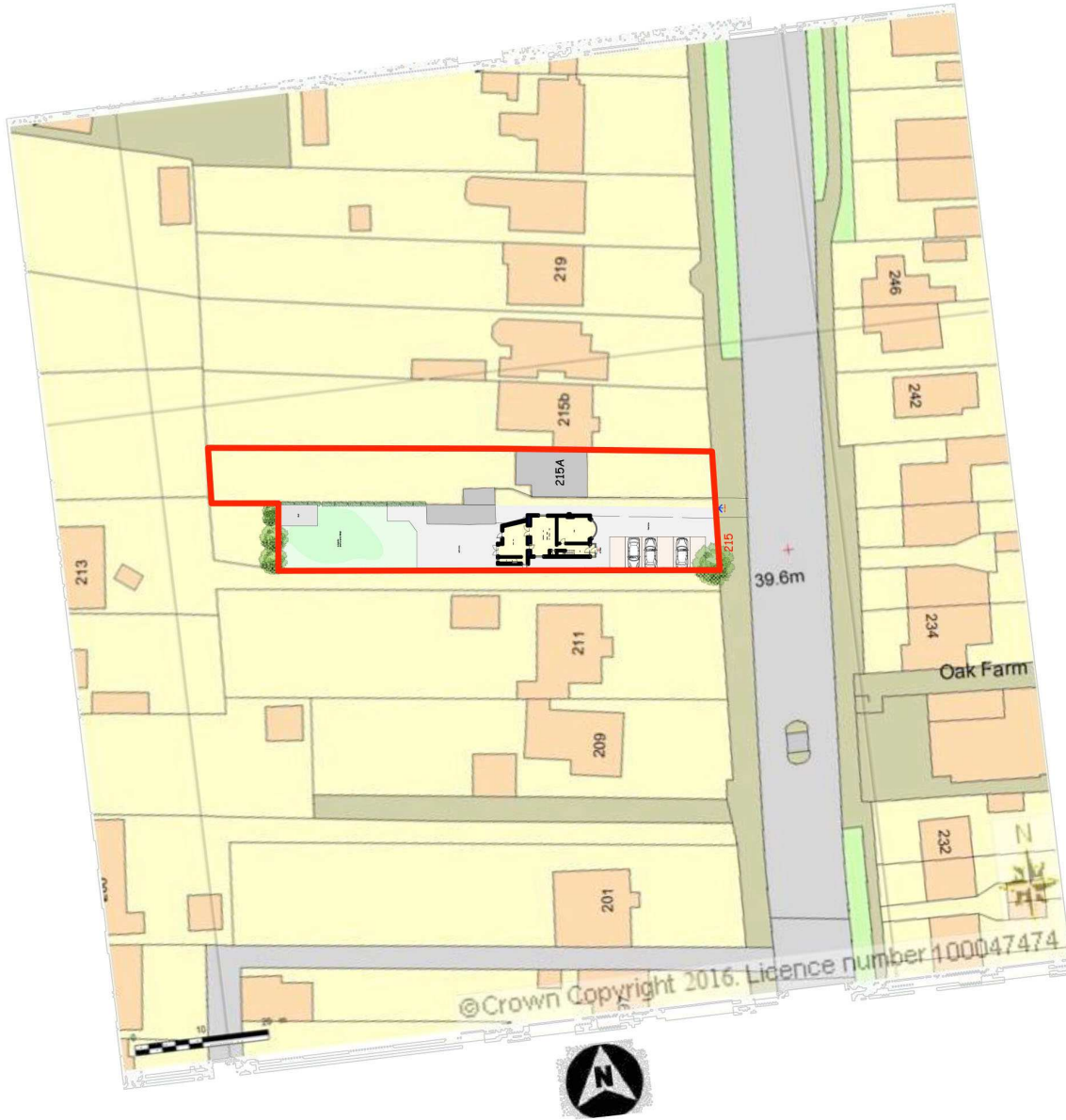
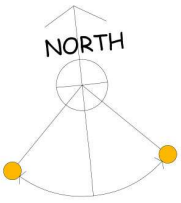
Development: Conversion of two dwellings into one dwelling for use as a single unit and two storey rear extension.

LBH Ref Nos: 4204/APP/2017/2724

Date Plans Received: 26/07/2017

Date(s) of Amendment(s):

Date Application Valid: 01/09/2017



north point in correct position
from map purchased
from (street maps)



scale bar:- 1:1250

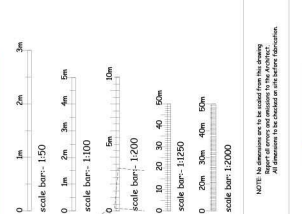
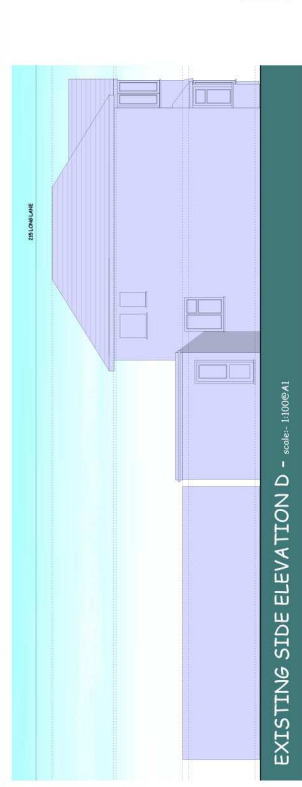
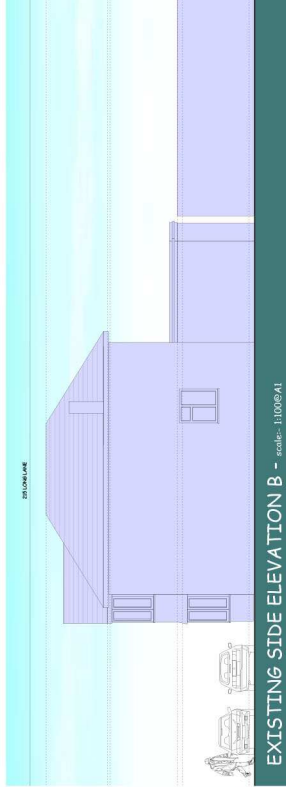
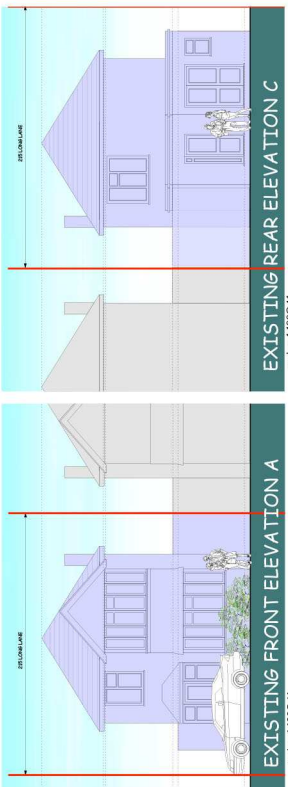
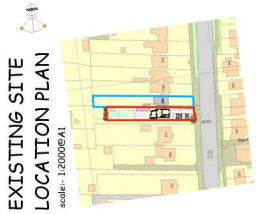
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Architectural Design Services

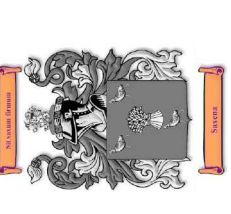
Mr S Soxena
Suite 462
5, Spur Road, Isleworth,
Middlesex,
TW7 5BD
email:- sundeep.soxena@yaho.co.uk



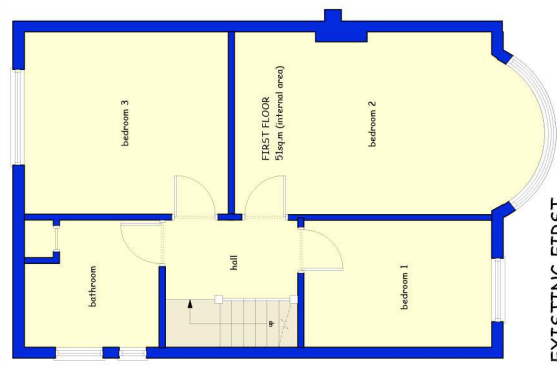
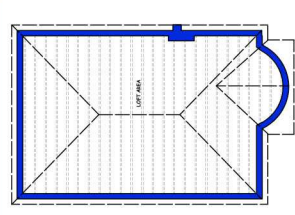
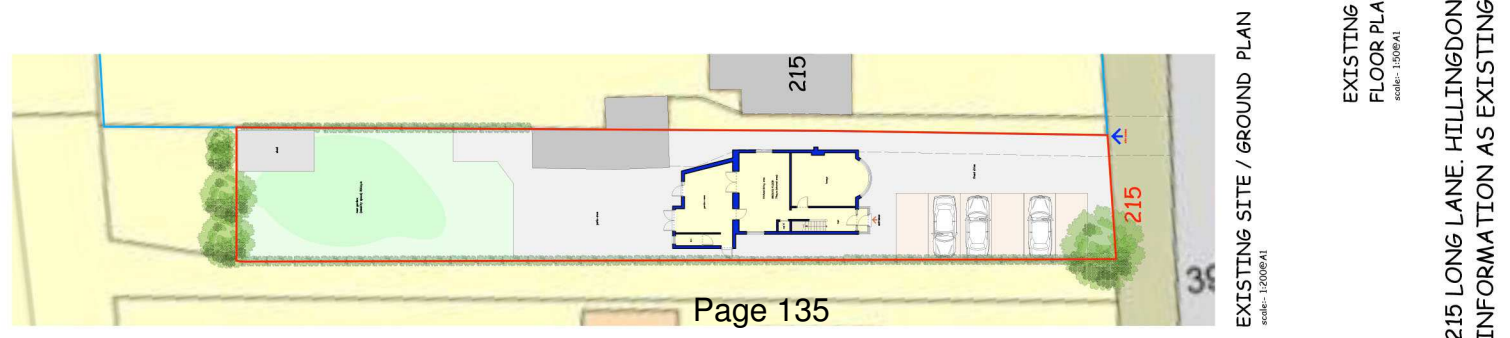


NOTE: No dimensions are to be added from this drawing. If any dimensions are added to this drawing, the architect shall be held responsible for any errors.

REV. DATE DESCRIPTION
 Architectural Design Services
 Mr C. Jones
 Suite 402
 5, Spire Road, Letchworth,
 Hertfordshire, SG4 7WY
 Tel: 01438 777850
 email: studio@adsservices.co.uk

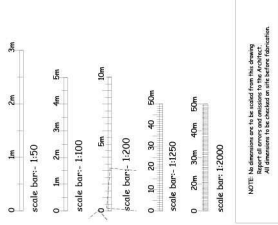
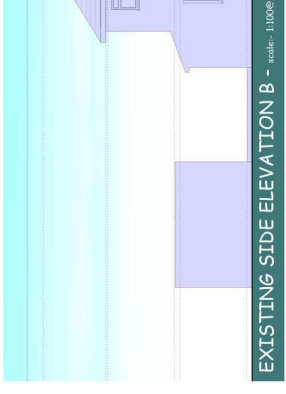
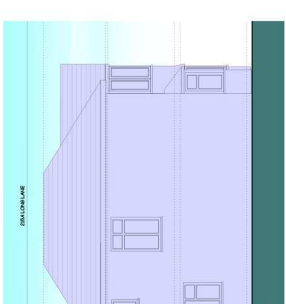
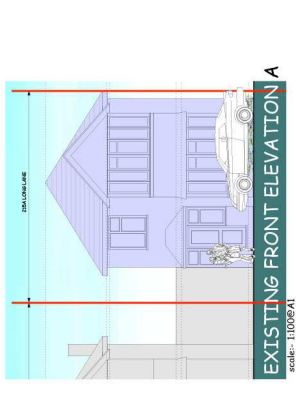
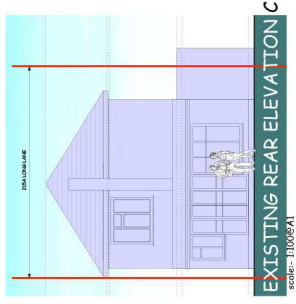
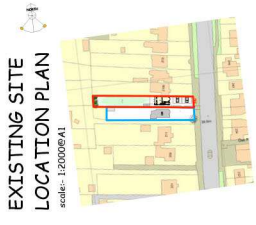


PROJECT	215 LONG LANE, HILLINGDON
DRAWINGS	EXISTING INFORMATION
CLIENT	SCALE 1:50/1:100/1:200/1:250 DATE MARCH/2016
DRAWING NO.	215LONG/PL03
	© copyright reserved



EXISTING LOFT PLAN
 scale: 1:100@A1
 Site Area - (approx) - 637sq.m / 6,857sq.ft 0.157 ACRES
 ACCOMMODATION TO SITE:-
 loft floor:- 00sqm
 first floor:- 51sqm
 ground floor:- 79sqm
TOTAL:- 130sqm/1,399sq.ft
 Parking onsite: 6 bay
 amenity space:- 316sqm

EXISTING FIRST FLOOR PLAN
 scale: 1:50@A1

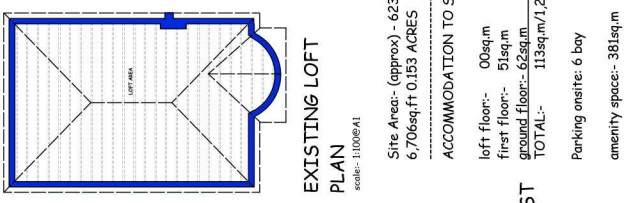
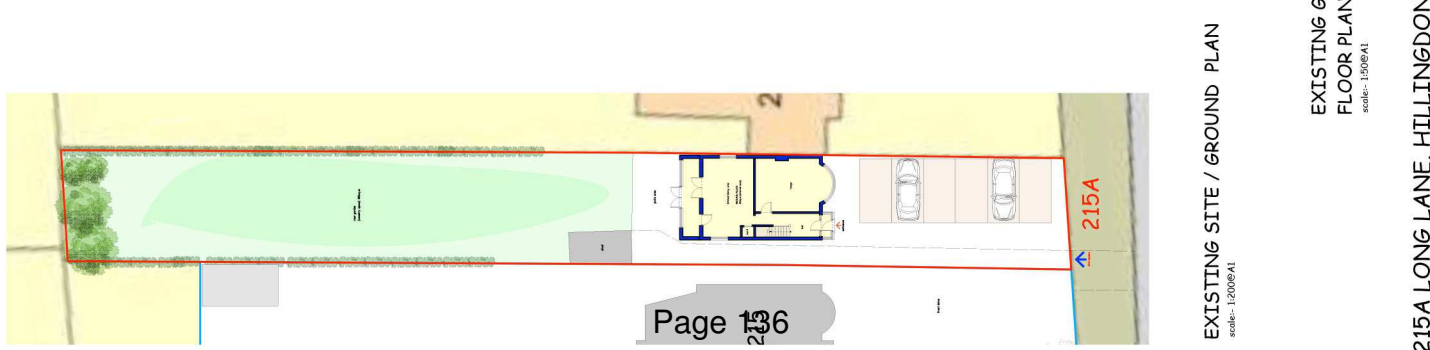
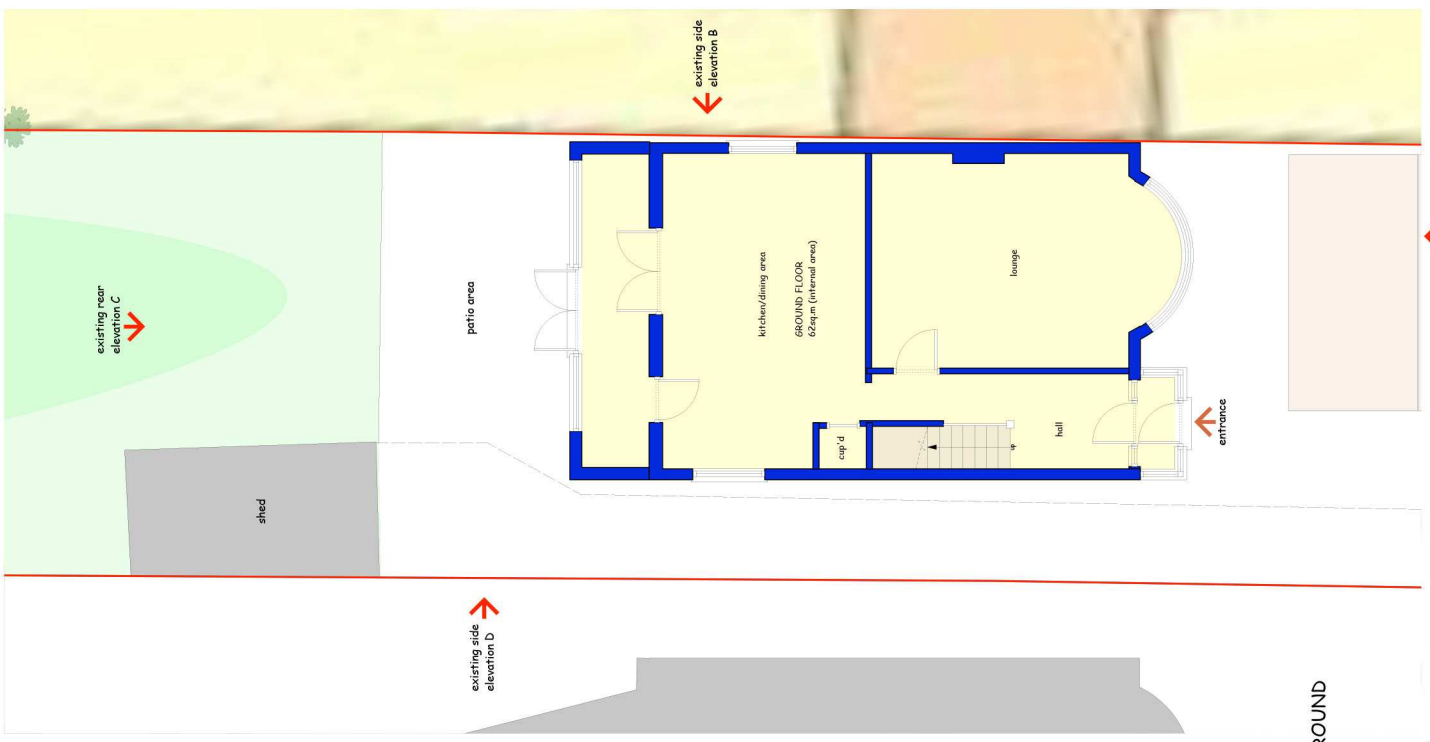


NOTE: No dimensions are to be scaled from this drawing. All areas of floors are not enclosed in this drawing. Dimensions are to be taken as shown on the drawing.

REV.	DATE	DESCRIPTION

ARCHITECTURAL DESIGN SERVICES
 100, The Old Rectory
 100, The Old Rectory
 100, The Old Rectory
 100, The Old Rectory
 100, The Old Rectory
 100, The Old Rectory

PROJECT	Z15A LONG LANE, HILLINGDON
DRAWINGS	EXISTING INFORMATION
CLIENT	SCALE 1:500/1:500/1:200/1:250 DATE MARCH/2016
DRAWING NO.	Z15ALONG/PLO3

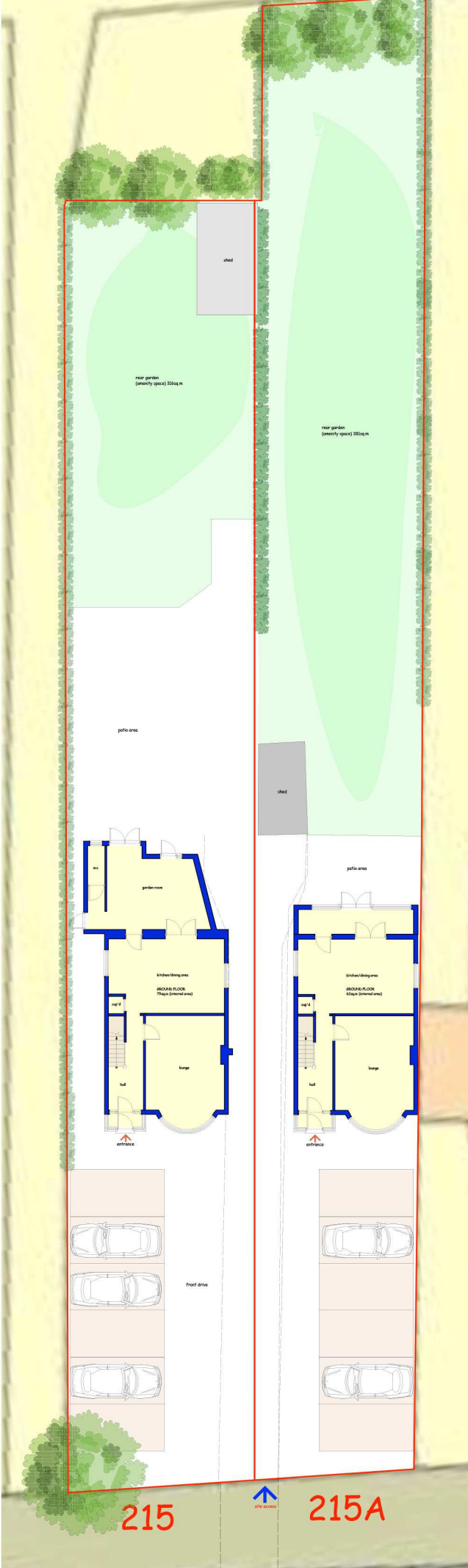


Site Area - (approx) - 623sq.m / 6,706sq.ft 0.153 ACRES
 ACCOMMODATION TO SITE:-
 loft floor:- 00sq.m
 first floor:- 51sq.m
 ground floor:- 62sq.m
 TOTAL:- 113sq.m/1,216sq.ft
 Parking onsite: 6 bay
 amenity space:- 381sq.m

Site Area - (approx) - 623sq.m / 6,706sq.ft 0.153 ACRES
 ACCOMMODATION TO SITE:-
 loft floor:- 00sq.m
 first floor:- 51sq.m
 ground floor:- 62sq.m
 TOTAL:- 113sq.m/1,216sq.ft
 Parking onsite: 6 bay
 amenity space:- 381sq.m

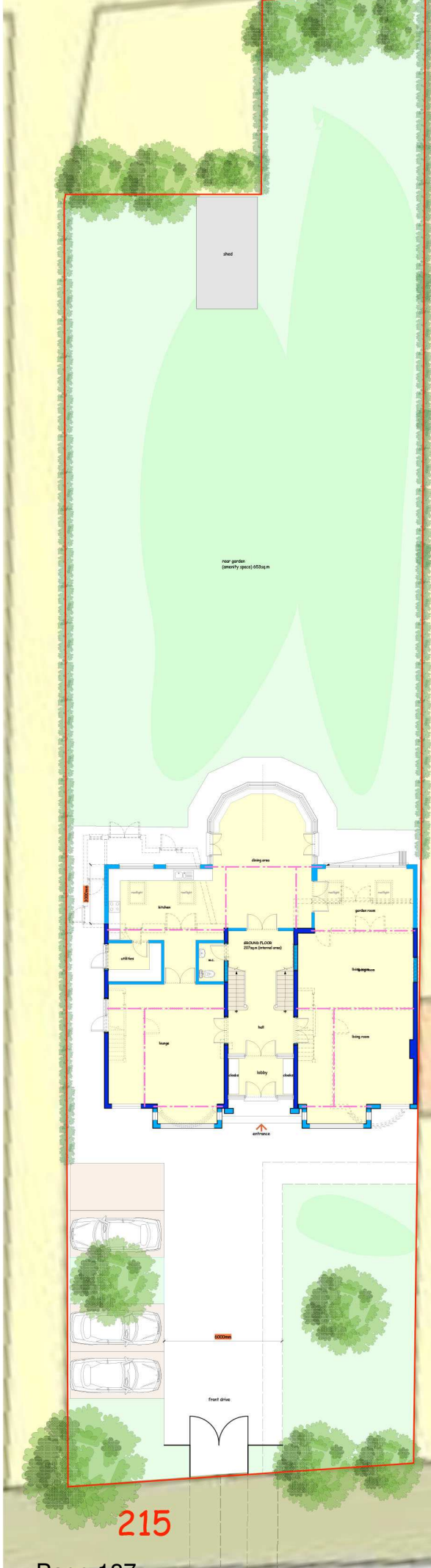
EXISTING SITE / GROUND PLAN
 scale: 1:200@A1
 EXISTING GROUND FLOOR PLAN
 scale: 1:50@A1

215A LONG LANE, HILLINGDON.
 INFORMATION AS EXISTING



EXISTING SITE / GROUND PLAN

scale:- 1:100@A1



PROPOSED SITE / GROUND PLAN

scale:- 1:100@A1

Site Area:- (approx) - 1260sq.m/
13,562sq.ft 0.311 ACRES

ACCOMMODATION TO SITE:-

loft floor:- 00sq.m
first floor:- 127sq.m
ground floor:- 207sq.m
TOTAL:- 334sq.m/3,595sq.ft

Parking onsite: 4 bays

amenity space:- 680sq.m



scale bar:- 1:100

WALL CONSTRUCTION

- existing wall
- proposed wall

NOTE: No dimensions are to be scaled from this drawing.
Report all errors and omissions to the Architect.
All dimensions to be checked on site before fabrication.

REV.	DATE	DESCRIPTION



Architectural Design Services
 80-81 Gillingham
 215 & 215A Long Lane
 Hillingdon, Uxbridge
 Middlesex, Ux8 3JG
 Tel: 01895 830000
 Email: info@adsservices.co.uk
 Website: www.adsservices.co.uk



PROJECT 215 & 215A LONG LANE, HILLINGDON	
DRAWING EXISTING & PROPOSED SITE PLANS	
CLIENT	
SCALE 1:100 @ A1	DATE JUNE/2017
DRAWING NO. 215&215ALONG/PL03A	
© copyright retained	



PROPOSED STREET ELEVATION

scale:- 1:50@A1

Site Area:- (approx) - 1260sq.m/
13,562sq.ft 0.311 ACRES

ACCOMMODATION TO SITE:-

loft floor:- 00sq.m
first floor:- 127sq.m
ground floor:- 207sq.m
TOTAL:- 334sq.m/3,595sq.ft

Parking onsite: 4 bays

amenity space:- 680sq.m



PROPOSED FRONT ELEVATION A

scale:- 1:50@A1

215 & 215 A LONG LANE. HILLINGDON.
INFORMATION AS PROPOSED
COMBINED HOUSES INTO
ONE DWELLING



PROPOSED REAR ELEVATION C

scale:- 1:50@A1

0 1m 2m 3m

scale bar:- 1:50

0 1m 2m 3m 4m 5m

scale bar:- 1:100

NOTE: No dimensions are to be scaled from this drawing.
Report all errors and omissions to the Architect.
All dimensions to be checked on site before fabrication.

REV.	DATE	DESCRIPTION



SCALE: 1:50 @ A1

DESCRIPTION:

Architectural Design Services
215 & 215A
215 & 215A Long Lane
Hillingdon,
Middlesex,
UK
email: design@architectural-design-services.co.uk
www.architectural-design-services.co.uk



PROPOSED SIDE ELEVATION B

scale:- 1:100@A1



PROPOSED SIDE ELEVATION D

scale:- 1:100@A1

PROJECT
215 & 215A LONG LANE,
HILLINGDON

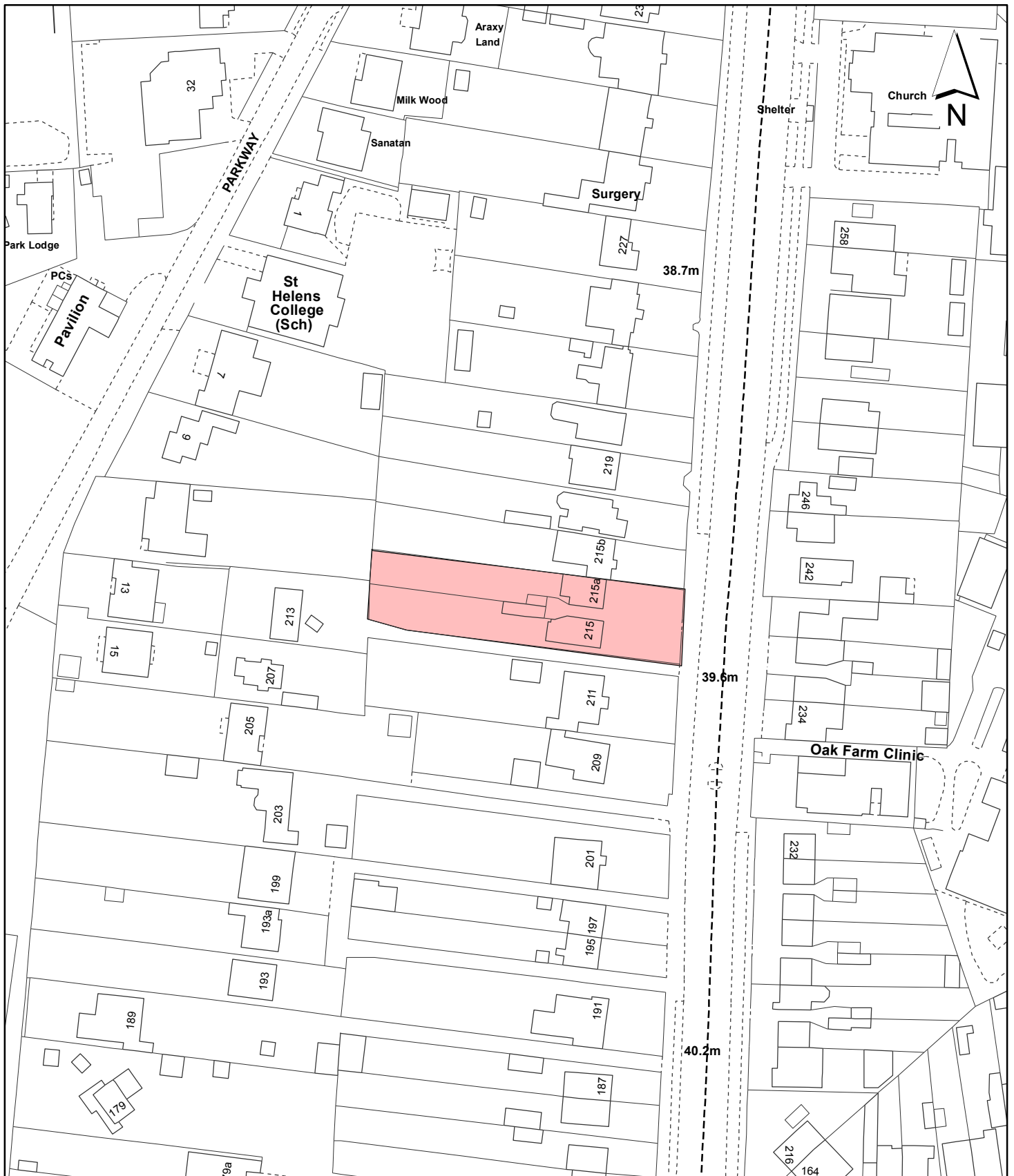
DRAWING
PROPOSED ELEVATIONS

CLIENT


SCALE 1:50/1:100 @ A1 DATE JUNE/2017

DRAWING No: 215&215ALONG/PL06B

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Notes

 Site boundary

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Site Address

215 & 215a Long Lane

Planning Application Ref:

4204/APP/2017/2724

Planning Committee

Central & South

Scale

1:1,250

Date

November 2017

LONDON BOROUGH OF HILLINGDON

Residents Services

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 66 FAIRWAY AVENUE WEST DRAYTON

Development: Raising and enlargement of roof to create habitable roofspace to include a dormer to side, single storey front extension and porch to front

LBH Ref Nos: 29143/APP/2017/3100

Date Plans Received: 24/08/2017

Date(s) of Amendment(s): 24/08/0017

Date Application Valid: 31/08/2017



Project
 PROPOSED LOFT CONVERSION & FRONT
 PORCH TO 66 FAIRWAY AVENUE
 WEST DRAYTON UB7-7AW

Drawing
 LOCATION PLAN

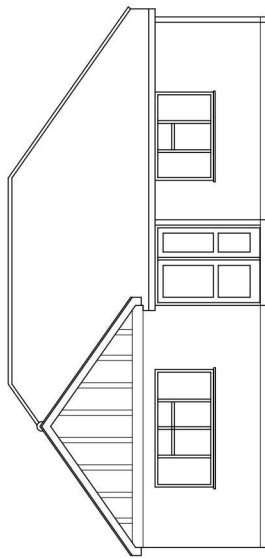
Scale

Date AUG. 2017

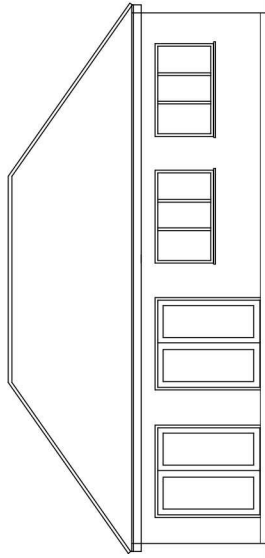
Drawing No.

Drawn

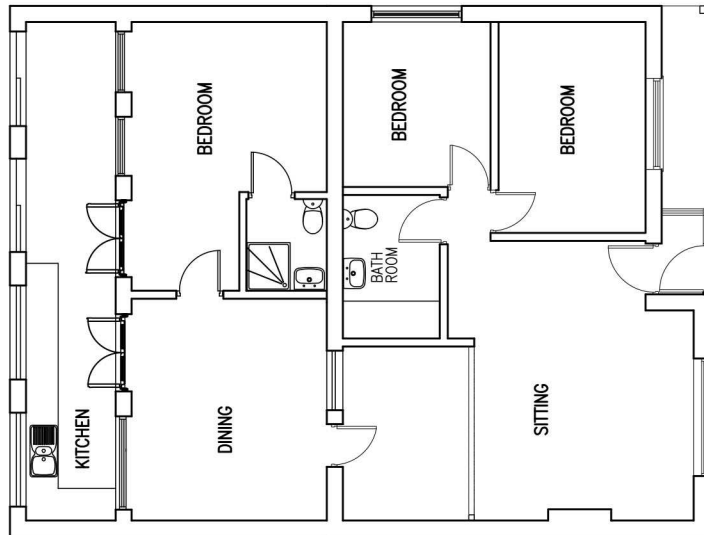
LP/01



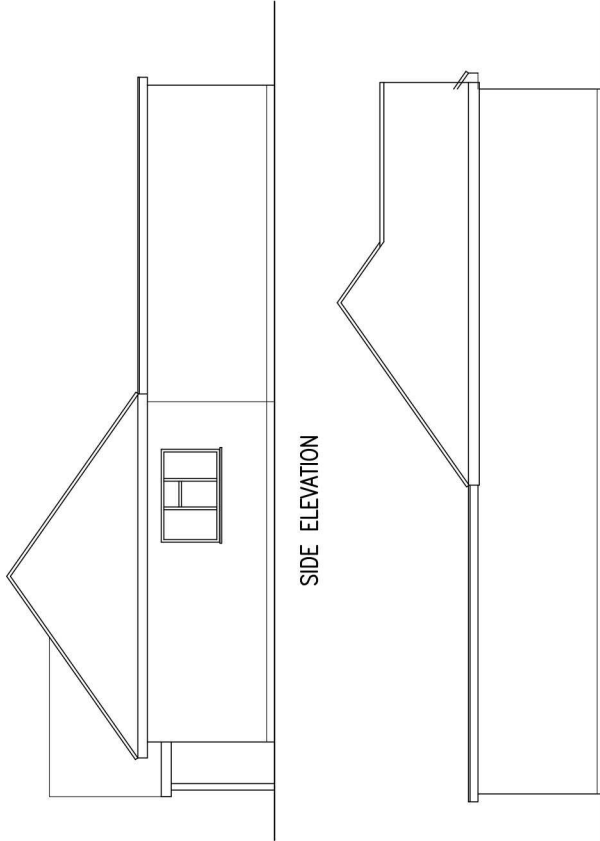
FRONT ELEVATION



REAR ELEVATION



PLAN



SIDE ELEVATION

SIDE ELEVATION

EXISTING

SCALE BAR



Project
**PROPOSED RAISING AND ENLARGEMENT OF ROOF TO
 CREATE HABITABLE ROOF SPACE TO INCLUDE A
 DORMER TO SIDE AND PORCH TO FRONT
 TO 66 FAIRWAY AVENUE WEST DRAYTON UB7 7AW**

Drawing

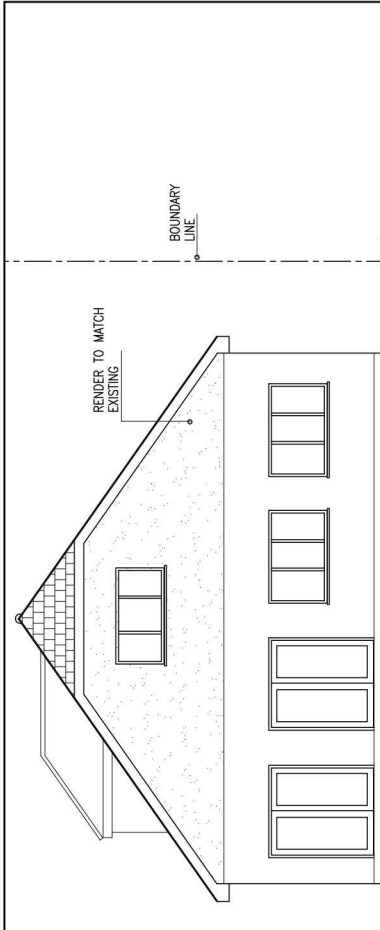
PLAN, ELEVATIONS

Scale
 1/100 @ A3

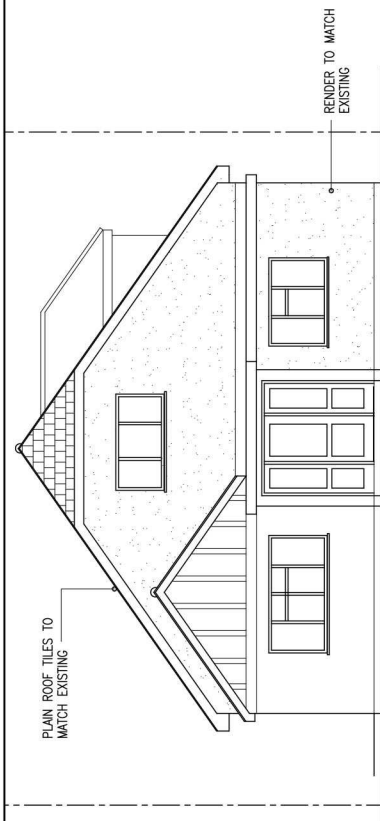
Date AUG. 2017
 Drawn

Drawing No.
Z/549/01

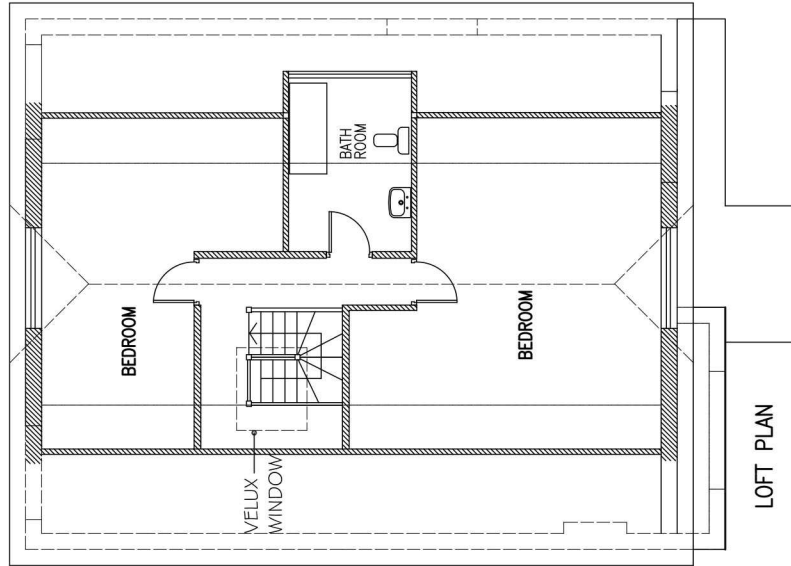
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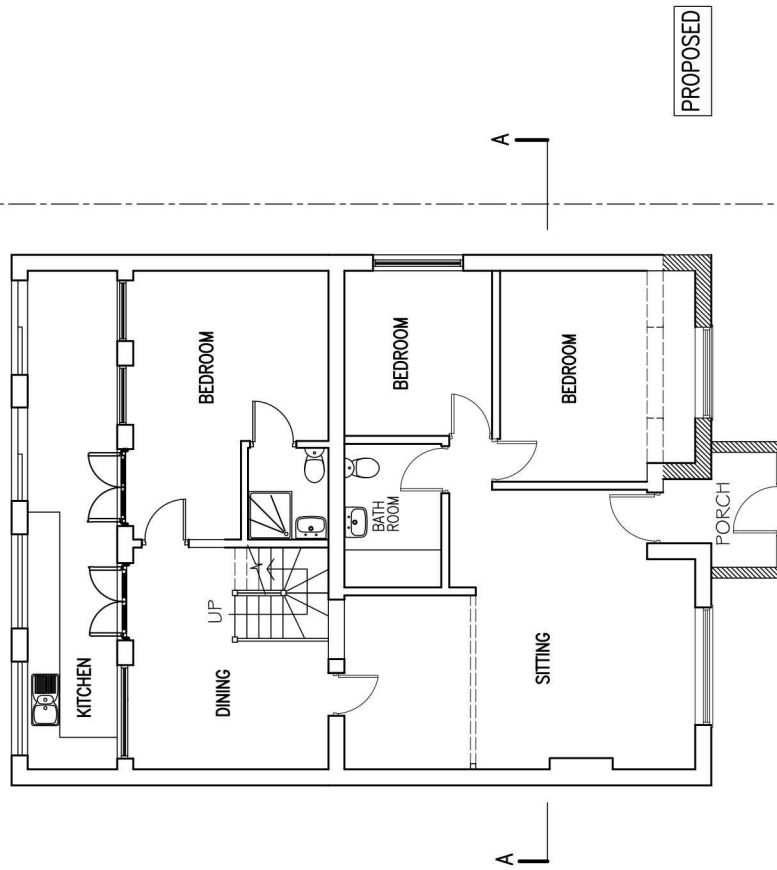
REAR ELEVATION



FRONT ELEVATION



LOFT PLAN



PROPOSED

GROUND FLOOR PLAN

SCALE BAR



Project
**PROPOSED RAISING AND ENLARGEMENT OF ROOF TO
 CREATE HABITABLE ROOF SPACE TO INCLUDE A
 DORMER TO SIDE AND PORCH TO FRONT
 TO 66 FAIRWAY AVENUE WEST DRAYTON UB7 7AW**

Drawing
PLAN, ELEVATIONS

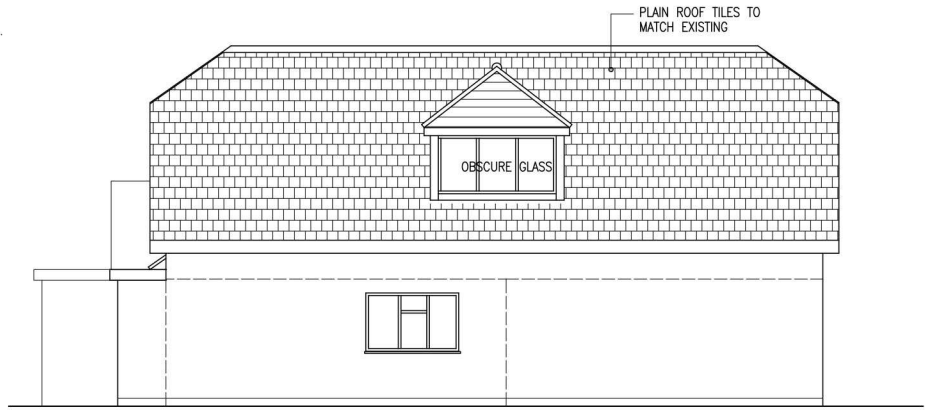
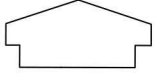
Scale
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Date
 AUG. 2017

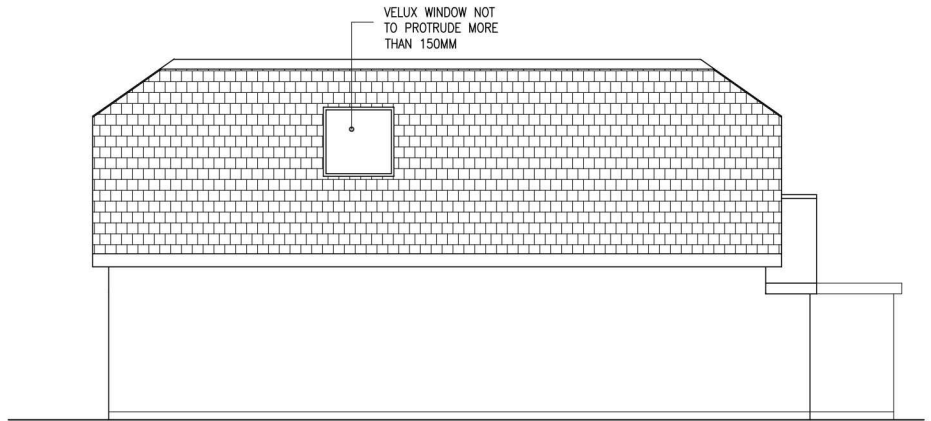
Drawing No.
Z/549/02
 Drawn
A

RAILWAY

NORTH

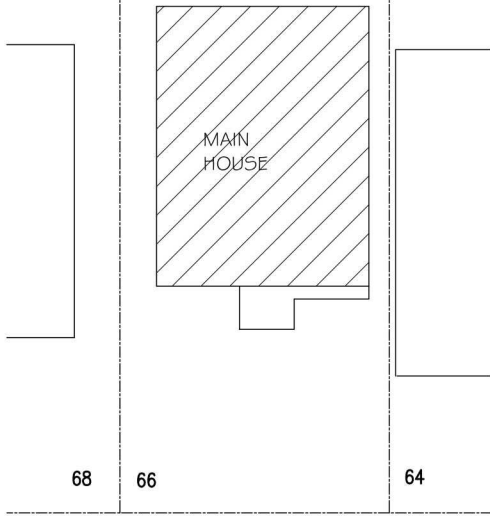


SIDE ELEVATION



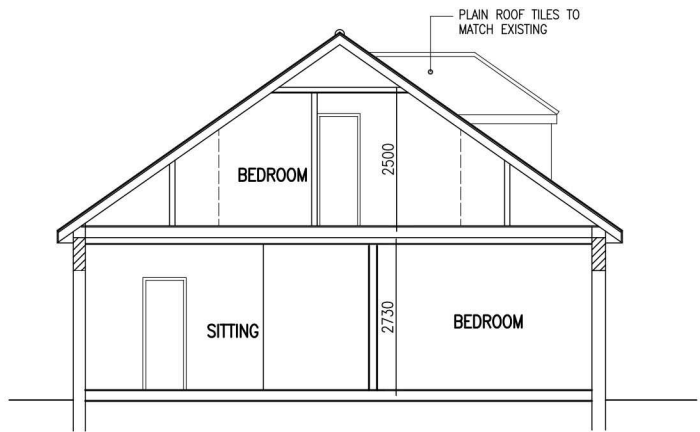
SIDE ELEVATION

PROPOSED



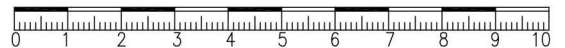
FAIRWAY AVENUE

SITE PLAN
SCALE:1/250



SECTION AA

SCALE BAR



Project
PROPOSED RAISING AND ENLARGEMENT OF ROOF TO
CREATE HABITABLE ROOF SPACE TO INCLUDE A
DORMER TO SIDE AND PORCH TO FRONT
TO 66 FAIRWAY AVENUE WEST DRAYTON UB7 7AW

Drawing
PLAN, ELEVATIONS, SECTION

Scale
1/100 @ A3

Date
AUG. 2017
Drawn

Drawing No.
Z/549/03

A



Notes:

 Site boundary

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Site Address:

66 Fairway Avenue

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

Planning Application Ref:
29143/APP/2017/3100

Scale:
1:1,250

Planning Committee:
Central & South
 Page 146

Date:
November 2017

