



HILLINGDON  
LONDON



## North Planning Committee

**Date:** TUESDAY, 6 APRIL 2010

**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

Eddie Lavery (Chairman)  
Alan Kauffman (Vice-Chairman)  
Anita MacDonald  
Michael Markham  
Carol Melvin  
John Oswell  
David Payne

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### Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more borough residents 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.

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;

3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

### About the Committee's decision

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

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

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

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

## Agenda

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- 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 (to follow)
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

### Reports - Part 1 - Members, Public and Press

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

### Other - Without a Petition

	Address	Ward	Description & Recommendation	Page
6	Swakeleys House, Milton Road, Ickenham	Ickenham	Proposal to vary by consent of the owner and Local Planning Authority a Section 52 Agreement of 1984, relating to the erection of 25,092 square feet of offices in the grounds of Swakeleys House  <b>Recommendation: Delegated authority be granted to the Director of Planning and Community Services to negotiate and accept a Deed of Variation to the s52 Agreement.</b>	1 - 14

## Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	150 Field End Road, Eastcote  25760/APP/2009/2441	Cavendish	Erection of a four storey building with basement parking, comprising 10 one-bedroom, 29 two- bedroom and 5 three-bedroom residential flats and a commercial unit on the ground floor fronting Field End Road (involving demolition of the existing building)  <b>Recommendation: Refusal</b>	15 - 46
8	Former Reindeer Public House, Maxwell Road, Northwood  18958/APP/2009/2210	Northwood	Erection of a part two, part three, part four storey building comprising of 1 one-bedroom flat, 4 two-bedroom flats and 7 three-bedroom flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access  <b>Recommendation: Approval</b>	47 - 88

## Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
9	Breakspear House, Breakspear Road North, Harefield  7610/APP/2009/2499	Harefield	Details in compliance with conditions 4 (Site survey) and 7 (Survey plan) of planning permission ref.7610/APP/2008/1012  <b>Recommendation: That subject to no objections being received from English Heritage, details provided in respect of conditions 4 and 7(i) of planning permission ref: 7610/APP/2008/1012 dated 21/8/2009 be agreed</b>	89 - 100

## Non-Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
10	52 Crosier Way, Northwood  66672/APP/2010/43	Manor	Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end. (Application for a Certificate of Lawful Development for a Proposed Development)  <b>Recommendation: That a certificate of lawful use or development be GRANTED for the proposed development</b>	101 - 106
11	Land forming part of 28B Kingsend, Ruislip  5740/APP/2009/2541	West Ruislip	Erection of a single storey two-bedroom detached bungalow with detached garage and associated parking and amenity space  <b>Recommendation: Refusal</b>	107 - 120

## Non-Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
12	10 Meadow Close, Ruislip  19443/APP/2009/2378	Eastcote & East Ruislip	Single storey rear extension and alterations to roof to provide additional habitable roofspace with 2 side dormers and conversion of roof from hip to gable end with a new gable end window. (Application for a Certificate of Lawful Development for a Proposed Development)  <b>Recommendation: That a certificate of lawful use or development be GRANTED for the proposed development</b>	121 - 126
13	Harefield Health Centre, Rickmansworth Road, Harefield  58683/APP/2009/2792	Harefield	Installation of cycle shelter and erection of a bin compound  <b>Recommendation: Approval</b>	127 - 136

14 Any Items Transferred from Part 1

**Plans for North Planning Committee**

Pages 137 - 208

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## Report of the Head of Planning & Enforcement

**Address:** SWAKELEYS HOUSE, ICKENHAM

**Proposal:** PROPOSAL TO VARY BY CONSENT OF THE OWNER AND LOCAL PLANNING AUTHORITY A SECTION 52 AGREEMENT OF 1984, RELATING TO THE ERECTION OF 25,092 SQUARE FEET OF OFFICES IN THE GROUNDS OF SWAKELEYS HOUSE.

**LBH Ref Nos:** 23202/F/81/1435

**Appeal ref Nos:** APP/R55/10/A/83/004491

**Drawing Nos:** Plans B1 and B2

### 1.0 SUMMARY

- 1.1 The owner of Swakeleys House is proposing a modification to a section 52 Agreement dated 12 July 1984 (“the section 52 Agreement”) with the consent of the local planning authority. In order to effect this modification, the owner proposes that, together with the local authority, it enters into a Deed of Variation to amend the section 52 Agreement. The section 52 Agreement is still in force, and it was completed pursuant to an appeal decision APP/R55/1-/A/83/004491. The Deed of Variation would modify the section 52 Agreement, and would make changes to the current public rights of access to the interior of Swakeleys House.
- 1.2 The owner, who is seeking the local planning authority’s agreement, has attributed the difficulties he has experienced in marketing the house over the last six years to the extent to which the public are allowed access to the site. The Deed of Variation is intended to help rectify this situation, so encouraging the future preservation and maintenance of Swakeleys House, which is a Grade I listed building.
- 1.3 The current rights of access to Swakeleys House have been enjoyed for 25 years, and are greatly valued by local residents. The original proposal, submitted in 2009, to change the access rights relating to the perimeter path and the interior of the house, generated many objections and six petitions from a wide range of local groups and individuals. These were heard at North Planning Committee on 3<sup>rd</sup> December 2009, where the application was deferred to enable the applicant to submit further information regarding the marketing difficulties encountered when attempting to let Swakeleys and to enable further negotiations to take place with the applicant.
- 1.4 Further information concerning the marketing of the house has been provided by the applicant, and is set out in paragraph 7.1 of the report.

- 1.5 Further negotiations between officers and the owner have also taken place, including discussions with the Ward Councillors, This has resulted in a revision to the original proposal. Whilst the original proposal included the closure of the perimeter path with mitigating landscaping measures, as well as reduced public access to the house, the current proposal removes the path and landscape measures from the proposal. The current proposal will include public access to the house on one day per year during the Open City Weekend and the applicant will also be required to produce a written guide to the house and a standalone website.
- 1.6 In this revised proposal, the provision for public access to the house is considered to strike a balance between the need to open the house in a structured way, for the enjoyment of the public, and the need for it to be occupied, fully maintained and secured by attracting a new tenant.

## **2.0 RECOMMENDATION**

**To proceed with a Deed of Variation to the Section 52 Agreement, namely:**

**That delegated authority be granted to the Director of Planning and Community Services to negotiate and accept a Deed of Variation to the s52 Agreement dated 12<sup>th</sup> July 1984 for Swakeleys House in Ickenham, to enable the following:**

- i. Clause 1.7 (relating to access to the house) to be deleted in its entirety**
- ii. To insert a new clause 1.7 to read:  
“Those parts of Swakeleys shown coloured blue on Plans B1 and B2 annexed hereto will be open for public access as follows:-  
The above mentioned areas of Swakeleys shall be open for inspection by persons having an interest in the architectural or historical value of Swakeleys on one day per year, (10 am -4 pm), during the Open City Weekend (or by whatever name this event may subsequently be known).  
The details of opening times and arrangements in relation to the Open City Weekend are to be determined by the Applicant in consultation with the Council.  
If Open City Weekend (or by whatever name this event may subsequently be known) for whatever reason ceases to exist the Applicant covenants with the Council to continue to open Swakeleys on one day per year (10am-4pm) for inspection by persons having an interest in the architectural or historical value of Swakeleys”.**
- iii. To insert a new clause 1.7.1 to read:  
“The Applicant shall produce a leaflet which provides a brief architectural description and history of Swakeleys together with illustrations to be made available to those visiting during the Open City Weekend, the content of which is to be agreed with the Council in advance of distribution”**



- iv. **To insert a new clause 1.7.2**  
“Immediately upon completion of this Deed, the Applicant shall provide details of the design and content of a standalone website to be provided for members of the public to view 365 days a year”.
- v. **To insert a new clause 1.7.3**  
“As a minimum, the website shall include:
  - a home page;
  - historical and architectural descriptions of Swakeleys;
  - plans, photographs and views of Swakeleys;
  - a virtual tour with sixteen viewpoints linked to floorplans;
  - links to relevant websites of interest”.
- vi. **To insert a new clause 1.7.4**  
“Prior to the launch of the website, the Applicant must first obtain written approval from the Council regarding the contents, format and design of the website”.

- 2.1 This recommendation would lead to the reduction in formal visitor access to the house from three days each year and at other times by written request to one day per year during the Open City Weekend. The perimeter path would remain open and the Bowls Club and Ickenham Festival Committee would continue to negotiate directly with the owner, or subsequent tenant, regarding their particular interests.
- 2.2 This recommendation would provide benefits which would include a written guide to the house, a stand-alone web site, and the opening of the house for one day per year during Open City Weekend.
- 2.3 Although an indirect consequence of reaching agreement, the local planning authority’s consent to the Deed of Variation is likely to help foster the non-legal outcomes of goodwill between the applicant and the Council, regarding the repair and management of the house, and encourage the applicant to continue to exercise goodwill towards the community facilities in the grounds, which local residents enjoy.
- 2.4 Whilst there would be some loss of existing rights of public access to the house, both in the reduction of the number of days, from three to one, and in the closure of the Great Chamber to visitors, it is considered that the current proposal does strike a reasonable balance between the need for Swakeleys House to be occupied, fully maintained and secured and the continuing public access for the benefit and enjoyment of all.

### **3.0 CONSIDERATIONS**

#### **Site and Locality**

- 3.1 Swakeleys House, Ickenham, is a fine Jacobean mansion, built in 1629-38 for Sir Edmund Wright, later Lord Mayor of London. It was listed Grade I in 1956.

It is a substantial H shaped mansion of red brick and stone with stucco dressings, and large mullioned windows. Inside, the hall, stairs and landing are particularly fine with a 17th century screen in the hall and an early 18<sup>th</sup> century grand staircase decorated with wall paintings. The Great Chamber at first floor is huge with a coffered ceiling. Much of the remainder of the interior detail has not survived in its original form, and whilst the house was used for many years by the Post Office Sports Club, its condition gradually deteriorated. The house is set in its own park, its outstanding principal elevation facing west towards the adjoining public park and Swakeleys Lake, where the original drive linked with Swakeleys Road.

### **Proposal**

- 3.2 A request for a Deed of Variation has been received to vary the terms of the existing section 52 Agreement, to limit the public access arrangements that were put in place in 1984, in connection with the development of Harrington House in the grounds of Swakeleys Park. The details are provided in the Recommendation. It should be noted that the owner has sought agreement by consent.

### **Relevant Planning History**

- 3.3 In 1980, planning permission was refused to convert the house to a residential college with over 300 study bedrooms, and office floor space. As a result of this application, and the strong local feeling it engendered, Swakeleys House Ltd. was formed.
- 3.4 In 1981, Swakeleys House Ltd. obtained planning permission for the change of use of the house to offices and the erection of a two storey office block (Vyner House) as enabling development for repairs to the house. A Section 52 Agreement was drawn up to enable public access to the house and grounds.
- 3.5 In 1984, Swakeleys House Ltd. were refused planning permission for a new office development of 23,062 sq. ft. (Harrington House) with additional car parking and the formation of a new access road. This was to provide additional funding for repairs to the house. This was allowed on appeal in May 1984.
- 3.6 In December 2009, an application to vary the s. 52 Agreement was considered by North Planning Committee. The variation proposed the stopping up of the perimeter path, mitigating landscaping works and a reduction in access to the house from three days to half a day, with the loss of access to the Great Chamber. The application was deferred for "further information to be sought on marketing the property, and to enable further negotiations to take place regarding the feasibility of installing secure fencing to the perimeter path, appropriate landscaping improvements and to increase the level of access to the house." Following such negotiations, the revised proposal is now before Committee for consideration.

## **Comment on Relevant Planning History**

- 3.7 The current s52 Agreement, which is still in force, was drawn up in connection with the Harrington House development, and signed on 12<sup>th</sup> July 1984. This s52 Agreement made provision, inter alia for:
- i. The grounds to be open on one day a year to coincide with the Ickenham Festival;
  - ii. The provision for certain areas of the house to be open to the public on three specified days in the year and at other times by written appointment;
  - iii. The provision for a permissive pathway around the perimeter of the site to be open daily from 9.00 am until one hour before sunset;
  - iv. An area to be leased for a term of 21 years at a peppercorn rent to Swakeleys Bowls Club for use as a bowling green. That lease is understood to have been granted and has now expired.
- 3.8 The proposed terms of the draft Deed of Variation would result in a reduction to public access to the property, by amending the terms summarised in clause (ii) above. This section would be replaced with a clause that makes provision for public access on one day per year during the Open City Weekend, provision of a standalone website and the creation of a leaflet. The terms summarised at subparagraphs (i) and (iii) will remain unchanged, and it should be noted that term (iv) has been complied with and discharged.
- 3.9 The proposal for a Deed of Variation has been requested on the basis that the property has been empty for over six years and information has been submitted to support the applicant's claim that the current public access arrangements have deterred prospective purchasers and tenants. Additional information supports the applicant's contention that the period of three specified days for public access provided for by the section 52 Agreement have not been well attended in recent years.

## **4.0 SITE NOTICES**

- 4.1 This is not a formal application under the Town and Country Planning Act 1990. However, in the interests of transparency, the local planning authority has publicised the proposal.
- 4.2 In terms of the current proposal, the site notices were placed on the main gates to Swakeleys House in The Avenue, and at the Bowling Club end of the perimeter path on 16<sup>th</sup> February 2010. The notices allowed until 2<sup>nd</sup> March 2010 for comment.

## **5.0 CONSULTATIONS**

### **External Consultees**

- 5.1 Although proposals for the modification of legal agreements by consent of the parties are not required to be subject to a formal application process or public

consultation, limited public consultation was carried out in view of the considerable public interest shown in this site.

5.2 On 16<sup>th</sup> February 2010, consultation letters were sent, in the post and by e-mail, to the Ickenham Residents Association and the Conservation Area Advisory Panel. In addition, Swakeleys Bowls Club and all six of the previous petitioners were consulted, by letter and e-mail.

5.3 Seven responses have been received and the previous response received from English Heritage still remains valid.

- **The Ickenham Residents Association** reported that they had taken 'comprehensive soundings from members, local residents and groups, as well as history societies'. The majority view was that, in view of the importance of the house, the owner should consider opening it on two days annually. If untenable, they suggest that the Deed of Variation ensures that the provision for annual access continues even if the concept of Open House should cease. The Great Chamber should be open to the public. If it is not, then the owner should ensure that there is sufficient access on the landing area to reduce the risk of visitors viewing the staircase falling as they turn round at the head of the stairs. The retention of public access to the perimeter path is welcomed, and it is recommended that maintenance be regulated through the new Agreement.
- **The Conservation Panel** remains concerned that restricting public access to Swakeleys House runs contrary to the spirit of previous opening arrangements and of the Open House Weekend programme. They maintain that restricting rooms to be opened to the public will curtail visitor numbers, and deny visitors the opportunity to see some of the best Jacobean features of the house. The website will not compensate for this.
- **The Ruislip Northwood and Eastcote Local History Society** objects to the closure of the interior of the house on three days per year, and the reduction of the area open to view. They point out that the access requirements of three days opening per annum were known at the time of purchase and reflected in the purchase price. They want to see the Great Chamber and other parts of the building open to the public, as well as the hall and stairs.
- **The Ickenham Festival Committee** welcome the use of the Open House weekend as a way of publicising public access to a very wide audience, and hope that agreement can be reached on times and rooms to be opened. They are grateful at the goodwill shown by the owner to the Festival Team over the years. However, they would like provision for the one day per year currently provided for the Festival to be increased to three days per year, to take account of the setting up, the service in the grounds and the taking down, and would like this arrangement formalised in a revised section 52 Agreement.
- **Swakeleys Bowls Club** seeks a new longer term lease, as their current lease has formally expired. They state that it is difficult operating in a climate of

uncertainty, and they are looking to the Council for help and support. The owner has offered the Club a new three year lease, on condition that changes to the S52 Agreement are secured. This has been agreed in principle, with a view to extending the timescale if a new tenant at the house were agreeable.

- **The Avenue Residents Association** regrets the reduction in public access to the house to one day per year, but understand the need to find a tenant and would not object provided that a) this will ensure that a tenant is found and b) the public is guaranteed access once a year.
- **A former petitioner (Mr. Millen)** has responded to say that he regrets that the house will only be open for one day a year instead of three but welcomes the extension to a full day from just one morning.
- Formerly, **English Heritage** commented that they did not object to the proposed amendments for the opening arrangements at Swakeleys House. However they consider that care should be taken not to identify the locations of key architectural features in the Virtual Tour, in case this attracts unwanted attention. They welcomed the opening of the grounds and house on the Open City Weekend and the continuation of the use of the grounds for the Ickenham Festival. (These views are still relevant to the amended proposal.)

## 6.0 Internal Consultee

### Conservation

- 6.1 This is a very fine Jacobean mansion, which is listed Grade I, and standing in part of its former park. Its principal elevation faces west towards Swakeleys Lake and the public park beyond. The stables surrounding the courtyard, adjoining the house to the north, are also listed Grade I. Whilst internally the rooms are now mostly plain, the entrance hall, screens, stairs and landing are very fine, the walls being painted with murals.
- 6.2 The house has been vacant for over six years now, and this is a concern for so fine a building, both in terms of maintenance and day-to-day warmth and ventilation, but also because of the issue of security, which for the time being is being met by the employment of a security firm.
- 6.3 The best use for the house, and the adjoining stables, is offices, as it means that the internal layout can remain largely unchanged. However it is not an obvious location for offices, as the rooms are unsuited to the introduction of heavy equipment and extensive cabling and the high ceilings, large rooms and single glazing would make this an expensive and difficult building to occupy. The range of prospective tenants is likely to be restricted to those specifically wanting prestigious headquarters buildings.
- 6.4 With regard to the interior of the listed building, it is considered consistent with public access to other major private properties, to limit this officially to the opening of the principal parts of the house on Open City Weekend, held in London every year in mid-September. This is a very well publicised, London

wide event, which attracts visitors from all over London and from further afield. It is important that the opening of Swakeleys House is properly organised for the enjoyment of visitors, and to this end, the terms of the draft Deed of Variation would make provision for the publication of a suitable leaflet.

- 6.5 The terms of the draft Deed of Variation would also make provision for a website with detailed information about the house and a virtual tour. This is welcomed, for it is considered that this would be of benefit to students of Jacobean architecture. However, it is possible, even probable, that future tenants of the property would allow accompanied access to the house to serious students and other interested groups, upon written request.
- 6.6 With regard to the enjoyment of the House's magnificent exterior, this can be viewed on Open City Weekend, and also at the Ickenham Festival. The view can also be enjoyed fully from parts of the perimeter path, which is to be retained for public recreation.
- 6.7 The best outcomes for the future management and preservation of our heritage are achieved when local authorities work with the owners of listed buildings. Thus the issues in this case need to be considered in this context, and the proposals balanced against the future well-being of Swakeleys House.

## **7.0 MAIN PLANNING ISSUES**

### **Marketing Information**

- 7.1 It is considered that the principal issue is that of securing the long term future for Swakeleys House. The house has been empty since June 2003 and, whilst the owner has provided security, heating and ventilation, the house does need regular maintenance and some works of repair, for example to the sash windows. The owner states that the house will need to be occupied in order to provide the necessary income to ensure the regular maintenance and repairs are carried out. It is a consideration that local authorities have very limited legal powers to enforce the repair of listed buildings, if owners are unable, or unwilling for some reason, to keep the buildings in good condition.
- 7.2 However it is also a consideration that the public access arrangements have been in place for over twenty five years and there is no guarantee that a reduction in public access will result in the applicant finding a suitable tenant for the house.
- 7.3 Further to the instruction given to officers at the North Planning Committee on 3<sup>rd</sup> December 2009, information has been sought to substantiate the owner's contention that the extent of public access has deterred prospective occupiers.
- 7.4 A detailed letter was submitted in February 2009 from the letting agents DTZ, describing how the house had been marketed since 2003, and setting out

their views as to why Swakeleys has not been let successfully to date. They state that marketing activity has comprised of the following;

- inclusion of the property in colour brochures;
- mailed to thousands of potential customers locally, in London and overseas (the Middle East) on five occasions;
- production of letting boards on six occasions (these were regularly vandalised);
- an open day in 2004, with incentives to potential occupiers;
- advertisements in the Estates Gazette and other commercial publications;
- regular PR activities resulting in mentions in numerous property magazines; the establishment of a bespoke website;
- listing on various databases; and
- inspections on site.

7.5 The applicant points out that the nature of Swakeleys House as a Grade I listed office building in its own parkland is that it caters for a very select group of potential occupiers, willing to bear the much greater costs of operating a listed building as opposed to modern, purpose built office accommodation. Such firms, he maintains, require privacy.

7.6 DTZ state: "We are required by law to inform interested parties of the access rights to the interior of Swakeleys House for the public on three days each year and upon other such days in each year for representatives of recognised societies, and this has been a major determining factor in prospective occupiers deciding that Swakeleys House is not a suitable option for them"

7.7 Also "We recently had two major international groups, one from Russia and one from Saudi Arabia, who both inspected the property on three occasions and entered into detailed negotiations with CES (Ickenham) Limited. However, when they became aware of the access requirements, the negotiations terminated, since they felt that the absence of privacy and the resulting reduction in security was completely unacceptable to them."

#### **Access to the Interior of the House**

7.8 It is proposed to reduce public access arrangements to the interior of the House from three occasions per year, and at other times by written request, to one day per year, between 10.00 a.m. and 16:00 p.m during Open City Weekend. This represents an increase in access from 3 hours to 6 hours, over and above the original proposal deferred by North Planning Committee in December 2009.

7.9 In this proposal, the parts of the house open to the public would remain restricted to the vestibule, stairs and landing, to enable the viewing of the Harrington Screen and murals. The Great Chamber has been omitted from the proposal. The applicant maintains that the room represents the most desirable space for office use, and that it would not be possible to clear it for a day, once occupied as such.

- 7.10 Open City Weekend (formerly Open House Weekend) has been running for many years and is well established and publicised. Residents of London and the Home Counties enjoy this special opportunity of visiting interesting and well known private properties in London. The applicant opened Swakeleys House to the public this year as part of Open City Weekend. A photograph of Swakeleys House was included in the Open City brochure, and the house attracted hundreds of visitors from nearby and much further a field. The draft Deed of Variation makes provision for the applicant to produce a suitable leaflet for visitors on this annual occasion.
- 7.11 Whilst Open City Weekend is a means of ensuring good publicity, and the provision of volunteer stewards, the Applicant reports that there were still security issues encountered at the Open City Weekend. Members of the public broke through security measures to enter those parts of the building that were restricted and unsupervised. There were also instances of damage carried out towards the building. This further supports the need to strike a balance between allowing continuing public access to the principal parts of the house, whilst controlling access as closely as possible and limiting its impact on a potential occupier.

#### **The Perimeter Path**

- 7.12 The proposed variation does not seek to change the provisions for public access to the perimeter path. In his accompanying submission, the owner has agreed to review fencing options to take into account the views of the house, protecting the safety of the public, protecting the security of the house and grounds and respecting the character of the listed building. Given the complexities of finding a solution to this, and the need to find an occupier quickly, the owner has decided to exclude the path from the current proposal.

#### **The Bowls Club**

- 7.13 The lease of the Swakeleys Bowls Club expired in 2005, well before this proposal was received. The draft Deed of Variation makes no changes in respect of the Bowls Club. Officers have been informed that the owner has agreed to offer a new three year lease, which could be renewed if a prospective occupier of Swakeleys House were to agree to it in the future. The Bowls Club consider that this short time scale and the uncertainty over their future is of great concern, and is making applications for funding for club facilities impossible. The renewal of the lease and its detailed terms do not form part of this report. The proposals in the draft Deed of Variation do not intervene in the relationship between the owner and the Bowls Club.

#### **The Ickenham Festival**

- 7.14 There is provision in the current s52 Agreement for the Ickenham Festival to take place for one day per year in the grounds. The Applicant does not wish to change this arrangement. However, the festival organisers have previously enjoyed the goodwill of the owner, in that they have been allowed to arrive a day earlier to set up, and to utilise the day after the festival to hold the closing



church service, and take down. The festival organisers are grateful for that continuing goodwill. Nevertheless they have asked that the current arrangements be formalised in a variation to the s52 Agreement. The formalisation of this three day arrangement does not form part of this report.

## **Conclusion**

- 7.15 It is considered that the draft Deed of Variation, now proposed, to the section 52 Agreement strikes a reasonable balance between assisting the applicant to secure the occupancy, maintenance and safety of this very fine Grade I listed building, whilst ensuring that the public are still able to visit the interior of the principal parts of the house, one day a year.

## **8.0 OBSERVATIONS OF BOROUGH SOLICITOR**

- 8.1 When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies.
- 8.2 Members have before them a recommendation to proceed with the draft Deed of Variation to modify the section 52 Agreement;
- 8.3 In considering the merits of the recommendation and balancing the considerations identified in this report, Members should consider carefully the reasons advanced by the owner for a change in the terms of the section 52 Agreement, with the merits of the points made by objectors in relation to the effect of the modifications on public access.
- 8.4 Members should take their decision in accordance with the development plan unless material considerations indicate otherwise. Among the material considerations, regard should be had to the policies contained in ODPM Circular 05/05 "Planning Obligations" (the Circular).

*Paragraph B59 of the Circular 05/05 states that:*

"Planning obligations can only be modified or discharged by agreement between the applicant and the local planning authority, or following an application to the local planning authority five years after the obligation has been entered into."

On this occasion, the owner has sought agreement by consent, rather than the making of a formal application.

- 8.5 It is important for the Committee to focus on the planning merits of the proposed draft Deed of Variation. The Committee is entitled to have regard to any changes in the planning circumstances on the site in the intervening period between the completion of the section 52 Agreement in 1984, and the present day, including changes in policies and other material considerations. The Committee should be able to determine and formulate reasons for their decision that address what planning purpose(s) will continue to be served by

either refusing to modify the section 52 Agreement in the manner proposed, or agreeing to the draft Deed of Variation.

- 8.6 As explained, the owner has not made a formal application under the provisions of Section 106A of the Town and Country Planning Act 1990, and the Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992. It is open to the owner to make such a formal application to the local planning authority if the current proposal is rejected, and that application would be made under section 106A to the local planning authority.
- 8.7 If a formal application to the local planning authority was not determined within the statutory time limits or refused, the owner as applicant for the modification would have a right to appeal to the Secretary of State.

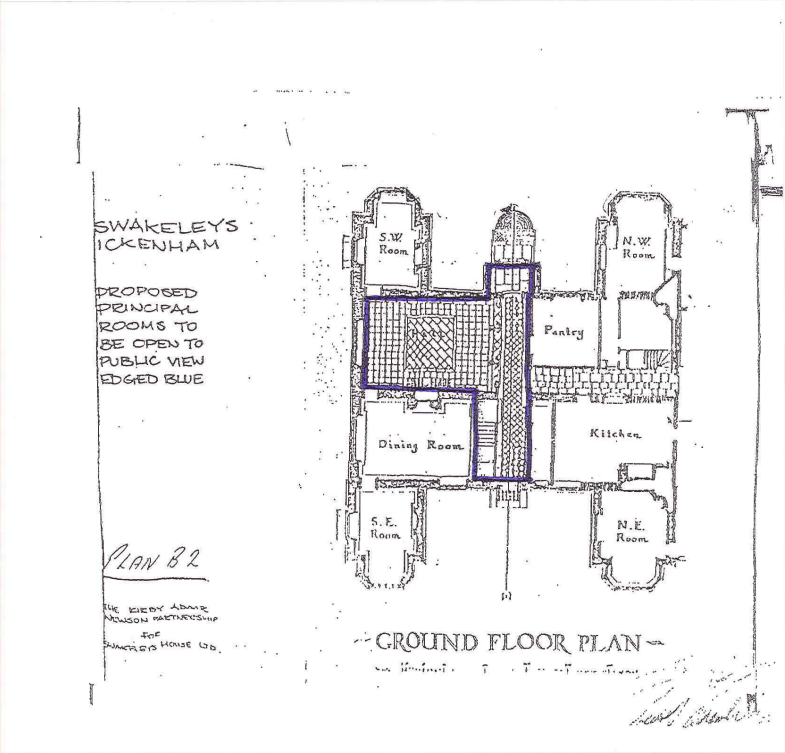
#### **9.0 OBSERVATIONS OF THE DIRECTOR OF FINANCE**

- 9.1 The costs of preparing the deed of variation will be fully met by the applicant.
- 9.2 Consequently, there are no financial implications for this Planning Committee or the Council.

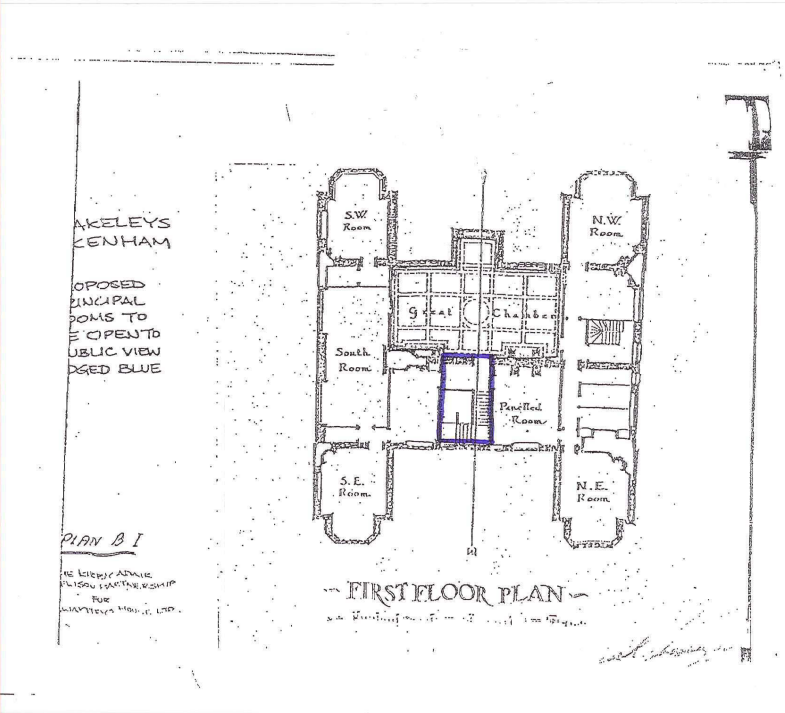
#### **Reference Documents**

- (a) s52 Agreement dated 12 July 1984
- (b) Draft Deed of Variation to the s52 agreement
- (c) Appeal Decision APP/R5510/A/06/2021297 dated 05/01/07.

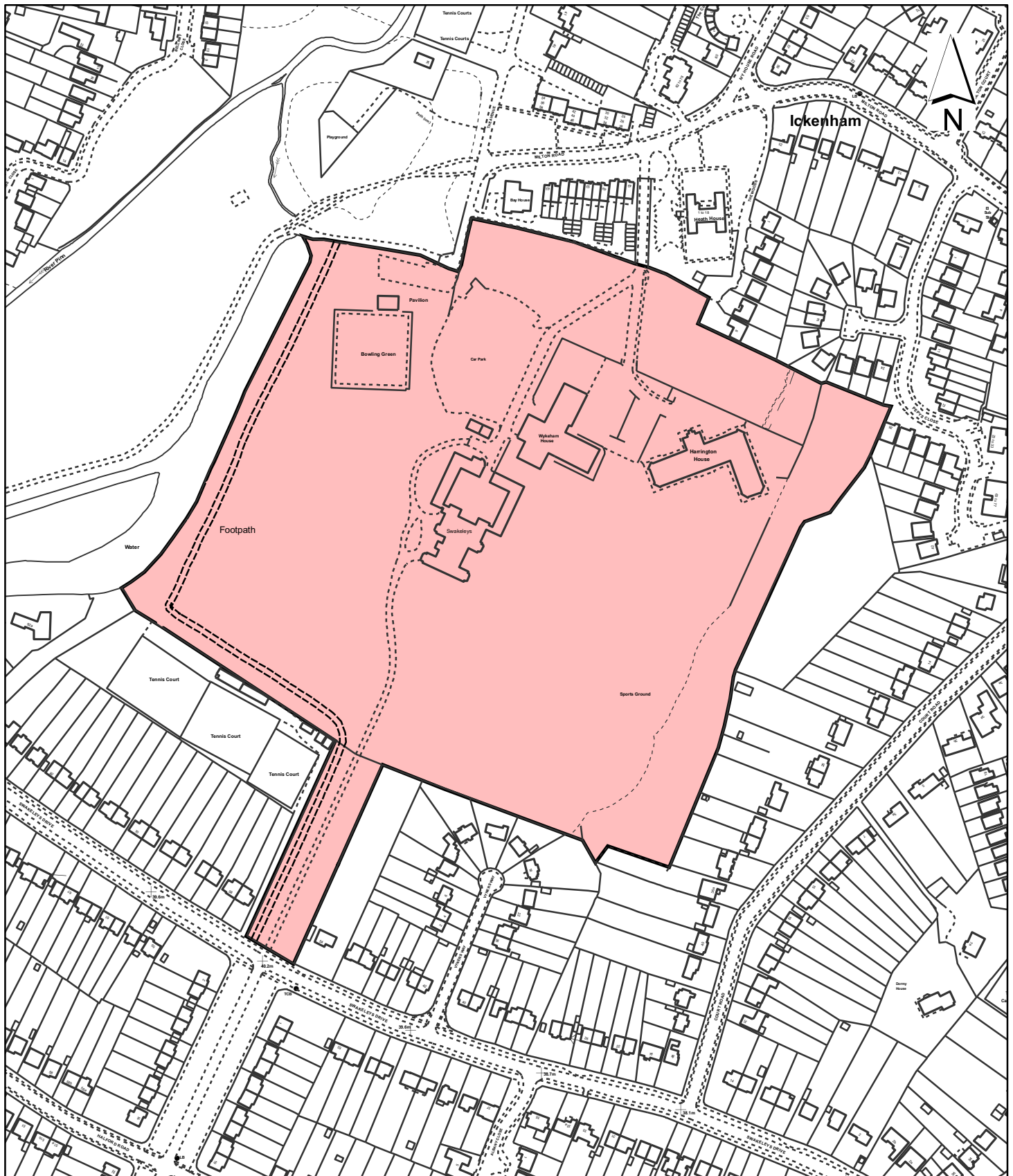
**Contact Officer:** CHARMIAN BAKER      **Telephone Nos:** 01895 250230




PLAN B2 - SWAKELEYS HOUSE: PUBLIC ACCESS TO GROUND FLOOR PROPOSED IN DRAFT DEED OF VARIATION



PLAN B1 - SWAKELEYS HOUSE: PUBLIC ACCESS TO FIRST FLOOR PROPOSED IN DRAFT DEED OF VARIATION



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Swakeleys House Ickenham</b>	
Planning Application Ref:	Scale
<b>23202/F/81/1435</b>	<b>1:3,000</b>
Planning Committee	Date
<b>North</b> Page 14	<b>November 2009</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement

<b>Address</b>	150 FIELD END ROAD EASTCOTE PINNER		
<b>Development:</b>	Erection of a four storey building with basement parking, comprising 10 one-bedroom, 29 two- bedroom and 5 three-bedroom residential flats and a commercial unit on the ground floor fronting Field End Road (involving demolition of the existing building.)		
<b>LBH Ref Nos:</b>	25760/APP/2009/2441		
<b>Drawing Nos:</b>	32 Rev. A 35 Rev. C 36 Rev. A 37 Rev. B 38 Rev. D 39 Rev. C 01 Rev. A 34 Rev. F 7296/01 (Tree Constraints Plan) 33 Rev. C Phase I Environmental Risk Assessment, October 2009 Planning Statement, dated November 2009 Design and Access Statement, dated October 2009 Elevation 50 (Schedule of Areas) Daylight, Sunlight and Shadow Study, dated September 2009 7296/02 CSA/1471/100 Trip Rate Calculation - Office Use (Existing and Proposed) Trip Rate Calculation - Wed. 09/09/09 Trip Rate Calculation - Thurs. 10/09/09 Travel Plan, October 2009 Energy Statement, October 2009 Report on Background Noise, October 2009 Code for Sustainable Homes Assessment Strategy, October 2009 61 Rev. D 10665/03/007 (Tracking Plan)		
<b>Date Plans Received:</b>	09/11/2009	<b>Date(s) of Amendment(s):</b>	07/11/2009
<b>Date Application Valid:</b>	28/01/2010		09/11/2009 07/12/2009 28/01/2010

### 1. SUMMARY

This is a third application which seeks planning permission for the demolition of the existing three storey office building within the Eastcote Town Centre and the erection of a mixed use, albeit predominantly residential building. This proposal is for a four storey building comprising 44 residential flats and a Class A2/B1 unit on the ground floor fronting Field End Road. The 'L'-shaped block would comprise 10 one-bedroom, 29 two-bedroom and 5 three bedroom units. Parking would be situated in the basement of the building, and accessed from Field End Road.

The principle of a mixed-use development with a commercial use on the ground floor and residential flats to the rear and above is considered acceptable at this location. The mix of residential units proposed is also considered acceptable.

However, the site adjoins the Eastcote (Morford Way) Conservation Area and whilst the current proposal does represent a significant improvement upon the previous two schemes, the overall bulk and massing of the building, together with the design of the front elevation is still not considered appropriate within this sensitive setting. Furthermore, a number of the proposed units would not be afforded an adequate standard of residential amenity, (mainly due to a lack of privacy) and the scheme lacks a designated children's play area. The Highway Engineer advises that the information submitted with the application is not adequate to fully assess the scheme in terms of its impacts upon highway and pedestrian safety. The scheme also fails to demonstrate that all feasible means will be investigated for reducing the carbon footprint of the development. Also, a S106 agreement, seeking improvements to local services and facilities as a consequence of the additional demands created by the development has not been secured.

The application is therefore recommended for refusal.

## **2. RECOMMENDATION**

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

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

The proposed building fails to adequately harmonise with the character and appearance of the street scene and the surrounding Eastcote (Morford Way) Conservation Area, with regard to the overall height and massing of the building and the detailed design elements of the Field End Road façade. The proposal is therefore contrary to Policies BE4 and BE13 of the Hillingdon Unitary Development Plan, Saved Policies (September 2007), the Council's Supplementary Planning Document Hillingdon Design and Accessibility Statement (HDAS) - Residential Layouts and Policy 4B.3 and 4B.8 of The London Plan (February 2008).

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

The proposal does not provide adequate and appropriate living space throughout the development as most of the ground floor units, due to the proximity of communal paths and/or shared use amenity space adjacent to habitable room windows would fail to afford adequate privacy, with one of the units, (Flat 7) also having a poor outlook from its lounge/dining room window. Furthermore, due to the siting of a number of neighbouring windows and balconies on the upper floors, a number of flats would also lack visual and acoustic privacy and have a poor outlook. It is therefore considered that the quality of the residential accommodation provided would fail to afford an acceptable standard of residential amenity, contrary to policies BE19, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS: Residential Layouts.

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

The proposal fails to provide a dedicated children's play area in an area that is deficient of such facilities. The residential accommodation proposed would therefore not afford an adequate standard of residential amenity for all its future occupiers, contrary to policy 3D.13 of the London Plan (February 2008) .

**4 NON2 Non Standard reason for refusal**

In the absence of a fully revised Transport Assessment, reflecting the submitted plans, together with full highway details relating to the commercial unit and level and ramp gradient information, together with full refuse and recycling collection details, including trundle distances, the Local Planning Authority has been unable to fully assess the impact of the proposal in terms of its impacts upon highway and pedestrian safety, in accordance with policies AM2, AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 NON2 Non Standard reason for refusal**

The scheme fails to demonstrate that all feasible means have been investigated of reducing the carbon footprint of the development, in accordance with Policies 4A.4 and 4A.7 of the London Plan (February 2008).

**6 NON2 Non Standard reason for refusal**

The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of transport, education, health, community facilities, including a contribution towards library books, town centre improvements, recreational open space, construction training and project management and monitoring). The scheme therefore conflicts with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Planning Obligation Supplementary Planning Document, July 2008.

### **3. CONSIDERATIONS**

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

The site, which has an area of 0.3237 hectares is located on the western side of Field End Road and currently comprises a vacant 1970's office building surrounded by large expanses of tarmac surface level parking. The office building comprises a three-storey frontage, with a three storey rear 'L' shaped wing that drops to two storeys to the west. An office building abuts the site to the north, while a 2 storey shopping parade extends along Field End Road to the southeast. To the northwest, west and south, the site is surrounded by 2 storey residential dwellings. The application site directly abuts Eastcote Conservation Area on its eastern and southern boundaries.

The site is located within Eastcote Minor Town Centre as designated on the Proposals Map of the Hillingdon Unitary Development Plan Saved Policies (September 2007). Although the site occupies a fairly central siting in terms of the town centre, it does not lie within either the primary or secondary shopping areas. It sits between two areas of secondary frontage on this side of Field End Road, with the primary frontage occupying the units on the opposite side of the road.

#### **3.2 Proposed Scheme**

Full planning permission is sought for the erection of a 4 storey, 'L'-shaped predominantly residential building comprising 44 units with a small Class A2/B1 commercial unit on the ground floor fronting Field End Road. The ground floor would comprise 11 flats, in addition to the 101m<sup>2</sup> commercial unit, with 13 flats on the first floor and 10 flats on each of the second and third floors. The residential units would comprise 10 one-bedroom, 29

two-bedroom and 5 three bedroom flats. Car parking for 48 vehicles, including 5 disabled person spaces and 54 secure cycle parking spaces would be provided in a basement, accessed via a ramp from Field End Road.

One wing of the 'L'-shaped building fronts Field End Road to the east and extends west into the site, with the other extending south at the rear of the building. Communal open space would be provided on the north, west and south sides of the building. The fourth floor would mainly be incorporated into the recessed pitched roof of the building, with gabled elements and numerous dormers. Only on a central 13.2m length on part of the southern elevation is the fourth floor not contained within the roof. The recessed eastern and southern elevations would be articulated with projecting balconies. At the rear, the building drops down to two storey within a projecting curved wing which incorporates a roof garden/green roof with a green wall behind. The building also drops down to two storey on the short length of the 'L'-shaped building which extends towards the south of the site. This would also include a green roof and the green wall on the rear elevation would wrap the building to form a similar green back drop for the green roof. The main front elevation of the building would be mainly glazed at the ground floor to form a shopfront and have 'juliette' balconies at first and second floor levels, with a roof terrace above. The main materials on the building would be banded render on the ground floor with brickwork above and a lead covered roof.

The accommodation is all market housing and a financial viability assessment has been prepared to justify the lack of affordable housing. The schedule of accommodation is as follows:

- \* Basement: 48 car parking spaces, 54 secure cycle spaces, ramp and ancillary features
- \* Ground Floor: Commercial unit - 110m<sup>2</sup> of Class A2/B1 office/commercial unit and 1 x one-bedroom, 9 x two-bedroom and 1 x three-bedroom flats
- \* First Floor: 1 x one-bedroom, 9 x two-bedroom and 3 x three-bedroom flats
- \* Second Floor: 1 x one-bedroom, 8 x two-bedroom and 1 x three-bedroom flats
- \* Third Floor: 7 x one-bedroom and 3 x two-bedroom flats

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

\* Planning Statement

The report provides a summary of the proposals and assesses the proposals against policy consideration.

\* Design and Access Statement

This describes the site and the processes that have led to the evolution of the design. The proposed development is described and the report states that 10% of the residential units will be wheelchair accessible, with all the units satisfying Lifetime Homes standards. A brief description/justification is then provided, dealing with issues of layout, choice of materials, landscaping, access, security and waste management.

\* Report on Background Noise

This study was prompted due to the proximity of busy roads to the site. It describes the various noise units and the measurements taken on site. The most vulnerable elevation was found to be the front, which has a Noise Exposure Category C, where noise should be taken into account when determining planning applications and where appropriate,



commensurate noise protection conditions imposed. The report concludes that secondary glazing would be required on this elevation. The other elevations fell within Noise Category B and A where conventional remediation is adequate, such as appropriate double glazing.

\* Daylight, Sunlight and Shadow Study

The report describes the methodology and states that although neighbouring windows tested were on the ground or first floor, as these windows are the most likely to be affected and represent the worse case scenario, it can be safely assumed that all windows will meet the BRE requirements. The report concludes that the scheme meets or exceeds the minimum acceptable British Research Establishment (BRE) standards for daylight, sunlight and shadow to neighbouring properties. The scheme also satisfies the BRE standards for Daylight, Sunlight and Shadowing to the proposed amenity area and surrounding gardens. This assessment remains the same when trees are included in the analysis.

\* Code for Sustainable Homes Assessment Strategy

This report assesses the anticipated credit scoring and rating of the development and provides a detailed strategy in order to achieve a Code for Sustainable Homes Level 3 for the flats within the development.

\* Travel Plan

This describes the policy background and the site and the availability of public transport. It identifies a travel plan target of a 10% reduction in the number of private car trips from the site. Measures identified to achieve this include welcome packs giving local travel information etc, notice board, staff training, promotion of car sharing. Details of its implementation, with the appointment of a Travel Plan Co-ordinator and monitoring are described.

\* Phase 1 Environmental Risk Assessment

The report describes the site and identifies the possible sources of contamination. It envisages that further assessment is likely, that could be dealt findings of a site investigation.

\* Energy Statement

This advises that the London Plan target of 20% reduction in carbon emissions 'where feasible' would be difficult to achieve on this site, given the access and space constraints of the site. Based on an initial assessment, the developers are committed to achieving a 10% reduction which is in line with the requirements of Code for Sustainable Homes Level 3. A number of possible technologies are identified as possible means of achieving the target.

### **3.3 Relevant Planning History**

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

25760/APP/2008/1090 - Redevelopment of site for mixed use, erection of 54 residential units and 252m<sup>2</sup> of B1(a) officer at ground floor, with associated basement parking and landscaped areas (Involving demolition of existing building and structures) - Refused on

18th July 2008 for the following reasons:

1. It is considered that the proposal will result an excessive density of development that will be unsympathetic to the character of the street scene and the surrounding Eastcote (Morford Way) Conservation Area, with respect to the appearance of the building and the detailed elements of the Field End Road façade. The proposal is therefore contrary to Policies OE1, BE13, BE19, BE21 and BE23 of the Hillingdon Unitary Development Plan, Saved Policies (September 2007), the Council's Supplementary Planning Document Hillingdon Design and Accessibility Statement (HDAS) - Residential Layouts and Policy 4B.3 and 4B.8 of The London Plan.
2. The proposed development creates the potential for a detrimental impact upon the outlook, visual amenity and privacy currently enjoyed by occupiers of neighbouring residential properties contrary to Policies BE21 and BE24 of the London Borough of Hillingdon Unitary Development Plan (adopted 1998) Saved Policies (September 2007).
3. The development by reason of its excessive site coverage and close proximity to near by trees, makes inadequate provision for the long term retention of existing trees of merit, such that the screening benefits of existing trees would be lost. Additionally, the scheme fails to provide adequate space for future planting and landscaping between the proposal and neighbouring property contrary to Policy BE38 London Borough of Hillingdon Unitary Development Plan Saved Policies (27 September) 2007.
4. The proposal does not provide adequate and appropriate amenity space throughout the site, and does not provide sufficient private open space for the enjoyment of future residents and does not include any dedicated play area for children. A number of balconies are located in inappropriate locations for the enjoyment of residents and the protection of the acoustic and visual privacy of all potential residents within this scheme. It is considered that the quality and quantity of amenity space provided does not comply with the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Layouts, along with Policy BE19, BE20 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4B.1 of the London Plan.
5. The proximity of the new access to the basement car park to the existing accesses does not provide a satisfactory arrangement for pedestrians and creates an additional potential conflict with the access to the adjoining property at Connex House. The ramp gradient at maximum 1:4 is not acceptable, the location of bin storage does not comply with Council standards, and the location of the proposed bicycle parking and the disabled parking bay off the ramp is not acceptable. A Green Travel Plan would also be required at this stage and this has not been submitted. As a result of the design and the lack of information it is likely that the proposal would give rise to conditions prejudicial to the free flow of traffic and would be detrimental to highway and pedestrian safety and does not provide satisfactory arrangements for future residents. The development is therefore contrary to Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
6. A number of the proposed units do not satisfy the minimum overall floor area as required by the Hillingdon Design and Accessibility Statement (HDAS) 'Access for All'. The unsatisfactory design and undersized nature of the proposed units will lead to poor quality, undesirable living conditions for potential future residents, contrary to Policies 3A.6 and 4B.1 of the London Plan and the Supplementary Planning Document Hillingdon Design and Accessibility Statement (HDAS) 'Access for All'.

7. The submitted plans and documentation do not clearly illustrate that at least 10% of the units will be built to or capable of easy adaptation to recognised standards for wheelchairs, neither does the proposal demonstrate that lifetime homes standards can be achieved and the sustainability statement states that lifetime homes will not be incorporated into the scheme. The ramp access at grade 1:4 is not acceptable and the provision of a disabled space off the ramp is not appropriate. The proposal is therefore contrary to London Plan Policies 3A.5 and 4B.5 and the Hillingdon Design and Accessibility Statement (HDAS) 'Access for All'.

8. The submitted roof plan does not illustrate the provision of solar panels, as proposed as part of the statement of renewable energy, and it remains unclear if this is economically feasible and how the ongoing operation and maintenance of the system would be managed. Concerns have also been raised about the potential impact of reflected sunlight and other visual impacts from an aerodrome safeguarding perspective for aircraft using RAF Northolt, along with the overall visual impact that cannot be properly assessed without detailed amended plans. The proposal is considered to be contrary to Policies BE4, BE13, BE19 and A6 of the London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007) along with Policies 4A.3, 4A.6, 4A.7 and 4A.9 of the London Plan and PPS 1 - Planning and Climate Change.

9. The development is not considered to have made adequate provision, through planning obligations, for contributions towards affordable housing, education, health and public open space improvements, transport, construction training along with 5% project management and monitoring fee, in accordance with Policies H11, R17 and AM11 of the Council's Unitary Development Plan Saved Policies (September 2007) or the Council's Draft Supplementary Planning Guidance for Planning Obligations and Supplementary Planning Guidance for Planning Obligations for Health Facilities and the Council's Affordable Housing SPD (May 2006).

25760/APP/2007/2651 - Redevelopment of site for mixed use, erection of a part two, three, four, five and six storey building to accommodate a retail unit at ground floor fronting Field End Road, 24 one-bedroom, 43 two-bedroom and 3 three bedroom apartments with associated basement parking and landscaped areas - Withdrawn.

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

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

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

Part 1 Policies:

- |        |  |
|--------|--|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area.          |
| PT1.16 | To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.             |
| PT1.17 | To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing. |
| PT1.20 | To give priority to retail uses at ground floor level in the Borough's shopping                                  |

areas.

- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- PPGN13 Transport
- PPS4 Planning for Sustainable Economic Growth
- PPGN24 Planning and Noise
- LP London Plan (February 2008)
- 
- BE13 New development must harmonise with the existing street scene.
- BE14 Development of sites in isolation
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- 
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- OE12 Energy conservation and new development
- OE13 Recycling facilities in major developments and other appropriate sites
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- H9 Provision for people with disabilities in new residential developments
- H11 Provision of affordable housing
- S1 New retail development within the shopping hierarchy
- S3 Increasing the attractiveness of town centres
- S6 Change of use of shops - safeguarding the amenities of shopping areas

R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	'Residential Layouts' and 'Accessible Hillingdon'
SPG	Community Safety by Design.
SPD	Planning Obligations, July 2008

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th March 2010**

5.2 Site Notice Expiry Date:- Not applicable

3rd March 2010

## 6. Consultations

### External Consultees

219 neighbouring properties have been consulted and the application has been advertised in the local paper and a site notice has been displayed on site. 14 individual responses have been received, making the following comments:

#### Individual comments

- (i) Plans are not much different from previously refused scheme,
- (ii) Overdevelopment of the site, with 44 flats on a 0.31ha site, resulting in far too great a density for a residential suburb of Eastcote's character,
- (iii) Building is too big and will not sit well with the rest of the architecture on the High Road and would be an eyesore. Four storeys would be higher than adjacent buildings, which would be significantly higher and unsympathetic to existing roof line of the Eastcote shopping centre, contrary to policy BE4. Surrounding development tends to have a maximum of three storeys,
- (iv) Approval of four storey building would establish precedent.
- (v) Four storey development would be too close to boundaries in Morford Way and Morford Close, resulting in an overdominant development that would reduce amount of open sky to surrounding residential properties, particularly those on Morford Way, Morford Close and Crescent Gardens,
- (vi) Morford Way, Morford Close and Crescent Gardens' properties would be directly overlooked,
- (vii) Inadequate residential/commercial parking which seems to be based on a ratio of just over one vehicle per dwelling unit. Any additional vehicles and visitors would have to park off-site,
- (viii) Increase in traffic and parking will be a danger to pedestrians, particularly on the adjoining pavement and nearby pedestrian crossing, with another semi-blind traffic crossing with extra and more complex traffic movements entering and exiting the building.
- (ix) Increased congestion, particularly at time of the school run when already extremely difficult getting around.
- (x) Increase in noise and pollution
- (xi) Although no room measurements, flats appear to have poor facilities with small rooms and little storage space. A typically bad and cramped design. UK flats much criticised overseas as unsuitable for modern living. This is a future slum in the planning.
- (xii) 100sqm retail area of the scheme, is not sufficient for any meaningful activity,
- (xiii) There is no point to commercial unit when there are vacant shops in High Road
- (xiv) No provision for communal space and children's play areas
- (xv) Implementation of the development would impose noise, dirt and traffic disruption in the centre of Eastcote for lengthy period. This could be very damaging for local businesses,
- (xvi) Initial House should be re-developed in conjunction with Conex House and the Redstone building, with more retail provision and offices, not residential above. Residential not appropriate in Eastcote Town Centre and should only be allowed on top floor,
- (xvii) Eastcote and the surrounding area has lost so many employment opportunities over the years and historically, this site has only been used for offices, cinema and garage,
- (xviii) Poor system design for electronic control system for garage entry,
- (xix) Influx of people to the area would be an extra strain on the already overcrowded transport system at peak times, as well as on schools, hospitals, medical facilities, dentists, shops etc. In danger of area becoming an over-developed slum,
- (xx) Added pressure on drainage system with High Road already prone to flooding
- (xxi) Whole of Ruislip and Eastcote is being over developed. Already have redevelopment of RAF Eastcote on one side.
- (xxii) The excellent location of this proposed development would be better suited to warden

controlled development for elderly residents or a new library on the whole of the ground floor, with meeting rooms, disabled facilities etc.

(xxiii) Drawings on web site did not include a ground floor plan, sections or any elevations to the side or rear,

(xxiv) Have been impressed with developer's method and extent of consulting with local residents and responding to neighbour's concerns

A petition has also been received with 53 signatories, objecting to the proposal for the following reason:

'We the undersigned object to the application 25760/APP/2009/2441, the redevelopment of Initial House, 150 Field End Road, Eastcote. 44 flats will be an overdevelopment of the site, and detrimental to the area.'

Nick Hurd MP:

I am writing on behalf of a number of Eastcote residents who are concerned about the third application for the redevelopment of the Initial House site.

They recognise that the application is now for 44 flats rather than the initial 70 but some fundamental concerns remain. Primarily:

- 1) The application refers to a three storey building when it is in fact a four storey building
- 2) The height and bulk is similar to the previous application, being higher than Petros, which is next door, and part of the Morford Way Conservation Area.
- 3) The sides and rear of the proposed building are too close to the boundaries with Morford Way and Morford Close, both part of the Morford Way Conservation Area. They are the same distances away as the previous application and this was a reason for refusal.

I hope the Council will be sensitive to these concerns when deciding this application.

Environment Agency:

We have assessed this application as having a low environmental risk within our remit. Therefore we will not be providing comments on this application.

Eastcote Village Conservation Area Advisory Panel:

This is the 3rd application for this site, the 1st for 70 flats was withdrawn, the 2nd application for 54 flats was refused. This current application does not address the main reasons for the refusal of the 2nd application.

150 Field End Road is adjacent to the Morford Way Conservation Area, at the front of the building, and shares boundaries with both Morford Way and Morford Close also part of the MWCA.

Eastcote is classed as a minor town, of suburban character, with a shopping area designated tertiary.

Construction of Eastcote town centre started during the 1920s, Morford Way Conservation Area, being the first development, and the remainder developed in the early 1930s. Therefore this area is Arts and Crafts in style, the later buildings enhancing the earliest buildings. It is pure 'Metroland'. The 1960/70 office buildings do not in any way enhance the street scene, now there is the proposal to re-develop, any redevelopment should compliment the existing street scene not over power it.

The computer generated picture of the proposal is misleading, the tree lined side of the building

leading to the car park entrance is not possible to attain. These trees are not shown on the Landscape plan, and if planted would be 1 metre from the windows of the habitable rooms of the flats at this side of the building. We request that this image is not shown at the North Planning Committee as it is very misleading.

It is stated that this proposal is 3 storeys in height, this is not the case the proposal is 4 storeys high. The height of the building is higher than the adjacent shops, although there is some brick work cladding, the large Juliet balconies to the front of the building are over powering, especially that of the third floor. The roof is lead whereas all other buildings have tiled roofs. Therefore this proposal is contrary to BE19.

Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties, this proposal is considerably less than 15 metres from the boundaries with Morford Way & Morford Close, this was given as a reason for refusal of the previous application, Officer's report section 4.57. Therefore, this application does not comply with BE21.

#### Floor Areas.

The minimum floor areas given in HDAS Accessible Hillingdon January 2010, are not met within this development. 26 of the dwellings are below the minimum a further 9 dwellings would fall below the minimum if the bathroom areas are included in the measurements given. The Design & Access statement prepared by Wilbraham Associates Ltd for this application states that all dwelling are to be built to Lifetime Home standards, this is clearly not the case.

#### Fire safety.

The standard of Fire Safety is also questioned, HDAS Accessible Hillingdon also states that there should be one lift available to wheelchair bound persons, that is safe to use in case of a fire. These dwelling are classed as lifetime homes, any of the flats should be able to be converted for a wheel chair user, but not all the upper floors would have access to a lift from the wing facing Morford Close. There does not appear to be any fire doors within the corridor areas. Fire safety is a very important matter and a Fire Risk assessment should be carried out before any planning decision is taken.

#### Car & Pedestrian entrances.

The entrance to the basement car park is one metre from the habitable rooms of the ground floor flats. It is not stated whether there will be any form of gating at the entrance. The pedestrian walkway to the side entrance is directly outside the windows of the habitable rooms of the ground floor flats. Neither of these situations will lead to satisfactory living conditions for the residents. The ground floor commercial unit does not appear to have been allocated any parking space.

#### Bin stores.

One of the bin stores has a door opening into the building exactly opposite the front door of flat 9, and it is next to the door of flat 10. This will lead to smells emanating from the bin store directly into these flats. Again this is not satisfactory.

HDAS Accessible Hillingdon requires 1 square meter of bin space per household, are 44 metres of bin space provided here? Has provision of bin space been allocated to the commercial unit?

Flat 21, 3 bedrooms, only has an en-suite bathroom to the master bedroom, there is not sufficient floor space to include a family bathroom.



## Amenity Space and Landscape design.

The amenity space shown is two narrow strips at the west and north sides of the site. At the north side this space is designated as a clothes drying area this cannot be classed as usable amenity space.

There are 12 balconies, situated on the south and east elevations, these balconies will overlook one another, so cannot be considered as private amenity space. This was a reason for refusal of the previous application.

The ground floor flats do not have any private amenity space, users of the shared amenity space will be directly in front of the habitable room windows, there will not be any privacy.

The green roofs on the west and south elevations are classed as screened amenity space. The south elevation does not have any access, the west only a maintenance access. If these are used as amenity space being so close to the Boundaries with Morford Way & Morford Close the occupants of these houses will be overlooked.

For developments of more than 25 flats two separate areas of amenity space should be provided. For 44 flats 1075 square metres of usable amenity space should be provided.

For developments that contain family homes, being situated more than 400 metres from a suitable park and play area, a fully equipped area of play should be provided, to comply with the London Plan.

This development does not comply with any of the current guidelines.

This was a reason for refusal of the previous application, the provision here has not improved.

The tree constraints plan and the Landscaping plan do not agree.

The landscaping plan does not take into consideration the trees already on the site or those on the boundaries in neighbouring gardens. The trees suggested by the Landscaping plan, Quercus Ilex {Holm Oak}, Acer Campestre [ Field Maple] Sorbus [Mountain Ash] Betula [Himalayan Birch] are all capable of reaching 60-85 feet, these are not suitable trees for such a small area, within a short space of time these would overshadow the ground floor dwellings causing loss of light and amenity. This was a reason for refusal of the previous application.

The basement area will extend almost to the north boundary, which means the amenity space will be over the basement void. Deep rooted plants as the trees recommended will not survive in these conditions. It is also doubtful as to whether the root of the existing trees can be sufficiently protected during the excavations for the basement.

## Various.

This application does not contain a drawing showing a SUDS, which was required by the Environment Agency for the last application.

A Secure by Design report has not been sought.

The energy saving report, is very negative and does not put forward any proposals to meet required targets.

The last application showed a high contamination by asbestos and other toxic substances, this does not appear to have taken into account in the current application.

It also noted with some surprise that this development does not contain any social housing.

This proposal has not improved upon the last application, at least five of the reasons for refusal have not been addressed, although there are a lesser number of dwellings. The overall density of the development must be balanced against the demonstrable harm to the Street Scene, the over dominance of Morford Way & Morford Close, the living conditions of both current and future residents. The whole development would provide very substandard accommodation and would not in any way improve the amenity of the area.

We ask that this application be refused.

MOD Safeguarding:

There are no safeguarding objections to this proposal.

### **Internal Consultees**

#### Urban Design:

The site is situated on the Northern boundary of the Eastcote (Morford Way) Conservation Area, in a local shopping and commercial centre. The property is positioned in the interface between commercial uses along Field End Road, and residential areas to the north-west, south and west, the latter generally 3-4 storeys high. The commercial buildings along Field End Road are equivalent to 3-5 storeys high.

The existing 1960's office block, with a three storey frontage along Field End Road, warrants little architectural merit. From an urban design point of view, there are no objections to the re-development of this centrally located brownfield site in principle. A holistic approach incorporating the adjacent Connex House into this re-development would however be preferable. As previously advised, any re-development proposal need to demonstrate that the character and appearance of the area will be enhanced and that the local distinctiveness of the existing built surroundings will be respected, especially given the prominent position in Field End Road, the immediate proximity to the Conservation Area to the west and south, the glimpsed views of the adjacent property (No.146) and the angled views towards the rear of the site.

The proposed scheme does raise concerns from an urban design point of view in terms of the elevational design to the street frontage in Field End Road, which is considered to be unbalanced, disjointed, overbearing and out of character with the existing built context. The building design also needs to be slightly reduced in terms of height, scale and massing, to ensure that the local distinctiveness of the area is respected, both with regards to Field End Road, where the adjacent property No. 154 situated in the Conservation Area sets the tone, as well as to the adjoining properties in Morford Close.

The proposed front elevation creates a heavy, out of scale appearance in the street scape, exacerbated by the intrusive railing arrangement which conceals a roof terrace facing Field End Road, a design approach which ignores previous urban design advice aiming to reduce balcony arrangements along the frontage.

The two recessed gable elements on the top floor, although positive in terms of principal form, are disjointed from the rest of the design composition, and become dwarfed by the excessive width and massing of the red brick element and the continuous terrace screen, as opposed to the characteristic strong gable features typical in the area. The excessive scale and massing, the lack of rhythm and balance creates a detrimental impact on the character and appearance of Field End Road which from an urban design point of view is unacceptable. The front elevation needs to incorporate a stronger element of verticality to address the disproportionate composition, and to create a stronger sense of character, whilst the overall height needs to be slightly reduced. A reduction in height, scale and massing, and a more sensitively applied detailing would also benefit the relationship to adjoining properties to the west of the application site, which is of a more small scale, vernacular character. From an urban design point of view a contemporary design interpretation would be supported provided that the scale, height, massing, rhythm and level of details comply with the existing, sensitive built context.

#### Conservation Officer:

PROPOSAL: Demolition of existing office block and construction of a 3 storey building with accommodation within a 4th fourth floor/ mansard roof comprising 44 flats, basement parking and a commercial unit at ground floor.

BACKGROUND: As stated for the previous submissions:

The property lies adjacent to the northern boundary of the Eastcote (Morford Way) Conservation Area. The existing structure dates from the mid to late 1970s and replaced a disused cinema. It comprises a three-storey frontage, with a three storey rear L-shaped wing that drops to two storeys to the west. The building, while fairly unassuming, has little architectural merit.

The site and the footprint of the existing building are quite large compared with the general urban grain of the surrounding area. This comprises traditional, tightly developed 1920-30's purpose built 'metro land' type shopping parades with flats over. These back onto residential streets, probably developed during the same period. The retail frontages are generally brick faced and predominantly 2-3 storeys in height. They include some simple decorative detailing, and some have high-level parapets or over sized gables fronting the street.

The surrounding residential streets include attractive, mainly two storey properties and some bungalows, most are semi-detached and well spaced. As a result, there are glimpsed views between the properties, through to the rear gardens and in some cases, to the site beyond. The rear boundaries of many the gardens adjoining the site are screened or partially screened by mature trees.

In this location, Field End Road is level and wide (3 lanes) and turns east to the north of the site. The gentle bend in the road opens up views of the side of the adjoining property (no 146) and also angled views towards rear of the site, although at present, trees screen this area and form a backdrop to the car park of The Manor Public House (No. 144).

There is a second access to the site via a service road that runs north off Morford Way. This also provides access to the back of a number of the adjacent commercial properties and flats, the rear of which open out onto this lane.

CONSIDERATION: There is no objection in principle to the demolition of the existing structure and as stated previously, it is unfortunate that the adjoining part of the property, (Connex House), which is of a similar age and style, does not form part of the development site - so that a more consistent and appropriately designed frontage could have been developed.

Whilst the development is yet again an improvement on those proposals previously submitted, we still have concerns re it's height and massing and its potential impact on the character and appearance of the adjacent conservation area and immediate hinterland. Whilst a 3-storey frontage would be appropriate in this location, any additional height/bulk beyond this needs to be discrete, carefully handled and limited in its extent. A drawing showing the outline of the existing and proposed buildings and their heights would be helpful to compare the two. We consider, however, that the mansard roof needs to be reduced in its extent and suggest it is limited to part of the main east-west block and that it includes hipped ends to reduce its bulk. Omitting the sheer four storey element to the south elevation would also help bring the apparent bulk of the building down.

The elevational detailing of the west and north facades should also be reconsidered to reduce their apparent bulk and strong horizontal emphasis. This could be achieved by adding bays, Juliet balconies or by using brick/tile detailing with a limited use of render. Reducing the height of the north- south rear wing by one floor and putting the second floor within a mansard would reduce the buildings bulk adjacent to the Conservation Area, remove the need to hide the blank upper floor of this part of the building and avoid the use of a green wall that may be difficult to establish and maintain long term. Some further thought also needs to be given to the detailing of the ground and first floor of the curved rear element to give it more visual interest, as this elevation will be seen in gap views from the Conservation Area.

There is little information in terms of cross-sections of the site/building and photomontages to confirm its impact on the adjacent Conservation Area.

The detailed design of the building, the impact of the ramp, materials and the building's immediate setting will be commented on by the Council's Urban Design Consultant.

**CONCLUSION:** An improvement, but further revisions required to reduce the overall bulk of the roof and upper floors.

Tree Officer:

There are a few trees on the site, which together with trees (off-site) close it form tree belts along the southern and western boundaries of the site. There are also two trees (off-site) in proximity to the sub-station, which may well have to be removed in any event. The trees in the gardens of properties in Field End Road, Morford Way and Morford Close are protected by virtue of the location in the Morford Way (Eastcote) conservation area. The tree belts are large-scale features of merit in the local landscape, which should be retained in the long-term (Saved Policy BE38 of the UDP), but the trees in the sub-station should not constrain the development of the site.

The applicant's tree expert has assessed the trees (Ash, Sycamore, Poplar and Cypress) on and close to the site, and two belts of conifers ('trees' 4 and 8). He recommends the removal of one Ash tree (tree 10) because it is decayed, and suggests the removal of one stem from the Ash tree (13) and the removal of the Ash tree (tree 14) in the sub-station compound. It is noted that all but one of the trees are graded as C, i.e. they have limited remaining contribution (useful / safe life).

At present, the trees provide some screening of the site and have a shade effect on parts of it, and constrain the redevelopment of the site. The Daylight, Sunlight and Shadow Study (September 2009) considers the combined (proposed building and trees) shade effect.

This application does not include an arboricultural constraints report. However, the application includes a Tree Constraints Plan and a Tree Protection Plan (December 2009), which show that the building and basement will be outside the tree protection zone, such that the trees will not be directly affected so long as they are protected. More detailed information in the form of a demolition, construction and tree protection method statement, and proposed levels and services, can be required by condition, in order to ensure that the scheme makes provision for the retention of all of the valuable trees (in terms of Saved Policy BE38).

The application also includes a Landscape Proposals drawing. There seem to be two versions of the same drawing. The one does not show the existing trees, whereas the other, which is incorporated in the Design and Access Statement, shows the existing trees. That plan shows two roadside trees, and the retained tree belts supplemented by the planting of lines of trees, such that the their would be a continuous belt around the northern, southern and eastern sides of the site. Whilst this approach is acceptable in principle, the choice of tree species should be reconsidered, because some of the trees are too large for the site and spaces around the building (and the possible drying area) and the limited space between the basement and the site boundaries.

The Shade Analysis (with trees) drawings, which include the amenity areas, are based on an earlier tree constraints plan. Whilst they take account of most of the existing trees, they do not show the effect of the group of conifers (tree 4) close to the southern boundary of the site and the proposed tree planting, nor do they take account of the potential growth of the trees. Therefore, whilst the scheme (with trees included) is considered by the applicants to meet the BRE standards in relation to the amenity areas, there is a risk that future occupiers of the flats would press to remove some of the trees on the site to enable their reasonable enjoyment of their amenity space.

Overall taking all of these considerations into account, and subject to conditions TL1, TL2, TL3, TL5, TL6, TL7 and TL21, the scheme makes adequate provision for the long-term retention of the trees (on and close to the site and the screening they afford) and for landscaping, and is acceptable in terms of Saved Policy BE38.

Access Officer:

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Documents 'Accessible Hillingdon', adopted January 2010.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. In addition, 10% of new housing should be built to wheelchair home standards and should accord with relevant policies, legislation and adopted guidance.

The following access observations are provided:

1. To support the 'Secured by Design' agenda, accessible car parking bays should not be marked. Car parking spaces should be allocated to a specific unit, allowing a disabled occupant choice whether the bay is marked.

REASON: Bays that are not allocated would not guarantee an accessible bay to a disabled resident. Similarly, a disabled person may not necessarily occupy an accessible home allocated a disabled parking space. Marking bays as disabled parking could lead to targeted hate crime against a disabled person. In the interests of good design the proposed entrance ramp should be avoided.

2. From the internal face of the front door, the wheelchair standard flats should feature an obstruction free area not less than 1500 mm wide and 1800 mm to any door or wall opposite. As such, the entrance lobby within flats 1,2,7 and 8 should be redesigned (it may be possible to design out the storage cupboard to create the extra space).

3. The bathrooms/en-suite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

4. The wheelchair standard units (flats 1, 2, 7 and 8) should be designed as wet room bathrooms and shown on plan accordingly.

5. The proposed communal passenger lifts should feature an area not less than 1500 x 1500mm in front of the lift doors.

6. At least one lift should be a designated evacuation lift as defined in the Council's 'Accessible Hillingdon' SPD.

Conclusion:

On the basis that the above observations can be incorporated into revised plans, I would have no objection to the proposed development.

Waste Services:

Access for the collection vehicle would be difficult. The collectors should not have to cart the bulked bins more than 10 metres from the point of storage to the collection vehicle. The collection

vehicle would have to access the court yard areas to meet this requirement, which would be a difficult manoeuvre. Dropped kerbs would be needed to move the bin safely to the collection vehicle.

Environmental Protection:

I do not wish to object to this proposal.

Residential re-development

Noise

I refer to the Report on Background Noise produced for the applicant by Millard Consulting dated October 2009 reference 10665/MR/10-09/2847. This report uses measurements taken for the purposes of previous applications at this development site. It has been calculated that the overall site falls within Noise Exposure Category C of PPG24.

PPG 24 states that for sites falling within Noise Exposure Category C, planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

Road Traffic Noise - Eastern Façade (front of building)

The daytime equivalent continuous noise level (Leq) was found to be 68dB, placing it in Category C. Additionally, the night-time noise Leq was found to be 64dB, which also places the site in Category C. A series of measures are suggested in Chapter 10.0 to ensure the noise levels in habitable rooms satisfy the Borough's Noise SPD.

Overall site

Habitable rooms facing a noise source can be given some protection by an external balcony, reducing the received noise level by approximately 5dB(A). The balcony front and sides should be imperforate and as tall as possible. Where stacked vertically, the underside of each balcony above should have a sound-absorbing finish, such as sprayed vermiculite.

Summary

Based on the results of the noise assessment, the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures.

The following conditions are recommended to be applied to ensure that the proposed development will satisfy the requirements of the Borough's Noise SPD, Section 5, Table 2;

Condition 1

N1 Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Reason: To safeguard the amenity of surrounding areas.

Dust from demolition and construction

Current government guidance in PPS231 endorses the use of conditions to control impacts during

the construction phase of a development. With this in mind the following condition is recommended;

#### Condition 2

A1 The development shall not begin until a scheme for protecting surrounding dwellings from dust emitted from the construction works, has been submitted to, and approved by the LPA. The scheme shall include such combination of dust control measures and other measures as may be approved by the LPA.

Reason: To safeguard the amenity of surrounding areas.

Relevant Best Practice Guidance exists from the Greater London Authority;

The Control of dust and emissions from construction and demolition. November 2006.

Non-residential ground-floor uses

The following conditions are recommended to be applied to the proposed B1(a) office use;

#### Condition 1

Delivery and waste collections;

H2 The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 0700 hrs and 2300 hrs, Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenity of surrounding areas.

Suitable hours of use should be applied when known.

Air handling units require prior approval;

#### Condition 2

N12 No air handling units shall be used on the premises until a scheme which specifies the provisions to be made for the control of noise emanating from the site or to other parts of the building, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

Reason: To safeguard the amenity of surrounding areas.

Construction Site Informative:

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No such work should be carried out on Sundays and Bank Holidays. All noise generated during such works should be controlled in compliance with British Standard 5228;

(ii) Measures should be taken to eliminate the release of dust and odours caused by the works that may create a public health nuisance.

(iii) No bonfires on the site should be allowed to take place at any time.

#### Air Quality Assessment

The site is within the northern half of the Borough and therefore not located in the declared AQMA. No objections are therefore raised in respect of Air Quality.

#### Education Services:

A contribution of £116,902 is sought.

#### S106 Officer:

The types and levels of planning obligations that are sought as a result of this proposed redevelopment are:

1. Transport; the level and nature of any transport contributions will arise as a direct result of the highways engineers comments and requirements. At this stage given the Transport assessment has not been approved by the Highways engineer. As such the nature and cost of an and all road works is unknown.

2. Education: in line with the SPD a contribution in the sum of £116,902 has been sought.

This is split into the following:

£48,262 for primary places.

£38,573 for secondary places

£30,068 for post 16 places

3. Health: in line with the SPD a contribution in the sum of £17,467.94 is required for the provision of GP services.

4. Community Facilities: in line with the SPD a contribution in the sum of £20,000 towards the library expansion programme is required.

5. Library Books: in line with the SPD a contribution in the sum of £1,854 is sought for the provision of library books.

6. Town Centre: in line with the SPD and as the site lies within the town centre then a contribution of £20,000 is required for town centre enhancements.

7. Recreational Open Space: in line with the SPD and as request has made by green spaces for additional play and recreational provision in the locality. The level of contribution sought is £50,000.

8. Construction Training: in line with the SPD a contribution towards construction training in the sum of £2,500 for every £1m build cost OR an on-site, in-kind training scheme approved by the council is required.

9. Project Management and Monitoring: in line with the SPD a contribution equal to 5% of the total cash contributions is required to enable the management and monitoring of the resulting s106 agreement.



10. Affordable Housing: a financial viability appraisal (FVA) was submitted with the scheme to demonstrate that the scheme could not afford to provide for any affordable housing on-site. This FVA has been independently validated by a third party consultant and has verified the case made by the applicant.

## **7. MAIN PLANNING ISSUES**

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

The site is located within the Eastcote Minor Town Centre, although outside of the main primary and secondary retail areas as designated in the Hillingdon Unitary Development Plan Saved Policies (September 2007). Nevertheless, the site is located within the heart of Eastcote Town Centre, sited between the two secondary retail areas on this side of Field End Road and therefore the site is of significance.

The existing building on site has little architectural merit. As such, no objections are raised to its demolition.

In terms of the loss of office use, Policy 3B.2 of the London Plan seeks to increase the current stock, although paragraph 3.148 acknowledges that suburban London office stock is losing its appeal for some larger scale occupiers. The Hillingdon UDP (Saved Policies) does not incorporate any specific policies which preclude the loss of offices. The Planning Statement advises that the office building has been vacant since early 2008 and no objections were raised to the loss of office accommodation previously when the existing building was identified as being fairly old and unattractive, offering poor quality accommodation in a weak market. Where a market does exist, this is for smaller units. As such, the property needs to be viewed in the wider market, including Uxbridge, Watford and Harrow. In Hillingdon, Uxbridge is the strongest centre which together with Stockley Park, has good quality Grade A office space. There has been no change in policy since to suggest that office accommodation should be protected and given the current market expectations and the availability of significant alternative space in more traditional centres, no objections are raised to the loss of office space.

The office element of the proposal would be generally in accordance with PPS4: 'Planning for Sustainable Economic Growth' and Policy 3D.1 of the London Plan (February 2008). The aims of PPS4 and the London Plan seek to promote the vitality and viability of town centres. An element of office/commercial use within the town centre would be appropriate in this context and it is considered that the ground floor office unit is appropriate in scale to its location and would contribute towards the vitality and viability of Eastcote Minor Town Centre. The office element and its shopfront has the potential to create active street frontage, linking the two parts of the secondary frontage on this side of Field End Road, enhancing the retail attractiveness of the town centre.

In terms of the residential element of the scheme, the re-use of previously developed land in town centres for new housing in mixed-use schemes is consistent with both national and local planning policy guidance. PPS3 emphasises the role of the planning system in enabling the provision of homes and buildings that are consistent with the principles of sustainable development. The principle of encouraging new housing in town centre locations is promoted in PPG13: Transport. The provision of significant housing is also reflected in the London Plan, which refers to the need to maximise the intensification of mixed use sites and states in Policy 3A.3 that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with the local context.

In terms of the housing mix, the application proposes 10 one-bedroom, 29 two-bedroom

and 5 three-bedroom flats. It is considered that this represents an acceptable mix of units within a town centre. The residential element is considered acceptable in principle, by providing a mix of units in an accessible town centre location and contributing to the vitality and viability of the centre in accordance with national and local policies.

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

Table 3.2 of the London Plan provides guidance on the appropriate density of residential development. The PTAL score for the site is 3. The proposed scheme represents a density of 129 units per hectare (u/ha) and 483 habitable rooms per hectare (hr/ha) with an average of 3.75 hr/u. In terms of units per hectare, the density is slightly above the indicative guidelines for an urban location at 45 - 120 u/ha and the hr/ha range of 200 - 450 hr/ha. However, providing site-specific issues including design, internal floor areas, amenity space and impact upon neighbouring properties are adequately addressed, there would be no policy objection to the density proposed.

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

The application site directly abuts Eastcote (Morford Way) Conservation Area on its western and southern boundaries. As such, the scheme would need to demonstrate that the proposal retains and enhances the character and appearance of the conservation area in accordance with Policy BE4 of the UDP (Saved Policies) and 4B.8 of the London Plan.

The surrounding residential streets in the adjoining Eastcote (Morford Way) Conservation Area predominantly comprise two storey properties and a number of bungalows, which are mainly semi-detached and well spaced. The layout allows glimpsed views between the properties to the rear gardens and in some cases, to the application site beyond. The rear boundaries of many of the gardens adjoining the site are screened or partially screened by mature trees.

In this vicinity, Field End Road comprises traditional, densely developed 1920-30's purpose built 'metro land' type retail parades, predominantly 2 - 3 storeys high, with flats above. The road is wide and level, turning east to the north of the application site. The gentle bend in the road opens up views of the side of the adjoining property, No. 146 and also angled views towards the rear of the site, although at present, trees screen this area and form a backdrop to the car park of The Manor Public House (No. 144). There is a second access to the site via a service road that runs north off Morford Way. This also provides access to the back of a number of the adjacent commercial properties and flats, the rear of which open out onto this road.

Any redevelopment of the site should be informed by the suburban context of the locality as set out above, in terms of scale and massing. The Design and Access Statement suggests that the building does not replicate any particular style, but seeks to provide a new architectural feature within the town centre that responds to the sensitivities of the adjoining Conservation area and residential properties together with the street scene frontage of the development to the Eastcote Town Centre whilst still respecting the general pattern of development in the surrounding area.

Whilst this scheme represents a significant improvement on both the previous schemes, the Urban Design Officer considers that the elevational treatment of the Field End Road frontage is unbalanced, disjointed, overbearing and out of character with the existing built context. The building also needs to be slightly reduced in terms of its height, scale and massing, to ensure that the local distinctiveness of the area is respected, both to Field

End Road, where the adjoining property, No. 154 situated within the Conservation area sets the tone and to adjoining properties in Morford Close.

The Conservation Officer also raises concerns in relation to the proposed building's height and massing and its potential impact upon the character and appearance of the adjacent conservation area. Whilst acknowledging that a three-storey frontage would be appropriate, the officer goes on to advise that any additional height/bulk beyond this would need to be discrete, limited in extent and sensitively designed. The elevational detailing of the west and north facades also has a strong horizontal emphasis and needs to be reconsidered to reduce the bulk. The curved rear element also needs further consideration as this lacks visual interest and would be viewed from the conservation area.

Whilst there are existing, fairly mature trees screening the gardens of the surrounding properties, it is considered that these would not disguise the fact that the building would not fully harmonise with its surroundings. In particular, the height and massing of the building needs revision, with the Conservation Officer suggesting that the mansard roof needs reducing in extent, perhaps being limited to the main east-west block, to include hipped as opposed to gable ends with the omission of the sheer four storey element. The Urban Design Officer considers that the front elevation creates a heavy, out of scale appearance in the street scene with an intrusive railing arrangement with an inappropriate roof terrace above. The two recessed gable elements on the roof are disjointed from the rest of the design composition and become dwarfed by the excessive width and massing of the red brick element below and the terrace screen, as opposed to the strong gables characteristic in the area.

Although there are no objections to the contemporary architectural approach, the proposed building fails to reflect sufficient local distinctiveness on this prominent site. It is considered that in its current form, the proposed development would have a detrimental impact on the visual amenities of the street scene and upon the character and appearance of the adjoining Eastcote (Morford Way) Conservation Area, contrary to Policy 4B.3 of the London Plan and Policies BE4 and BE13 and BE19 of the adopted Hillingdon Unitary Development Saved Policies (September 2007).

#### **7.04 Airport safeguarding**

No objections have been raised to this scheme on the grounds of airport safeguarding.

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

This scheme does not raise any Green Belt issues.

#### **7.06 Environmental Impact**

This scheme does not raise any environmental impact issues.

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

This is addressed at Section 7.03 above.

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

In terms of dominance, Policy BE21 of the saved UDP requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. The Council's HDAS: 'Residential Layouts' advises that development of two or more storeys should maintain at least a 15m gap from habitable room windows to avoid being overdominant. The proposed building, although four storeys in height, would be sited 34m from the nearest rear elevation of the surrounding residential properties on Morford Close, Morford Way and Crescent Gardens. As the proposed building has been reduced in height as compared to the two previous schemes, it is considered that the separation distance is sufficient to ensure that the proposed building would not appear unduly dominant from neighbouring residential properties.

In relation to sunlight, Policy BE20 of the saved UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. It is not considered that the proposal would have an unacceptable impact on the level of daylight and sunlight currently enjoyed by the occupiers of adjoining properties which is borne out by the submitted sunlight assessment.

Policy BE24 of the saved UDP states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Council's HDAS: 'Residential Layouts' advises that a 21m distance should be maintained between habitable rooms and a 3m deep 'patio' area adjacent to the rear elevation of the property. The minimum 34m distance would ensure adequate separation would be maintained to the surrounding residential properties to ensure that they are afforded adequate privacy. Furthermore, there are a number of existing trees on close to it off-site which form tree belts along the southern and western boundaries that do provide some screening to the site. Unlike the previous schemes, the Tree Officer is now reasonably confident, that the siting of the building would allow for the majority of these trees to be safeguarded, with suitable protection measures in place, during the demolition and construction phases. Also, the balconies on the northern elevation of the building specifically cited in the previous officer's report as being a concern as regards privacy have been omitted. Additional planting, which could be controlled by condition if the application were to be recommended favourably, could strengthen the screening.

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

The proposal includes a mix of units with one-bedroom units ranging in size from 50.01 to 51.73m<sup>2</sup>, two-bedroom units from 63.03 to 91.89m<sup>2</sup> and three-bedroom units from 79.68 to 145.65m<sup>2</sup>. Whilst these internal floor areas are adequate to meet the 50m<sup>2</sup>, 63m<sup>2</sup> and 77m<sup>2</sup> minimum floor space standards advocated by the Council's HDAS: 'Residential Layouts' for one, two and three-bedroom flats respectively, a number of the two and three bedroom flats do not comply with the latest floor space standards contained in the Council's Supplementary Planning Document: 'Accessible Hillingdon', January 2010. These standards increase to 70m<sup>2</sup> for two-bedroom, 4 person flats and up to 100m<sup>2</sup> for three-bedroom, 6 person flats. However, as the application was submitted prior to the adoption of the latest standards, it is considered that the former standards should be applied in this instance. Furthermore, the Council's Access officer does not object to the proposal on this ground.

There are a number of windows either side of the junction that are considered to be too close to afford adequate privacy to neighbouring properties. Balconies are also provided on some of the upper floor flats on the southern and eastern elevations of the building.

Whilst there are no minimum standards for balconies, the usability of some of the balconies is dubious, given the proximity and orientation of neighbouring windows, with the balconies themselves having an adverse impact upon the outlook from these neighbouring windows. For instance, Flats 20 and 33 would have balconies immediately outside the directly overlooking bedroom windows of the neighbouring Flats 21 and 34 within a distance of 1.6m. This arrangement would not afford adequate acoustic and visual privacy, whilst the balconies would appear intrusive from neighbouring windows. Also, the access to the rear wing of the building runs along the southern elevation of the main wing of the building which contains the habitable room windows of the ground floor flats so that the privacy of these units would be compromised. The outlook from the lounge/dining room on one of these units, Flat 7 would also not be ideal, with most of the window facing a brick wall within 2.1m. Also, the use of the amenity space to the north and rear of the building and the adjoining path on the south side of the building would also compromise the privacy of the adjoining ground floor units.

Policy BE23 of the saved UDP requires the provision of external amenity space, sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is useable in terms of its shape and siting. The Council's HDAS specifies that shared amenity space for flats should be provided with 20m<sup>2</sup>, 25m<sup>2</sup> and 30m<sup>2</sup> being required for one, two and three bedroomed units respectively. The scheme proposes two small private amenity areas for two of the ground floor flats, with all the units having access to the amenity space to the north and west of the building, together with the second floor roof terrace. In total, approximately 1,250m<sup>2</sup> of amenity space would be provided, as compared to the minimum 1,075m<sup>2</sup> required to satisfy guidance.

The siting of the building has been altered so that larger set backs to the boundaries are provided. It is now considered that the amenity space would be sufficiently useable to serve the occupiers of the flats. However, it is considered that provision should be made for a dedicated children's play area as this is an area deficient of such space, being more than 400m to the nearest play area. As such, it is considered that the proposal is contrary to Policy 3D.13 of the London Plan (February 2008).

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

The Council's Highway Engineer advises that the application has not included a revised Transport Assessment, summarising the amendments made and additional information that has been submitted. The information has been submitted piecemeal and an updated Transport Assessment is required to deal with the revised proposal.

Additional information is also required as the highway aspect of the commercial unit has not been considered, including parking spaces. Also levels and ramp gradients are needed for the basement car park, ideally with a cross-section drawing showing the access road and ramp. Clarification is also needed on refuse and recycle collection, with trundle distances from Field End Road clearly shown.

Only once this information has been submitted, can the highway aspects of the development be fully considered.

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

- Building bulk and scale

This is dealt with in Section 7.03 above.

- Impact on the public realm

This is dealt with in Section 7.03 above.

- Private amenity space

This is dealt with in Section 7.09 above.

- Amenities created for the future occupiers

This is dealt with in Section 7.09 above.

- Siting and design

This is dealt with in Section 7.03 above.

- Residential living conditions

This is dealt with in Section 7.09 above.

- Layout

This is dealt with in Section 7.09 above.

- Mix of units

This is dealt with in Section 7.03 above.

- Siting and Scale

This is dealt with in Section 7.03 above.

#### **7.12 Disabled access**

Policy 3A.5 of the London Plan (February 2008) and the Hillingdon Supplementary Planning Document: 'Accessible Hillingdon' require all new housing development to be built in accordance with Lifetime Homes standards and 10% of housing to be designed to be wheelchair accessible.

The Design and Access Statement states that 10% of the residential units will be wheelchair accessible, with all the units satisfying Lifetime Homes standards. Furthermore, the Council's Access Officer advises upon a number of revisions that would be required to ensure full compliance with Lifetime Homes standards, but does not raise objection to the proposal.

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

The London Borough of Hillingdon Affordable Housing SPD (May 2006) seeks to secure a minimum of 50% affordable housing on new build schemes that contain 15 units or more. This should then be split in 70% social rented and 30% shared ownership/intermediate housing. The Council's Planning Obligations SPD (July 2008), together with the London Plan Consolidation (2008) supersedes these requirements and schemes with 10 units or more shall secure 50% affordable housing unless a Financial Viability Assessments indicates otherwise.

A Financial Viability Assessment (FVA) has been provided, which confirms that no affordable housing can afford to be delivered as a result of this scheme.

#### **7.14 Trees, Landscaping and Ecology**

There are some trees on site, which together with trees located off-site in the rear gardens of adjoining properties form tree belts along the southern and western boundaries of the site. The trees in the gardens of the properties in Morford Way and Morford Close are protected by virtue of their location within the Eastcote (Morford Way) Conservation Area. There are also two off-site trees close to the adjoining sub-station. The tree belts are large scale features of merit in the local context, which the Trees and Landscape Officer considers should be retained. These trees provide some screening to the site and shade parts of it.

The applicant's tree expert, having assessed the trees on and close to the site, recommends the removal of two ash trees and a stem from another ash tree. All these trees have a limited life expectancy and the Tree Officer raises no objections to their removal. The Tree Officer goes on to advise that the building and basement will be outside the tree protection zone so that they will not be directly affected by the proposal, providing adequate tree protection measures are undertaken. Such measures can be controlled by condition.

The landscaping proposals are generally considered acceptable. These show the retained tree belts supplemented by the planting of lines of trees, such that there would be a continuous belt around the northern, southern and western sides of the site. No objections are raised to this approach, although some of the trees are too large for their proposed siting. Amendments would have been sought if the application were to be recommended for approval. The Tree Officer also advises that given the limitations of the Shade Analysis undertaken, there may be some pressure in the future to remove some of the trees to enable occupiers of the building reasonable enjoyment of the proposed amenity space, but this would be unlikely to be so significant as to justify a reason for refusal of the application. As such, it is considered that the scheme accords with Policy BE38 of the adopted UDP.

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

The plans show storage integral to the building for a total of 12 1,100 litre eurobins located at two points on the southern elevations of the building with external access, one along the side of the access at the front and one towards the rear of the building. 8 bins for be provided for refuse and 4 for recycling.

Although no objections have been raised about this level of provision, concerns have been raised as to how the refuse/recycling would be collected. As full highway details have not been provided, the Highway Engineer has been unable to fully consider the adequacy of the proposed arrangement and this forms part of a recommended reason for refusal.

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

The Greater London Authority (GLA), through the London Plan (February 2008) clearly outlines the importance of reducing carbon emissions and the role that planning should play in helping to achieve that goal. The London Plan contains a suite of policies relating

to climate change and Chapter 4A.

In the supporting text to Policy 4A.1 which outlines the role of developments in contributing to mitigation of and adaptation to climate change it states Policies 4A.2-4A.16 include targets that developments should meet in terms of the assessment of and contribution to tackling climate change. There will be a presumption that the targets will be met in full except where developers can demonstrate that in the particular circumstances of a proposal there are compelling reasons for the relaxation of the targets. In all cases, the most important contribution will be to the achievement of reductions in carbon dioxide emissions.

Policy 4A.4 (Energy assessment) requires that an energy assessment be submitted and details the energy demand and carbon dioxide emissions from proposed major developments and should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development, including the feasibility of CHP/CCHP and community heating systems. The assessment should include:

- calculation of baseline energy demand and carbon dioxide emissions
- proposals for the reduction of energy demand and carbon dioxide emissions from heating, cooling and electrical power (Policy 4A.6)
- proposals for meeting residual energy demands through sustainable energy measures (Policies 4A.7 and 4A.8)
- calculation of the remaining energy demand and carbon dioxide emissions.

Policy 4A.6 (Decentralised Energy: Heating, Cooling and Power) of the London Plan 2008, requires developments to evaluate combined cooling, heat, and power (CCHP) and combined heat and power (CHP) systems and where a new CCHP/CHP system is installed as part of a new development, examine opportunities to extend the scheme beyond the site boundary to adjacent areas. The Mayor will expect all major developments to demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference:

- connection to existing CCHP/CHP distribution networks
- site-wide CCHP/CHP powered by renewable energy
- gas-fired CCHP/CHP or hydrogen fuel cells, both accompanied by renewables
- communal heating and cooling fuelled by renewable sources of energy
- gas fired communal heating and cooling.

In Policy 4A.7 it states the presumption that developments will achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible. Regarding the above policy, the onus is on the applicant to demonstrate compliance with the policy. In order to illustrate compliance it is necessary for an energy assessment of a development proposal to be undertaken. Policy 4A.4 of the London Plan is an overarching policy which links to Policy 4A.7 and outlines the need for an energy assessment.

Policy 4A.4 of the London Plan requires submission of an assessment of the energy demand and carbon dioxide emissions from proposed major developments, which should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development.

Policy 4A.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable



energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

A brief Energy Statement has been submitted. This states that due to the access and space constraints on site, it will be difficult for the scheme to achieve a 20% carbon reduction, but a 10% reduction is more feasible. However, little in the way of assessment and justification has been provided. As such, it is considered that the scheme fails to accord with Policies 4A.4 and 4A.7 of the London Plan (February 2008).

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

If the application had not of been recommended for refusal, a suitable sustainable urban drainage system would have been sought by condition.

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

A noise assessment was submitted with the application. The assessment was prompted by the busy Field End Road adjoining the site. The assessment concludes that the development would have Noise Exposure Categories of A, B and C.

The Council's Environmental Protection Unit advise of the need for a condition to ensure that a scheme is submitted which protects the residential units from road traffic noise. It is therefore considered that the issue of noise can be addressed by the imposition of a suitable condition.

With regard to the noise impact the development may have upon surrounding residents, traffic to the proposed development would utilise an existing access point into the site. It is not considered that the vehicle movements associated with the development would result in the occupiers of surrounding properties experiencing any additional noise and disturbance, in compliance with Policy OE1 of the saved UDP.

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

The comments raised by the individual objectors to this scheme have been addressed in the officer's report.

#### **7.20 Planning Obligations**

The Council's S106 Officer advises that the following types and levels of planning obligations are sought as a result of this proposed redevelopment:

1. Transport; the level and nature of any transport contributions will arise as a direct result of the highways engineer's comments and requirements. At this stage, given the Transport assessment has not been approved by the Highways engineer, the nature and cost of any contribution and nature of any road works is unknown.

2. Education: in line with the SPD a contribution in the sum of £116,902 has been sought. This is split into the following:  
£48,262 for primary places.  
£38,573 for secondary places  
£30,068 for post 16 places

3. Health: in line with the SPD a contribution in the sum of £17,467.94 is required for the provision of GP services.

4. Community Facilities: in line with the SPD a contribution in the sum of £20,000 towards the library expansion programme is required.

5. Library Books: in line with the SPD a contribution in the sum of £1,854 is sought for the provision of library books.

6. Town Centre: in line with the SPD and as the site lies within the town centre then a contribution of £20,000 is required for town centre enhancements.

7. Recreational Open Space: in line with the SPD and as request has made by green spaces for additional play and recreational provision in the locality. The level of contribution sought is £50,000.

8. Construction Training: in line with the SPD a contribution towards construction training in the sum of £2,500 for every £1m build cost OR an on-site, in-kind training scheme approved by the council is required.

9. Project Management and Monitoring: in line with the SPD a contribution equal to 5% of the total cash contributions is required to enable the management and monitoring of the resulting s106 agreement.

As a S106 has not been finalised, a reason for refusal is recommended as the scheme is contrary to policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Planning Obligations Supplementary Planning Document, July 2008.

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

N/A to the application site.

#### **7.22 Other Issues**

There are no other relevant planning matters arising from this application.

### **8. Observations of the Borough Solicitor**

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

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

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

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

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

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

## **10. CONCLUSION**

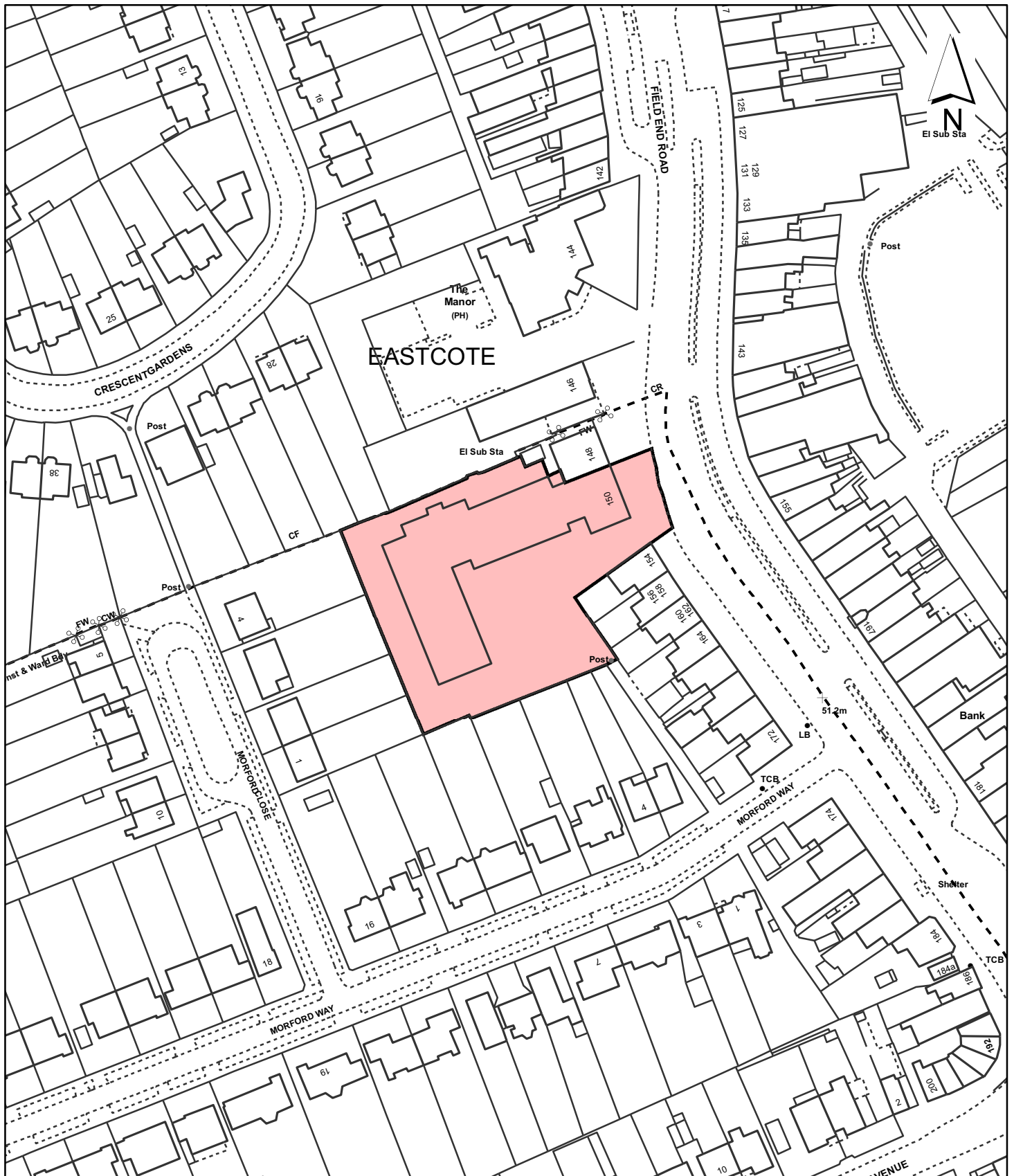
Although this scheme is considered to represent a significant improvement on two similar redevelopment schemes for this site, the first being withdrawn in 2007, the second refused permission on the 18th July 2008, and the proposal would be an improvement in design terms on the existing office building, it is considered that the proposed building would still not adequately harmonise with the surrounding area, including the adjoining Eastcote (Morford Way) Conservation Area, due to concerns raised as to its height and massing and the front elevation treatment. Furthermore, a number of the units would not be afforded adequate amenities, mainly due to a lack of privacy and no provision being made for a designated children' play area. Also, a lack of accurate, up to date information has been submitted as regards traffic impacts and the opportunities for reducing the carbon footprint of the development have not been fully explored. Furthermore, no contributions have been secured towards the improvement of services and facilities as a consequence of demands placed by the development. It is therefore recommended that permission be refused for these reasons.

## **11. Reference Documents**


- (a) Planning Policy Statement 1: (Delivering Sustainable Development)
- (b) Planning Policy Statement 3: (Housing)
- (c) Planning Policy Statement 4: (Planning for Sustainable Economic Growth)
- (d) Planning Policy Guidance Note 13: (Transport)
- (e) Planning Policy Guidance Note 24: (Noise)
- (f) The London Plan (February 2008)
- (g) Hillingdon Unitary Development Plan Saved Policies (September 2007).
- (h) Hillingdon Design and Accessibility Statement - Residential Layouts
- (i) Planning Obligations Supplementary Planning Document, July 2008
- (j) Consultation responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**150 Field End Road  
Eastcote**

Planning Application Ref:  
**25760/APP/2009/2441**

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**North** Page 46

Scale  
**1:1,250**

Date  
**March 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement

**Address** FORMER REINDEER PUBLIC HOUSE MAXWELL ROAD NORTHWOOD

**Development:** Erection of a part two, part three, part four storey building comprising of 1 one-bedroom flat, 4 two-bedroom flats and 7 three-bedroom flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access.

**LBH Ref Nos:** 18958/APP/2009/2210

**Drawing Nos:** 112-09-PL-001  
112-09-PL-014  
TPP-01 (Tree Protection Plan)  
TCP-01 (Tree Constraints Plan)  
Design and Access Statement  
Wheelchair Homes Statement  
Lifetime Homes Statement  
Planning Statement  
Trees and Development  
Energy Assessment  
Noise Survey  
Transport Statement  
Report on a Ground Investigation  
Daylight and Sunlight Assessment  
112-09-PL-020 Visibility splays  
112-09-PL-021 refuse turning  
unnumbered photomontages  
112-09-PL-02 REV. A  
112-09-PL-04 REV. A  
112-09-PL-05 REV. A  
112-09-PL-06 REV. A  
112-09-PL-08 REV. A  
112-09-PL-09 REV. A  
112-09-PL-010 REV. A  
112-09-PL-011 REV. A  
112-09-PL-012 REV. A  
112-09-PL-013 REV. A  
112-09-PL-015 REV. A  
112-09-PL-016 REV. A  
112-09-PL-017 REV. A  
112-09-PL-018 REV. A  
112-09-PL-019 REV. A  
112-09-PL-03 REV. B  
112-09-PL-07 REV. B

**Date Plans Received:** 12/10/2009

**Date(s) of Amendment(s):** 12/10/0009

**Date Application Valid:** 13/01/2010

20/01/0010

### 1. SUMMARY

Planning permission is sought for the erection of a part two, part 3, part 4 storey 'U' shaped block of 12 flats comprising 1 x 1 bedroom, 4 x 2 bedroom and 7 x 3 bedroom

apartments. The proposal includes parking for 13 cars at basement and surface level, 12 secure cycle spaces and a bin store at basement (lower ground) level.

Six letters of objection and one petition bearing 30 signatures have been received, objecting to the proposal on the grounds of inadequate parking, traffic congestion, the scale of the development, impact on residential amenity and construction impacts.

The principle of a residential development and the mix of units are considered acceptable in this edge of town centre location. The layout, siting and scale of the development is compatible with surrounding built form and would respect the established character of the area. The proposal would not detract from the amenities of adjoining residents and provides satisfactory accommodation for future occupiers. Parking provision accords with this Council's standards and the Council's Highway Engineer raises no objection to the proposed means of access.

The current scheme addresses the reasons for refusal of a previous scheme and a Unilateral Obligation has been signed, securing contributions towards the funding of additional school places, health care, construction training, libraries, public open space and management and monitoring. This application is therefore recommended for approval.

## **2. RECOMMENDATION**

**APPROVAL subject to the following conditions:**

### **1 T8 Time Limit - full planning application 3 years**

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

REASON

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

### **2 M1 Details/Samples to be Submitted**

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- (i) fenestration and doors
- (ii) balconies
- (iii) boundary walls and railings
- (iv) external lighting
- (v) comprehensive colour scheme for all built details

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **3 OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 M3 Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied or in accordance with a timetable agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**REASON**

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards**

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further, one of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

**REASON**

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

**6 DIS1 Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**7 A21 Parking for Wheelchair Disabled People**

Two of the parking spaces (with dimensions of 4.8m x 3.6m to allow for wheelchair transfer to and from the side of car) shall be reserved exclusively for people using wheelchairs. Such parking spaces shall be sited in close proximity to the nearest accessible building entrance which shall be clearly signposted and dropped kerbs provided from the car park to the pedestrian area. These parking spaces shall be provided prior to the occupation of the development in accordance with the Council's adopted car parking standards and details to be submitted to and approved by the Local Planning Authority. Thereafter, these facilities shall be permanently retained.

**REASON**

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances.

H1

~~Traffic Arrangements - submission of details~~  
Development shall not begin until details of the shuttle signals (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

**REASON**

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

**9 H13 Installation of gates onto a highway**

No gates shall be installed which open outwards over the highway/footway.

**REASON**

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**10 NONSC Non Standard Condition**

Development shall not begin until details of the shuttle signals with a vehicle detection system at the entrance and exit of the access ramp have been submitted to and approved by the Local Planning Authority. The development shall not be occupied until the works which have been approved by the Local Planning Authority have been completed. Thereafter, these facilities shall be permanently retained.

**REASON**

In the interests of highway safety and in compliance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**11 NONSC Non Standard Condition**

Development shall not begin until details of the new vehicular access off Maxwell Road, including details of the pedestrian crossing point (tactile paving) and the relocation of the on street parking bays in Maxwell Road, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works which have been approved by the Local Planning Authority have been completed.

**REASON**

In the interests of highway safety and in compliance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**12 H12 Closure of Existing Access**

On completion of the new access herein approved, all redundant dropped kerbs shall be removed and the footway/s reinstated to the satisfaction of the Local Planning Authority.

**REASON**



To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**13 H15 Cycle Storage - In accordance with approved plans**

The development hereby permitted shall not be occupied until secure cycle storage for 12 bicycles, indicated on the approved plans have been provided. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

**REASON**

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**14 H5 Sight Lines - submission of details**

The development hereby permitted shall not be commenced until details of the sight lines at the point of the vehicular access to the highway to the vehicular access ramp have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved sight lines have been implemented and thereafter, the sight lines shall be permanently retained and kept clear of obstructions exceeding 0.6 metres in height.

**REASON**

To ensure that adequate sight lines are provided and thereafter retained in the interests of highway safety in accordance with Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**15 N1 Noise-sensitive Buildings - use of specified measures**

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

**REASON**

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**16 OM11 Floodlighting**

Details of lighting for the access road, ramp and car park shall be submitted to and approved in writing by the Local Planning Authority, prior to development commencing. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall be provided prior to the occupation of the development and shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details. No other floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority.

## REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and in the interests of highway safety and London Plan (February 2008) Policy 4B.1.

### **17 OM14 Secured by Design**

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

## REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

### **18 OM2 Levels**

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

## REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **19 OM19 Construction Management Plan**

Prior to development commencing, the applicant shall submit a construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (iv) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (v) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vi) The storage of construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

**20 OM5 Provision of Bin Stores**

The secure and screened storage facilities for refuse and recyclables as shown on the approved plans shall be provided prior to the occupation of any units within the site and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**21 SUS1 Energy Efficiency Major Applications (full)**

No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The energy efficiency report shall demonstrate how the Mayor's Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of a 20% reduction in the site's carbon dioxide emissions needs through on site renewable energy generation. The energy strategy should clearly define the baseline energy usage which takes account of regulated energy (in accordance with Building Regulations) and unregulated energy (energy use not covered by Building Regulations). The 20% renewable energy figure should be based on the whole energy use. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

**22 SUS5 Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

**23 TL1 Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including

their manner of construction.

#### REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **24 TL2 Trees to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **25 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained as indicated in Arbtech Consulting Ltd's Tree Report and drawing No. TPP-01, shall be erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

#### REASON

To ensure that trees and other vegetation to be retained are not damaged during

construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**26 NONSC Non Standard Condition**

Any imported material i.e. soil shall be tested for contamination levels therein, to the satisfaction of the Local Planning Authority.

**REASON**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**27 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**28 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

**REASON**

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**29 TL7 Maintenance of Landscaped Areas**

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

**REASON**

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

**30 NONSC Non Standard Condition**

Development shall not begin until details of the method of control for the designation and allocation of parking spaces to individual flats for their sole use has been submitted to and approved in writing by the Local Planning Authority.

**REASON**

In order to ensure that sufficient parking is provided, in accordance with Policies AM14 and AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**31 NONSC Non Standard Condition**

No development shall take place until details of all balconies, including obscure screening have been submitted to and approved by the Local Planning Authority. The approved screening, where necessary, shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

**REASON**

To ensure that the development presents a satisfactory appearance and to safeguard the privacy of residents in accordance with Policies BE13 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**32 NONSC Non Standard Condition**

Prior to development commencing, the applicant shall submit a refuse management plan to the Local Planning Authority for its approval. The plan shall detail how the refuse and recycling bins shall be moved to a predefined collection point and how the service road is to be kept clear of parked vehicles on collection day. The approved measures shall be implemented and maintained for so long as the development remains in existence.

## REASON

To safeguard the amenity of surrounding areas and in the interests of highway and pedestrian safety, in accordance with Policies OE1 and AM7 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

### **33 NONSC Non Standard Condition**

The access for the proposed development shall be provided with 2.4m x 2.4m pedestrian visibility splays in both directions and the visibility splays shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

## REASON

In the interest of highway safety in accordance with Policy AM7 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

### **34 D2 Obscured Glazing**

The Oriel windows and non habitable windows in the north east and south west elevations shall be glazed with obscure glass and non-opening except at top vent level, as detailed on approved drawing nos. 112-09-PL009 Rev. A, 112-09-PL011 Rev. A and 112-09-PL014, for so long as the development remains in existence.

## REASON

To prevent overlooking to adjoining properties, in accordance with Policy BE24 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

## **INFORMATIVES**

### **1**

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. With regard to water supply, this comes within the area covered by the Three Valleys Water Company.

### **2**

Specific security needs identified for the application site include the following:

1. CCTV coverage of certain key areas within the development, namely the underground car and the main vehicular entrance to the development. This could be a simple fixed camera system for deterrence and retrospective investigation only and not monitored system.

You are advised to submit details to expedite the specified security needs in order to comply with Condition xx of this planning permission.

In addition to the above, for this site to achieve 'Secured by Design' accreditation, you are advised to consult with the local Police Crime Prevention Design Adviser (CPDA). The CPDA's contact number is 0208 246 1769.

### **3**

Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work

experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

**4**

Your attention is drawn to conditions 2, 4, 8, 10, 11, 14, 15, 16, 17, 18, 19, 21, 22, 23, 25, 27, 29, 30, 31 and 32 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. For further information and advice contact: Planning and Community Services Group, Civic Centre, Uxbridge (Tel: 01895 250230).

**5**

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Acts.

**6**

The applicant is encouraged to discuss with Council officers in conjunction with the Metropolitan Police Crime Prevention Officer whether on site CCTV cameras can be linked to the Councils central CCTV system.

**7**            I1                    **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

**8**            I11                    **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**9**            I12                    **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

**10**            I14C                    **Compliance with Building Regulations Access to and use of**

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

- The Building Regulations 2000 Approved Document Part M 'Access to and use of



buildings', or with

- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.  
AMD 15617 2005, AMD 15982 2005.

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

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

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

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

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

## **11            I15                    Control of Environmental Nuisance from Construction Work**

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

**12**      I16                      **Directional Signage**

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

**13**      I18                      **Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

**14**      I19                      **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

**15**      I2                              **Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

**16**      I21                      **Street Naming and Numbering**

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

**17**      I3                              **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

## **18 Party Walls**

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

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

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

## **19 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).

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

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS	'Residential Developments'
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
POBS	Planning Obligations Supplementary Planning Document, July 2008
PPG24	Noise
PPS1	Delivering Sustainable Development
PPS13	Transport
PPS3	Housing
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

**21          I6                      Property Rights/Rights of Light**

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

**22          I60                      Cranes**

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

**23          I9                              Community Safety - Designing Out Crime**

Before the submission of reserved matters/details required by condition 17, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

**24**

You are advised that it is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. The hardstanding shall therefore be so designed and constructed that surface water from the private land shall not be permitted to drain onto the highway or into the highway drainage system.

**25**

You are advised that the developer may be required to enter into a S278 Agreement for the off-site highway works required by condition 11.

**3.      CONSIDERATIONS**

### 3.1 Site and Locality

The site formally comprised the Reindeer Pub plus ancillary accommodation and an ancillary six bedroom residential apartment, and 20 off-street parking spaces. In addition land to the front of the former public house building was utilised for a further three car parking spaces. The building has already been demolished and the site is currently boarded and cleared.

The site has an area of approximately 0.1493 hectares and is located in Green Lane Northwood Minor Town Centre. The site is positioned between the Primary Shopping Area and a residential area to the west outside the town centre boundary. To the north west is a small non-designated commercial business area. The site has a history of land contamination and is within an aviation height restriction area.

### 3.2 Proposed Scheme

Planning permission is sought for the erection of a part two, part 3, part 4 storey 'U' shaped block of 12 flats comprising 1 x 1 bedroom, 4 x 2 bedroom and 7 x 3 bedroom apartments. The proposal includes parking for 11 cars, 12 secure cycle spaces and a bin store at basement (lower ground) level. Two additional parking bays are located at the front of the block, with the remainder of the site frontage soft landscaped.

A landscaped communal courtyard is located to the rear, with private amenity space (45 sq. m) for flat 1 (lower ground) and balconies provided for flats 2, 6, 7 and 10.

The main pedestrian access to the site will be from Maxwell Road. Vehicular access will be via the existing service road, into the car park at lower ground floor level. A secondary pedestrian access is also proposed off the service road.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

- Planning Statement

The statement describes the development and provides a policy context and planning assessment for the proposal. The statement concludes that the proposal represents an efficient use of this previously developed site, provides a new active frontage to this part of the town centre and contributes towards housing needs requirements

- Design and Access Statement

This report outlines the context for the development and provides a justification for the design, number of units, layout, scale, landscaping, appearance and access for the proposed development.

- A Tree Assessment Report

The report has identified 13 No trees, which are on or close to the site. The statement has been prepared to ensure good practice in the protection of trees during the construction and post construction phases of the development.

- Energy Assessment

The assessment concludes that the use of a gas community heating system with CHP. The sustainability credentials of the scheme are assessed in respect of renewable energy resources.

· Report on Ground Investigation

The report concludes that the level of contaminants encountered are not considered sufficient to pose any significant treats to end users of the site for residential purposes.

Noise Report

the report contains the results of a noise survey, compares the noise levels with PPG24 Criteria and details the results of the preliminary external building fabric assessment. the report concludes that suitable internal noise levels can be achieved with appropriate sound insulation.

### 3.3 Relevant Planning History

18958/APP/2008/1996 The Reindeer Ph Maxwell Road Northwood

Erection of two blocks comprising 14 flats and 468m<sup>2</sup> of commercial space with associated parking.

**Decision:** 29-10-2008 Refused

**Appeal:** 08-05-2009 Dismissed

#### Comment on Relevant Planning History

Planning permission was refused under delegated powers on 21/10/2009 previous for the erection of two blocks comprising 14 flats and 468sq.m of commercial space on the following grounds:

1. Overdevelopment/Impact on visual amenity.
2. Impact of noise from adjoining commercial uses.
3. Inadequate living accommodation.
4. Inadequate access for people with disabilities.
5. Inadequate vehicular access.
6. Impact on adjoining residents.
7. Renewable Energy.
8. Planning obligations.

A subsequent appeal(ref. APP/R5510/A/08/2089396) was dismissed on grounds 1, 3, 4, and 6.

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS	'Residential Developments'
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
POBS	Planning Obligations Supplementary Planning Document, July 2008
PPG24	Noise
PPS1	Delivering Sustainable Development
PPS13	Transport
PPS3	Housing
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **26th November 2009**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

## **External Consultees**

This application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. A total of 176 surrounding property owners/occupiers have been consulted. Six letters of objection have been received from local residents, along with a letter of objection from the Northwood Residents' Association. The issues raised are summarised below:

1. Increased traffic on Maxwell Road
2. Access to the site should be from Green Lane
3. Increase parking problems/lack of on site parking provision
4. The proposed development is unreasonable in height
5. Overlooking into neighbouring gardens
6. Piling of foundations would result in vibration and damage to adjoining properties (not a planning matter)

### **Northwood Residents Association**

The gradient of the land slopes from south south east to north northwest. The roofline of the development has been maintained so that the northern part of the development attains four storeys in height. This part of the scheme will detract from the residential amenity for adjoining properties in Anthus Mews.

In addition, a petition bearing 30 signatures has been received objecting to the height, bulk and appearance of the proposed development. Concerns are also raised over potential damage to surrounding properties by pile drivers during construction. (This latter issue is covered by separate legislation and is not a planning matter.)

### **METROPOLITAN POLICE**

There should be access control to the basement car park with CCTV. The development should achieve Secure by Design accreditation.

## **Internal Consultees**

### **POLICY AND ENVIRONMENTAL PLANNING**

#### **1. Site**

The proposed development is an area of approximately 0.1493 hectares. The cleared site is located in Green Lane Northwood Minor Town Centre as defined in the Unitary Development Plan Saved Policies 2007 and is positioned between the Primary Shopping Area and a residential area to the west outside the town centre boundary. To the north west is a small non-designated commercial business area. The site has a history of land contamination and is within an aviation height restriction area.

#### **2. London Plan Issues**

##### **Residential**

The London Plan states the need for housing density to relate to location and setting in terms of existing building form and massing, and the index of public transport accessibility when considering new developments. The Public Transport Accessibility Level for the site is 2. London Plan Policy 3A.3 seeks to maximising the potential of sites, compatible with local context and design principles in Policy 4B.1 (Design principles for a compact city) and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in Table 3A.2 (Density matrix (habitable rooms and dwellings per hectare) and which are compatible with sustainable residential quality.



London Plan Policy 3A.5 (Housing Choice) encourages Boroughs to ensure that new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups, all new housing is built to Lifetime Homes standards and 10% of new housing to be wheelchair accessible. Local guidance is provided in Hillingdon Design and Accessibility Statement (HDAS) the Council's Supplementary Planning Document, which contains more details of lifetime homes on pages 8 and 9.

Guidance on the application of the housing policies is provided in the Mayor's Supplementary Planning Guidance on Housing (November 2005). The SPG also provides guidance on overall housing mix. This is based on the GLA's Housing Requirements Study, which has estimated that the London wide net housing requirement over the next 15 years to meet both current unmet demand and projected household growth, incorporating assumptions about the extent of voluntary sharing by single person households, is divided between household sizes as follows:

Overall housing mix 1 bedroom household 32%  
2/3 bedroom household 38%  
4 bedroom or larger household 30%

Specific proportions of affordable housing within the above overall figures, are based on the Council's Housing Register. Information from the Housing Supply Team has been that Housing Services are working to the West London sub-region agreed unit mix for providing affordable housing either in the case of S106 provision or in the case of a 100% affordable development by a Registered Social Landlord.

The mix required is:

1 bed 2 beds 3 beds 4 beds 5 beds  
15% 35% 25% 15% 10%

This will enable the borough to provide the affordable housing to meet the need as established by the Housing Needs Survey 2005.

#### Town Centres

The London Plan sets out the Mayor's strategic objectives for the viability and vitality of Town Centres and the creation of a Town Centre Network through Policies 2A.8 Town centres and 3D.1 Supporting town centres of the Plan. Annex 1 of the Plan, London's strategic town centre network expands further on the Mayor's hierarchy of town centres with a general description and importance of each type of centre. Northwood is defined as a District Centre.

#### Transport Links and Car Parking

The London Plan refers to the need for all developments that will be major generators of traffic to submit a Transport Assessment and Green Travel Plan (Policy 3C.2).

#### 3. Main UDP Policy Issues

Given that the site is now vacant and there are no saved policies to protect public houses as community facilities, the principal of the development is not contested. In policy terms the key issue for consideration relates to the density of development; whether this is appropriate for the site and is in accordance with the indicative thresholds contained in Table 3A.2 of the London Plan. Also relevant is the appeal decision for a mixed use scheme of 14 flats and ground floor commercial uses on the same site (APP/R5510/a/08/2089396).

#### Residential Density

In terms of density Table 3A.2 of the London Plan is relevant. 12 units with 52 habitable rooms

would equate to 80u/ha and 348hr/ha at an average density of 4.33 hr/u.

The London Plan, for sites with an urban character close in town centres where the Public Transport Accessibility Level (PTAL) score is 2-3 has an indicative density range of 200-450 hr/ha and 45-120 u/ha. The proposed density would be considered appropriate provided site specific issues including those points raised by the Inspector on the previous scheme (impact on the character and appearance of the area, access for people with disabilities, living conditions of neighbouring properties particularly outlook and amenities of future occupiers) are addressed.

#### Housing Mix

Policy H4 requires where possible, a mix of housing units, particularly units of one or two bedrooms, to reflect the changing housing demands of the Borough. The scheme provides 1x1 bed, 4 x 2 bed and 3 x 7 bed.

The supporting text to this policy states that the Council will have regard to the units most urgently required in different parts of the borough. Particular consideration will be given to family homes and ethnic minorities in assessing the need for larger dwellings, either in new development or through extensions to existing dwellings.

#### Affordable Housing

50% affordable housing is sought for schemes of 10 or more units. Lower provision would need to be supported by a robust economic viability assessment. No affordable housing is proposed. The accompanying economic viability assessment justification for no affordable housing provision would need to be supported by the implementation team.

#### SUSTAINABILITY OFFICER

The information provided suggests that the development will meet the efficiency targets of the London Plan (4A.7) through the submission of an energy statement (required by policy 4A.4). The Energy Assessment lacks information on how un-regulated energy has been considered. The SAP calculations they have used only relate to regulated and are therefore missing out on a considerable proportion of energy usage.

However, the information provided gives a good framework, but needs more work prior to agreement. A condition should therefore be imposed requiring a 20% reduction in CO2 emissions from renewable technologies and a condition/informative be included advising the developer as follows:

The energy strategy needs to clearly define the baseline energy usage which takes account of regulated energy (in accordance with building regulations) and un-regulated energy (energy use not covered by building regulations). The 20% renewable energy figure should be based on the whole energy use.

#### S106 OFFICER

Proposal:

Erection of a part 3, part 4 storey building comprising of 1 x 1 bed flat, 4 x 2 bed flats and 7 x 3 bed flats with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access.

1 x 1 bed flat @ 2hbrms and 1.51 pop

4 x 2 bed flats @3hbrms and 1.5 pop

7 x 3 bed flats @ 4hrms and 1.93 pop

total population: 21.02

Proposed Heads of Terms:

1. Transport: a s278 agreement will be required to secure the relocation of the parking bays at the front of the site and any other identified highways works.
2. Education: education have sought a financial contribution for nursery and primary school places in the sum of: £28,287.
3. Health: the PCT have sought a contribution towards local primary health care facilities in the sum of £4,554.40.
4. Community facilities: a contribution in the sum of £10,000 is sought towards expansion of local community facilities.
5. Libraries: a contribution in the sum of £483 towards library books has been sought.
6. Open space: a contribution in the sum of £28,000 has been sought towards local open space and recreation improvements (this is in line with the previous application).
7. Construction Training: could you please advise if the construction cost exceeds £2m and the construction period is proposed to be longer than 3 months? if so then the formula kicks in seeking £2,500 for every £1m build cost or a recognised in-kind scheme could be considered.
8. Project Mgmt and Monitoring: In line with the SPD a contribution towards project management and monitoring is sought equal to 5% of the total cash contributions secured from this proposal.

#### ENVIRONMENTAL PROTECTION UNIT (EPU)

##### Noise

The Environmental Protection Unit has considered the noise report prepared by RBA Acoustics (ref. 3253/PPG). Account has also been taken of the comments on noise contained in the appeal decision dated 8th May 2009 (Appeal ref: APP/R5510/A/08/2089396) on the previous application (ref: 18958/APP/2008/1996) relating to a similar development on the same site. The revised development does not include commercial premises at ground floor (as provided with the previous development).

The RBA Acoustics noise report identifies the main noise source affecting the site as road traffic, but also notes that there would be some noise from the small industrial estate adjacent to the western boundary of the site. The appeal decision recognised that there could be noise from the small industrial estate, for example in the form of early morning waste collections. It was, however, stated that noise from these sources can be controlled through statutory regulation and that sound insulation of the new residential properties would also provide a degree of noise mitigation. In view of the ruling in the appeal decision, I accept that noise from the small industrial estate does not form a reason for refusal of the present application.

The RBA Acoustics noise report contains results of a noise survey carried out at locations representative of the eastern, north and western facades of the proposed building. The report uses the measured noise levels to establish the suitability of the site for new residential development using the noise exposure categories of PPG24. The measured noise levels show that the site is in noise exposure category B of PPG24. The appropriate advice in PPG24 for category B is that

noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.

In view of the above, no objections are raised to the application on noise grounds, subject to ensuring adequate sound insulation and associated ventilation, by imposition of a condition requiring the submission, approval and implementation of a sound insulation and ventilation scheme for protecting the proposed development from road traffic and other noise.

In order to avoid nuisance during demolition and construction, it is recommended that the standard control of environmental nuisance from construction work informative be attached.

#### Contaminated Land

The report is very limited and only 5 samples from the top 1 metre from two boreholes were tested for contamination. They identified made ground to a depth of 0.6 m and 0.8 m in each borehole, underlain by what was identified as natural soils. Contaminant levels were below the residential with garden criteria used in the report. There was no gas monitoring information provided (no indication to suggest one may be required).

The report and the application seems to imply the development will be almost all covered by hardstanding and building with just the trees at the boundary of the site retained. It also appears at least part of the site will have a basement. As a residential development, it could still be considered a sensitive end use.

With the application in its current form, a contaminated land condition does not appear to be necessary, as long as proper consideration (including for contamination) is given under the Building Regulations.

However, a standard contaminated land condition may be appropriate, if there is a possibility of amendments to the landscaping at the site, or if soil is likely to be imported in relation to the retained trees.

#### EDUCATION AND CHILDRENS' SERVICE

There will be an education contribution sought for nursery & primary school places, and amounts to £28,287.

In the Northwood ward specifically, there is still no request for secondary or post-16 contributions due to the number of unfilled school places at Northwood Secondary School.

#### URBAN DESIGN OFFICER

The scheme regards the redevelopment of the Reindeer Public House site, which is situated within Northwood town centre, adjacent to the southern end of Clive Parade. The attractive neighbourhood comprises of a mixture of different uses, and has an avenue of trees along both sides of Maxwell Road.

The scheme, which has undergone a complete re-design following officers' advice, is laid out as an elongated U-shape with the main built element stretching along the north-eastern boundary, creating a sensitively designed, elegantly proportioned and well articulated building. The proposed building is now considered to relate well in terms of scale, height and massing to the existing built context. The front elevation has a three storey core element which then steps down to two storeys adjacent to No. 9 Maxwell Road, and is thereby considered to respect and respond positively to the setting and residential amenity of the adjacent building. A classical turret creates a distinct feature

at the Eastern corner along Maxwell Road, which contributes positively to the character and appearance of the street scene.

The design cue is traditional classic which respects and compliments the local distinctiveness of the area. The gradually evolving character created by the different built elements provides an interesting variation and a pleasant scale, further expressed by the traditional, tiled roofscape, the strong gable features, the small paned elongated fenestration, traditional doors and porches and fine stone detailing.

The revised layout is considered to utilise the site efficiently, whilst creating an interesting building which responds well to the challenges of the site such as the scale and character of the street scene as well as level changes. The main development is accommodated to the rear of the site, utilising the change in levels, creating a discrete access point to the underground car parking from the rear of the site. The development benefits from a well designed inner courtyard which provides communal amenity space for future residents. Private amenity space is provided for in the form of private balconies and a private patio garden.

From an urban design point of view the scheme benefits from a responsive layout and a high quality design with attention to materials and details, inspired by the local distinctiveness in the area. Previously raised fundamental urban design issues such as scale, height, massing, bulk, layout, design approach and detailing are considered to be fully addressed, and the current proposal is therefore fully supported from an urban design perspective.

#### Conditions

Samples of all building materials to be submitted and agreed in writing prior to the commencements of works.

#### TREE AND LANDSCAPE OFFICER

#### The site

The site lies within Northwood Town Centre and comprises the vacant plot of land, formerly occupied by the Reindeer Public House. The plot is situated at the interface between the commercial/shopping centre and a suburban residential street. Ground levels fall significantly from the front to the rear of the site and across the site from north to south.

There are a number of trees on, and close to, the site which have been surveyed by Arbtch Consulting Ltd. Selected trees on the adjoining site, to the south, in Anthus Mews, are protected by TPO No. 305. The closest protected tree to this site is (off-site) in the southern corner, in the front garden of 8 Maxwell Road. This tree is a fine Oak, T25 on the TPO schedule - referred to as 1670:A2 on the Tree Constraints Plan ref. TCP-01. This plan shows a total of 8 trees, both on and off-site, which have been assessed according to BS5837:2005.

#### The Proposal

A previous application for this site was refused and dismissed at appeal (ref. APP/R5510/A/08/2089396). The current proposal is to build a part 3 / part 4-storey block of flats with associated surface and basement car parking, and amenity space.

The Design & Access Statement refers to landscaping in section 6.0. While the statement sets out no landscape / design objectives for the external spaces, it confirms that the Arboricultural Report supports the development in as much that any potential conflicts between trees and the proposed building have been satisfied in the Arboricultural Implications Assessment. The landscape report also states that 'the layout of pedestrian pathways have been designed to provide easy access for

all areas of the building and communal areas.

Excelsior drawing No. 004 indicates the groundfloor layout of the site with landscaped gardens annotated to the front of the development and the 'U'-shaped building opening onto a south-facing landscaped courtyard. Tree symbols are indicated along the southern boundary (north boundary of Anthus Mews). Vehicular access is via the northern service road (existing) which will then wrap around the west of the new building and ramp down to a basement car park beneath the courtyard.

#### Landscape Issues

The tree report includes the survey, definition of root protection areas, a tree constraints plan, arboricultural implications assessment and tree protection plan. The summary of the tree report (section 10) confirms that three low quality, 'C' rated, trees are to be removed from the west boundary (see drawing No. TCP-01). It is proposed to retain and safeguard all of the other offsite trees - as indicated on drawing ref. TPP-01. The protected Oak and a street tree ref.1672:A2 will require special protective fencing and care in the implementation of new surfacing in front of the building.

A method statement should be conditioned to ensure that the site is managed and work implemented in accordance with the protective tree measures outlined by Arbtech.

The landscape quality of the scheme largely depends on the design objectives and detailing of the shared / communal amenity courtyard. To date no clear objectives or aspirations have been set out.

It should be noted that most of this space is above the basement car park. Significant planting (trees?) which are useful for providing screening and spatial definition is likely to be constrained by, what is effectively, a roof garden.

The landscape quality on the Maxwell Road frontage would be improved and be more 'residential' in character - with an existing roadway converted into a front garden, with 2 disabled access bays.

No objections are raised, subject to conditions (TL1, TL2, TL3 appropriately amended), TL5, TL6, and TL7.

#### ACCESS OFFICER

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. In addition, one apartment should comply fully with Wheelchair Home Standards in accordance with relevant policies, legislation and adopted guidance.

The following access observations are provided:

1. To support the Secured by Design agenda, accessible car parking bays should not be marked. Car parking spaces should be allocated to a specific unit, allowing a disabled occupant choice whether the bay is marked.

REASON: Bays that are not allocated would not guarantee an accessible bay to a disabled resident. Similarly, a disabled person may not necessarily occupy an accessible home allocated a disabled parking space. Marking bays as disabled parking could lead to targeted hate crime against a disabled person.

2. It is recommended that apartment No.4 is designated and appropriately designed as the

Wheelchair Standard Home. From the internal face of the front door, the wheelchair standard flat should be reconfigured to provide an obstruction free area not less than 1500 mm wide and 1800 mm to any door or wall opposite.

3. The passageways within the Wheelchair Standard Home should be a minimum of 1200 mm wide. Internal doors across circulation routes and into rooms should be no less than 850 mm wide and capable of opening beyond ninety degrees.

4. The Wheelchair Standard Home should feature a level access shower, in addition to, or, instead of the bath. Such detail should be fully specified on plan.

5. Every proposed Lifetime Home must feature at least one bathroom/ensuite facility with at least 700mm to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door, wall or similar obstruction opposite. This appears not to be the case and plans should therefore be amended as necessary.

6. To allow the same bathroom (as detailed in point 5) to be used as a wet room in future, plans should indicate floor gulley drainage and specify the technical details.

Conclusion:

The proposal is by and large acceptable; however, revised plans should be requested detailing the above prior to any grant of planning permission.

(Note: Revised plans have been received addressing the Access Officer's concerns).

#### WASTE MANAGER

With respect to the flats, the plans do indicate a bin provision area. The required ratio is of 1100 litre bins on a ratio of 1:10 + 1 per waste stream as a minimum. For this development, the minimum requirement would be 3 x 1100 litre refuse bins and 3 recycling bins.. Concerns are however raised that the bin store will not be readily accessible at lower ground level and would not meet the necessary pulling distance and vehicle access requirements. It is recommended that the bin store area be relocated to the front of the building on Maxwell Road. Historically access to this sit has always been limited, due to the location and proximity to shops.

Alternatively, there is no objection to Management arranging for the bins to be wheeled up from the basement to the bin collection area, provided that parking restrictions are in place, so that no vehicles park along the service road.

In addition to ensuring adequate design of the bin chambers, there is a requirement for a Site Waste Management Plan.

#### HIGHWAY ENGINEER

It is proposed to relocate the existing access approximately 14m (centre to centre) to the north east. The access layout (including the access road) would be adequate for two vehicles to pass each other and for the Council's refuse vehicles. Pedestrian crossing point with buff coloured tactile paving should be provided at the proposed vehicular access.

The proposed access arrangements would affect the on-street parking. The applicant should provide plans clearly showing the effect of the proposals on the on-street parking and the proposal to relocate the parking spaces.

All off-site highway works shall be carried out at the developer's expense. A grampian type condition should be applied to cover the details of the new vehicular access including the pedestrian crossing point(footway) and on-street parking to be submitted before commencement of the development and works completed before occupation of the development. An informative should be attached informing the applicant to enter into a S278 Agreement for the off-site highway works.

Gradient of the proposed access ramp leading to the car parking area is 1:15, which is considered acceptable. The width of the access ramp is not suitable for two vehicles to pass each other, and visibility including inter-visibility and those entering and exiting the ramp would be poor. Shuttle signals with vehicle detection system should therefore be provided at the entrance and exit of the access ramp. This issue should be covered through a grampian type condition for the details to be submitted before commencement of the development and works completed before occupation of the development.

Lighting within the access road and car parking should be provided in accordance with the current British Standards. This issue should be covered through a condition for the lighting to be completed to the LPA s satisfaction before the occupation of the development.

#### Car Parking

A total of 13 car parking spaces have been proposed, 11 spaces on the lower ground floor level and 2 spaces within the front forecourt area. The car parking provision is in accordance with the Council s maximum standards. The parking spaces would have adequate turning area. Details of the car parking allocation should be covered through a suitable planning condition.

Two car parking spaces within the forecourt area are proposed as disabled bays, which is in accordance with the Council requirement of 10% spaces to be suitable for disabled users. In addition to the 1.2m transfer space to the side of the disabled bays, there should also be a 1.2m wide safety zone at the vehicle access end of each bay to provide boot access or for use of a rear hoist. All transfer spaces should be clearly marked. A disabled logo should also be marked within the disabled bays.

Parking bays 2 and 3 are also proposed as disabled bays. Due to the columns being proposed within the proposed hatched areas, these spaces are not considered to be suitable for disabled bays.

(Note: These spaces have been converted to normal parking bays).

Details of the car parking including disabled spaces and allocation should be covered through a suitable planning condition.

#### Surface water

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. The hardstanding shall therefore be so designed and constructed that surface water from the private land shall not be permitted to drain onto the highway or into the highway drainage system.

(Note: This has been covered by an informative)

#### Walking & Cycling

The surrounding roads typically have footways. Main pedestrian access is proposed at the front of the development, and a footway to the side of the access road could also be used by the pedestrians.



12 cycle storage spaces are proposed, The provision and maintenance of cycle parking should be covered through a suitable planning condition.

#### Traffic Impact

The proposed development is not considered to result in such level of traffic generation in comparison with the site's permitted use, which would be prejudicial to highway safety and free flow of traffic.

Trip generation was not a reason for refusal on the previous planning application and/or subsequent dismissal of the appeal.

The revised application is a reduction of two residential units and removal of approximately 468 sq.m of commercial space compared to the original application. The traffic impact is therefore considered to be less than the previous application.

#### Public transport

The site is shown to be in an area with a PTAL accessibility rating of 2, (on a scale of 1-6, where 6 is the most accessible), as indicated on maps produced by TfL. The site is therefore shown to have a low level of accessibility to public transport. However, the site is close to Northwood Station and bus routes.

#### Refuse

The developer has agreed the refuse collection arrangement with the Council's refuse department. The arrangement would involve refuse bins being wheeled from the lower ground floor to the north western side of the building by the site management. The refuse and recycle vehicles would need to reverse into the site from the highway for collection.

This type of arrangement is not desirable from the highway safety and free flow of traffic point of view, and could set a precedent leading to proliferation of similar refuse collection arrangements, resulting in the refuse/recycle vehicles reversing into other relatively small-medium size developments.

Notwithstanding the above, given the developer has agreed this arrangement with the Council's refuse department, the proposals are not considered to merit refusal on this ground.

In addition, the trundling of refuse bins to the northern access point could result in Health and Safety issues due to the weight of the bins distance required to be covered, and ramp gradient. These issues would typically fall under Building Regulations.

#### Conclusion & Recommendation

No objection is raised on the highways and transportation aspect of the development subject to the above issues being covered by suitable planning conditions.

Conditions to cover;

1. Sightlines for 43m.
2. Pedestrian visibility splays.
3. Access and off-site highway works
4. Shuttle signals
5. Lighting

6. Details of car parking, allocation, and disabled spaces
7. Surface water drainage
8. Cycle parking
9. Refuse Management

Informative to cover;

1. Off-site highway works costs and S278 Agreement.
2. Surface water drainage

## **7. MAIN PLANNING ISSUES**

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

The site is located within the Green Lane Northwood Minor Town Centre as defined in the Unitary Development Plan Saved Policies 2007. It is positioned between the Primary Shopping Area and a residential area to the west, outside the town centre boundary. Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

The authorised use of the site is for a public house, although the site is now cleared. There are no Hillingdon UDP policies that prevent the loss of a public house. In addition, the proposal is consistent with Central Government advice contained in PPS3, which encourages the re-use of previously developed land more efficiently. There is therefore no objection in principle to residential development on the site, subject to the proposal satisfying other policies within the UDP.

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

Density guidelines are provided by the London Plan. These guidelines take into account public transport accessibility, the character of the area and type of housing proposed. Sites with an urban character close to town centres, where the Public Transport Accessibility Level (PTAL) score is 2-3 have an indicative density range of 200-450 hr/ha. and should achieve a density within the range of 45-120 u/ha.

In terms of the current proposal, the 12 units with 52 habitable rooms would equate to 80u/ha and 348hr/ha at an average density of 4.33 hr/u. The development therefore does not exceed the London Plan density guidance and is therefore considered appropriate, subject to site specific issues, including impact on the character and appearance of the area, access for people with disabilities, living conditions of neighbouring properties and amenities of future occupiers, which are addressed in other sections of this report.

Policy H4 of the UDP also seeks to encourage additional housing in town centres. The supporting text states:

The Council recognises the importance of residential accommodation in town centres as a part of the overall mix of uses which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town centre facilities, employment opportunities and public transport. In order to maximise the residential potential of town centre sites, residential development within them should comprise predominantly one or two-bedroom units.

In terms of the mix of units, the application proposes 1 x 1 bedroom, 4 x 2 bedroom and 7 x 3 bedroom apartments. It is considered that this represents an acceptable mix of units, providing smaller dwelling units in an accessible town centre location and contributing to the vitality of the centre in accordance with the Council's policies.

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

The site does not fall within an archaeological priority area, conservation area or area of special character.

### **7.04 Airport safeguarding**

There are no airport safeguarding objections to this proposal.

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

There are no Green Belt issues related to this application.

### **7.06 Environmental Impact**

A ground Investigation report has been submitted as part of this application. The report has identified made ground to a depth of between 0.6 m and 0.8 m underlain by natural soils. Contamination levels were assessed as being below the criteria for residential development without soft landscaped gardens. The development will comprise mainly hard standing and building with the trees at the boundary of the site retained. At least part of the site will have a basement. Soft landscaping will be provided at the front and rear of the block, in the lower ground floor court yard and the rear amenity area. However it is likely that the soil for these areas would be imported.

The Environmental Protection Unit has reviewed the report and advises that although the residential development is considered a sensitive end use, a contaminated land condition will not be necessary, as long as proper consideration is given under the Building Regulations. However, it has advised that as a new development, it is important that the soils in any landscaped or garden areas are suitable for use. A condition controlling the quality of soil likely to be imported in relation to the soft landscaping is therefore recommended.

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

Policies BE13 and BE19 of the UDP attempt to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals. More specifically, in respect of town centres, Policy BE26 seeks to ensure that the design, layout and landscaping of new buildings reflects their role, overall scale and character as a focus of shopping and employment activity. The buildings should be designed so that they contribute to the security and safety of pedestrians and other footway users by overlooking pedestrian spaces and avoiding hidden recesses in accordance with Policy BE18.

The scheme has undergone a complete re-design following the previous refusal and dismissal of the subsequent appeal. Instead of the two separate blocks in the refused scheme, the current proposal is laid out as an elongated U-shape, with the main built element stretching along the north-eastern boundary. The main development is accommodated to the rear of the site, utilising the change in levels, creating a discrete access point to the underground car parking from the rear of the site. The development benefits from a well designed inner courtyard, which provides communal amenity space for future residents. Private amenity space is provided for in the form of private balconies and a private patio garden.

The front elevation facing Maxwell Road respects the established building line. The overall height and massing of this element of the scheme has been significantly reduced when compared to the refused scheme. In this case, the front wing facing Maxwell Road steps

down to two storey on the south western side elevation, following the topography of the road and providing an effective transition between the commercial centre and the residential development that it adjoins it. A classical turret creates a distinct feature at the eastern corner along Maxwell Road, which is considered to contribute positively to the character and appearance of the street scene. It is proposed to retain and safeguard all of the off site trees, including the protected Oak and a street tree.

The architectural approach has been influenced by a traditional/classic style, respecting and complimenting the local distinctiveness of the area, including the Edwardian gable features of properties on the opposite side of Maxwell Road. The design includes a traditional tiled roofscape, strong gable features, small paned elongated fenestration, traditional doors and porches and fine stone detailing. The gradually evolving character created by these different built elements, are considered to provide an interesting variation, at an acceptable scale.

The Urban Design Officer considers that the revised layout utilises the site, including level changes efficiently, whilst creating an interesting building which is sensitively designed, elegantly proportioned and well articulated, relating well in terms of scale, height and massing to the existing surrounding built context.

In conclusion, it is considered that the layout siting and scale of the development is compatible with surrounding built form and would respect the established character of the area, in compliance with Policies BE13 and BE19 of the Unitary Development Plan Saved Policies (September 2007).

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

In relation to outlook, Policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The design guide 'Residential Layouts' advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings.

In terms of height and massing, the building has a three storey core element which steps down to two storeys adjacent to No. 8 Maxwell Road, thereby protecting the setting and residential amenity of that property. Furthermore, this element would not project beyond the rear of 8 Maxwell Road, while the three storey element would be approximately 7 metres away from the side boundary with 8 Maxwell Road. It is not therefore considered that this element of the proposal would result in an over dominant form of development which would detract from the amenities of that property, when seen from the habitable room windows on the rear elevation and both the front and rear of 8 Maxwell Road.

In terms of the relationship with residential development to the west, the overall height of the scheme has been significantly reduced and the siting of the rear element has been set back from the north west and south west boundaries. A distance of approximately 15.6 metres is maintained between the 3/4 storey rear element and the 3 storey residential block at 20-28 Anthus Mews. It is proposed to retain a large Ash tree in the western corner of the site which will mitigate against the impact of the building. The massing of the block relative to the adjoining Clive Parade is considered satisfactory, as the massing of the block steps down, following the fall in levels along the service road. It is therefore considered that the proposal would not result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Policy BE21 of the UDP.

Policy BE24 states that the design of new buildings should protect the privacy of occupiers and their neighbours. In terms of privacy, the balconies have full height privacy screens and where appropriate, oriel windows are proposed facing Clive Parade and the rear garden of 8 Maxwell Road. Obscure glazing is proposed to non habitable rooms. These can be secured by conditions. To the rear, the units overlook car parking areas and the adjoining industrial units, while screen planting is proposed along the southern boundary with 8 Maxwell Road.

Subject to conditions, it is not considered that there would loss of privacy to adjoining occupiers, in accordance with Policy BE24 of the UDP Saved Policies (September 2007) and relevant design guidance.

In relation to sunlight, Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. It is not considered that there would be a material loss of day or sunlight to neighbouring properties, as the proposed building would be orientated or sited a sufficient distance away from adjoining properties.

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

### **LIFETIME HOMES AND WHEELCHAIR COMPLIANCE**

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standards for 1` bedroom flats is 50 sq.m , 63 sq. m2 for bedroom flats and 77 sq. m for 3 bedroom flats. Where balconies are provided, the floor space of the balconies can be deducted from these standards, up to a maximum of 5 sq. metres. Additional floorspace would be required for the wheelchair units.

The floor plans indicate that the development achieves HDAS recommended floor space standards for all of the units and that Lifetime Home Standards could be met for these flats in terms of size.

Although not identified, one of the units could be designed to full wheelchair accessible standards.

The Access Officer is satisfied with the level of facilities provided subject to minor revisions to the internal layout of the units to ensure full compliance with all 16 Lifetime Home standards (as relevant) and Wheelchair Home Standards for one of the units. Subject to a condition to ensure compliance, it is considered that proposed development is in accord with the aims of Policies 3A.4, 4B.5 of the London Plan, the Hillingdon Design and Access Statement (HDAS) Accessible Hillingdon and Policy AM15 of the UDP.

### **AMENITY SPACE**

Policy BE23 of the UDP requires the provision of external amenity space, sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. The Council's Residential Design Document specifies amenity space standards for flats.

Due to site constraints and the fact that the site lies within a town centre, the applicants have submitted that it is not feasible to provide extensive areas of amenity space. The design does however incorporate balconies to flats 2, 6, 7 and 10. A private courtyard

some 45 sq. m in extent is allocated to the lower ground floor flat(unit 1), while a communal garden/courtyard amounting to 174 sq m is provided at the rear of the block. The total amenity spaces provision amounts to 247 sq.m, equating to an average of 20.5 sq m.

Landscape gardens are proposed at the front of the block and at the rear an amenity strip is proposed between the block and vehicular access ramp. However, these areas are of limited amenity value, given their potential exposure to noise and disturbance. Nevertheless, given that the site is within a town centre, there is considered to be flexibility concerning the level of amenity space provided, and it is noted that the site is not in an area of local open space deficiently. In addition, a contribution towards public open space enhancement has been secured by way of a legal agreement, to mitigate the impact of the development. Overall, the amenity space provided considered acceptable, in compliance with the Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts and Saved Policy BE23 of the UDP.

Each of the units benefit from a reasonable level of privacy, outlook and light and overall, it is considered that good environmental conditions can be provided for future occupiers in compliance with relevant UDP saved policies and supplementary design guidance.

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

##### Traffic Generation

The applicant has submitted a Transport Assessment to consider the traffic impacts on the existing road capacity. The development is forecast to add 15 additional two way trips during the am peak hour and a similar number during the pm peak. This level of increase in peak hour traffic can be accommodated on Maxwell Road. The Highway Engineer notes that trip generation was not a reason for refusal on the previous planning application and/or subsequent dismissal of the appeal. In addition, the revised application has resulted in a reduction of two residential units and removal of approximately 468 sq.m of commercial space compared to the refused scheme. The traffic impact is therefore considered to be less than the previous application. The highway Engineer therefore raises no objections on traffic generation grounds.

##### Parking

The application proposes a total of 13 parking spaces, including 2 spaces for people with a disability. These comprise 11 spaces for in the basement and 2 of the spaces for people with a disability at the front of the building. The Council's standards allow for a maximum provision of 1.5 spaces per residential unit, a total of 18 spaces in this case. The site has a PTAL rating of 2 The Council's Highways Engineer has raised no objection to the level of car parking and has confirmed that all parking spaces would be of sufficient dimensions and usable. As such, it is considered that the application complies with UDP Saved Policies AM14 and AM15.

In addition, the submitted plans indicate that secure cycle storage can be provided within the basement for 12 cycles. However, the Council's minimum cycle parking standards stipulate a requirement of 19 spaces. The provision and maintenance of the required 19 cycle parking spaces could be covered through a suitable planning condition, in the event of an approval. Subject to compliance with this condition, the scheme would be in accordance with the Council's standards and Saved Policy AM9 of the UDP.

## Refuse Collection

In terms of refuse collection, refuse/recyclable storage is provided on the lower-ground floor, next to the car parking spaces. A collection point has been identified on the plans at the rear of the site and a management company will move the bins to the collection point ready for collection. The new access onto Maxwell Rd this will enable the refuse vehicles to access the service road to the rear of Clive Parade either in forward or reverse gear. This cannot be achieved at present due to the existing awkward access arrangements (dog leg). There would therefore be no need to push the bins all the way up the service road to Maxwell Rd.

The Waste Manager is satisfied with this arrangement, provided the service road is kept clear of parked cars on the day of collection. The Highway Engineer has commented that this type of arrangement is not ideal from a highway safety and free flow of traffic point of view, and could set a precedent leading to proliferation of similar refuse collection arrangements, resulting in the refuse/recycle vehicles reversing into other relatively small-medium size developments. However, given the developer has agreed this arrangement with the Council's refuse department, the proposals are not considered to merit refusal on this ground.

The Highway Engineer also notes that the trundling of refuse bins to the northern access collection point by the management company could result in Health and Safety issues, due to the weight of the bins, the distance required to be covered, and the ramp gradient. However these are matters covered by separate legislation, including Building Regulations. (It is noted that Part H of the Building Regulations is silent on trundling distances for bins and merely specifies a gradient not exceeding 1:12. The access ramp has a shallower gradient of 1:15 and is therefore compliant). It is therefore recommended that a condition be imposed, requiring details of a refuse management plan, detailing how the site management company will address the issues raised above.

## Vehicular access

With regard to vehicular access to the basement car park, this is via a ramp at the rear of the site, leading from the private access road running along the northeast boundary of the site. This access road also serves the rear of commercial premises to fronting Clive Parade and Green Lane. This arrangement is similar to that proposed in the refused scheme. It is noted that the Inspector, in considering the subsequent appeal, took the view that access to the car park would be from a private road. Therefore, although the gradients and overall design standards might be sub standard for a public highway, this was not sufficient justification to dismiss the appeal scheme.

The Highway Engineer considers that the gradient of the proposed access ramp leading to the car parking area at 1:15, is acceptable. However, the width of the access ramp is not suitable for two vehicles to pass each other, and visibility including inter-visibility and those entering and exiting the ramp would be poor. Shuttle signals with vehicle detection system should therefore be provided at the entrance and exit of the access ramp. The applicant has agreed to this solution and can be secured by way of a condition in the event of an approval.

The proposal involves the creation of a new vehicular access to the service road, off Maxwell Road which would require the relocation of parking bays on the public highway, and the closure of an existing access. The applicant would be required to fully fund these highway works, which are to be secured by way of a condition in the event of an approval,

such that detailed design of these works are submitted and approved prior to implementation.

In light of the above considerations, it is considered that both the vehicular and pedestrian access to the development is adequate and is unlikely that the development would give rise to conditions prejudicial to free flow of traffic and highway and pedestrian safety. The development is therefore in accordance with Policy AM7 of the Unitary Development Plan Saved Policies (September 2007).

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

Issues relating to urban design have been dealt with elsewhere in the report.

#### **7.12 Disabled access**

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Policy 4B.5 of the London Plan expects all future development to meet the highest standard of accessibility and inclusion. This together with the Mayor's Supplementary Planning Guidance 'Accessible London: achieving an inclusive environment' underpins the principles of inclusive design and the aim to achieve an accessible and inclusive environment consistently across London.

The Access Officer considers that the proposal is by and large acceptable subject to minor revisions to address Lifetime Home standards (as relevant). In addition, one apartment should comply fully with Wheelchair Home Standards, in accordance with relevant policies, legislation and adopted guidance.

Amended plans have been submitted, in order to address the Access Officer's outstanding concerns.

The following provisions are included within the scheme:

The proposals provide 2 parking bays capable of meeting the disabled parking space standard. These are located at entrance level.

The entrance level spaces are 12 metres from the front entrance of the apartments.

The approach to the main building entrance is level. The secondary entrance is via a maximum grade 1:20 ramp, 1200mm minimum width with intermediate landings.

The entrances are covered, illuminated and have a level threshold. Communal stairs have been designed to provide easy access and where the lifts are DDA compliant and fully accessible. Entrances and hallways meet the necessary criteria.

In terms of wheelchair accessibility, there is space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

All Apartments are single level. Therefore the bed spaces are at entrance level for each.

In addition wheelchair accessible entrance level WCs will be provided, with drainage provision enabling a shower to be fitted in the future. Walls in the bathroom and WC will be made capable of taking adaptations such as handrails.

It is considered that the revised scheme has addressed deficiencies in the refused scheme and comments by the appeal Inspector regarding access issues. Any outstanding issues can be secured by condition. Overall, the proposal is considered to be in accordance with London Plan Policies 3A.5 and 4B.5 and the Hillingdon Design and Accessibility

Statement (HDAS) Accessible Hillingdon.

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

The London Borough of Hillingdon Affordable Housing SPD (May 2006) seeks to secure a minimum of 50% affordable housing on new build schemes that contain 15 units or more. This should then be split in 70% social rented and 30% shared ownership/intermediate



housing. The Council's Planning Obligations SPD (July 2008), together with the London Plan Consolidation (2008) supersedes these requirements and schemes with 10 units or more shall secure 50% affordable housing inless a Financial Viability Assessments indicates otherwise.

A Financial Viability Assessment (FVA) has been provided, which confirms that no affordable housing can afford to be delivered as a result of this scheme.

#### **7.14 Trees, Landscaping and Ecology**

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things that development proposals will be expected to retain and utilise topographical and landscape features of merit.

The scheme involves the removal of three low quality, 'C' rated, trees from the west the site. All other trees including the off site Oak tree in the front garden of house number 8 Maxwell Road (protected by TPO No 305) and a Lime which is a street tree, situated within the roadside footway in front of the site, are to be protected. The almost total site coverage of built development of the site provides little opportunity for landscape enhancement apart from a small courtyard area between the blocks.

The Design & Access Statement refers to landscaping and confirms that the Arboricultural Report supports the development in that any potential conflicts between trees and the proposed building have been satisfied in the Arboricultural Implications Assessment. The landscape report also states that the layout of pedestrian pathways have been designed to provide easy access for all areas of the building and communal areas.

The proposal will include landscaped gardens at the front of the development and a south-facing landscaped courtyard within the 'U'-shaped building. New tree planting is indicated indicated along the southern boundary (north boundary of Anthus Mews).

A method statement has been conditioned to ensure that the site is managed and work implemented in accordance with the protective tree measures outlined in the submitted documentation.

The Tree and Landscape Officer comments that the landscape quality of the scheme will depend largely on the design objectives and detailing of the shared/communal amenity courtyard. It should be noted that most of this space is above the basement car park and significant planting is therefore likely to be constrained by, what is effectively, a roof garden. Nevertheless, some tree planting is proposed along the south western boundary with Anthus mes and the reatr [garden of No. 8 Maxwell Road, which will provide some screening of the development from surrounding properties.

It is considered that the landscape quality on the Maxwell Road frontage will be improved and be more residential in character, with the existing roadway/parking area converted into a front garden with 2 disabled access bays. This would provide a satisfactory setting for the building and an effective transition between the more commercial town centre to the north and the residential character of Maxwell Road to the south.

The Tree/Landscape Officer considers that the revised scheme is on the whole acceptable and in compliance with Saved Policy BE38 of the UDP, subject to relevant tree/landscape conditions, modified to take into account tree protection information already provided with the application.

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

Refuse is provided on the lower-ground floor next to the car parking spaces. The Waste Manager initially raised concerns over the location of the bin store, as it would not be readily accessible at lower ground level, or meet the necessary pulling distance and vehicle access requirements. However, the applicants have proposed that a management company will move the bins to a predefined collection point by the service road and then return them after they have been emptied. Refuse trucks will then have a choice of either driving straight into the service road off Maxwell Road, collecting refuse and then reversing out, or alternatively, the refuse vehicle could reverse into the service road and drive out in forward gear.

The Waste Manager is satisfied with this arrangement. In the event of an approval, a condition requiring further details of refuse collection is recommended, in order to ensure the proposed facilities comply with Council guidance.

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

London Plan (February 2008) policies 4A.4 and 4A.7 require the submission of an energy demand assessment based on sustainable design and construction; a demonstration of how heating and cooling systems have been selected in accordance with the Mayor's energy hierarchy; and how the development would minimise carbon dioxide emissions, maximize energy efficiencies, prioritise decentralised energy supply, and incorporate renewable energy technologies, with a target of 20% carbon reductions from on-site renewable energy.

The applicant has submitted a renewable energy assessment as part of the application. The report addresses how to reduce carbon emissions and sets out the most suitable and viable forms of renewable energy generators for the scheme. 92 sq. m of solar PV are proposed. This is the preferred technology to deliver the renewables target for the scheme. Although the Energy Assessment provides a good framework, the calculations on energy usage only relate to regulated energy. The report lacks information on how unregulated energy has been considered. The assessment is therefore missing out on a proportion of energy usage.

It is recommended that a condition be imposed requiring details of how the renewable energy can be implemented as part of the development, to contribute at least 20% CO<sub>2</sub> reduction, in accordance with the aims of Renewable Energy Policy 4A.7 and 4A.9 of the London Plan (February 2008). Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation of and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with relevant London Plan (February 2008) policies.

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

There are no specific flooding or drainage issues associated with this application. However, in the event that this application is approved, it is recommended that a sustainable urban drainage condition be imposed.

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

The application site is on a busy high road. It is therefore reasonable to expect that traffic noise is likely to be high enough to affect the residential amenities of future occupiers. Although the site falls within NEC C, as defined in PPG24, it is considered that flatted development is acceptable in principle, subject to adequate sound insulation.

The noise report submitted with the application while identifying the main noise source affecting the site as road traffic, also notes that there would be some noise from the small industrial estate adjacent to the western boundary of the site. The appeal decision on the

refused application recognised that there could be noise from the small industrial estate, for example in the form of early morning waste collections. It was, however, stated that noise from these sources can be controlled through statutory regulation and that sound insulation of the new residential properties would also provide a degree of noise mitigation. In view of the ruling in the appeal decision, the Environmental Protection Unit accepts that noise from the small industrial estate does not form a reason for refusal of the present application.

The acoustic assessment contains recommendations which, if implemented, would reduce noise to levels that comply with reasonable standards of comfort, as defined in British Standard BS 8233:1999 'Sound insulation and noise reduction for buildings - Code of Practice'. It is considered that the issue of sound insulation can be addressed by the imposition of a suitable condition. Subject to compliance with this condition, it is considered that the scheme is in compliance with Saved Policy OE5 of the UDP.

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

The main issues raised have been dealt with in the main body of the report. Damage to adjoining properties during construction activities is subject to separate legislation and is not a planning matter. The applicants have advised that they intend to use a CFA auger piling rig, which effectively bores a hole and does not drive or ram the ground (the latter which could cause vibrations and thus cause damage to neighbouring properties).

#### **7.20 Planning Obligations**

Policy R17 seeks to supplement the provision of recreational open space and other community, social and educational facilities through planning obligations. To offset the impact of the proposed development on local facilities, a range of planning obligation contributions have been agreed with the applicants:

1. Education: A financial contribution for nursery and primary school places in the sum of £28,287.
2. Health: The Primary Care Trust have sought a contribution towards local primary health care facilities in the sum of £4,554.40.
4. Community facilities: A contribution in the sum of £10,000 towards expansion of local community facilities has been agreed.
5. Libraries: A contribution in the sum of £483 towards library books has been agreed.
6. Open space: a contribution in the sum of £28,000 has been agreed towards local open space and recreation improvements (this is in line with the previous application).
7. Construction Training: A contribution of £ 5,000 towards the cost of providing construction skills training within the Borough has been agreed.
8. Project Management and Monitoring: A contribution towards project management and monitoring has been agreed, equal to 5% of the total cash contributions secured from this proposal.

The applicants have agreed to these contributions, and have signed a Unilateral Undertaking to that effect to address these issues.

In addition, a s278 agreement will be required to secure the relocation of the parking bays at the front of the site and any other identified highways works. This is covered by condition.

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

There are no- enforcement issues associated with this site.

#### **7.22 Other Issues**

There are no other issues relating to this application.

## **8. Observations of the Borough Solicitor**

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

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

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

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

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

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

## **10. CONCLUSION**

The application seeks to develop a site in Green Lane Northwood Town Centre for residential purposes. It will bring into use a site which has been vacant for a considerable period of time.

The proposed scheme will make a valuable contribution to the Borough's housing stock in the form of smaller dwellings, in accordance with the aims and objectives of the UDP housing policies. The scheme would also contribute towards the vitality and viability of the Town Centre.

It is considered that the proposal will not detract from the visual amenities of the street scene or the amenities of adjoining residents. It provides a satisfactory form of accommodation for future residents and would not harm highway and pedestrian safety. The proposal is considered to satisfy the relevant policies of the UDP and as such planning permission is recommended for approval, subject to planning obligations towards the provision of school places, health care facilities, construction training, public open space, management and monitoring.

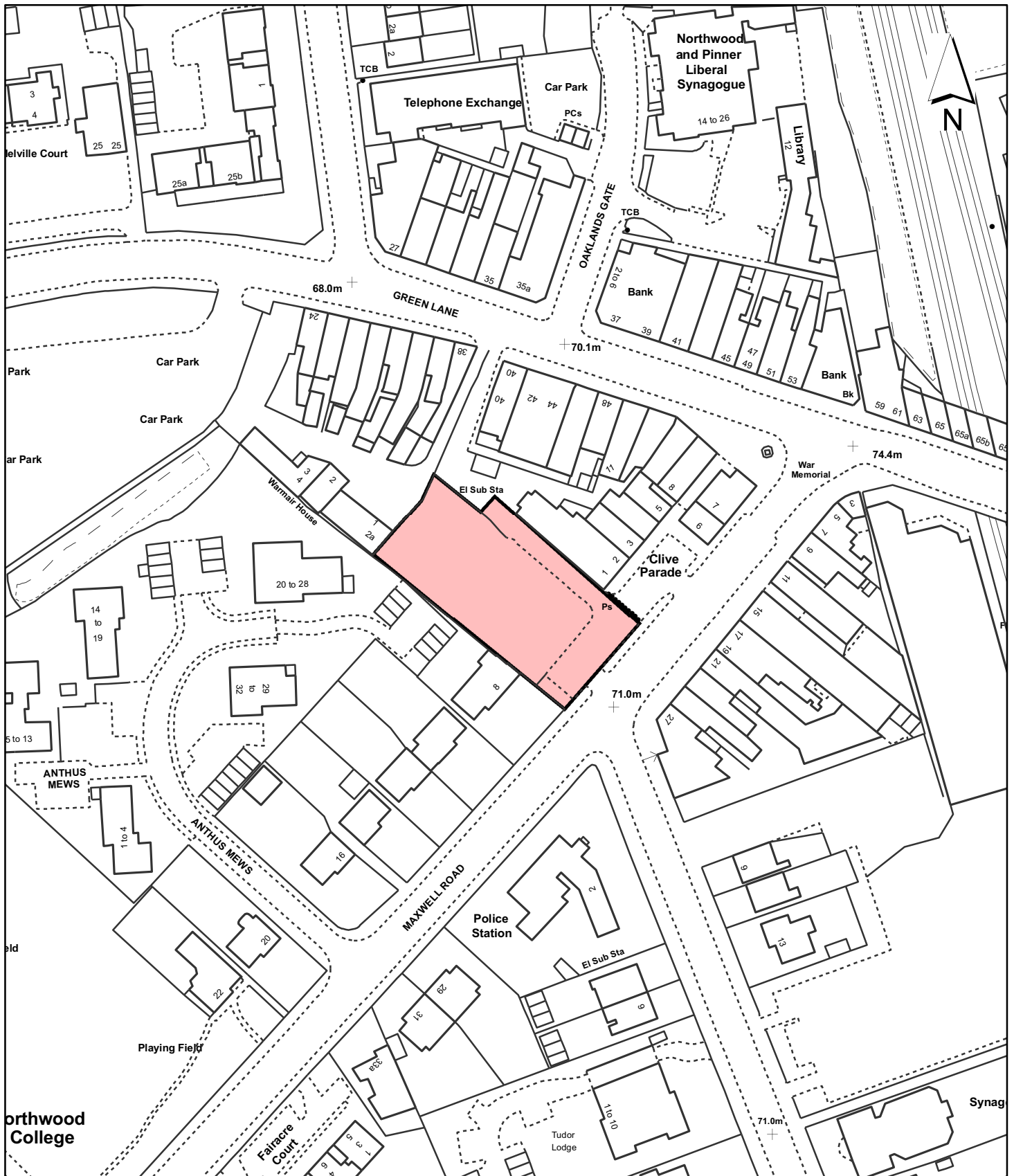
## **11. Reference Documents**

Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Statement 3 (Housing)

PPS6 (Town Centres And Retail Developments)  
Planning Policy Guidance Note 13 (Transport)  
Planning Policy Guidance Note 24 (Planning and Noise)  
The London Plan

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Former Reindeer Public House  
Maxwell Road  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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

Planning Application Ref:  
**18958/APP/2009/2210**

Scale  
**1:1,250**

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**North** Page 88

Date  
**March 2010**



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement

**Address** BREAKSPEAR HOUSE BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Details in compliance with conditions 4 (Site survey) and 7(i) (Survey plan) of planning permission ref.7610/APP/2008/1012 dated 21/08/2009: Conversion of existing house to 9 flats and erection of 8 dwellings.

**LBH Ref Nos:** 7610/APP/2009/2499

**Drawing Nos:** 22214-A  
1677-001 REV. C  
1677-005 REV. H  
1677-006 REV. B  
1677-375 REV. B  
99225-93 REV. J  
99225-96 REV. H  
99225-97 REV.F  
STATEMENT ON CAR PARK LEVELS REF:1677-R009  
1677-381  
1677-007

**Date Plans Received:** 18/11/2009      **Date(s) of Amendment(s):** 18/11/0009  
**Date Application Valid:** 18/11/2009      01/02/0010  
11/02/0010  
23/03/0010

### 1. SUMMARY

The current application relates to the enabling development associated with the refurbishment and conversion of Breakspear House, a Grade 1 Listed Building to 9 residential apartments. The application seeks approval of details pursuant to conditions relating existing site surveys and finished levels of the enabling development, approved under planning permission ref: 7610/APP/2008/1012 in August 2009. The drawings submitted pursuant to the discharge of conditions in relation to the finished levels show that the enabling terrace (units 1-4) and the upper deck of the car park would need to be approximately 1 metre higher than the approved drawings indicate. Because these levels differ from those indicated on the approved plans, it is considered expedient for Committee to determine the revised level details.

It is not considered that the increased height of these parts of the enabling development would detract to a detrimental degree from the setting of the Listed Mansion and Dovecote. It is also not considered that the visual amenities or the open character of the Green Belt, the visual amenities of the Harefield Village Conservation Area or the residential amenities of neighbouring occupiers will be adversely affected by these changes.

It is therefore recommended that the details be agreed and the relevant be conditions discharged, subject to no objections being received from English Heritage.

### 2. RECOMMENDATION

**That subject to no objections being received from English Heritage, details provided in respect of conditions 4 and 7(i) of planning permission ref: 7610/APP/2008/1012 dated 21/8/2009 be agreed.**

## INFORMATIVES

### 1

You are reminded that the details hereby approved relate to existing and proposed levels only. Details of the proposed car parking layout, tree protection and hard and soft landscaping, steps/ramps, boundary and retaining walls, including the treatment of the boundary between the rear gardens of units 5-8 and the Walled Garden, are the subject of separate conditions attached to planning permission 7610/APP/2008/1012 dated 21/08/2009.

### 2

You are advised that the tree protection measures and construction/tree protection methodologies required by condition 9 of planning permission 7610/APP/2008/1012 dated 21/08/2009 should include a discrete section concerning the retaining walls to the rear of enabling units 1-8.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site is located on the south western side of Breakspear Road North approximately 1 kilometre to the south east of Harefield Village. It comprises of:

- (a) 'Breakspear House', which is a three storey, grade 1 listed building;
- (b) the 'Dovecote' which is a grade I listed building;
- (c) the 'Upper Lodge', which is a bungalow at the entrance with Breakspear Road North;
- (d) 'The Cottage', which is a two storey house located on Breakspear Road North to the south of (c);
- (e) the 'Lower Lodge', which is a bungalow located to the north of the main house (d);
- (f) the 'Walled Garden' which is an area to the west of the site with walls in a variety of states of disrepair; and
- (g) single storey outbuildings located to the west of the main house (these buildings have already been demolished). The site excludes the Breakspear Livery Stables and the associated field to the south of the access road.

The main house is accessed from a 220 metre long driveway which runs parallel to Breakspear Road North. This driveway serves 'Middle Lodge' approximately 400 metres to the south of the Breakspear Estate. The main house is orientated to the north east with a series of former outbuildings being located to the north west. The outbuildings consisted of a single storey building with a pitched roof, which was set 11 metres in front of the southern facade of the main house and had a footprint of 129 square metres and a small single storey building, with associated walls set approximately 3 metres behind the front facade of the main house.

A major feature of the application site is the substantial changes in levels from east to west. The ground floor of the main house is approximately 4 metres below the floor level of the former outbuildings to the west of the main house. To the south of the house this change in levels is maintained by a retaining wall and to the north the slope rises towards both the tarmac area in front of the former outbuildings and the Dovecote. The floor level of the Dovecote is approximately 6 metres above the ground level of the main house.

### 3.2 Proposed Scheme

The current application seeks approval of details pursuant to conditions relating site surveys of the site and finished levels of the enabling development, approved under



planning permission ref: 7610/APP/2008/1012 dated 21st. August 2009.

Condition 4 states:

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

#### REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Condition 7 states:

Prior to any further work, other than to the Manor House commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

#### REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Details of the routes of any existing or proposed underground works and overhead lines including their manner of construction (condition 7(ii)) do not form part of this application, as they relate specifically to landscaping issues. It is proposed that these details be dealt with separately, once adequate information becomes available.

The drawings submitted pursuant to the discharge of conditions relation to finished levels indicate that the enabling terrace (units 1-4) and the upper deck of the car park would need be approximately 1 metre higher than the approved drawings indicate.

### **3.3 Relevant Planning History**

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

Breakspear House and the Dovecote are included within English Heritage's Building at Risk Register 2001. This register is a working tool, helping to define the scale of the problem, and to prioritise action by English Heritage, local authorities, building preservation trusts, funding bodies, and everyone who can play a part in securing the future of these outstanding and irreplaceable parts of our heritage.

Breakspear House is identified as being structurally sound, but in need of minor repair as a result of a lack of general maintenance. The Dovecote is identified as a structure with deteriorating masonry and general deterioration of most elements of the building fabric, including external joinery. In the register, in terms of priority action, they are classed as 'C' which means they are slowly deteriorating.

Since the Buildings at Risk Register was compiled in 2001, both Breakspear House and the Dovecote have experienced rapid deterioration in the fabric of both buildings. Substantial cracks have appeared and there are substantial problems regarding water penetration to both structures. This increase in deterioration is the result of the long-term neglect of these buildings. Given these problems, it became imperative that the long-term survival of these buildings be secured. Works have recently been undertaken as repairs, to make the Mansion wind and weatherproof, to ensure that the building does not deteriorate any further.

Planning permission was granted in August 2009 (ref: 7610/APP/2008/1012) for the conversion of the existing house to 9 flats, erection of 8 dwellings and the erection of extensions to the lodge buildings, with new parking (involving demolition of existing outbuildings). Listed building consent was also granted for the works set out above.

The conversion of the main house involves significant changes to the internal arrangement of the house, with new partitions, new openings in existing walls and existing openings closed.

The proposed new dwellings ('enabling development') are split into three blocks. Units 1-4 are a terrace of 4 x 5 bedroom houses over 2½ levels (located to the west of the main house), backing onto the proposed underground parking. This terrace is 28.8 metres long by 8.4 metres deep, resulting in a footprint of 253 sq. metres. The front of the block at ground floor would be at the same level as the first floor level of the main house with sunken rear gardens at the ground level of the main house. The terrace is therefore, single storey at the front and 2½ storey at the rear.

Units 5-8 comprise two pairs of 2½ storey of semi detached 5 bedroom houses with a total footprint of 390 square metres and floor area of 872 square metres. Each pair of semis is 13 metres wide by 7.5 metres deep and would be located 60 metres to the west of the main house. The terrace and semi detached dwellings will form a courtyard development enclosing surface and underground parking. Access to the underground parking is via a new tower to replicate the dovecote, which provides access at the lower level.

Works to the lower lodge will involve a 2 storey extension, but will remain a single dwelling. The upper lodge will also remain as a single dwelling as currently approved under planning approval 7610/APP/2002/1816. The main access to the principle house will remain as currently exists.

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

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

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

Part 1 Policies:

- |       |   |
|-------|---|
| PT1.1 | To maintain the Green Belt for uses which preserve or enhance the open nature of the area.  |
| PT1.8 | To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities. |

PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.

Part 2 Policies:

- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE4 New development within or on the fringes of conservation areas
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OL5 Development proposals adjacent to the Green Belt
- PR19 Development proposals for Breakspear House

**5. Advertisement and Site Notice**

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

**6. Consultations**

**External Consultees**

ENGLISH HERITAGE

To be reported.

**Internal Consultees**

URBAN DESIGN/CONSERVATION OFFICER

BACKGROUND: It is regrettable that the original approval was unclear as regards the levels across the site. The information provided to address this condition clearly indicates that the change in level from the existing courtyard area (adjacent to the house) to the walled garden is far greater than originally anticipated. Whilst not particularly noticeable at present as there are no buildings within this area, the drop is approx 2m (104.8- 106.80). In order to create a level space at the heart of the new development, it is now proposed that the deck of the car park, which would form the new courtyard, be raised by 1m. This would have a knock on effect with regard to the relationship of the new buildings and the original house, so that the new block containing units 1-4 would be 1m higher than originally approved.

CONSIDERATION: The STRUCTA report submitted in support of the change makes a reasoned case in terms of the alternatives considered to address this problem, and the background to the current proposal. It should also be noted that whilst the new buildings are taller than originally agreed, they are set well back from the main elevation of the house, so that the impact on this elevation will not be as significant as it appears on the elevational drawings.

Whilst not ideal in any way, given the history of the site, I would not have any objection in principle in listed building terms to the proposal as shown in the current STRUCTA option 5 drawings. However, if agreed we will need to address issues relating to the screening of the taller retaining walls, particularly adjacent to the front of the house; to consider ways of screening the gable end of

unit 1, possibly by raising the retaining wall; and also to give further consideration to the design of the means of enclosure to the rear gardens of nos 1-4 and also nos 5-8, where the retaining walls will be required within the walled garden. The landscape proposals will also need to consider the new ground levels adjacent to the house and the entrance to the lower level of the car park.

RECOMMENDATIONS: No Objection subject to the above.

## TREES AND LANDSCAPE OFFICER

The revised drawings show the proposed levels changes and proposed retaining walls in proximity to the canopies of the retained Oak trees in the grounds, and the fencing erected to protect them (in line with the guidelines in BS 5837:2005). The levels drawing includes a note which indicates that there will be 'no excavations beyond the rear boundary of units 1 to 4...' (near to the Oak trees), which means that there will be very limited space for works associated with the construction of the retaining walls.

Stringent tree protection is required to ensure that the scheme (with revised levels, etc.) complies with Saved Policy BE38. It is vital, therefore, that this scheme makes provision for the protection and long-term retention of these trees, and includes details of tree protection measures and construction/tree protection methodologies. The construction and tree protection method statement should include a discrete section concerning the retaining walls.

Subject to the appropriate tree-related conditions and informatives, these details are acceptable.

## **7. MAIN PLANNING ISSUES**

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

The principle of the development has already been established by virtue of planning permission ref: 7610/APP/2008/1012 dated 21st. August 2009. The current application seeks approval of details pursuant to conditions relating to the existing and finished levels of the enabling development.

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

No changes are proposed to the density of development approved under planning permission 7610/APP/2008/1012.

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

Policies contained within the Hillingdon Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development is compatible with surrounding developments in terms of appearance and layout. Of particular relevance are Policies BE4, BE10, BE13, BE19 and BE38, which cover the impact of development on the visual amenities of the street scene and character of the area.

The enabling development involves the erection of a terrace of 4 houses and two pairs of semi detached dwellings, to the north west of the main house, with excavation for an underground car park utilising the significant change in levels from the south east.

The proposed development is located mainly on the footprint of the stables and outbuildings that were constructed in around 1820. Given that the main bulk of the enabling development utilises the change in levels and is located on the footprint of either existing or past development, the location of the development was not considered to harm the setting of either the Dovecote or the main house. No changes are sought to the location or siting of the approved enabling development.

However, due to mistakes by the applicant in ascertaining the correct levels for the site,

there is some conflict with the original representations in the approved planning drawings and what is actually achievable on the site. This is because the Dovecote and ground levels around the semi detached house units 5-8 were shown lower than the more accurate recent survey levels dictate.

The original planning drawings did not state levels for the development. However, they did indicate that the car park upper deck and front door levels of new houses units 1-4 and 5-8 could be accessed from a common level access.

It now transpires that there is a level difference across the site between the ground level at the entrance to semi detached house units 5-8, adjacent to the Dovecote and the front door to unit 8 in side elevation of the the main mansion, in the order of 2 metres. Due to the level threshold requirements of units 1-4 (a terrace of 4 houses all at the same level), this 2 metre level difference must be resolved between the end unit of the terrace (unit 4) and the frontage of units 5-8. Although there is some scope for the introduction of a transition slope between the car deck and the semi detached units 5-8, the front doors of the terraced houses (units 1-4) require a common level access from the car park upper deck.

The drawings submitted pursuant to the discharge of conditions in relation to site levels indicate that the enabling terrace (units 1-4) and the upper deck of the car park would need be approximately 1 metre higher than the approved drawings show, in order to achieve Building Regulations Part M access compliance and to avoid changes to ground levels around the Dovecote and the adjacent entrance.

In assessing changes in levels of the enabling development, compared to the approved levels, the main issues are the impact on the setting of both the listed mansion and the Dovecote and on the Green Belt. The applicants have considered a number of alternative options to address this problem. The various design options and their merits/demerits are summarised below. Four of the five options involve retaining the relationship between the upper car deck and the terraces house units 1-4 in relation to the Manor House. However, because the original site levels contain a general decline between the Manor House and the Dovecote, this results in the car park and House Units 1-4 cutting deep into the ground at the opposite end to the Manor House. Option 5 which is the subject of this application, addresses this issue by setting the car park structure and house units 1-4 at an intermediate level, to balance these two areas of the site.

#### Option 1 - Stagger House Units 5-8

By lowering Units 5 and 6 in relation to 7 and 8 by 0.6m, some level difference can be taken up in a sloping driveway running down the Dovecote entrance. The remainder could then be incorporated into a cross fall, away from the houses towards the car park upper deck. This scheme can accommodate the required level difference, but would result in a localised slope of 1:8 on the access road. This is not acceptable on highway and pedestrian safety grounds and is also unacceptable in terms of access for people with disabilities.

#### Option 2- Ramp between car decks.

This option involves the separation of units 5 to 8 from the upper car deck level, by introducing a retaining wall to the car park perimeter and removing all access from the Dovecote entrance to the upper car deck area. Access to the upper deck would then be via a ramp from the lower car deck. All access would therefore be from the lower deck

access road. This is not considered to be in keeping with the historic setting as this option involves the introduction of an additional ramp outside the approved car park and would require refuse collection to be relocated from the upper car deck.

#### Option 3: Ramp on upper car deck

This option involves separation of units 5-8 from the upper deck by introducing a retaining wall to the car park perimeter and bringing a ramp down onto the upper car deck. Although this option involves a less obtrusive ramp, it would be difficult for large vehicles to negotiate.

#### Option 4: Additional Access road to Upper deck Car park.

This option involves the separation of semi detached house units 5-8 from the upper deck level, by introducing a retaining wall to the car park perimeter and removing all access from the Dovecote entrance to the upper car deck area. Access to the upper car deck would be via a new road running around the opposite side of the Dovecote and making use of the natural fall of the ground to bring the access point to meet the upper car deck. The scheme would make better use of natural ground levels but would introduce another site road that would be considered detrimental to the setting of the listed Mansion and Dovecote.

#### Option 5: Raised car park and house units 1-4

This is the preferred option and forms the basis of the current application.

The proposal involves raising the car park structure and house units 1-4 by 1.15 metres. This enables reasonably level access from the Dovecote entrance to all new development areas. It does however introduce steps between the upper car deck and the newly created side entrance to Unit 8 in the Manor House. It also changes the aspect of the upper deck and house units 1-4 in relation to the Manor House. From an engineering point of view, the proposal appears to provide the best solution to access in and around the new development. It also reduces the physical impact of the development on the site, by reducing the depth of excavation that is necessary adjacent to the Manor House and Dovecote. It also has the advantage of improving the transition in levels between the back gardens of house units 1-4 and the surrounding land and the level differences between the Manor House and the semi detached units 5-8, the latter which might otherwise appear to tower over the rest of the development and the Manor House.

The Conservation Officer notes that whilst the new buildings are higher than originally agreed, they are set well back from the main elevation of the house, so that the impact on this elevation will not be as significant as it appears on the elevational drawings.

Overall, the Principal Conservation Officer has no objections to the raising of levels of these intermediate parts of the enabling development, subject to careful consideration of the screening of the taller retaining walls, particularly adjacent to the front of the house, the screening the gable end of unit 1, and also to give further consideration to the design of the means of enclosure to the rear gardens of nos 1-4 and also nos 5-8, where the retaining walls will be required within the walled garden. These issues are covered by separate conditions attached to the original planning permission. On this basis, the revised levels are considered to be in accordance with Policies BE4, BE10, and PR19 of

the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7.04 Airport safeguarding**

There are no airport safeguarding issues associated with this application.

**7.05 Impact on the green belt**

The proposal relates to the enabling element of the development, comprising the 8 new residential units and a decked car park. The main policy issue in relation to the enabling development is the principle of additional development within the Green Belt and its impact on the character and appearance of the Green Belt. The principle of the enabling development in the Green Belt has already been established by virtue of planning permission ref:7610/APP/2008/1012. No changes are proposed to the siting, bulk or massing of the buildings. It is not considered that the relatively small increase in the finished levels of the car park upper deck and units 1-4 will have a material impact on the openness of the Green Belt. The development is therefore considered to be in compliance with Saved Policies OL1 and OL5 of the UDP.

**7.06 Environmental Impact**

There are no ground contamination issues relating to this site. Noise and air quality issues are dealt with elsewhere in the report.

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

The impact of the proposal on the Green Belt and Harefield Village Conservation Area have been dealt with elsewhere in the report.

**7.08 Impact on neighbours**

There are no immediate neighbours and it is not considered that the proposed 1 metre increase in height of the enabling development would have an unacceptable impact on the level of daylight and sunlight, privacy or outlook currently enjoyed by the occupants of adjoining properties, in accordance with the provisions of Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

**7.09 Living conditions for future occupiers**

No changes are proposed to the internal layout of development approved under planning permission 7610/APP/2008/1012.

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

There are no implications in terms of access, traffic impact or parking as a result of the raising of levels. The maximum gradient of the access road to the upper deck car park would be 1:25, which is considered acceptable.

**7.11 Urban design, access and security**

No changes are proposed to the layout and design of development approved under planning permission 7610/APP/2008/1012.

**7.12 Disabled access**

The proposed changes have been sought in part, to provide a level threshold between the upper deck car park and entrances to Units 1-4. Although the scheme will result in steps to Unit 8 of the Mansion House, this option will avoid ramps and excessive gradients/crossfalls between the enabling units and the upper deck of the car park. As such, difficulties for people with disabilities and conflict with lifetime homes standards would largely be addressed and the development would provide an adequate living environment for future occupiers in terms of accessibility.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

There are no implications in terms of ecology by the raising of the enabling development.

In terms of tree protection, option 5 will result in less excavation and therefore less physical disruption to existing trees on site. The Tree and Landscape Officer has assessed the proposed level changes and proposed retaining walls in proximity to the canopies of the retained Oak trees in the grounds, and the fencing erected to protect them. Given that there will be no excavations beyond the rear boundary of units 1 to 4 near to the retained Oak trees, there will be very limited space for works associated the construction of the retaining walls. The Tree and Landscape Officer therefore notes that stringent tree protection is required, to ensure that the scheme with revised levels makes provision for the protection and long-term retention of these trees, and includes details of tree protection measures and construction/tree protection methodologies. The construction and tree protection method statement should include a discrete section concerning the retaining walls.

Subject to the appropriate tree-related conditions and informatives imposed on the original permission, these details are considered acceptable.

Should the conditions currently under consideration be approved, any subsequent submission of details pursuant to the discharge of the detailed landscaping scheme and retaining walls would incorporate the revised levels.

**7.15 Sustainable waste management**

Not applicable to the issues currently under consideration.

**7.16 Renewable energy / Sustainability**

Not applicable to the issues currently under consideration.

**7.17 Flooding or Drainage Issues**

Not applicable to the issues currently under consideration.

**7.18 Noise or Air Quality Issues**

Not applicable to the issues currently under consideration.

**7.19 Comments on Public Consultations**

Not applicable.

**7.20 Planning Obligations**

There are no planning obligation issues associated with this application.

**7.21 Expediency of enforcement action**

There are no outstanding enforcement issues.

**7.22 Other Issues**

There are no other issues relating to this scheme.

**8. Observations of the Borough Solicitor**

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

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



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

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

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

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

## **10. CONCLUSION**

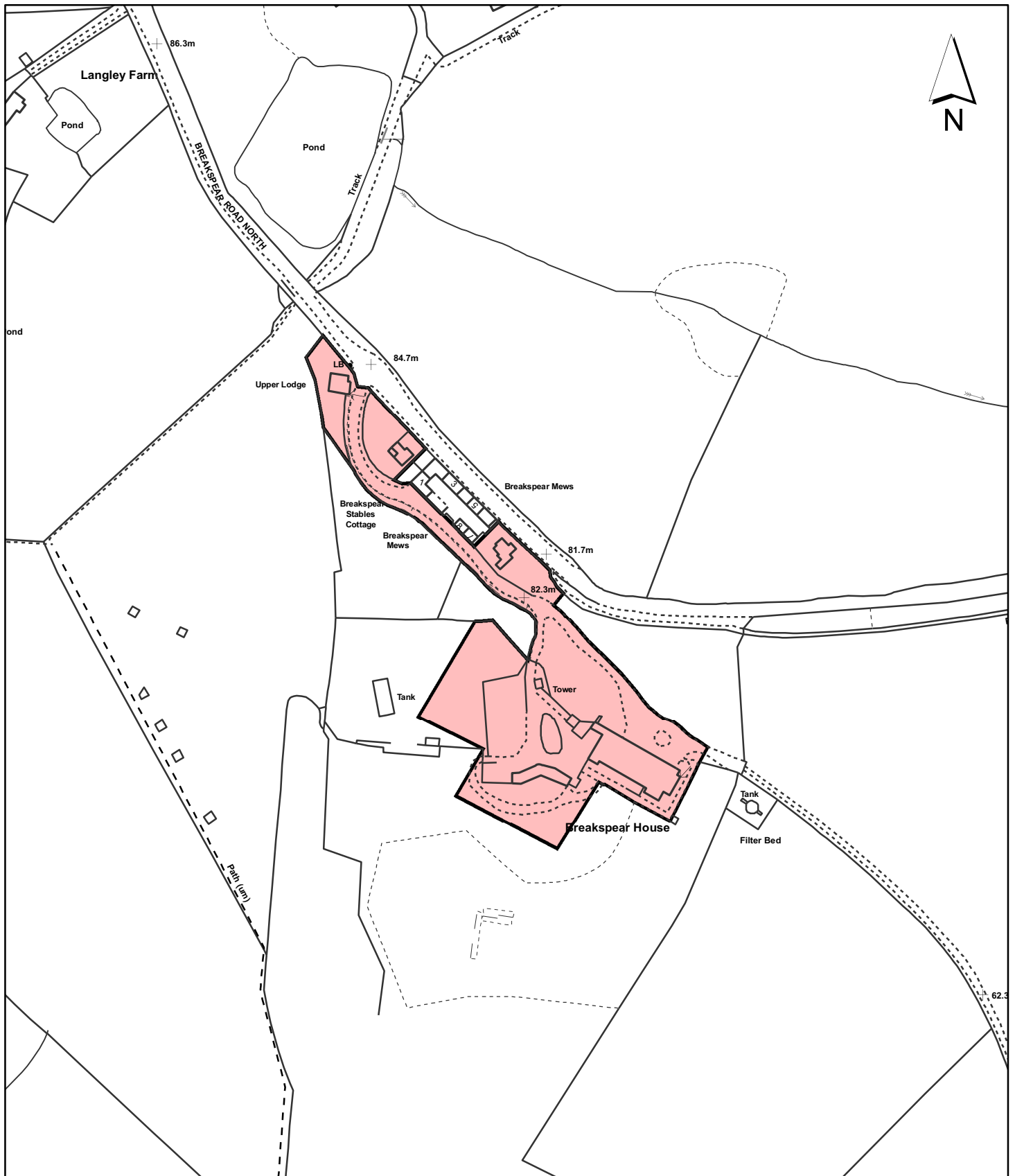
In order to achieve Building Regulations Part M access requirements for the enabling development and avoid unacceptable changes to ground levels around the listed Dovecote and adjacent entrance, it has been necessary to address slight level discrepancies contained in the approved scheme. The applicant has explored 5 options to resolve this conflict, each of which would result to varying degrees, in some visual changes to the approved scheme. It is not considered that increasing the height of the intermediate part of the enabling development by approximately 1 metre would detract from the setting of the Listed Buildings. It is not considered that the visual amenities or the open character of the Green Belt, the visual amenities of the Harefield Village Conservation Area or the residential amenities of neighbouring occupiers will be adversely affected by the changes. Parking provision and access to the site will not be affected. On this basis, approval of the finished levels is recommended, subject to no objections being raised by English Heritage.

## **11. Reference Documents**

- (a) London Plan Consolidation (February 2008)
- (b) Planning Policy Statement Note 3 Housing
- (c) Planning Policy Guidance Note 13 Transport
- (d) PPG15 (Planning & the Historic Environment)
- (e) PPG25 (Development and Flood Risk)
- (d) Planning Policy Guidance Note 24 Planning and Noise
- (e) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (f) Hillingdon Design and Accessibility Statement (HDAS)
- (g) Council's Supplementary Planning Guidance Community Safety by Design
- (h) Council's Supplementary Planning Guidance Planning Obligations Strategy

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



<p><b>Notes</b></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. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p align="center"><b>Breakspears House</b> <b>Breakspears Road North</b> <b>Harefield</b></p>		<p align="center"><b>LONDON BOROUGH OF HILLINGDON</b></p> <p align="center"><b>Planning &amp; Community Services</b></p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center"><b>7610/APP/2009/2499</b></p>	<p>Scale</p> <p align="center"><b>1:2,500</b></p>	 <p align="center"><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p align="center"><b>North</b> Page 100</p>	<p>Date</p> <p align="center"><b>March 2010</b></p>	

## Report of the Head of Planning & Enforcement

**Address** 52 CROSIER WAY RUISLIP

**Development:** Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end. (Application for a Certificate of Lawful Development for a Proposed Development)

**LBH Ref Nos:** 66672/APP/2010/43

**Drawing Nos:**

1411/1

1411/2 A

**Date Plans Received:** 11/01/2010

**Date(s) of Amendment(s):** 19/02/2010

**Date Application Valid:** 11/01/2010

## 1. RECOMMENDATIONS

### 1.1 Recommendations

That a certificate of lawful use or development be **GRANTED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008

This determination is based on your submitted plans. All measurements are taken from existing ground level.

## INFORMATIVES

### 2.0 Planning Considerations

The application site comprises a semi-detached bungalow at Crosier Way in Ruislip. The site forms part of a large residential area within the settlement boundary of the Hillingdon Unitary Development Plan. The application site has not had permitted development rights removed.

The rear elevation of the application property is constructed from white render, red tiles and white UPVC. There have been no roof alterations to the dwelling but there is a rear extension (with corrugated iron roof) and 2 small sheds in the rear garden. It should be

noted that the existing rear extension (with the corrugated roof) is attached to a protruding single-storey hipped-roof element that is part of the original dwelling. The protruding single-storey hipped roof element of the building is part of the original dwelling as aerial photographs show that this design is prevalent on all the neighbouring dwellings.

The application relates to a flat roof dormer that is 7m in width and is set 0.25m below the ridgeline of the existing property.

### **3.0 Relevant Planning History**

66672/APP/2010/44                      52 Crosier Way Ruislip

Single storey rear extension.

**Decision Date:** 26-02-2010                      Approved

### **4.0 ALL CLASSES**

Is the dwelling a flat or a maisonette?

NO

Is there a planning condition removing permitted development rights?

NO

Is the building listed?

NO

### **CLASS B - Proposed Roof Alterations**

Does the volume of the proposed, and any existing roof extensions, exceed the permitted development allowance?

NO

Does any part of the dormer project forward of the plane of a roof which forms a principle elevation and fronts a highway?

NO

Does any part of the extension encroach on the neighbouring property - including eaves and foundations?

NO

Would the dormer be higher than the highest part of the roof?

NO

Is the building Listed?

NO

Does the roof alteration include a Veranda, balcony or raised platform?

NO

Conditions to Class B: (If the answer to any of these questions is NO then planning permission is required):

Are the materials proposed similar in appearance to the property?  
YES

Is the enlargement/dormer set in 20cm (200mm) from the roof margins?  
YES

Are any side facing windows obscurely glazed?  
YES

### **CLASS C - Any Other Alt. to the Roof of a Dwellinghouse**

Would the alteration protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof?  
NO

Would the alteration protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original?  
NO

Would it result in the highest part of the alteration being higher than the highest part of the original roof?  
NO

Would it consist or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe?  
NO

Would it involve the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?  
NO

NOTE: Installation of solar photovoltaics may fall within permitted development under Part 40 of Class A

## **5.0 Other including Measurements**

**Volume of dormer:**

**7m(w) x 2.7m(h) x 3.5m(d)**

---

**2 = 33.08m<sup>3</sup>**

**Volume of gable:**

**8.4m(w) x 3.1m(h) x 4.1m(d)**

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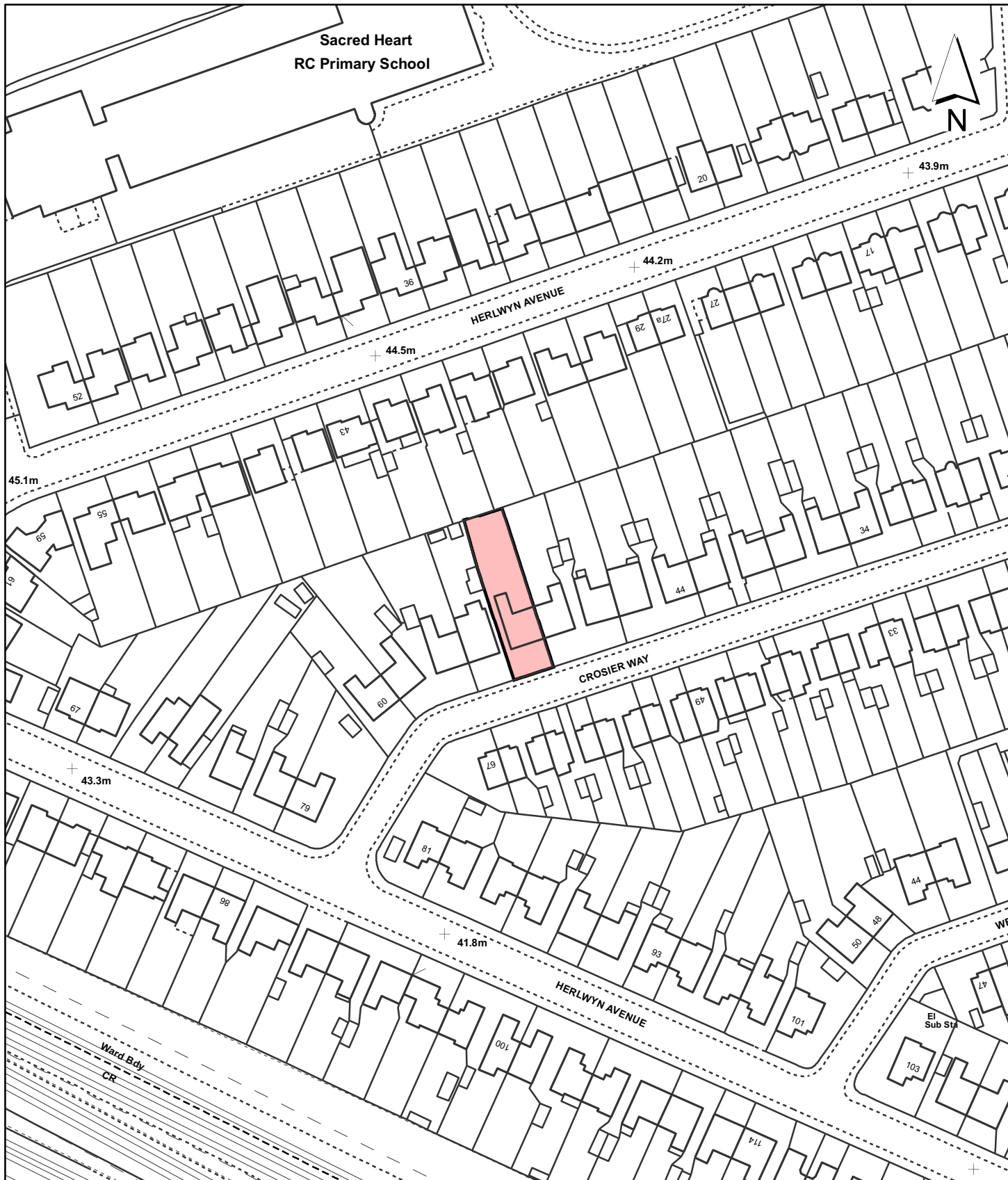
**6 = 17.79m<sup>3</sup>**

**Volume of dormer and gable = 50.87m<sup>3</sup>**


**OVERALL VOLUME when taking into account loss of part of the roof of the main dwelling due to loss of part of the roof of the rear protruding element (which is part of the original dwelling) = 50.87m<sup>3</sup> - 1.49m<sup>3</sup> = 49.38m<sup>3</sup>.**

**Contact Officer:** James Stone

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>52 Crosier Way Northwood</b>	
Planning Application Ref:	Scale
<b>66672/APP/2010/43</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 105	<b>March 2010</b>

**LONDON BOROUGH OF HILLINGDON**

**Planning & Community Services**

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



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement

**Address** LAND FORMING PART OF 28B KINGSEND RUISLIP

**Development:** Erection of a single storey two-bedroom detached bungalow with detached garage and associated parking and amenity space.

**LBH Ref Nos:** 5740/APP/2009/2541

**Drawing Nos:** Design and Access Statement  
un-numbered location plan scale 1:1250  
09/76/03 Rev B  
09/76/04

**Date Plans Received:** 23/11/2009      **Date(s) of Amendment(s):**

**Date Application Valid:** 31/12/2009

### 1. SUMMARY

This application seeks planning permission for the erection of a two bedroom detached bungalow with associated parking, including the provision of a detached garage.

The principle of back land development on this site was established when planning permission was granted for a detached dwelling in 1978. However, it is considered that the development now proposed would result in a plot size which would appear cramped in relation to the more spacious plots which surround the application site. Furthermore, the site is now contained within the Ruislip Village conservation Area and it is considered that the proposal would detract from the visual amenity of the area and the character and appearance of the Conservation Area.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development by reason of its location and plot size in relation to surrounding plots would result in an obtrusive, incongruous and cramped overdevelopment of the site which would be out of keeping with the layout and open character of the surrounding area. As such, the proposal would detract from the visual amenities of the area and the character and appearance of the Ruislip Village Conservation Area, contrary to Policies BE4, BE13 and BE19 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## INFORMATIVES

#### 1 I52 Compulsory Informative (1)

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

## 2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
H7	Conversion of residential properties into a number of units
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement(HDAS):Residential Layouts 4.6 Unit Size 4.9 Sunlight/Daylight 4.12 Privacy 4.15 Garden Space for Houses 4.23 Elevation Treatment 4.24 Rooflines 4.27 Building Lines 4.33 Car Parking 4.39 Cycle Parking 4.40 Waste Management
	Hillingdon Design & Accessibility Statement(HDAS):Accessible Hillingdon
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the north side of Kingsend to the east of Ruislip Town Centre. The site has an area of 0.16 hectares and is currently occupied by a large detached bungalow.

The site is located to the rear of the gardens of 26, 26b Kingsend and land formerly known as 28 and 28a Kingsend, which comprised two dwelling units. This site has an extant permission to provide a three storey building to contain 7, two-bedroom and 1, one bedroom flats and is currently vacant. The land formerly known as 30 Kingsend, has recently been redeveloped to provide a two storey residential block with rooms in roofspace comprising eleven flats (known as 1-11 Elthorne Court). To the north of the site is Ruislip Methodist Church and the rear gardens of 21, 23 and 25 Ickenham Road. To the east of the site is a detached bungalow, 26a Kingsend, which has a separate means of access from Kingsend. The access to the application site is via a 53m long driveway which runs between the site formerly known as 28 and 28a Kingsend and nos.1-11 Elthorne Court.

Kingsend is designated as a Local Distributor Road in the adopted Hillingdon Unitary Development Plan Saved Policies September 2007. The site is located approximately 400 metres from Ruislip Station and has a Public Transport Accessibility Level (PTAL) score of 4 on a scale of 1 to 6 where 6 represent the highest level of accessibility.

The area immediately surrounding the application site is characterised by a mix of large detached dwellings, generally two storeys in height. However, over recent years there has been a large amount of redevelopment on Kingsend that has taken place, including an approval on this site and 43-45 Kingsend. Approved development is now in excess of the 10% Hillingdon Design and Accessibility Statement limit. The application site lies within the Ruislip Village Conservation Area and is also covered by TPO 658.

### **3.2 Proposed Scheme**

Planning permission is sought for the erection of a detached two bedroom bungalow located to the south west of the existing bungalow, 26b Kingsend.

The proposed bungalow would incorporate the side extension currently attached to 26b Kingsend, involving the demolition of the link extension between the 26b Kingsend and its side extension. The proposed bungalow would be sited in front of the existing access drive and would be set 1.2m from the south western site boundary, 2.6m at front widening to 6.2m at rear from the 26b Kingsend, and a minimum of 4.7m from the rear boundary with the properties in Ickenham Road. The proposed bungalow would measure 16.5m wide, 6.3m deep and finished with a gable end ridged roof 2.3m high at eaves level and 4.7m high at ridge level. A centrally positioned gable end front projection is proposed measuring 5.5m wide, 3.8m deep and 4.3m high, set 0.3m below the roof ridge.

A new 2m high timber fence is proposed between the existing and proposed bungalows and a detached garage is located adjacent to the new side boundary. It would measure 2.9m wide, 5.9m deep and finished with a gable end ridged roof 2.2m high at eaves level and 3.4m high at its highest point. Two parking spaces are also proposed; one along the side and the other in front of the new bungalow.

### **3.3 Relevant Planning History**

5740/APP/2008/1214      28 & 28a Kingsend Ruislip

ERECTION OF A THREE STOREY BUILDING TO CONTAIN 7, TWO-BEDROOM AND 1, ONE- BEDROOM FLATS, TOGETHER WITH ASSOCIATED PARKING AND AMENITY

SPACE (AMENDMENT TO PREVIOUS APPROVAL REF. 5740/APP/2007/1043 TO ALLOW FOR AN ADDITIONAL FLAT AT SECOND FLOOR LEVEL)

**Decision:** 25-06-2008 Approved

5740/APP/2008/2969 28b Kingsend Ruislip

ERECTION OF 5 TWO-BEDROOM TERRACE HOUSES AND GARAGE TO SIDE OF PLOT 5, TO INCLUDE THE DEMOLITION OF EXISTING DWELLING (OUTLINE APPLICATION FOR THE APPROVAL OF ACCESS, APPEARANCE, LAYOUT AND SCALE)

**Decision:** 09-12-2008 Refused

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

Planning application ref: 5740/APP/2008/2969 was refused for the following reasons:

1. The proposed development by reason of its location, size, bulk and height, narrow plot widths and the associated subdivision of the proposed rear garden areas would result in an obtrusive, incongruous and cramped overdevelopment of the site which would be out of keeping with the layout and open character of the surrounding area. As such, the proposal would detract from the visual amenities of the area, contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

2. The proposal would result in an increase in vehicle movements to and from the site and the proposed access arrangements in proximity to surrounding properties is likely to result in an unacceptable increase in noise and disturbance to the detriment of the amenities of the existing and future occupiers of surrounding residential properties, contrary to Policies H12 and BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

3. The proposal results in additional parking in excess of this Council's maximum adopted parking standards. As such, the proposal represents an unsustainable form of development, which conflicts with one of the five guiding principles in the Unitary Development Plan, i.e. to reduce travel demand. By encouraging the use of the private car it contributes to increased congestion and pollution to the detriment of the area in general being contrary to Policy AM14 of the Hillingdon Unitary Development Plan 'Saved Policies' September 2007.

4. The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development in respect of education and transport improvements. The scheme therefore conflicts with Policy R17 of the adopted Hillingdon Unitary Development Plan.

Planning application ref 51672/A/98/1296 for the erection of three detached house at 25 Ickenham Road was refused on 18th December 1998. An appeal against the refusal of this application was dismissed on 1st July 1999.

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

## UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- 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.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- H7 Conversion of residential properties into a number of units
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- HDAS Hillingdon Design & Accessibility Statement(HDAS):Residential Layouts
  - 4.6 Unit Size
  - 4.9 Sunlight/Daylight
  - 4.12 Privacy
  - 4.15 Garden Space for Houses
  - 4.23 Elevation Treatment
  - 4.24 Rooflines
  - 4.27 Building Lines
  - 4.33 Car Parking
  - 4.39 Cycle Parking
  - 4.40 Waste Management
- Hillingdon Design & Accessibility Statement(HDAS):Accessible Hillingdon
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.
- LPP 4B.1 London Plan Policy 4B.1 - Design principles for a compact city.
- LPP 4B.5 London Plan Policy 4B.5 - Creating an inclusive environment.

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th February 2010**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

## External Consultees

30 adjoining owner/occupiers and the Ruislip Residents' Association have been consulted. 4 letters of objection and 2 petitions with 22 and 32 signatories have been received. The application has been advertised as a development that affects the character and appearance of the Ruislip Village Conservation Area.

### Letters of Objection:

- (i) The proposal would be constructed on a small and inappropriate space;
- (ii) The increase in construction vehicles using the existing driveway would harm highway and pedestrian safety;
- (iii) The proposed development would have a visually intrusive impact of surrounding neighbouring properties;
- (iv) Out of character with the surrounding area;
- (v) similar backland developments have been refused in the past notably to the rear of 25 Ickenham Road and 30 Kingsend;
- (vi) The proposal would generate the need for additional waste facilities. New facilities at the site would not be accessible by the Council's refuse collectors as the width of the existing driveway is inadequate;
- (vii) The additional use of the driveway would increase noise and disturbance harming residential amenity;
- (viii) It is unlikely that adequate landscaping can be provided at the site and therefore the proposal would be unacceptable due to excessive hardstanding;
- (ix) The width of the existing driveway is inadequate.

### Petitions:

"We the undersigned, petition Hillingdon Council to take urgent steps to oppose the plans at 28B Kingsend to protect our neighbourhood, in particular;

To PRESERVE the character of this part of Kingsend in the Ruislip Village Conservation Area, that was characterised by large spaces between homes on large plots with good sized gardens. The proposed development will be squeezed on to an existing tandem development site. The original plot of 28 Kingsend has already been carved up over time to create more than 10 dwellings. This proposal will not make a positive contribution or enhancement to the character of the area contrary to the general principle of policy BE4 of the Hillingdon UDP.

To DISALLOW development which causes disruption to the layout of an established residential area contrary to Policies BE19 and BE 21 of the Unitary Development Plan Saved Policies September 2007.

To AVOID inconvenience caused by service and delivery vehicles by the shared access drive to 2 bungalows at 28B (6 cars), and for 8 flats (8 cars) and cycle store (8 cycles) located on the west side of 28/28A Kingsend.

To DISALLOW more development on this site. The occupants of the flats at 30 and 28/28A would suffer loss of amenity caused by traffic movements on the access drive situated close to the side elevations. The private enjoyment of the rear gardens of 23 and 25 Ickenham Road and 30 and 28/28A Kingsend would suffer intrusion from the presence of the extra dwelling and associated traffic movements on the proposed site.

To AVOID more GARDEN GRABBING."

## Internal Consultees

### Urban Design/Conservation:

This site lies within the Ruislip Village Conservation Area, a fact that has not been addressed in the Design and Access statement. The existing structure is modern and part of it can be seen in views from the access road off Kingsend. The main bulk of the building is currently screened from the road by tall evergreen trees that lie to the rear of the frontage site, which is currently vacant.

This part of the conservation area is characterised by mainly good sized detached houses, set in mature gardens, which date from the turn of the 20th century. The road is important in terms of the history of the area, as it was one of the first to be developed by the then owners, Kings College, in the Garden Suburb tradition.

The current bungalow appears to be backland development agreed prior to the designation of the area. Bungalows do exist within the conservation area, but they tend to be 'one offs' and are not a dominant building type.

As proposed, the new house and garage would appear very cramped, leaving little space for a garden and associated landscaping. As such, they would not reflect the 'spacious' character of the area and we would object to this proposal.

### Trees/Landscape:

This site is covered by TPO 658, and is also situated in the Ruislip Village Conservation Area.

The trees of merit on this site are: the Cedar (T1 on TPO 658) to the west of the existing dwelling (shown as Pine 12 m); the Leyland hedge to the north of the proposed dwelling (off-site, and shown as cypress screen 10 m); and the Leyland hedge to the south of the existing and proposed dwelling (off-site, and not shown on plans)

The Cedar is set away from the site of development and will not be affected, however the Leyland hedges screen the view of the proposed/existing dwellings from much of the surrounding area and merit retention and protection throughout the development.

The drawing (proposed dwelling plans and elevations) does not indicate which trees are to be retained, therefore the plans should be amended to include the hedge to the south of the site, and to show both hedges, and the cedar, as retained. The hard surface of the driveway will protect the Leyland hedge to the south of the site, however the drawing should show the protective fencing around the hedge to the north of the site (in accordance with BS 5837).

Subject to these amendments, and conditions TL2, and TL3 (amended to remove section asking for detailed drawings), this scheme is acceptable in terms of Saved Policy BE38 of the UDP.

### Waste & Recycling:

No objections.

## **7. MAIN PLANNING ISSUES**

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

This application relates to the erection of a detached bungalow adjacent 28b Kingsend located to the rear of land formerly occupied by 28 and 28a Kingsend. 28b Kingsend was approved in 1978 established the principle of backland development on this site.

However, the Inspector in his decision notice which dismissed an appeal in respect of planning application ref 51672/A/98/1296 for the erection of three detached house at 25 Ickenham Road, located immediately to the north of the current application site states in paragraph 10:

'I do not share the assertion that the principle of backland development, as envisaged in this appeal, has been established in the area. Admittedly there are examples of tandem development, defined by the siting of dwellings one behind another and sharing the same access, in the locality but they date back some 15 or more years. Circumstances, including the policy background have changed in the meantime.'

The tandem development which the Inspector is referring to are the bungalows at 26a and 28b Kingsend. Following that appeal decision, two more recent applications to erect a detached bungalow on land to the rear of 30 Kingsend were refused on the grounds that the development would detract from the layout and character of the surrounding area. Taking into consideration the Inspector's appeal decision and more recent decisions at no. 30, the impact of the proposed detached bungalow now proposed adjacent to 28b Kingsend, would still need to be assessed in terms of its impact on the layout and character of the surrounding area and in light of the Council's current policies and standards.

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

The proposed scheme would have a density of approximately 27 habitable rooms per hectare (hrph). This is significantly below the London Plan guidelines having regard to the site's Public Transport Accessibility Level (PTAL 4). However, taking into consideration the plot and garden sizes in the surrounding area an increased density of development is not considered to be appropriate.

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

This is not applicable to this application.

#### **7.04 Airport safeguarding**

This is not applicable to this application.

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

This is not applicable to this application.

#### **7.06 Environmental Impact**

This is not applicable to this application.

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

Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) seek to protect the impacts of development on the street scene, character and amenity of established residential areas. The Inspector in his appeal in respect of planning application ref:

51672/A/98/1296 for the erection of three detached houses at 25 Ickenham Road states in paragraph 12:

'The scheme under appeal would be detrimental to the character and visual amenities of the area and would disrupt the layout of the established residential area. Whilst I acknowledge that the plot and garden sizes in the general area vary considerably, the proposed ones in the appeal are significantly smaller than those existing in the immediate locality.

Consequently, the proposal would result in a cramped and unneighbourly form of development. The sense of openness which currently exists to the rear of properties fronting the southern side of Ickenham Road, which I accept is curtailed by the presence



of the Ruislip Methodist Church and by housing that has occurred to the rear of the properties fronting Kingsend, would be completely lost as a result of the proposed development.'

It is accepted that the principle of backland development has already been established on the application site by 28b Kingsend which was approved in 1978, and that the proposed development would not be that prominent in the street scene. However, the sense of openness, which exists to the rear of the properties, is considered to be an important characteristic of the surrounding area and the character of this part of the Ruislip Village Conservation Area. In this respect, it is considered that the proposal would create a plot size that would be considerably less than surrounding plots and as such would result in a cramped appearance which would fail to maintain the generously proportioned amenity spaces which are characteristic of surrounding residential houses. The proposal would therefore appear incongruous in view of the surrounding context and would be detrimental to the character and appearance of this part of the Ruislip Village Conservation Area, contrary to policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

26a Kingsend would not be adversely affected by the proposed development as it lies on the opposite side of 28b Kingsend. The proposed development would be sited some 30-35m to the north of 26b Kingsend and from the recently approved development on land formally known as 28 and 28a Kingsend. It would be some 35m from 1-11 Elthorne Court and would be some 50m to the south of 21, 23 and 25 Ickenham Road. These distances are sufficient to ensure that the existing and proposed surrounding properties would not be affected by the proposed development through, overdominance, visual intrusion and overshadowing or overlooking.

The proposed bungalow would be located to the south west of 28b Kingsend and would not have an adverse impact on that property through overdominance, visual intrusion and overshadowing. No windows are proposed facing that property and therefore no overlooking will result.

The proposal would therefore comply with Policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

Policy H12 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that proposals for backland development in residential areas will only be permitted provided no undue noise and disturbance is likely to be caused to adjoining occupiers. In this case the proposed development would be surrounded on all sides by residential properties. However, it is considered that the vehicle movements associated with a two bedroom detached bungalow would be far less than that for 5 dwellings, which formed part of the previously refused scheme (ref: 5740/APP/2008/2969). In addition, the use of the existing access driveway would not result in a significant increase in service delivery vehicles. As such, it is considered that the proposal would not result in a significant increase in noise and disturbance to surrounding properties over and above the current situation. The proposal would therefore comply with Policies H12 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The internal size of the proposed bungalow would be some 109sq.m which would exceed the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 2 bedroom houses, which advises 63sq.m. The habitable rooms would have adequate outlook and would receive sufficient natural light. With regards to the Lifetime Home Standards the proposed bungalow appears to comply with these standards, in particular, the width of doors, halls and corridors are over 900mm wide. The living room areas are of a sufficient size for wheelchair turning and there is a large hall entrance area and living space at entrance level. A wheelchair accessible WC is proposed at ground level.

Over 100m<sup>2</sup> of private amenity space would be provided which would meet the requirements of paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layout. Therefore the proposal would comply with policies BE19, BE23 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), policies 4A.3, 4B.1 and 4B.5 of the London Plan, and paragraph 4.6 and 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts, and the Hillingdon Design and Accessibility Statement: Accessible Hillingdon.

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

The existing access way is sufficient to cater for the proposed development. Although the width of the driveway is not sufficient for two-way traffic, it is not considered that the proposed use would generate a significant increase in traffic movement to require two way traffic along the driveway.

The proposal would provide two off-street parking spaces for the proposed development. As such, the proposal would not result in an increase in demand for on-street parking and would comply with policies AM7(ii), AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007) and paragraphs 4.33 and 4.39 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

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

This is addressed at section 07.07.

## **7.12 Disabled access**

This is addressed at section 07.09.

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

This is not applicable to this application.

## **7.14 Trees, Landscaping and Ecology**

The application site is of a sufficient size to provide additional landscaping, which could be secured by way of a planning condition should planning permission be granted.

There are protected trees and hedges that surround the proposed site which contribute to the appearance of this part of the Ruislip Village Conservation Area. Although the proposal would be some distance from these trees, the submitted plans do not indicate which trees and the Leyland hedge to the south of the proposed dwelling (off-site, and not shown on plans), would be retained and protected in accordance with BS 5837), from construction works. However again, this could be secured by way of planning conditions should planning permission be granted.

## **7.15 Sustainable waste management**

This is not applicable to this application.

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

This is not applicable to this application.

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

This is not applicable to this application.

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

This is not applicable to this application.

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

With regards to the letter of objection, points (i), (iii), (iv), (v), (vii), (viii) and (ix) have been addressed in the report. On point (ii), the increase in the use of the existing driveway by construction vehicles would be incidental to the grant of planning permission. On point (vi), refuse storage facilities are proposed on the driveway some 10m from the Kingsend. This would allow refuse collectors to access the waste from Kingsend.

On the comments of the petitioner, the comments raised have been addressed in the report.

#### **7.20 Planning Obligations**

This is not applicable to this application.

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

This is not applicable to this application.

#### **7.22 Other Issues**

There are no other relevant issues.

### **8. Observations of the Borough Solicitor**

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

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

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

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

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

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

**10. CONCLUSION**

The principle of back land development on this site was established when planning permission was granted for a detached dwelling in 1978. However, it is considered that the development now proposed would result in a plot size which would appear cramped in relation to the more spacious plots which surround the application site. Furthermore, the site is now contained within the Ruislip Village conservation Area and it is considered that the proposal would detract from the visual amenity of the area and the character and appearance of the Conservation Area. The proposal would result in an obtrusive and cramped overdevelopment of the site which would detract from the open character and layout of the surrounding area.

**11. Reference Documents**

London Plan 2008

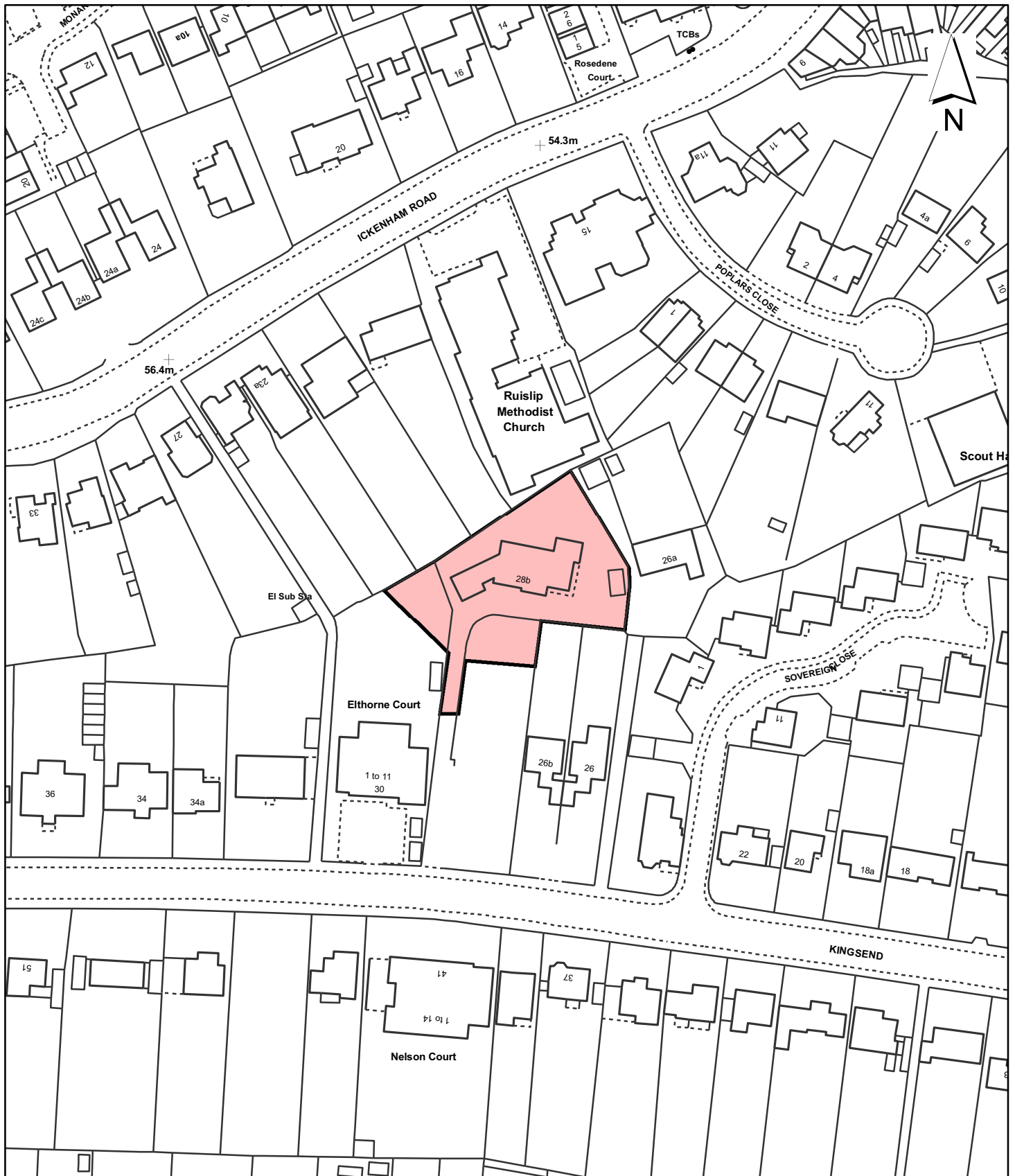
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)


Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts

Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



<p><b>Notes</b></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. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p style="text-align: center;"><b>Land forming part of 28B Kingsend Ruislip</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p style="text-align: center;"><b>Planning &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>5740/APP/2009/2541</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	 <b>HILLINGDON</b> <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;"><b>North</b> Page 119</p>	<p>Date</p> <p style="text-align: center;"><b>March 2010</b></p>	

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## Report of the Head of Planning & Enforcement

**Address** 10 MEADOW CLOSE RUISLIP

**Development:** Single storey rear extension and alterations to roof to provide additional habitable roofspace with 2 side dormers and conversion of roof from hip to gable end with a new gable end window. (Application for a Certificate of Lawful Development for a Proposed Development)

**LBH Ref Nos:** 19443/APP/2009/2378

**Drawing Nos:** 1:1250 Location Plan  
2715/04  
2715/03

**Date Plans Received:** 04/11/2009

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

**Date Application Valid:** 04/11/2009

## 1. RECOMMENDATIONS

### 1.1 Recommendations

That a certificate of lawful use or development be **GRANTED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A and Class B of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008

This determination is based on your submitted plans. All measurements are taken from existing ground level.

## INFORMATIVES

### 2.0 Planning Considerations

SCHEDULE 2, PART 1

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class A

Permitted development

A. The enlargement, improvement or other alteration of a dwellinghouse.

## Development not permitted

### A.1 Development is not permitted by Class A if:

(a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

(c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

(d) the enlarged part of the dwellinghouse would extend beyond a wall which:

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the original dwellinghouse;

(e) the enlarged part of the dwellinghouse would have a single storey and:

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(f) the enlarged part of the dwellinghouse would have more than one storey and:

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

(g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

(h) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would:

(i) exceed 4 metres in height,

(ii) have more than one storey, or

(ii) have a width greater than half the width of the original dwellinghouse; or

(i) it would consist of or include

(i) the construction or provision of a veranda, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse.

## Conditions

### A.3 Development is permitted by Class A subject to the following conditions:

(a) the materials used in any exterior work (other than materials used in the



construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be:

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

And

(c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

## Class B

### Permitted development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

### Development not permitted

B.1 Development is not permitted by Class B if:

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

(c) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than:

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

(d) it would consist of or include:

(i) the construction or provision of a veranda, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

(e) the dwellinghouse is on article 1(5) land.

### Conditions

B.2 Development is permitted by Class B subject to the following conditions:

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and

(c) any window inserted on a wall or roof slope forming a side elevation of the

dwellinghouse shall be:

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

### 3.0 Relevant Planning History

### 4.0 ALL CLASSES

Is the dwelling a flat or a maisonette?

NO

Is there a planning condition removing permitted development rights?

NO

Is the building listed?

NO

### 5.0 Other including Measurements

**Volume of Proposed Roof Extension:**

**Part hip to gable:**

**$8.3\text{m}(\text{l}) \times 4.8\text{m}(\text{w}) \times 3.6\text{m}(\text{h})/6 = 23.90\text{m}^3$**

**2 x Dormer windows**

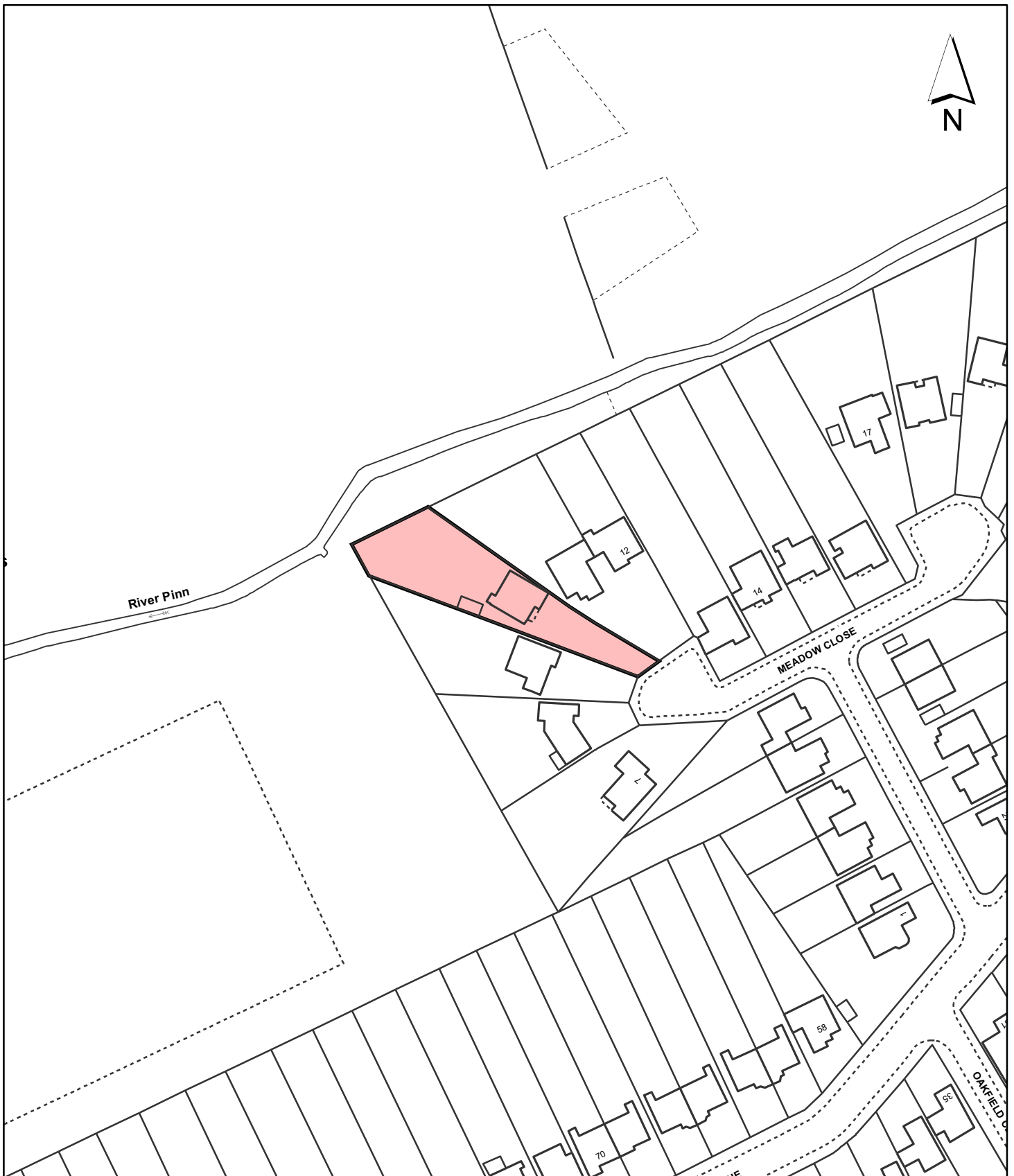
**$3.6\text{m}(\text{w}) \times 2\text{m}(\text{d}) \times 1.6\text{m}(\text{h})/2 = 5.76\text{m}^3 \times 2$  (one for each side) = 11.52m<sup>3</sup>**

**Total = 35.42m<sup>3</sup>**


**The additional volume is therefore below 50m<sup>3</sup>.**

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**10 Meadow Close  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**19443/APP/2009/2378**

Scale  
**1:1,250**

Planning Committee  
**North** Page 125

Date  
**February 2010**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement

**Address** HAREFIELD HEALTH CENTRE RICKMANSWORTH ROAD HAREFIELD

**Development:** Installation of cycle shelter and erection of a bin compound.

**LBH Ref Nos:** 58683/APP/2009/2792

**Drawing Nos:** 4362/02  
Autopa Cycle Shelter Brochure (Canterbury Shelter)  
Design & Access Statement  
4362/01  
Barbican Fencing System Brochure

**Date Plans Received:** 24/12/2009

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

**Date Application Valid:** 11/01/2010

### 1. SUMMARY

Planning permission is sought for the construction of a bin enclosure and the installation of a cycle shelter. The proposed development is acceptable and would not injure the visual amenities of the Green Belt and would not harm the appearance of the street scene, the surrounding area or the character and appearance of the Harefield Village Conservation Area.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 T8 Time Limit - full planning application 3 years

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

REASON

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

#### 2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE4 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 3 M1 Details/Samples to be Submitted

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with

Policies BE4 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

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

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

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

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
PPG2	Green Belts

### 3 I1 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

### 4 I3 **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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

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

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

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

### **3. CONSIDERATIONS**

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

The application site is located on the west side of Rickmansworth Road, to the south east of Harefield Hospital and comprises a part single, part two storey building in use as a health centre. The application site lies within the Green Belt and the Harefield Village Conservation Area as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

Planning permission is sought for the installation of a cycle shelter comprising 4 no. cycle stands and the construction of a waste bin compound.

The proposed cycle store would be located on the hardstanding area on the south side of the building. It would comprise a curved roof profile polycarbonate cycle shed with 4 cycle rails, set on a surface base plate, measuring 2.7m by 3.45m, with galvanised finished frames. The proposed structure would have an overall height of 2.15m high and would be able to accommodate 8 cycles.

The proposed bin enclosure would be located on the north side of the hammerhead of the

car park. It would measure 4m wide by 2m deep and would comprise galvanised palisade fencing 2m high, with lockable gates, set on a concrete slab. They would house 2no. 'euro' wheelie bins.

### **3.3 Relevant Planning History**

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

There are no relevant decisions.

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

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

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
PPG2	Green Belts

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

**5.1** Advertisement Expiry Date:- **24th February 2010**

**5.2** Site Notice Expiry Date:- **24th February 2010**

## **6. Consultations**

### **External Consultees**

9 nearby properties have been consulted and the application has been advertised as a development that affects the character and appearance of the Harefield Village Conservation Area. No comments have been received.

Harefield Village Conservation Panel: No objections.

### **Internal Consultees**

Conservation:

The proposed bin storage would be located away from the access road and as such would not be



considered to have an impact on the character and street scene of the area. Whilst not ideal the height and design of the proposed fencing would be considered appropriate, given the age and style of the main building and treatment of other types of fencing in situ. We would however, like to know the details of the finished colour of the railings. Ideally it should be powder coated dark green or black in colour to appear coherent to the surroundings.

The proposed pram and cycle shed is considered to be an improvement to the existing shed and would be acceptable.

**CONCLUSION:** Acceptable. Details on colour required and should be conditioned.

Highways:

The proposals would not affect the site's access and car parking. The proposed cycle shelter will have adequate space for cycle parking. Consequently, no objection is raised on the highways aspect of the proposals.

EPU: No objections

Trees/Landscape:

I refer to the above application, Hall Needham's Design & Access Statement, drawing No. 4362/01, product literature and a recent site visit:

The site is a health centre set back behind trees on the west side of Rickmansworth Road. The site lies within a Conservation Area, a designation which protects trees. There is only one tree close to the development areas. This is shown on plan ref. 01 in the south-west corner of the building.

The proposal is to provide secure refuse and cycle parking facilities. The refuse compound will be sited to the north of the building, accessed by an existing service yard. The bike storage will be against the front of the building, within an existing paved pedestrian circulation area. Details of the products and finishes have been submitted.

There will be no loss of amenity space or landscape. The proposal is intended to improve the functionality of the site.

No objection and, in this case, no landscape/tree conditions are necessary.

## **7. MAIN PLANNING ISSUES**

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

Planning Policy Guidance Note 2: Green Belts (PPG2) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for a limited range of uses including agriculture, forestry, recreation, limited alteration/re-building of dwellings, and infilling major developed sites as identified in adopted plans.

PPG2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted.

Paragraph 3.6 of PPG2 states: 'Provided that it (the development) does not result in disproportionate additions over and above the size of the original building, the extension

or alteration of dwellings is not inappropriate in Green Belts. The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces.'

As the application site is an established health centre use in the Green Belt, very special circumstances do not need to be demonstrated. However, the proposal is subject to compliance with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

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

This is not applicable to this application.

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

With regards to the effect of the proposal on the character and appearance of the Harefield Village Conservation Area, this is addressed at section 07.07.

#### **7.04 Airport safeguarding**

This is not applicable to this application.

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

The proposed development would represent ancillary structures for use in conjunction with the operation of the health centre. Given their size, the proposed development is not considered to increase the built up appearance of the site.

The combined footprint of the two structures would represent a 6% increase in built footprint on the site. This increase would be minimal and as such, it is considered that the proposal would not constitute disproportionate additions over and above the size of the original building.

Given the above, it is considered that the proposal would be consistent with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), as it would not result in any disproportionate change in the bulk and character of the existing building or significantly increase the built up appearance of the site.

#### **7.06 Environmental Impact**

This is not applicable to this application.

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

The proposed development would not be visible from the Rickmansworth Road and has been discreetly sited so that it would not detract from the appearance of the original building, the surrounding area generally or harm the character and appearance of the Harefield Village Conservation Area, in accordance with policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

There are no residential properties nearby that would be adversely affected by the proposed development.

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

This is not applicable to this application.

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

The proposed development would not result in the loss of parking spaces at the centre. The proposed cycle store would encourage a sustainable mode of transport and would meet the Council's sustainable objectives. Therefore, the proposal would comply with policies AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

This is addressed at section 07.07.

**7.12 Disabled access**

This is not applicable to this application.

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

This is not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

The proposal would not result in the loss of trees/landscaping and would be discretely located so as not to require additional planting in accordance with policies OL3 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**7.15 Sustainable waste management**

This is not applicable to this application.

**7.16 Renewable energy / Sustainability**

This is not applicable to this application.

**7.17 Flooding or Drainage Issues**

This is not applicable to this application.

**7.18 Noise or Air Quality Issues**

This is not applicable to this application.

**7.19 Comments on Public Consultations**

No third party comments have been received.

**7.20 Planning Obligations**

This is not applicable to this application.

**7.21 Expediency of enforcement action**

This is not applicable to this application.

**7.22 Other Issues**

There are no other relevant issues.

**8. Observations of the Borough Solicitor**

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

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

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

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

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

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

This is not applicable to this application.

**10. CONCLUSION**

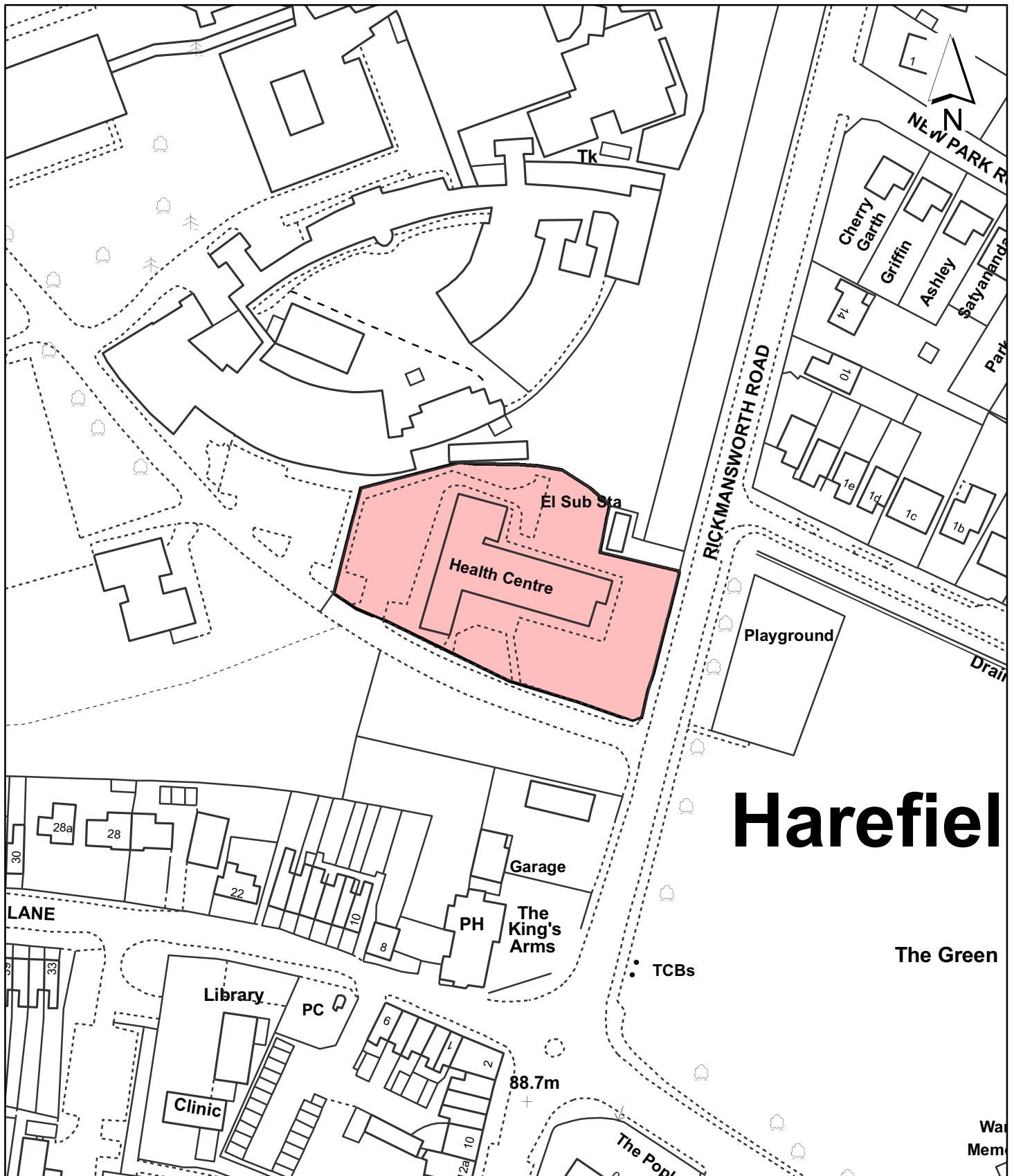
The proposal would not injure the visual amenities of the Green Belt, would relate satisfactorily with the appearance of the surrounding area and would not harm the character and appearance of the Harefield Village Conservation Area. As such, this application is recommended for approval.

**11. Reference Documents**

Planning Policy Guidance Note 2: Green Belts  
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



# Harefield

The Green

War  
Mem

## Notes

 Site boundary

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Site Address

**Harefield Health Centre  
Rickmansworth Road  
Harefield**

Planning Application Ref:

**58683/APP/2009/2792**

Planning Committee

**North** Page 135

Scale

**1:1,250**

Date

**March 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

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# Plans for North Planning Committee

6th April 2010



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INVESTOR IN PEOPLE

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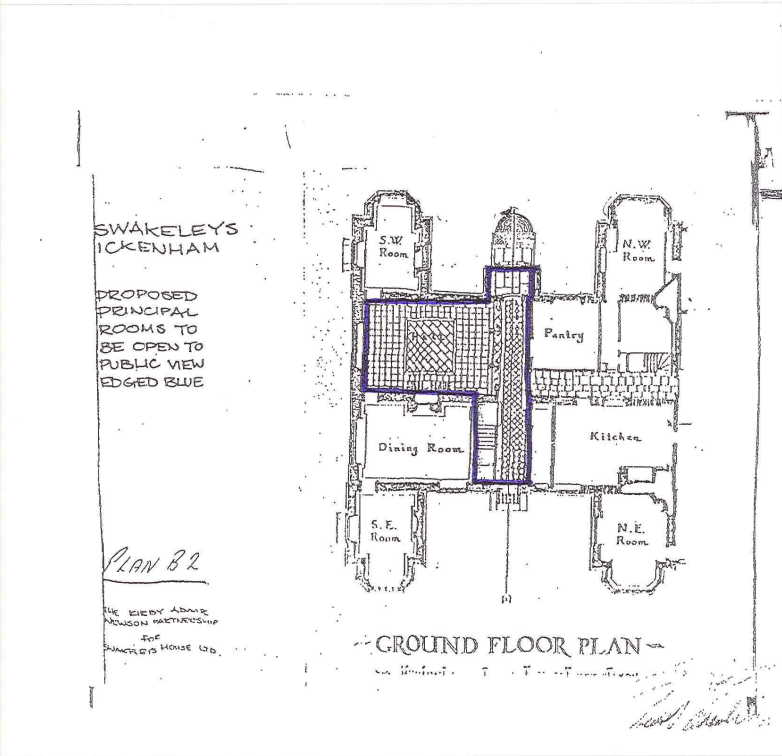
## **Report of the Head of Planning & Enforcement**

**Address:** SWAKELEYS HOUSE, ICKENHAM

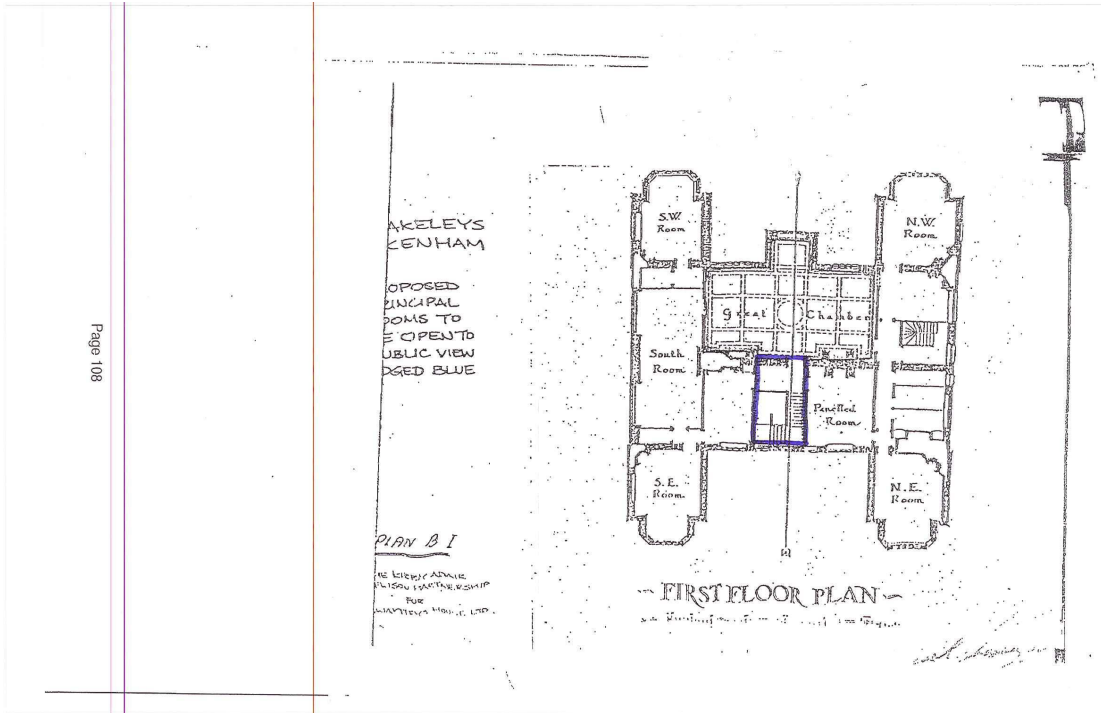
**Proposal:** PROPOSAL TO VARY BY CONSENT OF THE OWNER AND LOCAL PLANNING AUTHORITY A SECTION 52 AGREEMENT OF 1984, RELATING TO THE ERECTION OF 25,092 SQUARE FEET OF OFFICES IN THE GROUNDS OF SWAKELEYS HOUSE.

**LBH Ref Nos:** 23202/F/81/1435

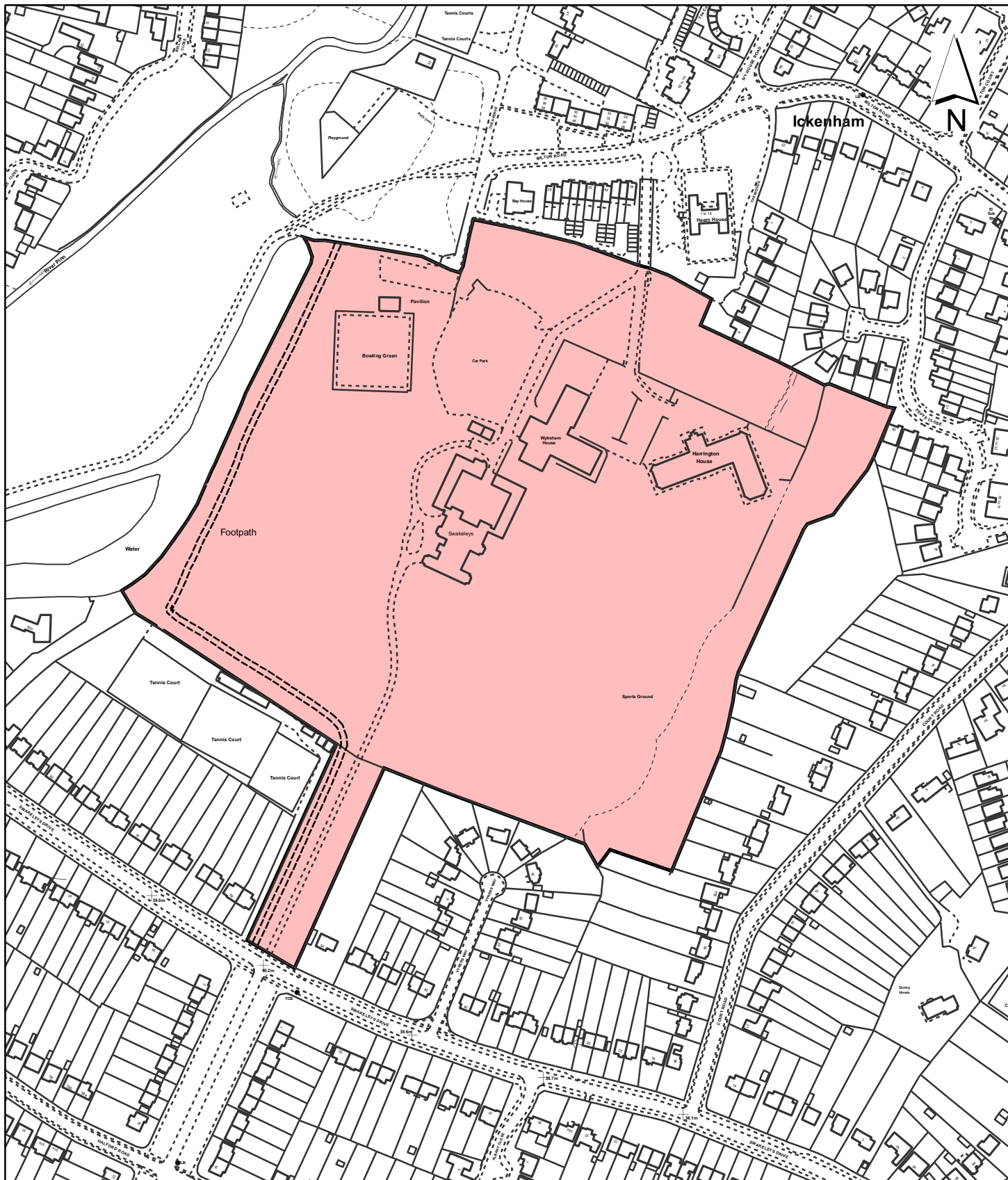





PLAN B2 - SWAKELEYS HOUSE: PUBLIC ACCESS TO GROUND FLOOR PROPOSED IN DRAFT DEED OF VARIATION



PLAN B1 - SWAKELEYS HOUSE: PUBLIC ACCESS TO FIRST FLOOR PROPOSED IN DRAFT DEED OF VARIATION



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Swakeleys House Ickenham</b>	
Planning Application Ref:	Scale
<b>23202/F/81/1435</b>	<b>1:3,000</b>
Planning Committee	Date
<b>North</b> Page 140	<b>November 2009</b>

**LONDON BOROUGH OF HILLINGDON**

**Planning & Community Services**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement

**Address** 150 FIELD END ROAD EASTCOTE PINNER

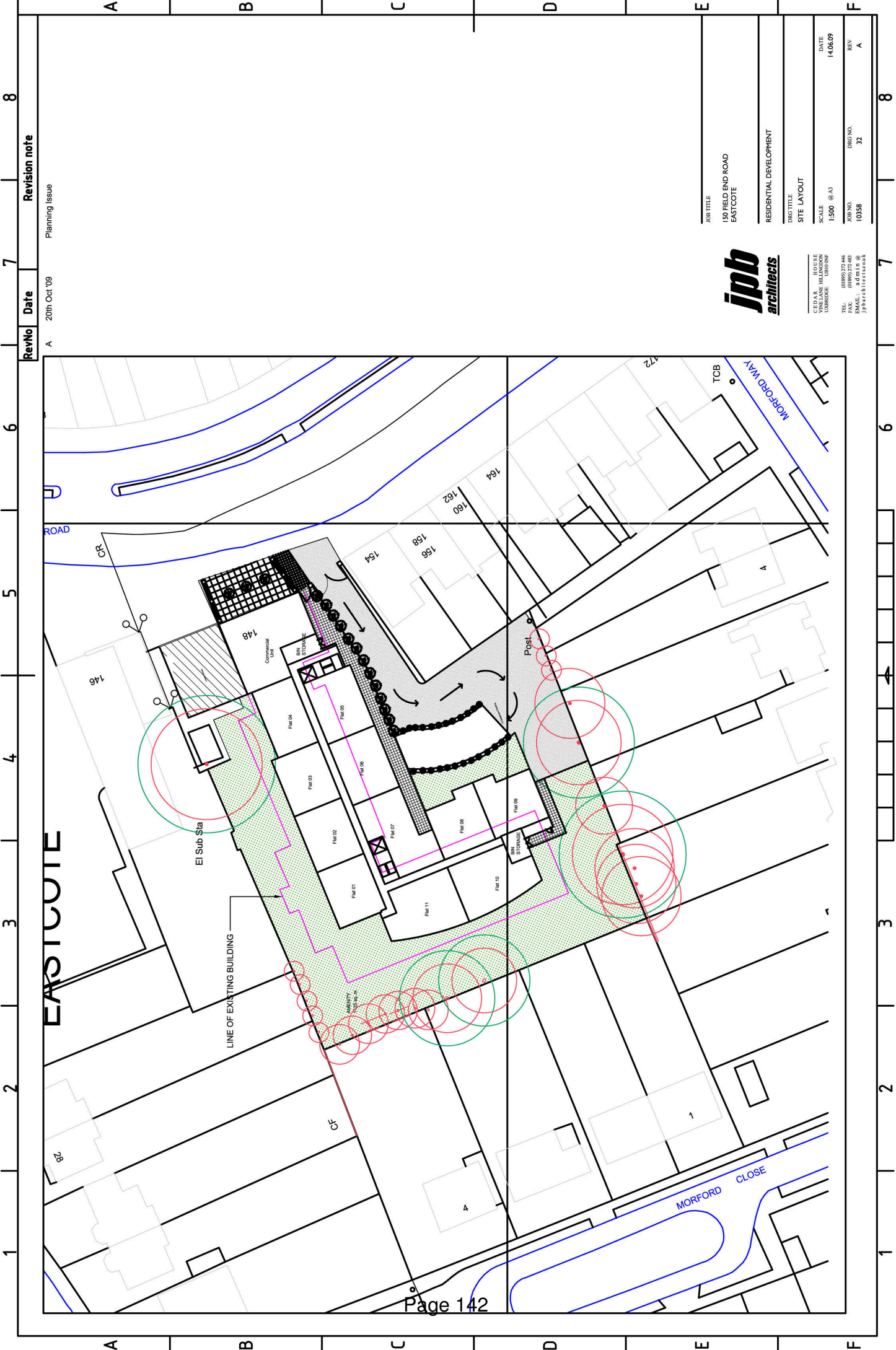
**Development:** Erection of a four storey building with basement parking, comprising 10 one-bedroom, 29 two- bedroom and 5 three-bedroom residential flats and a commercial unit on the ground floor fronting Field End Road (involving demolition of the existing building.)

**LBH Ref Nos:** 25760/APP/2009/2441

<b>Date Plans Received:</b>	09/11/2009	<b>Date(s) of Amendment(s):</b>	07/11/2009
<b>Date Application Valid:</b>	28/01/2010		09/11/2009
			07/12/2009
			28/01/2010

---





RevNo	Date	Revision note
A	20th Oct '09	Planning Issue

JOB TITLE  
150 FIELD END ROAD  
EASTCOTE

DRG TITLE  
RESIDENTIAL DEVELOPMENT

SCALE  
1:500 @ A3

JOB NO.  
10358

DRG NO.  
32

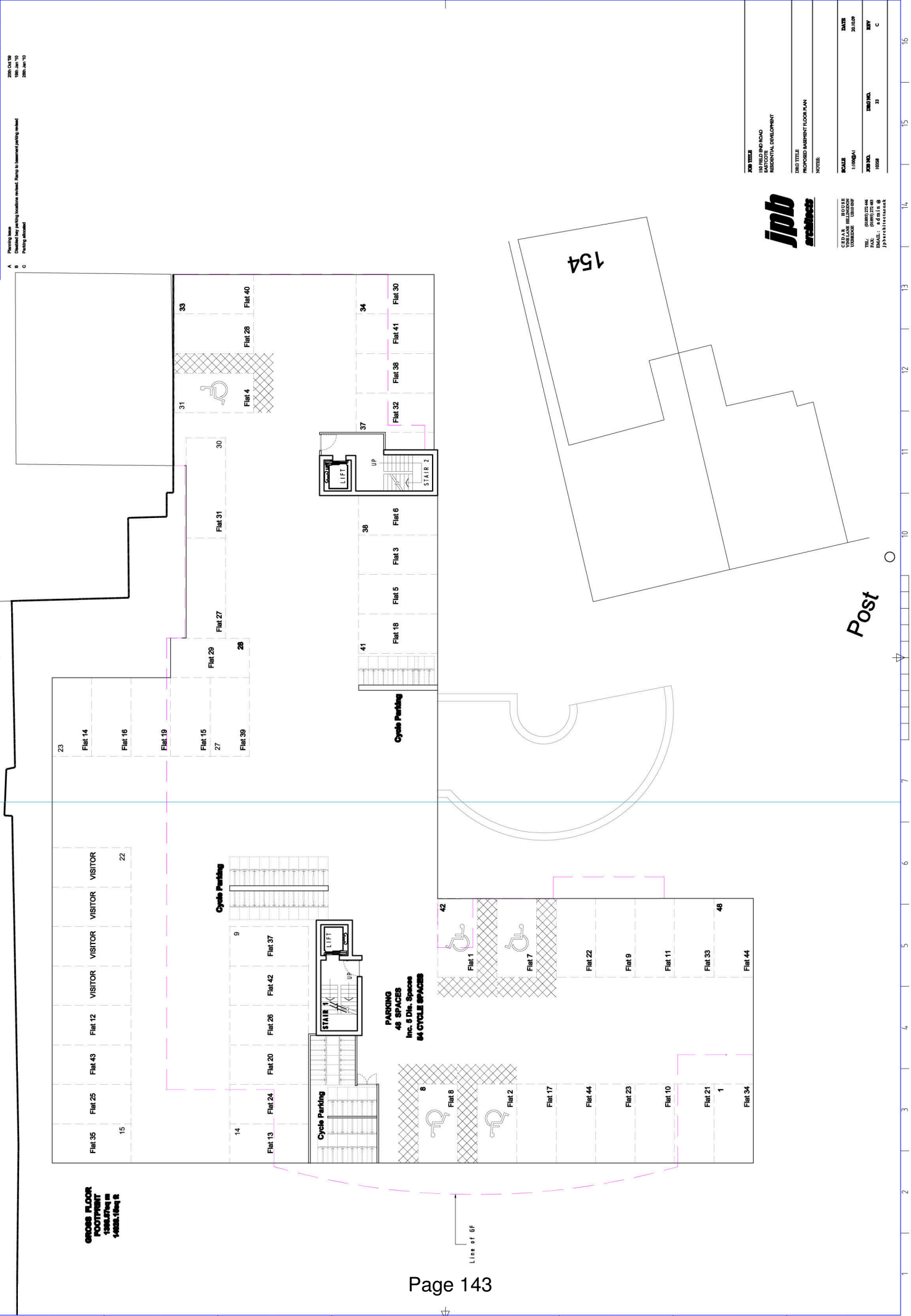
DATE  
14.06.09

REV  
A



CEPAK HOUSE  
UNBROOK, WILTSHIRE

TEL: 01800 524646  
FAX: 01800 222480  
EMAIL: admin@ipbarehitects.co.uk



**GROSS FLOOR FOOTPRINT**  
1284.77sq m  
14025.11sq ft

**PARKING**  
46 SPACES  
Inc. 5 Dis. Spaces  
84 CYCLE SPACES

**JOB TITLE**  
11111111111111111111  
RESIDENTIAL DEVELOPMENT

**JOB TITLE**  
PROPOSED RESIDENT FLOOR PLAN  
NOTES

**SCALE**  
1:1000  
DATE  
20.10.19

**JOB NO.**  
10058  
**JOB NO.**  
21  
**REV**  
C



**CECILIA ROBERTS**  
ARCHITECT  
11111111111111111111  
TEL: (01845) 272 444  
FAX: (01845) 272 440  
WWW.IPB.AS  
11111111111111111111





JOB TITLE	RESIDENTIAL DEVELOPMENT
SCALE	1:100@A1
DATE	08/09/19
JOB NO.	1058
DWG NO.	25
REV	C

**ipb architects**

CELEBRATE HOUSE  
 UNLIMBLED  
 11/00@A1  
 TEL: (01)893 272 446  
 FAX: (01)893 272 443  
 11, PARKFIELD PLACE, LONDON, E14 6AF

PROPOSED FIRST FLOOR PLAN

NOTES:



**GROSS FLOOR FOOTPRINT**  
 1112.54q m  
 11974.85sq ft

**NOTE: FLATS 1 AND 24**

**APPROACH**  
 LEVEL ON GRANT FLOORING ROUTE TO ALL EXTERNAL AREAS INCLUDING GARDEN AND CLUTTERED STORAGE. STAIRS TO BE PROVIDED WITH GRIP STRIPS AND SMOOTH, NON-SLIPY FINISH. PATHS TO BE PROVIDED TO PROVIDE UNHINDERED CLEAR WAY TO ALL EXTERNAL AREAS. TO BE PROVIDED WITH GRIP STRIPS AND SMOOTH, NON-SLIPY FINISH.

**INTERNAL SPACES**  
 ALL INTERNAL ROOMS TO BE FINISHED WITH GRIP STRIPS AND SMOOTH, NON-SLIPY FINISH. ALL INTERNAL ROOMS TO BE FINISHED WITH GRIP STRIPS AND SMOOTH, NON-SLIPY FINISH.

**LIFETIME HOMES CONSIDERATIONS:**  
 ALL INTERNAL ROOMS TO BE FINISHED WITH GRIP STRIPS AND SMOOTH, NON-SLIPY FINISH. ALL INTERNAL ROOMS TO BE FINISHED WITH GRIP STRIPS AND SMOOTH, NON-SLIPY FINISH.





**GROSS FLOOR FOOTPRINT**  
 890.79sq m  
 9588.38sq ft

**OBSOLETE FULLY GLAZED ROOF MAINTENANCE ACCESS DOOR**

**VERTICAL WALL PLANTING**

**OBSOLETE WINDOW**  
**GREEN ROOF INCORPORATING SCREENED AMENITY SPACE**

**VERTICAL WALL PLANTING**

**GREEN ROOF INCORPORATING SCREENED AMENITY SPACE**

JOB TITLE 145 WEST ROAD RESIDENTIAL DEVELOPMENT		SCALE 1:100@A1	DATE 16.10.19
DRAWING TITLE PROPOSED SECOND FLOOR PLAN		JOB NO. 10248	DWG NO. JA
NOTES		REV	A



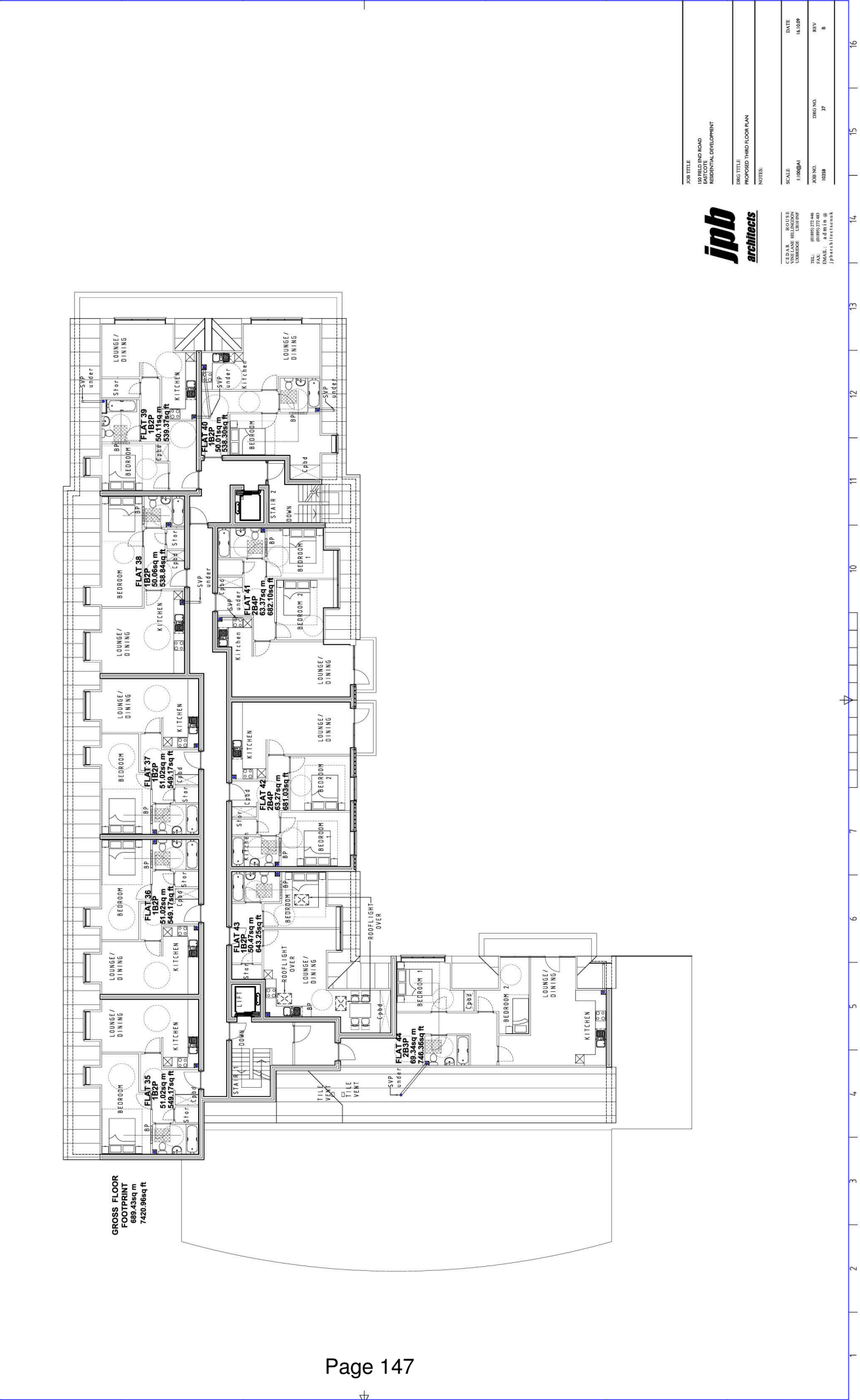
CEDEAR HOUSE  
 145 WEST ROAD  
 LONDON SW18 2JL  
 TEL: (01845) 272 446  
 FAX: (01845) 272 440  
 WWW: WWW.IPB.CO.UK  
 IPB ARCHITECTS LTD



Rev/No	Revision note	Date	Signature/Checked
16			
15			
14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

UTM 48 Q 44  
 2481600.00  
 2481600.00  
 2481600.00

A LAYOUT/FLAT TYPES DRAWING REVISION  
 B



**GROSS FLOOR  
 FOOTPRINT**  
 689.43sq m  
 7420.96sq ft

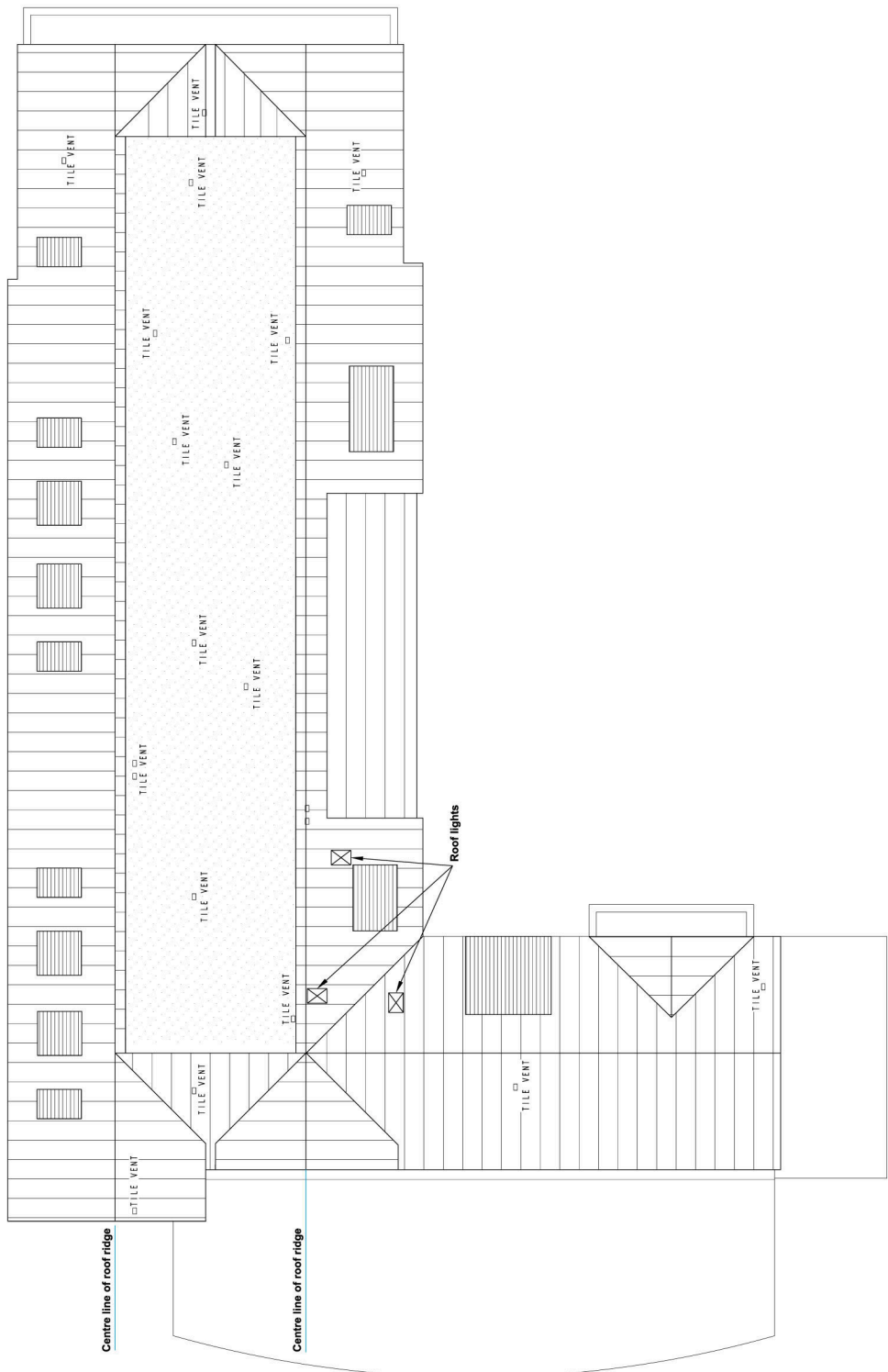
JOB TITLE		145 END ROAD	DATE	16.10.09
RESIDENTIAL DEVELOPMENT		11/10/09/01	DATE	16.10.09
JOB TITLE		PROPOSED THIRD FLOOR PLAN	DATE	16.10.09
NOTES			DATE	16.10.09
SCALE	1:100/0/01	DATE	16.10.09	
JOB NO.	10048	DATE	16.10.09	
REV	8	DATE	16.10.09	



CEDAR HOUSE  
 LUMBERIDGE  
 TEL: (01893) 272 446  
 FAX: (01893) 272 440  
 11/10/09/01

Rev	Date	Signature/Checked
1	24th Aug '09	
2	14th Aug '09	
3	14th Aug '09	
4	20th Oct '09	

- A History Alignment
- B Roof Pitch
- C Roof Pitch adjusted
- D ROOF PLAN REVISED, TILE VENTS SHOWN

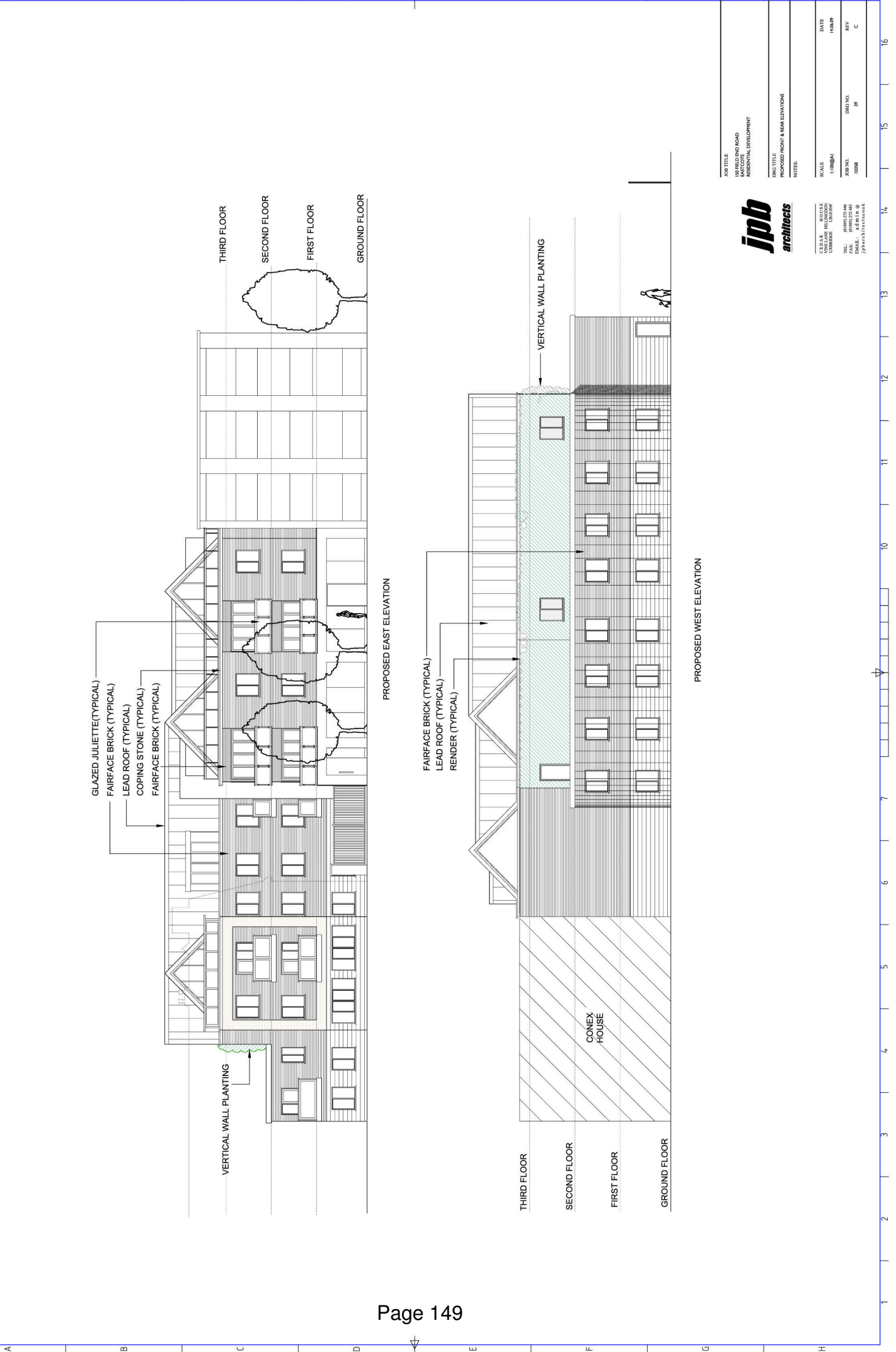


**ipb architects**

JOB TITLE: 1510 BEND ROAD EAST COVE RESIDENTIAL DEVELOPMENT  
 DRAWN: JH  
 DATE: 24/08/09  
 SCALE: 1:100@A1  
 PROJECT: PROPOSED ROOF FLOOR PLAN  
 NOTES:

CEDAR HOUSE CONSULTING LTD  
 1510 BEND ROAD EAST COVE  
 TEL: (01893) 272 446  
 FAX: (01893) 272 440  
 WWW: WWW.IPB.CO.UK  
 IPB ARCHITECTS LTD

Revised	Revision note	Date	Signature/Checked
A	Floor plan to West Elevation amended	20th Aug '19	
B	East Elevation updated	20th Aug '19	
C	ELEVATIONS UPDATED TO MATCH PLANS	20th Oct '19	

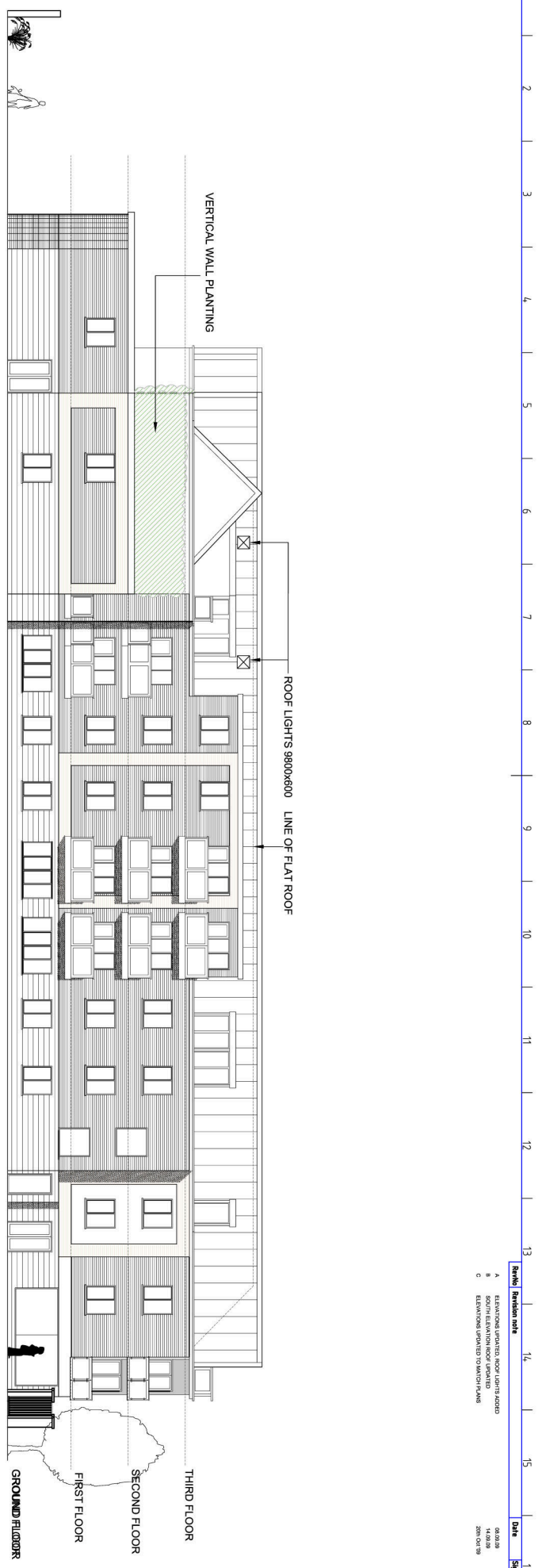


JOB TITLE 1450 BEND ROAD MAYFIELD RESIDENTIAL DEVELOPMENT		DATE 14/06/19
JOB TITLE PROPOSED FRONT & REAR ELEVATIONS		DATE 14/06/19
NOTES:		DATE 14/06/19
SCALE 1:100@A1	DATE 14/06/19	DATE 14/06/19
JOB NO. 1008	DWG NO. 24	REV. C

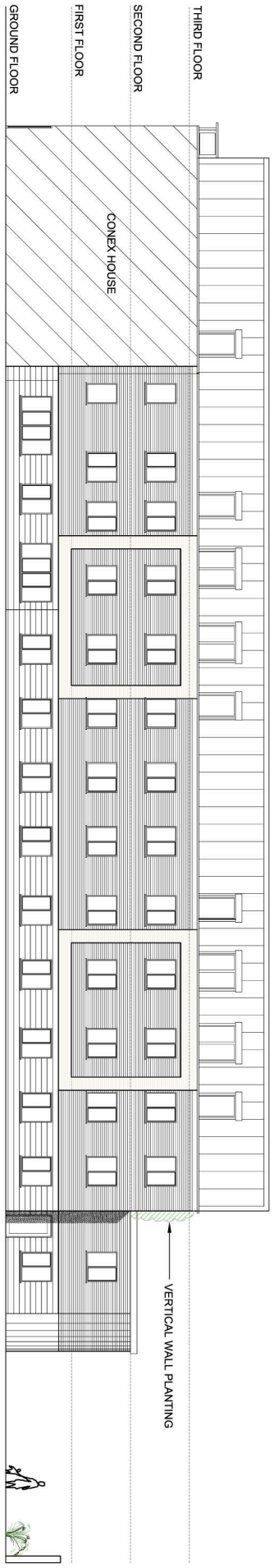


CELEBRATE HOUSE  
 UNFINISHED  
 TEL: (01893) 272 446  
 FAX: (01893) 272 440  
 1450 BEND ROAD  
 MAYFIELD, EAST SUSSEX TN21 1AB

Level	Revision note	Date	Signature/Checked
A	ELEVATION UPDATED - ROOF LIGHTS ADDED	20.03.20	
B	SOUTH ELEVATION ROOF LIGHTS ADDED	14.03.20	
C	ELEVATION SHOWN WITH CLIMBER PLANTING	20/01/20	



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



CELEBA HOUSE  
 CONTEMPORARY RESIDENCE  
 150 HILL ROAD  
 PORT DENISON  
 TASMANIA  
 PHONE: 0819917244  
 FAX: 0819917248  
 EMAIL: [info@ipbarchitects.com.au](mailto:info@ipbarchitects.com.au)  
 IPBARCHITECTS.COM.AU

JOB TITLE		DATE
150 HILL ROAD ROAD		14.03.20
RESIDENTIAL DEVELOPMENT		
DATE TITLE		
PROPOSED S&P ELEVATIONS		
NOTES		
SCALE	1:100	DATE
JOB NO.	2019/01	REV
JOB NO.	2019/01	REV
JOB NO.	2019/01	REV





# PLANTING SCHEDULE

Proposed Extra-Heavy/Standard Tree Plantings	Common Name	Grm (cm)	Height (cm)	Root Condition	Min Breaks
Acacia corymbosa 'Bailey'	Field Maple	15-18	425-500	RB	4
Betula utilis 'Jaipurmover'	Himalayan Birch	15-18	425-500	RB	4
Prunella 'Prunella'	Prunella	15-18	425-500	RB	4
Prunella 'Prunella'	Prunella	15-18	425-500	RB	4
Quercus ilex	Evergreen Oak	15-18	405-500	BR	3
Sorbus aucuparia 'Shenauer's Seedling'	Rowan	15-18	425-500	BR	4

All extra-heavy/standard trees to be installed with low double stabs, approx. 200mm above ground and secured with proprietary rubber ties.

Proposed Standard Tree Planting	Common Name	Grm (cm)	Height (cm)	Root Condition	Min Breaks
Acer palmatum 'Nipponica'	Japanese Maple	10-12sq	175-200	BSF pot	5
Anacardium occidentale (fruit-stem)	Stony Persimmon	15-20sq	175-200	35-50sq pot/RB	5
Malus 'Red Jewel'	Malus	15-20sq	175-200	35-50sq pot/RB	5

Malus trees to be installed with low single stabs, approx. 500mm above ground, angled at 45 degrees and secured with proprietary rubber ties.

Proposed Hedge Planting	Common Name	Height (cm)	Root Condition	Plant
Euonymus japonicus	Euonymus	80-100	BS	10L
Laurethymus carnosus	Laurethymus	80-100	BS	10L

Hedges to consist of double-staggered rows at 900mm centres, cover 300mm earth, hedge to be supported by 1.2m high post and galvanneal wire fence (min. 3 wires) running through centre of hedge between rows.

Specimen Shrub Planting	Common Name	Supply Stock	Post Stocked Condition	Post Stocked Condition	Density / sqm
Prunella 'Prunella'	Prunella	40-60	BS	10L	10L

Structural Shrub Planting	Common Name	Supply Stock	Post Stocked Condition	Post Stocked Condition	Density / sqm
Laurethymus carnosus	Laurethymus	30-40	BS	10L	10L
Berberis 'Baronessa'	Berberis	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L

Ornamental Shrub Planting	Common Name	Supply Stock	Post Stocked Condition	Post Stocked Condition	Density / sqm
Laurethymus carnosus	Laurethymus	30-40	BS	10L	10L
Euonymus japonicus	Euonymus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L

Low Shrub Planting / Groundcover / Perennials / Grasses	Common Name	Supply Stock	Post Stocked Condition	Post Stocked Condition	Density / sqm
Laurethymus carnosus	Laurethymus	30-40	BS	10L	10L
Euonymus japonicus	Euonymus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L

Low Shrub Planting / Groundcover / Perennials / Grasses	Common Name	Supply Stock	Post Stocked Condition	Post Stocked Condition	Density / sqm
Laurethymus carnosus	Laurethymus	30-40	BS	10L	10L
Euonymus japonicus	Euonymus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L
Philadelphus 'Royal Flush'	Philadelphus	30-40	BS	10L	10L

Key Abbreviations:
BR - Bare root / Open grown about
BS - Rootballed
CG - Container grown / L = in pot size in litres

# PLANTING LEGEND

Existing tree to be retained

Proposed Hedge Planting

Proposed Extra-Heavy & Standard Trees

Proposed Ornamental Shrub Planting

Proposed Amenity Grass

Proposed Low Shrub Planting / Groundcover / Perennials / Grasses

Proposed Lawn

Proposed Paved Area

# PLANTING PROPOSALS

Proposed Hedge Planting

Proposed Extra-Heavy & Standard Trees

Proposed Ornamental Shrub Planting

Proposed Amenity Grass

Proposed Low Shrub Planting / Groundcover / Perennials / Grasses

Proposed Lawn

Proposed Paved Area

# HARD LANDSCAPE PROPOSALS

Reconstituted exposed aggregate paving slab, 450mm wide x random

| 450 x 450 x 20mm, tumbled finish. |

Feature paving slabs, in commercial settings, area

| Natural flagstone paving slab, 450mm wide x random |
| lengths, laid stretcher bond, 10mm finish. |

Permeable paving slabs, in access road and ramp.

| To 100mm x 100mm specification. |

# PLANTING SPECIFICATION

All planting to conform to National Planting Specification Guidelines and to BS5306, part 1, 1986 in terms of type, quality, conditions and size.

All plants and plant handling to be in accordance with HTA handling and establishing landscape plants Part 1, Part 1 and Part 1 (obtainable from the Horticulture Trades Association) and the CPRE publication 'Plant Handling'.

Contractor shall maintain existing levels around the base of existing trees and shall undertake all planting works occurring within the protection zone in accordance with BS5307:2005.

It will be the responsibility of the Contractor to check the locations of all underground services, existing and proposed, prior to the excavation of any tree pits or shrub beds and identify any potential conflicts to the client.

All plants shall be healthy, sturdy and true to name and size specified. They shall be well rooted, transplanted or pot grown on vigorous, sound root stock. All containerised shrubs shall be multi-stemmed from a point not more than 150mm above ground and as such shall be of bushy form unless otherwise indicated. All plants shall demonstrate good, consistent root growth throughout the whole container and should be supplied at the same size and of the same species as specified in the planting schedule.

**Planting Dates:** Plant bare root stock between mid November and mid March (except in trees of fruit), rootballed trees from October to April and containerised trees at all times (except periods of prolonged dry weather).

Planting times shall be 1000 to 1700hrs. Plants shall be delivered to site in the morning (between 0800 and 1200hrs) and planted by the end of the day (between 1300 and 1800hrs). Plants shall be delivered to site in the morning (between 0800 and 1200hrs) and planted by the end of the day (between 1300 and 1800hrs).

Break up bottom of the pit to a depth of 500mm and ensure subsoil is completely free-draining and loose (not over compacted) immediately prior to planting (not over).

Incorporate a slow release fertiliser 'Ersmag' (or similar approved NPK/Fertilizer 11-22-20 containing 0.5%Mg) at a rate of 50g per pit and P4 Polymer by broadcast (at a rate of 50g per pit mixed evenly throughout the backfill material).

Trees in soil planted areas to be dressed with a minimum 75mm mulch layer, consisting of amenity grass bark mulch, graded size 15-24mm (10-15% max, while wood content), at a rate of 150mm per pit mixed evenly throughout the backfill material.

All trees shall be installed with proprietary flexible perforated irrigation/lateralisation pipe with integral cap and all trees in graded areas to be protected by specified plastic mulch (min 300mm high).

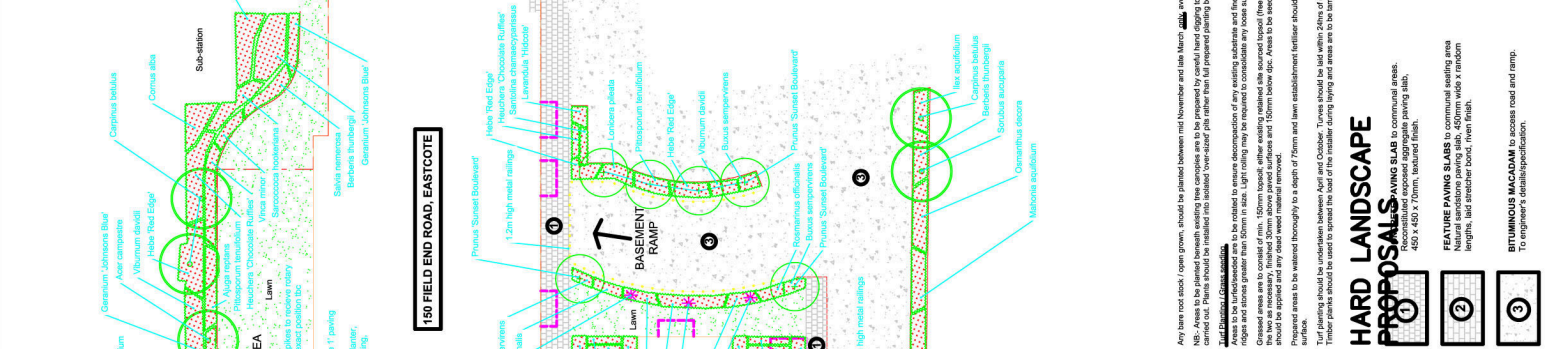
**Soil Condition:** Plant areas and groundcover plants into pre-prepared planting beds consisting of topsoil to a depth of no less than 150mm, mixed with soil conditioner as specified by the contractor to a depth of 150-200mm prior to planting.

Incorporate a soil conditioner/conditioner in the form of peat free general-purpose amino compost into prepared planting bed to a depth of 150mm, and incorporate fully to a depth of 225mm.

Incorporate a slow release fertiliser 'Ersmag' (or similar approved NPK/Fertilizer 11-22-20 containing 0.5%Mg) at a rate of 75g per pit and P4 Polymer by broadcast (at a rate of 50g per pit mixed evenly throughout the backfill material).

Dig localised plant holes, formed in area, 100mm greater than the pot size in all dimensions, ensuring that pit walls are loosened to ensure good drainage. Install plants into the centre of the pit, with their roots grounded slightly when released from the pot prior to planting (where appropriate).

All shrub areas to be dressed with a minimum 50mm mulch layer, consisting of medium chipped bark mulch, composted for 2-4 weeks, (15-25% max, while wood content). NB: The ground should be moist before the application of mulch.



# PLANTING SPECIFICATION

All planting to conform to National Planting Specification Guidelines and to BS5306, part 1, 1986 in terms of type, quality, conditions and size.

All plants and plant handling to be in accordance with HTA handling and establishing landscape plants Part 1, Part 1 and Part 1 (obtainable from the Horticulture Trades Association) and the CPRE publication 'Plant Handling'.

Contractor shall maintain existing levels around the base of existing trees and shall undertake all planting works occurring within the protection zone in accordance with BS5307:2005.

It will be the responsibility of the Contractor to check the locations of all underground services, existing and proposed, prior to the excavation of any tree pits or shrub beds and identify any potential conflicts to the client.

All plants shall be healthy, sturdy and true to name and size specified. They shall be well rooted, transplanted or pot grown on vigorous, sound root stock. All containerised shrubs shall be multi-stemmed from a point not more than 150mm above ground and as such shall be of bushy form unless otherwise indicated. All plants shall demonstrate good, consistent root growth throughout the whole container and should be supplied at the same size and of the same species as specified in the planting schedule.

**Planting Dates:** Plant bare root stock between mid November and mid March (except in trees of fruit), rootballed trees from October to April and containerised trees at all times (except periods of prolonged dry weather).

Planting times shall be 1000 to 1700hrs. Plants shall be delivered to site in the morning (between 0800 and 1200hrs) and planted by the end of the day (between 1300 and 1800hrs). Plants shall be delivered to site in the morning (between 0800 and 1200hrs) and planted by the end of the day (between 1300 and 1800hrs).

Break up bottom of the pit to a depth of 500mm and ensure subsoil is completely free-draining and loose (not over compacted) immediately prior to planting (not over).

Incorporate a slow release fertiliser 'Ersmag' (or similar approved NPK/Fertilizer 11-22-20 containing 0.5%Mg) at a rate of 50g per pit and P4 Polymer by broadcast (at a rate of 50g per pit mixed evenly throughout the backfill material).

Trees in soil planted areas to be dressed with a minimum 75mm mulch layer, consisting of amenity grass bark mulch, graded size 15-24mm (10-15% max, while wood content), at a rate of 150mm per pit mixed evenly throughout the backfill material.

All trees shall be installed with proprietary flexible perforated irrigation/lateralisation pipe with integral cap and all trees in graded areas to be protected by specified plastic mulch (min 300mm high).

**Soil Condition:** Plant areas and groundcover plants into pre-prepared planting beds consisting of topsoil to a depth of no less than 150mm, mixed with soil conditioner as specified by the contractor to a depth of 150-200mm prior to planting.

Incorporate a soil conditioner/conditioner in the form of peat free general-purpose amino compost into prepared planting bed to a depth of 150mm, and incorporate fully to a depth of 225mm.

Incorporate a slow release fertiliser 'Ersmag' (or similar approved NPK/Fertilizer 11-22-20 containing 0.5%Mg) at a rate of 75g per pit and P4 Polymer by broadcast (at a rate of 50g per pit mixed evenly throughout the backfill material).

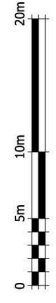
Dig localised plant holes, formed in area, 100mm greater than the pot size in all dimensions, ensuring that pit walls are loosened to ensure good drainage. Install plants into the centre of the pit, with their roots grounded slightly when released from the pot prior to planting (where appropriate).

All shrub areas to be dressed with a minimum 50mm mulch layer, consisting of medium chipped bark mulch, composted for 2-4 weeks, (15-25% max, while wood content). NB: The ground should be moist before the application of mulch.

Tree No	Species	H (m)	Branch Spread (m)				Stem Dia (cm)	Height of crown (m)	Category grading	Estimated remaining contribution (15%)	Physiological / Structural Condition	Preliminary management recommendations
			N	E	S	W						
1	Oak	13	4	4	4	3	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
2	Yew	13	4	4	4	3	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
3	Oak	13	3	3	3	3	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
4	Rowan	6	2	2	2	2	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
5	Yew	13	3	3	3	3	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
6	Willow	13	4	4	4	3	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
7	Rowan	6	2	2	2	2	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
8	Rowan	6	2	2	2	2	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
9	Yew	13	3	3	3	3	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
10	Yew	13	3	3	3	3	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
11	Yew	13	3	3	3	3	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
12	Yew	13	3	3	3	3	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
13	Yew	13	3	3	3	3	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain
14	Yew	13	3	3	3	3	15	Y	10	100	Healthy tree with no signs of decay or structural issues.	Retain

**Key to Schedule of Trees**

Tree No. Unique number corresponding with number on plan  
 H (m) Height in metres  
 N E S W Branch spread in metres (North, East, South, West)  
 Stem Dia (cm) Stem diameter in centimetres measured at 1.3m above ground level  
 Height of crown (m) Height of crown in metres measured at the widest point  
 Category grading Grading as per BS5838:2012  
 Estimated remaining contribution Estimated value as a percentage of total value  
 Physiological / Structural Condition  
 Y = Good  
 M = Moderate  
 P = Poor  
 R = Root Protection Area (RPA)  
 Retain = Retain  
 Remove = Remove  
 Prune = Prune  
 Consideration = Consideration  
 Consideration should be given to the removal of trees adjacent to buildings.



**Client:** CREATE AND CONSTRUCT

**Project:** FIELD END ROAD, EASTCOTE, LONDON

**Title:** TREE CONSTRAINTS PLAN

**Drawing Number:** 7296/01

**Status:** FOR INFORMATION

**Date:** DEC 2009 **Scale:** 1:200 @ A1

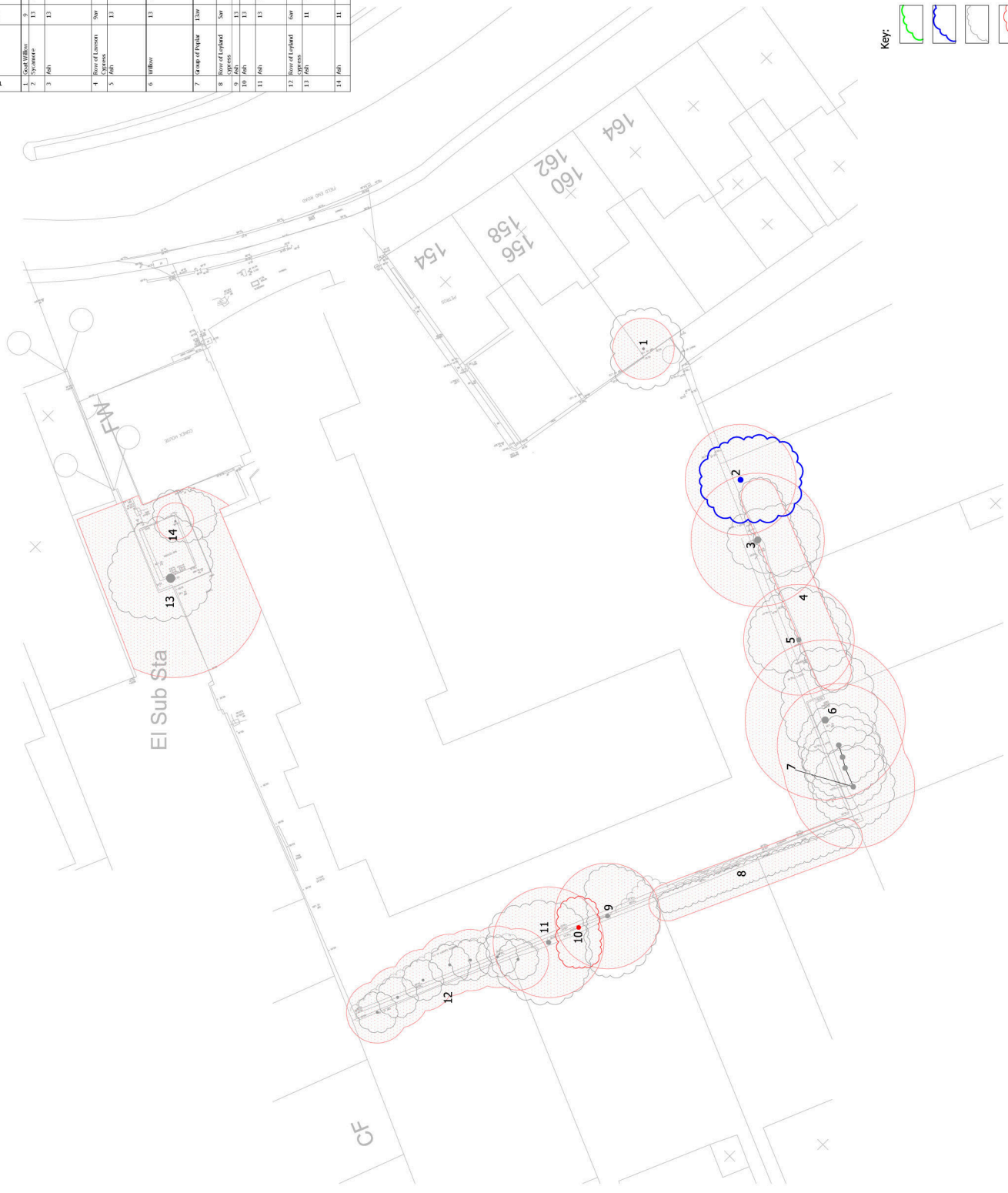
**Drawn:** ML **Checked:** JTK

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.

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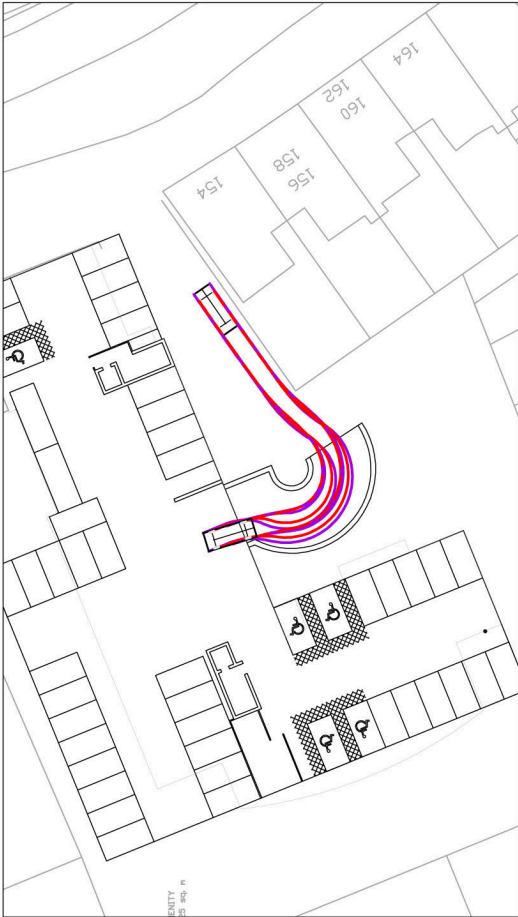
**IAN KEEN LIMITED**  
 CONSULTANTS FOR TREE AND LANDSCAPE  
 100, THE WOODS, WOODHURST, WEST SUSSEX, BN20 9JH  
 TEL: 01323 826096 FAX: 01323 831022 EMAIL: info@iankeen.co.uk

- Key:**
- Tree Category A, 1.2 or 3 - trees of high quality and value
  - Tree Category B, 1.2 or 3 - trees of moderate quality and value
  - Tree Category C, 1.2 or 3 - trees of low quality and value
  - Tree Category R - trees to be removed
  - Root Protection Area (RPA)

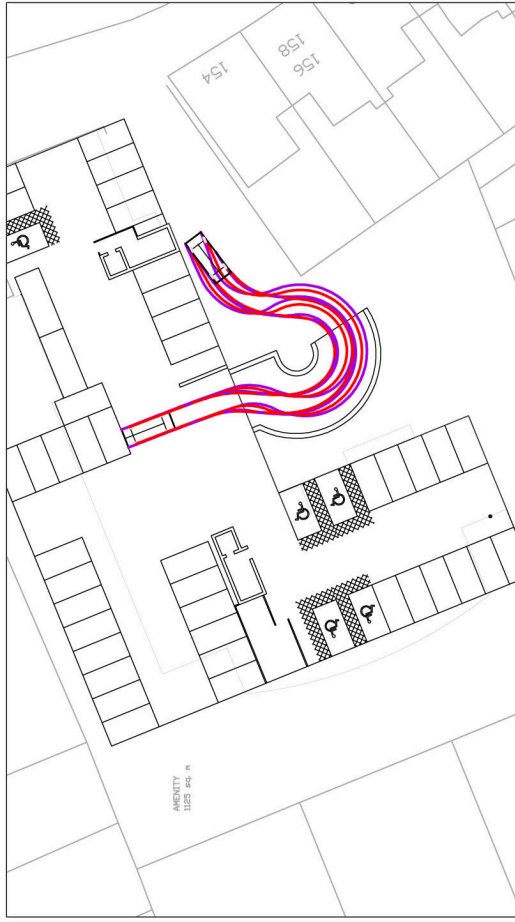




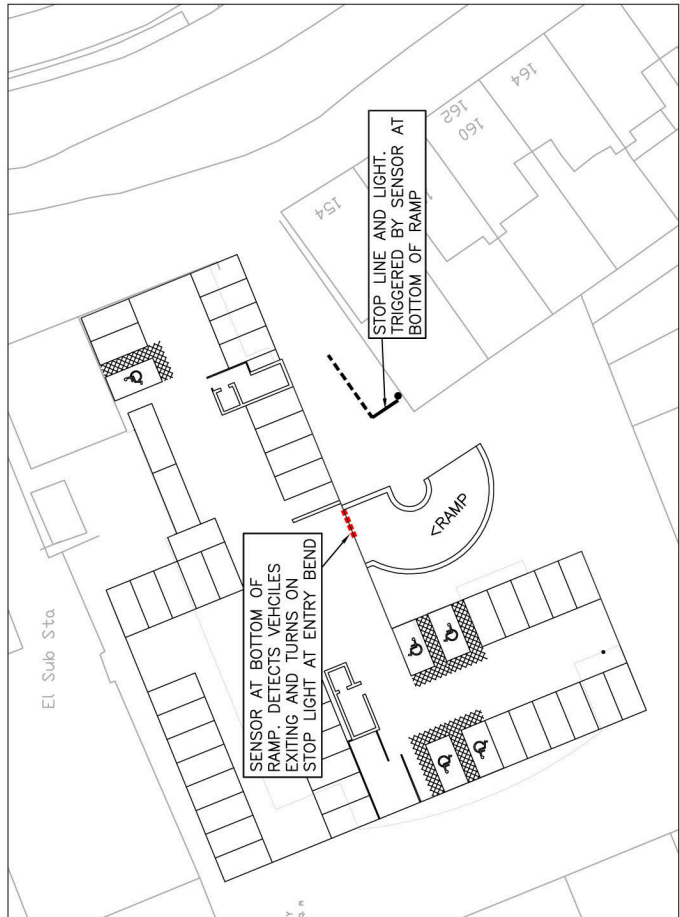




CAR MOVEMENT -- IN



CAR MOVEMENT -- OUT



PROPOSAL TO CONTROL VEHICLE MOVEMENT TO PREVENT COLLISIONS

TRACKING KEY:

- VEHICLE BODY
- VEHICLE TRACK

REV	AMENDMENT DETAILS	DRAWN	APPROVED	DATE

PROJECT FIELD END ROAD EASTCOTE	DESIGNED BY LW	DRAWN BY AJB	CHECKED & APPROVED BY AJB	SCALE 1:500
DRAWING TITLE VEHICULAR ACCESS TRACKING AND PLAN TO SHOW REQUIRED CONTROL MEASURES	DRAWING STATUS PRELIMINARY	DATE 22.01.10	CAD REFERENCE FILE NUMBER 10665_03_002.dwg	REVISION —
CLIENT JPB ARCHITECTS	DRAWING NUMBER 10665/03/002	<b>M-EC</b> Meeves Engineering Consultants Ltd Wellington House, Leicester Road, Latchford Leicestershire, LE87 6HP Telephone 0116 326 0091/facsimile 0116 326 0121 lbatcock@m-ec.co.uk email website www.m-ec.co.uk		

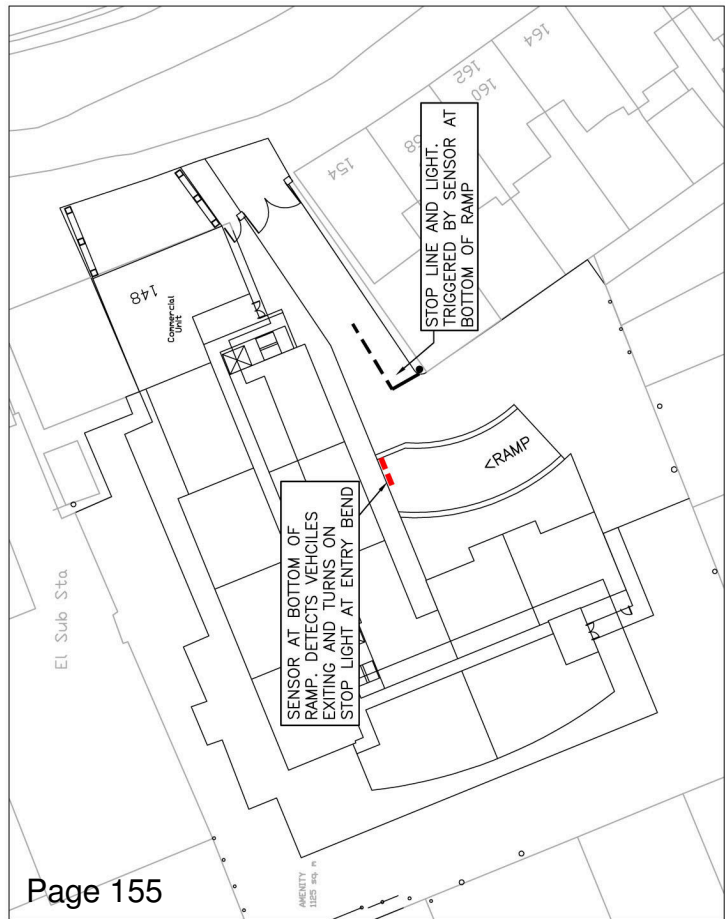




LARGE REFUSE MOVEMENT - IN & OUT



CAR MOVEMENT - IN



PROPOSAL TO CONTROL VEHICLE MOVEMENT TO PREVENT COLLISIONS



CAR MOVEMENT - OUT

**TRACKING KEY:**

- VEHICLE BODY
- VEHICLE TRACK

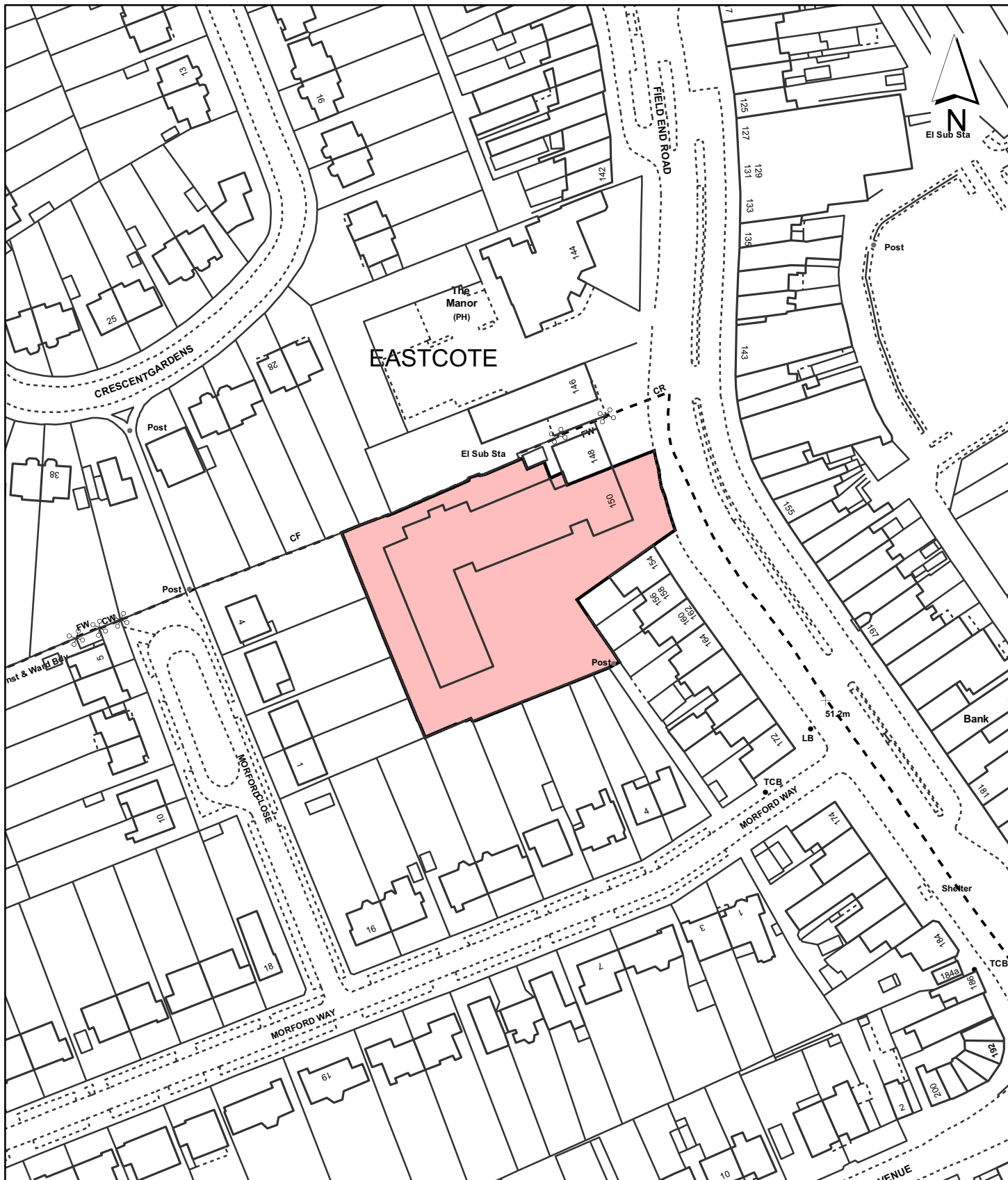
AMENDMENT DETAILS	
REV	DATE

PROJECT FIELD END ROAD EASTCOTE	DESIGNED AND DRAWN BY WW	SCALE 1:500
	APPROVED BY AJB	CHECKED BY AJB
DRAWING TITLE SITE ACCESS VEHICLE TRACKING	DRAWING STATUS PRELIMINARY	DATE 30.11.09
	CAD REFERENCE FILE NUMBER 10665_03_001.dwg	DRAWING NUMBER 10665/03/001
CLIENT CREATE AND CONSTRUCT LTD	REVISION —	


Millard Consulting  
Rich Arena Phoenix Way Coventry CV6 6GE  
Telephone 024 76328843 facsimile 024 76326899 email coventry@millardconsulting.co.uk  
www.millardconsulting.co.uk







**Notes**

 Site boundary

For identification purposes only.

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Site Address

**150 Field End Road  
Eastcote**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**25760/APP/2009/2441**

Scale  
**1:1,250**

Planning Committee  
**North Page 157**

Date  
**March 2010**



**HILLINGDON**  
LONDON

### **Report of the Head of Planning & Enforcement**

**Address** FORMER REINDEER PUBLIC HOUSE MAXWELL ROAD NORTHWOOD

**Development:** Erection of a part two, part three, part four storey building comprising of 1 one-bedroom flat, 4 two-bedroom flats and 7 three-bedroom flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access.

**LBH Ref Nos:** 18958/APP/2009/2210

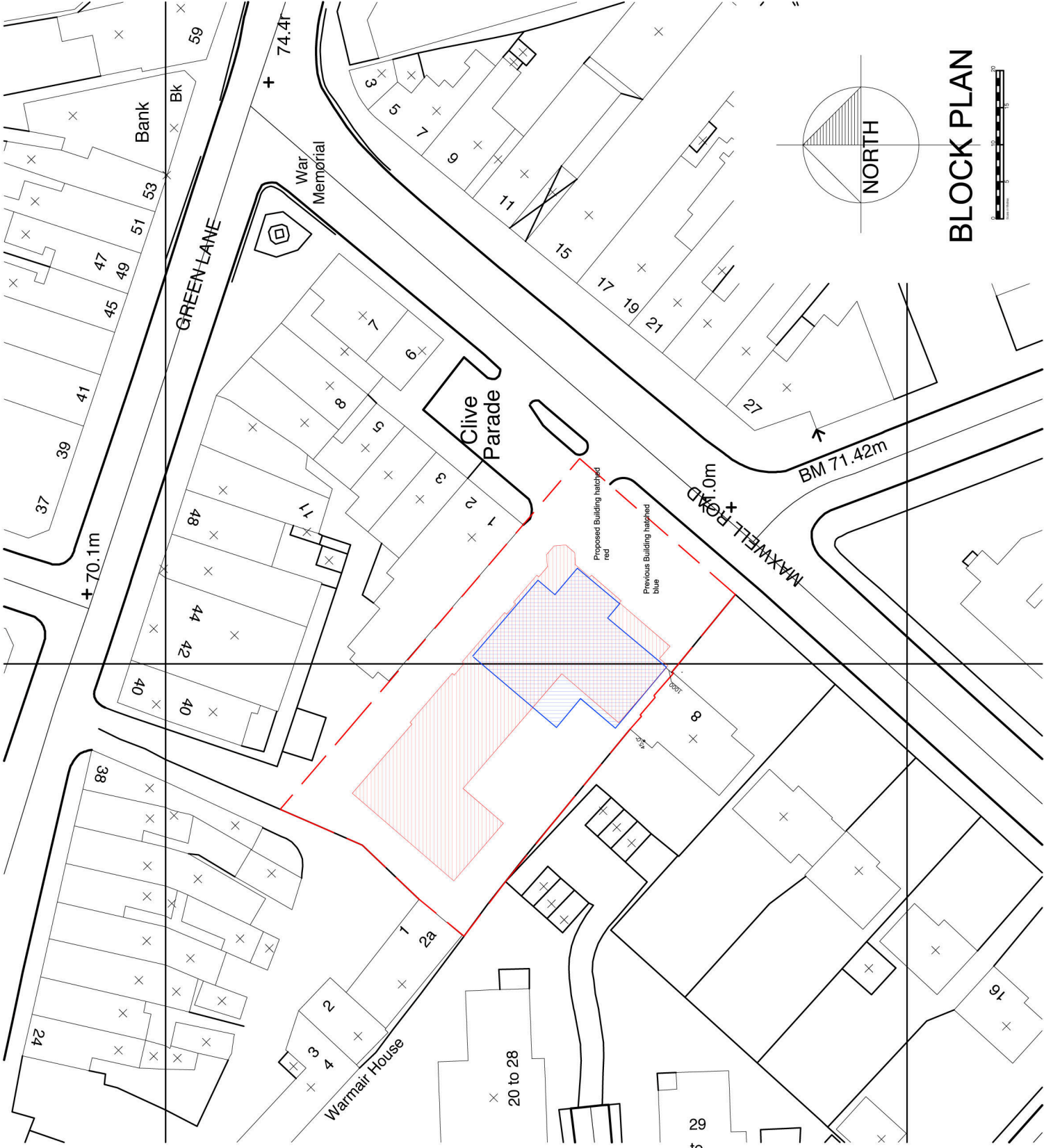
**Date Plans Received:** 12/10/2009                      **Date(s) of Amendment(s):** 12/10/0009

**Date Application Valid:** 13/01/2010                      20/01/0010





general notes:



A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	DEC 09
rev.	revision notes:	by:
dwg status:		date:

### PLANNING

client:



EXCELSIOR PROPERTIES LTD  
 3RD FLOOR SOVEREIGN HOUSE  
 1 ALBERT PLACE  
 FINCHLEY CENTRAL  
 LONDON - N3 1QB

drawn by:	drawn date:	checked/approved:	scale:
BG	09-09-09		1:500@A3

project title:

The Reindeer  
 Maxwell Road  
 Northwood

dwg title:

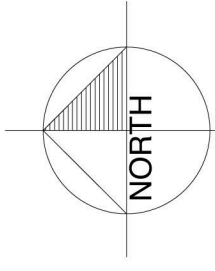
Block Plan  
 Indicating position of former  
 Public House - The Reindeer

dwg no:

112-09-PL-016

rev:

A



## BLOCK PLAN





Traffic control signal  
Position to be agreed with  
LA Highways

Level surface min. 5metres from  
junction of service road  
Bin collection area  
This window is at ground floor  
level 2500mm above GL

Traffic control signal  
Position to be agreed with  
LA Highways

Grade Gradient 1:15 max.

Visibility Marker  
Existing Area retained

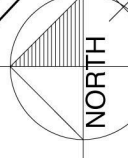
Site Entrance

2a

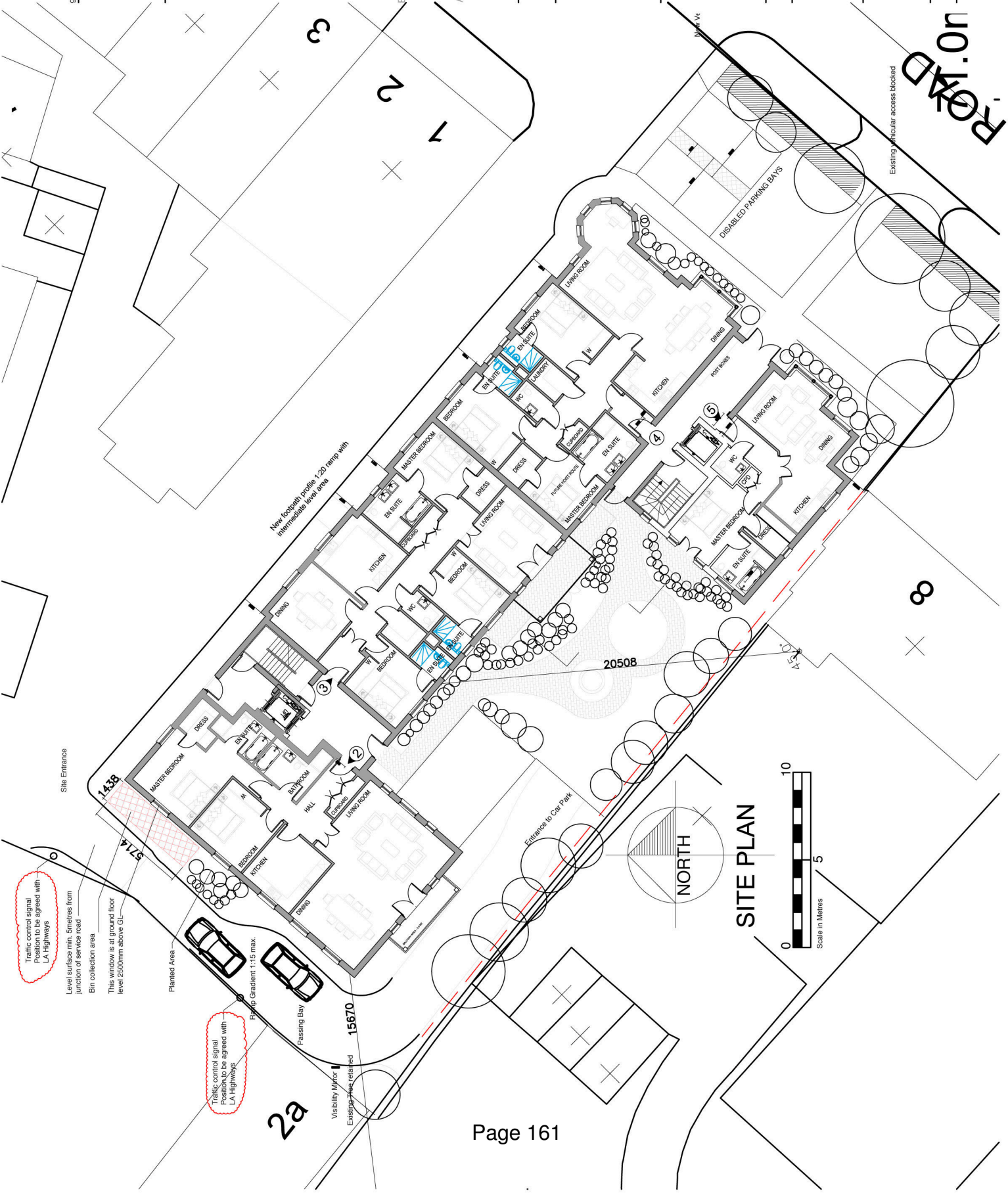
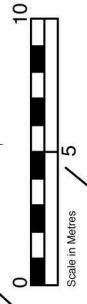
15670

20508

Entrance to Car Park



SITE PLAN



general notes:

TRAFFIC CONTROL SIGNALS  
INTRODUCED DEC 09

rev: revision notes  
dwg status: by: date:  
A SIDE ENTRANCE INTRODUCED  
WIDTH OF BUILDING REDUCED  
BY 450MM ACROSS FRONT  
ELEVATION DEC 09

PLANNING

client:



EXCELSIOR PROPERTIES LTD  
3RD FLOOR SOVEREIGN HOUSE  
1 ALBERT PLACE  
FINCHLEY CENTRAL  
LONDON - N3 1QB

drawn by: BG  
checked/approved: BG  
drawn date: 09-09-09  
scale: 1:200 @ A3  
1:100 @ A1

project title:  
The Reindeer  
Maxwell Road  
Northwood

dwg title:  
Site Plan

dwg no: 112-09-PL-003  
rev: B

general notes:

DATE	BY	REVISION	DESCRIPTION
15/03/10	MS	1	ISSUE FOR PERMIT
15/03/10	MS	2	ISSUE FOR PERMIT
15/03/10	MS	3	ISSUE FOR PERMIT
15/03/10	MS	4	ISSUE FOR PERMIT

B DISABLED BAYS REMOVED FROM BELOW GROUND CAR PARK MAR 10

A SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION DEC 09

rev. revision notes: by: date:

PLANNING

client:



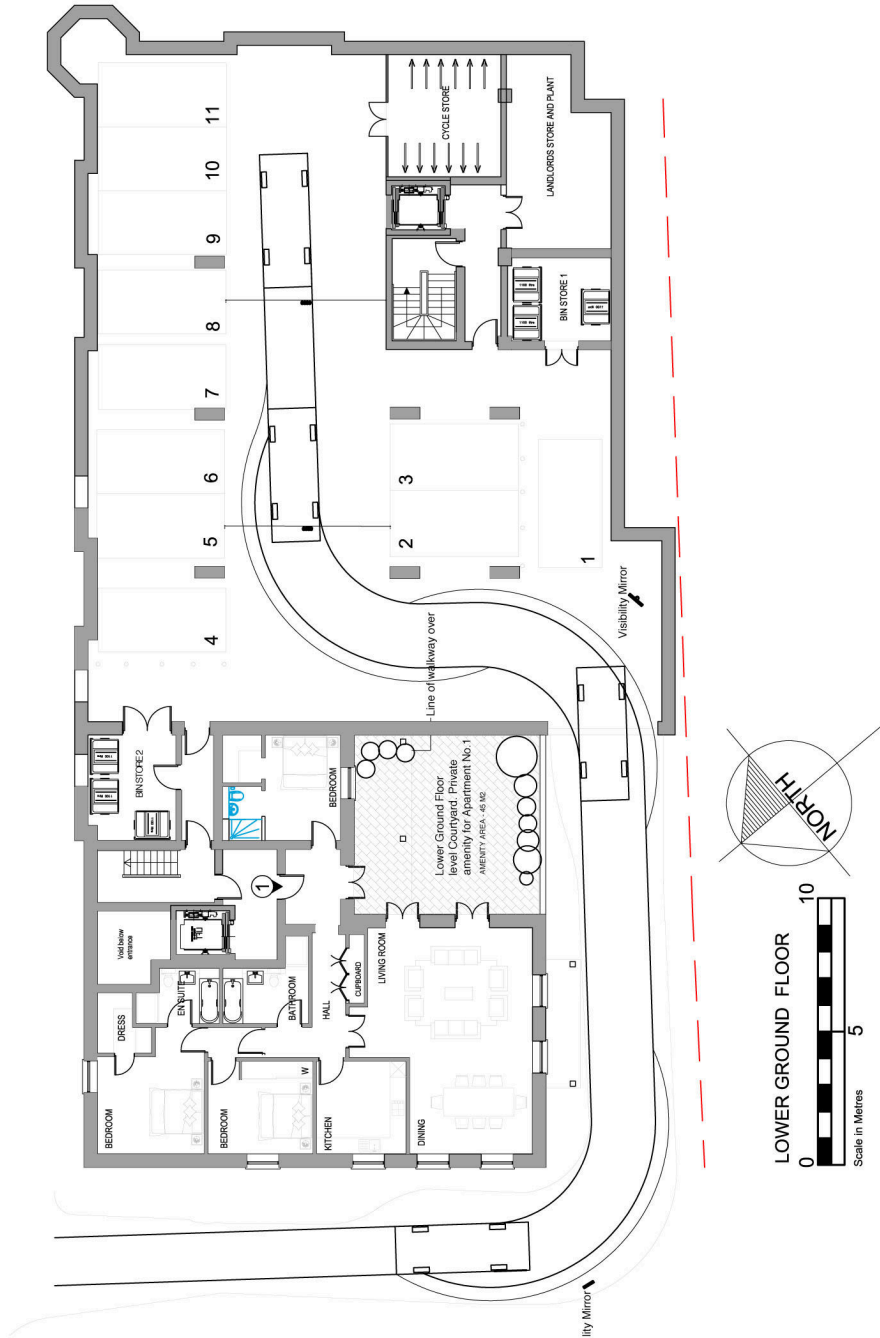
EXCELSIOR PROPERTIES LTD  
3RD FLOOR SOVEREIGN HOUSE  
1 ALBERT PLACE  
FINCHLEY CENTRAL  
LONDON - N3 1QB

drawn by: BG  
drawn date: 06/09/09  
checked/approved: 11/09/09  
scale: 1:200 @ A1

project title:  
The Reindeer  
Maxwell Road  
Northwood

dwg title:  
Lower Ground Floor

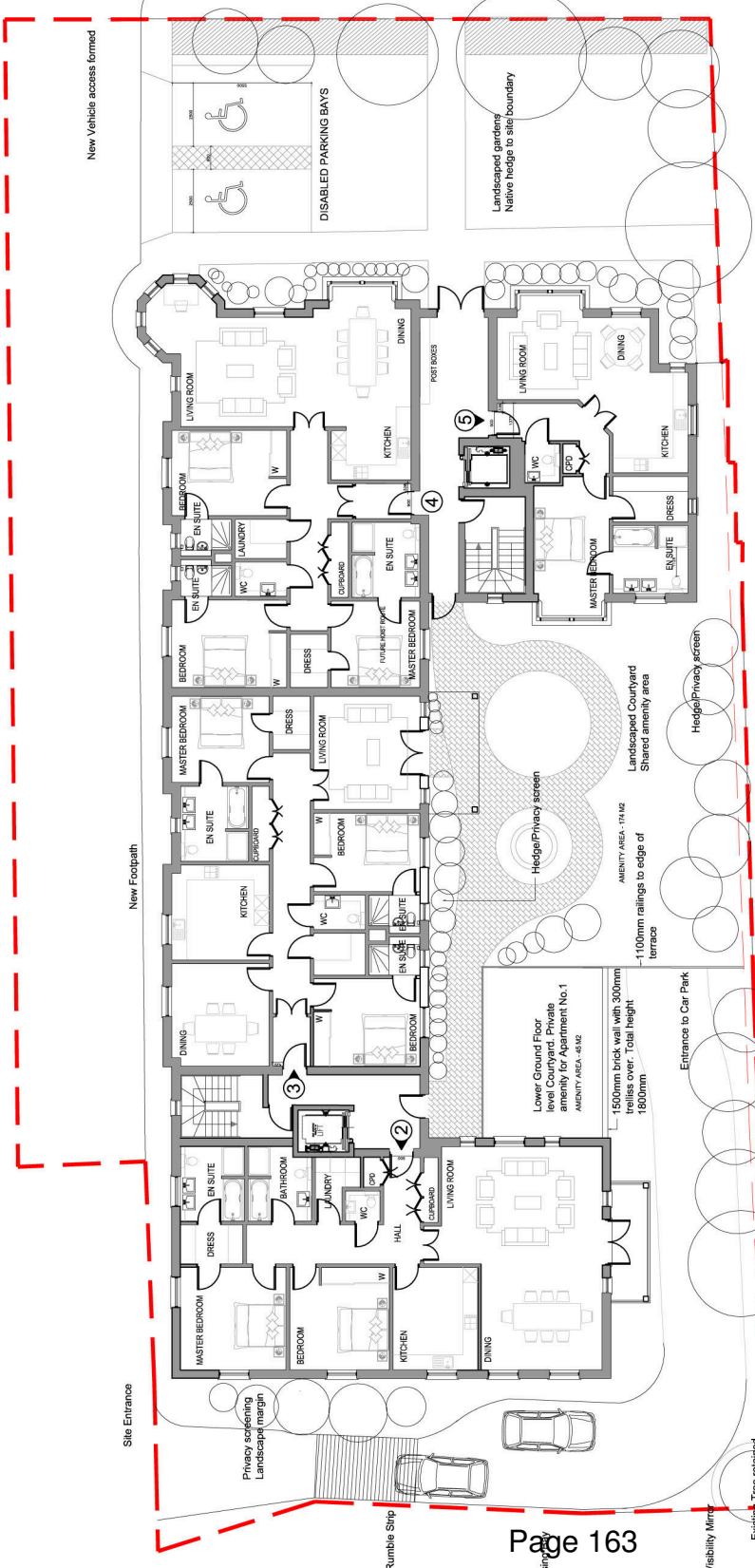
dwg no: 112-09-PL-007  
rev: B





general notes:

Floor	Plot No.	Beds	GIA	m <sup>2</sup>	sq. ft.
GF	2	2	145	1561	
	3	3	142	1528	
	4	3	149	1604	
	5	1	75	807	



rev. revision notes: by: date:

dwg status: **PLANNING**

client:



**EXCELSIOR PROPERTIES LTD**  
**3RD FLOOR SOVEREIGN HOUSE**  
**1 ALBERT PLACE**  
**FINCHLEY CENTRAL**  
**LONDON - N3 1QB**

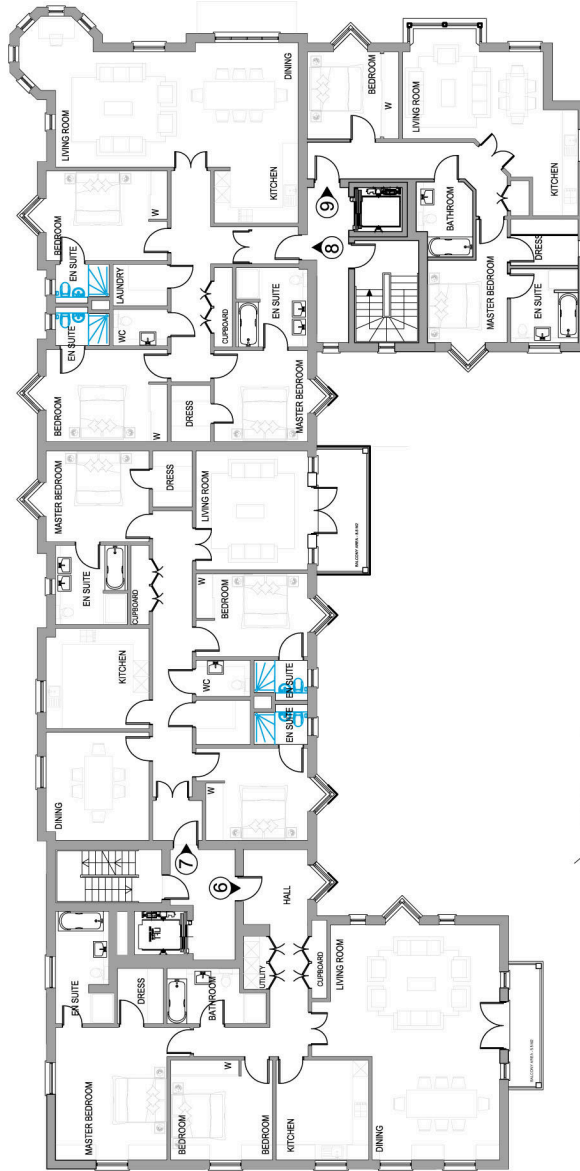
drawn by: BG  
 drawn date: 09/09/09  
 checked/approved: 1,200@A3  
 scale:

project title:  
**The Reindeer**  
**Maxwell Road**  
**Northwood**

dwg title:  
**Ground Floor Plan**

dwg no: **112-09-PL-004**  
 rev:

general notes:



A SIDE ENTRANCE INTRODUCED  
WIDTH OF BUILDING REDUCED  
BY 450MM ACROSS FRONT  
ELEVATION

rev. revision notes: by: date:  
DEC 09

PLANNING

client:



EXCELSIOR PROPERTIES LTD  
3RD FLOOR SOVEREIGN HOUSE  
1 ALBERT PLACE  
FINCHLEY CENTRAL  
LONDON - N3 1QB

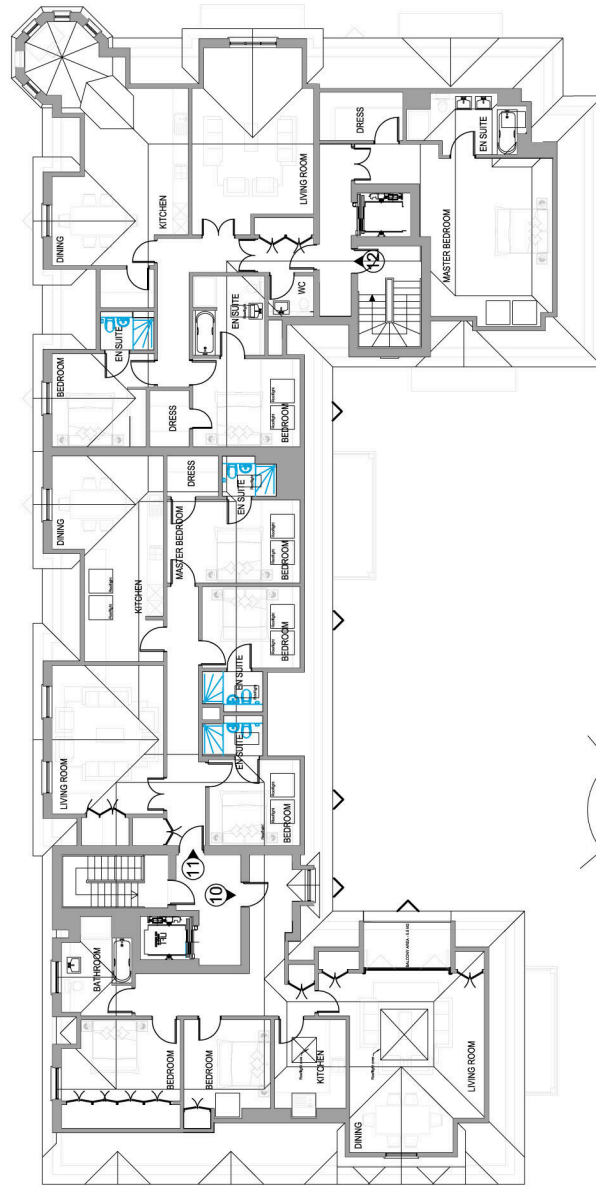
drawn by:	drawn date:	checked/approved:	scale:
BG	06/09/09		1:200 @ A1 1:100 @ A0

project title:  
**The Reindeer**  
Maxwell Road  
Northwood

dwg title:  
**First Floor Plan**

dwg no:	rev:
<b>112-09-PL-005</b>	<b>A</b>

general notes:



SECOND FLOOR



Scale in Metres

A SIDE ENTRANCE INTRODUCED  
WIDTH OF BUILDING REDUCED  
BY 450MM ACROSS FRONT  
ELEVATION

rev. revision notes: by: date:  
012006/09 11/10/06/09

PLANNING

client:



EXCELSIOR PROPERTIES LTD  
3RD FLOOR SOVEREIGN HOUSE  
1 ALBERT PLACE  
FINCHLEY CENTRAL  
LONDON - N3 1QB

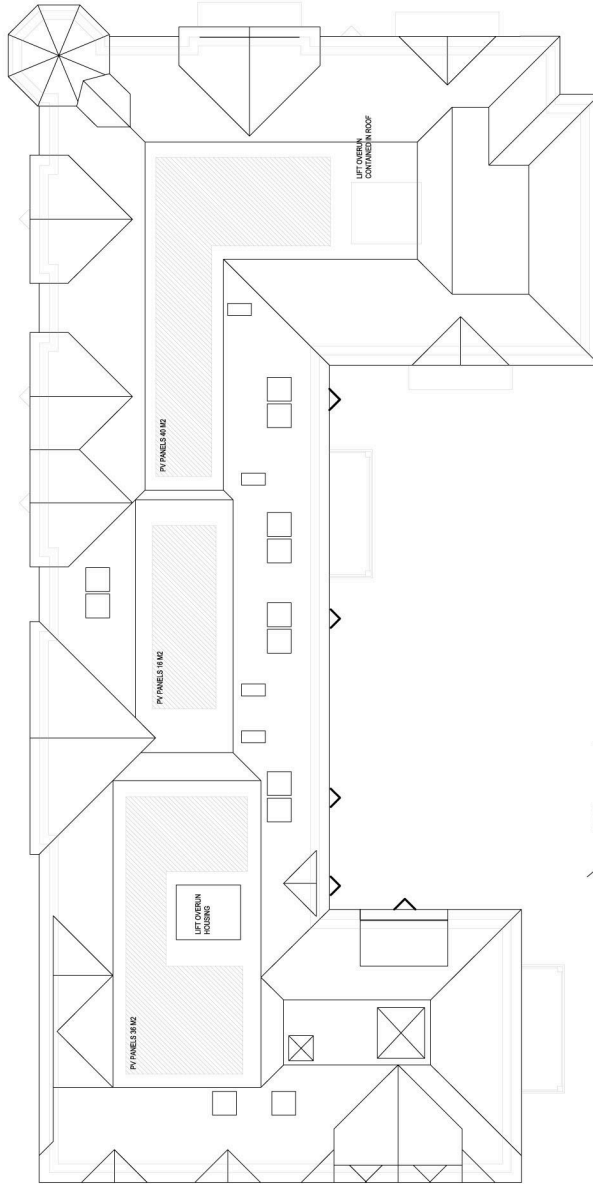
drawn by: BG  
drawn date: 06/09/09  
checked/approved: 11/10/06/09  
scale: 1:200 @ A1

project title:  
The Reindeer  
Maxwell Road  
Northwood

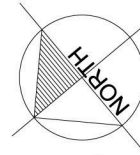
dwg title:  
Second Floor Plan

dwg no: 112-09-PL-006  
rev: A

general notes:



ROOF PLAN



A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	DEC 09	
rev.	revision notes:	by:	date:
dwg status:	PLANNING		

client:



EXCELSIOR PROPERTIES LTD  
3RD FLOOR SOVEREIGN HOUSE  
1 ALBERT PLACE  
FINCHLEY CENTRAL  
LONDON - N3 1QB

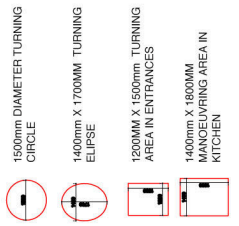
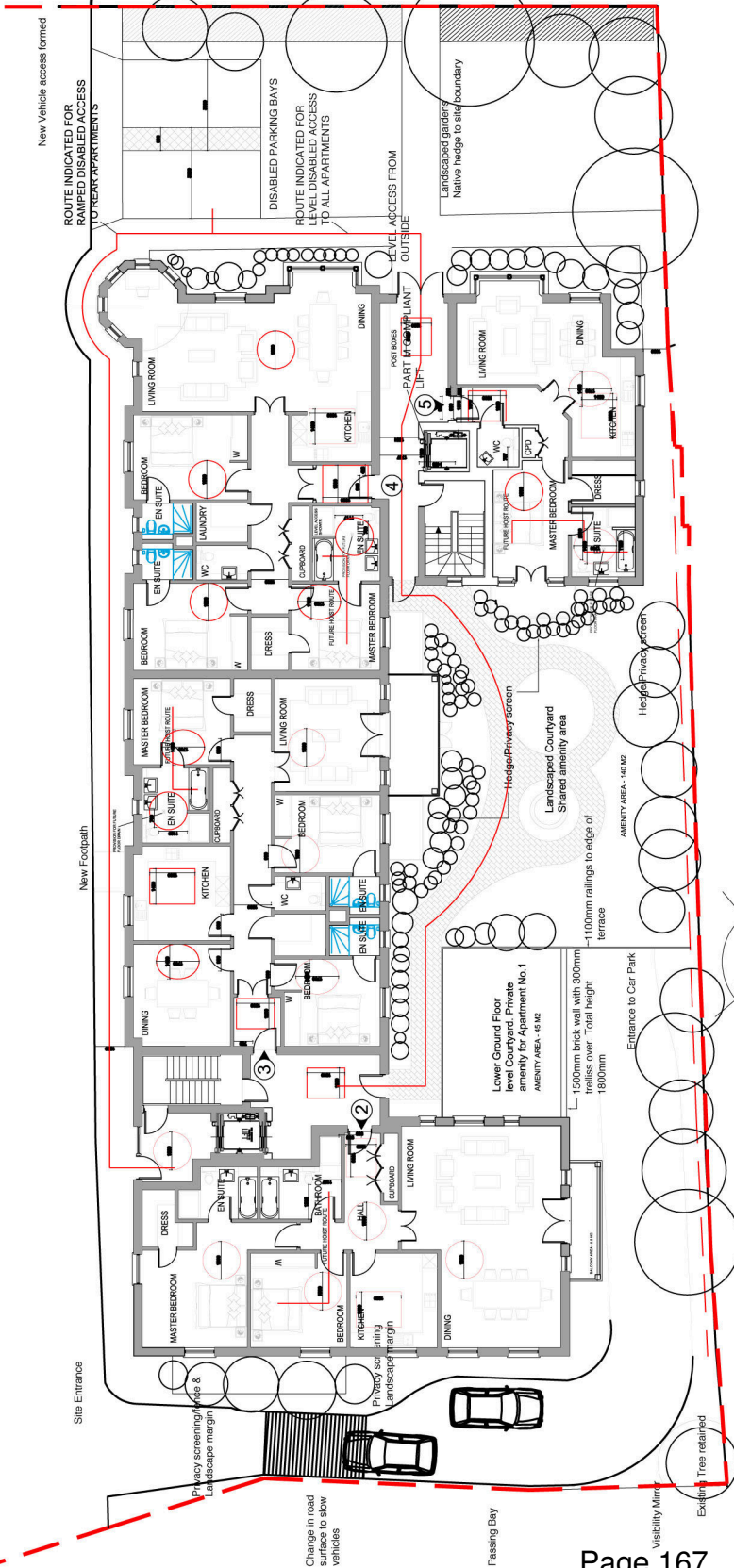
drawn by:	drawn date:	checked/approved:	scale:
BG	06/09/09		1:200 @ 1:100 @ A1
project title:			

The Reindeer  
Maxwell Road  
Northwood

dwg title:  
Roof Plan

dwg no:	rev:
112-09-PL-008	A

General notes:



DEC 09  
 SIDE ENTRANCE INTRODUCED  
 WIDTH OF BUILDING REDUCED  
 BY 450MM ACROSS FRONT  
 ELEVATION

rev: \_\_\_\_\_ by: \_\_\_\_\_ date: \_\_\_\_\_  
 dwn status: \_\_\_\_\_  
**PLANNING**  
 client: \_\_\_\_\_



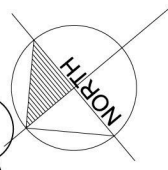
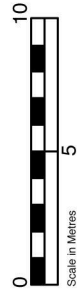
EXCELSIOR PROPERTIES LTD  
 3RD FLOOR SOVEREIGN HOUSE  
 1 ALBERT PLACE  
 FINCHLEY CENTRAL  
 LONDON - N3 1QB

drawn by: \_\_\_\_\_ drawn date: 08/09/09 checked/approved: \_\_\_\_\_ scale: 1:200 @ A3  
 BG 1:100 @ A1

Project title:  
**The Reindeer**  
 Maxwell Road  
 Northwood

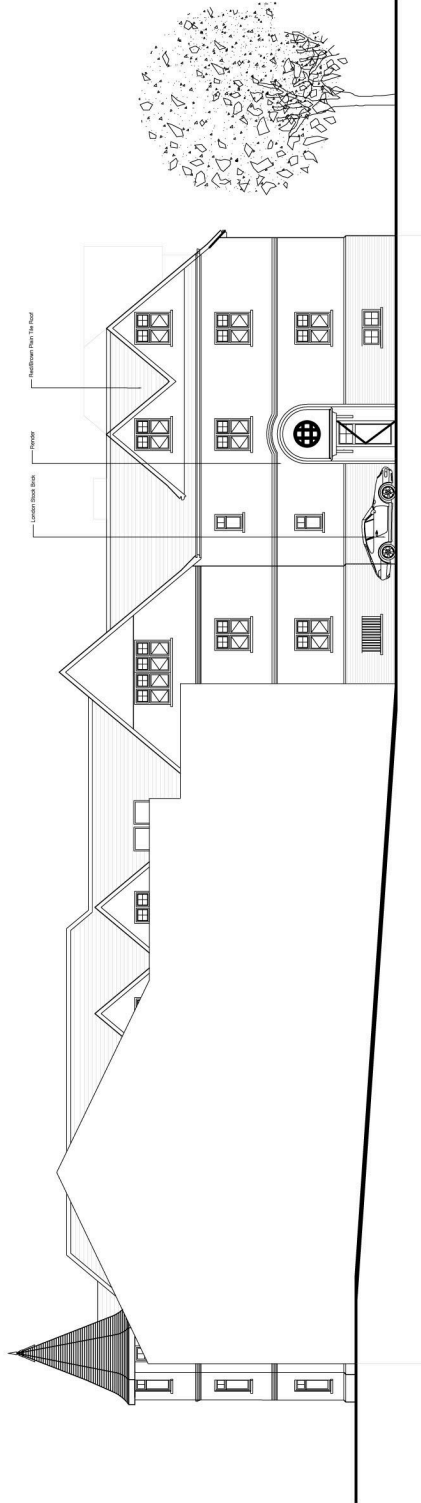
dwg title:  
**Floor Plan indicating DDA**  
 and Lifetime Homes provision

dwg no: **112-09-PL-017** rev: **A**





general notes:



NORTH EAST ELEVATION AS PROPOSED WITH CLIVE PARADE INDICATED



A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	DEC 09
rev.	revision notes:	by:
dwg status:		date:

PLANNING

client:



EXCELSIOR PROPERTIES LTD  
 3RD FLOOR SOVEREIGN HOUSE  
 1 ALBERT PLACE  
 FINCHLEY CENTRAL  
 LONDON - N3 1QB

drawn by:	drawn date:	checked/approved:	scale:
BG	08/09/09		1:200 @ A4
			1:100 @ A1

project title:

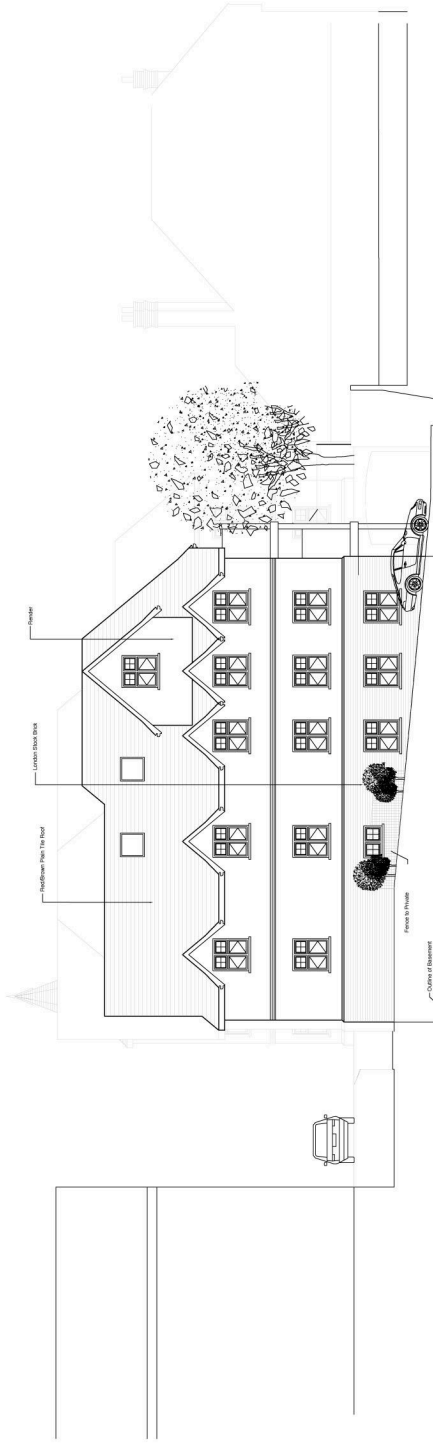
The Reindeer  
 Maxwell Road  
 Northwood

dwg title:

North East Elevation  
 as proposed with the outline  
 of Clive Parade indicated

dwg no:	rev:
112-09-PL-015	A

general notes:



NORTH WEST ELEVATION AS PROPOSED



SOUTH EAST (COURTYARD) ELEVATION AS PROPOSED



A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	DEC 09
rev.	revision notes:	by:
dwg status:		date:

PLANNING

client:



EXCELSIOR PROPERTIES LTD  
 3RD FLOOR SOVEREIGN HOUSE  
 1 ALBERT PLACE  
 FINCHLEY CENTRAL  
 LONDON - N3 1QB

drawn by:	drawn date:	checked/approved:	scale:
BG	08/09/09		1:200 @ A4 1:100 @ A1

Project title:

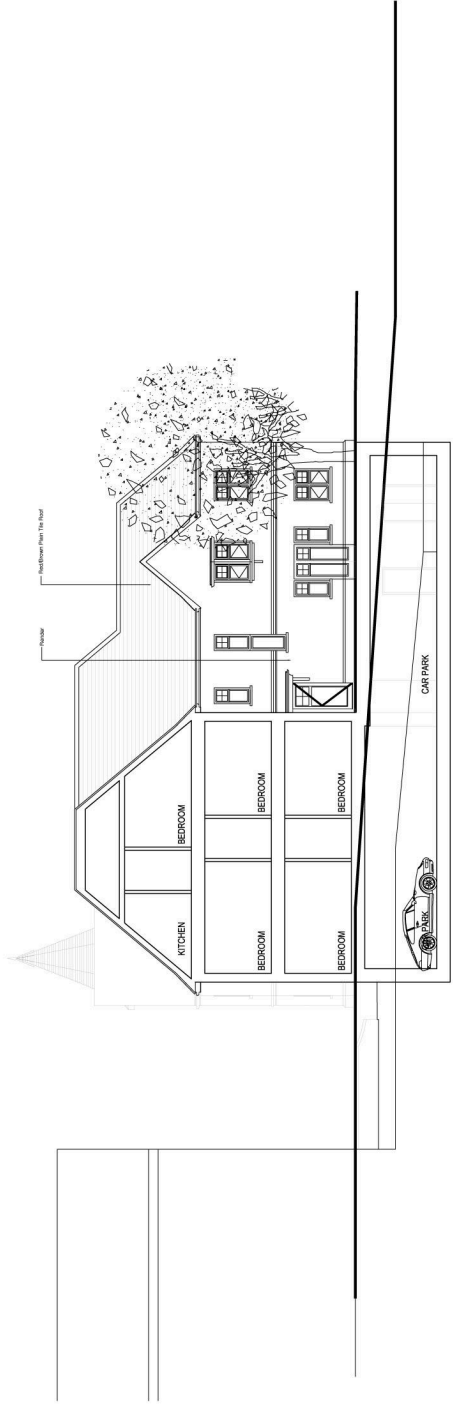
The Reindeer  
 Maxwell Road  
 Northwood

dwg title:

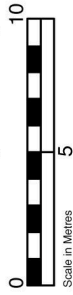
North West Elevation  
 South East Courtyard Elevation

dwg no:	rev:
112-09-PL-010	A

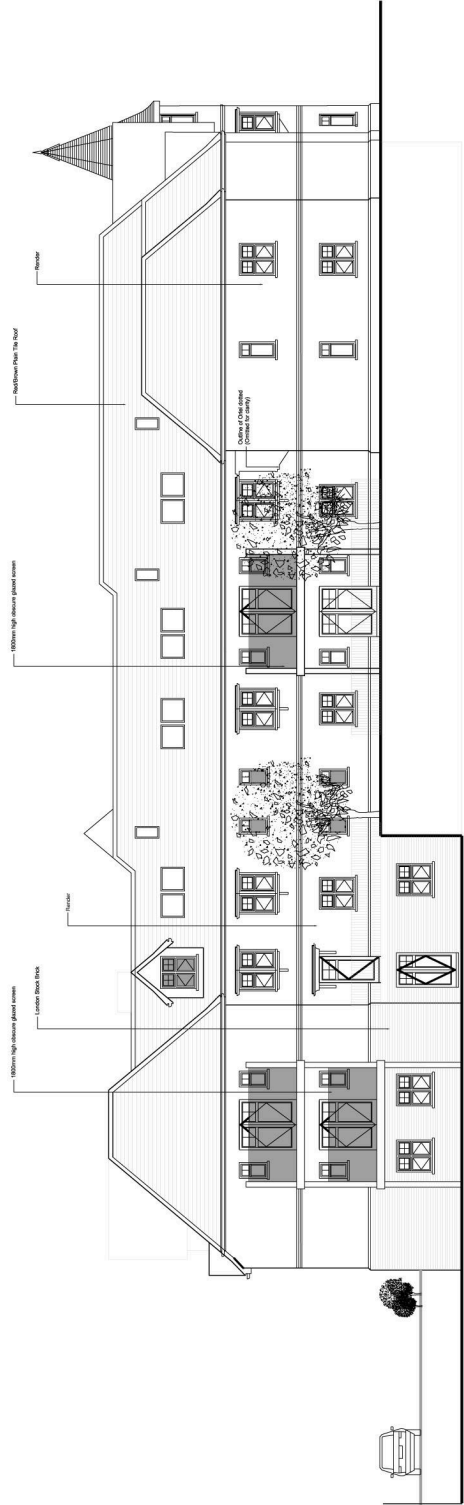
general notes:



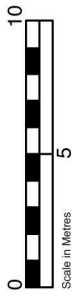
NORTH WEST (COURTYARD) ELEVATION AS PROPOSED



Scale in Metres



SOUTH WEST (COURTYARD) ELEVATION AS PROPOSED



Scale in Metres

A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	DEC 09
rev.	revision notes:	by:
dwg status:		date:

PLANNING

client:



EXCELSIOR PROPERTIES LTD  
 3RD FLOOR SOVEREIGN HOUSE  
 1 ALBERT PLACE  
 FINCHLEY CENTRAL  
 LONDON - N3 1QB

drawn by:	drawn date:	checked/approved:	scale:
BG	08/09/09		1:200 @ A3
Project title:			1:100 @ A1

The Reindeer  
 Maxwell Road  
 Northwood

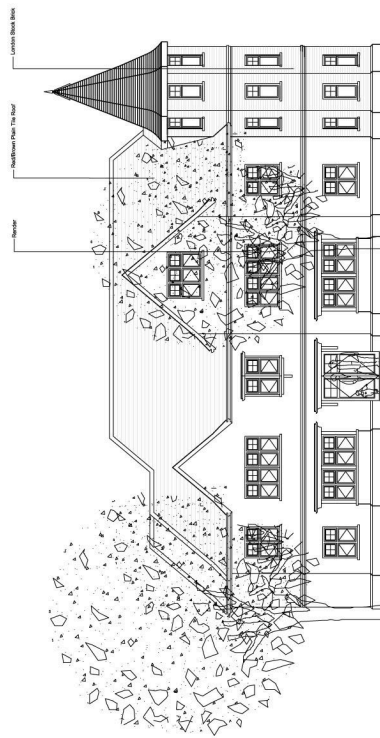
dwg title:

North West ( Courtyard)  
 South West (Courtyard)  
 Elevations as proposed

dwg no.:	rev.:
112-09-PL-011	A



general notes:



SOUTH EAST ELEVATION AS PROPOSED



Scale in Metres



NORTH EAST ELEVATION AS PROPOSED



Scale in Metres

A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	DEC 09
rev:	revision notes:	by:
dwg status:		date:

## PLANNING

client:



EXCELSIOR PROPERTIES LTD  
3RD FLOOR SOVEREIGN HOUSE  
1 ALBERT PLACE  
FINCHLEY CENTRAL  
LONDON - N3 1QB

drawn by:	drawn date:	checked/approved:	scale:
BG	08/09/09		1:200@A4

project title:

The Reindeer  
Maxwell Road  
Northwood

dwg title:

South East ( Maxwell Road)  
and North East Elevations

dwg no.:

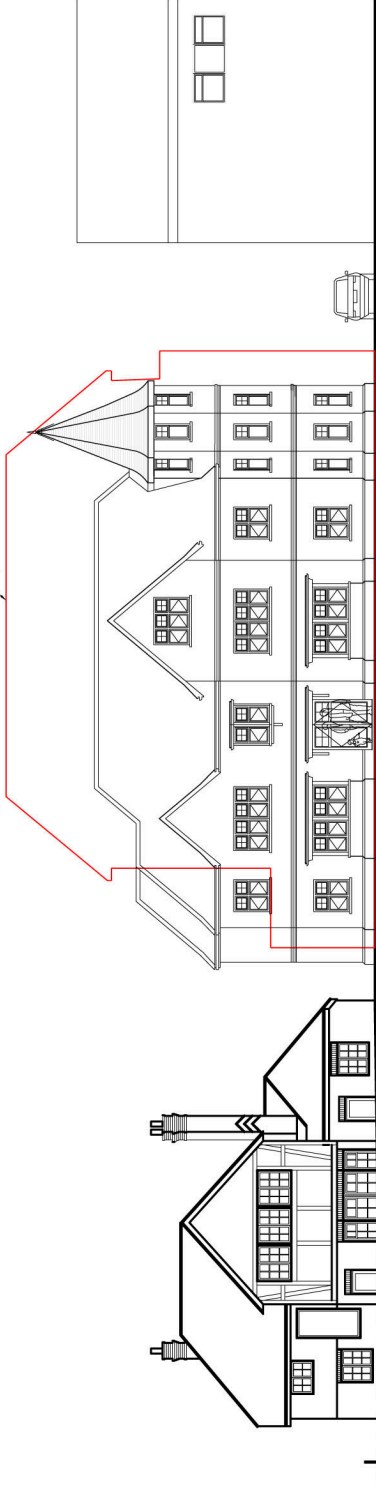
112-09-PL-009

rev:

A

general notes:

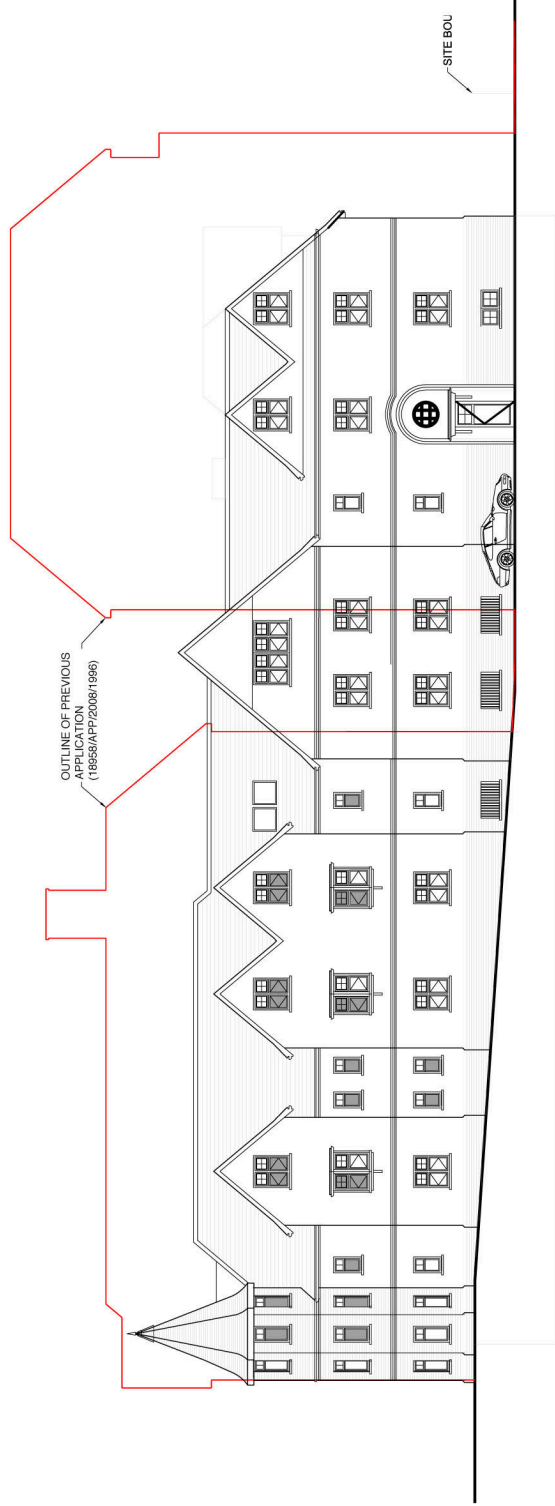
OUTLINE OF PREVIOUS APPLICATION (18658/AP/2008/1996)



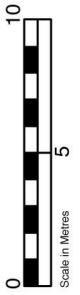
SOUTH EAST ELEVATION AS PROPOSED WITH PREVIOUS APPLICATION INDICATED



OUTLINE OF PREVIOUS APPLICATION (18658/AP/2008/1996)



NORTH EAST ELEVATION AS PROPOSED WITH PREVIOUS APPLICATION INDICATED



A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	DEC 09
rev.	revision notes:	by:
dwg status:		date:

### PLANNING

client:



EXCELSIOR PROPERTIES LTD  
3RD FLOOR SOVEREIGN HOUSE  
1 ALBERT PLACE  
FINCHLEY CENTRAL  
LONDON - N3 1QB

drawn by:	drawn date:	checked/approved:	scale:
BG	08/09/09		1:200 @ A3
			1:100 @ A1

project title:

The Reindeer  
Maxwell Road  
Northwood

dwg title:

South East and North East  
Elevations as proposed with  
previous application shown

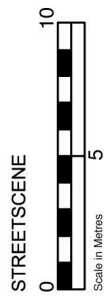
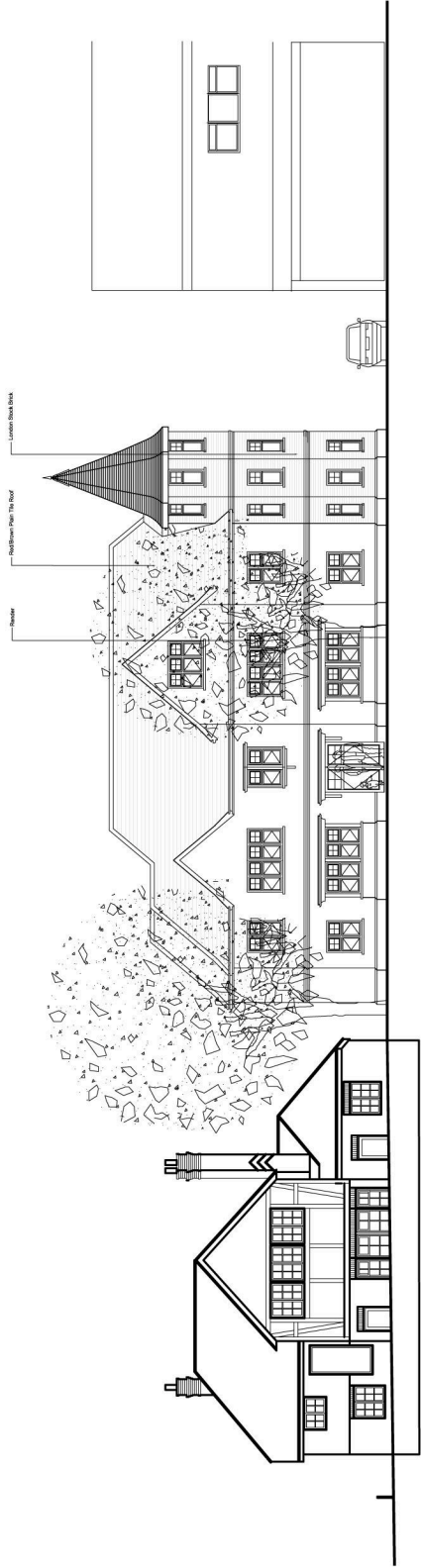
dwg no.:

112-09-PL-013

rev.:

A

general notes:



A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	DEC 09
rev.	revision notes:	by:
dwg status:		date:

**PLANNING**

client:



EXCELSIOR PROPERTIES LTD  
 3RD FLOOR SOVEREIGN HOUSE  
 1 ALBERT PLACE  
 FINCHLEY CENTRAL  
 LONDON - N3 1QB

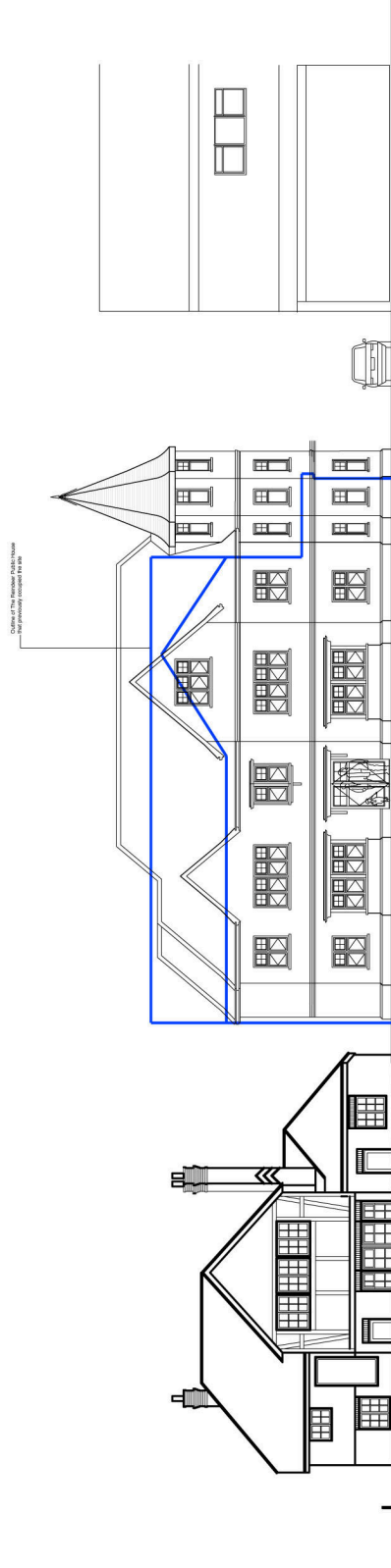
drawn by:	drawn date:	checked/approved:	scale:
BG	08/09/09		1:200 @ A4
project title:			1:100 @ A1

**The Reindeer**  
 Maxwell Road  
 Northwood

dwg title:  
**Street Scene**

dwg no:	rev:
<b>112-09-PL-018</b>	<b>A</b>

general notes:



STREETSCENE INDICATING PROFILE OF FORMER REINDEER PUBLIC HOUSE



A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	DEC 09
rev.	revision notes:	by:
dwg status:		date:

PLANNING

client:



EXCELSIOR PROPERTIES LTD  
 3RD FLOOR SOVEREIGN HOUSE  
 1 ALBERT PLACE  
 FINCHLEY CENTRAL  
 LONDON - N3 1QB

drawn by:	drawn date:	checked/approved:	scale:
BG	08/09/09		1:200 @ A4 1:100 @ A1

project title:

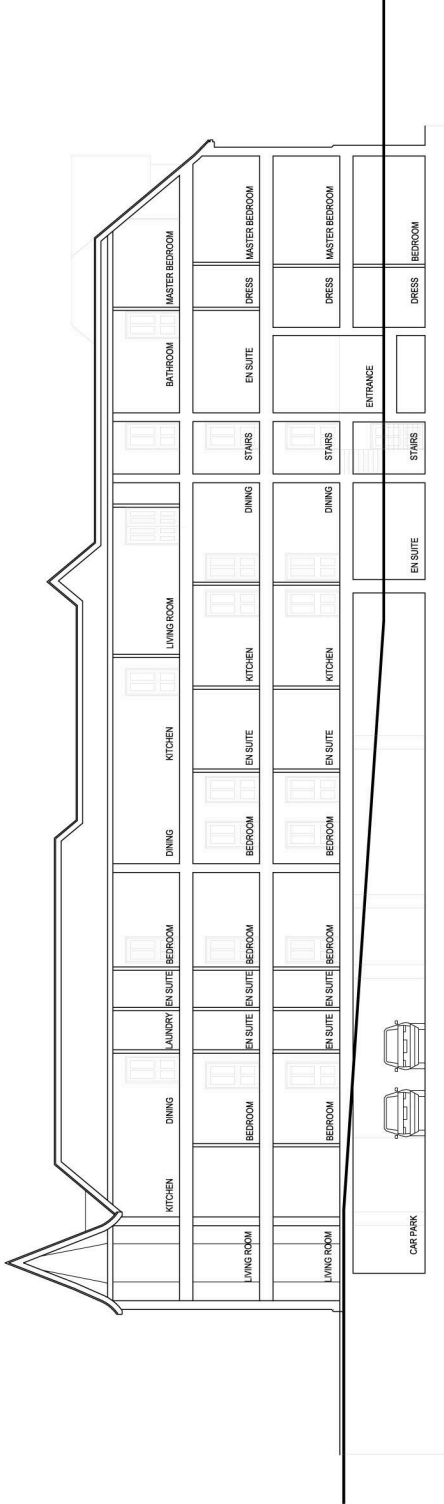
The Reindeer  
 Maxwell Road  
 Northwood

dwg title:

Street Scene indicating the  
 position of the former Public  
 House-The Reindeer

dwg no:	rev:
112-09-PL-019	A

general notes:



LONG SECTION KEY

A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	DEC 09
rev.	revision notes:	by:
dwg status:		date:

PLANNING

client:



EXCELSIOR PROPERTIES LTD  
3RD FLOOR SOVEREIGN HOUSE  
1 ALBERT PLACE  
FINCHLEY CENTRAL  
LONDON - N3 1QB

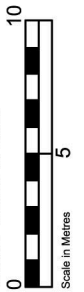
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BG	08/09/09		1:200 @ A3 1:100 @ A1
Project title:			

The Reindeer  
Maxwell Road  
Northwood

dwg title:

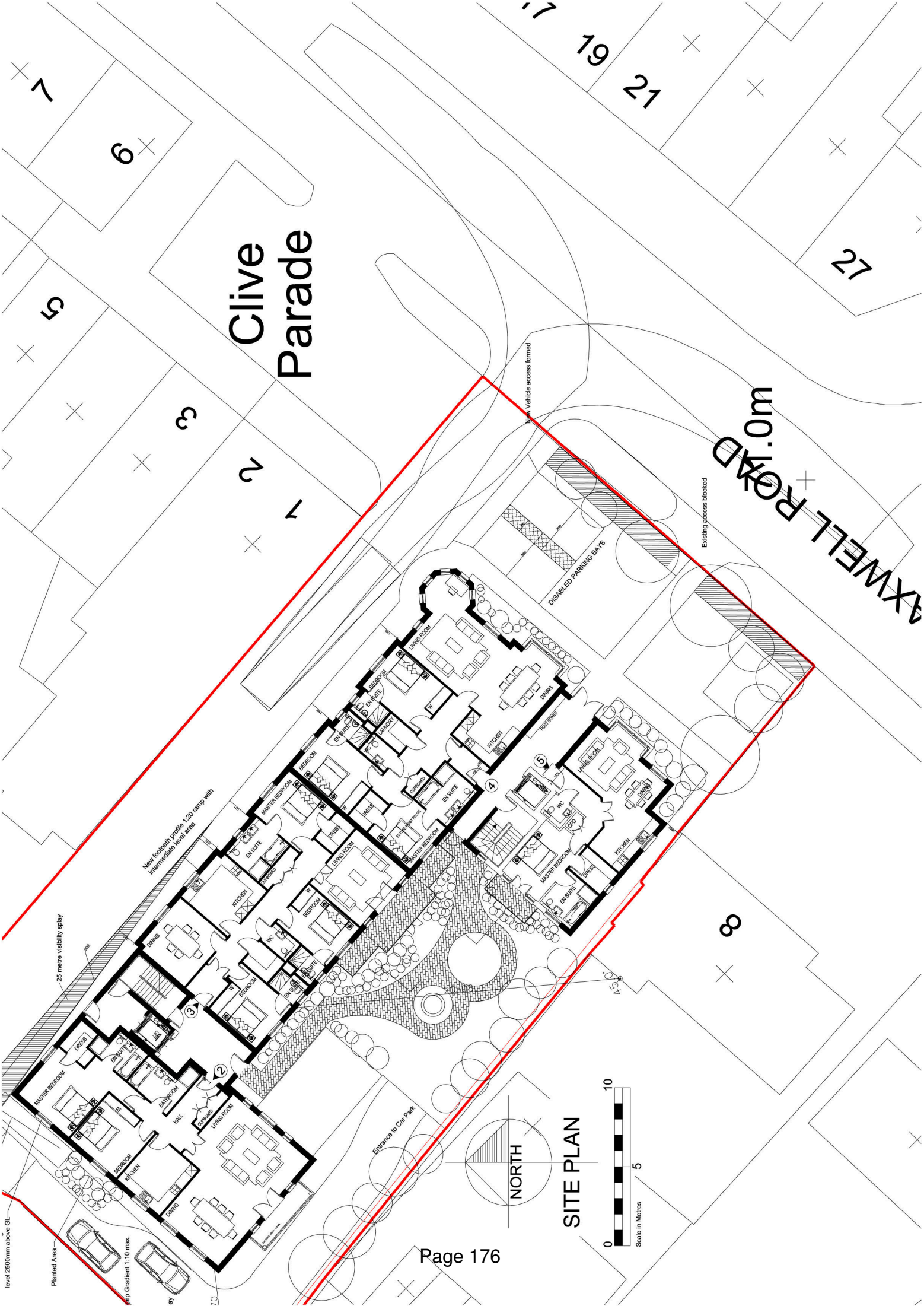
Long Section with Key Plan

LONG SECTION KEY



dwg no:	rev:
112-09-PL-012	A



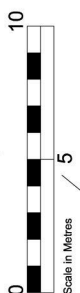


Clive Parade

MAXWELL ROAD  
1.0m

NORTH

SITE PLAN



level 2500mm above G.L.

Planted Area

Min Gradient 1:10 max.

New footpath with 1:20 ramp with intermediate level area

25 metre visibility splay

New vehicle access formed

Existing access blocked

DISABLED PARKING BAYS

Entrance to Car Park

level 2500mm above G.L.

Planted Area

Min Gradient 1:10 max.

New footpath with 1:20 ramp with intermediate level area

25 metre visibility splay

New vehicle access formed

Existing access blocked

DISABLED PARKING BAYS

Entrance to Car Park

level 2500mm above G.L.

Planted Area

Min Gradient 1:10 max.

New footpath with 1:20 ramp with intermediate level area

25 metre visibility splay

New vehicle access formed

Existing access blocked

DISABLED PARKING BAYS

Entrance to Car Park

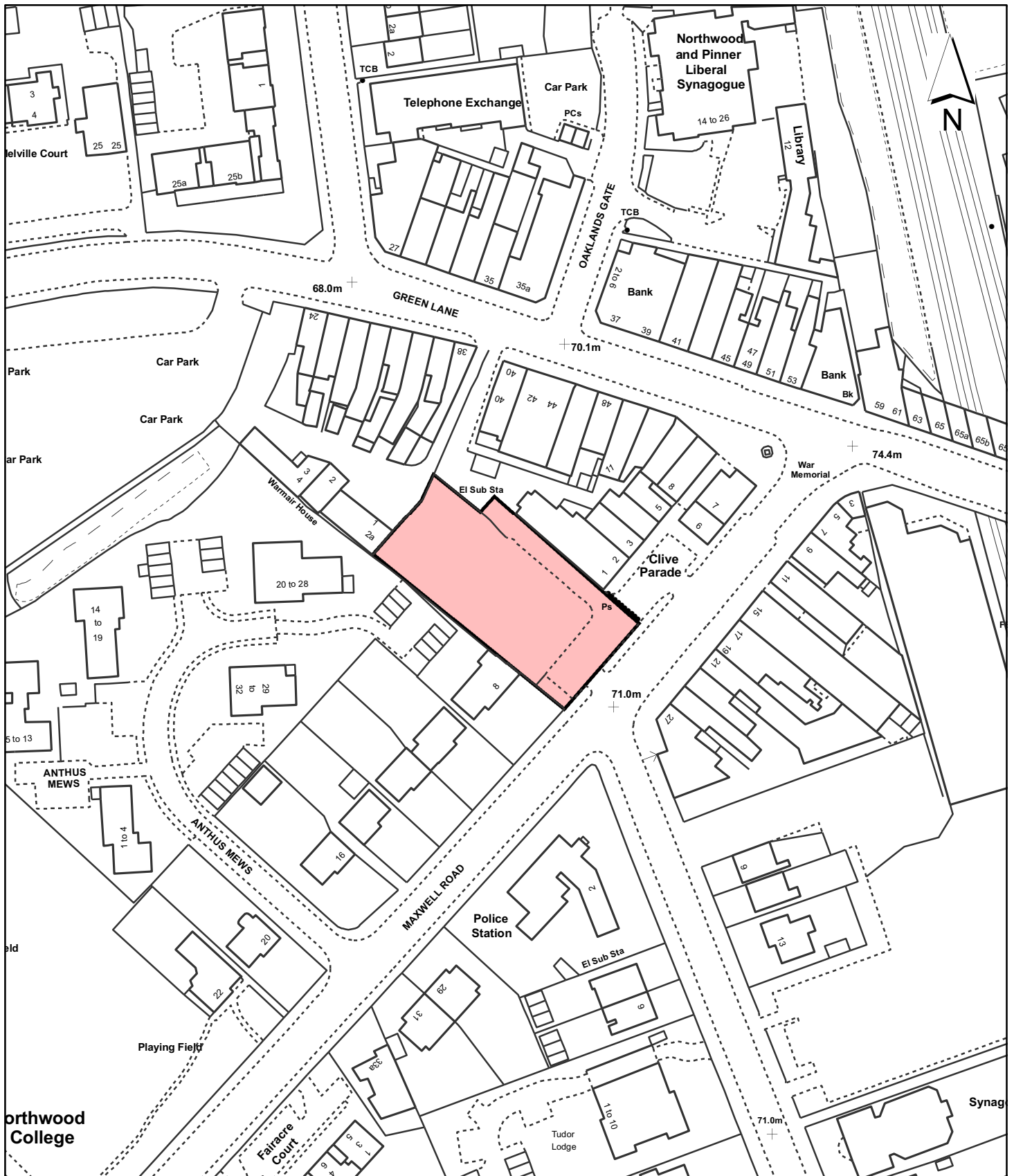












**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Former Reindeer Public House  
Maxwell Road  
Northwood**

Planning Application Ref:  
**18958/APP/2009/2210**

Planning Committee  
**North** Page 179

Scale  
**1:1,250**

Date  
**March 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

### **Report of the Head of Planning & Enforcement**

**Address**                    BREAKSPEAR HOUSE BREAKSPEAR ROAD NORTH HAREFIELD

**Development:**        Details in compliance with conditions 4 (Site survey) and 7(i) (Survey plan) of planning permission ref.7610/APP/2008/1012 dated 21/08/2009: Conversion of existing house to 9 flats and erection of 8 dwellings.

**LBH Ref Nos:**        7610/APP/2009/2499

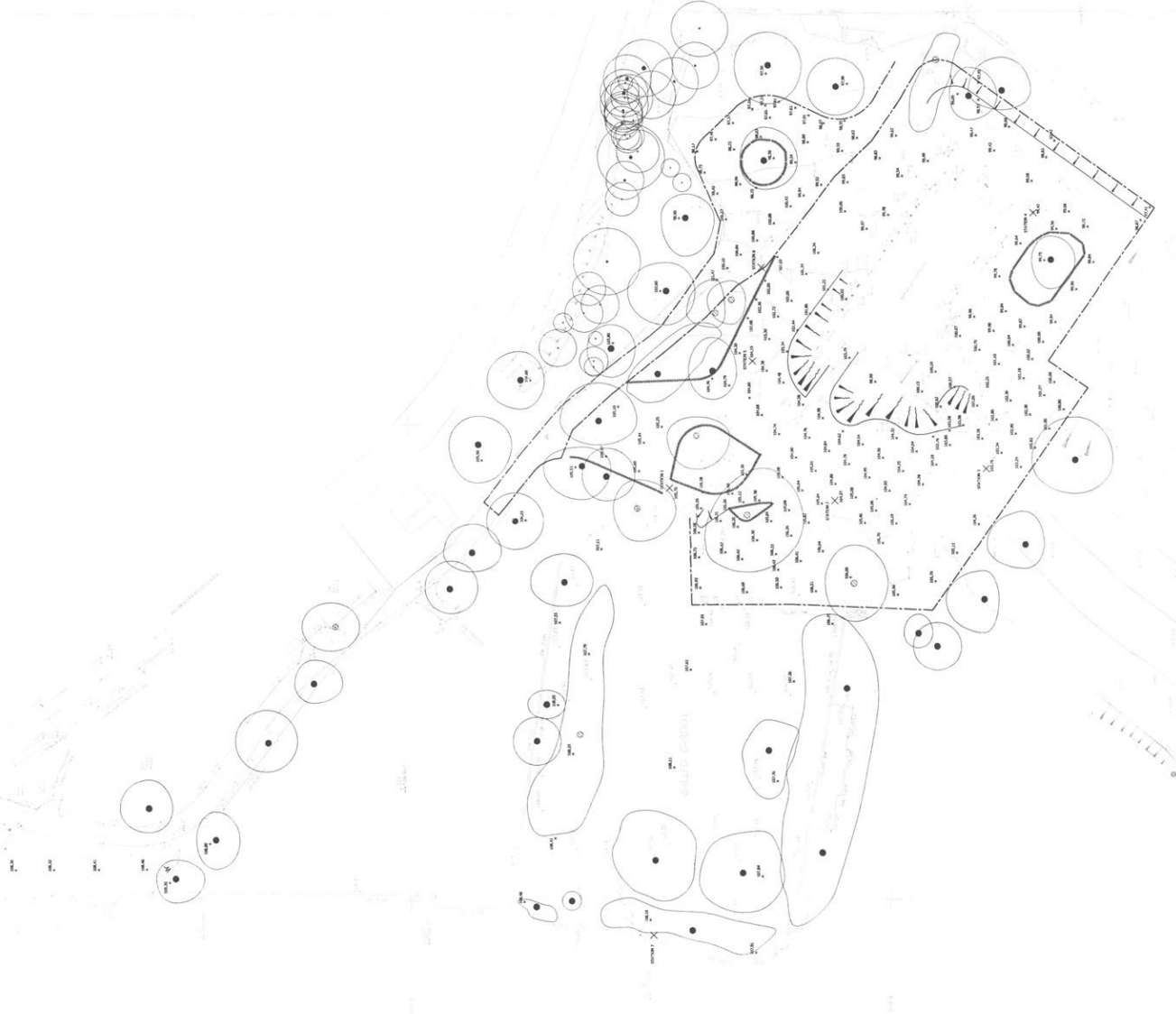
<b>Date Plans Received:</b>	18/11/2009	<b>Date(s) of Amendment(s):</b>	18/11/0009
<b>Date Application Valid:</b>	18/11/2009		01/02/0010
			11/02/0010
			23/03/0010

**Notes**

1. All levels to arbitrary datum. All levels refer to finished ground level unless stated otherwise. The datum is the datum of the Ordnance Survey datum = 100.00m
2. This drawing is based on ARI Services drawing Z2214-A dated July 2002. The drawing has been updated to take account of site works up to 20.03.09
3. Tree positions are in accordance with Patrick Stilleman Ltd Tree Survey Report DS16030901, dated 20th March 2009

**Legend**

- Indicates current site level
- Indicates original site survey level
- X Indicates station at which levels were taken
- Slope gradient
- Indicates boarding
- Existing fencing
- Indicates existing tree position  
with Patrick Stilleman Ltd Tree Survey Report DS16030901, dated 20th March 2009
- Indicates position of fence to remain in accordance with Patrick Stilleman Ltd Tree Survey Report DS16030901, dated 20th March 2009

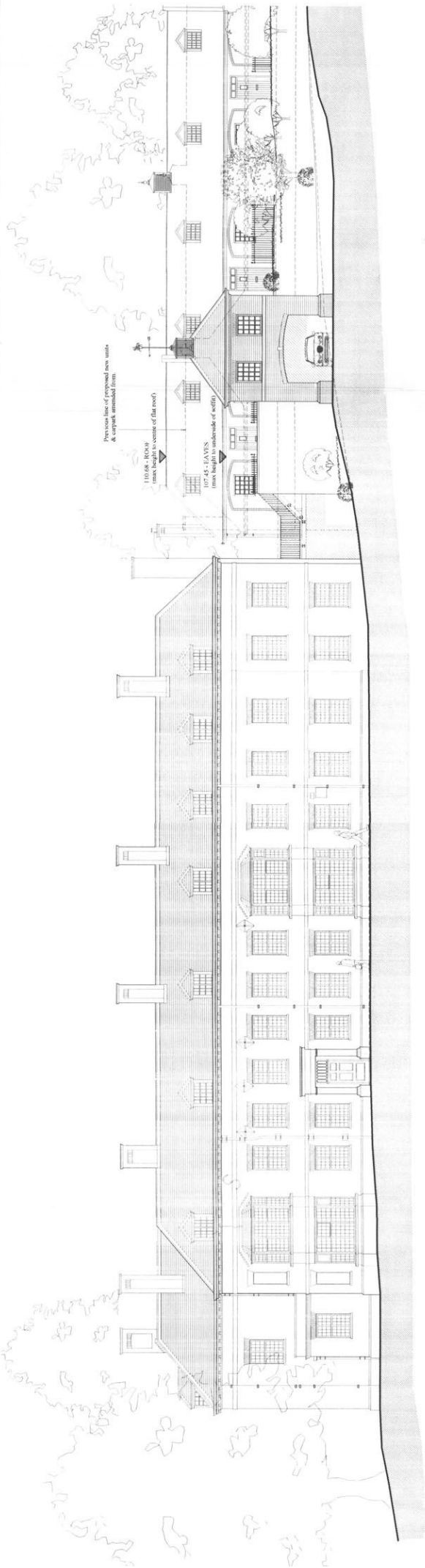


C	06.11.09	Levels ground from additional survey	SD	GPV
B	14.08.09	Trees to remain indicated and noted	SD	NH
A	27.03.09	For Approval	SD	GPV
	09.03.08	Preparation Issue	AC	AC
Rev	Date	Description	Drawn	Checked

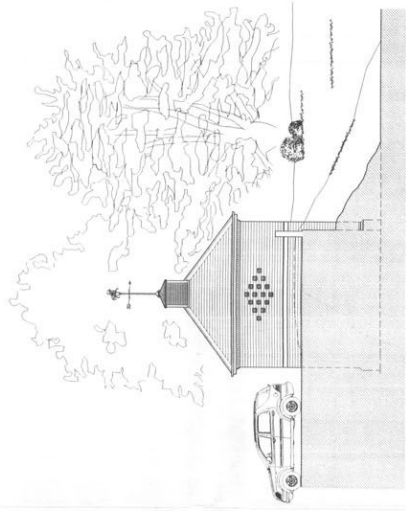
Client: Clancy Developments Ltd  
 Project: Breakpear House, Hanfield  
 Title: Site Survey  
 Dwg No: 1677-001 Rev: C

Scale: 1:500 @ A1  
**STRUCTIA**  
 CONSULTING ENGINEERS  
 18 D'ARCY ROAD, HANFIELD, BIRMINGHAM, B47 9JF

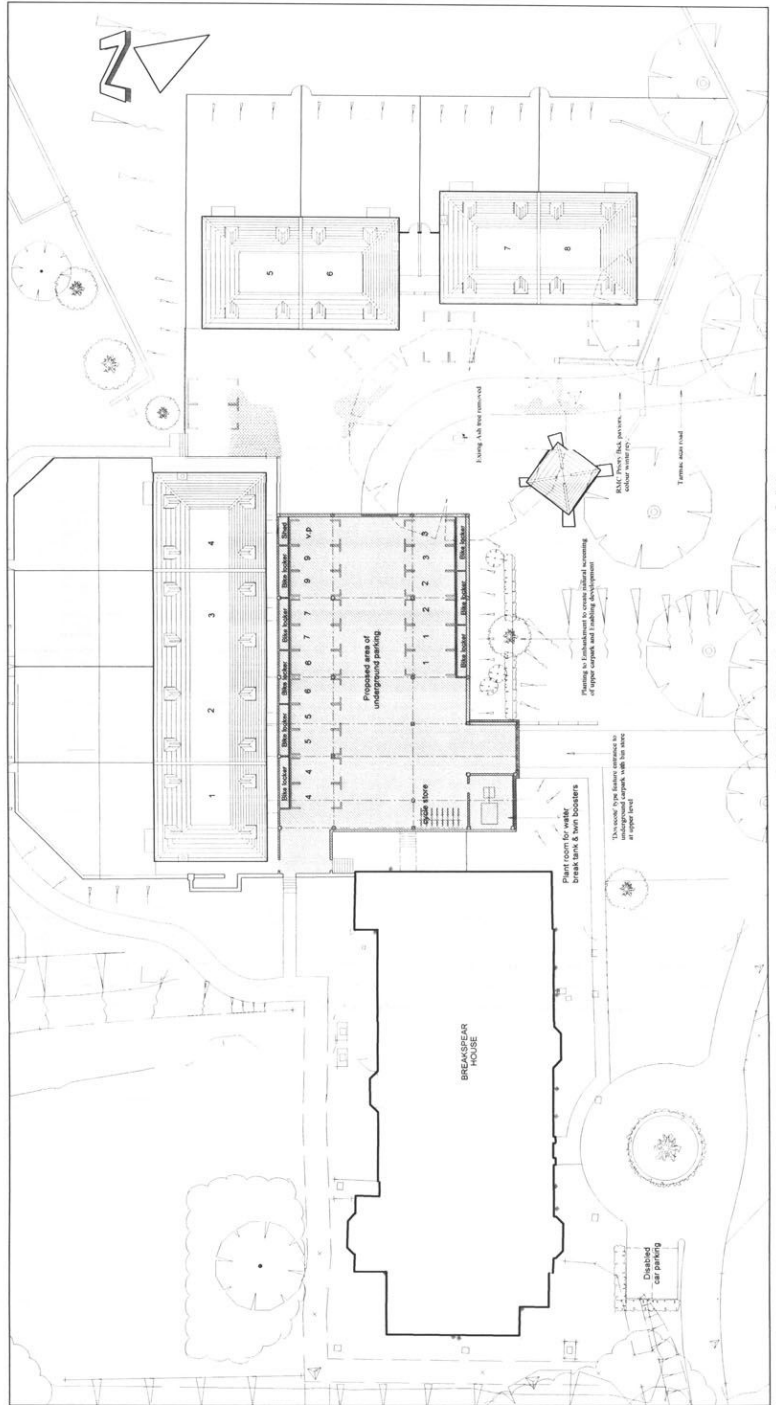




PROPOSED NORTH EAST ELEVATION 1:100



SOUTH EAST ELEVATION (Part) 1:100



PROPOSED SITE PLAN 1:250

Rev A Amended to include new eaves and roof levels for units 1-4 January 2010 S/JF  
 Rev B Minor layout amendments to units 1-4 rear gardens & parking for unit 8 January 2010 S/JF  
 Rev C Site Levels amended July 2009 S/JF  
 Rev D Site Levels amended July 2009 S/JF  
 Rev E Site Levels amended July 2009 S/JF  
 Rev F Site Levels amended July 2009 S/JF  
 Rev G Site Levels amended July 2009 S/JF  
 Rev H Site Levels amended July 2009 S/JF  
 Rev I Site Levels amended July 2009 S/JF  
 Rev J Site Levels amended July 2009 S/JF  
 Rev K Site Levels amended July 2009 S/JF  
 Rev L Site Levels amended July 2009 S/JF  
 Rev M Site Levels amended July 2009 S/JF  
 Rev N Site Levels amended July 2009 S/JF  
 Rev O Site Levels amended July 2009 S/JF  
 Rev P Site Levels amended July 2009 S/JF  
 Rev Q Site Levels amended July 2009 S/JF  
 Rev R Site Levels amended July 2009 S/JF  
 Rev S Site Levels amended July 2009 S/JF  
 Rev T Site Levels amended July 2009 S/JF  
 Rev U Site Levels amended July 2009 S/JF  
 Rev V Site Levels amended July 2009 S/JF  
 Rev W Site Levels amended July 2009 S/JF  
 Rev X Site Levels amended July 2009 S/JF  
 Rev Y Site Levels amended July 2009 S/JF  
 Rev Z Site Levels amended July 2009 S/JF



**JOHN HALLAM ASSOCIATES**

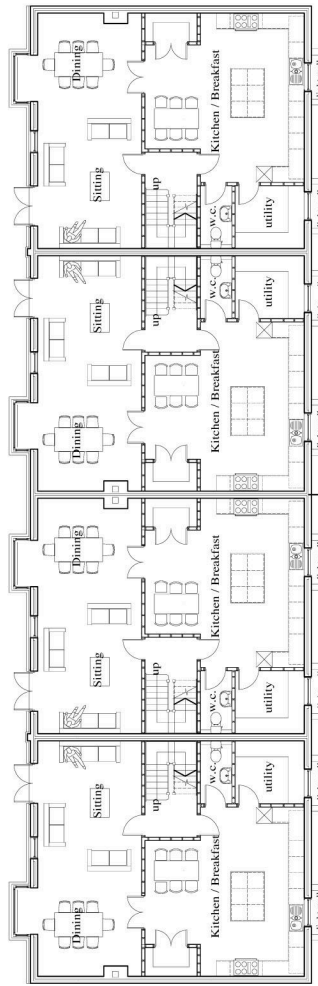
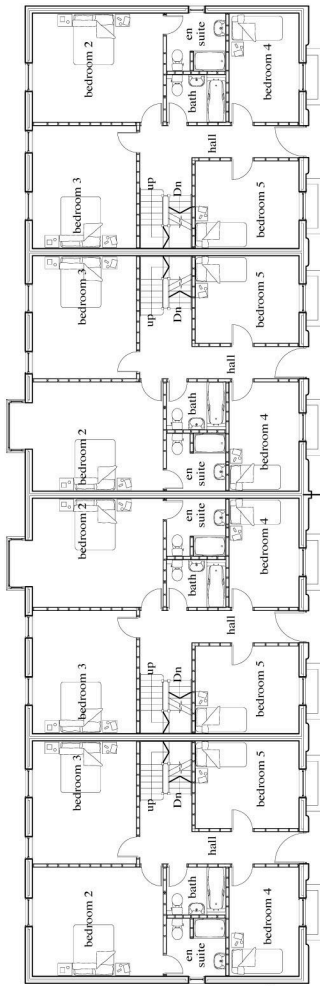
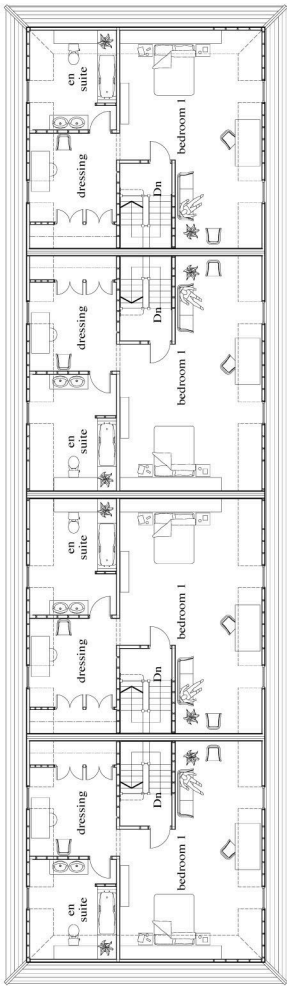
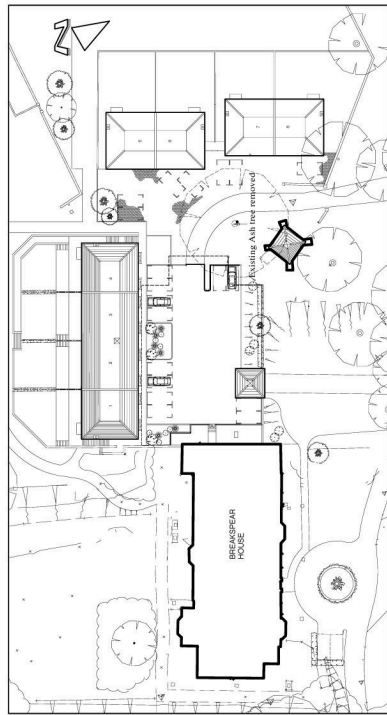
ARCHITECTURAL CONSULTANTS	PROJECT MANAGEMENT	MOTOR PREMISES CONSULTANTS
HERITAGE (BREAKSPEAR) LTD	CLARE HOUSE, COPPERMILL LANE, HAREFIELD, MIDDLESEX, UB9 6HZ.	
CLIENT		
LOW BURY OF HALLAMSON RECEIVED		
PROJECT	BREAKSPEAR HOUSE, HAREFIELD MIDDLESEX	PLANNING & TRANSPORTATION GROUP
TITLE	PROPOSED ENTRANCE DETAIL - UNDERGROUND PARKING AREA PROPOSAL 3.	
SCALE	1:100, 1:500	DRAWING NUMBER
DATE	FEBRUARY 2008	REVISION
DRAWN	S/JF	J
DRAWING NUMBER	980225-03	

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**AMENDED PLAN**

4 FERRET FORDS CROMWELL BUSINESS PARK  
 1000 ROAD, CHIPPERS  
 TEL: (+44) 01838 646989  
 FAX: (+44) 01838 646970  
 E: jh@johnhallamassociates.co.uk





Rev 1:1 - Amendment to parking layout  
 Rev 1:2 - Amendment to parking layout  
 Rev 1:3 - Amendment to window detail  
 Rev 1:4 - Amendment to window detail  
 Rev 1:5 - Amendment to window detail  
 Rev 1:6 - Amendment to window detail  
 Rev 1:7 - Amendment to window detail  
 Rev 1:8 - Amendment to window detail  
 Rev 1:9 - Amendment to window detail  
 Rev 1:10 - Amendment to window detail  
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 Rev 1:98 - Amendment to window detail  
 Rev 1:99 - Amendment to window detail  
 Rev 1:100 - Amendment to window detail

**JOHN HALLAM ASSOCIATES**

ARCHITECTURE - PLANNING - CONSTRUCTION CONSULTANTS - PROJECT MANAGEMENT

CLIENT: HERITAGE (BREAKSPEAR) LTD.  
 CLARE HOUSE, COPPERMILL LANE,  
 HAREFIELD, MIDDLESEX, UB9 6HZ.

PROJECT: BREAKSPEAR HOUSE, HAREFIELD MIDDLESEX

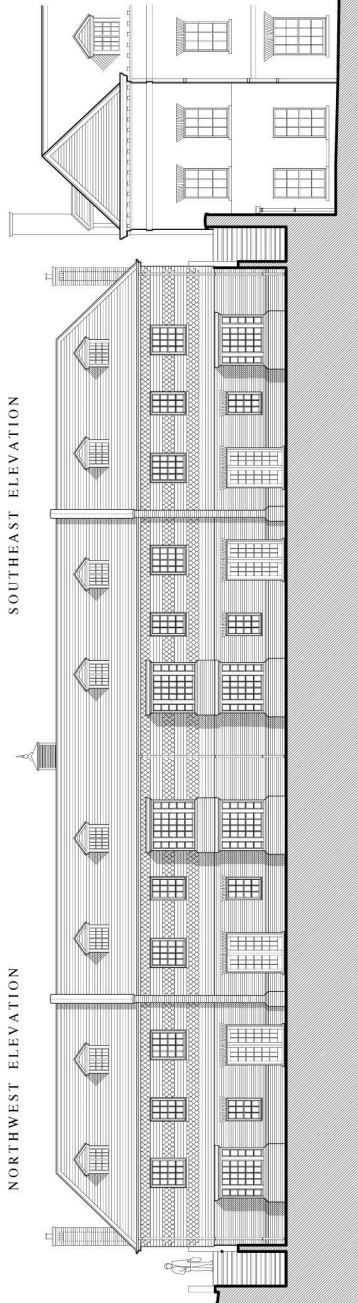
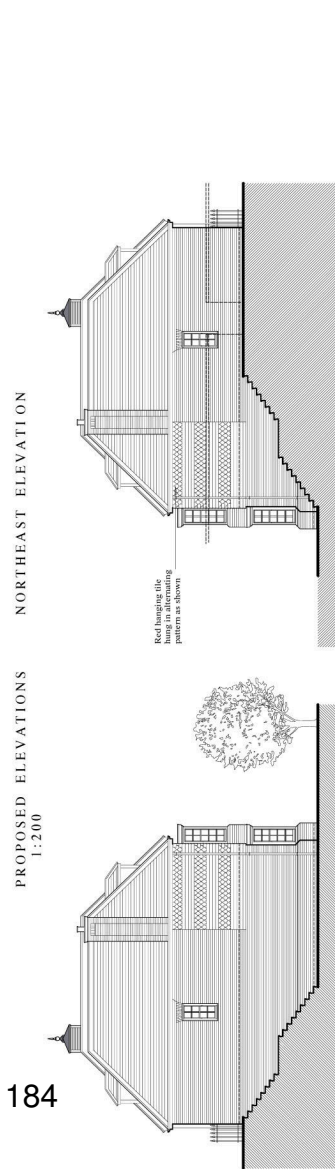
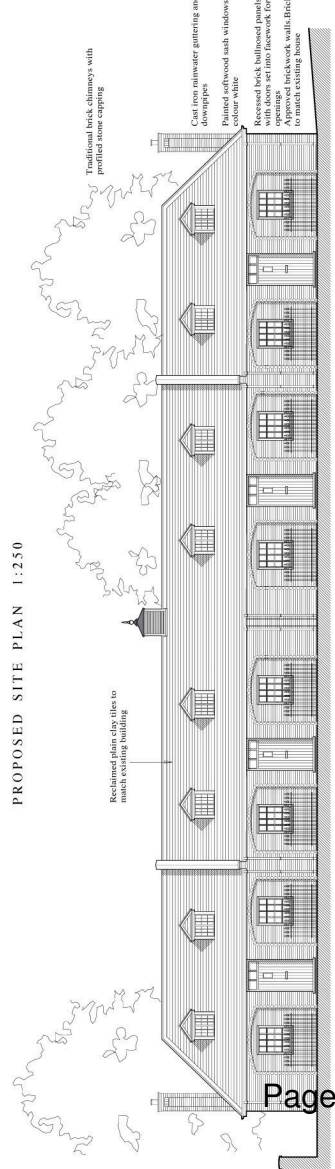
TITLE: PROPOSED NEW DWELLINGS (NEW UNITS 1-4)

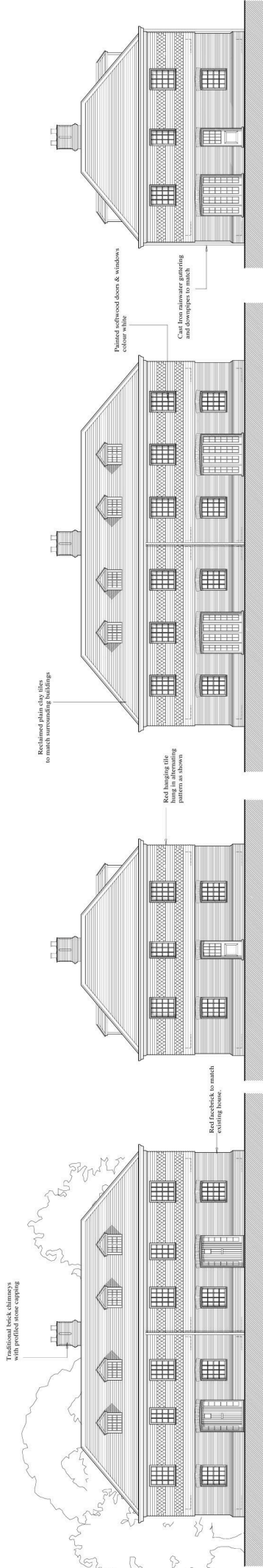
SCALE	DATE	DRAWN	SJF	REVISION	DRAWING NUMBER
1:200	JUNE 2008				99225-96

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4 LESLEY HOUSE, COPPERMILL BUSINESS PARK  
 BANBURY ROAD, CHIPPING NORTON, OXF. 55R  
 TEL: (+44) 01608 646869 FAX: (+44) 01608 646970  
 WEBSITE: www.johnhallamassociates.co.uk  
 E-MAIL: info@johnhallamassociates.co.uk

PLANNING ISSUE



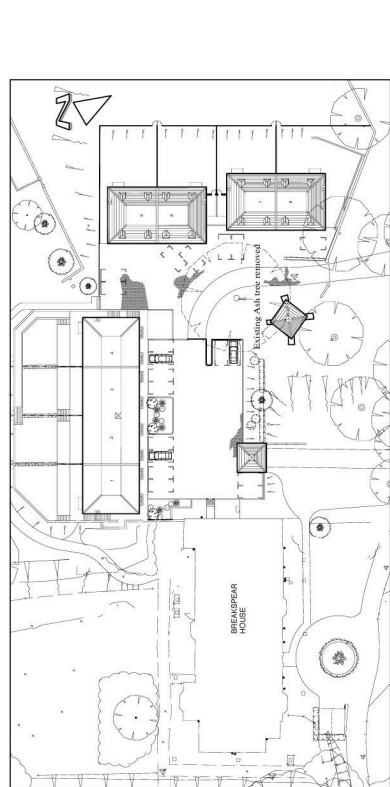


EAST ELEVATION UNITS 5-6, 7-8  
PROPOSED ELEVATIONS 1:200

NORTH ELEVATION UNIT 6  
SOUTH ELEVATION UNIT 7

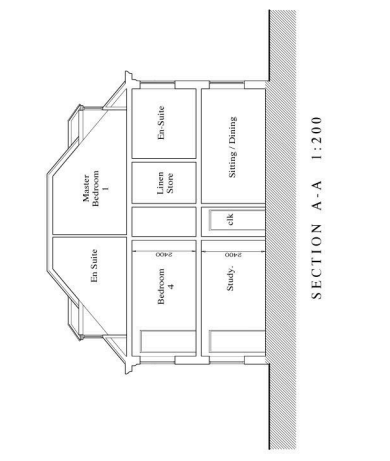
WEST ELEVATION UNITS 5-6, 7-8

SOUTH ELEVATION UNIT 5  
NORTH ELEVATION UNIT 8  
(MIRROR IMAGE)

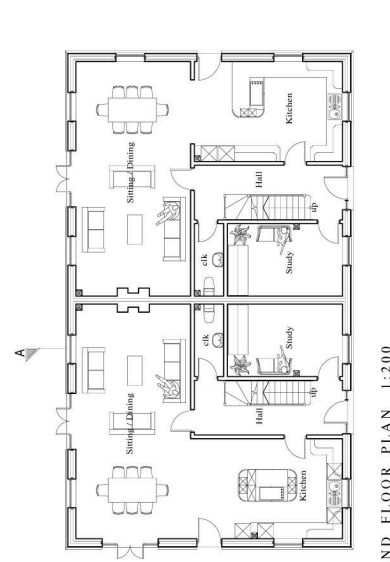


PROPOSED SITE PLAN 1:1000

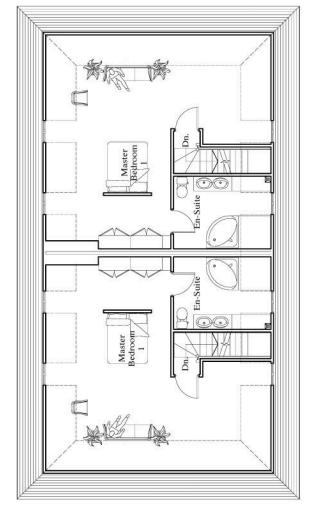
REV A: Site layout amended January 2010 S/JF  
 REV B: Site layout amended January 2010 S/JF  
 REV C: Site layout amended January 2009 S/JF  
 REV D: Site layout amended April 2009 S/JF  
 REV E: Site layout amended March 2009 S/JF  
 REV F: Site layout updated and materials added OCTOBER 2008 S/JF  
 REV G: Amendments to revision status as directed by Local Authority JULY 2008 S/JF



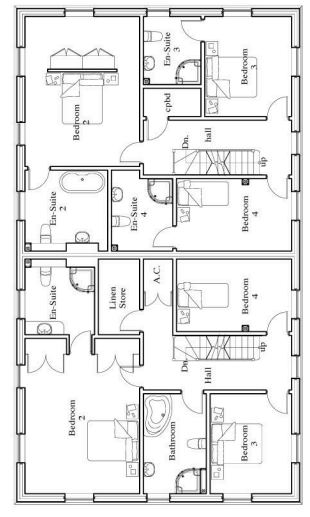
SECTION A-A 1:200



GROUND FLOOR PLAN 1:200  
UNITS 5&6  
UNITS 7&8 (MIRROR IMAGE)



SECOND FLOOR PLAN 1:200



FIRST FLOOR PLAN 1:200

**JOHN HALLAM ASSOCIATES**

ARCHITECTURAL CONSULTANTS PROJECT MANAGEMENT MOTOR PREMISES CONSULTANTS

CLIENT HERITAGE (BREAKSPEAR) LTD.  
CLARE HOUSE, COPPERMILL LANE,  
HAREFIELD, MIDDLESEX, UB9 6HZ.

PROJECT BREAKSPEAR HOUSE, HAREFIELD  
MIDDLESEX

TITLE PROPOSED NEW DWELLINGS  
(NEW UNITS 5-8)

SCALE	DATE	DRAWN	REVISION	DRAWING NUMBER
1:200	JUNE 2008	S/JF	H	99225-94

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4 EBBW VALLEY, COPMABEL BUSINESS PARK  
BANGOR ROAD, CHIPPING NORTON, DYF 5SR  
TEL (+44) 01608 646869  
FAX (+44) 01608 646970  
E-mail info@johnhallamassociates.co.uk

PLANNING ISSUE



**Notes:**

- This drawing is based on Drawing No's:  
99225-207 Proposed site Layout Plan dated April 2009  
Structura Drawing 1677-001A Site Survey dated 27 March 2009  
08-05-038 'E' Issue 08-04-09 Landscape Scheme  
99225-150A Minor House  
99225-351A Pkts 5-6, 99225-352A Pkts 7-8  
99225-300A Pkts 1-4  
1677-000A
- For specific details refer to Structura Drawings  
1677-000A
- All levels to arbitrary datum. All levels refer to finished  
main house at the northern entrance  
value = 100.00m
- Pathways & surfacing around Manor house to accord  
with Landscape proposals

**LEGEND**

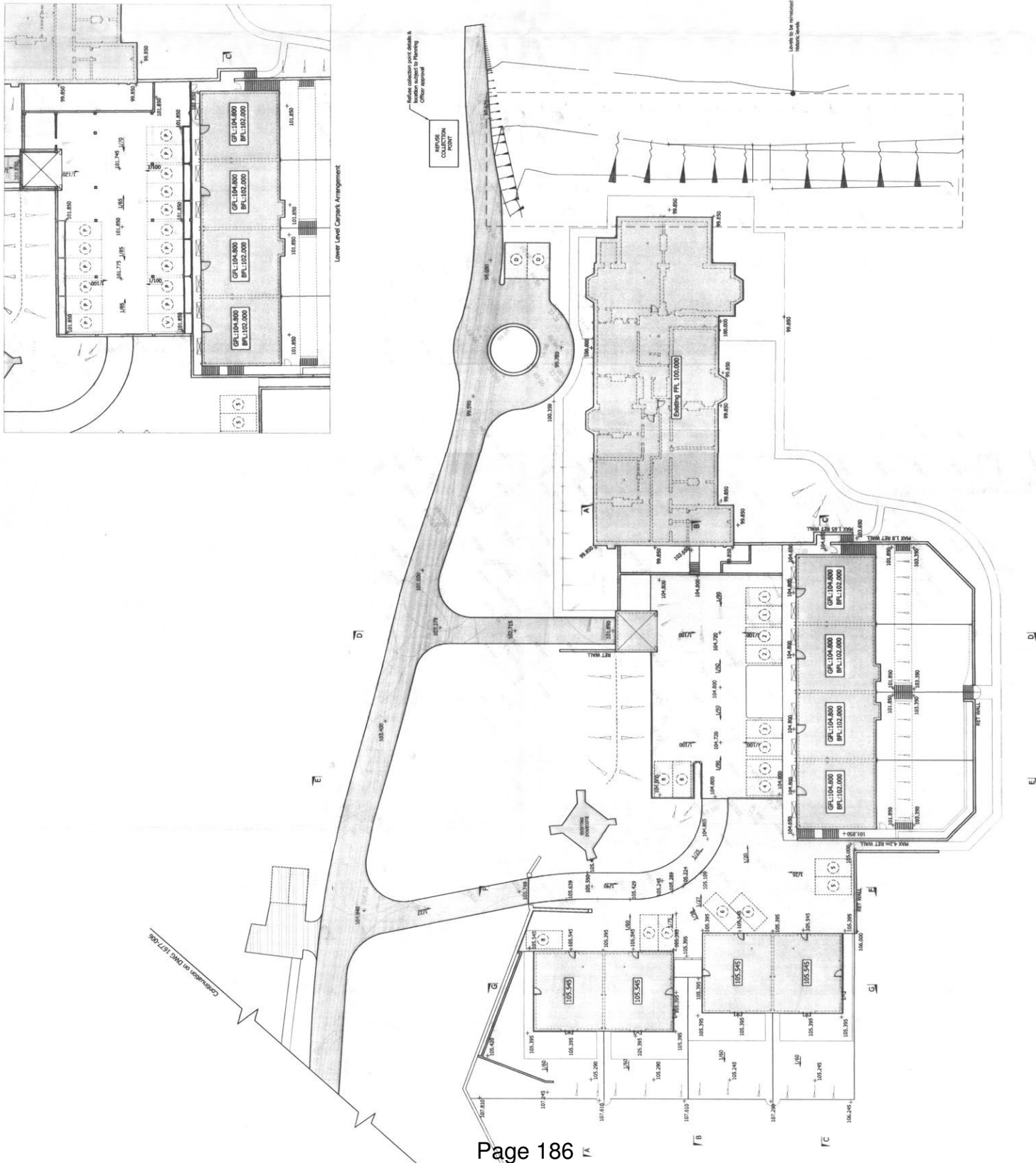
- Private Block Paved
- Carriageway Construction
- Main road (Tarmac)
- Gravel footpath
- Finished Floor Level
- Existing Ground Level, Typ  
±0.50m
- Parking Bay Number
- Proposed Gradient
- Finished Ground Level
- Existing Ground Level at  
Boundary

DRAWING FOR PRELIMINARY  
 RECEIVED  
 18 NOV 2009  
 PLANNING & TRANSPORTATION  
 GROUP

Rev	Date	Details	Drawn	Check
H	23.10.09	Layout updated, levels updated to 100	DP	NH
G	23.10.09	Survey rechecked in line with architect comments	DP	NH
F	14.08.09	More 3 added	SO	NH
E	05.08.09	Generally updated	DI	NH
D	17.07.09	Levels updated to 100	DI	NH
C	17.07.09	Approved to incorporate architect comments	DI	NH
B	03.07.09	Additional levels added, updated to architect	DI	NH
A	26.05.09	Layout updated levels rechecked for discussion	HMG	NH
	01.02.09		PD	

**Client:** Clancy Developments Ltd  
**Project:** Breakspear House, Hatfield  
**Title:** External Works General Arrangement  
**1 of 2**  
**Draw No:** 1677-005  
**Rev:** H

**Scale:** 1:250  
**Structura**  
 CONSULTING ENGINEERS  
 16th Floor  
 100 Broad Street  
 Birmingham B3 1QW  
 Tel: 0121 633 0800  
 Fax: 0121 633 0801  
 Email: info@structura.co.uk  
 Web: www.structura.co.uk














**Notes:**

- This drawing is based on Drawing No: 99225-207 Proposed site layout Plan dated April 2009  
Structa Drawing 1677-001A Site Survey dated 27 March 2009  
08-05-038 'E Issue 08-04-09) Landscape Scheme  
99225-150A Manor House  
99225-351A Plots 5-6, 99225-352A Plots 7-8  
99225-300A Plots 1-4
- For section details refer to Structa Drawings 1677-380/381
- All levels to arbitrary datum. All levels refer to finished floor level of the main house at the northern entrance value = 100.0m.

**Legend**

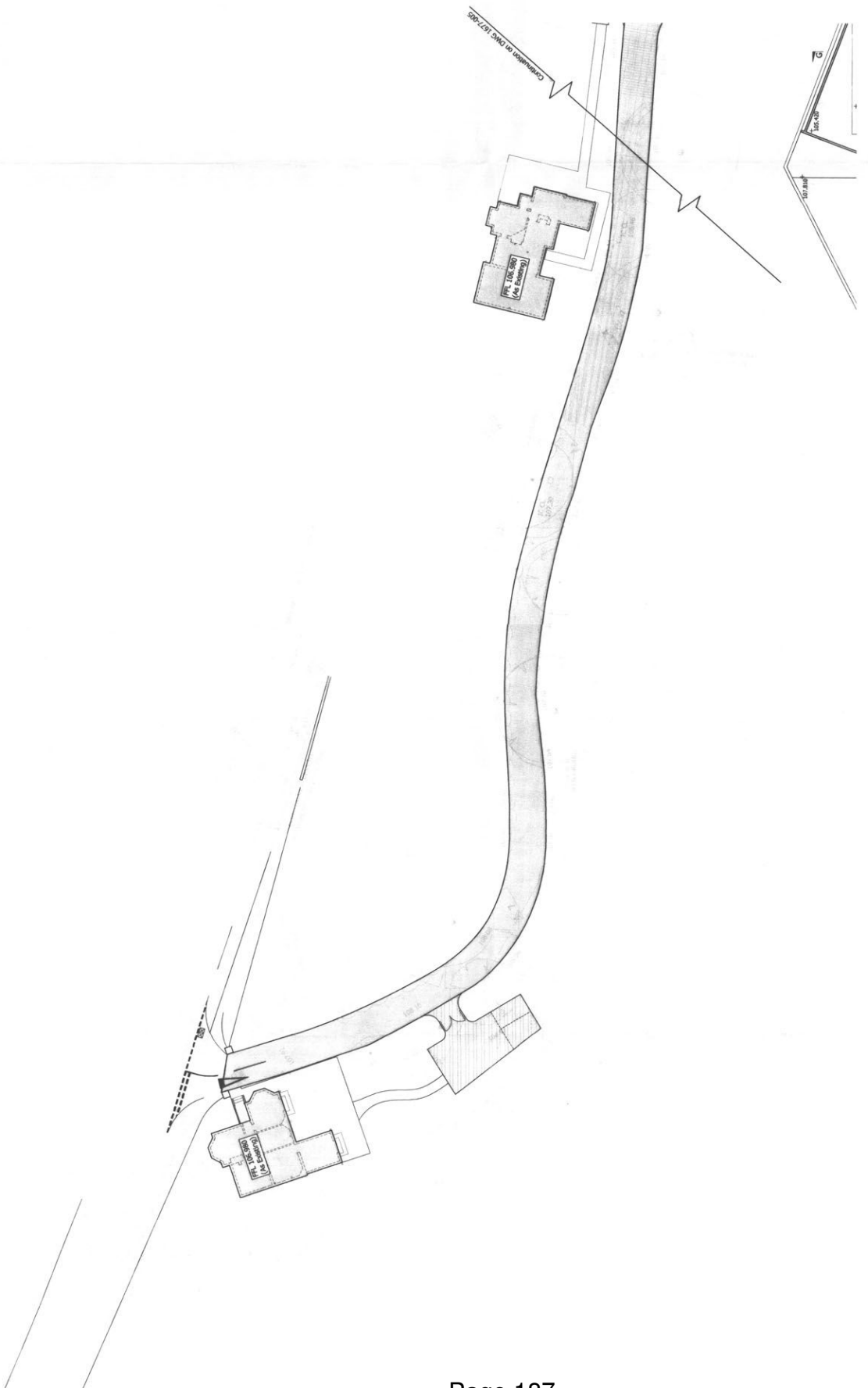
-  Private Block Paved Carriageway Construction
-  Main road (Tarmac)
-  Gravel footpath
-  Finished Floor Level
-  Existing Ground Level, Typ 1:100m
-  Parking Bay Number
-  Proposed Gradient
-  Finished Ground Level
-  Existing Ground Level at Boundary

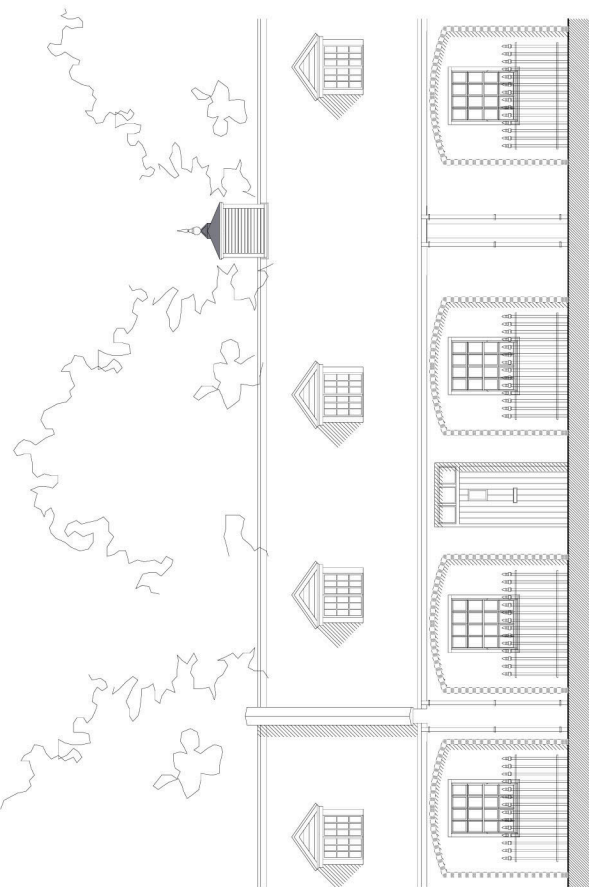


Rev.	Date	Details	Drawn	Check
B	23.10.09	Layout revised	PD	-
A	14.08.09	Finished floor levels and notes added	SD	NH
-	05.08.09	Preliminary Issue	DI	NH

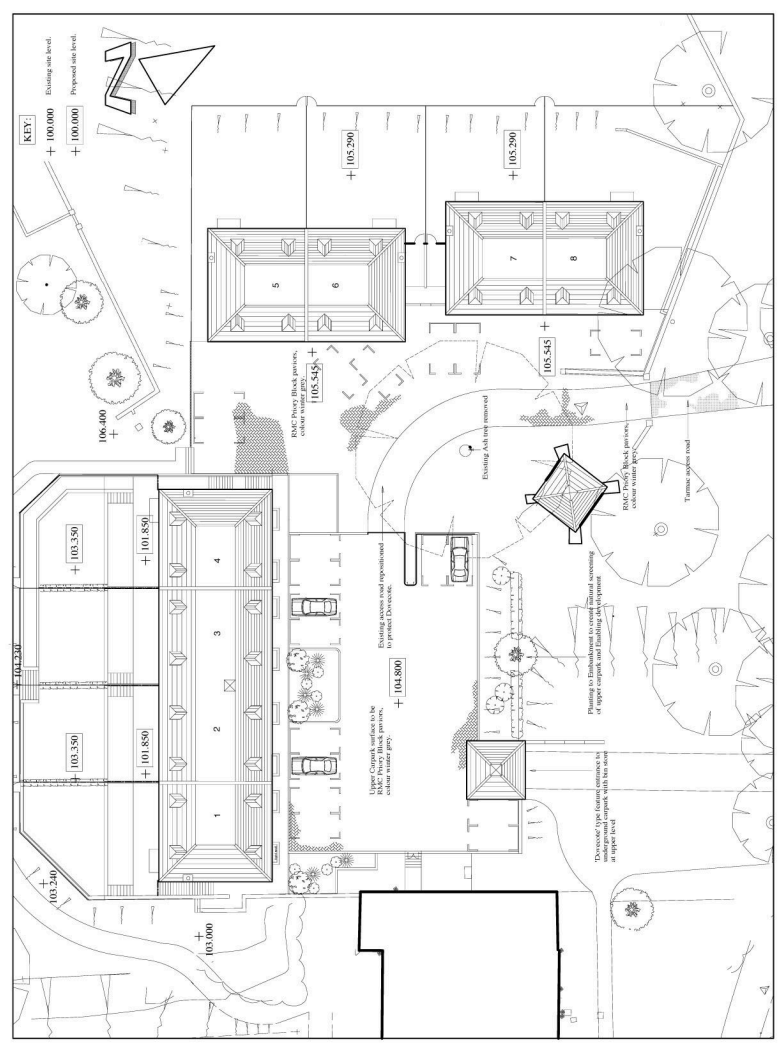
Client: Clancy Developments Ltd  
 Project: Breakspear House, Harefield  
 Title: External Works General Arrangement (Sheet 2 of 2)  
 Dwg No: 1677-006  
 Scale: 1:250  
 Rev: B

**STRUCTA**  
 CONSULTING ENGINEERS  
 1st Floor, 118-120  
 High Street, Harefield, Bucks HP8 5DT  
 Tel: 01494 418800  
 Fax: 01494 418801  
 Email: info@structa.co.uk  
 Website: www.structa.co.uk

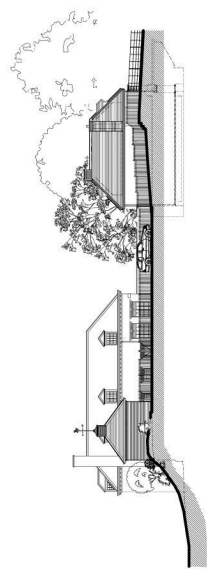




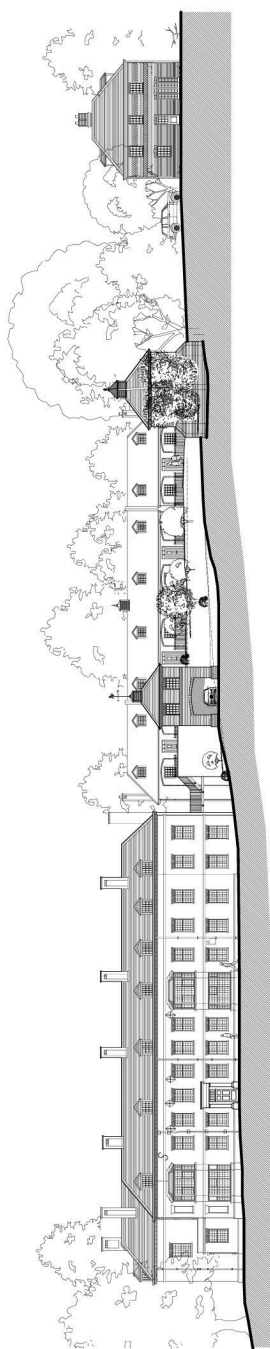
CARPARK RAILINGS DETAIL  
NORTHEAST ELEVATION 1:100



PROPOSED SITE PLAN 1:500



UPPER LEVEL CARPARK  
NORTHWEST ELEVATION 1:500



NORTHEAST ELEVATION 1:500

REV G SITE LAYOUT AMENDED JANUARY 2010 SIF  
 REV F SITE LAYOUT AMENDED JANUARY 2010 SIF  
 REV E SITE LAYOUT AND LAYOUT AMENDED JANUARY 2010 SIF  
 REV D SITE LAYOUT AND LAYOUT AMENDED APRIL 2009 SIF  
 REV C SITE LAYOUT AMENDMENT MARCH 2009 SIF  
 REV B SITE LAYOUT AMENDMENT MARCH 2009 SIF  
 REV A CARPARK SURFACE AMENDMENT AS REQUESTED BY LOCAL AUTHORITY. 01.09. SIF



**JOHN HALLAM ASSOCIATES**

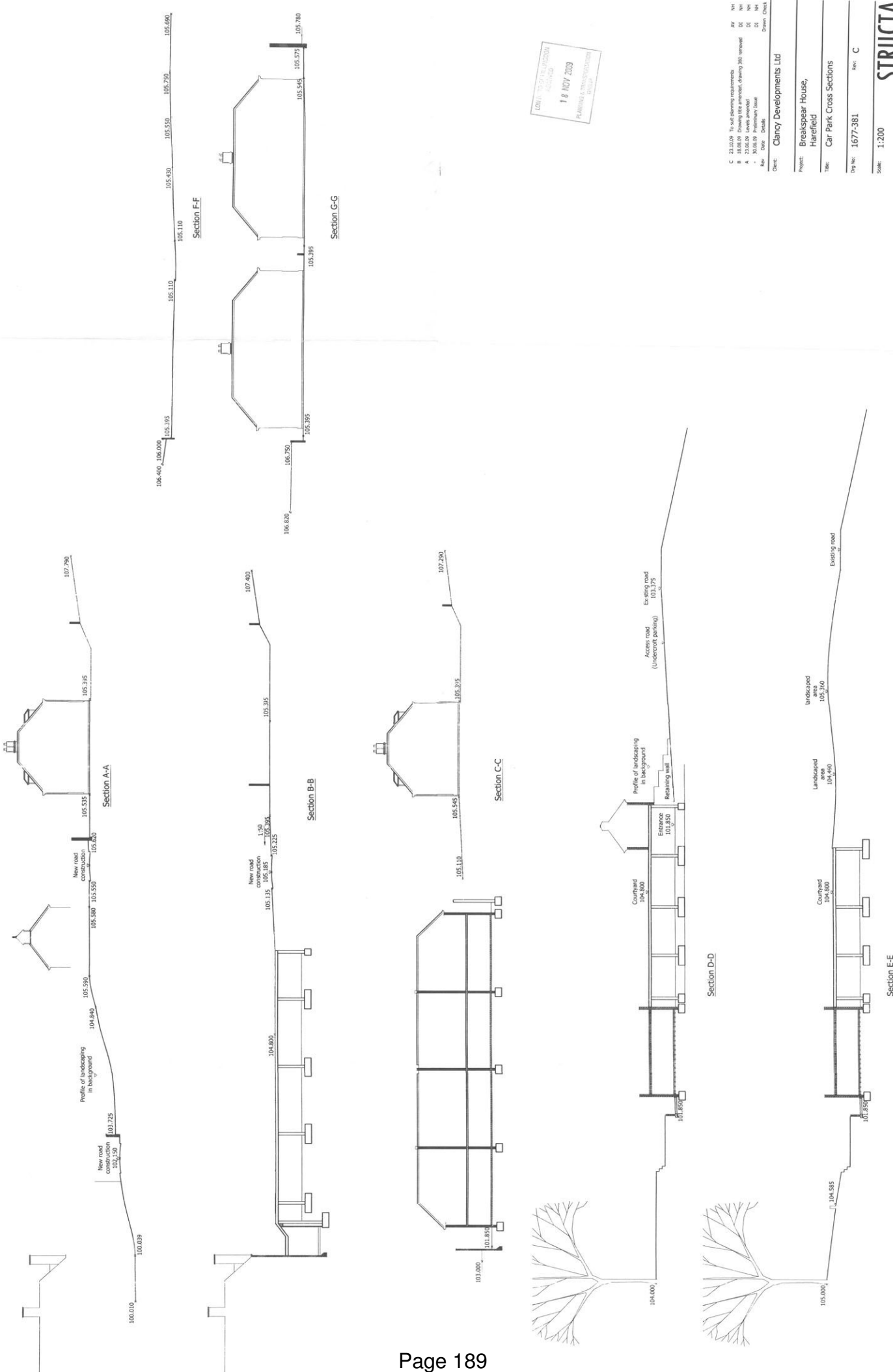
ARCHITECTURAL CONSULTANTS PROJECT MANAGEMENT MOTOR PREMISES CONSULTANTS  
 CLIENT HERITAGE / BREAKSPEAR LTD.  
 CLARE HOUSE, COPPERMILL LANE,  
 HAREFIELD, MIDDLESEX, UB9 6HZ.  
 PROJECT BREAKSPEAR HOUSE, HAREFIELD  
 MIDDLESEX  
 TITLE PROPOSED PARKING LAYOUT  
 UPPER LEVEL  
 SCALE 1:100, 1:500 DRAWN DATE JULY 2008  
 REVISION SIF DRAWING NUMBER 99225-97

NOTE: This drawing is the copyright of John Hallam Associates. It is not to be reproduced in part or whole without prior written consent and is not available for third party use.  
 4 LESLEY HOUSE, COPHAMWELL BUSINESS PARK  
 BANBURY ROAD, CHIPPING NORTON, OXF. 55R  
 TEL (+44) 01608 646989  
 FAX (+44) 01608 646970  
 E-mail info@johnhallamassociates.co.uk

PLANNING ISSUE

**Notes**

- Refer to Strucra drawings 1677-005 and 006 for section positions.



LHM CONSULTING ENGINEERS  
 18 NOV 2009  
 PLANNING CONSULTATION  
 DRAWING

C	23.10.09	To suit planning requirements	AV	NH
A	23.10.09	Drawing 005 amended, drawing 006 removed	DI	NH
-	30.10.09	Preparatory Issue	DS	NH
Rev	Date	Details	Drawn	Checked
Client: Clancy Developments Ltd				
Project: Breakspear House, Harefield				
Title: Car Park Cross Sections				
Dwg No: 1677-381 Rev: C				
Scale: 1:200				
<b>STRUCTA</b> CONSULTING ENGINEERS 1677-381 1677-381 1677-381 1677-381				

NOTES

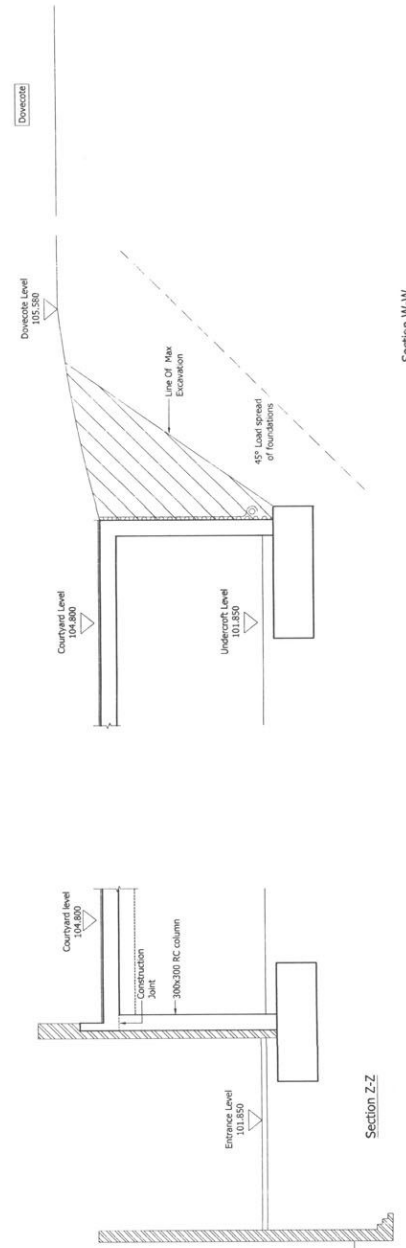
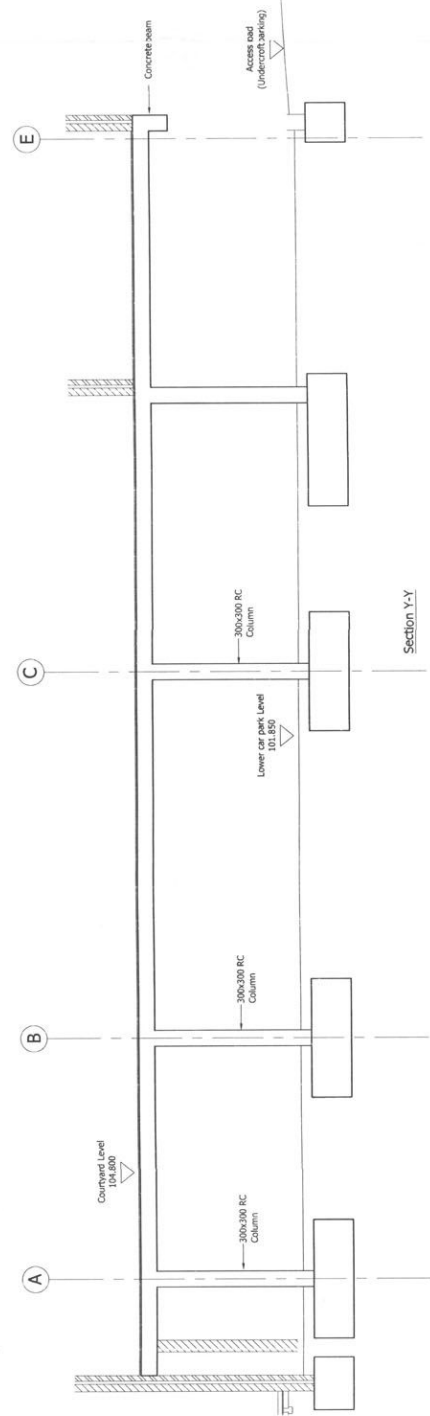
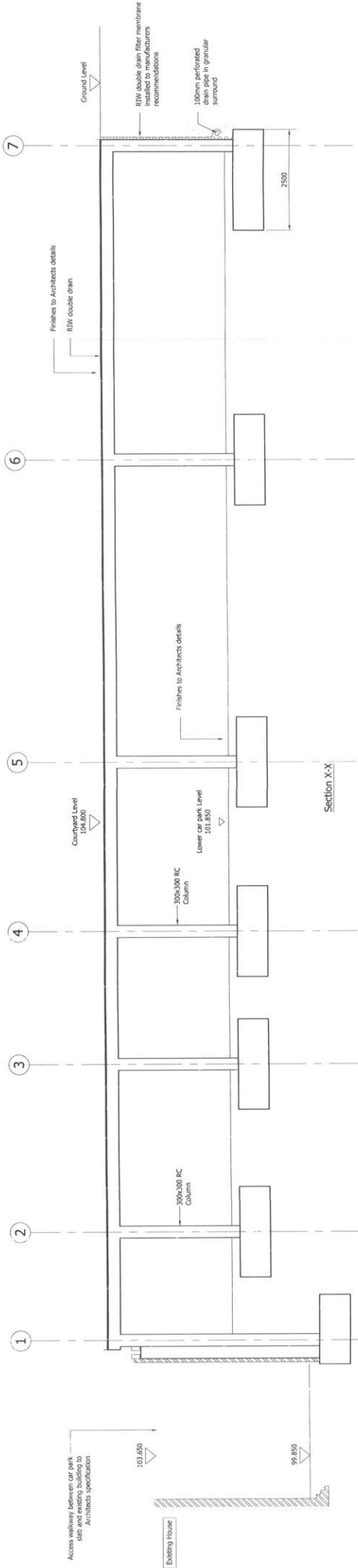
1. Refer to Structa drawing 1677-360 for section positions

LDI (LONDON) CONSULTING RECEIVED  
18 NOV 2009  
PLANNING & TRANSPORTATION GROUP

B 23.10.09 To all planning requirements AV NH  
A 18.08.09 Car park positions & levels revised. Drainage DI NH  
- 15.01.09 Preliminary floor plan revised. DG SM  
Rev: Date: Details: Drawn: Check:  
Client: Clancy Developments Ltd

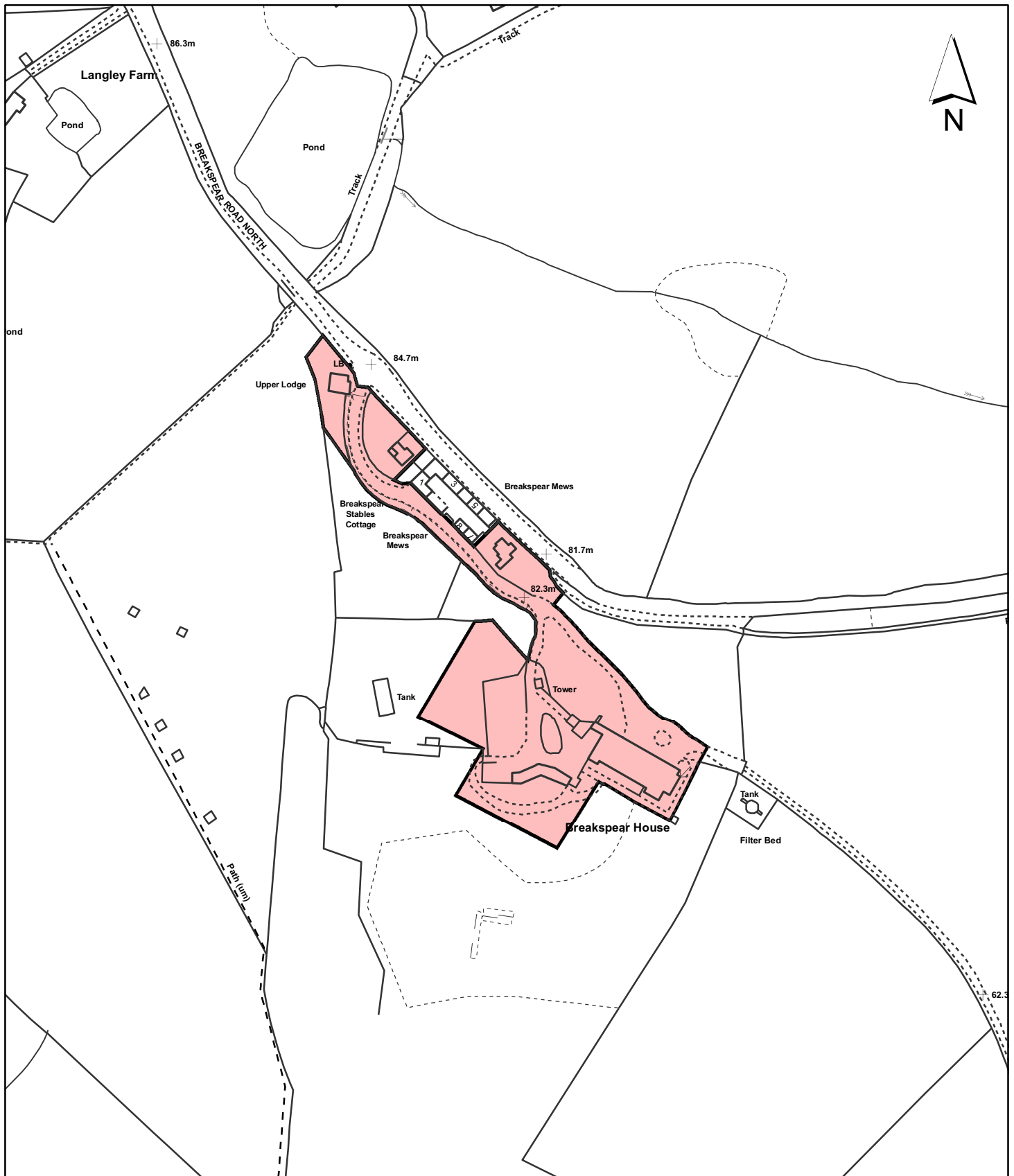
Project: Breakspear House, Herefield  
Title: Car park General Arrangement Sections  
Dwg No: 1677-375 Rev: B  
Scale: 1:50

**STRUCTA**  
consulting engineers  
Watership Way, Hereford, Herefordshire, Hereford, HR12 2YH  
Tel: 01432 419800 Fax: 01432 419801  
Email: info@structa.co.uk www.structa.co.uk




Section Z-Z

Section W-W



**Notes**

 Site boundary  
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 London Borough of Hillingdon  
 100019283 2009

Site Address	
<b>Breakspeare House Breakspeare Road North Harefield</b>	
Planning Application Ref:	Scale
<b>7610/APP/2009/2499</b>	<b>1:2,500</b>
Planning Committee	Date
<b>North</b> Page 191	<b>March 2010</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



HILLINGDON

LONDON

## **Report of the Head of Planning & Enforcement**

**Address** 52 CROSIER WAY RUISLIP

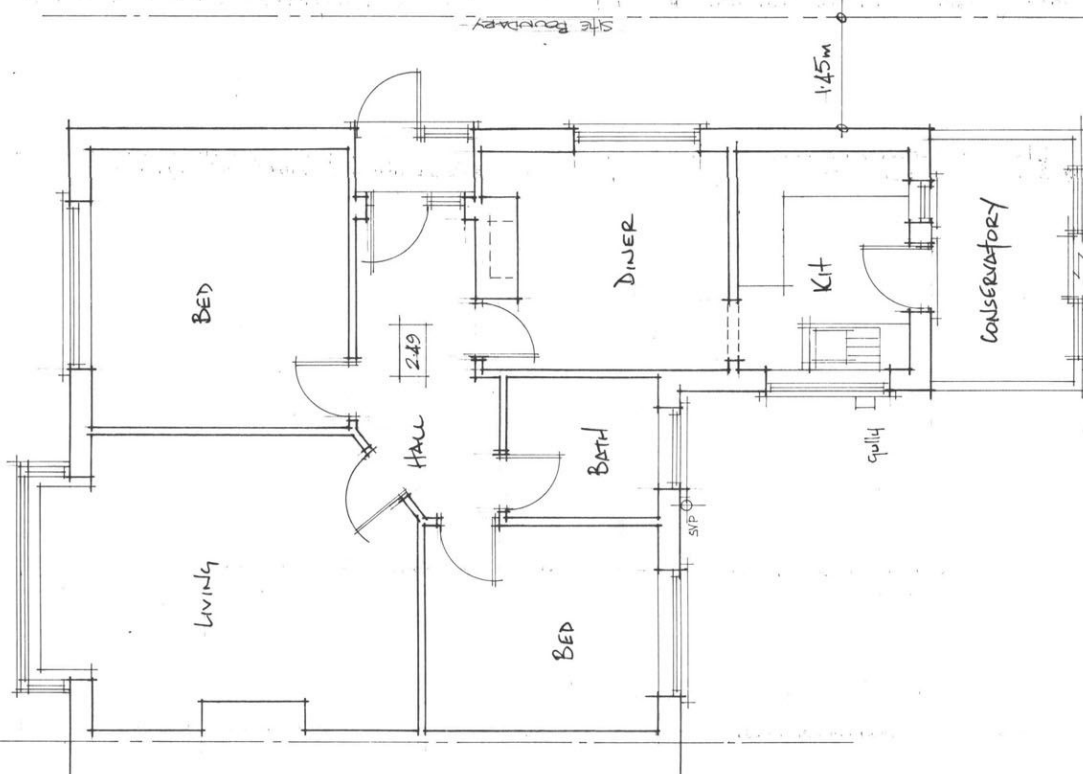
**Development:** Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end. (Application for a Certificate of Lawful Development for a Proposed Development)

**LBH Ref Nos:** 66672/APP/2010/43

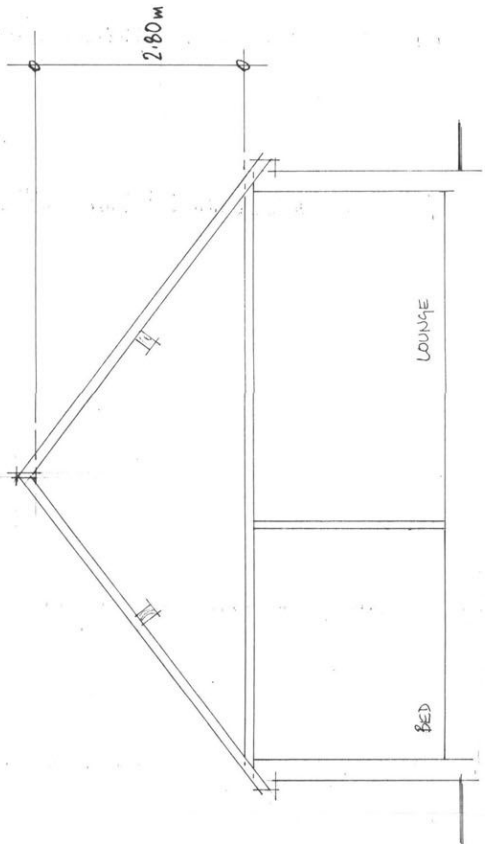
**Date Plans Received:** 11/01/2010

**Date(s) of Amendment(s):** 19/02/2010

**Date Application Valid:** 11/01/2010



GROUND FLOOR PLAN



SECTION THREE



SCALE BAR @ 1:50

LON BORO OF HILLINGDON  
 RECEIVED  
 11 JAN 2010  
 PLANNING & TRANSPORTATION  
 GROUP

SURVEY AS EXISTING.

52 CROSIER WAY  
 BUISLIP  
 MIDDX.

FOR:  
 MR. J. DOEAN

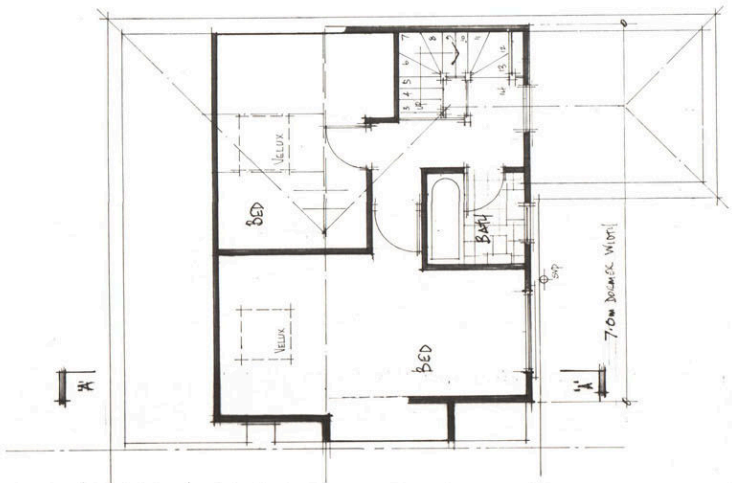
SCALE 1:50  
 NOV. 2009

DES: MB  
 DES. No. 1411/1

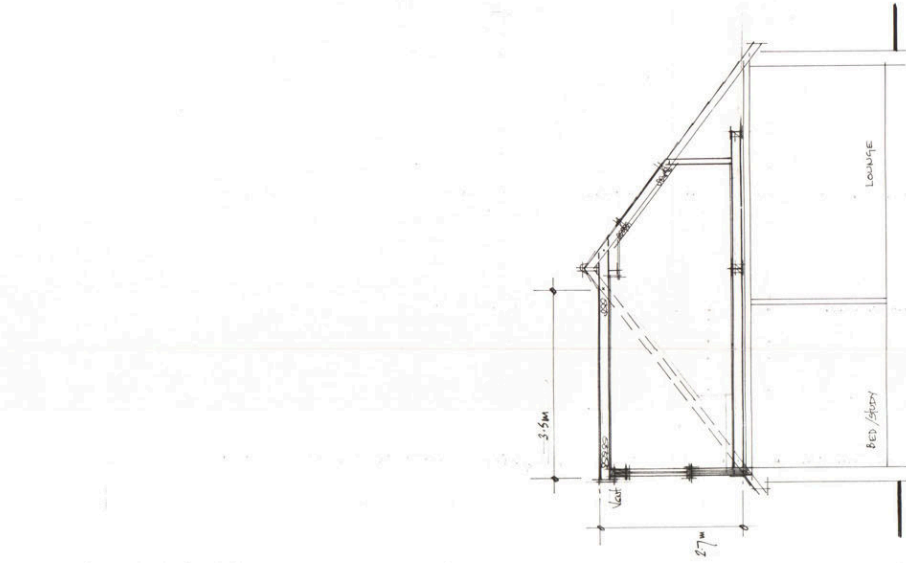
M. BURNHAM'S

5 DECHARD END  
 CLEOBURY MOOTMERE,  
 WORCS, DY14 8BA.  
 TEL. No. 0746 090411

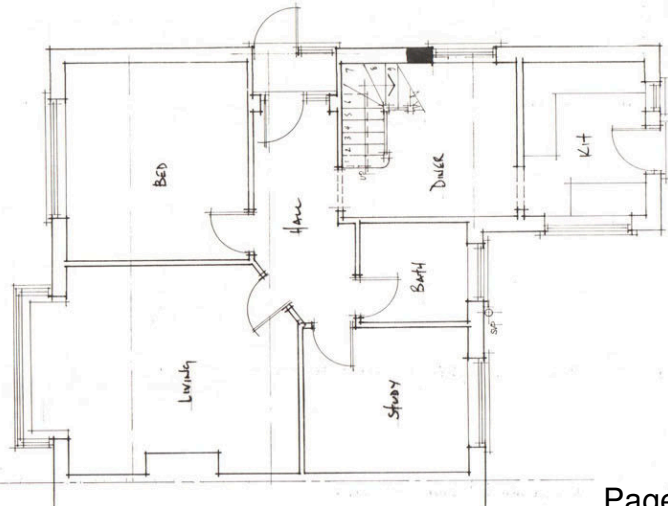




Proposed First Floor Plan



SECTION 'A-A'

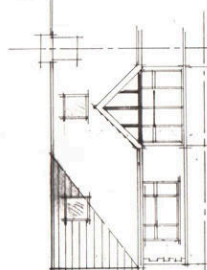


Proposed Ground Floor Plan

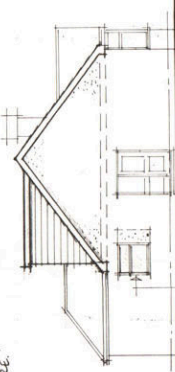
\* NOTE: 'BOX' ROOF LIGHTS TO BE INSTALLED IN GABLE END TO PROVIDE NATURAL LIGHT TO STUDY AND BED ROOMS. SEE ROOF SLAB.

EXTERNAL FINISHES TO NEW WORKS TO BE PROVIDED TO MATCH EXISTING STRUCTURE.

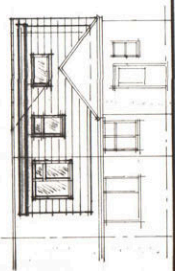
NEW WINDOW TO BE PROVIDED TO BE LOCATED AS SHOWN BELOW FLOOR LEVEL.



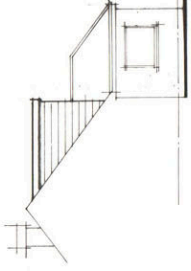
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

0 1 2 3 4 5 6 7 8 9 10  
SCALE BAR @ 1:100

\* **YOUNG:**  
GROSS EXPANSION: 81.21.1.1.1  
= 17.8m<sup>2</sup>

**WORKS REQUIRED:** 700.85.2.27  
= 33.02m<sup>2</sup>

1411 AREA OF EX. ROOF TO REMAIN. 515 EXPANSION 3.4 x 175.1.1.5 = 1.42m<sup>2</sup>

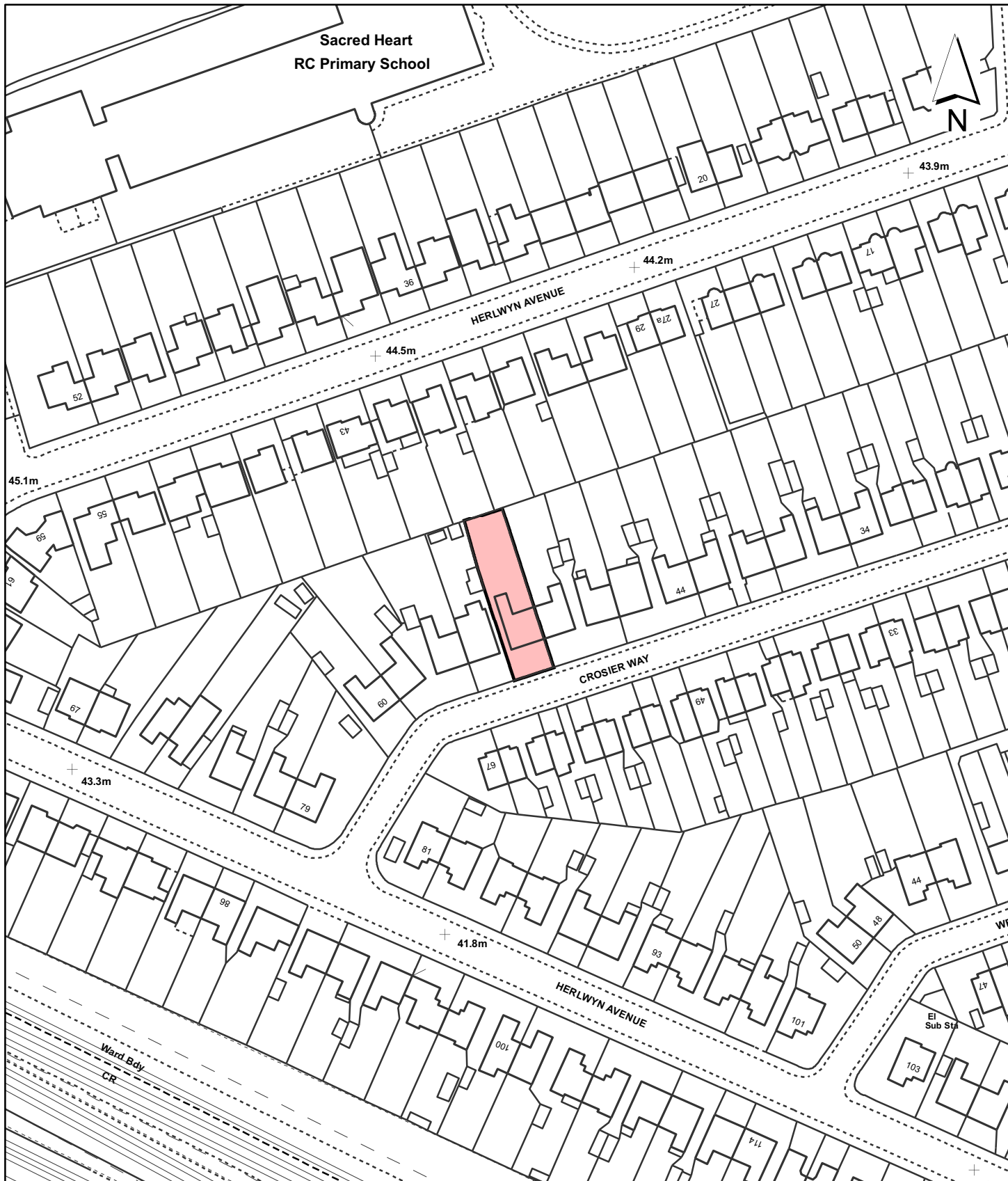
1.178 + 33.02 = 50.88 - 1.42 = 49.46m<sup>2</sup>

THE WORKS REQUIRE NOTIFICATION TO NEIGHBOURS IN ACCORDANCE WITH PARTY WALL ACT 1999. TO BE ADVISED BY NOTLEY ANY BUILDING WORKS TO BE COMPLETED BY NORTHFACE CO. + NORTHFACE CO.


DIMENSIONS TO BE OBTAINED ON SITE PRIOR TO START OF WORKS.

REVISIONS LOG

<b>LOFT CONVERSION PLAN</b>		<b>AMENDED PLAN</b>	
52 CROSSIE WAY, MIDDX. HA4 6HF		FORMER PART OF REDEMPTION RESERVE	
MR J. DORRILL		SCALE 1:50 1:100	NOV. 2009
DRU: MS		DEC. NO. 1411/2 'A'	
M. BURNARD		5 ORCHARD END, CLEOBURY, DY/4 BBA. TEL. NO. 07746 090411	



**Notes**

 Site boundary

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Site Address

**52 Crosier Way  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**66672/APP/2010/43**

Scale  
**1:1,250**

Planning Committee  
**North** Page 195

Date  
**March 2010**



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement**

**Address** LAND FORMING PART OF 28B KINGSEND RUISLIP

**Development:** Erection of a single storey two-bedroom detached bungalow with detached garage and associated parking and amenity space.

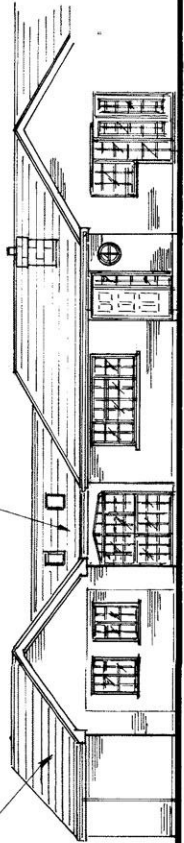
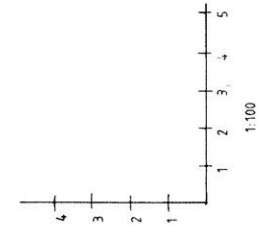
**LBH Ref Nos:** 5740/APP/2009/2541

**Date Plans Received:** 23/11/2009

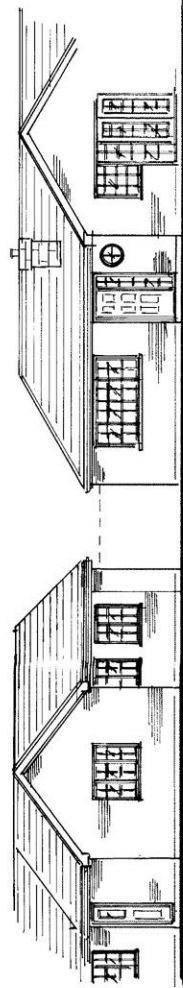
**Date(s) of Amendment(s):**

**Date Application Valid:** 31/12/2009

To become part of new dwelling



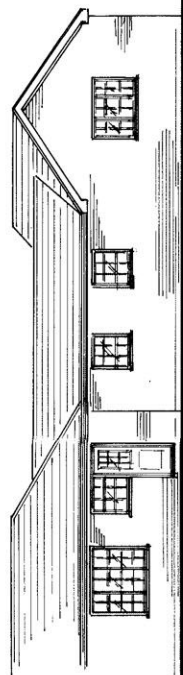
EXISTING ELEVATION 'A'  
1:100



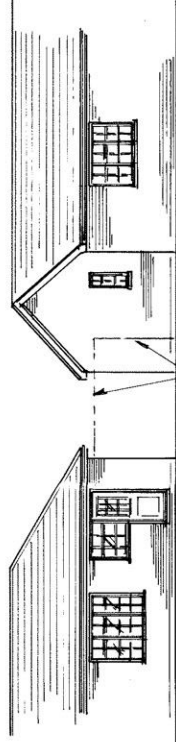
PROPOSED ELEVATION 'A'  
1:100

Existing dwelling

Proposed dwelling

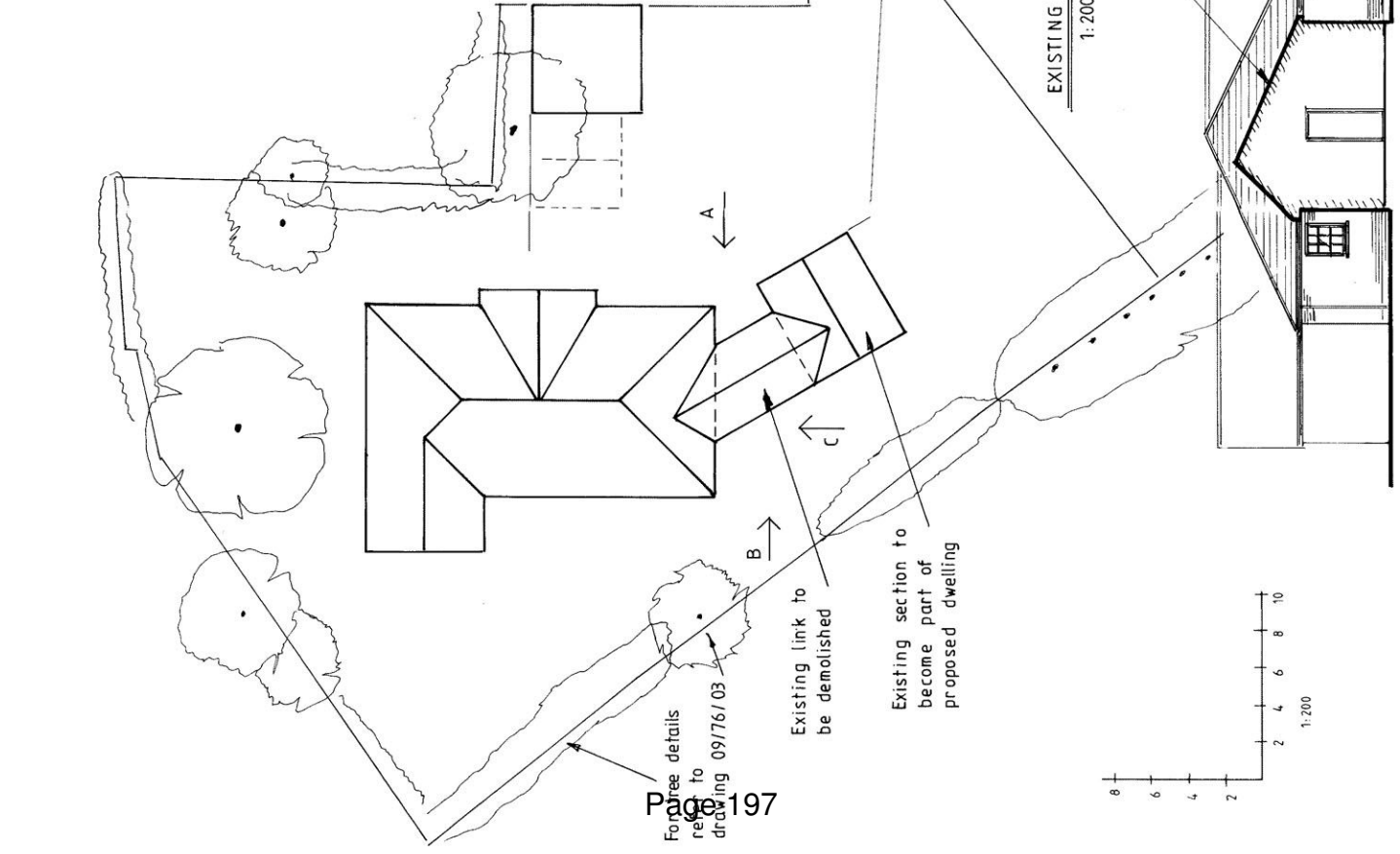


EXISTING ELEVATION 'B'  
1:100



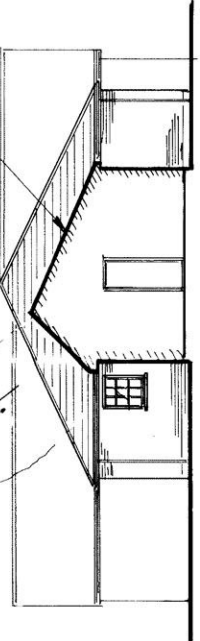
PROPOSED ELEVATION 'B'  
1:100

Line of new fence

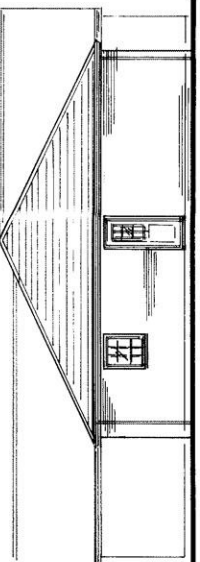


EXISTING SITE PLAN  
1:200

Link section to be removed



EXISTING ELEVATION 'C'  
1:200



PROPOSED ELEVATION 'C'  
1:200

Revision	Date	Description

**UXBRIDGE DESIGN & DETAILING SERVICES**  
 "The Old Bakery", 21A Windsor Street,  
 Uxbridge, Middlesex, UB8 1AB TEL 01896 255791

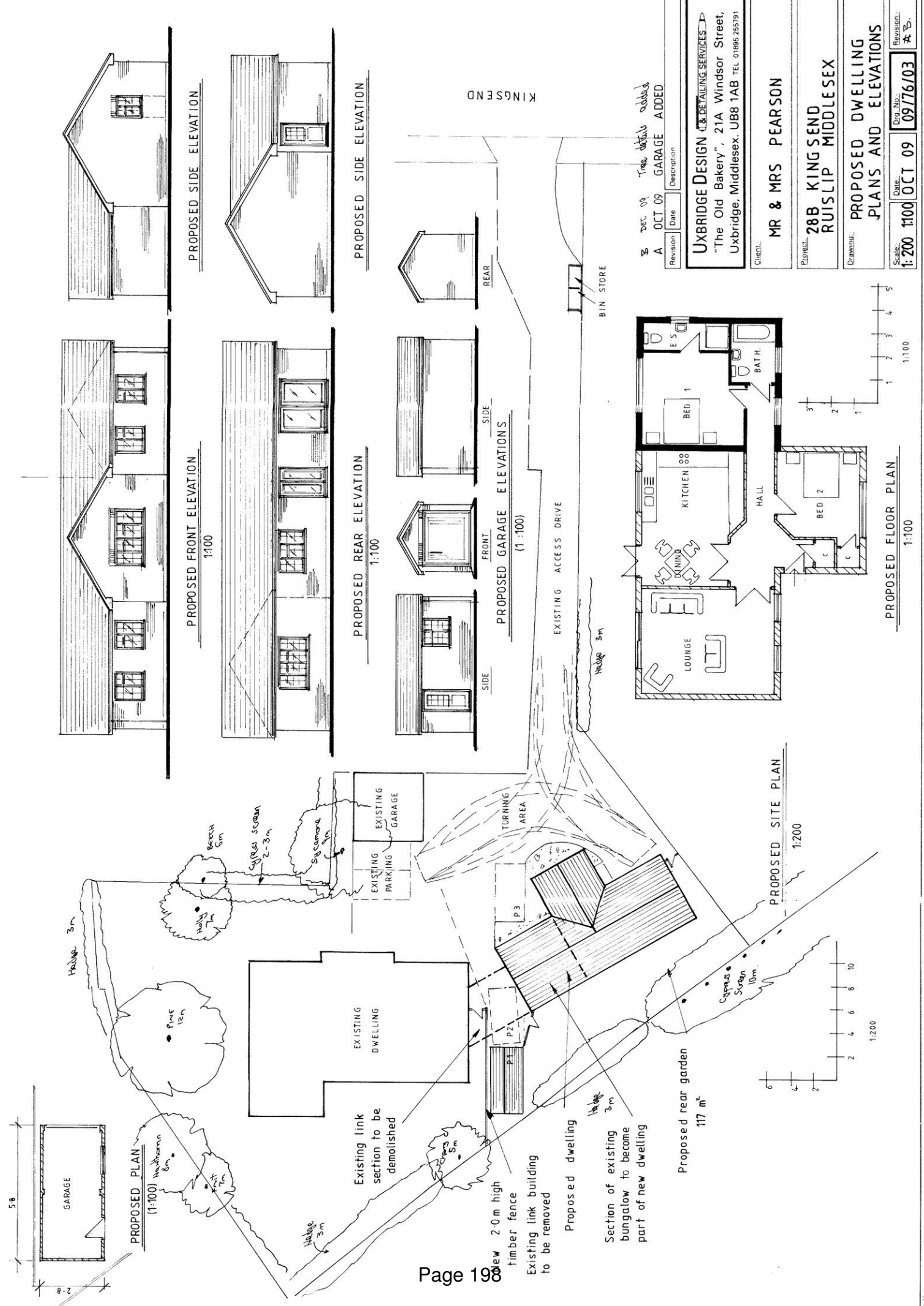
Client: **MR & MRS PEARSON**

Project: **28 B KINGSEND  
RUISLIP MIDDLESEX**

DRAWING: **EXISTING SITE PLAN  
AND ELEVATIONS**

Scale: 1:00 1:200  
 Date: FEB 10  
 Draw. No.: 09/76/04  
 Revision:

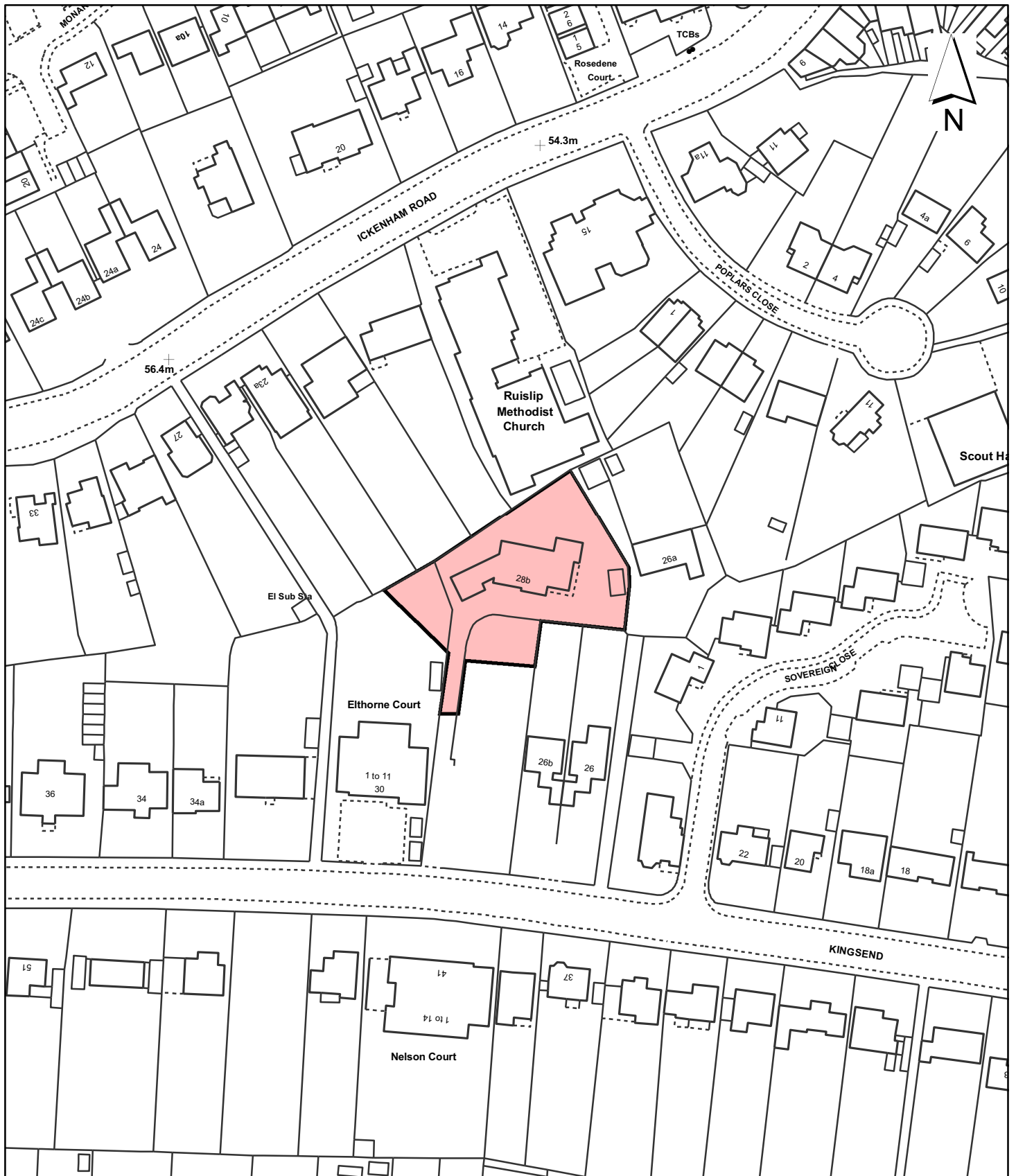






Revision	Date	Description
A	01 OCT 09	GARAGE ADDED
B	02 DEC 09	Tree details added

**UXBRIDGE DESIGN & DETAILING SERVICES**  
 "The Old Bakery", 21A Windsor Street,  
 Uxbridge, Middlesex. UB8 1AB TEL. 01895 255791

Client: **MR & MRS PEARSON**  
 Project: **28B KING SEND RUISLIP MIDDLESEX**  
 Drawing: **PROPOSED DWELLING PLANS AND ELEVATIONS**  
 Scale: **1:200** Date: **11 OCT 09** Draw. No.: **09/176/03** Revision: **A/B**



<p><b>Notes</b></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. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p style="text-align: center;"><b>Land forming part of 28B Kingsend Ruislip</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p style="text-align: center;"><b>Planning &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>5740/APP/2009/2541</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	 <b>HILLINGDON</b> <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;"><b>North</b> Page 199</p>	<p>Date</p> <p style="text-align: center;"><b>March 2010</b></p>	

## **Report of the Head of Planning & Enforcement**

**Address** 10 MEADOW CLOSE RUISLIP

**Development:** Single storey rear extension and alterations to roof to provide additional habitable roofspace with 2 side dormers and conversion of roof from hip to gable end with a new gable end window. (Application for a Certificate of Lawful Development for a Proposed Development)

**LBH Ref Nos:** 19443/APP/2009/2378

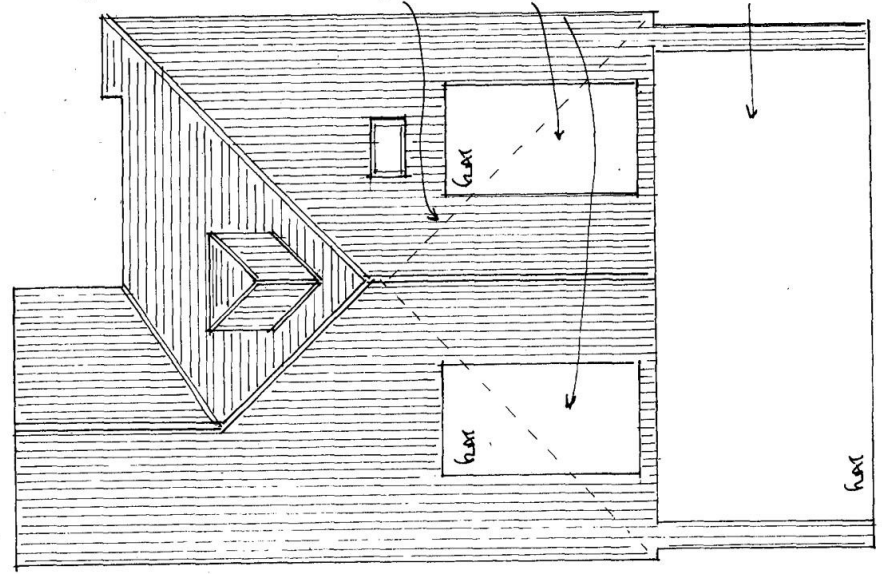
**Date Plans Received:** 04/11/2009

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

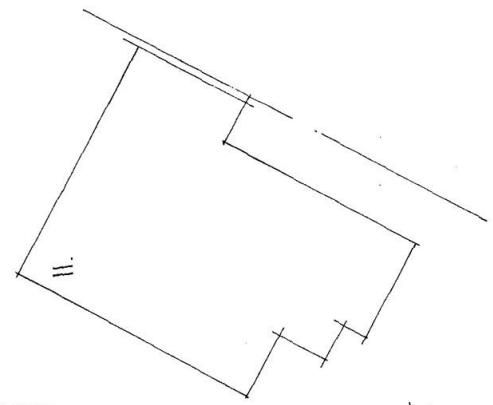
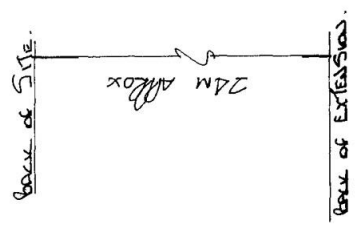
**Date Application Valid:** 04/11/2009



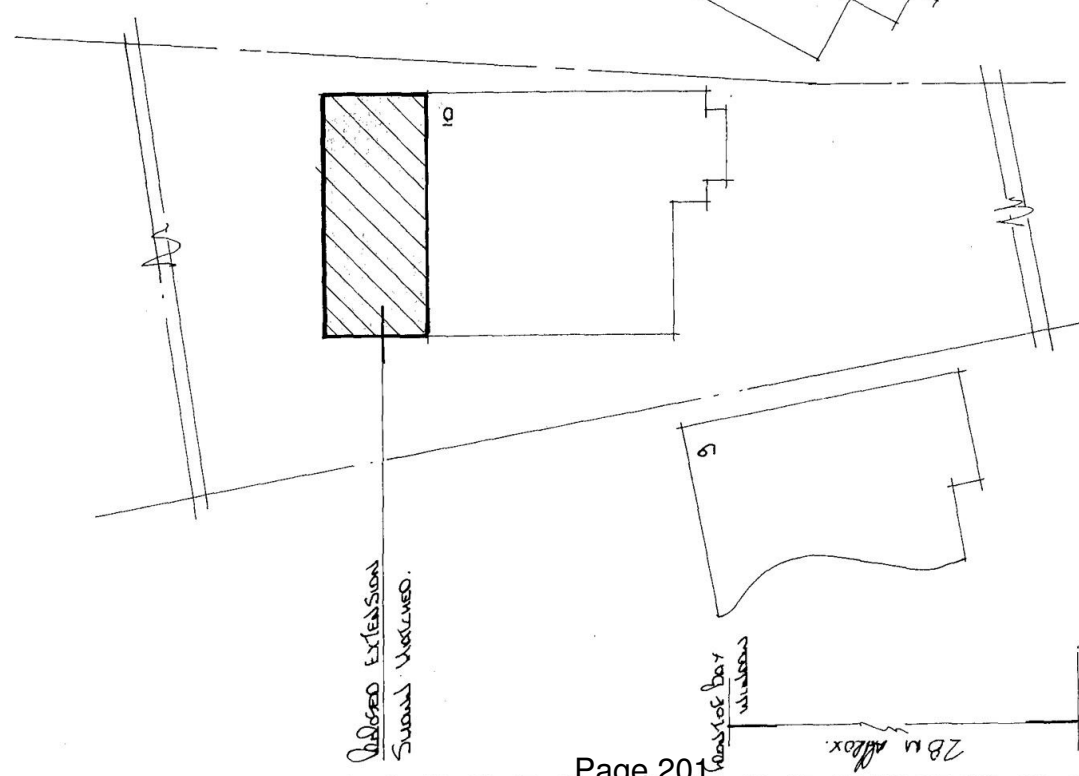
LONDON BOROUGH OF HILLINGDON RECEIVED  
 - 4 NOV 2009  
 PLANNING & COMMUNITY SERVICES



Floor Plans - Scale 1:100



THIS DRAWING TO BE USED IN CONNECTION WITH DRG No 2715 103.



Site Plan - Scale 1:200

Drawing Title	Site & Floor Plan
Drg No.	2715 104.
Rev	

Scale	As shown
Drawn by	GR
Date	21/11/09.

Client	MR MRS BOYNE
Job Title	10 NEWTON CLOSE WISLIP MIDOX

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

GEORGINA & Co  
 Suite 6,  
 128 Market Way  
 Quill  
 Nondesex  
 WA 4 BUC.  
 Tel: 01895 607280  
 Fax: 01895 607290

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

Proposed Garage - 35.74m<sup>2</sup>  
 Proposed - 5.4m<sup>2</sup>  
 Proposed - 5.25m<sup>2</sup>  
 Total = 46.39m<sup>2</sup> ± 50m<sup>2</sup>  
 Planning Not Required

APPLICATION FOR A  
CERTIFICATE OF LAWFULNESS  
FOR A PROPOSED USE

Revisions	
A	Date

G.E. POTTER & CO.  
BUILDING DESIGN &  
MANAGEMENT SERVICES

SUITE 8  
128 MANOR WAY,  
RUISLIP,  
MIDDLESEX,  
M20 9PR

TEL: 01895 632800  
FAX: 01895 632900



Client  
MR MRS BOYNE

Job Title

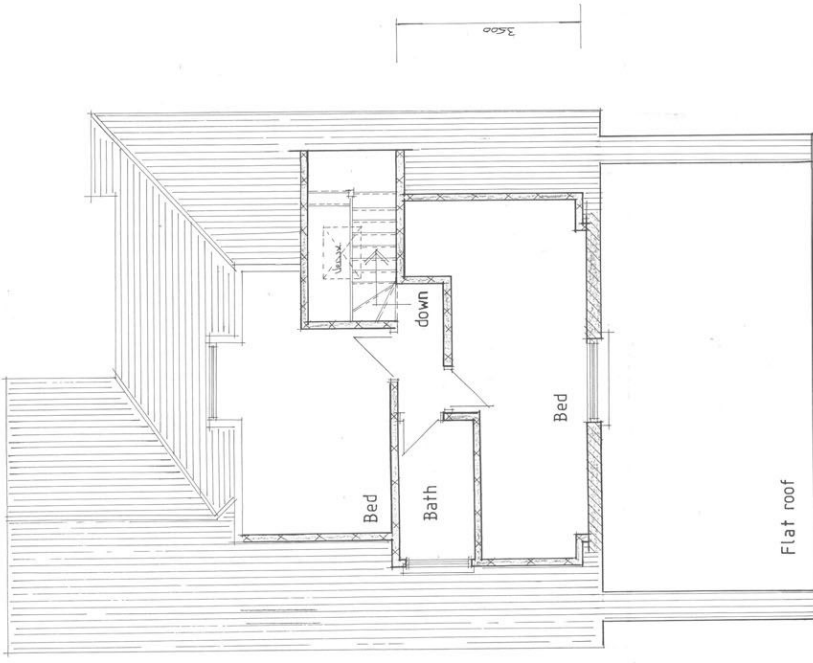
10 MEADOW CLOSE  
RUISLIP  
MIDDXX

Drawing Title  
**SINGLE STOREY REAR  
EXTENSION AND  
ALTERATIONS TO MAIN  
ROOF**

Scale 1:100, 50.

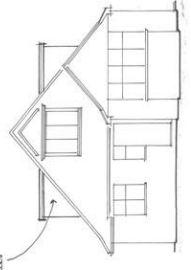
Date Issued 1/10/09 Drawn by CD

Draw No. 2715/03 Rev.

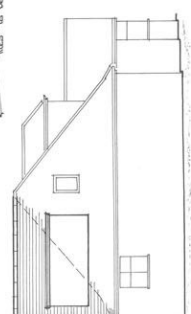


THIS DRAWING TO BE READ  
IN CONJUNCTION WITH DRG  
No 2715/04

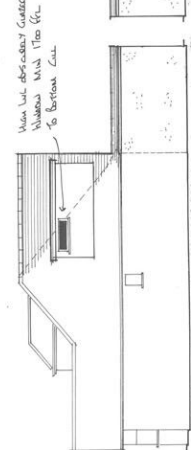
PROPOSED ROOMS IN ROOF SPACE



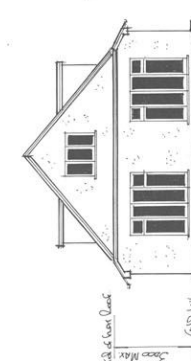
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

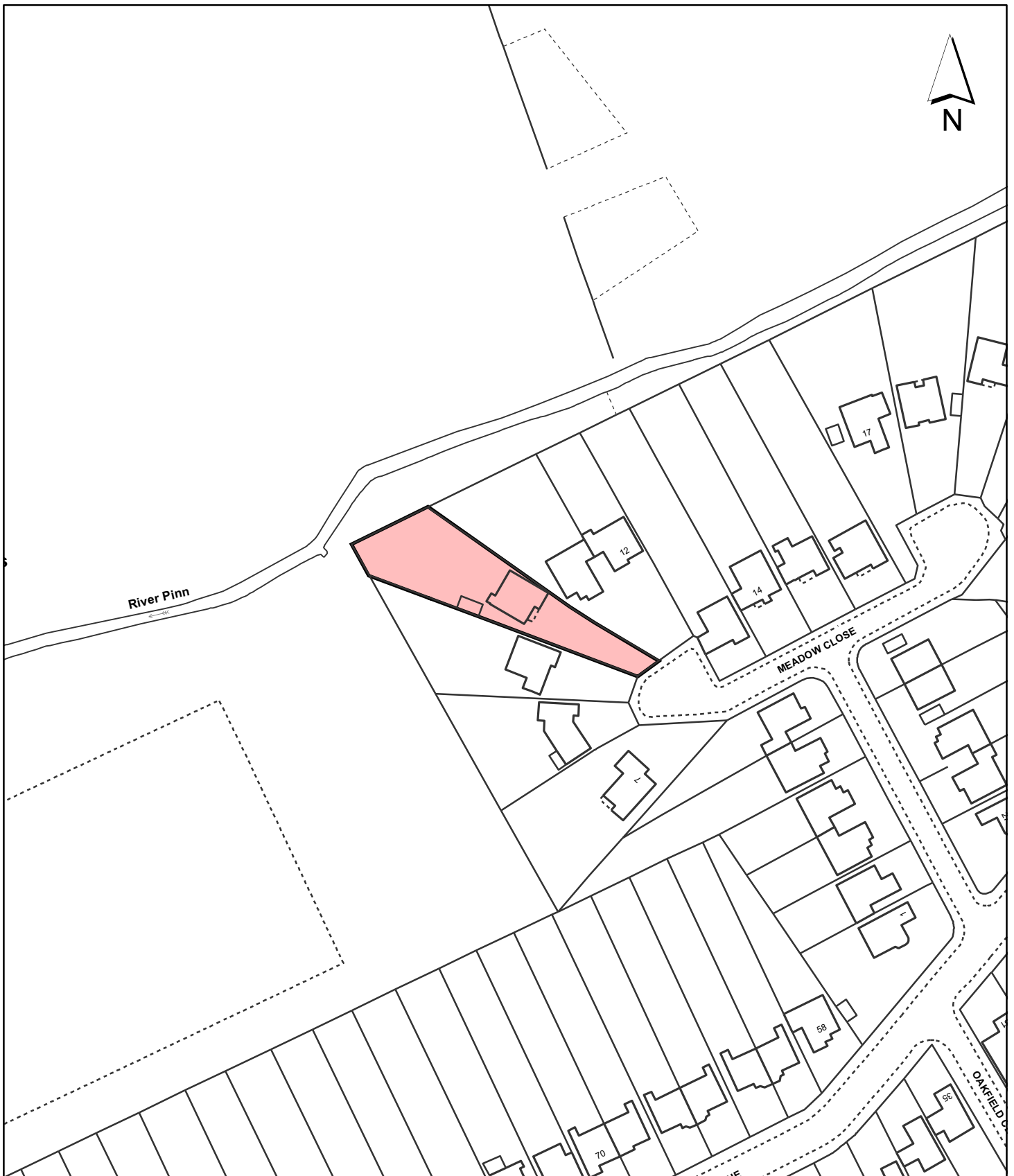


REAR ELEVATION


ALL MATERIALS TO MATCH EXISTING.

Propose alterations to be made to existing flat roof space

View line showing existing garden which will be replaced by parking area



**Notes**

 Site boundary

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Site Address

**10 Meadow Close  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**19443/APP/2009/2378**

Scale  
**1:1,250**

Planning Committee  
**North** Page 203

Date  
**February 2010**



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement**

**Address** HAREFIELD HEALTH CENTRE RICKMANSWORTH ROAD HAREFIELD

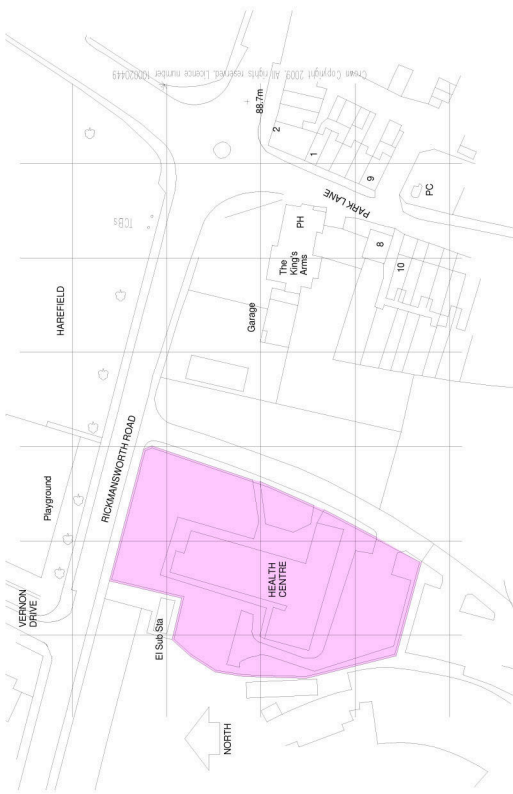
**Development:** Installation of cycle shelter and erection of a bin compound.

**LBH Ref Nos:** 58683/APP/2009/2792

**Date Plans Received:** 24/12/2009

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

**Date Application Valid:** 11/01/2010



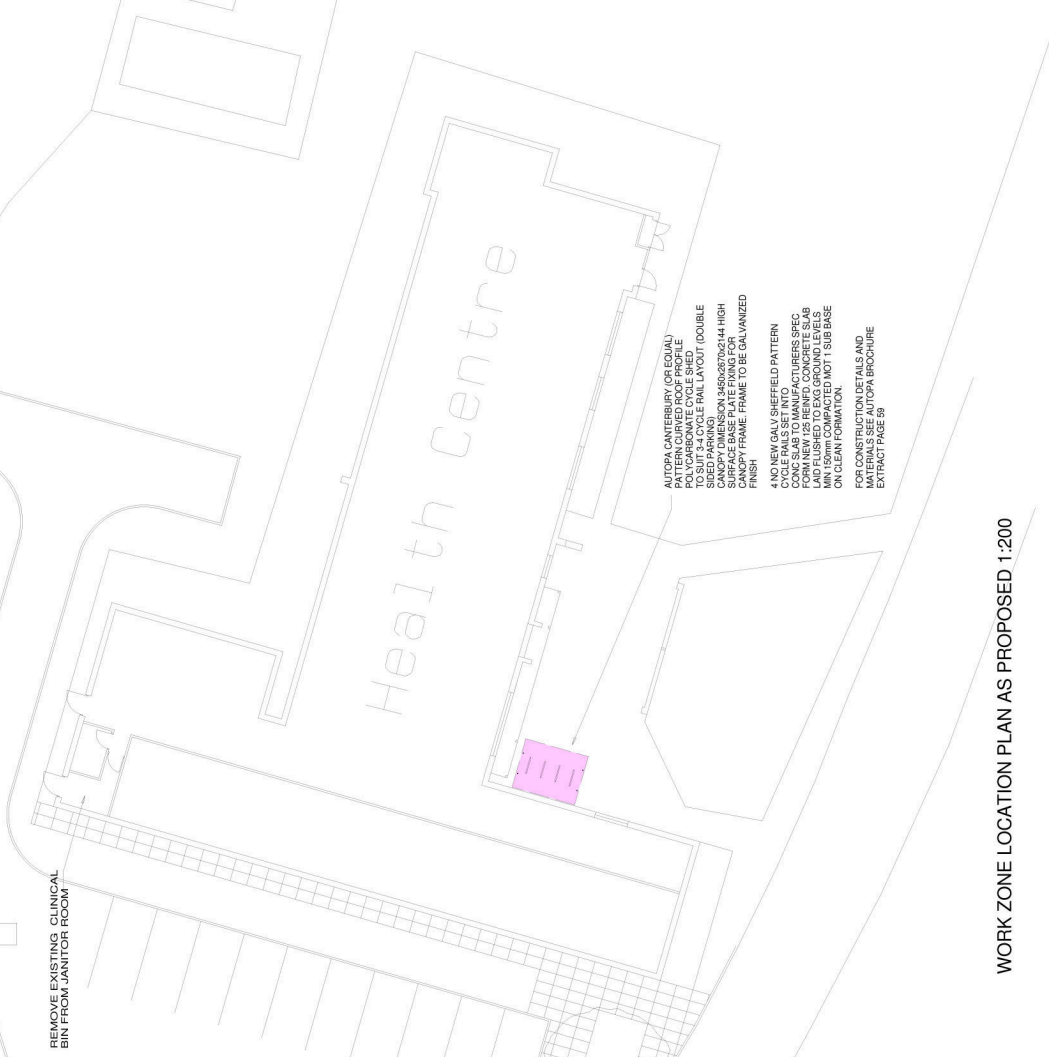
SITE LOCATION PLAN AS EXISTING 1:1000

CREATE NEW 4 SIDED SECURE BIN CONFOUND FOR SINGLE EUROBIN (1100L SIZE) FOR GENERAL WASTE USING JACKSONS BARBICAN (OR EQUAL) WITH 1000MM HIGH GALVANIZED STEEL WALLS AND 1000MM HIGH CONCRETE POSTS SET IN CONC BASES TO FENCE MANUFACTURER RECOMMENDATIONS TO MATCH FENCING 2000\*HIGH\*2180 WIDE (BETWEEN POSTS) HOLD OPEN CATCHES TO SLAVE LEAF WITH

FORM NEW 125 BEINED CONCRETE SLAB LAID TO 1 IN 40 FALLS TO REFUSE AREA ON MIN 150mm COMPACTED MOT 1 SUB BASE TO MATCH EXISTING CONCRETE AT SAME LEVEL AS CAR PARKING AREA INCLUDE FOR REMOVING KERBS AND KERBS AS REQUIRED

HATCH PAINT AREA OF GATE RADIUS

REMOVE EXISTING CLINICAL BIN FROM JANITOR ROOM



AUTOPA CANTEENRY (OR EQUAL) PATTERN CURVED ROOF PROFILE POLYCARBONATE CYCLE SHED SIGNED PARKING CANOPY DIMENSION 2450\*2700\*2144 HIGH CANOPY FRAME FRAME TO BE GALVANIZED FINISH

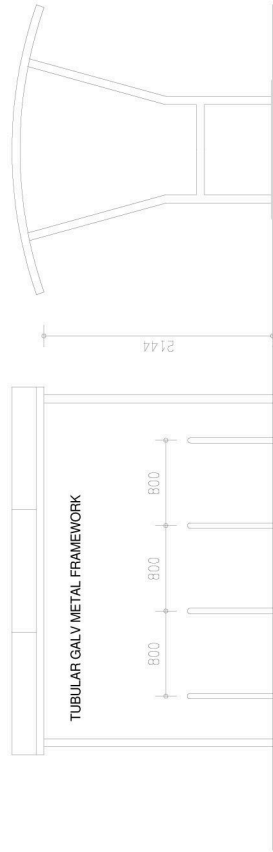
4 NO NEW GALV SHEEFIELD PATTERN CYCLE PAIS SET INTO CONCRETE SLAB FORM NEW 125 REINFD CONCRETE SLAB LAID FLUSHED TO EXG GROUND LEVELS ON CLEAN FORMATION

FOR CONSTRUCTION DETAILS AND MATERIALS SEE AUTOPA BROCHURE EXTRACT PAGE 59

WORK ZONE LOCATION PLAN AS PROPOSED 1:200

PROPOSAL DATE	DISCIPLINE	DRAWING NO.
<b>CLIENT</b>		
PROJECT	HALL NEEDHAM 2580001002/0010	
CLIENT	HALL NEEDHAM 2580001002/0010	
DESIGNER	HALL NEEDHAM 2580001002/0010	
DATE	HALL NEEDHAM 2580001002/0010	
SCALE	HALL NEEDHAM 2580001002/0010	
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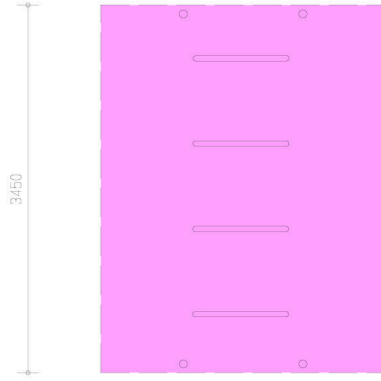
CLEAR POLYCARBONATE SHEET ROOF



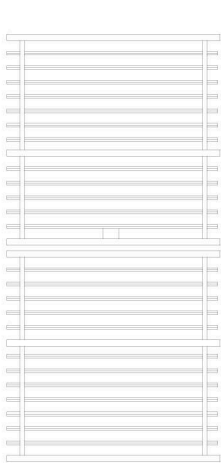
FRONT ELEVATION

TYPICAL SIDE ELEVATIONS

AUTOBA CANTERBURY (OR EQUAL) PATTERN ROLLER COPE POLYCARBONATE CYCLESHEED TO SUIT 4 CYCLE RAIL LAYOUT (DOUBLE SIDED PARKING)  
 APPROX CANOPY DIMENSION 3450x2670x2144 HIGH SURFACE BASE PLATE FIXING FOR CANOPY FRAME TO BE GALVANIZED FINISH.  
 EXACT CANOPY LOCATION TO BE AGREED ON SITE WITH CA  
 4 NO NEW GALV SHEFFIELD PATTERN CYCLE RAILS SET INTO CONC BASE TO MANUFACTURERS SPEC  
 FOR CONSTRUCTION DETAILS AND MATERIALS SEE AUTOBA BROCHURE EXTRACT PAGE 59



PLAN



FRONT ELEVATION

40:10 APPROX

TYPICAL SIDE ELEVATIONS



REAR ELEVATION

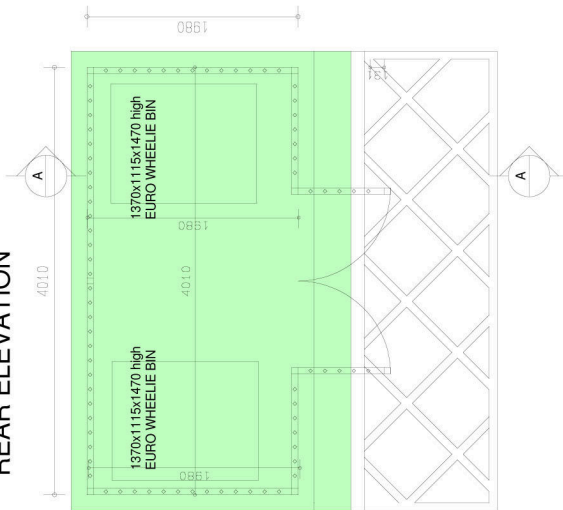
SECTION AA

ROADWAY

CREATE 1 NO NEW 4 SIDED SECURE BIN COMPOUND FOR 2100 EUROBINS (110L SIZE) FOR GENERAL WASTE & FOR CLINICAL WASTE OF: JACKSONS WASTE OR EQUIVALENT. JACKSONS WASTE OR EQUIVALENT. POSTS SET IN CONC BASES TO FENCE MANUFACTURERS RECOMMENDATIONS INCORPORATE PAIR OF JACKSONS GALV RAPID GATES PER COMPOUND TO MATCH FENCING AND TO BE NOT LESS THAN 2000HIGHX1552 WIDE CLEAR OPENING INCLUDE JACKSONS STANDARD FITTING SECURITY LOCK AND DROP BOLT TO SLAVE LEAF WITH HOLD OPEN CATCHES.

FORM NEW 125 REINFD. CONCRETE SLAB LAID TO 1 IN 40 FALLS TO REFUSE AREA ON MIN 150MM COMPACTED MOT 1 SUB BASE ON CLEAN FORMATION. BASE TO BE AT SAME LEVEL AS CAR PARKING AREA.

HATCH PAINT AREA OF GATE RADIUS



PLAN

REVISION/DATE	DESCRIPTION	INITIALS

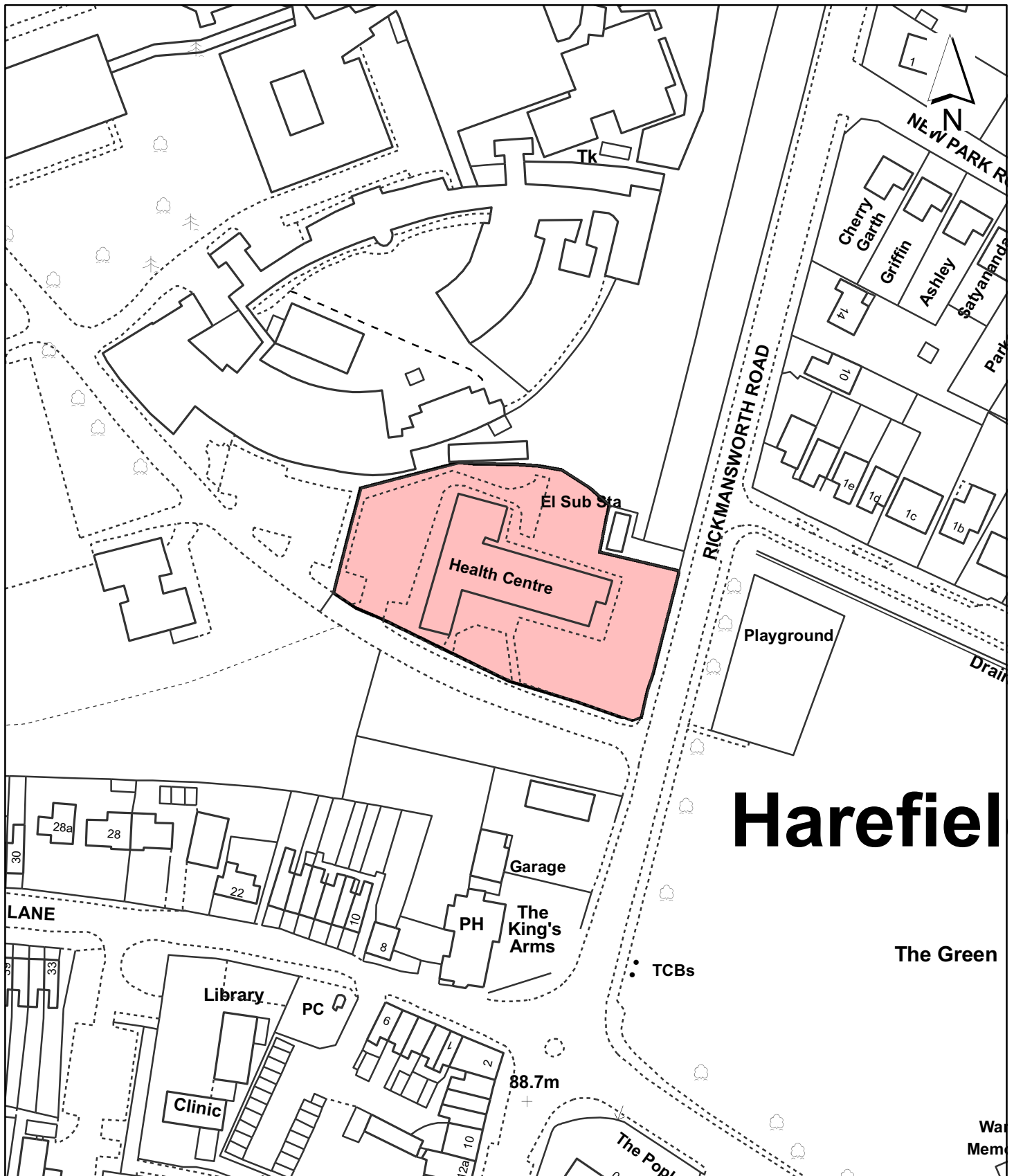
architects  
 hall needham associates LLP

PROJECT:	HAREFIELD HEALTH CENTRE
CLIENT:	RICKMANSWORTH ROAD HAREFIELD HILLINGDON PCT
DRAWING:	DETAIL OF TYPICAL FREESTANDING BIN ENCLOSURE
DRAWN BY:	DETAIL OF TYPICAL FREESTANDING CYCLE SHELLER
DATE:	DEC 09
SCALE:	1500 * A3
STATUS:	DRAWING NO: 4.362/02

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OFFICE: SUITE 2, KILLE HOUSE, CHANVOR ROAD, THAME, OXON, OX9 3AU  
 TEL: 01844 246844 FAX: 01844 265877 E-MAIL: arch@hallneedham.co.uk






# Harefield

The Green

War  
Mem

## Notes

 Site boundary

For identification purposes only.

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London Borough of Hillingdon  
100019283 2009

Site Address

**Harefield Health Centre  
Rickmansworth Road  
Harefield**

Planning Application Ref:

**58683/APP/2009/2792**

Planning Committee

**North** Page 207

Scale

**1:1,250**

Date

**March 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON



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