



HILLINGDON  
LONDON



## North Planning Committee

**Date:** THURSDAY, 29 APRIL 2010

**Time:** 7 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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<http://lbh-modgov:9071/ieListMeetings.aspx?CId=116&Year=2010>

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INVESTOR IN PEOPLE

# Useful information

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## A useful guide for those attending Planning Committee meetings

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### Petitions and Councillors

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

### Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	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 subject to a S278 agreement.</b>	11 - 54

## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Harefield Place, The Drive, Ickenham  12571/APP/2010/319	Ickenham;	Erection of a new building for use as a care home (Use Class C2), the refurbishment , alteration and change of use of Harefield Place to a care home (Use Class C2), provision of ancillary amenity space and car parking (involving the demolition of existing office extensions).  <b>Recommendation : Refusal</b>	55 - 100
8	Harefield Place, The Drive, Ickenham  12571/APP/2010/355	Ickenham;	The refurbishment, alteration and change of use of Harefield Place to a care home (Use Class C2), provision of ancillary amenity space and car parking (involving the demolition of existing office extensions) (Application for Listed Building Consent).  <b>Recommendation : Refusal</b>	101 - 112

## Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
9	St John's School, Potter Street Hill, Northwood  10795/APP/2009/1560	Northwood Hills;	Retention of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits pupil numbers at the school to 350 and staff to no more than 40) to allow the retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Retrospective Application).  <b>Recommendation : Approval subject to a S106/Unilateral Undertaking</b>	113 - 134

10	19 Grove Road, Northwood  27846/APP/2010/145	Northwood ;	Single storey front and side extension, two storey rear extension, alterations to existing sides, conversion of loft space for habitable use to include 2 rear rooflights and 4 skylights, alterations to front elevation to include new front porch, new pitched roof to single storey front and pitched roof to existing bay windows at first floor.  <b>Recommendation : Approval</b>	135 - 144
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### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	10 St Andrews Close, Ruislip  43907/APP/2009/2760	Cavendish;	First floor side/rear extension and conversion of roof space for habitable use involving rear dormer window and 2 front and 1 rear rooflights.  <b>Recommendation : Refusal</b>	145 - 150
12	North of Roundwood House, Northwood Road, Harefield  53258/APP/2010/91	Harefield;	Construction of new vehicular access with associated hedgerows, timber fencing and gates.  <b>Recommendation : Approval</b>	151 - 160
13	Edwinns, The Old Orchard, Park Lane, Harefield  3499/APP/2009/2729	Harefield;	Single storey side extension, provision of delivery access road to side, paved terrace area with covered shelter to side to include new wall, new log store shelter and shed, repositioning of gas tank, alterations to banking, new fencing area, enlargement and alteration to car parking area/new fencing and alterations to front entrance, to include demolition of existing bay window to side.  <b>Recommendation : Approval</b>	161 - 182

14	25 Joel Street, Northwood  56137/APP/2010/48	Northwood Hills;	Change of use to Class A3 Restaurant and Class A5 hot food takeaway and elevational alterations.  <b>Recommendation : Approval</b>	183 - 194
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## Other

15	S106 Quarterly Monitoring Report to 31 December 2009			195 - 202
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## Part 2 - Members Only

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

### 16. ENFORCEMENT REPORT

**Pages** 203 - 210

Any Items Transferred from Part 1

Any Other Business in Part 2

### Plans for North Planning Committee

**Pages** 211 - 324

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**Minutes**

**North Planning Committee  
 Tuesday, 23 February 2010  
 Meeting held at Committee Room 5 - Civic Centre,  
 High Street, Uxbridge UB8 1UW**



**Published on:  
 Come into effect on: Immediately**

	<p><b>Members Present:</b></p> <p>Councillors Eddie Lavery (Chairman)                  Alan Kauffman (Vice-Chairman)                  Michael Markham                  John Oswell                  David Payne                  Peter Curling                  Judith Cooper</p> <p><b>Also Present:</b> Councillors Brian Crowe, Philip Corthorne and Scott Seaman-Digby</p> <p><b>Officers Present:</b></p> <p>James Rodger, Meg Hirani, Syed Shah, Matthew Gilks and Nadia Williams</p>
<b>1.</b>	<p><b>Apologies for Absence</b></p> <p>Apologies for absence had been received from Councillors Anita MacDonald and Carol Melvin. Councillors Peter Curling and Judith Copper attended in their place.</p>
<b>2.</b>	<p><b>Declarations of Interest in matters coming before this meeting</b></p> <p>There were no declarations of interest notified.</p>
<b>3.</b>	<p><b>To sign and receive the minutes of 4 February 2010</b></p> <p>The minutes of the meeting held on 4 February 2010 were agreed as a correct record and signed by the Chairman.</p>
<b>4.</b>	<p><b>Matters that have been notified in advance or urgent</b></p> <p>There had been no items notified as urgent.</p>

5.	<p><b>To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private</b></p> <p>It was agreed that all items of business would be considered in public with the exception of Items 10, 11 and 12 which were considered in PART II</p>	
6.	<p><b>Former Mill Works, Bury Street, Ruislip</b></p> <p><b>Erection of 66 dwellings comprising of 2 three storey apartment blocks providing 30 apartments (1 x studio; 5 x one-bedroom; 21 x two-bedroom; and 3 x three-bedroom units) and 36 x three-bedroom houses with associated car parking, landscaping and access (involving the demolition of existing buildings.)</b></p> <p><b>6157/APP/2009/2069</b></p> <p>The Chairman of the Ruislip Conservation Panel spoke in objection to the application and raised the following points:</p> <ul style="list-style-type: none"> <li>• The development would have a detrimental effect on the Ruislip Village Conservation Area and would be out of keeping with the two storey residential developments</li> <li>• The development, so close to listed buildings would be inappropriate</li> <li>• The hang-over roof work could be better improved</li> <li>• The reduction in the number of houses was welcomed, but the space between could be landscaped</li> <li>• Insufficient parking proposed for the development, particularly in an area already suffering from heavy traffic</li> </ul> <p>In accordance with the Council's constitution, a representative of the petitioners addressed the meeting and spoke in objection to the application. The agent also spoke in support of the application.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> <li>• Objected to the greater height and proximity of the development to his home</li> <li>• Concerned about the height of the development with no obscure windows right next to his single storey home</li> <li>• Concerned that the semi eaves, 3 storey high would dwarf his own building</li> <li>• Concerned that the planned parking spaces, with no spare spaces would be inappropriate for the proposed 66 housing development</li> <li>• Commented that a proper vehicular traffic generation was needed to be conducted</li> </ul>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>

- Suggested that yellow lines be introduced on one side of the roads at Pinn Way and Bury Street to increase public safety.

Points raised by the agent:

- Had had long discussions with officers and local residents to make best use of the scheme
- Many changes had been made during the discussion process of the application
- There had been one-to-one meetings with occupiers of properties abutting the site to get residents' concerns, and this had resulted with just one objection from a resident immediately to the development
- Consideration had been given to the impact of the development on the conservation area
- With regard to parking positions, it was difficult to include the actual positions on the plan
- Would accept the Committee including a clause on the S106 agreement to provide for parking studies
- Blocks 11 and 12 had been set back 1.5 metres and 9 metres in depth
- Proposed 26 metres boundary compared to existing boundary
- The result of the application had been due to the successful negotiations with Council officers.

Three Ward Councillors addressed the meeting in support of the petitioner. They raised the following points:

- The Council must continue to look at the issue of overdevelopment in the Conservation area
- Conditions should be put in place to take account of the condition of the fabric of the building, as it deteriorates over time
- Having worked so hard, dismayed that the development would undermine the value of the Conservation area
- Did not accept that the parking standards would reflect the likely level of car ownership of the occupiers
- Noted that the petition was in respect of the resident at No. 25 Bury Street that would be most affected by the development
- Concerned that plots 11 and 12 would have a detrimental effect on the resident at No 25 Bury Street
- Commented that the bricks in front of the single-storey building did not reach the height of the façade
- Asked that block 12 be moved down to the bottom of the garden at No 25 Bury Street
- Otherwise, had no objection to the development of the site

- Noted that the current proposal in respect of parking was an improvement to the earlier proposals
- Suggested that the buildings in the areas dated back to the Fourteenth Century
- Instead of changing the height of the existing buildings, suggested that they be relocated to the bottom of the garden at No 25 Bury Street
- Expressed concerns about the insufficient provisions for parking, and the effects it would have on an area already experiencing parking problems.

Officers explained that 15 metres was the distance set down in the Supplementary Planning Guide in respect of widows near flank walls, and this would not apply in respect of this development. Due consideration was needed to be given to the existing building behind the site, which was at an angle.

In respect of overdevelopment, officers advised that the density land planned scheme was in compliance, and that the scheme meet with all the criteria set by the Council.

Officers explained that in respect of parking provisions, parking spaces would be allocated to specific units and that double bank spaces would not obstruct spaces allocated to a specific unit.

The Committee was informed that the London Plan did not stipulated that flats could not be built in conservation areas.

A Member requested that the laurel bush bordering the rear gardens in Sharps Lane be retained and supplemented. That wooden fencing be extended around the whole site, as there was currently a mix of concrete and wooden fencing.

Officers responded that Condition 2 could be amended to include the requirement for the submission of details of fencing around the site.

In answer to an issue raised in relation to electric vehicular charging points, officers advised that Condition 33 could be amended to increase the number of electric charging points stipulated.

It was noted that the survey of the site showed that there were no other species other than bats.

In response to issues raised, officers advised that Condition 2 could be amended to include details of finishing to timber cladding, which would enable officers to check the finishing prior to use.

For point of clarification, officers advised that Condition 21 could

be amended to include the requirement for details for specific cycle storage in the rear gardens to be provided.

A Member added that specific dimensions should be outlined for storage in respect of houses with back gardens, to ensure that storage was sufficient for garden tools and adequate facility for cycle storage. It should be stipulated that no petrol driven tools should be stored in the house or the garden.

Following discussion, the recommendation for delegated power to be given to the Director of Planning and Community Services and/or the Head of Planning and Enforcement to grant planning permission was moved, seconded and on being put to the vote was agreed, subject to the conditions and in formatives in the report, addendum sheet and the amended conditions 2, 21 and 33 to be endorsed in consultation with the Chairman and the Labour Lead.

### **RESOLVED**

**That delegated power be given to the Director of Planning and Community Services and/or the Head of Planning and Enforcement to grant planning permission subject to the following:**

- 1. That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure:**
  - i. Education: a financial contribution of £486,065 (Nursery £51,620; Primary £220,141; Secondary £214,304)**
  - ii. Health: a financial contribution of £29,807.29**
  - iii. Open Space: a financial contribution of £57,000**
  - iv. Community facilities: a financial contribution of £30,000**
  - v. Libraries: a financial contribution of £3,161.11**
  - vi. Construction Training: a financial contribution in the sum of £20,000**
  - vii. Project Management and Monitoring: a contribution equal to 5% of the total cash contributions secured from the scheme**
  - viii. Transport: a s278 is required to be entered into to address the new site access and potentially waiting restrictions**
  - ix. A bond of £25,000 to cover the cost of any parking and safety remedial measures in case of these arising as a result of the development, or an undertaking that**

if deemed necessary by the Council, the developer will submit a parking and safety improvement study and implement the works agreed by the Council

x. The internal estate roads to be constructed in accordance with the Council's standards (including street lighting), with the developer to cover the costs of detailed design review and site inspection.

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

3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

4. That if the S106 Agreement has not been finalised by the 1 March 2010, the application be refused for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, open space, community facilities and libraries, construction and employment training facilities). The proposal therefore conflicts with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

5. That the conditions and informatives set out in the officer's report, addendum sheet and the following amended conditions and additional informative be attached:

**Additional Conditions:**

2. 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) timber cladding (including details of finishes)
- (iii) balconies
- (iv) boundary walls and railings
- (v) porches/canopies
- (vi) timber pergolas/car barns
- (vii) external lighting

**(viii) 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).**

**21. No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 66 cycles in total, including provision for the houses within their own curtilage, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.**

**Reason**

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

**33. Before development commences, plans and details of two electric vehicle charging points, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.**

**Reason**

**To encourage sustainable travel and to comply with London Plan Policy 4A.3.**

**Additional Informative:**

**The applicants should note that in submitting details in connection with Condition 10 of this permission it is expected that the Laurel hedge bordering the gardens of the properties on Sharps Lane will be retained and supplemented with additional planting to provide a substantial screen between the development site and the properties on Sharps Lane.**

7.	<p><b>Former Mill Works, Bury Street, Ruislip</b></p> <p><b>Demolition of existing buildings (Application for Conservation Area Consent.)</b></p> <p><b>6157/APP/2009/2070</b></p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed subject to the conditions and informatives in the officer's report.</p> <p><b>Resolved - That the application be Approved, subject to the conditions and informatives in the officer's report.</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>
8.	<p><b>Former Highgrove Day Nursery, Campbell Close, Ruislip –</b></p> <p>1 four-bedroom detached house.</p> <p><b>48552/APP/2009/2334</b></p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed subject to the conditions and informatives in the officer's report.</p> <p><b>Resolved - That the application be Approved, subject to the conditions and informatives in the officer's report.</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>
9.	<p><b>151 High Street, Ruislip</b></p> <p>Change of use from Class A1 (Shops) to Mixed Use Class A3 / A5 (Restaurant with takeaway facility), with associated flue at rear.</p> <p><b>11899/app/2009/2540</b></p> <p>Officers reported that a previous application on this site was refused in 2009. However, it later became apparent that permission granted in 2006 was still valid.</p> <p>A Member raised concerns about the detrimental effect the vibration of the duct system would have on occupiers of the residential flat above the property.</p> <p>Officers advised that the Committee could attach an additional condition to control the level of noise.</p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>



	<p>The recommendation for approval was moved, seconded and on being put to the vote was agreed, subject to the conditions and informatives in the officer's report, the additional condition in the addendum sheet and the following additional condition. That the wording for the additional condition to be endorsed in consultation with the Chairman and the Labour.</p> <p><b>Resolved - That the application be approved, subject to conditions and informatives set out in the officer's report and the following additional condition:</b></p> <p><b>The development hereby approved shall not commence until a scheme for the control of vibration emanating from any proposed plant and equipment (air conditioning, refrigeration units, extract equipment etc) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented and thereafter shall be retained and maintained in good working order for so long as the building remains in use.</b></p> <p><b>REASON</b> To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p>	
10.	<p><b>Enforcement Report</b></p> <p><b>Resolved</b></p> <ol style="list-style-type: none"> <li>1. That enforcement action as recommended in the officer's report was agreed.</li> <li>2. That the decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal enforcement notice to the individual concerned.</li> </ol>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>
11.	<p><b>Enforcement Report</b></p> <p><b>Resolved</b></p> <ol style="list-style-type: none"> <li>1. That enforcement action as recommended in the officer's report was agreed.</li> <li>2. That the decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal enforcement notice to the individual concerned.</li> </ol>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>

12.	<p><b>Enforcement Report</b></p> <p><b>Resolved</b></p> <p>1. That enforcement action as recommended in the officer's report was agreed, subject to amendments to recommendation 1.3(i).</p> <p>2. That the decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal enforcement notice to the individual concerned.</p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>
	<p>The meeting closed at 9.00pm.</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nadia Williams 01895 277655. Circulations of these minutes are to Councillors, Officers, the Press and Members of the Public.

## 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 Report  
Energy Assessment  
Environmental Noise Survey & PPG24 Assessment Report  
Transport Statement  
Report on a Ground Investigation  
Daylight and Sunlight Assessment  
112-09-PL-020  
112-09-PL-021  
un-numbered photomontages x 2  
112-09-PL-002 REV. A  
112-09-PL-004 REV. A  
112-09-PL-005 REV. A  
112-09-PL-006 REV. A  
112-09-PL-008 REV. A  
112-09-PL-009 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-003 REV. B  
112-09-PL-007 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.

This application was withdrawn from the 6th April Planning Committee meeting, because the press notice had not correctly identified that the site was now in a Conservation Area. A revised press notice has now been published.

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 the 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**

**1. That in advance of, or at the time of implementation of the development, the Council enter into a legal agreement with the applicants under Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to deliver the off site highway works.**

**2. That subject to no new and substantive objections being received, that delegated powers be given to the Head of Planning and Enforcement to grant planning permission, 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.

### **8 H1 Traffic Arrangements - submission of details**

Development shall not begin until details of all traffic arrangements (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, covered 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 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).

**15 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 the first occupation of the development hereby approved. 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, shall be maintained thereafter and shall not 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.

**16 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.

**17 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).

**18 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).

**19 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).

**20 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).

**21 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.

**22 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).

### **23 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.

### **24 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).

**25 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).

**26 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).

**27 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).

**28 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).

**29 NONSC Non Standard Condition**

No part of the development shall be occupied until details of the method of control for the designation and allocation of parking spaces has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking spaces shall be retained for the sole use of the individual flats in accordance with the approved details.

**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).

**30 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).

**31 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).

**32 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).

**33 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).

**34 NONSC Non Standard Condition**

Before development commences, plans and details of one electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

To encourage sustainable travel and to comply with London Plan Policy 4A.3.

**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 CCTV coverage of certain key areas within the development, namely the underground car park 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 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**

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, 16, 17, 18, 20, 21, 22, 24, 26, 28, 30, 31 and 34, 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 Council's 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.
BE4	New development within or on the fringes of conservation areas
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 Layouts
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          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.

## **22          160                      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          19                      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.

## **26**

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 hard standing 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.

## **27**

With regard to the external materials (condition 2), you are advised that it will be important to ensure that the materials match those older buildings in the locality. The drawings are annotated as being dark red/brown tiles and these are considered appropriate. The drawings also show stock brick, which should be a deep red, rather than the yellow/buff shown in the perspectives.

### **3. CONSIDERATIONS**

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

The site formally comprised the Reindeer Public house plus ancillary accommodation, 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 cleared and boarded.

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 is within an aviation height restriction area.

The site falls within the Northwood Town Centre, Green Lane Conservation Area, which was designated on 2 December 2009.

#### **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 (45sq.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 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 threats 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 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.
- BE4 New development within or on the fringes of conservation areas
- 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 Layouts
- 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:- **5th May 2010**
- 5.2** Site Notice Expiry Date:- Not applicable

26th November 2009

## 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. The application has also been advertised as a development likely to affect the character and appearance of the Northwood Town centre and Green Lane Conservation Area. A total of 176 surrounding property owners/occupiers have been consulted. Six letters of objection have been received, together 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 - 15%, 2 beds - 35%, 3 beds - 25%, 4 beds - 15%, 5 beds - 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 1 x 1 bed, 4 x 2 bed and 7 x 3 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 @ 4hbrms 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.

(Note: These sums have been agreed by the applicant and a Unilateral Undertaking has already been signed.)

#### 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.

#### CONSERVATION OFFICER

The Reindeer PH has been demolished and the site cleared. This constitutes a prime site on the very edge of Northwood's commercial centre. To the north-east is the modern and very bland shopping parade - Clive Parade, to the south-west, the residential area, comprising large, red brick, gabled, two storey detached houses. Opposite is the handsome terrace of red brick Edwardian buildings with oriels at first floor, half timbered gabled attics and shops at ground floor, whilst the police station, c. 1910 and a listed building, stands diagonally opposite. The area was included in Northwood Green Lane Conservation Area in December 2009.

The site is on higher ground, which drops down towards the Rickmansworth Road to the north-west. The proposed development, at three and four storeys would thus be elevated from the rear. The building would also tower above the two-storey residential properties down Maxwell Road. In general though, the design is considered to reflect the general vernacular style and variation of features, materials and building line found in the area. Thus the visibility of the development would not necessarily be an issue. However, the roofs, at 50 degrees, would be uncharacteristically steep, and this would draw attention to the bulk of the roofscape and lead to a concomitant increase in the unattractive areas of flat crown roofs.

With regard to the materials, it will be important to ensure that the materials match those older buildings in the locality, disregarding the insipid buff brick and artificial slate of Clive Parade. The drawings (as opposed to the perspectives, which show pale grey slates) are annotated as being dark red/brown tiles and these are considered appropriate. The drawings also show stock brick, which should be a deep red rather than the yellow/buff shown in the perspectives.

RECOMMENDATIONS: Amendment required to materials but otherwise no objection.  
(Officer comment: Materials are conditioned. An informative provides guidance on this matter.)

#### 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 Arbtech 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 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 1500mm wide and 1800mm to any door or wall opposite.

3. The passageways within the Wheelchair Standard Home should be a minimum of 1200mm wide. Internal doors across circulation routes and into rooms should be no less than 850mm 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 gully 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 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 site 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 sites 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.

The site falls within the Northwood Town Centre, Green Lane Conservation Area, which was recently designated on 2 December 2009. Policy BE4 states that new development within or on the fringes of conservation areas will be expected to preserve or enhance the features, which contribute to the Conservation Area's special architectural or visual qualities.

The street scene within the town centre is generally of a very high standard, made more interesting by the topography of the area. Whilst there are some modern developments such as Clive Parade to the north of the application site, the area nevertheless has a very strong character and a high proportion of good quality commercial and public buildings.

The Conservation Officer notes that the site is on higher ground, which drops down towards the Rickmansworth Road to the north-west and that the proposed development, at three and four storeys would thus be elevated from the rear. The building would also be higher than the two-storey residential properties down Maxwell Road. However, the block steps down to two storey on the south western side elevation, following the topography of

the road and it is considered that this provides an effective transition between the commercial centre and the residential development that adjoins it. The overall massing of the block and its relationship with surrounding built development has been dealt with elsewhere in the report. The Conservation Officer considers that in general, the design reflects the broad vernacular style and variation of features, materials and building line found in the area. Therefore, the visibility of the development would not necessarily be an issue. However, the roofs, at 50 degrees, would be uncharacteristically steep and this would draw attention to the bulk of the roofscape, and lead to a resultant increase in the unattractive areas of flat crown roofs.

In response, the applicant has submitted that a reduction to the pitch of the roof to reduce the size of the crown would result in a number of difficulties as listed below:

1. There are Photo Voltaic (PV) panels on the crown of the roof and the scheme is utilising the whole area for this purpose.
2. A reduction in the size of the crown will mean that the scheme will not achieve the required number of panels to meet the renewables requirement.
3. If the size of the crown was reduced, then the PV panels would have to be located on the south east roof slope of the building. This is the front elevation of the building and would be visible from the street. It is considered that this would have more of a detrimental impact on the character and appearance of the Conservation Area compared with the scheme as currently proposed. The applicant notes that there would in any case be insufficient space on the south east roof slope to accommodate the number of PV panels that are required.
4. A change in the pitch would reduce the amount of saleable space in the roof area and the scheme is already making a financial loss as it is without this reduction. Thus any reduction would exacerbate the applicant's losses.
5. The crown roof will not be visible from street level.

With regard to the materials, the Conservation Officer considers that it is important to ensure that the materials match those older buildings in the locality (disregarding the insipid buff brick and artificial slate of Clive Parade). This can be covered by condition.

Overall, it is considered that the scheme will introduce a built form that is appropriate to its Conservation Area context and will improve the townscape character of the area, with a high quality built form. The scheme is therefore considered to comply with the aims of Saved Policy BE4 of the Unitary Development Plan.

#### **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 states that sources of contamination include possible migration of contamination from the local industrial land use and potential made ground imported onto the site. The report has identified made ground to a depth of between 0.6m and 0.8m 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. 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 be a 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 50sq.m , 63sq.m for 2 bedroom flats and 77sq.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 5sq.m. 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 SPD Residential Layouts 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 45sq.m in extent is allocated to the lower ground floor flat(unit 1), while a communal garden/courtyard amounting to 174sq.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 deficiency. 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 is 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 468sq.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 in the basement and 2 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 and 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. Although the Council's minimum cycle parking standards stipulate a requirement of 19 spaces, it is considered the 12 secure cycle parking spaces (one space per flat) stipulated in condition 13 are sufficient to serve this town centre development. 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 Road 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 the Maxwell Road frontage.

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 and that the proposed arrangements are an improvement on the existing situation in relation to the properties in Clive Parade, 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 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:

- 1) The proposals provide 2 parking bays capable of meeting the disabled parking space standard. These are located at entrance level.
- 2) The entrance level spaces are 12 metres from the front entrance of the apartments.
3. 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.
- 4) The entrances are covered, illuminated and have a level threshold. Communal stairs have been designed to provide easy access and the lifts are DDA compliant and fully accessible. Entrances and hallways meet the necessary criteria.
- 5) 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.
- 6) 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 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**

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 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 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 mews and the rear garden of 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. 92sq.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 un-regulated 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% CO2 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 B 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 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.

The proposal includes the formation of a new access off Maxwell Road, which would affect on street parking bays. The details of any off site highway works required in connection with the development (and implementation of the works prior to occupation), have been secured by condition 11. The recommendation also requires the developer to enter into a S278 Agreement, to enable the delivery of the said works.

#### **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**

This is not applicable to this application.

#### **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.

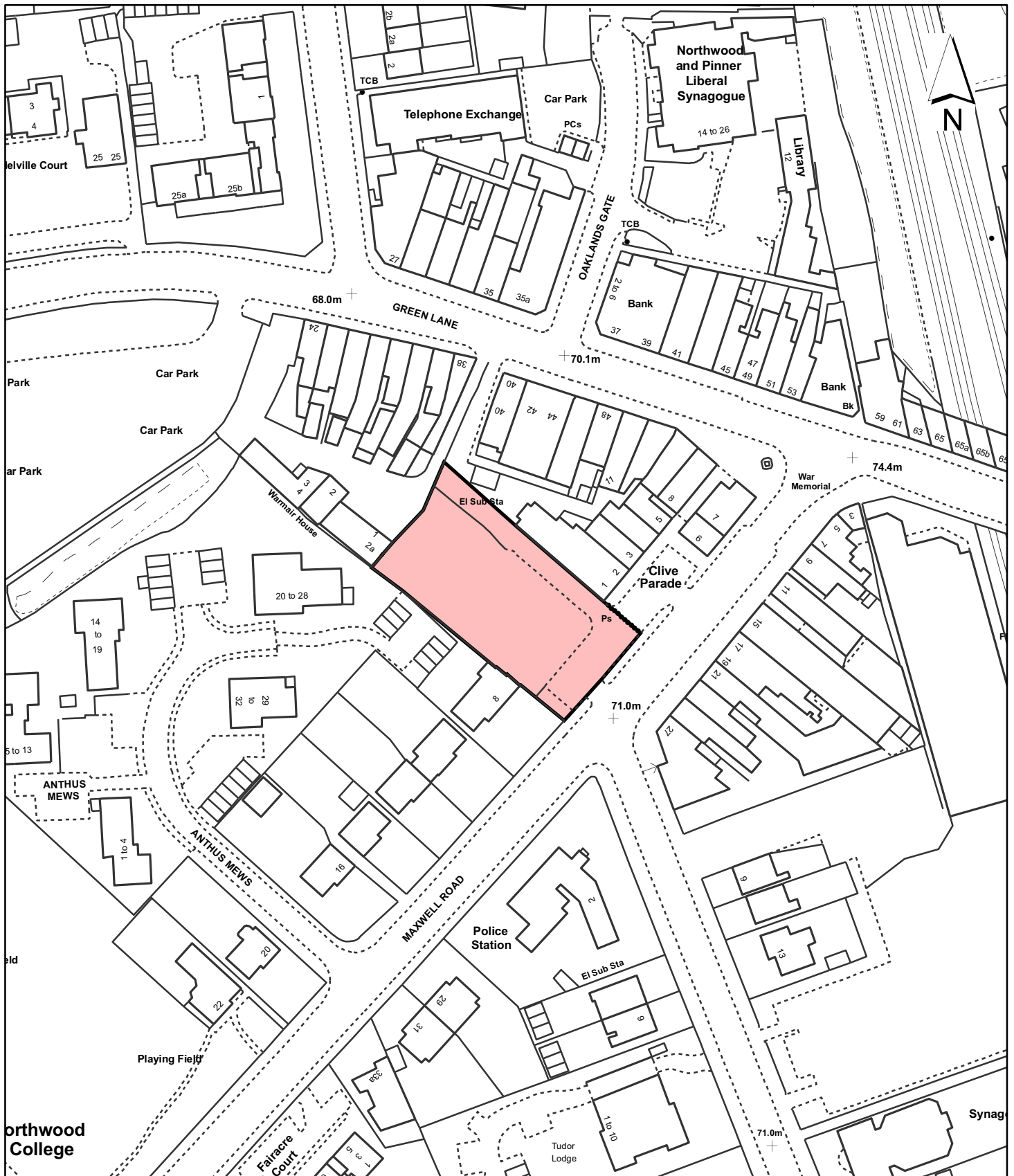
It is considered that the proposal will not detract from the visual amenities of the street scene or the character and appearance of the recently designated Conservation Area. It provides a satisfactory form of accommodation for future residents and the amenities of adjoining residents would not be adversely affected by the proposals. It is considered that highway and pedestrian safety issues have been satisfactorily addressed. The proposal is considered to satisfy the relevant policies of the UDP and as such the application is recommended for approval, subject to the recommended conditions and the signed Unilateral Obligation securing contributions 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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 London Borough of Hillingdon  
 100019283 2009

Site Address	
<b>Former Reindeer Public House Maxwell Road Northwood</b>	
Planning Application Ref:	Scale
<b>18958/APP/2009/2210</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 54	<b>April 2010</b>

**LONDON BOROUGH OF HILLINGDON**

**Planning & Community Services**

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



## Report of the Head of Planning & Enforcement

**Address** HAREFIELD PLACE THE DRIVE ICKENHAM

**Development:** Erection of a new building for use as a care home (Use Class C2), the refurbishment , alteration and change of use of Harefield Place to a care home (Use Class C2), provision of ancillary amenity space and car parking (involving the demolition of existing office extensions) .

**LBH Ref Nos:** 12571/APP/2010/319

**Drawing Nos:** 12774/1  
12774/4  
12774/3  
12774/6  
12774/7  
12774/8  
12774/9  
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5763/PL/003/C  
5763/PL/004/D  
5763/PL/005/C  
5763/PL/008/D  
5763/PL/009/D  
290702-P-01 (Tree Survey)  
290702-P-02 (Tree Removal)  
290702-P-03 (Tree Protection)  
5763/PL/001  
Design and Access Statement  
Planning Statement  
Historic Buildings Report  
Affordable Housing Statement  
Transport Statement  
Interim Travel Plan  
Arboricultural Impact Assessment & Tree Survey including Plan 256/01-01/B (Landscape Masterplan)  
Flood Risk Assessment  
Energy Assessment  
Ecological Baseline Assessment

5763 (Illustrative Drawings brochure)  
12774/5

**Date Plans Received:** 16/02/2010

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

**Date Application Valid:** 16/02/2010

## 1. SUMMARY

Planning permission is sought for the change of use of a grade II listed building and the replacement of the existing annexe with a new extension to provide for a residential care home for the elderly. The original house and 1980's annex was last used as a company head quarters. The application has been advertised as a departure from the development plan as the proposal constitutes inappropriate development in the Green Belt.

151 surrounding residents have been consulted. One letter of objection and representations from The Drive Residents' Association (Noergh) and the Ickenham residents Association have been received. The main concern surrounds the damage to private roads leading to the site resulting from construction and operational traffic.

No objections are raised to the principle of a change of use of the main house from offices to a residential care home. However, it is considered that the proposed replacement extension, which would be considerably larger than the existing annex, constitutes inappropriate development in the Green Belt and the applicant has failed to demonstrate very special circumstances to justify why permission should be granted. Furthermore, this substantial increase in floor space on the site would increase the amount of built development and would therefore result in harm to the openness of the Green Belt.

It is also considered that the proposed new 3 storey annex building, by virtue of its siting, scale, bulk and massing and its linkage with the main house, would have a detrimental effect upon the setting of the listed building. In addition, the application has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area, or that the development would not increase the risk of flooding. Finally the proposal would fail to meet the requirements set out in the London Plan for on-site energy generation and sustainability. The application is therefore recommended for refusal.

## 2. RECOMMENDATION

### 1 NON2 Non Standard reason for refusal

The proposed residential care home constitutes inappropriate development in the Green Belt and the applicants have failed to demonstrate that there are very special circumstances or material considerations that would override the provisions of the



development plan or Government policy, or mitigate against the impact on the Green Belt site. The proposed annex, by reason of its siting, height and bulk, and associated infrastructure works, would result in an urbanising effect and have a detrimental impact on the open character, amenity and function of the Green Belt and on the character of the area generally, contrary to Policies OL1, BE38 and BE13 of the Unitary Development Plan Saved Policies (September 2007), London Plan Policy 3D.7 and Planning Policy Guidance Note 2 Green Belts.

**2 NON2 Non Standard reason for refusal**

The proposed replacement annexe building, by virtue of its size, siting, bulk and design is considered out of character and detrimental to the setting of the listed building, contrary to Policies BE10 and BE13 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

**3 NON2 Non Standard reason for refusal**

The application has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. The proposal is therefore contrary to policy EC1 of the Hillingdon Unitary development Plan Saved Policies September 2007 and policy 3D.14 of the London Plan and the provisions of PPS9 (Biodiversity and Geological Conservation).

**4 NON2 Non Standard reason for refusal**

The application has failed to demonstrate that the development would not increase the risk of flooding, contrary to Policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies 2007, Policy 4B.6 of The London Plan (February 2008) and Planning Policy Statement 25: Development and Flood Risk.

**5 NON2 Non Standard reason for refusal**

The application has not demonstrated that satisfactory energy conservation measures have been incorporated into the layout and design, or 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. Accordingly, the proposal would fail to meet the requirements set out in the London Plan for on-site energy generation and sustainability and is considered contrary to Policies 4A.4, 4A 6 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 off site highway works, environmental improvements, construction training and health improvements). The scheme therefore conflicts with Policy R17 of the London Borough of Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document: Planning Obligations.

## **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.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE1	Development within archaeological priority areas
BE10	Proposals detrimental to the setting of a listed building
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.
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.
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC3	Potential effects of development on sites of nature conservation importance
H10	Proposals for hostels or other accommodation for people in need of care
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The original house is grade II listed and dates from the late 18th century. It comprises a building of 2 storeys, an attic plus basement. The centre block is 8 windows wide, with 3 windows wide projecting end pavilions. It is constructed of stock brick with a stone cornice and stone-coped parapet concealing hipped slate roofs with a modern cupola. There are gauged, near-flat brick arches to the sash windows (all modern) with glazing bars and a central Doric porch. Below this is a two leaf, 6-panel double door with elliptical patterned fanlight over. The garden front has a 7-window centre block with stepped, set-back side wings of 2 and 3 bays and stone pilasters to the corners. There is a segmental one-storey bow to the right of centre and a number of dormers to the roof.

The building is sited within landscaped grounds of approximately 10 acres. This falls dramatically away to the south west (garden front) and rises up to a plateau to the north east, beyond the main front of the building. Some remnants of early landscaping remain, including a large informal pond located to the north east of the house. There are a large number of trees on the site which are protected by Tree Preservation Order No. 236.

The site is located within the Green Belt, the Colne Valley Regional Park and falls within a Nature Conservation Site of Borough or grade II Local Importance.

### **3.2 Proposed Scheme**

Planning permission is sought to develop the site as a residential care home to provide for older people. The development will involve the conversion of the existing historic main building and the replacement of the existing annexe with a new extension, to provide a total of 108 suites.

The proposed new annexe is designed as a three storey quadrangle building, formed around an interior courtyard, located in broadly the same position as the existing extension to the main house.

The accommodation will comprise 63 assisted living units, 30 dementia care units and 15 nursing units. The proposals also include community and communal space in the form of living rooms on most floors, informal seating areas and dining rooms. Support facilities, including laundries, management offices, storage, kitchens and staff accommodation are also provided within the scheme.

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, providing much needed specialised housing for the elderly and would be sensitively developed, with minimal alterations to the Grade 2 listed building. The annex would be carefully designed to respect the setting of the listed building and cause no adverse impacts on the Green Belt and ecology of the area.

- 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.

- Arboricultural Impacts Assessment and Tree Survey

The Assessment concludes that trees to be removed are of poor quality and their removal

would not represent a loss to public amenity. New tree planting would contribute to the setting of the listed building, while the protection of retained trees during construction can be achieved by following recognised standards and compliance with conditions..

· Energy Assessment

The assessment concludes that the use of biomass boilers will provide the majority of the heating energy for the heating and domestic hot water systems to achieve significant renewable energy targets and reductions in carbon emissions.

· Report on Ground Investigation

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

· Transport Statement

The statement concludes that satisfactory access, visibility splays, servicing and car parking can be provided. In addition, the scheme would significantly reduce the existing level of traffic at local peak hour periods.

· Interim Travel Plan

The Travel Plan has been designed to encourage the proposed staff and visitors to use sustainable means of transport and contains a variety of incentives and measures to encourage use of means of travel other than the car.

· Flood Risk Assessment

This assessment seeks to identify and assess the risk of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. The Assessment concludes that the site is in Flood Zone 1 with a low probability of flooding and the proposal will not create a flood risk.

· Ecological Baseline Report

The Report includes an extended Phase 1 survey. A desk study was also carried out. The report confirms the potential presence of nesting birds, bat roosts, great crested newts and invasive plant species. The report recommends additional great crested newt, bat and schedule 9 plant surveys are carried out.

· Affordable Housing Statement

The statement concludes that a requirement for affordable housing does not apply as the proposal is for a care home (Class C2), which is distinct from sheltered housing or other forms of Class C3 development.

· Historic Building Report

The report provides an historic context for the listed building and ground. It provides an assessment of the internal spaces, the internal fabric and structure, interior decoration and character, exterior structure and fabric and building form and character. The appendix contains key demolition plans.

### 3.3 Relevant Planning History

12571/H/78/2133                      Harefield Place The Drive Ickenham

Listed building consent to develop/alter

**Decision:** 17-08-1979    Approved

12571/J/78/2132 Harefield Place The Drive Ickenham  
Office development - 1,351 sq.m (Full)

**Decision:** 17-08-1979 Approved

12571/L/79/0509 Harefield Place The Drive Ickenham  
Change of use from residential accommodation for staff of former U.C. Hospital to private dwelling

**Decision:** 25-07-1979 Approved

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

Harefield Place was originally built in 1786 as a manor house. By 1813 most of the original structure had been demolished, but the remains became Harefield Place. The building continued in residential use until 1934, when it was converted to a convalescent and maternity home for women. Subsequently it was used as residential accommodation for staff of Harefield Hospital.

In 1979 planning permission was granted for residential conversion of the building. In the same year planning permission and listed building consent was granted for office use with the addition of an annexe. Various minor permissions were subsequently granted, including works required for improved security and increased car parking provision.

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

London Plan Consolidation (February 2008): Policies 3D.9 (Green Belt), 3A.3, 4B.1, 4B.2, 7.1 (Urban Design); 4B.5 7.2 (Inclusive design), Chapter 4A, 5.2 (Climate change and mitigation)

The Mayor's Biodiversity Strategy

Planning Policy Statement 1 (Delivering Sustainable Development)

Planning Policy Statement 3 (Housing)

Planning Policy Statement 5 (Heritage)

Planning Policy Statement 9 (Biodiversity and Geological Conservation)

Planning Policy Statement 25 (Development and Flood Risk)

Planning Policy Guidance Note 2 (Green Belts)

Planning Policy Guidance Note 13 (Transport)

Planning Policy Guidance Note 17 (Planning for Open Space, Sport and Recreation)

Planning Policy Guidance Note 24 (Planning and Noise)

Hillingdon Design and Accessibility Statement (HDAS)

Council's Supplementary Planning Guidance Community Safety by Design

Council's Supplementary Planning Document: Planning Obligations Strategy

#### **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.

- PT1.21 To seek publicly accessible recreational open space in association with proposals for development where appropriate to help reduce deficiencies in recreational open space or to ensure that provision does not fall below accepted standards.
- 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:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE1 Development within archaeological priority areas
- BE10 Proposals detrimental to the setting of a listed building
- 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.
- 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.
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves
- EC3 Potential effects of development on sites of nature conservation importance
- H10 Proposals for hostels or other accommodation for people in need of care
- H4 Mix of housing units
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- OL1 Green Belt - acceptable open land uses and restrictions on new development

OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
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:- **18th March 2010**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The application has been advertised as a departure from the Development Plan. A total of 151 surrounding property owners/occupiers have been consulted. 1 letter of objection has been received. The issues raised are summarised below:

1. Concerned about the impact on the three private roads that lead to the site. Although public rights of way, they are all privately maintained and already heavily used by non-residential traffic.
2. The proposed development will require access to the site for heavy plant and machinery with almost certain damage to the roads that are not constructed to withstand such use.
3. It is unreasonable that the residents should bear the costs of repairing damage inflicted for the profit of another party and it should be a condition of any planning approval that all the roads are made good by the developer and restored to good condition.
4. Safety and environmental issues with access to the site from The Drive. Access to the North end of The Drive from Harvil Road is virtually impossible for any sizeable vehicle, so all heavy traffic from Harvil Road would have to pass along Highfield Drive. The gateway to Harefield Place is very narrow and the entrance road angled so that it is almost impossible for large vehicles to enter from the north. If vehicles do manoeuvre to pass through the gate there will be extensive damage to the verges and possible destruction of trees and shrubs.
5. The only sensible route for transporters carrying large plant and machinery is to enter at the south end of The Drive and exit back towards the south end. The Drive has a number of speed bumps which have implications for low loaders and will be damaged by excessively heavy vehicles.
6. The project needs a comprehensive and acceptable traffic management plan before any approval could be considered. This should not include any changes to the entrance that would detract from the nature of The Drive as a very pleasant residential road.
7. No general objection to the development of Harefield Place as a residential care home, but it should be done with due consideration for the effect on the neighbourhood during construction and subsequent operation of the site.

### GREATER LONDON AUTHORITY

The Mayor considers that the application does not comply with the London Plan, for the reasons set out in paragraph 80 of the report summarised below, but that the possible remedies set out in paragraph 82 of the report could address these deficiencies.

If your Council subsequently resolves to grant permission on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application. You should therefore send me a copy of any representations made in respect of the

application and a copy of any officer's report, together with a statement of the decision your authority proposes to make, a statement of any conditions the authority proposes to impose and (if applicable) a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

If your Council resolves to refuse permission it need not consult the Mayor again (pursuant to Article 5(2) of the Order) and your Council may therefore proceed to determine the application without further reference to the GLA. However, you should still send a copy of the decision notice to the Mayor, pursuant to Article 5 (3) of the Order.

#### Summary of GLA Stage 1 Report.

##### Strategic Issues

The 'very special circumstance' provided do not justify the scale of the inappropriate development in the Green belt. There remain concerns in relation to design, inclusive design, climate change mitigation and adaptation and transport, which should be addressed.

##### Conclusion

The London Plan Policies in Green Belt, biodiversity, urban design, inclusive design, climate change mitigation and adaptation, transport and parking are relevant to this application. The application complies with some of these policies but not with others for the following reasons:

- Green Belt: The very special circumstances provided do not justify the scale of the inappropriate development on Green Belt. The proposal does not comply with Policy 3D.9 of the London Plan.
- Biodiversity: The proposed mitigation measures are welcomed. However, a very thorough and robust biodiversity management and monitoring plan must be placed and it must be secured through conditions.
- Urban design: Further information required and concerns should be addressed.
- Inclusive design: The internal design access arrangement complies with the London Plan inclusive design Policies, provided externally, the footway to the site incorporates variations in colour brightness and texture, to assist the visually impaired.
- Climate change mitigation and adaptation: Further information is required, including the use of green and brown roof, which should be secured by condition.
- Transport: The access arrangement of the new footway to the site comply with 'Inclusive Mobility guidance of DfT.

Whilst the application is broadly acceptable in strategic planning terms, on balance, the application does not comply with the London Plan. The following changes might however remedy the above mentioned deficiencies and could possibly lead to the application becoming compliant with the London Plan:

- Green Belt: Either reduce the scale of the development or provide further justification.
- Urban design: Provide further information to address outstanding concerns
- Inclusive design: Address concerns in relation to the footway to the site
- Climate Change: provide further information, include the use of green and brown roofs
- Transport/Parking Address the access arrangement of the new footway. Submit a delivery/servicing plan and construction logistic plan.

##### Transport for London (TfL)

The site is located in Ickenham approximately 2.4km to the north of Uxbridge town centre. The closest road on the Transport for London Road Network (TLRN) is the A40 which meets the B467 Swakeleys Road approximately 700m to the south of the site. There are no roads classified under the TfL Strategic Road Network close to the site.



The site is within 350m of a hail and ride bus stopping facility for the U9 service on Harvil Road and bus stops served by the U1, U9 and U10 are located on Swakeleys Road approximately 630m to the south of the site. There are no London Underground stations or rail stations within walking distance of the site. The Public Transport Accessibility Level (PTAL) is a very poor rating of 1 on a scale of 1 to 6 where 6 represents the highest rating.

The proposed development is a residential care home of 108 rooms with 33 car parking spaces including 3 disabled bays, two motorcycle bays, a service bay and 18 cycle parking spaces. The buildings on the site were previously used as offices. The application is supported by a Transport Statement document and Interim Travel Plan produced by Peter Evans Partnership.

#### Pedestrian access

It is welcome that a new footway into the site will be provided adjacent to the vehicular access from The Drive to the main building entrance. It is noted that a section of this route would be provided as a shared surface, however, it is important that shared surfaces include colour and tactile delineation to make it clear to visually impaired pedestrians where it is safe for them to walk. TfL request that either a well designated 2.0m width footway be provided with kerbs for the whole route into the building or that the shared surface include a tactile strip to comply with the Inclusive Mobility guidance produced by DfT.

TfL request that a footway be provided to connect the footway along the site access to the footway on Harvil Road to create a continuous walking route to the site for access to buses on Harvil Road. TfL requests that the applicant provide details of the street lighting in the area to demonstrate whether safe pedestrian access is possible after dark. Should deficiencies be identified a contribution should be secured in the S106 towards improving the street lighting.

#### Trip Generation and impact assessment

The TRICS database was used to assess the development trips, this is considered to be acceptable given the location of the site and its characteristics. TfL accept that the development proposals will not result in a discernible impact on the operation of the local highway network. Given the size and nature of the proposals it is considered that there would not be a noticeable impact on local bus services and hence no contribution towards capacity improvements is required.

#### Travel Planning

The draft Travel Plan that has been provided is not considered to be acceptable on the basis that there is insufficient information provided on the targets, the action plan and the funding arrangements for the Travel Plan. The Travel Plan should be improved on both of these items to ensure that it attains a pass in the Attribute review system.

#### Additional documents

A Delivery and Servicing Plan (DSP) and Construction Logistics Plan (CLP) should be secured by planning condition or through the S106 agreement. These documents should be prepared in line with TfL guidance.

#### Traffic Management Act

Should this application be granted planning permission, the developer and their representatives are reminded that this does not discharge the requirements under the Traffic Management Act 2004. Formal notifications and approval may be needed for both the permanent highway scheme and any temporary highway works required during the construction phase of the development.

#### ENVIRONMENT AGENCY

Environment Agency position In the absence of an acceptable Flood Risk Assessment (FRA) we OBJECT to the grant of planning permission and recommend refusal on this basis for the following reason:

The FRA submitted with this application does not comply with the requirements set out in Annex E, paragraph E3 of Planning Policy Statement 25 (PPS 25). The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. In particular, the submitted FRA fails to:

1. Show that it would be feasible to balance surface water runoff to the Greenfield run off rate for all events up to the 1 in 100 year storm (including climate change) and set out how this will be achieved.
2. Show how Sustainable Drainage Systems (SUDS) such as permeable pavements (with sub base storage), filter drains and strips, swales (for conveyance), temporary basins, ponds, wetlands and green/brown roofs will be maximised on this site with any obstacles to their use clearly justified.
3. Show how storage will be provided to attenuate the 1 in 100 year storm event, taking into account the effects of climate change.

It appears that the current crescent shaped extension building is to be demolished and replaced by a new building with a larger footprint. The assessment that the increase in footprint is negligible and therefore there would be no material increase in flood risk is not considered adequate, as it is not supported by sufficient evidence. In line with the London Borough of Hillingdon Strategic Flood Risk Assessment, for all development sites over 1 hectare in size, surface water runoff should be limited to Greenfield rates. In the case of the proposed development, only a small proportion of the site is being developed, so it is considered appropriate to only apply this requirement to the new build. The proposals will be considered acceptable from a flood risk perspective, if information can be submitted to demonstrate that surface water runoff arising from the new build will be restricted to Greenfield rates and that attenuation in the form of SUDS will be implemented in order to attenuate all storm events up to and including the 1 in 100 year event, taking into account the effects of climate change. It is considered positive that rainwater harvesting is to be installed, however, there has been no quantitative assessment to demonstrate that the 1 in 100 year storm event, taking into account the effects of climate change, can be attenuated. Overall, a quantitative assessment must be provided to demonstrate that the risk of flooding to adjacent land will be reduced as far as practicable and will not be increased, as a result of the proposed development.

The hierarchical approach to SUDS selection should be used at the site investigation stage to help select the most sustainable drainage techniques for the site. At this stage land should be set aside specifically for SUDS. Traditional piped or tanked systems are not true SUDS techniques and should only be considered if it can be justified that all sustainable options in the hierarchy are not possible. A drainage scheme should be submitted that provides a sustainable drainage strategy. This should contain evidence that all potential options have been considered and suitable justification where options have been discounted.

## ENGLISH HERITAGE

This application for planning permission to replace a modern extension to a Grade II listed building is submitted in conjunction with Listed Building Consent (your ref: 12571/APP/2010/355).

The advice of English Heritage is contained within our response to the Listed Building Consent (our ref: L00084633.)

In summary, it is considered that the proposed replacement extension would have a detrimental effect upon the setting of the listed building, by virtue of its scale, bulk and massing and its junctioning with the main house. It is therefore advised that further negotiation be undertaken to achieve an improved scheme that addresses these issues.

## Recommendation

We would urge you to address the above issues, and recommend that the application should be

determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request. Please note that this response relates to historic building and historic area matters only.

## NATURAL ENGLAND

### Effects on SINC

This development is located within the Harefield Hall and Lodge SINC. It is not possible to conclude, from the information available in the Ecological Baseline Report, whether overall the development will result in permanent adverse effects on the SINC. You should be satisfied that the proposed avoidance and mitigation measures will ensure that the SINC will not be adversely affected as a result of the development. You should be aiming for overall enhancement of the SINC.

### Protected Species

#### Bats

The Ecological Baseline Report states that there are trees on site which have medium and high potential to support bats. Paragraph 5.5.1.3 states that no trees identified as suitable for bats should be damaged or destroyed or significantly disturbed during the works. This includes noisy working practices nearby and increased lighting. If this is not possible further surveys are recommended. However, later in the report (Section 6) it says that due to the potential presence of protected species on site the following surveys [including bat surveys] are recommended, unless it can be demonstrated that they are unlikely to be impacted. This information is unclear, and you should request further information from the applicant on whether the development has potential to affect bats. If there is potential for trees with medium or high potential to support bats to be affected by the works, further surveys should be undertaken prior to granting planning permission.

#### Great Crested Newts

Similarly to above, one section of the report states that the presence of great crested newts in the pond cannot be ruled out. Another section (paragraph 5.5.1.4) states that careful consideration should be given to works around the pond and if this is not possible surveys are needed.

It is not clear from the information whether the works will affect the pond, or if there is potential suitable terrestrial habitat which could be affected. We recommend that you go back to the applicant to confirm whether there are potential impacts. If the pond or terrestrial habitat associated with the pond may be affected, great crested newt surveys should be undertaken prior to granting planning permission.

#### Reptiles

The Ecological Baseline Report identifies that there are areas suitable for reptiles on site and recommends a precautionary approach to the works. It is not clear from the report whether the areas suitable for reptiles will be affected by the development. Again, you should request further information from the applicant on this matter. If areas identified as being suitable for reptiles will be affected, reptile surveys will need to be undertaken.

### Recommendations

Other than in relation to our comments above, we generally concur with the recommendations set out on page 25 of the report. These should be secured through the use of a planning condition.

The final recommendation is the possible enhancement of the site through the production of an EcMP and installation of bird/bat boxes and other features. As this development is located within a SINC, we recommend that you ensure an EcMP is produced as a condition to the development, prior to undertaking any works. It is not clear what is meant by other features. This should be

clarified.

Finally, as recognised in the report, lighting associated with both the construction and operational phases of the development has potential to affect bats. You should ensure that a lighting strategy is produced as a condition of the development, to reduce impacts as far as possible.

## THAMES WATER

### Waste Comments

Surface Water Drainage - 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. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. 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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321

### Water Comments

With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

## ICKENHAM RESIDENTS' ASSOCIATION

As an Association we represent approximately 70% of the households in the Village and have a mandate to review and monitor all planning applications and proposed planning applications, which may affect the character of the Village. We look at each proposed development or application for change of use on its merits and also take into account the views of those residents immediately affected. In this case, we are aware residents in the vicinity of The Drive have some concerns at this application, some of whom, for example The Drive Residents Associations are in direct contact with you.

Having considered the appropriate planning guidance, our preliminary thoughts are set out below:

### Background

The applicant, Harefield Care Limited, propose to develop a registered residential care home for older people, utilising the Grade II listed building on the site but replacing the existing annexe with a new extension to provide 108 suites. This includes a category of clients for "Assisted Living" 63 rooms (this category is for the elderly who can cope reasonably well but need some help to varying degrees), "Demented Care" 30 rooms, this includes Alzheimers, and finally "Nursing Care" 15

rooms for the elderly who need general nursing care. The accommodation seems to be rooms for single occupancy, and the various groups will be in designated parts of the proposed building.

The site is currently occupied by Blockbuster Video (Class B1) as their headquarters, although their use of the site has reduced significantly over time and they now occupy approximately 60% of the building. We understand that their lease runs for approximately a further 6 years. The site has had planning permission and listed building consent for offices since 1979 with subsequent alterations also being permitted.

Originally known as Harefield Lodge, the property has been a private house and was bought by the local council in 1934 for use as a convalescent and maternity home for women before passing into private office use.

The site is located within the Green Belt (not Brownfield site as suggested in the report by the Peter Evans Partnership, page 15, paragraph 5.1) and the Colne Valley Regional Park.

#### General Principle Change of Use to a Care Home

There is an increasing social need for care and nursing homes across England and Wales, as reflected in PPS3 and a number of comprehensive reports already referred to by the applicant. However, there is also an increasing move towards providing care in people's own homes out of preference. The July 2006 Ickenham Ward Profile published by the Hillingdon PCT gave a resident population of about 10,000. From 2001 to 2011 Ickenham had a projected population decrease of 2.1%. However, these statistics were based on 2005 projections, before the development at Ickenham Park (415 dwellings including some assisted living units plus an 80 bed care home at the former RAF West Ruislip off the High Road, Ickenham) was in contemplation. Construction on Ickenham Park has started and the first residents are expected to move in from September 2010. We therefore anticipate an increasing population to 2011 and continuing, contrary to the official statistics.

As at 2006, the average age of the community in Ickenham (41.9 years) was older when compared to that of Hillingdon (36.9 years). The 2001 census suggested that 16.5% of Ickenham's population were in the 60 to 74 age bracket, and 9.4% were in the 75+ bracket. From 1991 to 2001, the largest increase was in the 75-84 age group. As an Association we therefore note that there is an increasing need for care home provision for older people in the immediate area.

We have investigated care home provision for older people in the local area including Hillingdon, Harefield, Hayes, Uxbridge, Ickenham, Ruislip, Northwood. Given the proximity to the county boundary we have also included South Bucks, including Denham, Chalfont St Peter, Gerrards Cross and Iver. There are approximately 30 care homes in total in that area. They all vary in who operates them, from local authorities, private groups for example BUPA, and individual privately run homes. Apart from assisted living or sheltered housing accommodation (for example the extensive Denham Garden Village), the only care home provision in Ickenham itself is at Woodlands Care Home in Long Lane, Ickenham; a privately run care home with 17 residents. In addition, McCarthy & Stone will be constructing an 80 bed assisted living home on Ickenham Park, referred to above. There are also small care homes just across the ward boundary in West Ruislip, including 64 rooms at the Blenheim care home.

Outside of Ickenham, the closest are Clare House, Harefield Road, Uxbridge (BUPA) with 43 residents. In Denham we have Denham Manor with 53 residents, and in Harefield, the Harefield Nursing Centre (BUPA) with 40 residents. The Cedar House Nursing Home in Harefield has 42 residents. The largest in size is in Chalfont St Peter, Chalfont Lodge Care Centre, with 119 residents.

Most care homes are nursing homes and are therefore much smaller than the proposed "Harefield

Place" except for Chalfont Lodge, run by the Barchester Health Care Group. The average size of home is possibly between 30 and 40 people.

Given this background, the Association therefore notes and supports the rationale behind the proposed change of use application but asks LBH and the applicant to ensure that full and proper consideration is given, with Hillingdon PCT, to the likely future need for care home provision for older people, in light of population forecasts for the over 65 age range and in light of the fact that 80 beds plus assisted living units will be coming available on Ickenham Park in the next 2 years. We are concerned to ensure that this proposed development does not result in an overprovision of places.

We also ask LBH to consider the impact of the size of the home on the green belt, staffing and traffic issues (see below) when considering the maximum size.

#### Green Belt and other Conservation Issues

We note that the site falls within the Green Belt and the Colne Valley Regional Park. PPG2 makes it clear that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness.

Provided that it 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 re-use of buildings inside a Green Belt is not inappropriate development providing:

- (a) it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- (b) strict control is exercised over the extension of re-used buildings and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they involve extensive external storage, or extensive hard-standing, car parking, boundary walling or fencing);
- (c) the buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction; and
- (d) the form, bulk and general design of the buildings are in keeping with their surroundings. (Conversion proposals may be more acceptable if they respect local building styles and materials, though the use of equivalent natural materials that are not local should not be ruled out). (para 3.8, PPG2)

On this one occasion, provided paragraph 3.8 PPG2 and OL2, OL4 and OL5 (Hillingdon Unitary Development Plan (UDP)) are complied with, and subject to satisfactory evidence of the need for 108 (or such lesser maximum number as LBH and the PCT consider appropriate) further care home beds for older people, this Association does not object to the proposed re-use, notwithstanding the provisions of OL1 UDP which states that the LPA will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with agriculture, horticulture, forestry and nature conservation, open air recreational facilities or cemeteries.

However, with regard to the proposed demolition of the modern annexe and replacement with a new extension, we understand that this will result in a 75% increase in the building footprint, which does concern us given the strategic location of the property within the Green Belt. At this stage we are not convinced that the applicant has provided sufficient evidence to justify the size and bulk of this extension, particularly if the further consideration of the need for care home places shows that 108 suites results in significant overprovision of places for the elderly in the area. We therefore reserve our position in this respect, pending further information from LBH and the applicant.

We note the proposals to harmonise the new buildings through sympathetic construction and

landscaping. However, if the Colne Valley Regional Park and the London Wildlife Trust have not been consulted on the application then we urge the applicant and LBH to do so, particularly in light of the ecological impact of the proposed development. Conditions must be included to protect the screening and landscaping of the property in the long term.

#### Staffing

We have looked at the application form for the number of employees that may be needed, and there was no answer given. However, in the travel plan, information was given to suggest that the day staffing requirement may be in the region of 36 people, although we seek clarification of the point.

There will be 3 staff shifts over the 24 hours, mornings, afternoons and the night shift.

The morning shift starts between 6-8 am (the main shift). The afternoon shift will be from mid-afternoon until the night shift, which will commence between 10.00pm - 11.00pm. The staffing level at night is proposed to be about 5-6 people. From the travel plans we have identified that the applicant probably envisages approximately 36 members of staff during the day.

Obviously staffing numbers will be determined by the number of residents, on which we have already commented.

No mention has been made within the application of likely staffing numbers covering roles such as catering, office management, secretarial, security and gardening. The full staff complement will need to be factored into the consideration of transport and access, as will the expected number of regular visits by hairdressers, those providing activities to residents etc.

#### Construction

We are surprised at the absence of a construction management plan given that this is a full rather than outline application. No information has been given as to the likely timescale for demolition and construction work. Further information is essential on the safeguards and mitigation measures to limit the disruption to local residents and the sensitive environment during the construction phase, such as daily and time limits on the number of vehicles permitted to access the site; procedures to be put in place to ensure removal of mud/dust from roads and footpaths at the site access point and immediate access roads; consideration of the effect of construction traffic on the integrity and maintenance of the access roads; monitoring of any properties along or nearby any access routes for vibration damage caused by the presence of the lorries; strict time limits on the hours of working with regular breaks to give nearby residents some respite; regular monitoring of noise levels. In the absence of any detail we are unable to comment further at this stage.

#### Traffic and Access

This is our main area of concern for the reasons set out below. That said, we note that traffic movements for the proposed care home are likely to be less than those applicable to the site when used as an office development, which we understand engaged approximately 140 people when fully operational. However, the nature of the care home means that the site will change to 24 hour access rather than access during standard office hours, with the resultant additional disruption to residents along Highfield Drive and The Drive, particularly at weekends and evenings.

Beyond the construction phase, the main traffic movements will involve staff, visitors and deliveries.

Deliveries will be by necessity by lorries or vans of varying sizes. The waste management plans for the site need to be looked at carefully including the timing and regularity of refuse collection vehicles, on which little information has been given. Further consideration is needed as to whether laundry will be handled in-house or whether deliveries and collections by an outside organisation need to be factored in alongside catering, stationery and medical supply deliveries. Some

consideration is needed to limiting the hours that deliveries can be made so as to limit the disruption to residents, and if possible limiting deliveries to weekdays.

Given its location, we consider it naive to think that staff and visitors will use public transport or even cycle to the site. The nearest bus stop is in Swakeleys Road and whilst there are regular bus services (approximately every 15 minutes) from this stop, anyone using this bus route will need to walk down The Drive to access the site, a 15 minute walk. The Drive is unlit and without pavement access for much of its length. It is unlikely that any staff member will wish to use this route during the early morning, dusk or evening and this will therefore impact on all of the proposed shifts.

The alternative is the hail and ride bus route along Harvil Road, which allows for pedestrian access along Highfield Drive and into The Drive. However, the frequency of bus services along this route is much less (approximately every 30 minutes).

In particular, we consider that the suggestion that staff will cycle to work to be naive. The main access roads of Swakeleys Road and Harvil Road are heavily congested at peak times and known local accident blackspots, updated accident data is available from the local police, with the most recent occurring near the Swakeleys Road/Harvil Road junction at the end of January 2010. Outside of peak times the 30mph speed limit is rarely observed and temporary flashing speed signs and police speed traps are regularly used on these stretches of road. As a side point, this also has a knock on effect to the safety of the junctions between Harvil Road and Highfield Drive/The Drive, particularly for vehicles exiting the side roads or turning right from Harvil Road into the side roads. Cyclists are particularly at risk. Access and lack of lighting along The Drive does not lend itself to cyclists and the road condition of The Drive and parts of Highfield Drive are particularly poor and therefore potentially hazardous to cyclists.

Ickenham Station is approximately 2.7km (1.7 miles) from the site (as opposed to the 1.5km quoted in the application) and is a 30 minute walk downhill; longer when walking uphill from the station to the site. Anyone using the station would probably need to also use the bus to access the site.

The nearest shops in Ickenham are a 2.4km (1.5 miles) walk away and will not be easily accessible to residents or staff, except those with transport. Uxbridge High Street is 2.7km (1.7 miles) away.

We therefore suggest that consideration is given to a staff and residents mini bus that runs to and from strategic points such as Ickenham village centre or the station. Blockbuster provides a mini bus service for staff with pick ups from local stations.

In terms of parking spaces, we consider that 33 spaces in total does not reflect the reality that many staff will drive, or reflect the fact that at shift handover there could be almost double the staff on duty.

Visitors will probably drive out of choice. Whilst 3 disabled parking spaces meet the minimum requirements, we consider that 6 would be more appropriate to reflect the fact that residents may have visitors of equivalent age who may suffer mobility difficulties. Further, relatives and friends may wish to collect residents by car and may need to use the disabled spaces for this purpose.

Over access to the site, we are concerned at the impact of additional 24 hour traffic along Highfield Drive and The Drive. Larger vehicles currently use The Drive out of preference to access the site because of the angle of access into Harefield Place's access road. We note the proposals to widen the main entrance but given the buildings listed status, we are concerned at the impact of this change. Whilst there have been no accidents that we have been aware of in this location, if the entrance is to be widened then we ask that this be done sympathetically so as to ensure that the entrance retains its rural/residential feel. We assume that access to the car park will remain via the North East entrance but this is not clear from the documentation.



Whilst at present the north end of The Drive is unsuitable for regular traffic, subject to consultation with residents in that part of The Drive and The Drive Residents Associations and the neighbouring farmer, one possible solution may be to try and widen the north end of The Drive and improve the junction with Harvil Road, so as to improve access at this point. We must make it clear that we are not proposing a separate new access road from Harvil Road, simply improvement of the existing access road with an appropriate s106 agreement to cover ongoing maintenance of this stretch of The Drive. However, the presence of a tree protected by a TPO and a listed building at the junction may preclude this as an option.

Therefore, if that is not possible and the Highfield Drive access route must remain the preferred route, then we must ask that an appropriate s106 agreement is negotiated so as to require the owner/occupier of Harefield Place to contribute to the upkeep and maintenance of The Drive and Highfield Drive. Some thought should also be given to improvements to the junction of Highfield Drive and Harvil Road, given the concerns raised above in relation to the safety of traffic turning right into or out of Highfield Drive. The exact arrangements should be a matter for discussion between the affected residents/owners of the 2 roads, although we do understand that the ownership of The Drive is somewhat complex and in places uncertain.

Given the deadline for responses and the size of the application, this is by necessity a preliminary overview of our initial thoughts. We will continue to liaise closely with The Drive Residents Associations and may submit further comments in due course.

As this is a major application we understand that it will be considered at the North Planning Committee in due course. We will send a petition in at a later stage to allow us to address the North Planning Committee but in the meantime encourage the applicant to consider the points raised in this letter and to consult further with local residents, ourselves and The Drive Residents Associations.

THE ASSOCIATION OF THE RESIDENTS OF THE DRIVE - No response.

THE DRIVE RESIDENT'S ASSOCIATION - No response.

THE DRIVE (NORTH END) RESIDENT'S ASSOCIATION

We recognise the dilemma for the freeholder, as this site has many constraints as an office resulting in periods of vacancy and we wish to ensure this listed building is preserved for the long term. We also appreciate the growing need for care of the ageing population and while the residents are sympathetic to the increased needs for care home provision, we are concerned about aspects of this application.

This location is somewhat remote, which will limit the ability of active residents to access the community of Ickenham, and we are interested to learn from the strategic plans of Social Services what increases in long term care provision are required in this Borough, and how the Government's goal of increased provision of care in the home might affect this.

If time permits prior to the Planning Committee review, we would be willing to a meeting with the applicant and Planning to discuss resolution or mitigation of some of these issues.

A list of our concerns is outlined below:

- o We have not seen a report from the Conservation Officer, but wish to ensure the Planning Committee considers the impact on the historical context of this building.
- o The proposed alterations to the main entrance in The Drive may not be appropriate for a listed building, and requires consideration in the context of a rural location.

- o Green Belt development - the proposed 156% increase in the area of the modern wing is very substantial and represents a 75% increase in total internal floor space (3,293m<sup>2</sup> to 5,818m<sup>2</sup>). The scale of this development in the Green Belt is hard to justify. Conditions relating to the 1978 application restricted aggregate floor space to 30,000ft<sup>2</sup>, and this new proposal represents a material change to the existing development and the Green Belt. We request that the Planning Committee carefully considers the appropriateness of significant additional development in the Green Belt and for this reason alone we must object to this application.
- o In the event of approval, we request a condition to restrict change of use to a care home.
- o The travel plan has admirable goals for staff to cycle or use public transport. Since conversion into offices there has only been an occasional cyclist despite a young and active workforce and the provision of shower facilities. This is probably due to road congestion and overall distances travelled. Further, due to distance from bus stops etc. it has been necessary from commencement of occupation for Blockbuster to provide a minibus to collect staff from local stations. We therefore request a schedule of total employees anticipated at the home (medical, care, catering, cleaning, maintenance, administration, etc.) and car movements assuming they all drive.
- o Our understanding of the Ickenham demographics suggest that the relatively high cost of living may result in staff having to live some distance away, which undermines the public transport initiative. Can the applicant use demographic data to indicate the areas where the pool of staff might be drawn from?
- o Staffing levels - we are not familiar with guidelines the Care Commission or Regulation and Quality Improvement Authority provide for day and night ratios of care staff to residents (high, medium or low dependency, etc.), and would be grateful if this can be provided so we are clear about staff requirements.
- o The car parking provision seems optimistic in view of the expected daytime care staff, medical visitors, cleaning staff, catering staff, administration staff, hairdressing, entertainment etc., as well as traffic relating to visitors, respite provision, and external equipment maintenance. This needs further review.
- o Deliveries - the application indicates an increase in HGV and commercial vehicle deliveries compared to the existing commercial office. Current deliveries are limited to occasional waste paper and rubbish collection, delivery of calor gas, occasional stationery and canteen supplies. There is a 3.5 tonne restriction throughout The Drive. This is a residential area - we request a condition that no weekday operational deliveries will be permitted prior to 08.00 or after 17.30pm, with none at weekends as there has been some history of unsocial hours disturbance to residents by HGVs delivering.
- o We are not familiar with biomass as a heat source, so would be grateful if the applicant can explain how this will be delivered to the site, and at what frequency?
- o The 1978 application to convert Uxbridge County Hospital (12571H/78/2133 etc) was resisted by this Association and other local associations. One of the conditions was that the commercial development would present minimal nuisance to the residents, due to operation during weekdays only and between 09.00-17.30 hrs. This new application is in conflict with that condition, and residents are concerned that out of hours traffic movements will increase and might create disturbance in a residential area.
- o The application contains no project plan or construction management plan. Unless the residents can determine the means of traffic management, routing, number of vehicle movements, hours of operation, provision of wheel washes, dust control, etc. during demolition and construction, they are unable to support this application. A condition will be required to maintain the free flow of traffic.
- o Health and safety - The Drive and part of Highfield Drive have no pavements and are narrow. The children of residents do walk or cycle to school along these roads so the safety of pedestrians and cyclists during demolition and construction must be addressed. Despite the speed ramps, vehicles do still travel at excessive speed along The Drive in the last 4 weeks a car was craned out of a garden by 4-wheel hoist.
- o All of the access roads are privately maintained. At the time of the 1978 application the destruction of residential roads and ongoing maintenance was a contentious issue. After significant discussion, Estates & General (original developer) agreed to reinstate all of the roads, but the

current applicant has not addressed damage to the roads that demolition and construction will cause. This is unacceptable. The North end of The Drive has no proper foundation (e.g. only hoggin and ballast) and heavy construction traffic will cause significant damage to the road.

- o HGVs do speed through The Drive despite the traffic calming, causing significant vibration in some properties. At least one house is suffering from cracks that are attributed to HGV related vibration; so strict speed limit adherence will be necessary.

- o Road maintenance - the applicant comments on the poor state of the North End of The Drive. While the 1980 development was being completed, London Borough of Hillingdon made an agreement for the Leisure Department of LBH and the Freehold owner of Harefield Place to make an annual maintenance contribution of both sections of The Drive. This recognised that resident traffic was less than 20% of the total and that traffic and deliveries to the commercial premises at The Golf Club and Harefield Place significantly shortened the life of the road surface - on roads that were not designed to support the volume and weight of traffic using them. In 1991 when our Association undertook some maintenance, the Freehold owner and LBH refused to honour that agreement. As a result of the wear and tear the road has been worn out and the residents are faced with a significant cost of repair. As a condition of this application we request a S106 or similar to ensure the commercial premises provide a reasonable financial contribution towards road maintenance in The Drive and Highfield Drive.

- o The junction of The Drive and Harvil Road is very dangerous and there are frequent accidents and near misses due to poor visibility and excessive speed - LBH's street lamp on the corner of Harvil is regularly damaged by HGVs that are unable to navigate the tight entrance. We request that the Highways Department review the road safety implications and propose ways to improve it.

- o Utilities - has the applicant received assurances that the local water supply, sewers and electricity infrastructure are sufficiently robust to support the additional demands?

- o Ecology and wildlife - the site is a haven for wildlife (many bats, deer, badgers, foxes, a brace of pheasants, tawny owls, woodpeckers, and other wild birds). There is no mention how the diverse wildlife will be protected during demolition and construction phases and this must be addressed.

- o A plan of all trees and shrubs to be removed and proposed new plantings is required.

- o Lighting - the application refers to additional lighting in the grounds. This is a rural and sensitive location. The residents request that the existing light levels are measured and request a condition for no increase in lighting or light pollution as a result of this development. We note that the lights in the north car park were replaced about 5 years ago and the level of light pollution increased substantially.

- o Fortunately, the proposed development appears to be completely shielded from view by the residents due to topography and vegetation. In the event of approval this has to be reinforced by a condition that prevents subsequent alteration that would significantly detract from the Green Belt and the rural location if the new building became visible.

However, in the event of approval we expect you will take careful consideration of our concerns when evaluating this proposal, and at the very least:

1. apply the requested conditions
2. ensure a detailed project plan and construction management plan are agreed with the residents and Planning Officers
3. apply a S106 order or similar to address the urgent need to make fair and reasonable arrangements for repair and maintenance of all private roads on which these premises depend for access.

METROPOLITAN POLICE CRIME PREVENTION OFFICER - The scheme should achieve Secure by Design accreditation.

#### **Internal Consultees**

POLICY AND ENVIRONMENTAL PLANNING

## Ecology

I object to the proposed development as the submitted ecological assessment does not fully consider the impacts of the development. The conclusion of the report states:

Due to the potential presence of legally protected species on the site the following surveys are recommended, unless it can be demonstrated that they are unlikely to be impacted through the design, construction and operation practices.

- If the pond is to be directly impacted, great crested newt surveys
- If suitable bat trees are to be impacted, bat surveys to establish use of the site by these species
- If the pond or significant areas of vegetation are likely to be removed, schedule 9 plant survey at a more suitable time of year.

The problem relates to the word 'if'. The ecology report should make an assessment of the impacts and confirm whether the development will or will not have any impacts. Impacts on European protected species must be established before permission is granted.

- Confirmation of the actual (not likely) impacts the development will have on the protected species is required.
- If impacts are identified, confirmation of the types of impacts, and the methods for avoiding and mitigating them is required.
- If no impacts are likely then further ecological enhancements can be covered by conditions.

## Energy

Further information on the size of the boiler and its heat production related to the baseline heat load of the development is required. In addition, the use of a small scale biomass boiler in an air quality management area needs to have pollution abatement technology fitted. The London Air Quality Strategy (in consultation) requires Local Authorities to carefully scrutinise the use of biomass units in relation to their impacts on air quality. This specific matter should be referred to the Council's Environmental Protection Unit.

## CONSERVATION OFFICER

PROPOSAL: Conversion of existing office (original building) and new build annex for use as a care home.

BACKGROUND: The site is located within the Green Belt, the Colne Valley Regional Park and falls within a Nature Conservation Site of Borough or grade II Local Importance.

The original house is grade II listed and dates from the late 18th century. It comprises a building of 2 storeys, an attic plus basement. The centre block is 8 windows wide, with 3 windows wide projecting end pavilions. It is constructed of stock brick with a stone cornice and stone-coped parapet concealing hipped slate roofs with a modern cupola. There are gauged, near-flat brick arches to the sash windows (all modern) with glazing bars and a central Doric porch. Below this is a two leaf, 6-panel double door with elliptical patterned fanlight over. The garden front has a 7-window centre block with stepped, set-back side wings of 2 and 3 bays and stone pilasters to the corners. There is a segmental two-storey bow to the right of centre and a number of dormers to the roof.

The building fell into a derelict state and was extensively repaired and rebuilt in the 1980s when the modern curved 2 storey office addition (over an extensive basement) was constructed. The house currently appears to be in a very good state of repair.

The building is sited within landscaped grounds of approximately 10 acres. This falls dramatically away to the south west (garden front) and rises up to a plateau to the north east, beyond the main front of the building. Some remnants of early landscaping remain, including a large informal pond located to the north east of the house.

The existing modern curved addition, over a basement, is of very good quality in design terms and sits comfortably with the house. No objection would, however, be raised in principle to its demolition, provided that proposed in its place was of a similar, or preferably, better quality.

CONSIDERATION: The application is supported by an historic buildings assessment, which includes some useful information, but no details of the original appearance or layout of the house, for example, historic photos and old OS maps (which would also illustrate the position and footprint of garden features and outbuildings) and marked up floor plans illustrating the existing original walls.

It would also have been helpful if the proposed and survey drawings were of the same scale and if the site survey covered the same area as the site proposal drawings. The proposal drawings for the listed building are also of a small scale given the size of the project and could be more detailed in terms of indicating the retention of existing features and new works.

In terms of the proposals, we are concerned that the proposed annex would be considerably larger and more extensive in footprint than the existing addition. Overall, because of its height, bulk and massing, it would not appear as a secondary element to the original house. Its positioning with regard to the end (northern) elevation of the house would also result in this part of the house being partially obscured. The addition would also sit uncomfortably close to the boundary of the site to the north-west, potentially creating a rather cramped appearance to this part of the site.

The garden front is one of the most prominent features of the existing house and the relationship of the proposed addition to this elevation is of concern. Whilst the addition would be set back, given its length and height, the latter emphasised by the very prominent mansard roof (with almost vertical lower section), over large dormer windows and projecting symmetrical three storey element, it would appear rather as a second house than an addition to the original.

The current addition is in the form of a crescent above basement level, giving the original house prominence when viewed from the south and west - it should be noted that this elevation is visible from long views into the site e.g. from the A40. This unusual form also ensures that the later addition recedes in views of the main frontage from the entrance road.

In terms of internal changes to the listed building, there appears to be the partial loss of some original internal walls within and adjacent to the corridors at ground and first floors; between two of the first floor bedrooms and a small area at second floor-although this area has been radically altered. Ideally, the new curved partitions within the proposed cafe bar at ground floor should also reflect the more traditional linear corridor layout that exists elsewhere in the house. These matters could, however, be overcome by some minor revisions. Further details of the works to raise the floor level of the attic should be provided at the application stage together with cross-sections of the proposed stairwells and new lift shaft.

It appears that the whole roof of the main part of the listed building is proposed to be raised (approx. 600mm) and extended to the north-west. This would create an over large and significantly more prominent roof form than currently exists and would also make the modern cupola, which houses the lift motor room, more noticeable. No justification has been given for this work. Whilst the roof is a modern structure, the additional bulk and extended form as proposed, would negatively impact on the appearance of the historic building and blur the roof form between the main structure and the wing. This work would not be acceptable in listed building terms.

The proposed additional dormers to the garden front, whilst acceptable in listed building terms, are shown on the floor plan but not the proposed elevational drawings. The new dormer to south-east elevation, whilst also considered acceptable in principle, is shown in a different position on the proposed elevation to that of the proposed floor plan. The removal of the escape stair on the garden front is to be welcomed.

The new entrance link between the existing and proposed structures should not encroach any further across the elevation of listed building than at present. The design of this element is important and its stepped form and poor detailing are of concern. The current brick archway is a more convincing link.

A terrace has been proposed to the garden front, the appropriateness of which would need to be assessed by the Council's landscape architect, although few details have been provided of this feature and nothing with regard to its design rationale. The position of the current terrace may well reflect the position of the lost raised arcaded feature to this side of the building.

Within the grounds a new plant room/building has been proposed details of this have not been provided.

Improvements to the landscaping around the entrance to the house and within the forecourt area are to be welcomed, ideally, more soft landscaping should be sought to soften the appearance of the other existing parking areas, particularly those closest to the house. The true impact of the new light well to the dementia unit within the front forecourt area is not shown on the layout plans. The grading of the land beyond the retaining wall as shown in the cross-section would result in a wide light well. This would cut onto the forecourt and reveal the elevation of the new addition to almost full height, which would be visible against the listed building. This would have a negative impact on the setting of the listed structure.

Proposals for the restoration of the garden should be required as part of the scheme, at present the landscape proposals appear rather sketchy.

**CONCLUSION:** Not acceptable, the new addition because of its size and design would be detrimental to the immediate and wider setting of the listed building and the proposed works to the listed building, in particular works at roof level, would have a negative impact on its historic fabric, form and overall appearance.

S106 OFFICER

Proposal:

Erection of a new building for use as a care home (Use Class C2), the refurbishment, alteration and change of use of Harefield Place to a care home (Use Class C2), provision of ancillary amenity space and car parking (involving the demolition of existing office extensions).

The number of beds proposed is 108. Given the nature of the proposal it is likely that there will only be 1 person per room, therefore the total population is 108.

The likely planning obligations, should the application be recommended for approval are as follows:

1. Transport and transport related issues: In line with the SPD on Transport there may be the need for a s278/s38 agreement to be entered into to cover any and all highways works need as a result of this application. Given the scale of the proposal it is likely that a sustainable travel plan could be sought for the scheme.

2. Health: In line with the SPD for Health a contribution in the sum of £23,400.36 will be sought if a

bid is received demonstrating need by the local PCT.

3. Environmental Impacts: In line with the SPD and given the location of his proposed change of use, there may be the need for some form of conversation and or green belt/trees contribution to off-set any negative impacts of the proposal on the immediate environment. This is something that should be explored in conjunction with the Council's specialist planning team.

4. Construction Training: In line with the SPD either and in-kind scheme or a cash contribution equal to £2,500 for every £1 million build cost could be sought for construction training, depending upon the estimated costs of converting this building.

5. Project Mgmt and Monitoring: In line with the SPD if a s106 agreement is entered into then a contribution towards project management and monitoring will be sought equal to 5% of the total cash contributions secured from this proposal.

#### ENVIRONMENTAL PROTECTION UNIT (EPU)

No objections are raised to this development. However should approval be recommended, the following conditions should be applied.

Delivery and waste collections;

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 0800 hrs and 2000 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.

The rating level of the noise emitted from the plant and equipment hereby approved shall be at least 5dB lower than the existing background noise level. The noise levels shall be determined at the nearest residential premises in accordance with British Standard 4142, Method for rating industrial noise affecting mixed residential and industrial areas.

The standard construction informative should be attached in the event of an approval.

#### TREE AND LANDSCAPE OFFICER

THE SITE (Landscape):

The sloping site is located in the Green Belt and Colne Valley Regional Park, and within a site (16) of Borough (Grade 2) importance for nature conservation. The listed building and the extensive landscaped grounds in which it is set are described by the Principal Conservation and Urban Design Officer.

THE TREES & LOCAL LANDSCAPE:

The trees and woodland on the site are important features in the local landscape and the landscape setting of the listed building. Tree Preservation Order number 236 (TPO 236) protects most of the trees and groups, including the belt of trees on the slope between the house and the main (upper car park).

The majority of the trees (and groups) constrain the development of the site, which should make provision for the retention of landscape features of merit and landscaping (as part of a scheme for the restoration of the historic landscape).

The trees on and close to the site, which are shown on the topographical survey drawing, have

been surveyed, in accordance with the recommendations of BS 5837:2005. The results and interpretation of the results of the survey are presented in the Arboricultural Impact Assessment (report dated January 2010). The report includes tree survey, trees for (retention and) removal, and tree protection plans, and is allied to a tree constraints plan, which is also submitted with the application.

A total of 145 individual trees and 12 groups were assessed and categorised according to the guidance. The common species are oak, yew and ash. Two trees are categorised as 'A' grade (good quality and landscape value, where protection and retention is most desirable as part of any redevelopment). 61 trees are categorised as 'B' grade (fair quality and value, worthy of protection and retention as part of any redevelopment). 62 trees are 'C' rated (low quality and value), which could be retained but, subject to replacement planting, are not a constraint on the development of the site. 32 trees are 'R' (fell) rated.

Based on the recommendations of BS 5837, the design of the scheme for the development of the site should be informed by the tree survey and the arboricultural impact assessment (and constraints plan), which considers construction-related issues as well as information about the shade effect of the buildings and trees.

The tree survey/constraints drawing shows the root protection areas (RPAs) for the trees (other than 'R' grade), which define construction exclusion zones necessary to safeguard trees from built development, or interference within the root zone, and hence limits the size of the building envelope(s).

#### CONSIDERATION:

The redevelopment of the site involves the retention of the listed building and the demolition of the existing extension and the construction of a new building. The scheme utilises (and modifies) the existing access from The Drive and the existing car parks.

The scheme makes provision for the retention of the trees of high and moderate quality and value ('A' and 'B' category), and other trees and groups of trees of merit in landscape terms. To facilitate the development 13 trees or groups of trees will be lost (access 5 no., car park/plant room, 4 no., extension 4 no.). Of these trees, only one (T115 Poplar) is of moderate value (B category) and is part of the belt on the slope. The rest are of low value (C category). The other 'R' category trees are listed for removal for health and safety reasons or for the benefit of more valuable trees. The applicants indicate that the removal of these trees will also provide space for new tree planting as part of the reinstatement and management of the grounds. In this context, there is no objection to the loss of 13 trees or groups of trees across the site or to the widening of the drive. There is, however, an inconsistency, which should be resolved, between the tree reports/plans, which indicate that T63 (B category oak) will be crown-lifted for views up the slope to the pond and the site plan, which shows T63 removed.

The scheme includes a terrace to the garden front and car park in front of the building, and works around and associated with the pond, and the application also includes a landscape master plan. However, the application does not include proposals, based on research of the history and development of the landscape of Harefield Place, for the restoration of the gardens/grounds and features, and details of hard and soft landscaping, possibly including the terrace. If necessary, such information and information about boundary treatments could be required by conditions.

Details of landscaping and landscape maintenance, and long-term management should also be required by conditions.

Details of services (including drains and lighting) and levels, and an arboricultural (demolition,



construction and tree protection) method statement should be required by conditions.

#### CONCLUSION:

Overall, subject to conditions TL1 (services and levels), TL2, TL5 (also including details of tree works), TL6, TL7, TL21, and a condition (based on model condition 31 in Circular 11/95) requiring the submission and approval, and implementation, of landscape restoration and long-term landscape management plans for the site, the application is acceptable in terms of Saved Policies OL26 and BE38 of the UDP.

#### HIGHWAY ENGINEER

The highways aspect of the proposals including access, visibility splays, servicing facilities, cycle parking and car parking is considered satisfactory in principle.

A continuous footway of 2m desirable width with crossing points should be provided.

The development is considered to result in a reduction of traffic to/from the site.

Parking designation should be submitted to and agreed with the LPA. A robust travel plan is needed to promote sustainable travel and reduce single occupancy car travel to/from site.

Access gates should be set back 10m (min) from the carriageway.

Given the status of The Drive and Highfield Drive as private streets, the applicant should be advised through an informative attached to any permission that the condition of the above streets at the end of development should at least commensurate with that which existed prior to commencement of the development.

The applicant should therefore also be advised that before any works connected with the proposed development are undertaken within the limits of the streets, it will be necessary for them to obtain the agreement of the owner(s) of the sub-soil upon which The Drive and Highfield Drive are laid out.

#### ACCESS OFFICER

In assessing this application and framing the following recommendations, reference has been made to the Accessible Hillingdon SPD (adopted January 2010), and the Care Quality Commission (CQC): National Minimum Standards for Care Homes for Older People', and BS 8300; 2009.

The following observations are provided:

1. Given the nature of the proposed development, at least one enlarged accessible parking bay, 3m x 6m, should be provided. In accordance with BS 8300:2009, clause 4.2.1.1, a setting down point and parking space, 4.8m x 8m, for taxis, Dial-a-Ride and accessible minibus vehicles with tail lifts, should be provided in close proximity to the main entrance.
2. The ratio of 1 assisted bath (or assisted shower room provided this meets residents needs) to 8 service users does not appear to have been met. The design, as proposed, does not seem to support this fundamental CQC design requirement.
3. CQC environment design standards require room layouts and ensuite facilities to be conducive to the needs of all residents, including wheelchair users. A proportion, if not all, ensuite bathrooms should allow provision for and independent wheelchair user to perform a side, oblique and lateral transfer in a safe and dignified manner. Reference to BS 8300:2009, clause 12.3, is advised. In

addition, drainage should be shown in all ensuite bathrooms and specified technically on plan.

4. Fire rated lifts should be incorporated into the scheme. The lifts should be designed and integrated to support Horizontal Evacuation in accordance with the Council's Supplementary Planning Document 'Accessible Hillingdon', adopted January 2010. To this end, the two lifts will need to be relocated into two separate 'fire compartments'.

5. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.

NB: The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employers duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to improve the accessibility of the premises to people with mobility and sensory impairments.

Conclusion:

Based on the information available, I consider that the proposed development would necessitate a substantial redesign to successfully incorporate the principles of access and inclusion and, indeed, the design standards that Care Quality Commission will ultimately require.

I would strongly recommend that the Council engages in further discussions, and seeks more detailed information in this regard, prior to any grant of planning permission.

## **7. MAIN PLANNING ISSUES**

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

The site is located within the Green Belt. Policy 3D.9 of the London Plan seeks to maintain the protection of London's Green Belt with a presumption against inappropriate development except in very special circumstances. The reference to inappropriate development flows directly from Planning Policy Guidance Note 2 (PPG2), which sets out national planning policy on Green Belt. PPG2 states that the most important attribute of the Green Belt is its openness. Paragraph 3.4 states that the construction of new buildings in the Green Belt is inappropriate unless it is for the following purposes:

- Agriculture and forestry;
- Essential facilities for outdoor sport and outdoor recreation; for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purpose of including land in it;
- Limited extension, alteration or replacement of existing dwellings;
- Limited infilling in existing villages and limited affordable housing for local community needs under development plan policies according with PPG3;
- Limited infilling or redevelopment of major existing developed sites identified in adopted local plans, which meets the criteria in paragraph C3 or C4 of Annex C.

PPG2 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. Policy OL1 of the adopted Hillingdon Unitary Development Plan endorses this London Plan and national guidance.

In terms of the change of use of the existing Manor House, paragraphs 3.7 and 3.8 of PPG2 (Green Belts) state that the conversion of existing buildings is not inappropriate development, provided certain criteria are met, including exercising strict control over any extension. A residential care home falls within Class C2: Residential Institutions of the Use Classes Order and implies a residential use, albeit different to a dwelling house C3 Use Class.

Saved Policy H10 of the UDP specifies criteria for the development of care homes. The policy requires care homes to be conveniently located for local shops, services and public transport facilities and to comply with the Council's car parking standards and have regard to the Council's amenity guidelines. The UDP indicates that there is an identified need for housing for elderly people in Hillingdon, for both Category I and Category II dwellings. Residential care homes (as defined in the Residential Homes Act, 1984) will be required to be capable of complying with the standards set by the Council's Social Services Department. Although this is a relatively remote site, there is no objection in principle to the change of use of the existing Manor House from Class B1 (Business) to Class C2 (Residential Institutions).

In addition, the proposed change of use of the main listed building would secure its long term active use, as promoted by PPS5.

However, the proposal also involves the demolition of the 3 storey 1980's annexe and its replacement with a new three storey extension which would be 2,525 sq.m larger than the existing annexe, representing a 76% overall increase in floor area on the site.

In terms of the replacement of the existing extension to the original listed range, Policy OL4 establishes criteria where replacement or extension of buildings within the Green Belt would be considered appropriate. It would need to be demonstrated that the proposed replacement extension would not result in a change in the bulk and character of the original building, would not significantly increase the built up appearance of the site, or have a detrimental effect on the visual amenity of the Green Belt.

In terms of bulk, case law indicates that any increase in size over 50% in floor area would be considered disproportionate. Normally the threshold used is the size of the building in 1948 or as first constructed if after 1948. The floor area of the replacement extension would therefore need to be considered in relation to that of the original (listed) building.

While the principle of a replacement extension of similar floor area can be established through policy OL4, the new annexe building will be 247% larger than the original listed building and over twice the size of the existing annex. In addition, the site has not been identified in the Unitary Development Plan as being suitable for limited infilling or for the provision of housing for local community needs, nor is it identified as a Major Developed Site. Furthermore, it is not a damaged, derelict or degraded land. The proposal to provide additional built development is therefore considered to constitute inappropriate development in the Green Belt and it will be necessary for the applicant to demonstrate very special circumstances to justify why permission should be granted.

The applicant has submitted that very special circumstances exist as set out below:

1. The replacement annexe is proposed in the same location as the current annexe. The setback of the new building from the historic building and its reduced height and use of mansard roofing would reduce the bulk of the building, ensuring it has a clearly subservient relationship to the listed building.
2. The sensitive design of the replacement annexe and its siting would ensure that the

development would not significantly increase the built up appearance of the site.

3. The extensive tree cover across the site means that external views would be limited. In addition, sensitive design and use of materials will ensure that the new annexe would be in keeping with the historic building and will serve to integrate the annexe with its surroundings.

The very special circumstances put forward by the applicant are dealt with in detail at appropriate sections of this report. However, in summary, it is not considered that the applicant has made a robust argument that there are specific 'very special circumstances' in terms of siting and design that justify the loss of, or harm to Green Belt in this instance. The substantial increase in floorspace would represent inappropriate development, which by definition, would be harmful to the Green Belt. This view is supported by the Mayor, who concludes that the 'very special circumstances' provided do not justify the scale of the inappropriate development in the Green Belt.

The principle of the new development on this Green Belt site cannot therefore be supported, as it is contrary to local, London Plan and national policy. It is considered that the proposal has failed to demonstrate the very special circumstances required to permit such a scheme in this location and is contrary to Policy OL1 of the adopted Hillingdon Unitary Development Plan, Policy 3D.9 of the London Plan and PPG2 'Green Belts'.

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

Not applicable to this development.

#### **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. However, the original house is grade II listed and dates from the late 18th century.

Of particular relevance are Saved Policies BE8, BE9, BE10, BE11 and BE12 of the UDP. These seek to

ensure that any development involving listed buildings or curtilage structures does not have any detrimental impact on the overall value of the structure or building. In assessing the impact, there are two main issues: the impact of the conversion of the house and the impact on the setting of the listed building in terms of the location of the new annexe.

In addition, 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.

The Design and Access Statement demonstrates that the proposal has emerged from a clear design process, which comprises a site evaluation, a historic building report and a consideration of planning history. The Conservation Officer notes however, that the Historic Buildings Assessment, although including some useful information, lacks details of the original appearance or layout of the house, or marked up floor plans illustrating the existing original walls.

The existing modern curved addition, over a basement, is in the view of the Conservation Officer, of very good quality in design terms and sits comfortably with the listed house. This view is largely shared by the Mayor, who considers that although the 1980's annexe

has limited architectural merit, it has a quiet appearance and its form is subservient to the Grade 2 listed building. No objection would, however, be raised in principle to its demolition, provided that what is proposed in its place is of a similar, or preferably, better quality. This latter view is shared by English Heritage, which states that the existing 1980's crescent extension could be removed and replaced, providing that the works resulted in an improved arrangement. This should be an opportunity to achieve a new design that would constitute a better relationship with the listed building.

In terms of the proposals, the Conservation Officer, English Heritage and the Mayor all raise concerns that the proposed annex would be considerably larger and more extensive in footprint than the existing addition. Whilst the new annex building incorporates architectural features such as brick pediments, rendered columns and bay windows, (in an attempt to mirror the appearance of the main building), it is considered that the resultant form does not appear sufficiently subservient to the original listed building. Because of its height, bulk and massing, it would not appear as a secondary element to the original house.

Its positioning with regard to the end (northern) elevation of the house would also result in this part of the house being partially obscured.

The garden frontage is one of the most prominent features of the existing house and the relationship of the proposed addition to this elevation is of concern. The height of the new annex would be emphasised by the very prominent mansard roof (with vertical lower section), over large dormer windows and the asymmetrical three storey element. At present, the current addition recedes above basement level, giving the house prominence when viewed from the south west. By contrast, the proposed annex block would be prominent and overly dominant. Whilst the new annex would be set back, given its length and height, it would appear rather as a second house than an addition to the original listed building. This view is shared by the Mayor who notes that whilst the overall height of the new building is lower than the listed building, the scale and extent of the proposed mansard roof is considered excessive when compared to the main building, which is partially hidden behind the parapet and includes significantly smaller dormer windows.

Details concerning the internal alterations of the listed building are addressed in a separate report on this agenda, relating to the associated listed building consent application. It is however noted by the Conservation Officer that there appears to be the partial loss of some original internal walls to the corridors at ground and first floors; between two of the first floor bedrooms and a small area at second floor, although this area has been radically altered. These matters could be overcome by some minor revisions.

Within the grounds a new plant room/building has been proposed. However, details of this have not been provided and its impact on the setting of the listed building cannot therefore be assessed at this stage. In addition, the true impact of the new light well to the dementia unit within the front forecourt area is not shown on the layout plans. The grading of the land beyond the retaining wall as shown in the cross-section would result in a wide light well. This would cut onto the forecourt and reveal the elevation of the new addition to almost full height, which would be visible against the listed building. It is considered that this would have a negative impact on the setting of the listed structure.

In conclusion, the Conservation Officer considers that the scheme is unacceptable, detrimental to the immediate setting of the listed building. English Heritage conclude that the proposed annex would cause harm to the setting of the listed building, given its scale

and that the application therefore should be considered unacceptable and an improved scheme negotiated. The Mayor considers that the proposed annex has failed to respect the listed building in terms of scale, height and alignment. This is contrary to Saved Policies BE9 and BE10 of the Hillingdon Unitary Development Plan (September 2007).

#### **7.04 Airport safeguarding**

There are no airport safeguarding objections to this proposal.

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

The sloping site is located in the Green Belt and Colne Valley Regional Park. Planning Policy Guidance 2: Green Belts (PPG2) sets out that there are five purposes of including land in Green Belts:

- . to check the unrestricted sprawl of large built-up areas;
- . to prevent neighbouring towns from merging into one another;
- . to assist in safeguarding the countryside from encroachment;
- . to preserve the setting and special character of historic towns; and
- . to assist in urban regeneration, by encouraging the recycling of derelict land other urban land.

The most important attribute of Green Belts is their openness and the aim of preserving the openness of Green Belt land is reiterated in UDP Saved Policy OL1 and London Plan Policy 3D.7. Development is therefore strictly controlled.

The site currently consists of a Grade 2 listed building and annex, with some car parking, set in extensive grounds and plays an important function in fulfilling its Green Belt objectives.

The proposal also involves the demolition of the 3 storey 1980's annexe (1,619 sq.m) and its replacement with a new three storey extension, with a total floor area of some 4,144 sq.m. Although the height of the proposed building is reduced by 0.5 metres, the replacement building would be some 2,525 sq.m larger than the existing annex. The total floor space on the site would therefore be increased to 5,818 sq.m, compared with the existing floor space of 3,293 sq.m. This represents a 76% overall increase in floor area on the site.

The change in footprint resulting in the enlargement of the building towards the site boundary reduces the area available for landscaping, thereby impacting on the openness of the site. In addition, it is considered that the impact of the new building would be particularly noticeable because of the south western wing, which would lie outside the footprint of the existing semi-circular building. This would not only pose an adverse impact on the setting of the Grade 2 listed building, but also impact on the openness of the Green Belt. It should be noted that parts of the building would be visible from long views into the site e.g. from the A40.

This substantial increase in floor space would increase the amount of built development and would therefore be harmful to the openness of the Green Belt. In addition, it is considered that the extent of the hard surfaced car park is excessive, dominating the arrival area and affecting the appearance of the scheme as a whole.

It is considered that the development would diminish the intrinsic open character of this part of the Green Belt, given the layout, height and massing of the proposed development and the proposal would cause detrimental harm to the visual amenity and recreational value of the site, both in the context of its immediate surroundings and in the wider Green Belt context.

While there is scope for soft landscape enhancement, in the form of new and/or replacement planting within the proposed layout, little detail has been provided and it is not considered that this would mitigate against the built development, which will be visually prominent. Should the proposed development be implemented, this Green Belt land would no longer effectively fulfil its function of checking unrestricted urban sprawl, assist in safeguarding the countryside from encroachment, or preserve the setting and special character of historic importance, contrary to Policy OL1 of the UDP, London Plan Policy 3D.7 and the provisions of PPG2 (Green Belts).

#### **7.06 Environmental Impact**

There are no issues relating to ground contamination.

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

The issues relating to the impact of the proposals on the character and appearance of the areas have been addressed in other sections of this report.

#### **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. Policy BE24 states that the design of new buildings should protect the privacy of occupiers and their neighbours. 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.

There are no immediate neighbours within the vicinity of the proposed development. As the care home would be sited a sufficient distance away from adjoining properties, it is not considered that there would be any loss of amenity to surrounding occupiers, in compliance with relevant UDP saved Policies and standards.

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

Residential care homes would be expected to comply with relevant national standards, including National Minimum Standards for Care Homes for Older People', and BS 8300; 2009. The issue of inclusive design has been dealt with elsewhere in this report.

The site area/room ratio compares favourably with other residential care homes around the Borough. It is also noted that both the proposed floor space standards and amenity space standards exceed the minimum registration criteria as set out in the National Minimum Standards for Care Homes. In terms of amenity space provision, the residents will generally have limited mobility and will be highly dependent on nursing staff. Gardens must be secure to prevent those more mobile but possibly confused residents from wandering off. Open balconies at upper floors are considered unsuitable and dangerous for confused residents, unless screened to above head height.

Although the sizes of individual rooms have been designed to a good standard, concerns remain regarding the level of natural daylight and outlook available to the single aspect bedrooms, located on the second (top) floor to the south west side of the main building. The mayor is unconvinced that the size of the dormer windows would allow adequate natural daylight, sunlight and outlook to these rooms, given that residents are likely to spend most of their time indoors, it is important that they have good access to daylight and outlook for their mental and physical health and well being. However, these rooms do have some degree of outlook and sufficient sunlight/daylight would be provided to them. Furthermore, given the parkland setting of the building and the fact that there are a number of communal facilities available to residents the quality of accommodation provided is considered to be acceptable.

In terms of security and crime prevention, the building is to be protected by an electronic

management system. Enhanced security is to be achieved through natural surveillance lighting and CCTV. The Crime Prevention Officer has advised that this development needs to achieve Secured by Design accreditation but this matter has not been pursued with the applicant, as the application is being recommended for refusal. Details of fencing, gates and other perimeter treatment could be secured by condition, in the event of an approval.

In general, it is considered that good environmental conditions could be provided for future residents, in compliance with Policy H10 and relevant recognised national standards for care homes.

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

The applicant has submitted a Transport Assessment to consider access, parking, servicing and the traffic impacts on the existing road capacity.

##### **Traffic Generation**

The transport statement estimates that the proposed care home would generate some 17 and 11 two way vehicle movements during the morning and evening peak hours respectively. The existing office use would generate some 59 two way movements in the morning peak and 48 two way movements in the evening peak hour. This would equate to a reduction of site traffic by some 71% and 77% in the morning and evening peak hours respectively. Given that the development is considered to result in a reduction of traffic to and from the site, the Highway Engineer raises no objections in this regard.

##### **Pedestrian and Vehicular Access**

It is proposed to provide a new footway into the site adjacent to the vehicular access from The Drive, to the main building entrance. It is noted that a section of this route would be provided as a shared surface, however, it is important that shared surfaces include colour and tactile delineation to make it clear to visually impaired pedestrians where it is safe for them to walk. TfL request that either a well designated 2.0m width footway be provided with kerbs for the whole route into the building or that the shared surface include a tactile strip to comply with the Inclusive Mobility guidance produced by DfT. The Highway Engineer considers that a continuous footway of 2m desirable width with crossing points should be provided. Had the development been acceptable in other respects, these details could have been secured by condition.

TfL has also requested that a footway be provided to connect the footway along the site access to the footway on Harvil Road to create a continuous walking route to the site for access to buses on Harvil Road. TfL also requests that the applicant provide details of the street lighting in the area to demonstrate whether safe pedestrian access is possible after dark. Should deficiencies be identified a contribution should be secured in the S106 towards improving the street lighting. Since the application is being recommended for refusal, no negotiations have been entered into with the developer in respect of these works. It is considered that this matter could be covered by condition if the application had been recommended for approval.

In terms of vehicular access, it is proposed to improve the existing access off the Drive, by widening to 5.5 metres into the site. The southern side of the access junction with The drive would be built out to provide a 6m corner radius. The site layout would allow large vehicles to turn around within the site and exit in forward gear.

The Transport Statement notes that traffic is most likely to use Highfield Drive as the main route to the site from the main road network, via Swakeleys Road and Harvil Road. This is



because The Drive to the north of the site is narrow and in poor condition and to the south, The Drive is traffic calmed. However, notwithstanding the proposed widening of the site access, the entrance road angles so that it would be difficult for large vehicles to enter from the north. Large construction vehicles and HGVs would therefore be more likely to access the site via the southern section of The Drive.

The Highway Engineer raises no objections to the proposed access arrangements, subject to the access gates being set back a minimum of 10 metres from the carriageway. Details of the access, gates, visibility splays and servicing facilities could be secured by condition in the event of an approval.

#### Parking

Elderly persons homes and nursing homes are not covered by the Council's parking standards provided for under the UDP Saved Policies September 2007 and as such, the London Plan parking standards are to be utilised. In this instance C2 sheltered housing schemes require a parking provision to be assessed on an individual basis utilising a transport assessment and travel plan.

In addition to car parking requirements, 1 motorcycle space should be provided per 20 car spaces and 1 bicycle space should be provided per flat. Bicycle spaces should be provided in a secure, lockable enclosure with no more than 4 bicycles per enclosure. Again secure by design principles should be applied when considering siting and design of enclosures.

The proposed development proposes 33 car parking spaces including 3 disabled bays, two motorcycle bays, a service bay and 18 cycle parking spaces. The Highway Engineer is satisfied with this level of provision, subject to details of parking designation being submitted to and agreed with the LPA. this could be covered by a condition, in the event of an approval.

#### Travel Plan

The application is supported by an 'Interim' Travel Plan, to reduce reliance on private motor car and promote sustainable travel.

The site is within 350m of a hail and ride bus stopping facility for the U9 service on Harvil Road and bus stops served by the U1, U9 and U10 are located on Swakeleys Road approximately 630m to the south of the site. There are no London Underground stations or rail stations within walking distance of the site. The Public Transport Accessibility Level (PTAL) is therefore a very poor rating of 1, on a scale of 1 to 6 where 6 represents the highest rating.

The site location is considered to have reasonable links to public transport and provides real opportunities to use sustainable modes of travel. The submitted interim documentation is considered satisfactory, but a full self contained Travel Plan is required, which would require additional information, including targets and monitoring. A full travel plan could be secured through a suitable planning condition, in the event of an approval.

Overall, the Highway Engineer raises no objection to the highways and transportation aspect of the development, which is considered to be in compliance with Saved Policies AM7, AM9, AM14 and AM15 of the Hillingdon Unitary Development Plan. Had the development been acceptable in other respects, any outstanding issues could have been addressed by suitable planning conditions and a S106/278 agreement.

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

These issues have been dealt with elsewhere in the report.

### **7.12 Disabled access**

In assessing the issue of disabled access, reference has been made to the Accessible Hillingdon SPD (adopted January 2010) and the Care Quality Commission (CQC): 'National Minimum Standards for Care Homes for Older People', and BS 8300; 2009. Policy 4B.5 of the London Plan also seeks to ensure that proposals achieve the highest standards of accessibility and inclusion.

The Design and Access Statement confirms that the scheme would meet Part M of the Building Regulations. It also makes reference to internal design features. Residents' room sizes all exceed the current national minimum standards of care homes and 10% of the residents rooms are designed to wheelchair accessibility standards. Level access is provided to all entry points and adequate corridor widths and door openings can be provided. The Mayor considers that the proposed scheme complies with the London Plan, subject to access arrangements for the new external footpath being addressed.

The Access Officer has raised a number of concerns relating to accessible parking, the level of assisted bathrooms, the layouts of ensuite facilities, the lack of fire rated lifts and the lack of information regarding adequate means of fire escape, including wheelchair users. The Access Officer therefore considers that the proposed development would necessitate a substantial redesign to successfully incorporate the principles of access and inclusion and indeed, the design standards that Care Quality Commission will ultimately require. The Access Officer therefore recommends that more detailed information is provided in this regard. Whilst it is acknowledged that there remain outstanding issues with regard to access, it is considered that had the application been acceptable in other respects, these issues could be covered by the imposition of suitably worded conditions, in the event of an approval.

### **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.

The application is supported by an affordable Housing Statement. The care home would provide accommodation for frail older people and separate accommodation for those with Alzheimer's and other memory impairment conditions. The accommodation would range from studio bedrooms, through to non-self contained one and two bedded suites. Communal facilities would be provided throughout, including lounges, a cafe bar, dining room, fitness and therapy rooms, entertainment rooms, dedicated physio/treatment facilities and doctors' rooms. Having regard to the level of care provided, it is considered that the proposed use would fall within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). This is distinct from Class C3 (dwelling houses), where the affordable housing thresholds would normally apply. The proposal is also distinct from sheltered housing developments, which normally provide no care, other than on-site warden facilities. There are no UDP Saved Policies which require an element of affordable housing within Class C2 care home developments. It is therefore concluded that a requirement for affordable housing does not apply to this development.

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

TREES AND LANDSCAPING

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 redevelopment of the site involves the retention of the listed building and the demolition of the existing extension and the construction of a new building. The scheme utilises and modifies the existing access from The Drive and the existing car parks. The trees on the site are important features in the historic landscape setting of the listed building in the Green Belt and most of them are protected by TPO 236. There are several individual trees of merit, and a belt of trees and woodland on the slope between the house and the main car park. The trees are, therefore, a major constraint on the development of the site. The retention of trees and landscaping/restoration of the historic landscape associated with the main house, including tree planting, are therefore considered necessary to restore and enhance the landscape, and mitigate impacts on the visual amenity and openness of the Green Belt and the setting of the building.

The trees on and close to the site, have been surveyed, and the results and interpretation of the results of the survey are presented in the Arboricultural Impact Assessment, which includes a tree survey, details of trees for retention and removal, and tree protection plans. A tree constraints plan, has also submitted with the application which shows the root protection areas (RPAs) for the trees.

A total of 145 individual trees and 12 groups were assessed and categorised. The common species are oak, yew and ash. Two trees are categorised as 'A' grade and 61 trees as 'B' grade. 62 trees are 'C' rated, whilst 32 trees are 'R' (fell) rated. The scheme makes provision for the retention of the trees of high and moderate quality and value (A and B category) and other trees and groups of trees of merit in landscape terms. To facilitate the development 13 trees or groups of trees will be lost. The applicants indicate that the removal of these trees will provide space for new tree planting as part of the reinstatement and management of the grounds. In this context, the Tree and Landscape Officer raises no objection to the loss of these trees, or to the widening of the drive.

The scheme includes a terrace to the garden front and car park in front of the building, and works around and associated with the pond, and the application also includes a landscape master plan. However, the Tree and Landscape Officer notes that the application does not include proposals, based on research of the history and development of the landscape of Harefield Place, for the restoration of the gardens/grounds and features and details of hard and soft landscaping, possibly including the terrace. This concern over lack of detail is shared by the Mayor, who considers that further details and examples of landscape treatment should be submitted, in order for a proper assessment of the overall design quality of the scheme. In addition, although improvements to the landscaping around the entrance to the house and within the forecourt area are to be welcomed, ideally, more soft landscaping should be sought to soften the appearance of the other existing parking areas, particularly those closest to the house. However, it is considered that had the application been acceptable in other respects, such information, together with details of boundary treatments, landscape maintenance and long-term management could be required by conditions.

## ECOLOGY

Planning Policy Statement 9: Biodiversity and Geological Conservation aims to protect and enhance biodiversity.

London Plan Policy 3D.14 states that the planning of new development and regeneration should have regard to nature conservation and biodiversity and opportunities should be taken to achieve positive gains for conservation through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitat and natural landscape and improving access to nature. Where development is proposed which would affect a site of importance for nature conservation or important species, the approach should be to seek to avoid adverse impact on the species or nature conservation value of the site and if that is not possible, to minimise such impact and seek mitigation of any residual impacts. Where, exceptionally, development is to be permitted because the reasons for it are judged to outweigh significant harm to nature conservation, appropriate compensation should be sought.'

UDP Saved Policy EC1 states that the local planning authority will not permit development which would be unacceptably detrimental to designated local nature reserves and other nature reserves. If development is proposed on or in the near vicinity of such sites, applicants must submit an ecological assessment where considered appropriate by the local planning authority to demonstrate that the proposed development will not have unacceptable ecological effects.

Saved Policy EC3 of the UDP requires proposals for development in the vicinity of sites of nature conservation importance to have regard to the potential effects on such sites on changes in the water table and of air, water, soil and other effects, which may arise from the development. Regarding the creation of new habitats.

Saved Policy EC5 of the plan seeks the retention of certain on-site ecological features enhancement of the nature conservation.

This development is located within the Harefield Hall and Lodge Site of Importance for Nature conservation (SINC). An Ecological Baseline Report has been submitted as part of this application.

Natural England generally concurs with the mitigation measures and recommendations set out on of the report. These include:

- Planting and management schemes to use native species
- Removal of invasive species
- Timing wood clearance outside the bird breeding season
- Retention of standing and dead wood in situ
- Sensitive construction methods to avoid impact on fauna.

The applicant also proposes the installation of bat and bird boxes, the production of an ecological management plan, as well as the control of lighting, which could be secured through the use of planning conditions in the event of an approval.

The Mayor welcomes the proposed mitigation measures, but requests that a very thorough and robust biodiversity management and monitoring plan must be placed and secured through conditions.

Notwithstanding the above, Natural England conclude that it is not possible to assess, from the information available in the Ecological Baseline Report, whether overall the development will result in permanent adverse effects on the SINC. Fundamental objections to the proposed development remain, as it is considered that the submitted ecological assessment does not fully take into account the impacts of the development in

terms of the potential presence of legally protected species on the site, including bats, great crested newts, reptiles and badgers. Additional surveys are required, unless it can be demonstrated that these protected species are unlikely to be impacted through the design, construction and operation of the development.

In terms of legislative framework, bats and their habitats are protected under the 1994 Conservation Regulations and the Wildlife and Countryside Act 1981 as amended Countryside and Rights of Way Act 2000 Natural Environment and Rural Communities Act 2006. Many species of bat are protected under the Habitats directive and are UK Biodiversity Action Plan Species. Bats are therefore a material planning consideration and applying the principles of PPS9 and the London Biodiversity Strategy, the impacts on this species should be thoroughly investigated prior to a planning decision.

The Ecological Baseline Report states that there are trees on site which have medium and high potential to support bats. and that no trees identified as suitable for bats should be damaged or destroyed or significantly disturbed during the works. The report further states that due to the potential presence of protected species on site bat surveys are recommended, unless it can be demonstrated that they are unlikely to be impacted.

Natural England state that this information is unclear and the if there is potential for trees with medium or high potential to support bats to be affected by the works, further surveys should be undertaken prior to granting planning permission. This is in line with Paragraph 98 of ODPM Circular 06/20051 which states that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.

The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. Applying a precautionary approach detailed in Paragraph 26(vi) of PPS1, it is not considered that the application should be approved until it can demonstrate using sound scientific evidence that the development will not have detrimental impact on bats and their habitats.

Similar concerns are raised with regard to great crested newts and reptiles. The Ecological Baseline Report states that the presence of great crested newts in the pond cannot be ruled out, that careful consideration should be given to works around the pond, and if this is not possible, surveys are required. It is not clear from the information whether the works will affect the pond, or if there is potential suitable terrestrial habitat which could be affected. Natural England state that prior to granting planning permission, confirmation is required as to whether there are potential impacts. If the pond or terrestrial habitat associated with the pond may be affected, great crested newt surveys should be undertaken.

With regard to reptiles, the Ecological Baseline Report identifies that there are areas suitable for reptiles on site and recommends a precautionary approach to the works. It is not clear from the report whether the areas suitable for reptiles will be affected by the development. Again, Natural England recommend that reptile surveys will need to be undertaken you if areas identified as being suitable for reptiles will be affected.

The report concludes that there is evidence of badger paths through the site. Applying the principles of PPS9 and the London Biodiversity Strategy, the impacts should be thoroughly investigated prior to a planning decision. Paragraph 124 of Circular 06/2005

states that the likelihood of disturbing a badger sett, or adversely affecting badgers' foraging territory, or links between them, or significantly increasing the likelihood of road or rail casualties amongst badger populations, are capable of being material considerations in planning decisions. Badgers are protected under the Badgers Act 1973 and badger setts under the Badgers Act 1991. The Protection of Badgers Act 1992 consolidated the earlier legislation. Applying a precautionary approach detailed in Paragraph 26(vi) of PPS1, the application should not be approved until it can be demonstrated using sound scientific evidence that the development will not have a detrimental impact on badgers or badger setts.

Overall, it is considered that the application, including the Ecology Report has failed to make a proper assessment of the impacts, or confirm whether the development will or will not have any impacts on protected species. Impacts on European protected species must be established before permission is granted. The application has therefore failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. It is therefore considered that the ecological interests of the site and locality would not be protected, contrary to Policies EC1 of the Unitary Development Plan Saved Policies (September 2007), London Plan Policy 3D.14 and PPS9 (Biodiversity and Geological Conservation).

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

A bin store is shown to be provided at the south east end of the listed building, within an existing enclosure. Had the application been acceptable in other respects, a condition could have been imposed requiring further details of the refuse and recycling facilities.

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

The Greater London Authority (GLA), through the London Plan (consolidated with alterations since 2004), has clearly outlined 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 in 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 that 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. The Mayor considers that the applicant has broadly followed the energy hierarchy in Policy 4A.1. However, although sufficient information has been provided to understand the proposals, further information is required to verify carbon dioxide savings in principle.

Policy 4A.3 (Sustainable design and construction) of the London Plan requires future developments to meet the highest standards of sustainable design and construction. A range of passive design features and demand reduction measures are proposed to reduce carbon emissions of the proposed development. Both air permeability and heat loss parameters will be improved beyond the minimum requirements set by Building Regulations. Other features include low energy lighting, heat recovery and high efficiency motors. These measures are estimated to reduce carbon emissions by 2% beyond Building regulations 2006 through energy efficiency. However the Mayor has requested that consideration as to whether there is scope to reduce emissions further, through demand reduction measures alone.

Policy 4A.4 requires that an energy assessment be submitted and details the energy demand and carbon dioxide emissions from proposed major developments 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.

A Sustainability Statement has been submitted in support of the scheme. This statement sets out how the proposals would comply with the relevant renewable energy planning policies in accordance with Policy 4A.3 of the London Plan.

The carbon dioxide emissions of the proposal have been estimated using Building Regulations compliance modelling software. However, it is not clear whether the estimate takes into account the whole energy use of the new building. The applicant has failed to clarify whether the estimate includes unregulated emissions. If this is not the case then allowance should be made for this element of the 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.

The new and existing buildings are to be heated from a new central boiler plant to provide all space heating and hot water, although there is a lack of information on the size of the proposed plant room. Further information on the size of the boiler and its heat production related to the baseline heat load of the development is required.

It is noted that there are no existing or planned district heating networks within the vicinity of the site and given the low density of the surrounding area, it is unlikely that an external district heating network would be developed.

With regard to the feasibility of a CHP, there is currently no natural gas supply to the site and given the low electrical demand, the applicant considers that this is not a practical solution. Nevertheless, the Mayor considers that whilst the lack of easily accessible natural gas supply would be a major constraint, further information on how far away the nearest gas supply is from the development should be provided, as the energy load profiles of the care home would be suited to a CHP.

In terms of cooling, the new building will be generally naturally ventilated and be designed

to minimise the need for active cooling, by minimising direct solar gain in summer.

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. Regarding the above policy, the onus is on the applicant to demonstrate compliance with the policy.

The applicant is proposing to install a biomass boiler to reduce the carbon emissions of the development by 55% over and above those due to energy efficiency. However, in order to verify these figures, the Mayor requires further details on the sizing of the biomass system, including output capacity and load profiles. Further site specific consideration also needs to be given to the supply, delivery and storage of the biomass.

The Mayor considers that the proposals are on the whole acceptable in principle, but further information and revisions to the scheme would be required, including the consideration of the use of green and brown roofs and photovoltaic panels, in order to comply with London Plan Policies. It is considered that the application as submitted, has not demonstrated that satisfactory energy conservation measures have been incorporated into the layout and design, or 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. Accordingly, the proposal would fail to meet the requirements set out in the London Plan for on-site energy generation and sustainability and is considered contrary to Policies 4A.4, 4A 6 and 4A.7 of the London Plan (February 2008).

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

Policies OE7 and OE8 of the UDP seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

Planning Policy Statement 25: Development and Flood Risk requires that a Flood Risk Assessment must accompany proposals for this type and scale of development proposed.

The applicant has submitted a Flood Risk Assessment (FRA), which was referred to the Environment Agency, which has statutory powers on flood risk issues. The Environment Agency's flood map indicates that the application site lies within Flood Zone 1 having a less than 1:1000 probability of flooding from sea or river in any year.

However, the Environment Agency has objected on the basis that the FRA submitted with this application does not comply with the requirements set out in Planning Policy Statement 25 (PPS25). The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. In line with the London Borough of Hillingdon Strategic Flood Risk Assessment, for all development sites over 1 hectare in size, surface water runoff should be limited to Greenfield rates. The submitted FRA fails to show that it would be feasible to balance surface water runoff to the Greenfield run off rate for all events up to the 1 in 100 year storm (including climate change) and set out how this will be achieved. The Agency has conceded that in the case of the proposed development, only a small proportion of the site is being developed, so it is considered appropriate to only apply this requirement to the new build. However, the assessment included in the FRA that the increase in footprint of the new build is negligible and therefore there would not materially increase the flood risk is not accepted by the Environment Agency, as it is not supported by sufficient evidence.

In addition, the Environment Agency has stated that it will be necessary to show how



Sustainable Drainage Systems (SUDS), such as permeable pavements (with sub base storage), filter drains and strips, swales (for conveyance), temporary basins, ponds, wetlands and green/brown roofs will be maximised on this site, with any obstacles to their use clearly justified. The Agency also requires the applicant to demonstrate how storage will be provided to attenuate the 1 in 100 year storm event, taking into account the effects of climate change.

In light of the above, it is considered that the application has failed to demonstrate that the development would not increase the risk of flooding, contrary to Policies OE7 and OE8 of the

Hillingdon Unitary Development Plan Saved Policies 2007, Policy 4B.6 of The London Plan (February 2008) and Planning Policy Statement 25: Development and Flood Risk.

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

The use of a small scale biomass boiler in an air quality management area needs to have pollution abatement technology fitted. The London Air Quality Strategy (in consultation) requires Local Authorities to carefully scrutinise the use of biomass units in relation to their impacts on air quality. Had the application been recommended for approval this matter could have been covered by condition.

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

Most of the issues raised relate to the the impact on the Green Belt, the impact on the listed building, access, parking and traffic concerns. These matters have been dealt with in the appropriate sections of the report and in many cases, incorporated into the recommended reasons for refusal.

The issues of the damage to and upkeep of private roads leading to the application site, during the construction and operational phases of the development have been raised by the Ickenham Residents' Association and residents of The Drive. These matters have been addressed in the report. Had the application been recommended for approval, the repair/rehabilitation of road network, resulting from potential damage from construction impacts and operational traffic and improvements to the footways and street lighting leading to public transport links could have been negotiated with the developer and secured via appropriate conditions or legal agreement(s).

Damage to adjoining properties during construction activities is subject to separate legislation and is also not a planning matter.

#### **7.20 Planning Obligations**

Policy R17 of the Hillingdon UDP is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

As the application is being recommended for refusal, no negotiations have been entered into with the developer in respect of these contributions. However, if the application were to be considered for approval, the following heads of terms would have been pursued:

- (i) Repair/rehabilitation of road network, resulting from potential damage from construction impacts.
- (ii) TfL has requested that a footway be provided to connect the footway along the site access to the footway on Harvil Road to create a continuous walking route to the site for access to buses on Harvil Road.
- (iii) TfL has also requested that the applicant provide details of the street lighting in the area, to demonstrate whether safe pedestrian access is possible after dark. Should

deficiencies be identified, a contribution should be secured in the S106 towards improving the street lighting.

(iv) Improvements to the road network and site access necessary to facilitate the impact of additional traffic movements (if any), generated by the development.

(v) A travel plan.

(vi) A contribution in the sum of £23,400.36 will be sought if a bid is received demonstrating need by the local Primary Care Trust for health facilities.

(vii) A contribution towards environmental improvements to off-set any negative impacts of the proposal on the immediate environment.

(viii) A contribution equal to £2,500 for every £1 million build cost for construction training, depending upon the estimated costs of converting this building.

(ix) 5% of the financial contributions towards project management and monitoring.

No legal agreement to address this issue has been offered. As such, the proposal fails to comply with Policy R17 of the UDP and it is recommended the application should be refused on this basis.

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

There are no enforcement issues associated with this site.

#### **7.22 Other Issues**

None

### **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

Whilst a change of use of the existing buildings from office to residential care home can be supported in principle, it is considered that the applicant has failed to demonstrate very special circumstances to justify this scale of inappropriate development in the Green belt, arising from the replacement of the existing annex building. It is considered that the new building would have unacceptable impacts on the openness of the Green Belt and on the setting of the grade 2 listed building.

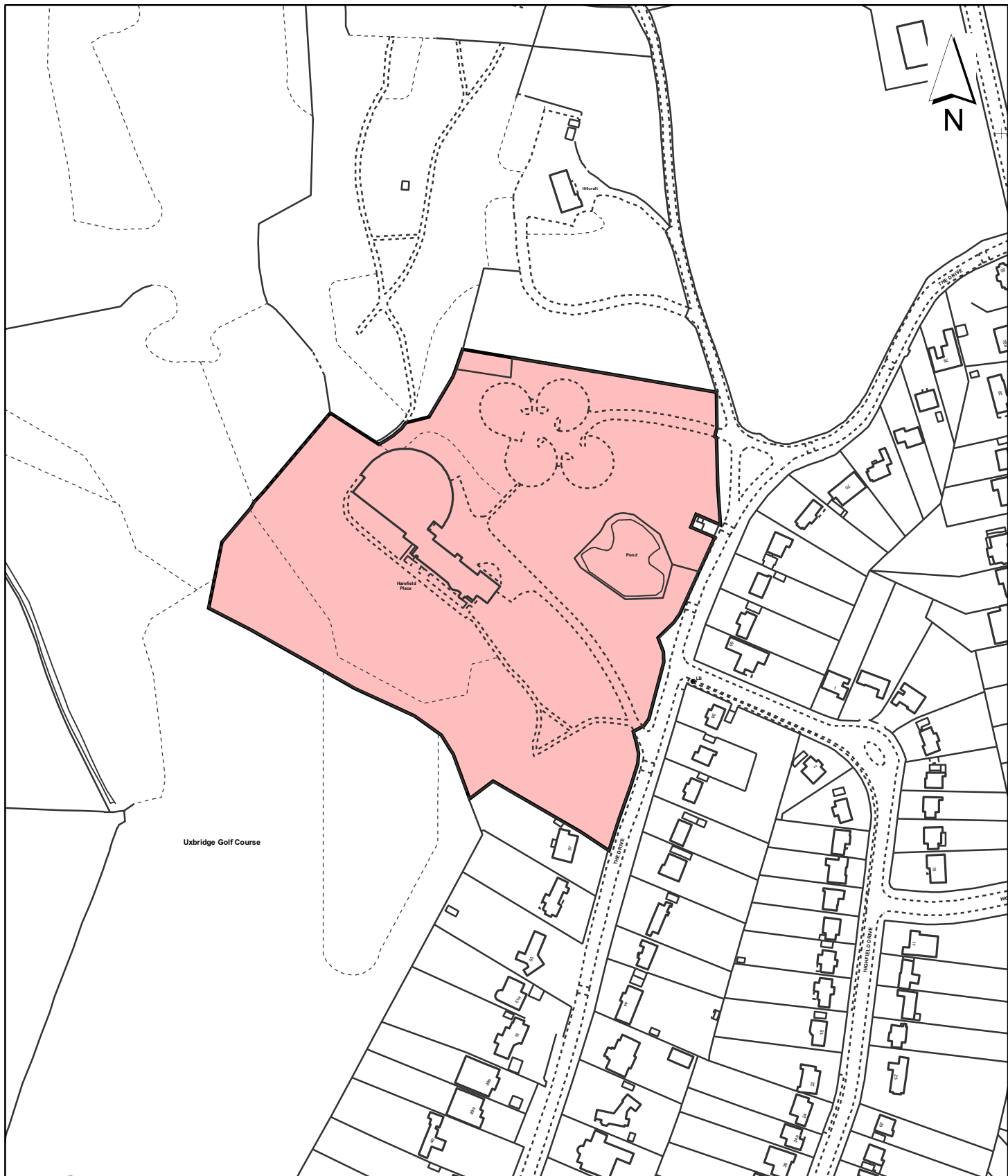
Furthermore, the application has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area, or increasing the risk of flooding. The applicant has failed to secure contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development in respect of off site highway improvements, environmental enhancement or health care. Refusal is recommended accordingly.

## 11. Reference Documents

London Plan Consolidation (February 2008)  
Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Statement 3 (Housing)  
Planning Policy Statement 5 (Heritage)  
Planning Policy Statement 9 (Biodiversity and Geological Conservation)  
Planning Policy Statement 25 (Development and Flood Risk)  
Planning Policy Guidance Note 2 (Green Belts)  
Planning Policy Guidance Note 13 (Transport)  
Planning Policy Guidance Note 17 (Planning for Open Space, Sport and Recreation)  
Planning Policy Guidance Note 24 (Planning and Noise)  
Hillingdon Design and Accessibility Statement (HDAS)  
Council's Supplementary Planning Guidance Community Safety by Design  
Council's Supplementary Planning Document: Planning Obligations Strategy  
Statutory responses

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Harefield Place  
The Drive  
Ickenham**

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

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

Planning Application Ref:  
**12571/APP/2010/319**

Scale  
**1:2,500**

Planning Committee  
**North** Page 100

Date  
**April 2010**



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement

**Address** HAREFIELD PLACE THE DRIVE ICKENHAM

**Development:** The refurbishment, alteration and change of use of Harefield Place to a care home (Use Class C2), provision of ancillary amenity space and car parking (involving the demolition of existing office extensions) (Application for Listed Building Consent).

**LBH Ref Nos:** 12571/APP/2010/355

**Drawing Nos:** 12774/1  
12774/2  
12774/3  
12774/6  
12774/7  
12774/8  
12774/9  
12774/10  
12774/11  
12774/12  
12774/13  
12774/14  
12774/15  
12774/16  
12774/17  
12774/18  
12774/19  
12774/20  
12774/21  
12774/22  
12774/23  
5763-PL-001  
5763-PL-002/F  
5763-PL-003/C  
5763-PL-004/D  
5763-PL-005/C  
5763-PL-008/D  
5763-PL-009/D  
5763-PL-001  
2656/01/B (Landscape masterplan)  
5763 (Illustrative Drawing Brochure)  
Planning Statement  
Design and Access Statement  
Historic Buildings Report  
Arbo. Impacts assessment and Tree survey  
Energy Assessment  
Ecological Assessment

**Date Plans Received:** 16/02/2010

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

**Date Application Valid:** 16/02/2010

## **1. CONSIDERATIONS**

### **1.1 Site and Locality**

The original house is grade II listed and dates from the late 18th century. It comprises a building of 2 storeys, an attic plus basement. The centre block is 8 windows wide, with 3 windows wide projecting end pavilions. It is constructed of stock brick with a stone cornice and stone-coped parapet concealing hipped slate roofs with a modern cupola. There are gauged, near-flat brick arches to the sash windows (all modern) with glazing bars and a central Doric porch. Below this is a two leaf, 6-panel double door with elliptical patterned fanlight over. The garden front has a 7-window centre block with stepped, set-back side wings of 2 and 3 bays and stone pilasters to the corners. There is a segmental one-storey bow to the right of centre and a number of dormers to the roof.

The building is sited within landscaped grounds of approximately 10 acres. This falls dramatically away to the south west (garden front) and rises up to a plateau to the north east, beyond the main front of the building. Some remnants of early landscaping remain, including a large informal pond located to the north east of the house. There are a large number of trees on the site which are protected by Tree Preservation Order No. 236.

The site is located within the Green Belt, the Colne Valley Regional Park and falls within a Nature Conservation Site of Borough or grade II Local Importance.

### **1.2 Proposed Scheme**

Planning permission is sought to develop the site as a residential care home to provide for older people. The development will involve the conversion of the existing historic main building and the replacement of the existing annexe with a new extension, to provide a total of 108 suites.

The proposed new annexe is designed as a three storey quadrangle building, formed

around an interior courtyard, located in broadly the same position as the existing extension to the main house.

The accommodation will comprise 63 assisted living units, 30 dementia care units and 15 nursing units. The proposals also include community and communal space in the form of living rooms on most floors, informal seating areas and dining rooms. Support facilities, including laundries, management offices, storage, kitchens, and staff accommodation are also provided within the scheme.

The application and the accompanying planning application are supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports which are relevant to the listed building consent application 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, providing much needed specialised housing for the elderly and would be sensitively developed, with minimal alterations to the Grade 2 listed building. The annex would be carefully designed to respect the setting of the listed building and cause no adverse impacts on the Green Belt and ecology of the area.

- 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.

- Arboricultural Impacts Assessment and Tree Survey

The Assessment concludes that trees to be removed are of poor quality and their removal would not represent a loss to public amenity. New tree planting would contribute to the setting of the listed building, while the protection of retained trees during construction can be achieved by following recognised standards and compliance with conditions..

- Energy Assessment

The assessment concludes that the use of biomass boilers will provide the majority of the heating energy for the heating and domestic hot water systems to achieve significant renewable energy targets and reductions in carbon emissions.

- Ecological Baseline Report

The Report includes an extended Phase 1 survey. A desk study was also carried out. The report confirms the potential presence of nesting birds, bat roosts, great crested newts and invasive plant species. The report recommends additional great crested newt, bat and schedule 9 plant surveys are carried out.

- Historic Building Report

The report provides a historic context for the listed building and ground. It provides an assessment of the internal spaces, the internal fabric and structure, interior decoration and character, exterior structure and fabric and building form and character. The appendix contains key demolition plans.

### 1.3 Relevant Planning History

12571/H/78/2133 Harefield Place The Drive Ickenham  
Listed building consent to develop/alter

**Decision Date:** 17-08-1979 Approved **Appeal:**

12571/J/78/2132 Harefield Place The Drive Ickenham  
Office development - 1,351 sq.m (Full)

**Decision Date:** 17-08-1979 Approved **Appeal:**

12571/K/79/0508 Harefield Place The Drive Ickenham  
Residential development - House conversion (Full)

**Decision Date:** 25-07-1979 Approved **Appeal:**

12571/L/79/0509 Harefield Place The Drive Ickenham  
Change of use from residential accommodation for staff of former U.C. Hospital to private dwelling

**Decision Date:** 25-07-1979 Approved **Appeal:**

12571/Q/80/1291 Harefield Place The Drive Ickenham  
Residential development - 1 unit (Full)

**Decision Date:** 24-09-1980 Approved **Appeal:**

12571/S/81/0225 Harefield Place The Drive Ickenham  
Residential development - 1 unit (Full)

**Decision Date:** 28-05-1981 Approved **Appeal:**

12571/W/81/0467 Harefield Place The Drive Ickenham  
Listed building consent to develop/alter

**Decision Date:** 28-08-1981 Approved **Appeal:**

### **Comment on Planning History**

## **2. Advertisement and Site Notice**

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

**2.2** Site Notice Expiry Date:- 24th March 2010

## **3. Comments on Public Consultations**

EXTERNAL:

ENGLISH HERITAGE

Summary

The original house that constitutes this Grade II listed building dates from the late C18th, but has undergone substantial alteration throughout its history. It currently functions as a company headquarters and this application proposes changes to form a care home. The office use has an associated attached extension, executed in the 1980s. The current



proposal would remove and replace this with a large new extension suitable for residential care.

#### English Heritage Advice

English Heritage do not object to the principle of the change of use. Furthermore, it is considered that the existing 1980s crescent extension could be removed and replaced providing that the works resulted in an improved arrangement. This should be an opportunity to achieve a new design that would constitute a better relationship with the listed building.

The proposed extension is significantly more extensive than the existing, and in the consideration of English Heritage would therefore by virtue of its scale, bulk and massing, and its junctioning with the principle listed building, cause detriment to the setting of the main house.

#### Recommendation

The recommended advice of English Heritage is that the proposal would cause harm to the setting of the listed building given its scale, and that the application therefore should be considered unacceptable and an improved scheme negotiated.

We would welcome the opportunity of advising further as the implications of this application are significant and we are unable to direct as to the granting of listed building consent at this stage. Please consult us again if any additional information or amendments are submitted.

Please note that this response related to historic building matters only.

INTERNAL:

CONSERVATION OFFICER

PROPOSAL: Conversion of existing office (original building) and new build annex for use as a care home.

BACKGROUND: The site is located within the Green Belt, the Colne Valley Regional Park and falls within a Nature Conservation Site of Borough or grade II Local Importance.

The original house is grade II listed and dates from the late 18th century. It comprises a building of 2 storeys, an attic plus basement. The centre block is 8 windows wide, with 3 windows wide projecting end pavilions. It is constructed of stock brick with a stone cornice and stone-coped parapet concealing hipped slate roofs with a modern cupola. There are gauged, near-flat brick arches to the sash windows (all modern) with glazing bars and a central Doric porch. Below this is a two leaf, 6-panel double door with elliptical patterned fanlight over. The garden front has a 7-window centre block with stepped, set-back side wings of 2 and 3 bays and stone pilasters to the corners. There is a segmental two-storey bow to the right of centre and a number of dormers to the roof.

The building fell into a derelict state and was extensively repaired and rebuilt in the 1980s when the modern curved 2 storey office addition (over an extensive basement) was constructed. The house currently appears to be in a very good state of repair.

The building is sited within landscaped grounds of approximately 10 acres. This falls dramatically away to the south west (garden front) and rises up to a plateau to the north east, beyond the main front of the building. Some remnants of early landscaping remain, including a large informal pond located to the north east of the house.

The existing modern curved addition, over a basement, is of very good quality in design terms and sits comfortably with the house. No objection would, however, be raised in principle to its demolition, provided that proposed in its place was of a similar, or preferably, better quality.

CONSIDERATION: The application is supported by an historic buildings assessment, which includes some useful information, but no details of the original appearance or layout of the house, for example, historic photos and old OS maps (which would also illustrate the position and footprint of garden features and outbuildings) and marked up floor plans illustrating the existing original walls.

It would also have been helpful if the proposed and survey drawings were of the same scale, and if the site survey covered the same area as the site proposal drawings. The proposal drawings for the listed building are also of a small scale given the size of the project and could be more detailed in terms of indicating the retention of existing features and new works.

In terms of the proposals, we are concerned that the proposed annex would be considerably larger and more extensive in footprint than the existing addition. Overall, because of its height, bulk and massing, it would not appear as a secondary element to the original house. Its positioning with regard to the end (northern) elevation of the house would also result in this part of the house being partially obscured. The addition would also sit uncomfortably close to the boundary of the site to the north-west, potentially creating a rather cramped appearance to this part of the site.

The garden frontage is one of the most prominent features of the existing house and the relationship of the proposed addition to this elevation is of concern. Whilst the addition would be set back, given its length and height, the latter emphasised by the very prominent mansard roof (with almost vertical lower section), over large dormer windows and projecting symmetrical three storey element, it would appear rather as a second house than an addition to the original.

The current addition is in the form of a crescent above basement level, giving the original house prominence when viewed from the south and west. It should be noted that this elevation is visible from long views into the site e.g. from the A40. This unusual form also ensures that the later addition recedes in views of the main frontage from the entrance road.

In terms of internal changes to the listed building, there appears to be the partial loss of some original internal walls within and adjacent to the corridors at ground and first floors; between two of the first floor bedrooms and a small area at second floor-although this area has been radically altered. Ideally, the new curved partitions within the proposed café bar at ground floor should also reflect the more traditional linear corridor layout that exists elsewhere in the house. These matters could, however, be overcome by some minor revisions. Further details of the works to raise the floor level of the attic should be provided at the application stage together with cross-sections of the proposed stairwells and new lift shaft.

It appears that the whole roof of the main part of the listed building is proposed to be raised (approx 600mm) and extended to the north-west. This would create an over large and significantly more prominent roof form than currently exists and would also make the modern cupola, which houses the lift motor room, more noticeable. No justification has been given for this work. Whilst the roof is a modern structure, the additional bulk and extended form as proposed, would negatively impact on the appearance of the historic building and blur the roof form between the main structure and the wing. This work would not be acceptable in listed building terms.

The proposed additional dormers to the garden front, whilst acceptable in listed building terms, are shown on the floor plan but not the proposed elevational drawings. The new dormer to south-east elevation, whilst also considered acceptable in principle, is shown in a different position on the proposed elevation to that of the proposed floor plan. The removal of the escape stair on the garden front is to be welcomed.

The new entrance link between the existing and proposed structures should not encroach any further across the elevation of listed building than at present. The design of this element is important and its stepped form and poor detailing are of concern. The current brick archway is a more convincing link.

A terrace has been proposed to the garden front, the appropriateness of which would need to be assessed by the Councils landscape architect, although few details have been provided of this feature and nothing with regard to its design rationale. The position of the current terrace may well reflect the position of the lost raised arcaded feature to this side of the building.

Within the grounds a new plant room/building has been proposed details of this have not been provided.

Improvements to the landscaping around the entrance to the house and within the forecourt area are to welcomed, ideally, more soft landscaping should be sought to soften the appearance of the other existing parking areas, particularly those closest to the house. The true impact of the new light well to the dementia unit within the front forecourt area is not shown on the layout plans. The grading of the land beyond the retaining wall as shown in the cross-section would result in a wide light well. This would cut onto the forecourt and reveal the elevation of the new addition to almost full height, which would be visible against the listed building. This would have a negative impact on the setting of the listed structure.

Proposals for the restoration of the garden should be required as part of the scheme, at present the landscape proposals appear rather sketchy.

**CONCLUSION:** Not acceptable, the new addition because of its size and design would be detrimental to the immediate and wider setting of the listed building and the proposed works to the listed building, in particular works at roof level, would have a negative impact on its historic fabric, form and overall appearance.

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

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

Part 1 Policies:

Part 2 Policies:

BE10	Proposals detrimental to the setting of a listed building
BE11	Proposals for the demolition of statutory listed buildings
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions

## 5. MAIN PLANNING ISSUES

The site does not fall within an archaeological priority area, conservation area or area of special character. However, the original house is grade II listed and dates from the late 18th century.

Of particular relevance are Saved Policies BE8, BE9, BE10, BE11 and BE12 of the UDP. These seek to ensure that any development involving listed buildings or curtilage structures does not have any detrimental impact on the overall value of the structure or building. In assessing the impact, there are two main issues: the impact of the conversion of the house and the impact on the setting of the listed building in terms of the location of the new annexe.

In addition, 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.

The Design and Access Statement demonstrates that the proposal has emerged from a clear design process, which comprises a site evaluation, a historic building report and a consideration of planning history. The Conservation Officer notes however, that the Historic Buildings Assessment, although including some useful information, lacks details of the original appearance or layout of the house, or marked up floor plans illustrating the existing original walls.

The existing modern curved addition, over a basement, is in the view of the Conservation Officer, of very good quality in design terms and sits comfortably with the listed house. This view is largely shared by the Mayor, who considers that although the 1980's annexe has limited architectural merit, it has a quiet appearance and its form is subservient to the Grade 2 listed building. No objection would, however, be raised in principle to its demolition, provided that what is proposed in its place is of a similar, or preferably, better quality. This latter view is shared by English Heritage, which states that the existing 1980's crescent extension could be removed and replaced, providing that the works resulted in an improved arrangement. This should be an opportunity to achieve a new design that would constitute a better relationship with the listed building.

In terms of the proposals, no objections are raised to the principle of the proposed change of use of the main listed building from offices to a residential care home, as this would secure its long term active use, as promoted by PPS5 and in compliance with Saved Policy BE12 of the UDP.

However, the Conservation Officer, English Heritage and the Mayor all raise concerns that the proposed annex would be considerably larger and more extensive in footprint than the existing addition. Whilst the new annex building incorporates architectural features such as brick pediments, rendered columns and bay windows, (in an attempt to mirror the appearance of the main building), it is considered that the resultant form does not appear sufficiently subservient to the original listed building. Because of its height, bulk and massing, it would not appear as a secondary element to the original house.

Its positioning with regard to the end (northern) elevation of the house would also result in this part of the house being partially obscured.

The garden frontage is one of the most prominent features of the existing house and concerns have been raised by the Conservation Officer regarding the relationship of the proposed addition to this elevation. The height of the new annex would be emphasised by the very prominent mansard roof (with vertical lower section), over large dormer windows and the asymmetrical three storey element. At present, the current addition recedes above basement level, giving the house prominence when viewed from the south west. By contrast, it is considered that the proposed annex block would be prominent and overly dominant. Whilst the new annex would be set back, given its length and height, it would appear rather as a second house than an addition to the original listed building. This view is shared by the Mayor, who notes that whilst the overall height of the new building is lower than the listed building, the scale and extent of the proposed mansard roof is considered excessive when compared to the main building, which is partially hidden behind the parapet and includes significantly smaller dormer windows.

With regard to the internal alterations of the listed building, the Conservation Officer notes that there appears to be the partial loss of some original internal walls to the corridors at ground and first floors; between two of the first floor bedrooms and a small area at second floor, although this area has already been radically altered. However, the Conservation Officer considers that these matters could be overcome by some minor revisions. In addition, further details of the works to raise the floor level of the attic, together with cross-sections of the proposed stairwells and new lift shaft would be required. There are also minor discrepancies between the floor plans and elevations which would need to be rectified.

However, of more concern are the works to the roof of the main listed building. It appears that the whole roof of the main part of the listed building is proposed to be raised by approximately 600mm and extended to the north-west. The Conservation Officer considers that this would create an over large and significantly more prominent roof form than currently exists and would also make the modern cupola, which houses the lift motor room, more noticeable. It is noted that no justification has been given for this work and whilst the roof is a modern structure, it is considered that the additional bulk and extended form of the roof as proposed, would negatively impact on the appearance of the historic building. This work would also blur the roof form between the main structure and the proposed annex. This work would therefore not be acceptable in listed building terms.

Whilst the removal of the escape stair on the garden front is welcomed, the design of the new entrance link between the existing and proposed structures with its stepped form and poor detailing is of concern. The Conservation Officer advises that this link should not encroach any further across the elevation of listed building than at present.

Within the grounds a new plant room/building has been proposed. However, details of this

have not been provided and its impact on the setting of the listed building cannot therefore be assessed at this stage. In addition, the true impact of the new light well to the dementia unit within the front forecourt area is not shown on the layout plans. The grading of the land beyond the retaining wall as shown in the cross-section would result in a wide light well. This would cut onto the forecourt and reveal the elevation of the new addition to almost full height, which would be visible against the listed building. It is considered that this would have a negative impact on the setting of the listed structure.

In conclusion, the Conservation Officer considers that the scheme is unacceptable in listed building terms, as the proposed annex would be detrimental to the immediate setting of the listed building. In addition, the proposed works to the listed building, in particular works at roof level, would have a negative impact on its historic fabric, form and overall appearance. English Heritage conclude that the proposed annex would cause harm to the setting of the listed building, given its scale, and that the application therefore should be considered unacceptable and an improved scheme negotiated. The Mayor considers that the proposed annex has failed to respect the listed building in terms of scale, height and alignment. This is contrary to Saved Policies BE8 and BE10 of the Hillingdon Unitary Development Plan (September 2007).

## 6. RECOMMENDATION

### REFUSAL for the following reasons:

#### 1 NON2 Non Standard reason for refusal

The proposed annex building, by virtue of its size, siting and design would be detrimental to the immediate and wider setting of the listed building. In addition, the proposed works to the listed building, in particular works at roof level, would have a negative impact on its historic fabric, form and overall appearance, contrary to Policies BE8 and BE10 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

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

2 The decision to REFUSE listed building consent 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.

BE10 Proposals detrimental to the setting of a listed building

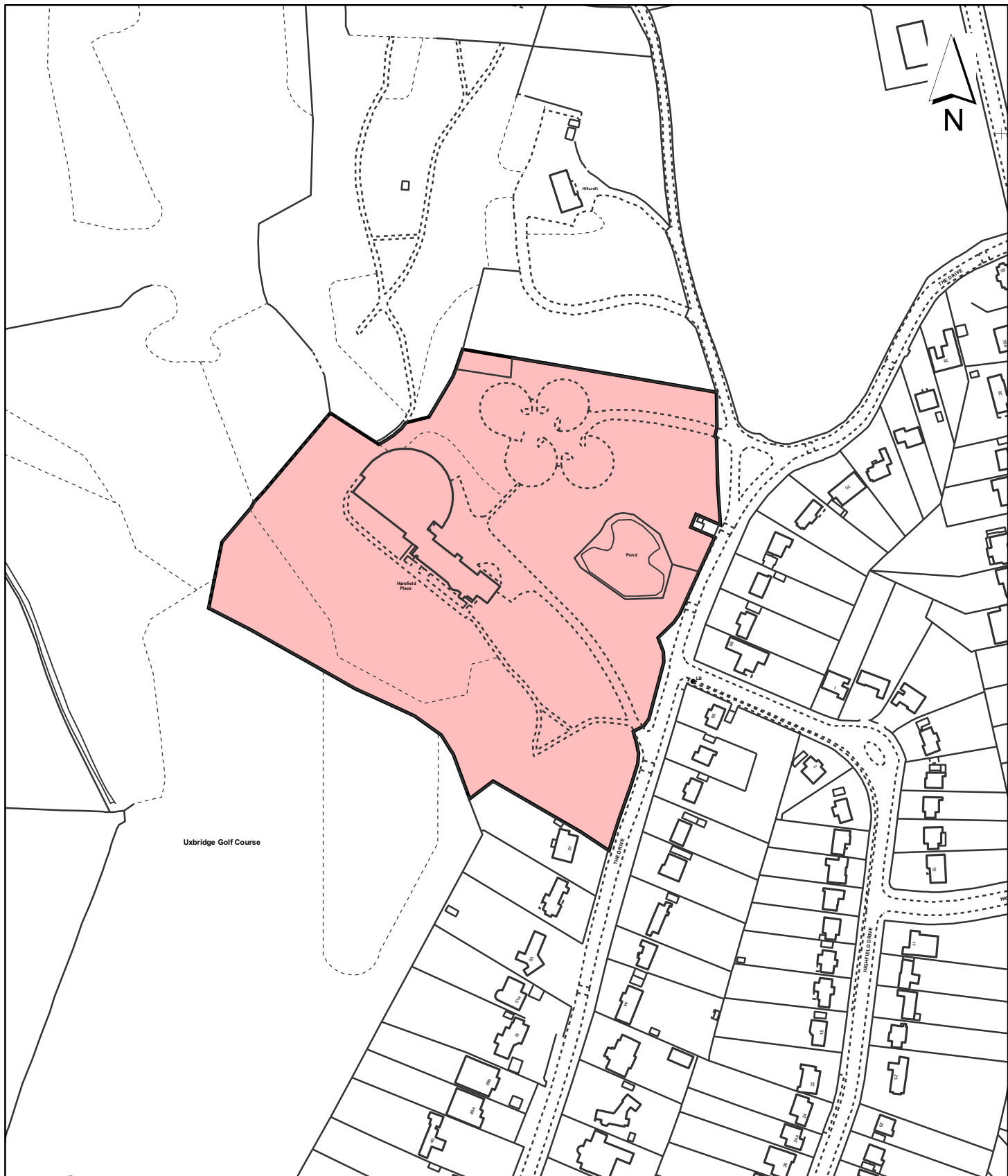
BE11 Proposals for the demolition of statutory listed buildings

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings


- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address	
<b>Harefield Place The Drive Ickenham</b>	
Planning Application Ref:	Scale
<b>12571/APP/2010/355</b>	<b>1:2,500</b>
Planning Committee	Date
<b>North</b> Page 112	<b>April 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

<b>Address</b>	ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD		
<b>Development:</b>	Retention of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits pupil numbers at the school to 350 and staff to no more than 40) to allow the retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Retrospective Application).		
<b>LBH Ref Nos:</b>	10795/APP/2009/1560		
<b>Drawing Nos:</b>	002 Planning Statement Transport Statement Supplementary Statement on Staff Parking Letter dated 13th October 2009 E-mail dated 8th December 2009 E-mail dated 10th December 2009 E-mail dated 15th March 2010 Letter dated 26th January 2010 4779/N/011 Rev. A SJS/PrP. 200.01 SJS/PrP.200.02 SJS/PrP. 200.03 SJS/PrP. 200.04A SJS/PrP 200.05A		
<b>Date Plans Received:</b>	17/07/2009	<b>Date(s) of Amendment(s):</b>	19/07/2001
<b>Date Application Valid:</b>	17/07/2009		17/07/2009
			14/10/2009
			17/11/2009
			08/12/2009
			10/12/2009
			01/02/2010
			15/03/2010
			22/03/2010

### 1. SUMMARY

Members may recall that this application was deferred from the North Committee meeting on the 22nd December 2009 in order to allow a new report to be prepared, incorporating all the information contained in the Addendum Sheet and to ensure that all policies are considered that are relevant to this retrospective planning application.

This application originally sought to vary condition 4 attached to planning permission dated 21st November 2001 (ref. 10795/APP/2001/1600) for extensions to the school to allow existing pupil and staff numbers to be retained at their current levels, namely 405 pupils and 65 full time equivalent staff as compared to the 350 pupils and 40 full time staff equivalent stipulated by the condition. It would appear that since the extension was completed, at no time has the school been in compliance with this condition, having had similar pupil and staff numbers to the current situation for at least the last 5 years.

Following Legal Officer advice, given the school's non-compliance with this condition, the original permission cannot be relied upon to authorise the building works and the extension has to be considered anew, albeit the building has been on site for over 4 years and is therefore immune from any enforcement action. The application's description has been amended and a further round of public consultation carried out.

As previously considered at the Ruislip/Northwood Committee meeting on the 20th November 2001, although the building did not accord with the 1995 changes to national Green Belt policy and would not constitute exceptional circumstances to justify development in the Green Belt, the proposed single storey extension was not considered to significantly harm the open character of the Green Belt. Furthermore, the 2001 report considered that residential amenity and the safety and free flow of traffic on neighbouring roads would not be affected, subject to appropriate conditions.

The condition restricting pupil and staff numbers was only applied due to highway safety concerns. The school's non-compliance with the condition has enabled the impact of the increased numbers on highway safety to be studied. The findings of the Traffic Statement, based on traffic surveys conducted at the school have been assessed on site at peak times by the Council's Highway Engineers and they concur with the observations and conclusions of the Traffic Statement, namely that existing traffic conditions on the surrounding roads are acceptable in terms of highway safety and therefore any additional impact associated with the increase in pupil and staff numbers has not been significant.

Also, the increase in pupil and staff numbers over and above that of the 2001 permission is not considered to have been harmful to the openness of the Green Belt or the residential amenities of surrounding occupiers, given that the majority of activities take place within existing school buildings.

The school has also now offered a S106 Agreement that would restrict pupil and staff numbers to 405 pupils and 65 full time equivalent staff. It is recommended that approval be granted subject to the legal obligation.

## **2. RECOMMENDATION**

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

**1. That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:**

**(i) that the number of pupils enrolled with the school for attendance at the school site for educational purposes shall not at any time exceed 405 in aggregate (excluding pupils enrolled for attendance in the future and former pupils);**

**(ii) that the number of members of staff engaged to provide services to the school at the school site shall not at any time exceed the equivalent of 65 full-time members of staff; and**

**(iii) that not later than one calendar month after the beginning of each academic year the school will notify the Council in writing of the number of pupils as described in 1.1 and the number of members of staff engaged for that academic year as described in 1.2.**

**2. That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.**

**3. If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination.**

**4. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.**

**5. That on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers.**

**6. That if the application is approved, the following conditions and informatives be attached:**

**1 NONSC Non Standard Condition**

The total number of pupils at the school shall not exceed 405 and the total number of staff shall not exceed 65 full-time equivalent.

**REASON**

To prevent the generation of additional traffic that could give rise to problems of safety and congestion on the surrounding roads, in compliance with Policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2001).

**2 NONSC Non Standard Condition**

The temporary car park/playground adjoining and accessed from Potter Street Hill shall not be used for staff parking.

**REASON**

In order to comply with the terms of this application in order to ensure that highway and pedestrian safety is not prejudiced, in compliance with policy AM17(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

**3 MCD1 Ancillary Uses**

The building hereby permitted shall be used only for purposes ancillary to the school and shall not be used by the general public.

**REASON**

To prevent the generation of additional traffic giving rise to problems of safety and congestion in Potter Street Hill, in accordance with policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 NONSC Non Standard Condition**

Within 1 month of the date of this permission, details of covered and secure cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved provision shall have been implemented on site within 3 months from the date of this permission and thereafter permanently retained.

**REASON**

To ensure that appropriate cycle parking facilities are provided, in accordance with policy AM9 of the adopted Hillingdon Unitary Development Plan Saved Policies (September

2009).

## **5 NONSC Non Standard Condition**

Within 1 month of the date of this permission, details of the opening and closing times of the shared use playground/parents car park shall be submitted to and agreed in writing by the Local Planning Authority. The temporary car park shall thereafter be made available for car parking by parents in accordance with the approved details.

### **REASON**

To ensure that the temporary car parking is available for appropriate periods during the peak morning drop-off and afternoon pick-up periods to safeguard highway and pedestrian safety, in accordance with policy AM7(ii) of the adopted 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.

PPS1	Delivering Sustainable Development
PPG2	Green Belts
LPP 4A.3	London Plan (February 2008)
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
EC2	Nature conservation considerations and ecological assessments
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
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.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

St John's School is located on the western side of Potter Street Hill, near the top of the hill, close to the borough boundaries with the London Borough of Harrow and Three Rivers District Council. It is on a predominantly steeply sloping site between Potter Street Hill and Wieland Road to the west on the adjoining Gatehill Estate, with views over the lower ground to the south looking across a wide area of London.

The school comprises an original house dating from the 1920s, with purpose built school buildings constructed since 1970 sited towards the north of the site on an approximate 1.05 hectare area of relatively flat ground on which all the existing school buildings are sited. The main vehicular access to the school is also taken at this point from Potter Street Hill, with the main access road crossing the site, which links to Wieland Road through an arched entrance building. School buildings front the access road to the north and south, with a hard-surfaced playground/car-park immediately to the north of the main entrance on Potter Street Hill. The extension, the subject of this application is sited behind the buildings which front the northern side of the access road and the western side of the playground/temporary car park.

The extension is well screened from nearby residential properties to the west and Potter Street Hill is densely lined with trees which obscure views of the school from the east. To the north of the site there is one house with a view over the school complex.

Potter Street Hill is blocked to vehicular traffic at its northern end, adjacent to the northern boundary of the school. From its junction with Hillside Road/Potter Street to the south, the road has a footpath along most of its length on the eastern side, with the exception of a 150m long central section.

The school forms part of the Green Belt as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007). Part of the school grounds to the south also form part of a Nature Conservation Site of Borough Grade II or Local Importance.

#### 3.2 Proposed Scheme

This application was originally submitted as an application to vary condition 4 of planning application ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits the number of pupils at the school to 350 and full time equivalent staff to 40) to allow the retention of the current numbers of 405 pupils and 65 full time equivalent staff at the school. However, as it appears that this condition has not been complied with from the outset, the original permission cannot be relied upon to authorise the extension. The description of development has therefore been amended, and the application now seeks retrospective permission to retain the single storey building for use as an additional classroom and assembly area with library for the pre-prep school, together with a first aid room and staff toilet, while allowing up to 405 pupils and 65 full time equivalent staff numbers at the

school, to enable existing pupil and staff numbers to be retained.

The building is sited to the rear of the school buildings which front the northern side of the access road and also return to front the playground/temporary car park to the east. The building is single storey and comprises an L-shaped main block, with a maximum width of 10.0m and depth of 18.25m and a maximum roof ridge height of 4.3m and 2.7m eaves height. This building projects by approximately 4.6m further north than the adjoining school building. A 6.6m square, 2.7m high flat roofed link extension provides internal access to the building from the adjoining school buildings abutting the playground/car park to the east. The covered play area is sited to the front of the link extension, within the courtyard formed by the surrounding buildings.

A planning statement has been prepared in support of the application. This describes the history of the site. It claims that the school were unaware of the limitations (both to the 10795/APP/2001/1600) and an earlier application (10795/AR/97/436) and cites information supplied in connection with previous appeals and applications on this site as evidence of this. It goes on to say that the breach of condition has persisted for at least 9 years yet no complaints have been made to the LPA or to the School and suggest that this is evidence that pupil/staff numbers have not caused any particular planning or highway issues. The statement assesses the policy framework for considering the application and highlights the negative impacts of not allowing the optimum number of pupils to be taught at the site, disruption to pupils and pupils having to be taught elsewhere, which might increase journey times. The document refers to the Travel Statement and the various initiatives that are being explored as part of the School Plan, such as a mini-bus service, car sharing and encouragement of other transport modes. It re-iterates the findings of the Travel Statement and stresses that the condition was specifically introduced to avoid highway concerns and not as a result of the Green Belt status of the land. The document discusses the social and financial implications of refusing the application.

A Transport Statement has been submitted in support of the application. This provides an introduction to the application, and claims that it was during the process of the application submitted and refused early last year for further extensions (10795/APP/2009/199) when it became apparent that the school was operating in breach of the planning consent granted in 2001. This has been on-going over the last 5 years or so, with around 400 pupils at the school. The statement goes on to provide a brief description of the school, stating that vehicular access to the school is achieved from Potter Street Hill and Wieland Road, with the main access for parents/visitors being off Potter Street Hill. Potter Street Hill has an open staggered priority junction at its southern end with Hillside Road/Potter Street and is closed at its northern end to vehicles. The statement goes on to say that access from Wieland Road is only used by some of the staff who travel to and from the site to the west, with the agreement of the owners of the adjoining Gatehill Estate's private roads.

It goes on to explain that there are two main areas for car parking, a large car parking/playground adjacent to Potter Street Hill and a staff/visitor parking area located in the vicinity of the main building. The playground/car park is opened for parents to park in order to drop off/pick up children at the start and end of school, but is closed during the day to be used as a playground. There are two accesses onto Potter Street Hill. The southern access is used as an entrance into the car parking/playground area as well as an access/egress for staff/servicing using the access road to the staff/visitor parking to the north of the main building. Secondly, there is an exit only to the north of the entrance, directly from the playground and so allows for a segregated in and out movement of

traffic.

Over the last 5 years, pupil numbers have ranged from 395 to 406 in 2008, with staff numbers remaining relatively consistent at around 65 full time equivalent each year. The statement goes on to say that highway records kept by Transport for London and Hertfordshire County Council reveal that there has been no personal injury accidents in the vicinity of the school and during school hours in the last 5 years.

The assessment then goes on to explain the results and conclusions reached on the various traffic surveys that were carried out at various points on Tuesday 19th May 2009. These findings are more fully discussed at Section 7.10 in the report. The Statement concludes by stating that at no time on the day of the survey was there congestion, interruption of the free flow of traffic or an unsafe situation created. Vehicles could turn around at the northern end of Potter Street Hill and when parked on Potter Street Hill, vehicles did not cause problems to other road users and generally tend to park to the north of private accesses and to the south of South View Road at the northern end of the school.

A Supplementary Statement on Staff Parking has also been submitted and again this is discussed at Section 7.10.

### **3.3 Relevant Planning History**

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

The original application (10795/APP/2001/1600) for the erection of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet was granted on 21st November 2001. Condition 4 of this application states:

The total number of pupils at the school shall not exceed 350 and the total number of staff shall not exceed 40 full time equivalent.

Reason:

To prevent the generation of additional traffic giving rise to problems of safety and congestion in Potter Street Hill.

Other relevant building history at the school:

10795/AJ/91/714 - Erection of a two storey classroom block (including staff facilities) and associated car parking - Approved 29/11/91.

10795/AN/94/972 - Details of scheme of landscaping in compliance with condition 5 of planning permission ref. 10795/AN/94/872 dated 29/11/91 - Approved 23/06/94.

10795/AR/97/436 - Erection of a part two storey, part single storey detached building to provide assembly hall, four new classrooms, music practice rooms and toilets - Approved 10/06/98.

10795/APP/2009/199 - Erection of a two storey extension to existing junior school block to provide new teaching spaces and associated staff, toilet and cloakroom facilities, and erection of a single storey to dining hall/kitchen facilities to provide new storage and catering staff welfare facilities - Refused 06/04/09.

## **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.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.

### Part 2 Policies:

- PPS1 Delivering Sustainable Development
- PPG2 Green Belts
- LPP 4A.3 London Plan (February 2008)
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- EC2 Nature conservation considerations and ecological assessments
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- 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.
- CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

## 5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **25th March 2010**
- 5.2 Site Notice Expiry Date:- Not applicable



4th September 2009

## 6. Consultations

### External Consultees

#### ORIGINAL COMMENTS

116 neighbouring residential properties consulted and a site notice posted.

Two petitions, one with 23 signatories, the other with 22 signatories received, the first objecting for the following reason:

'We refer to your notification regarding the above proposed development and as Hillingdon residents wish to lodge our petition of objection to this proposal which could have a substantial impact on the day to day amenity of the residents of the Gatehill Farm Estate either close to or adjoining the boundary of the school.

The applicant has blatantly ignored the planning condition imposed although well aware of its content. The limit has been set by the Local Authority in order to permit the further development in Green Belt land. The applicant has ignored this planning condition as well as other planning conditions. For example, another condition imposed was for landscaping and the erection of screening. The applicant ignored this condition for screening by demolishing 50-60 trees to the west of the site in 2007 prior to seeking further overdevelopment of the Green Belt site and despite letters of enforcement action this breach has still not been rectified. There is also insufficient and otherwise substandard car park arrangement for staff attendance without impinging on playground space.'

The second petition was received after the application was initially presented to committee, but before the application was re-consulted with a revised description. The 22 signatories object for the following reason:

'We refer to your notification regarding the above proposed development and as Hillingdon residents wish to lodge our petition of objection to this proposal which could have a substantial impact on the day to day amenity of the residents of Potter Street Hill.

The application to vary the Condition would effectively mean a 24% increase in the number of pupils and students from the previous limit (340 students plus 39 staff). This would be inappropriate development and therefore harmful to Green Belt land. The increase in numbers of pupils and staff has led to a noticeable increase in traffic and congestion to the detriment of the day to day amenity to residents of Potter Street Hill. A recent example demonstrates the potential danger to the lives of residents as well as road [users] when an ambulance could not reach the passengers of two cars involved in an accident.'

13 individual responses also received (5 being additional responses from same objector), raising the following concerns:

(i) Due to school's location, it attracts a large number of cars to the area. Potter Street Hill is the only road directly servicing the school and is narrow and not designed to carry such traffic. This development exacerbates existing problems of congestion, emergency vehicle access and parking on Potter Street Hill, including blocking private drives and obstruction of pedestrian access. Surrounding roads, such as Sandy Lane and Wieland Road also affected as cars cut through Pinner Hill estate;

- (ii) This is a retrospective application, and ignorance of limitation on pupil and staff numbers is not a valid ground for breaching the condition. This is also hard to believe as the agent who submitted the application in 2001 is still Secretary of the Company for the School and the Headmaster has not changed;
- (iii) Numerous claims made in supporting documentation are refuted, for example that no road accidents have occurred in last five years, current pupil/staff levels have not caused any particular planning or highway issues in the locality and that it was the school that brought the breach to the attention of the LPA. For instance, a family member has been struck recently by a car wing mirror, which was reported to the school and complaints have been made to the school regarding traffic matters and the state of the road caused by coach, service vehicle and car traffic etc has been taken up with the Council;
- (iv) The applicant contends that financial, educational and social considerations are material to the decision but this is refuted and implications are over-stated. For instance, cost of re-schooling 56 pupils to local authorities is exaggerated. School also attracts a considerable number of students from suburban north-west London so that it is misleading to suggest many students would have to travel larger distances if the application were to be refused and this may increase pupil numbers walking to school. St John's has the potential to reduce school numbers by relocating some students to their associated school at Merchant Taylors;
- (v) As regards traffic survey, one survey is not enough, particularly as taken in fair weather and a coach free day. No doubt cars were kept moving promptly to try and create as favourable conditions as possible. Traffic survey also does not contain baseline data to show how traffic has grown since 1997 and does not take into account number arriving via Gatehill Estate entrance;
- (vi) Site is a designated green belt area and Potter Street Hill is a site of nature conservation importance. Applicants contend that reason for condition was only on traffic grounds, but there are other reasons relating to creep/harm to Green Belt. Many additions have been added to the school over the years and question whether many of these approvals were 'appropriate' in green belt terms as have involved disproportionate additions to original school buildings. The footprint of the original building on 1/7/48 was 379m<sup>2</sup> which would allow a total maximum footprint of 570m<sup>2</sup> if the 50% rule applied whereas footprint of current school buildings is 3,371m<sup>2</sup>. This is contrary to policy OL4 of UDP;
- (vii) Remorseless increase in pupil numbers over the years despite restrictions. For instance, in application 1997/436, the school states that school would not increase numbers from 336 pupils and condition added accordingly, but ignored. In terms of the application the school is trying to vary (2001/1600). The schools own records show pupil numbers had breached the 350 limit before the extension was built. By May 2004, pupil numbers had risen to 393, the school itself attributing the rise primarily to the pre-prep class in the new nursery class building allowed under 2001/1600. 2008/720 application for a new classroom block was predicated upon need for an additional 16 pupils. School therefore have no intention of restricting pupil numbers and provide misleading information in applications. In recently refused application in early 2009 (2009/199), applicant admitted that existing facilities were cramped and inadequate for existing number of students (about 405). Pattern emerging - need for further development justified in accompanying application that new facilities would improve facilities for existing pupils and that no increase/only small increase in pupil numbers involved. Once built, more pupils taken on and further need for additional facilities;
- (viii) If the LPA is mindful to grant permission, would need to refer to the secretary of State;
- (ix) Development only for profit;
- (x) Entrance to school should be re-located away from top of Potter Street Hill, with parking provided in lower field;
- (xi) School does not only operate for 39 weeks of the year, activities take place at weekends and during holidays by external bodies;
- (xii) Traffic volumes have resulted in damage to fencing and lamp columns on Potter Street Hill;
- (xiii) Restricting pupil numbers to 350 will provide better space for teaching and learning. Needs and demand of school are proportionate to number of pupils with increased pressure for inappropriate development in the green belt;

- (xiv) Removal of condition will infringe on the right of local residents for a private family life under the Human Rights Act;
- (xv) Unreasonable to try to blame LPA as did not enforce condition.
- (xvi) In the Supplementary Parking Statement, it is not clear where the claimed 62 staff spaces are within the school grounds. Not aware of any planning permission being granted and do spaces satisfy standards? Over the years, applicants have replaced open space with hardstanding. In the variation report considering the refusal of permission in April 2009, the case officer states that 'confirmation is required if they have planning consent for these overspill places'. Applicant's claim that there are the 62 spaces available conflicts with previous applications, where they state that 51 spaces are available outside of the car park. Claim that there are 62 spaces appears wrong and correct number seems to be 51.
- (xvii) There are no cycle spaces. Will their provision as part of the School Travel Plan be at the expense of car spaces?
- xviii) We estimate that there are 4 heavy goods vehicles delivering to the school on a normal working day, but no mention of any provision made within the site.
- (xix) Does the coach parking space satisfy standards?
- (xx) The 2001 application also subject to approval of landscaping plans. It appears that these have not been submitted. In one of documents, recommendation to get TPOs applied to the existing planting screens to the west of the development. This was not followed through.
- (xxi) Case law is cited and there is a requirement to look at all the planning circumstances existing at the time of the determination. It seems that the only or main consideration in arriving at the recommendation is a consideration of highway safety. Inappropriate development in the Green Belt needs to be considered. Now have statements from school stating that current accommodation is cramped and needs up-grading.
- (xxii) In 3.1, school is not well screened from west as trees have been removed.
- (xxiii) In 3.2, report states that some staff travel to the school with the agreement of the owners of the adjoining Gatehill Estate's private roads but there is no such agreement in place and therefore staff are trespassing.
- (xxiv) A proper analysis of the true facts in the supplementary statement further supports need to reduce pupil numbers to 350.

Northwood Residents' Association - No comments received.

Northwood Hills Residents' Association - No comments received.

Gatehill (Northwood) Residents' Association:

- (i) Due to school's location, it attracts a large number of cars to the area. Potter Street Hill is the only road directly servicing the school and is narrow and not designed to carry such traffic. This development exacerbates existing problems of congestion, emergency vehicle access and parking on Potter Street Hill, including blocking private drives and obstruction of pedestrian access. Surrounding roads, such as Sandy Lane and Wieland Road also affected as cars cut through Pinner Hill estate;
- (ii) This is a retrospective application, and ignorance of limitation on pupil and staff numbers is not a valid ground for breaching the condition. This is also hard to believe as the agent who submitted the application in 2001 is still Secretary of the Company for the School and the Headmaster has not changed;
- (iii) The applicant contends that financial, educational and social considerations are material to the decision but this is refuted and implications are over-stated. For instance, cost of re-schooling 56 pupils to local authorities is exaggerated. School also attracts a considerable number of students from suburban north-west London so that it is misleading to suggest many students would have to travel larger distances if the application were to be refused and this may increase pupil numbers walking to school. St John's has the potential to reduce school numbers by relocating some students to their associated school at Merchant Taylors;

(iv) Site is a designated green belt area and Potter Street Hill is a site of nature conservation importance. Applicants contend that reason for condition was only on traffic grounds, but there are other reasons relating to creep/harm to Green Belt. Many additions have been added to the school over the years and question whether many of these approvals were 'appropriate' in green belt terms as have involved disproportionate additions to original school buildings. The footprint of the original building on 1/7/48 was 379m<sup>2</sup> which would allow a total maximum footprint of 570m<sup>2</sup> if the 50% rule applied whereas footprint of current school buildings is 3,371m<sup>2</sup>. This is contrary to policy OL4 of UDP;

(v) Remorseless increase in pupil numbers over the years despite restrictions. For instance, in application 1997/436, the school states that school would not increase numbers from 336 pupils and condition added accordingly, but ignored. In terms of the application the school is trying vary (2001/1600). The schools own records show pupil numbers had breached the 350 limit before the extension was built. By May 2004, pupil numbers had risen to 393, the school itself attributing the rise primarily to the pre-prep class in the new nursery class building allowed under 2001/1600. 2008/720 application for a new classroom block was predicated upon need for an additional 16 pupils. School therefore have no intention of restricting pupil numbers and provide misleading information in applications. In recently refused application in early 2009 (2009/199), applicant admitted that existing facilities were cramped and inadequate for existing number of students (about 405). Pattern emerging - need for further development justified in accompanying application that new facilities would improve facilities for existing pupils and that no increase/only small increase in pupil numbers involved. Once built, more pupils taken on and further need for additional facilities;

(v) Unreasonable to try to blame LPA that they did not enforce condition.

Ickenham Residents' Association - No comments received.

London Borough of Harrow - No comments received.

Three Rivers District Council - No comments received.

## RE-CONSULTATION RESPONSES

117 neighbouring residential properties consulted and a site notice posted. 5 responses have been received, mainly re-iterating original comments, namely:

(i) There is a general presumption against inappropriate development in the green belt. Such development should not be approved except in very special circumstances. Inappropriate development is harmful by definition. The LDF advises that additions to buildings in the green belt should not be disproportionate, considered to be any enlargement of the building over 50% of the original. The original building was 370sq m. The development of 380sq m would be disproportionate and therefore inappropriate.

(ii) There are no special circumstances to support the development. Several Court of Appeal decisions to expand schools in the Green Belt have indicated that factors that are applicable to all or most schools cannot be construed as very special circumstance. Revisions to PPG2 make clear that development by (education) institutions is subject to same controls as other development in the Green Belt. The applicants have made a number of claims of the consequences of a reduction in the numbers of students and staff at the school but need to confine consideration to land use matters. School is also independent outside the remit and responsibility of Hillingdon Council and also provides for children of non-compulsory age groups.

(iii) LPA has duty to ensure that there is no undue intensification or enlargement of buildings within the Green Belt. There is a long history of continuous expansion at the school, amounting to over 2640sq m of built up space, a foot-print almost 700% that of the original building, a significant overdevelopment of the site which is mainly driven by increased pupil numbers.

In addition to current example, the development of the two storey detached building (ref.

10795/AR/97/436) in 1997 lead to 340 pupils at the school 4 years later despite assurances at the time that there would be no additional pupils from the current 320. The January 2009 application was also justified on grounds that existing accommodation was cramped and sub-standard for 21st century learning.

(iv) Greater demand for parking and drop-off areas within the school, increasing risk to users. There have been accidents on Potter Hill Street in past. School attracts a large number of cars due to pupils being drawn from large catchment area with the school's Green Travel Plan showing 80% of pupils coming from outside Hillingdon. Potter Street Hill not designed for such traffic and road is frequently blocked as school refuses to open gates before classes end. Congestion extends to evenings, weekends and school holidays because of out of hours activities. In 2009, a development of 551sq m of additional floorspace (ref. 10795/APP/2009/199) was refused despite school claiming that there was no increase in pupil numbers on grounds of insufficient parking, which will lead to overspill parking. Photographic evidence of existing overspill parking is attached.

(v) School does not comply with LPA standards as regards to marked parking spaces, disabled parking, hard standing areas for loading and manoeuvring space for coaches etc. School has not complied with previous conditions to provide disabled spaces and there are doubts as to whether all the overspill parking spaces have planning consent.

(vi) Detrimental to amenity of adjoining residents on grounds of level of traffic movements, noise, fumes, smell and general disturbance.

(vii) The proposal will damage a Site of Grade II Importance for Nature Conservation. School has already destroyed a line of approximately 50 mature trees and approximately 500sq m of grassland that supported diverse fauna and flora, including foxes, squirrels, rabbits and birds.

(viii) Siting, bulk and proximity of the development would result in a loss of residential amenity due to being overbearing and loss of privacy.

(ix) There are legal precedents which establish that 'the fact that the development has been carried out should not weigh in favour of the applicant'.

(x) Proposal would set undesirable precedent.

(xi) School never ceases to submit applications and is hoping that local residents grow apathetic.

(xii) School should work within consents they have and then apply to go beyond these like everyone else.

Northwood Residents' Association - No comments received.

Northwood Hills Residents' Association - No comments received.

Gatehill (Northwood) Residents' Association:

1. Claim that current administration of the school unaware of restriction on pupil and staff numbers as all planning matters were dealt with through the associated Merchant Taylors School is hard to understand. The Bursar of St Johns School at the time of the 2001 application was also the Bursar and Clerk to the governors of the Merchant Taylors School and he remains an important part of the school's business and administration. The headmaster of St John's School has also been in post since the mid 1990s.

2. It is not reasonable for the applicant to suggest that the LPA should of realised and pursued breach on subsequent applications.

3. The traffic survey which only took place on one day did not mention smaller commercial vehicles and school minibus which invariably use the Wieland Road access. Are there other errors with the survey?

4. Financial implications of complying with condition 4 are disputed.

5. An examination of the planning files shows that previous extensions at the school (10795/AT/97/436 and 10795/APP/2001/1600 refer) were allowed exceptionally on this Green Belt site because of the assurances that were made by the school as to the rationale for the development and that school numbers were only to increase slightly, if at all. This extension was built in 2002 and the Inspection Report two years later attributes the rise in the school roll to 393 to

the introduction of the pre-prep school in the new nursery building, contrary to the school's claim made to justify the extension, that it is not intended to increase pupil numbers at the school, ten at most. The 2008 application for a new 4 classroom block was predicated on need to take on further 16 pupils and to provide better facilities generally. Pattern is emerging whereby school justifies extension by stating only small increase in pupil numbers, and then larger numbers are enrolled which results in need for more accommodation.

6. Breach of planning condition by the school not an isolated case as 40 to 50 cypresses were felled in 2007 which were shown as being retained on approved landscaping plan (application ref. 10795AJ/91/714 and 10795/AN/94/872).

### **Internal Consultees**

#### **HIGHWAY ENGINEER:**

St John's School is located to the west of Potter Street Hill, Northwood and to the east of Wieland Road. Potter Street Hill is a no through road and Wieland Road is a cul-de-sac. The site currently has permission for a maximum of 350 pupils. Consequently the highway comments are based on the impact of an additional 55 pupils and 25 members of staff.

A Transport Statement (TS) has been submitted in support of this application, which suggests that the school currently has 406 pupils and 36 full time and 39 part time members of staff and has been operating at around the level of 400 pupils for the last 5 years.

The main access for parents and visitors is off Potter Street Hill with an in and out arrangement for the car park, which has a total of 53 marked spaces. The southern access is used as an IN and the northern access as an OUT of the car park. This segregated arrangement helps in the movement of vehicles at drop off and pick up times. During peak pick-up/drop times, given the short duration of stay required by parents/carers, additional drivers are able to make use of some unmarked areas and also manoeuvre around the car park.

The applicant has advised that the school has a total of 62 staff car parking spaces spread around the site. A survey carried out on the morning of 16 November 2009 revealed that a total of 51 staff cars were located on site. A staff survey carried out in January 2009 for the Travel Plan which has been agreed with the Council revealed that a total of 81% of staff drive to school, 9% walk to school and the remaining 10% either being passengers or use other modes.

The survey and observations contained in the submitted TS assert that there are no congestion or safety problems as a result of the current levels of activity at the school. The Council's Highway Engineers have carried out site visits during peak morning and afternoon drop-off and pick-up timings and our observations confirm that the majority of the car parking associated with the School takes place within the site, however a few vehicles were seen to park in Potter Street Hill, but these are not considered to cause highway safety issues and/or access issues to other nearby properties.

From the surveys carried out in support of the TS, both in the morning and afternoon periods, no cars were observed stopping and waiting to drop off or pick up either pupils or staff in Wieland Road. The Council's Highway Engineers' site visits also did not observe any related car parking problems in Wieland Road.

The personal injury accidents database for a period of 5 years have been analysed in the TS and confirms that there are no related personal injury accidents reported during this period in the surrounding highway network.

Potter Hill Street has no footway in places. A School Travel Plan has recently been prepared and

agreed with the Council. As part of the School Travel Plan measures, the problem of a lack of a footway on the whole length of Potter Street Hill is being investigated. A pedestrian/cycle route is being considered within the school site to connect the southern end of Potter Street Hill directly with the School.

Queue length surveys carried out at the junction of Potter Street Hill/Potter Street/Hillside Road shows a maximum queue length of 8 vehicles, which dispersed in less than a minute.

Notwithstanding the above, for the additional 55 pupils and 25 members of staff, the impacts of any additional parking demand and additional traffic on the local highway network are not considered to be significant.

In the light of the above considerations, no objection is raised on the transportation aspect of the proposals. Conditions restricting the number of pupils and staff as proposed and restricting any staff parking within the car park fronting Potter Street Hill are recommended to be applied.

## **7. MAIN PLANNING ISSUES**

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

The school forms part of the Green Belt. This application seeks to retain a single storey extension to the school which was originally approved by the Ruislip/Northwood Planning Committee on the 20th November 2001. As part of the previous officer's report to committee, reference was made to PPG2: Green Belts which was published in January 1995 and amended in March 2001. The report listed the categories of development that can be considered to be appropriate within the Green Belt and it was noted that the proposal did not fall into any of them. It was therefore acknowledged that the development was inappropriate within the Green Belt and therefore permission should only be granted in very special circumstances. The report went on to refer to a supporting statement, in which the applicants argue that the proposal is for a small single storey extension, located within the curtilage of existing buildings. The statement then goes on to advise of the need for the development and that it is not intended to employ more than one full time and two part time teachers and student numbers will not increase by more than 10. The Officer's report went on to advise that in the light of recent appeal decisions, it was unlikely that special circumstances had been demonstrated. However, the report stated that unlike the appeal cases cited, the proposal involves the construction of a building on a site that is not readily visible from publicly accessible land and is only visible from the one private garden outside the application site. While it would increase the coverage of buildings on the site, the building is single storey and located between two existing buildings that form a courtyard. There is also substantial tree planting along the boundary of the site with the open land to the north, which when grown to full height, will substantially screen the new building. The officer's report concluded that the proposal would not materially harm the open nature of the Green Belt and the tree planting would enhance this aspect.

There has been no material change in Green Belt policy or circumstances on site since the previous officer's report to suggest that the building is no longer appropriate. Furthermore, this permission has been implemented (albeit without complying with condition 4) and the building has been on site for more than 4 years. As such, the building is immune from enforcement action and the school could benefit from the original permission by complying with condition 4. These are material considerations which need to be borne in mind and in such circumstances, no objections are raised to the retention of the building.

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

Not applicable to this application.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

The intensification of the use of a site with an additional 55 pupils and 25 members of staff could impact upon the site in Green Belt terms. However, given that this activity would be mainly contained within existing buildings on site, the only impact upon the openness of the Green Belt would be during play/sport periods, periods of movement between buildings and at arrival and departure times. It is considered that the additional activity as compared to the activities associated with the authorised 350 pupils and 40 staff at the school would not be so significant at these relatively infrequent periods of external activity as to justify a refusal on grounds of being prejudicial to the openness of the Green Belt.

#### **7.06 Environmental Impact**

Not applicable to this application.

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

The previous report considered that the justification advanced for making an exception to Green Belt policy demonstrates that the building has little effect on the visual amenity of the area. On site, the single storey building is well screened by surrounding buildings to the south and east and has been recessed into the sloping ground level to the north and west. It harmonises with the scale and design of surrounding school buildings. As such, the building complies with policies BE13 and BE15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

The previous report stated that the application site was well screened from nearby residential properties to the west, and Potter Street Hill is densely lined with trees which obscure views of the school from the east. The nearest residential property on Woodgate Crescent to the west is over a 100m from the single storey building which is screened by existing school buildings. To the north, there is only one house with a view over the school complex, in particular the area of the extension. This property, known as Gatehouse is over 80m from the extension and sited on higher ground, with the nearest part of its rear garden boundary over 55m away, separated by the school's cricket pitch. To the east, the nearest residential property is 70m away. The extension, due to the sloping levels, has also been set into the ground on its northern and western edges, with planting provided above, beyond the retaining walls. As previously concluded, the building has no impact upon the amenities of surrounding residential properties.

The additional pupil and staff numbers would not generate any significant additional noise, fumes, smells and general disturbance as compared to the use of the school site with the authorised numbers of pupils/staff numbers and the background traffic volumes on surrounding roads to justify a refusal of permission. The Council's Environmental Protection Unit has confirmed that there not been any complaints concerning noise and disturbance generated by pupils at the school in the last 5 years. Furthermore, the adjoining properties, certainly on the opposite side of Potter Street Hill tend to be large detached properties on substantial plots that generally have generous off-street car parking provision available. Wider traffic issues have been dealt with at Section 7.10 below. As such, it is considered that the increase in pupil and staff numbers has not resulted in a loss of residential amenity to surrounding properties. The application thus complies with polices BE19 and OE1 of the adopted Unitary Development Plan Saved Policies (September 2007).

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



Not applicable to this application.

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

This application has been supported by the submission of a Transport Statement. As part of this assessment, a number of traffic surveys were carried out at various points within and around the school on Tuesday 19th May 2009, when there were no school trips or other activities that would have affected the surveys. The applicants state that the traffic surveys did not take place on more days in order to meet the Council's tight deadline for the submission of the application. These were carried out between 07:00 to 09:30 hours and 14:30 to 18:15 hours and reveal that morning traffic on Potter Hill Street is very 'peaked', with 217 of the total of 226 arrivals at the school car park (96%) occurring between 07:45 and 08:45 hours. This is less pronounced in the afternoon period when 88 out of the total of 274 traffic movements or 32% occurred during the peak hour of 15:30 to 16:30 hours.

The Travel Statement advises that the main car park has a capacity of 53 spaces and during the morning of the survey, this capacity was exceeded only for one 15 minute period starting at 08:15. However, cars 'park' in other areas and also cars manoeuvre around the car park looking for spaces particularly at peak times. In the afternoon, there were four periods when cars exceeded the total number of parking spaces, despite the lesser 'peaked' effect produced by the more staggered finishing times of the school, as some parents arrive early and wait for children to finish before leaving, possibly waiting to collect an older child, finishing later. The majority of this activity is confined within the school grounds, with only 12 vehicles throughout the morning survey period dropping off pupils on Potter Hill Street, with a typical length of stay being less than 5 minutes and 13 vehicles picking up pupils during the whole of the afternoon survey period, although lengths of duration tended to be much longer and tended to be a parent, having picked up a younger child, waiting to collect an older sibling. No cars were observed stopping or waiting to drop off or pick up either pupils or staff in Wieland Road. During the whole of the morning study period, a total of 34 vehicles parked to the north of the bollards accessed via Sandy Lane and 13 vehicles in the whole of the afternoon period.

The junction capacity on Potter Street Hill was also assessed. The survey confirms that the majority of morning and afternoon traffic using Potter Street Hill is associated with the school. From observations, queues generated between 08:05 to 08:40 with queue lengths between 4 and 8 vehicles, with the worst queue lengths dissipating within less than a minute. In the afternoon, there was only one 5 minute period when a queue length of 8 vehicles built up, but again this dissipated in less than a minute. Through traffic on Hillside/Potter Street was not affected.

The Travel Statement concludes by stating that at no time was there congestion, interruption of the free flow of traffic or an unsafe situation on the highway. Vehicles could turn around at the northern end of Potter Street Hill and when parked on Potter Street Hill, vehicles did not cause problems to other road users and generally park to the north of private accesses and South View Road. It is also anticipated that traffic will reduce as the policies of the Travel Plan begin to take effect.

The Council's Highway Engineers have carried out un-announced site visits during peak morning and afternoon drop-off and pick-up times during November 2009 to verify the statements made and conclusions reached in the Traffic Statement. Their observations confirm the conclusions reached in the Travel Statement that the majority of the car parking associated with the school takes place within the school site. A few vehicles were seen to park in Potter Street Hill but this parking is not considered to cause highway

safety issues and/or restrict access to other nearby properties. From the surveys carried out in support of the Travel Statement, no cars were observed stopping and waiting to pick up either pupils or staff in Wieland Road in the morning and afternoon periods and no related car parking problems were observed by the Council's Highways Engineers.

Additional information was requested regarding staff parking at the school, and a Supplementary Statement on Staff Parking has been submitted. This states that there are 65 full time equivalent staff at the school (36 full time and 29 part time), however, part-time staff attendance at the school is dependent upon their responsibilities. Surveys carried out to support the School's Travel Plan suggest that 81% of staff arrive by car, equating to maximum demand of 53 staff parking spaces if all the staff were present at the same time. A car parking plan has been submitted which shows 50 formal parking spaces and 17 informal/access road parking spaces within the school. The amount of staff parking available therefore exceeds forecast demand. A separate parking survey carried out on the morning of 16th November 2009 revealed that 51 staff cars were present on site. The supplementary survey also states that since completing the School Travel Plan, a coach 'drop-off' point has been allocated within the grounds of the school instead of outside the school entrance which will further enhance the movement of traffic. This is also shown on the car parking plan. Since the preparation of the School Travel Plan, the school have confirmed that a foot/cycle path has also been constructed within the school grounds from the bottom of Potter Street Hill to the school buildings, to encourage walking and cycling. The School Travel Plan also has the agreed aim of reducing car usage by 10% from 2009 to 2012 through its School Travel Action Plan.

The Highway Engineer concludes that the existing traffic volumes generated by the school are not prejudicial to highway and pedestrian safety. The impact of the traffic generated by the additional 55 pupils and 25 members of staff in terms of their additional parking demand and additional traffic on the local highway network is not considered to be significant.

The existing staff car parking arrangements within the school site are also satisfactory, given that the parking is not for the general public. Cycle parking provision and the hours of opening/closing of the temporary car park for parent parking have been controlled by condition.

In light of the above considerations, no highway objection is raised subject to conditions restricting pupil and staff numbers and restricting staff parking within the car park fronting Potter Street Hill. As such, the development is considered to comply with policies AM7(ii), AM9 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

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

Urban design is dealt with at Section 7.07 above. Access is dealt with in Section 7.10 above and as an extension to the school, there are no additional security considerations.

#### **7.12 Disabled access**

The extension, including the provision of an access ramp was previously considered to provide adequate facilities for people with disabilities. As the building has already been built on site, and the fall back position is that the school could benefit from the original permission by limiting pupil and staff numbers to comply with condition 4, no objections can be raised now to the disabled facilities provided. As such, the scheme complies with policy R16 of the adopted Hillingdon Unitary Development Plan, Saved Policies

(September 2007).

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

Parts of the school grounds to the south of the main area of school buildings are designated as a Nature Conservation Site of Borough Grade II or Local Importance. The school extension has not involved and has not been sited close to this designated land. Furthermore, the additional activity at the school represented by the increase in pupil and staff numbers over and above the levels authorised at the November 2001 committee is not likely to have had a demonstrable adverse impact upon the ecology of this area. Although it appears that the school has removed a number of trees, these were on the western side of the school, away from the extension and designated nature conservation site. This is a separate matter which the school is seeking to address. As such, the development is considered to have complied with policy EC2 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

The development is for a school extension that has already been built on site, in accordance with the relevant Building Regulations in place at the time. The extension makes appropriate use of natural lighting and is considered to comply with policy 4A.7 of the London Plan (February 2008).

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

See Section 7.

**7.19 Comments on Public Consultations**

ORIGINAL COMMENTS

The points raised by the petitioners have been dealt with in the main report.

Points (i) and (v) made by the individual respondents on the initial consultation have been dealt with in the main report. Points (ii), (iii), (iv), (vi), (ix), (x), (xi), (xii), (xiii), (xiv) and (xv) are noted, however, there is the requirement that every application needs to be considered on its individual merits. As regards Point (vii), the school's lack of adherence to the previous conditions restricting staff and pupil numbers is regrettable. However, this application still has to be considered on its individual merits. A S106 agreement restricting numbers is recommended in this instance and is also the subject of a condition.

As regards point (xvi), the 12 individual spaces on the west of the site were granted permission on 23rd June 1994 under application ref. 10795/AN/94/872. Application 10795/APP/2009/513 also shows much of the area around the compound to the northwest of the site to be hardsurfaced. The other parking areas tend to be sited immediately adjacent to the buildings and would not necessarily be subject to planning permission. It is however noted that the application seeking to discharge a landscaping condition in connection with the L-shaped building to the west of the site, granted on 7th July 1999 (10795/AW/98/2328) did show the area to its front as an existing tarmaced car park. As regards the number of spaces that these areas contain, this is addressed in the main report. As regards point (xvii) relating to cycle spaces, this has been dealt with by condition. As regards point (xviii), service vehicles would normally make use of the

circulation space within the school and no specific provision would need to be made. As regards point (xix), the provision made for coach parking is adequate. Point (xx) is not correct, as the 2001 permission did not require the submission of a landscaping scheme. As regards point (xxi), the description of development has been amended and re-consulted on. As regards point (xxii), this is a separate issue. As regards point (xxiii), any trespass issue of staff on adjoining roads is not a planning matter.

## RE-CONSULTATION RESPONSES

As regards the responses to the re-consultation, points (i) to (viii) have been dealt with in the main report and in dealing with the initial points raised and commented upon above. In response to the additional points raised at point (iv), application ref. 10795/APP/2009/199 was not supported by a transport statement, as is the case here, the findings of which have to be considered. In terms of the opening times of the temporary car park, this has been conditioned. As regards point (ix) this is noted and accepted, but with this application, it is an important point of consideration that the building itself is immune from enforcement action due to the '4 year rule' and no action could be taken against the building itself even if this were considered desirable. Points (x) to (xii) are noted but all applications have to be considered on their merits.

### **7.20 Planning Obligations**

The school has offered a S106/Unilateral Undertaking to ensure that the 405 pupil and 65 full-time staff number limit is legally binding upon the school.

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

Not applicable to this application.

### **7.22 Other Issues**

There are no other relevant issues raised by 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**

This is not applicable to this application.

**10. CONCLUSION**

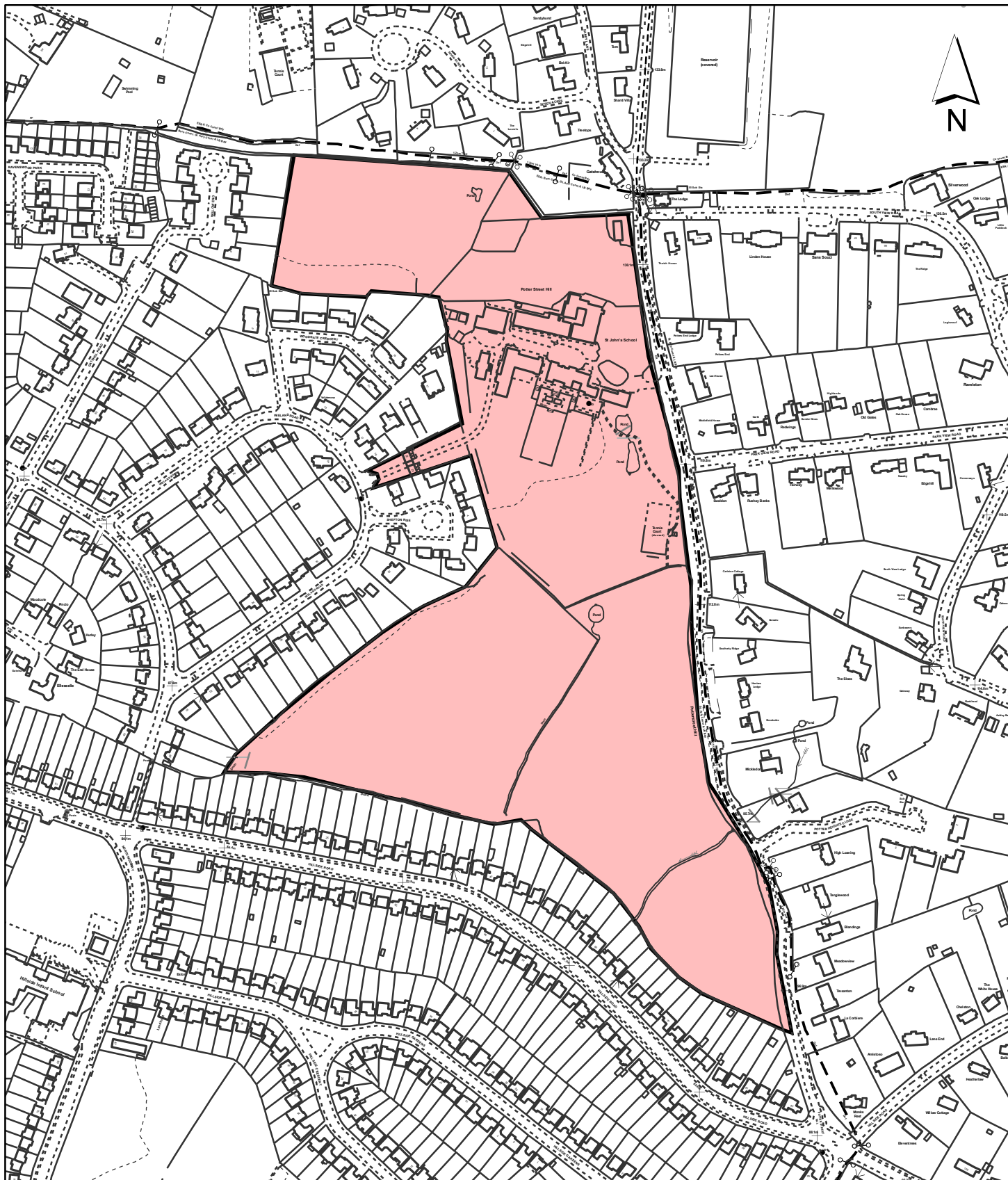
Although it is regrettable that the school did not fully comply with the original permission, it is considered that there has been no change in policy or site circumstances since the original application was considered in November 2001 (ref. 10795/APP/2001/1600) to suggest that a further permission is no longer appropriate. Furthermore, as the building has been on site for over 4 years, the extension itself is immune from any enforcement action. As the school could benefit from the original permission if it fully complied with the permission, it is just the additional pupil and staff numbers that are relevant to this consideration. In this respect, the additional pupil and staff numbers would not materially harm the Green Belt, or the residential amenities of surrounding residential properties. The Council's Highway Engineer is satisfied that the development would not harm highway safety.

**11. Reference Documents**


Planning Policy Statement 1 (Sustainable Development)  
PPG2 (Green Belts)  
The London Plan (February 2008)  
Hillingdon Unitary Development Plan Saved Policies (September 2007).  
Consultation responses  
Planning history

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>St Johns School Potter Street Northwood</b>	
Planning Application Ref:	Scale
<b>10795/APP/2009/1560</b>	<b>1:4,000</b>
Planning Committee	Date
<b>North</b> Page 134	<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** 19 GROVE ROAD NORTHWOOD

**Development:** Single storey front and side extension, two storey rear extension, conversion of loft space to habitable use to include 2 rear rooflights and 4 skylights, alterations to front elevation to include new front porch, new pitched roof to single storey front and pitched roof to existing bay windows at first floor.

**LBH Ref Nos:** 27846/APP/2010/145

**Drawing Nos:** 1480/1  
1480/4B  
1480/3D

**Date Plans Received:** 27/01/2010

**Date(s) of Amendment(s):** 16/04/2010

**Date Application Valid:** 27/01/2010

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is located on the north side of Grove Road and comprises a two storey detached house with a front projecting bay window. To the west lies 17 Grove Road and to the east lies 21 Grove Road, both detached houses. The street scene is residential in character and appearance comprising two storey detached houses and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### 1.2 Proposed Scheme

The application, as amended, seeks permission for a single storey front and side extension and two storey rear extension. The two storey rear extension would measure 4m in depth along the boundary with no.17 and no.21 Grove Road and 6m in depth in the middle section of the extension. A hipped roof is proposed over the rear extension which would be at the same height as the main dwelling roof. A pitched roof over the single storey front and side extension would measure 3.5m in height. The application also includes the proposed conversion of the loft space for habitable use to include 2 rear rooflights and 4 rooflights within the central section of the roof. Finally, alterations to the front elevation of the property include a new front porch and pitched roof to the existing bay window at first floor.

### 1.3 Relevant Planning History

#### Comment on Planning History

None

## 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### **3. Comments on Public Consultations**

External:

6 Local Residents and the Northwood Resident's Association consulted. 18 letters received, a number from the same occupiers, objecting to the proposal on the following grounds:

- i) Loss of sunlight to and overshadowing of the adjoining garden;
- ii) Loss of privacy;
- iii) Concern relating to the stability of the site and possibilities of flooding due to inadequate drainage;
- iv) Highway safety relating to the means of access and parking;
- v) Noise and light pollution;
- vi) External appearance and proportions of the building will not be appropriate to the locality;
- vii) Trees and vegetation have been removed from the garden to the detriment of local wildlife;
- viii) Out of scale and character with the other properties in the street.

A petition containing 50 signatures has also been received objecting to the proposal on the grounds of loss of residential amenity, design, overlooking, impact on the street scene, increased traffic, loss of light and view for neighbours, overbearing impact and loss of trees.

Officer comments: Point (iii) is not a planning issue and with regard to point (vii) the site is not within a conservation area or covered by a Tree Preservation Order. Thus the Council cannot control the removal of trees/vegetation. The other points are covered in the main report.

Ward Councillor - requests that the application is determined by the planning committee.

Nick Hurd MP - objects to the proposal on the grounds of the significant increase in volume, depth of rear extension, loss of light and visual amenity to adjoining properties, disruption to the harmony and proportion of the road and the precedent that the proposal would set.

Three Rivers District Council - No objections.

Internal:

EPU - No objection.

Trees and Landscape Officer - No objection.

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

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

Part 1 Policies:

Part 2 Policies:

AM14                New development and car parking standards.



BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
HDAS	Residential Extensions - sections 4.0, 6.0 and 8.0
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

## 5. MAIN PLANNING ISSUES

The main issues for consideration relate to the impact of the proposal on the character and appearance of the original house, on the street scene and surrounding area and on residential amenity.

The application site lies within a residential area. Grove Road is characterised by detached houses of varying styles and designs, some of which, have been extended. Given the character of the area, the principle of extending existing properties is acceptable.

### Design

Policy BE13 of the UDP Saved Policies September 2007 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE15 goes on to note that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The Councils adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions offers the following guidance that must be accorded with if extensions are to be considered satisfactory:

Sections 4, 6, 7 and 8 of the SPD set out the criteria against which to assess two-storey rear extensions, single-storey side extensions, loft conversions and front extensions/porches and bay windows and includes the following which set the threshold for appropriate scale and design:

#### Rear and side extensions

- Rear extensions should not exceed 4m in depth on a detached plot;
- Single-storey extensions should not exceed 3.4m in height with a pitched roof;
- The width of the side extension should be considerably less than that of the main dwelling;
- The front wall of the side extension should not protrude in front of the main house;
- The roof of the two-storey rear extension should not exceed the height of the main dwelling roof.

The roof of the rear two-storey extension is set at the same height as that of the main house, which complies with the SPD. The rear extension measures 4m in depth at first floor level adjoining the boundaries with the neighbouring properties, but projects a further 2m in depth in the centre section, and a further 1m in depth at ground floor level adjoining the boundary with 21 Grove Road. The depth and height of the two storey and single storey element would exceed the SPD guidance in relation to the central section of the two storey and the single storey adjoining 21 Grove Road. However, in relation to the character and appearance of the property and the street scene these elements of the proposal are considered acceptable given the overall size of the existing property and the size of the plot within which the extensions are set. The pitched roof on the single storey side and front extension is considered acceptable at 3.5m and again is not considered to be out of scale or proportion to the main dwelling or the adjoining properties. The single storey front/side extension would not extend beyond the front building line of the existing bay windows, the width of the single storey side extension is also subservient to the width of the main dwelling, the height and width of the porch is subordinate to that of the main dwelling and the porch is in line with the front of the bay windows. The number, size and location of the rooflights is considered sympathetic to the appearance of the main dwelling.

Overall, the proposed development would thus represent a form of development which would harmonise with the character and proportions of the original house and the appearance of the street scene and the surrounding area generally, in compliance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the principles of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

#### Amenity

With regards to impact on amenity, Policy BE21 of the UDP Saved Policies September 2007 is relevant and must be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Sections 4, 6, 7 and 8 of the SPD offer further criteria against which two-storey rear extensions, single-storey side extensions, loft conversions and front extensions/porches and bay windows can be assessed against to consider the impact on neighbouring properties. These include:

- . retain foundations and guttering within the application site;
- . not to include windows and doors that overlook neighbouring properties.
- . use of materials to complement existing house
- . provision of sufficient garden space

17 Grove Road would be separated from the proposed extension by its attached garage. That property does not have any windows overlooking the application property. A 3.5m gap would be retained between the flank wall of the proposed extension and 17 Grove Road. A 3.8m gap would be retained between the flank wall of the proposed extension and 21 Grove Road. The extension would not be within a 45 degree line of sight from any habitable room window on either 17 or 21 Grove Road. As such, it is considered that the proposed development would not harm the residential amenities of the occupiers of 17 and 21 Grove Road through, overdominance and visual intrusion.

The only proposed first floor window that faces a neighbouring property (the shower room/WC facing no.21) is conditioned to be obscure glazed and non-opening below 1.8m. All ground floor openings that face neighbouring properties have been conditioned to be obscurely glazed and planning permission would be required for the installation of new side facing windows on the extension.

It is therefore considered that the proposal would not harm the residential amenities of adjoining occupiers and would be in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3.

Some 700sq.m of private amenity space would be retained which would be sufficient for the enlarged house. With regards to parking, the application site would remain as a dwelling house and as such, under the Council's parking standards, two off-street parking spaces should be provided and two off-street parking spaces are retained in the front area and as such, the proposal would not result in an increase in on-street parking, in accordance with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## **6. RECOMMENDATION**

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

#### **1 HH-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 HH-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 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 HH-RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 17 and 21 Grove Road.

#### **REASON**

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

Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)**

The windows and openings facing 17 and 21 Grove Road shall be glazed with permanently obscured glass and the first floor window facing 21 Grove Road shall also be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**5 HH-M2 External surfaces to match existing building**

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

**REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **INFORMATIVES**

### **Standard Informatives**

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions - sections 4.0, 6.0 and 8.0
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;

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

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

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

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

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

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

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

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

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

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

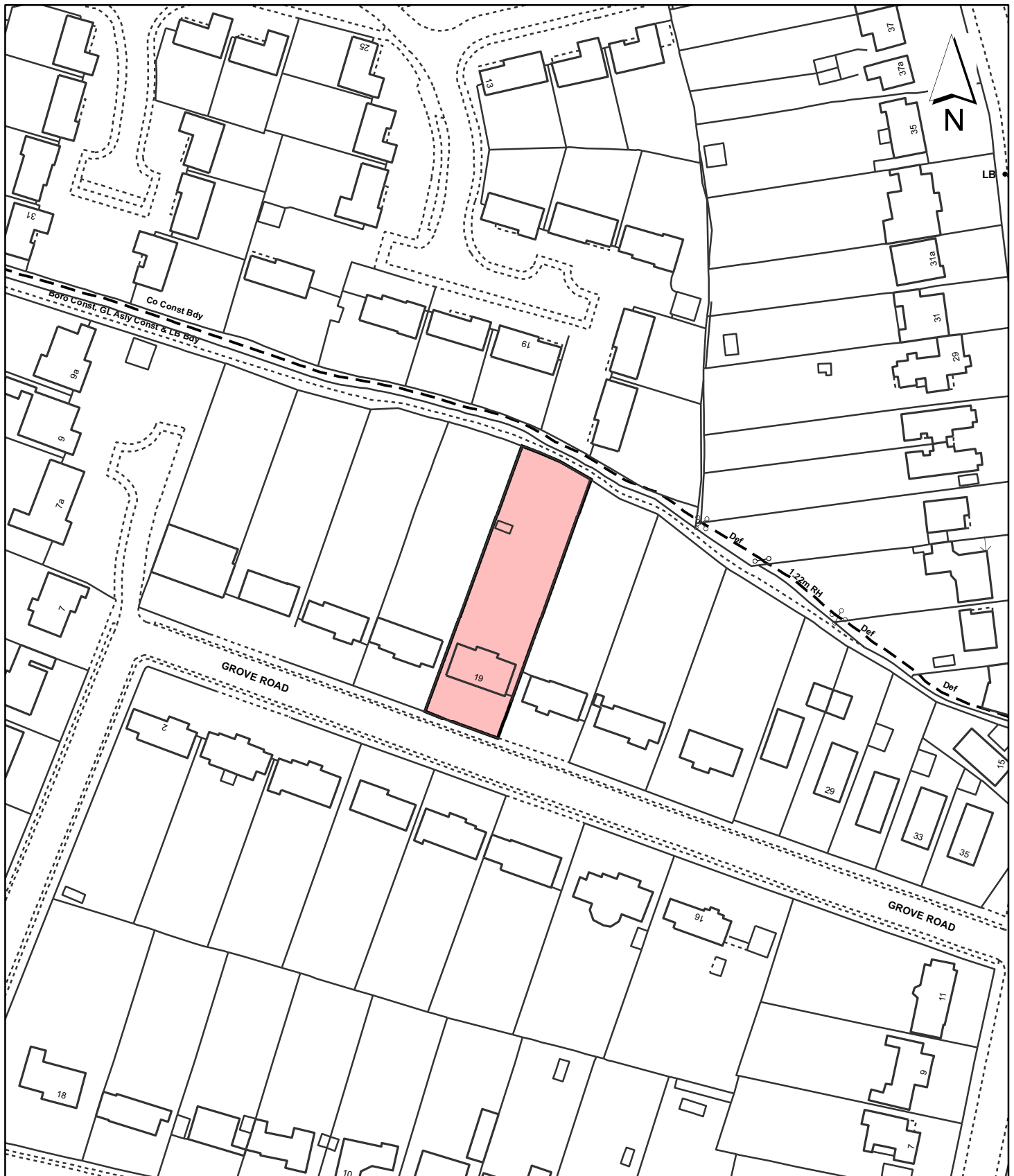
11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions,

including solar, geothermal and fuel cell systems, and use of high quality insulation.


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

**Contact Officer:** James Stone

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address	
<b>19 Grove Road Northwood</b>	
Planning Application Ref:	Scale
<b>27846/APP/2010/145</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 144	<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** 10 ST ANDREWS CLOSE RUISLIP

**Development:** First floor side/rear extension and conversion of roof space for habitable use involving rear dormer window and 2 front and 1 rear rooflights.

**LBH Ref Nos:** 43907/APP/2009/2760

**Drawing Nos:** 2257 (Proposed Floor Plans and Elevations)  
Block Plan at Scale 1:500  
Location Plan at Scale 1:1250  
2257 (Section and Roof plan)  
Letter from agent dated 19th February 2010

**Date Plans Received:** 23/12/2009                      **Date(s) of Amendment(s):**

**Date Application Valid:** 27/01/2010

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the north side of St Andrews Close and comprises a two storey semi-detached house with a single storey side and rear extension. The site lies at the end of a cul-de-sac and to the north-east is Whitby Dene Residential Home. The street scene is residential in character and appearance and the site lies within the 'developed area' as identified in the UDP saved policies September 2007.

#### 1.2 Proposed Scheme

The application seeks permission for the erection of a first-floor side and rear extension and a rear dormer window. The rear element of the first-floor extension would protrude by 3m from the rear wall of the original dwelling and a hipped roof over the rear extension would be 2m lower than the height of the main dwelling roof. The side extension would measure 3.15m in width and would have a gable-ended roof that would be the same height as the ridgeline of the main dwelling roof. The rear dormer would measure 5m in width and 2.8m in height. The scheme also includes the provision of 2 front and 1 rear roof lights.

#### 1.3 Relevant Planning History

43907/89/2242                      10 St Andrews Close Ruislip  
Erection of a two-storey side extension

**Decision Date:** 23-11-1990      **Approved**                      **Appeal:**

#### Comment on Planning History

None

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

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

### **3. Comments on Public Consultations**

3 local residents and Eastcote Residents Association consulted, no comments received.

Ward Councillor: Requests that the application is reported to Committee and supports the application given the personal circumstances involved, where the applicant is seeking to extend their house to enable elderly parents in ill-health to live with them.

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

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions - sections 5.0, 6.0 and 7.0
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

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

The main issues for consideration with this application are the design of the proposed development and the impact on residential amenity.

Design

Policy BE13 of the UDP Saved Policies September 2007 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE15 goes on to note that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The Councils adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions offers the following guidance that must be accorded with if extensions are to be considered satisfactory:

Sections 5, 6 and 7 of the SPD set out the criteria against which to assess first-floor side

extensions, first-floor rear extensions and loft conversions/roof alterations and includes the following which set the threshold for appropriate scale and design:

#### First-floor rear and side extensions

- Rear extensions should not exceed 3.6m in depth on a semi-detached plot more than 5m wide;
- The roof of the two-storey rear extension should be at least 0.5m lower than the height of the main dwelling roof.
- The height of the two-storey side extension should be 0.5m lower than the height of the main roof;
- The width of the side extension should be considerably less than that of the main dwelling;
- The front wall of the first-floor side extension should be set back by 1m from the front building line of the main house;
- The two-storey side extension should set back a minimum of 1m from the side boundary of the property.

#### Dormer Window

- Relate well to the proportions, roof forms and massing of the existing house;
- Appear secondary to the size of the roof face;
- Be set-in by 1m;
- Designed to be sympathetic to the appearance of the main dwelling.

#### Hip to Gable

- Normally refused if the adjoining property on a pair of semi-detached houses does not have a gable-end.

The height, depth and design of the first-floor rear extension complies with guidance in the SPD. However, the first-floor side extension, because of its lack of a set back, is contrary to guidance in the SPD. Furthermore, the proposal for a gable-ended roof over the first-floor side extension is also contrary to guidance in the SPD. There is not a gable-ended roof over the adjoining property (9 St Andrews Close) and so the erection of a gable-ended roof at 10 St Andrews Close would unbalance the overall appearance of the building. The proposed dormer is also considered unacceptable because of its size, bulk, scale and design. The scheme does not achieve set-ins of 1m and the width of the dormer, coupled with its height and depth, means that it would not appear as secondary to the size of the roof face. As such, the proposal is not considered acceptable with regard to policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and the criteria within the SPD.

#### Amenity

With regards to impact on amenity, Policy BE21 of the UDP Saved Policies September 2007 is relevant and must be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Sections 5, 6 and 7 of the SPD offer further criteria against which first-floor side extensions, first-floor rear extensions and loft conversions/roof alterations can be assessed against to consider the impact on neighbouring properties. These include:

- retain foundations and guttering within the application site;

- . not to include windows that cause an unacceptable loss of privacy;
- . use of materials to complement existing house;
- . provision of sufficient garden space

The plans illustrate that the eaves and guttering would not encroach upon neighbouring properties. The proposed side elevation, first floor window, that faces the residential home would be located approximately 21m from the rear elevation of this building. This window would also be obscurely glazed because it would serve a bathroom and would therefore be acceptable with regard to privacy issues. The proposal will retain an adequate rear garden space. It should also be noted that the proposal would not harm the level of amenity the adjoining neighbours currently enjoy with regard to loss of light and overdominance. The extensions and alterations would not unreasonably impact on the amenity currently enjoyed by neighbouring properties.

It is considered, that all the proposed habitable rooms and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

The applicant, through his agent, has cited a number of circumstances as to why the application should be approved, as follows:

1. No other properties would be affected by the application;
2. The proposal would allow the applicants parents to live with them as they are both suffering from ill health;
3. A hip to gable roof could be constructed under permitted development;
4. Setting the first floor back from the front would result in sub-standard accommodation;

In response to these points your officers would comment as follows:

1. Covered in the main report above;
2. Government advice is that decisions must be made taking into account the longer term impact of the proposal and thus the personal circumstances of applicants should not be the deciding factor.
3. A hip to gable may be able to be constructed under permitted development, however the proposal is for a substantially larger development than just a hip to gable and rear dormer.
4. The proposed extension is to provide a living room, three bedrooms and two bathrooms. A reduction in the scale of development would still be able to provide sufficient accommodation to cater for the applicants parents.

In conclusion, whilst appreciating the personal circumstances cited, the proposed development does not comply with adopted policies and standards and is recommended for refusal.

## 6. **RECOMMENDATION**

**REFUSAL** for the following reasons:

1           NON2           Non Standard reason for refusal

The proposed two storey side extension by reason of its position, size and design proposing a gable end roof design would be detrimental to the character and appearance

of the pair of semi-detached houses Nos.9 and 10 St Andrews Close and the character and visual amenities of the street scene and surrounding area generally. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**2 NON2 Non Standard reason for refusal**

The proposed design, size and scale of the rear dormer window would be detrimental to the character and appearance of the existing dwelling and the character and visual amenities of the street scene and surrounding area generally. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## **INFORMATIVES**

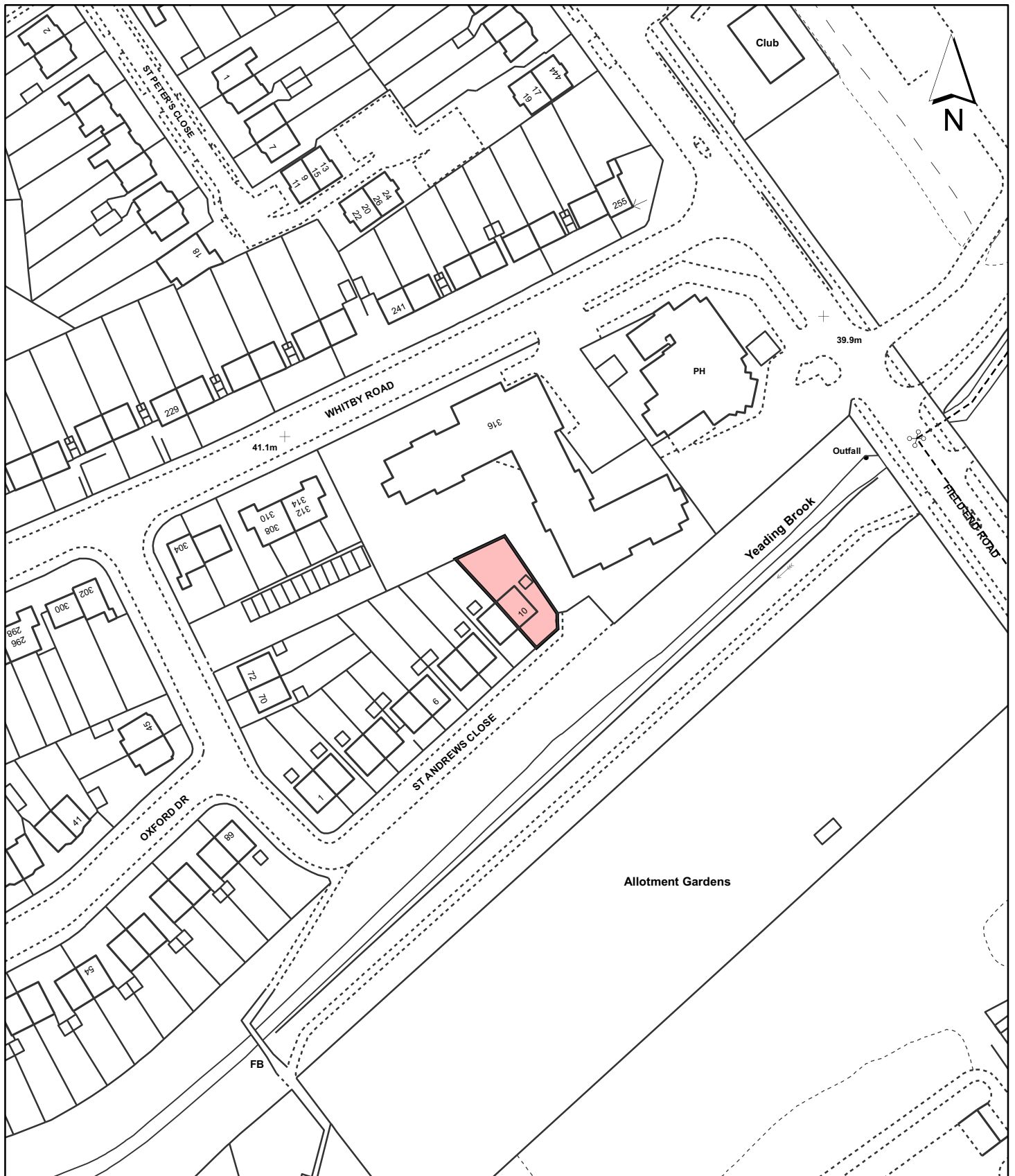
### **Standard Informatives**

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**  


BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions - sections 5.0, 6.0 and 7.0
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

**Contact Officer:** James Stone

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address	
<b>10 St. Andrews Close Ruislip</b>	
Planning Application Ref:	Scale
<b>43907/APP/2009/2760</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 150	<b>April 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** NORTH OF ROUNDWOOD HOUSE NORTHWOOD ROAD HAREFIELD

**Development:** Construction of new vehicular access with associated hedgerows, timber fencing and gates.

**LBH Ref Nos:** 53258/APP/2010/91

**Drawing Nos:** Planning Statement (DAS)  
25211/001 Rev. A  
25211/005 Rev. A  
25211/006  
Photographs  
25211/004  
310022/DWG/SK051 Rev. AF  
25211/009 Rev. B  
Planting Schedule and Fencing Specifications

**Date Plans Received:** 18/01/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 25/01/2010

### 1. SUMMARY

Planning permission is sought for the construction of a vehicular access with associated timber fencing, hedgerows and gate. The proposal does not constitute inappropriate development nor would it injure the visual amenities of the Green Belt. Furthermore, it would represent an improvement on the appearance of the street scene and highway and pedestrian safety.

### 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 BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 3            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).

#### **4 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).

### 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.

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



	development
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
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.

### **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            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.

## **3.    CONSIDERATIONS**

### 3.1 Site and Locality

The application site comprises agricultural land located on the north west side of Northwood Road immediately to the north of Roundwood house. The surrounding area is rural in character and appearance and the application site lies within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### 3.2 Proposed Scheme

The original access was approved in 1998. It has been widened from 4.5m to 9.2m wide, by National Grid so that they could access the land to lay the Harefield to Southall gas pipeline, carried out under permitted development.

This application seeks to reduce the width of the access to 6m wide, some 1.5m wider than the original access. The access would comprise a driveway some 12m long measured from the road with 1.8m high timber fencing and hedgerows along the perimeter of the driveway. A 1.8m timber gate is also proposed at the end of the driveway.

### 3.3 Relevant Planning History

53258/98/1586

North Of Roundwood House Northwood Road Harefield

Formation of a means of vehicular access to the highway with the installation of a 1.5 metre high gate and posts

**Decision:** 18-12-1998 Approved

#### Comment on Relevant Planning History

None

## 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:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL3 OL3 Green Belt -
- OL4 Green Belt - replacement or extension of buildings
- 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.

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

Site Notice Expiry Date:- Not applicable

## 5.2

### 6. Consultations

#### External Consultees

6 adjoining owner/occupiers and the Ickenham Residents' Association consulted. 1 letter received objecting to the proposal on the grounds that the increase in the width of the crossover will spoil the rural character of the area.

Harefield Tenants & Residents' Association:

"Our members discussed this application at our recent meeting and it is our view that the access to this field should be returned to its original width which blended into the countryside. We do not feel the applicant has shown sufficient evidence to support the request to increase the original access to the field by more than a metre."

#### Internal Consultees

Highways:

No objection is raised on the highways aspect of the proposals.

Trees/Landscape:

The proposed development, including the planting of two new sections of 'native' hedgerow to extend the existing hedge on the road frontage, is acceptable, subject to condition TL6 and TL7.

### 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 3.4 of PPG 2 states that the construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes:

- (i) agriculture and forestry;
- (ii) essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;
- (iii) limited extension, alteration or replacement of existing dwellings;
- (iv) limited infilling in existing villages and limited affordable housing for local community needs under development plan policies according with PPG3; or

(v) limited infilling or redevelopment of major existing developed sites identified in adopted local plans.

The proposed access would provide access for agricultural vehicles to agricultural land and vehicles associated with White House, an established building in the Green Belt. As such, the proposal does not constitute inappropriate development.

**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**

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**

The proposed access and associated fencing and hedgerows would represent an improvement over the existing appearance of the site as it would involve additional landscaping. The proposal is not considered to represent a disproportionate change in the appearance and character of the site, would not significantly increase the built up appearance of the site and would not injure the visual amenities of the Green Belt, in accordance with policies OL3 and OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**7.06 Environmental Impact**

This is not applicable to this application.

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

The proposed hedgerow and timber fence are considered to harmonise with the existing rural character of the street scene. They would not appear overdominant and would relate satisfactorily with the surrounding area generally. Overall, the proposal would comply with policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**7.08 Impact on neighbours**

Given the nature of the proposed works, the proposal would not harm residential amenity.

**7.09 Living conditions for future occupiers**

This is not applicable to this application.

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

The applicant has advised that the work by National Grid will soon be coming to an end and there is no requirement for the current access to be retained at its current width. The widening of the access has removed part of the hedgerow on either side of the access which has increase visibility.

The access is used by agricultural vehicles and vehicles associated with White House. If the access was returned to its previous state, the access gate would be on the highway boundary. In this location, vehicles would have to wait on the highway whilst the gates are opened, prejudicing highway and pedestrian safety.

Reinstating the gates some 12m back from the highway would alleviate this highway issue and result in an improvement on highway and pedestrian safety.

The proposed access would maintain visibility for vehicles exiting onto the highway. Overall, the proposal would comply with policies AM7(ii) of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**7.11 Urban design, access and security**

This is not applicable to this application.

**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 proposed native hedgerows are considered to improve the landscape appearance of the area and as such would comply with policy 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**

The comments raised are 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**

This is not applicable to this application.

**10. CONCLUSION**

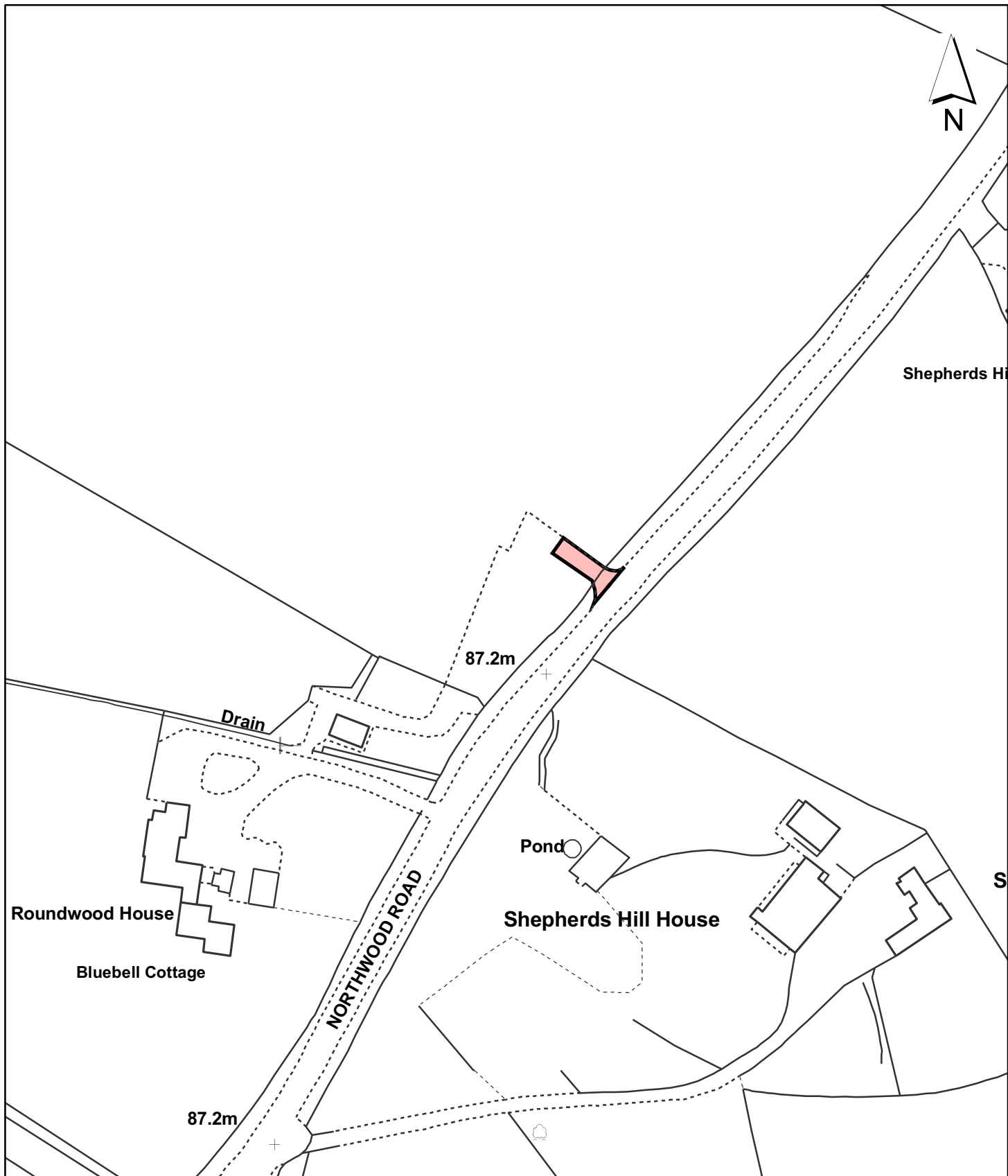
The proposal would represent an improvement on the visual amenities of the street scene and on highway and pedestrian safety. As such, this application is recommended for approval.



**11. Reference Documents**

Planning Policy Guidance Note 2: Green Belt  
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

**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><b>North of Roundwood House Northwood Road Harefield</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><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><b>53258/APP/2010/91</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b> Page 159</p>	<p>Date</p> <p><b>April 2010</b></p>	

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## Report of the Head of Planning & Enforcement

**Address** EDWINNS, THE OLD ORCHARD PARK LANE HAREFIELD

**Development:** Single storey side extension, provision of delivery access road to side, paved terrace area with covered shelter to side to include new wall, new log store shelter and shed, repositioning of gas tank, alterations to banking, new fencing area, enlargement and alteration to car parking area/new fencing and alterations to front entrance, to include demolition of existing bay window to side.

**LBH Ref Nos:** 3499/APP/2009/2729

**Drawing Nos:** Location Plan at Scale 1:1250  
267/09/05 Rev. A  
Design and Access Statement  
Tree Survey and Arboricultural Implications Assessment Report  
267/09/01  
267/09/20  
267/09/10 Rev. A  
267/09/53 Rev. A  
267/09/16 Rev. A  
267/09/32  
267/09/14 Rev. B  
267/09/12 Rev. B  
267/09/54 Rev A

<b>Date Plans Received:</b>	18/12/2009	<b>Date(s) of Amendment(s):</b>	04/01/2010
<b>Date Application Valid:</b>	02/02/2010		02/02/2010
			23/03/2010
			30/03/2010
			01/04/2010
			19/04/2010

### 1. SUMMARY

The proposed extension and external alterations, including those to the car park, would be in-keeping with the surroundings to which it relates, and would not result in any adverse impact to the street scene, the Colne Valley Park, or the Conservation Area. It is not considered the development would result in a disproportionate change or a material increase in the built up appearance of the site and as such is considered to comply with the all the relevant policies contained in the UDP (Saved Policies September 2007) and the advice contained in PPG2: Green Belts.

### 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 BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 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, including the new paths and the patio area 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 Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 NONSC Non Standard Condition**

No development shall take place until detailed drawings and materials, as appropriate, in respect of the disabled access ramp have been submitted to and improved in writing by the Local Planning Authority.

**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).

**5 H14 Cycle Storage - details to be submitted**

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for a minimum of 8 cycles, for users of and visitors to the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the extensions shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

**REASON**

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

**6 H10 Parking/Turning/Loading Arrangements - Commercial Devs.**

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the extension and thereafter permanently retained and used for no other purpose. All disabled spaces should have a 1.2m transfer space marked out to the side and rear of the spaces, a disabled logo should also be marked out.

**REASON**

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily

laid out on site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

## **7 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) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

### **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).

## **8 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.

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

Prior to the commencement of any site clearance or construction work, detailed drawings

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

#### **10 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),

#### 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).

#### **11 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).

### **12 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).

### **13 NONSC landfill gas survey**

Before any part of the development is commenced, the applicant shall carry out and submit details of a landfill gas survey for the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of the new extension. If landfill gas is found, the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority.

#### REASON

The Council's records show that the site is near to a closed tip that has produced landfill gas in the past. A gas survey is required to clarify that there is no significant gas migration from the landfill to the development site.

## **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.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL9	Areas of Environmental Opportunity - condition and use of open land
R16	Accessibility for elderly people, people with disabilities, women and children
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

## **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 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.

## **5 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).

## **6 I5 Party Walls**

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

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

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

## **7 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.

## **8 I34 Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

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

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

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

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

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

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)

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

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

## **9            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.

### **10**

Advice can be obtained from the Environmental Protection Unit on 01895 250155 regarding the condition relating to the 'landfill gas survey'.

## **3.            CONSIDERATIONS**

### **3.1        Site and Locality**

The application site is located on the south side of Park Lane and is accessed via a long access road running in a south-westerly direction. The application site comprises an attractive house designed in an 'H' shape with jettied wings and is currently in use as a restaurant with an open seating area to one side. The building is in a high position overlooking the lake and river valley on the outskirts of Harefield Village and is situated



within the Green Belt, the Colne Valley Regional Park and Harefield Village Conservation Area, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007). There are two detached properties located on either side of the vehicular access to the site, however, the area predominantly comprises open countryside, and has a rural character.

### 3.2 Proposed Scheme

Planning permission is sought for the -

- Erection of a single storey side extension 6.5m wide x 11.5m deep, with forward facing gable and bay window, mirroring the design of the host building;
- New front entrance porch 2.25m wide x 1.5m deep, and finished with a pitched roof;
- Repositioning of the delivery access road to the side - the road would be straightened to allow for better pedestrian access points to the frontage of the existing building, once the extension has been constructed.
- Paved terrace area, with covered smoking shelter to the side - the paved area would be 12m wide by 8.5m deep and would be situated on the east side of the delivery access road and the host building. A smoking shelter would be provided on the corner of the paved area, which would be 3m wide by 2m deep.
- New log store and shed - the log store would be 3.5m wide by 0.97m deep, and finished with a mono-pitched roof at a maximum height of 2.2m. The shed would be 2m wide by 3m deep and would be finished with a pitched roof at a maximum height of 2.25m. Both of these would be positioned towards the north area of the site near the delivery area.
- Repositioning of gas tank - This would be repositioned adjacent to the north east corner of the bin area.
- Alterations to hard and soft landscaping
- New fencing
- Enlargement and alterations to car park - the car park would be enlarged by cutting into the existing garden area and the number of parking bays would be increased from 40 + 1 disabled bay, to 55 + 6 disabled bays
- Alteration of existing disabled access ramp - the existing access ramp would be altered to turn back on itself, thereby providing the access point to the ramp closer to and facing the main car park area.

### 3.3 Relevant Planning History

3499/AA/95/0611            The Old Orchard Hotel Park Lane Harefield

Change of use of existing hotel to nursing home and erection of three storey side and rear extensions to provide a 53-bedroom facility for 60 patients and associated servicing, car parking and landscaping

**Decision:** 02-10-1996    Refused

3499/APP/2003/1219        Edwinns Restaurant, The Old Orchard Hotel Park Lane Harefield  
ERECTION OF A FRONT PORCH (INVOLVING DEMOLITION OF EXISTING PORCH)

**Decision:** 16-02-2004    Approved

3499/APP/2004/497        Edwinns Restaurant, The Old Orchard Hotel Park Lane Harefield  
ERECTION OF A SINGLE STOREY REAR INFILL EXTENSION AND FRONT PORCH  
(INVOLVING REMOVAL OF A COVERED STORAGE AREA AND EXISTING PORCH)

**Decision:** 05-08-2004    Approved

3499/APP/2005/494        Edwinns Brasserie, The Old Orchard Park Lane Harefield  
ERECTION OF A SINGLE STOREY EXTENSION TO FORM TERRACE ROOM ON SITE OF  
EXISTING TERRACE

**Decision:** 07-04-2005    Approved

3499/APP/2007/2759       Edwinns Park Lane Harefield  
ERECTION OF A TIMBER AND GLASS CONSERVATORY INVOLVING LOWERING OF  
EXISTING RETAINING WALL, EXTENSION OF TERRACE DINING AREA AND  
CONSTRUCTION OF NEW STAIRCASE AND RETAINING WALL ADJACENT TO  
PROPOSED EXTENSION.

**Decision:** 24-10-2007    Refused

3499/APP/2008/937       Edwinns Park Lane Harefield  
ERECTION OF A TIMBER AND GLASS CONSERVATORY INVOLVING LOWERING OF  
EXISTING RETAINING WALL, EXTENSION OF TERRACE DINING AREA AND  
CONSTRUCTION OF NEW STAIRCASE AND RETAINING WALL ADJACENT TO  
PROPOSED EXTENSION.

**Decision:** 03-06-2008    Approved

3499/APP/2009/2730       Edwinns, The Old Orchard Park Lane Harefield  
Demolition of existing bay window to side (Application for Conservation Area Consent.)

**Decision:** 30-03-2010    Withdrawn

3499/APP/2010/8         The Old Orchard Park Lane Harefield  
Erection of side single storey extension, new side delivery access road, new paved terrace area  
with covered shelter. Relocation of gas tank, log storage shelter & new shed. Cutting back of  
banking for the installation of gabion walling to extend parking area. Car park re-surfacing, new  
fencing and alterations to existing terrace area (Application for Conservation Area Consent.)

**Decision:** 29-01-2010    NFA

3499/L/78/1637         The Old Orchard Hotel Park Lane Harefield  
Res.dev - Hostel/Boarding/Guest house (Full) (P)

**Decision:** 15-12-1978    Approved

3499/M/79/0339         The Old Orchard Hotel Park Lane Harefield  
Extension/Alterations to Hostel/Guest house (P) of 109 sq.m.

**Decision:** 26-06-1979    Approved

3499/N/82/1034            The Old Orchard Hotel Park Lane Harefield  
Section 53 certificate (P)

**Decision:** 28-09-1982    GPD

3499/Q/84/0651            The Old Orchard Hotel Park Lane Harefield  
Front ground floor porch extension.

**Decision:** 30-05-1984    Approved

3499/R/84/1548            The Old Orchard Hotel Park Lane Harefield  
Residential development - Hotel (Outline)(P)

**Decision:** 18-12-1984    Refused

3499/S/87/1183            The Old Orchard Hotel Park Lane Harefield  
Extns to hotel (outline)

**Decision:** 08-01-1988    Approved

3499/T/88/2288            The Old Orchard Hotel Park Lane Harefield  
Dem of ancil bldgs, erect of extns + new lower grd floor + basement to form 53 bed  
hotel+assoc facils

**Decision:** 12-10-1989    Refused                            **Appeal:** 06-10-1990    Withdrawn

3499/X/90/0763            The Old Orchard Hotel Park Lane Harefield  
Erection of three-storey side extension and two- storey rear extension including demolition of  
ancillary buildings at rear, to provide 42 bedrooms, dining area, meeting rooms and ancillary  
areas, and associated landscaping

**Decision:** 29-06-1990    Approved

3499/Y/94/1242            The Old Orchard Hotel Park Lane Harefield  
Change of use of existing hotel to nursing home, erection of a three storey side and rear  
extension to provide 53-bedroom facility for 60 patients, plus associated servicing facilities, car  
parking and landscaping

**Decision:** 13-12-1994    Withdrawn

3499/Z/95/0321            The Old Orchard Hotel Park Lane Harefield  
Renewal of planning permission ref. 3499X/90/763 dated 29/06/90; Erection of three storey side

extension and two storey rear extension, including demolition of ancillary buildings at rear to provide 42 bedrooms, dining area, meeting rooms and ancillary areas and associated landscaping

**Decision:** 15-11-1995 Refused

**Appeal:** 28-06-1996 Dismissed

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

None

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

PPG2 - Green Belts

#### **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.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL9	Areas of Environmental Opportunity - condition and use of open land
R16	Accessibility for elderly people, people with disabilities, women and children
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

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

**5.1** Advertisement Expiry Date:- **17th March 2010**

**5.2** Site Notice Expiry Date:- **17th March 2010**

#### **6. Consultations**

**External Consultees**

The site was given statutory press and site publicity, and 4 adjoining neighbours, the Conservation Panel and the Residents Association consulted. One response received, from the Harefield and Tenants Association, making the following comments:

Our members are concerned about the proposal to cut into the bank to provide 15 more additional car parking spaces, on this Green Belt Site. Also, the smoking shelter may stand out in a manner which could detract from the Listed Building when viewed from the wider area. We do not object to the design of the extension previously approved by the Council.

English Heritage - This application should be determined in accordance with national and local policy guidance and on the basis of your special conservation advice.

### **Internal Consultees**

#### **CONSERVATION OFFICER:**

This is a most attractive house in the Arts and Crafts, mediaeval manor house tradition, designed in an 'H' shape with jettied wings. It is in use as a restaurant and to one side there is an open seating area, which leads on to the front terrace and is reached by steps through an attractive retaining wall with vegetation growing up all around it. The building is situated in a high position overlooking the lake and river valley on the outskirts of the village, but within Harefield Conservation Area. There is a previous approval for a conservatory within the location of the proposed addition, which was agreed in 2008.

There are a number of missing drawings relating to the application that will be required, subject to the issues noted below. These are:

Site cross-sections to consider levels and particularly the matter of access and a detailed roof plan.

External layout: The matter of disabled access/parking will need to be discussed with the Access Officer, however, the existing ramps (to the terrace and at the front door) and parking provision appear inadequate in this respect and need to be reconsidered. The best location for disabled parking would appear to be close to the building and ideally to the south, where the works could incorporate a new ramp and steps that could be used by anyone visiting the restaurant. More information on the marking out of the parking bays should be required (possibly by condition) and ideally, further thought should be given to the surface materials to be used for the parking area, black tarmac can look very harsh. An aggregate rolled into the surface would give it a more mellow appearance. Ideally, areas of cobbled surfaces should be avoided as they are difficult to use, particularly for wheelchair users, people with walking difficulties and also pushchairs. It would be better visually to keep the palette of materials to be used for hardsurfacing to a minimum, so that the frontage treatment appears as simple and as clutter free as possible.

The garden to the side of the building is very attractive and benefits from extensive views across the gravel pits. Ideally, the new patio area should be paved with good quality stone to match that of the existing terrace and we would prefer to see the area without a retaining brick wall, as this would formalise the space. The new fencing to the car park boundary should be timber to retain an informal feel to the area and be combined with new planting to retain a soft edge to the garden. More information should be provided on the appearance of the gabions proposed to retain the bank adjacent to the car park.

There are no objections in principle to the smoking shelter, although, ideally, it should be reduced in length to 3m rather than 4m and be roofed in shingles. This would give it the appearance of an informal garden structure. There are no objections to the shed and log store from a design point of view and ideally, they should be roofed to match the smoking shelter.

The jumbrellas would be very noticeable in views towards the new paved area and should be more discretely located, possibly closer to the building, although it is difficult to see where they could be positioned and not detract from the overall setting of the building.

There would be no objection in principle to the addition, however, it must be set back from the main frontage, as it is quite large and needs to read as a secondary element to the original building. The open eaves detail of the main building needs to be incorporated into the design of the new addition. The design and roof form of the linking element is unclear and the positioning of the right hand side rear window is uncomfortably close to the junction with the linking element.

All materials and detailing will need to match the main building, including the design and construction of the windows/doors which are quite unusual and particular to the original house.

There is no objection to the removal of the existing open porch to the entrance. However, a more detailed drawing of the new porch and entrance ramp are required.

Conclusion - Acceptable in principle, but further revisions and additional information required.

Officer comments - These comments were forwarded to the agent and revised details have been received which cover these points. The final comments of the Conservation Officer received in respect of the amended drawings were;

I can confirm that they appear to cover most of the areas of concern raised previously.

If minded to approve, details of the landscape proposals (both hard and soft) should be sought and samples of all materials and finishes for the external elevations and surfaces (the addition itself and also new the paths and patio) should be provided for agreement. Detailed drawings of the ramp should also be required, plus materials for the works, as the current retaining walls are unusual as they appear to include kiln waste.

#### ACCESS OFFICER

I have no particular comments on the above scheme. However, as regards parking, a minimum of 3 accessible bays should be provided within the car park. The bays should be sited and designed in accordance with BS 8300:2009, as detailed in 'Accessible Hillingdon' (Adopted January 2010).

#### HIGHWAYS ENGINEER

(Initial comments) At least 10% of the parking spaces should be provided for disabled users. The disabled parking spaces should be close to the disabled access point, detail of which should be submitted. The parking layout at the end of the car park needs to be amended to allow satisfactory turning circles.

An statement detailing the additional capacity+staff linking it to the level of car parking would be useful.

Officer comments - These comments were forwarded to the agent and revised details have been received which cover these points. The final comments received in respect of the amended drawings were;

The proposals include increasing the number of parking bays from 40 + 1 disabled bay (existing) to 55 + 6 disabled bays (proposed). The disabled parking bays equate to approximately 10% of the total parking spaces, which is in accordance with the Council's standards. All disabled spaces should have a 1.2m transfer space marked out to the side and rear of the spaces, a disabled logo

should also be marked out. All other parking spaces should be provided and marked out before occupation of the extension, and maintained and available for parking related to this site all times thereafter. These issues should be covered through a suitable planning condition.

Both the existing and proposed numbers of staff for the premises are to remain unchanged at 10 persons. The increased capacity in covers within the new restaurant extension equates to 48 persons. The modal split of the customers to the site is likely to be a mixture of walking, car driver, car driver+passengers and other means.

The Council's cycle parking standards stipulate a requirement of approximately 8 spaces for the site. This should be covered through a suitable planning condition to provide 8 covered and secured cycle parking spaces and maintained thereafter.

Subject to the above issues being covered through suitable planning conditions, no objection is raised on the highways aspect of the proposals.

#### TREES AND LANDSCAPE OFFICER

(Initial comments) The site lies within the Harefield Conservation Area, a designation which protects trees. The only tree which is close to the proposed development area is a large specimen (not identified) within the lawn area to the south of the Old Orchard. This tree has been plotted on the existing site layout drawing No. 05 - but there is no detailed tree survey or arboricultural implications assessment to support the application.

The proposal is to build a single-storey side extension, a new delivery/access road, a paved terrace and alterations to the parking. The Design & Access Statement makes no reference to the future of the tree, although it is indicated as a retained feature on drawing No. 12. According to these drawings, the proposed new access drive will result in changes of level to the sloping ground close to the tree and the paved garden area is also indicated within the canopy spread of the tree. Furthermore, the edge of the road will be significantly closer to the tree than at present.

RECOMMENDATION - Saved policy BE38 seeks to retain landscape features of merit and to enhance the landscape in association with development. While the location of the extension to the building should not have any adverse effect on the tree, the changes to surface treatments and levels within the spread of the canopy (and likely root protection area) of the tree may well have an adverse effect on the tree unless the details are appropriately designed to safeguard the tree. Therefore, if you are minded to approve this application, I have no objection subject to conditions TL1, TL2, TL3, TL5 and TL6.

(Further comments received) I note that a Tree Report had been submitted.

The assessment rates the Willow tree as a 'B' category tree - marked down from an 'A' due to its condition rather than its landscape/amenity value. However, in the Arboricultural Implications Assessment, the only threat to the tree which is identified (at 6.2) is that of the proposed patio area. It is acknowledged that some pruning of the tree may be necessary. This will not harm the tree. However, no mention is made of the widening of the service road closer to the tree. The implications of this construction is potentially the most damaging and needs to be addressed at this stage.

Following discussion with the Conservation Officer, I am also concerned about the disabled access for pedestrians/wheelchair users which appears to be less than ideal on this site which is characterised by changes of level.

Officer comments - These comments were forwarded to the agent and revised details have been

received which cover these points. The final comments received in respect of the amended drawings were;

I note that the width of the proposed service road has been reduced. This should reduce any adverse impact on the Willow tree, subject to tree protection and the road edge construction details.

If you are minded to approve this application I have no objection subject to conditions safeguarding the existing tree and the provision of hard and soft landscape details: TL1, TL2, TL3, TL5, TL6 and TL7.

#### ENVIRONMENTAL PROTECTION UNIT (EPU)

The development is about 94 metres from the closed 'Church Hill Landfill Site'. It was filled with domestic waste from 1954 to 1970. The site is known to contain some landfill gas. There were concerns in the 1980's and 1990's regarding gas migration from the tip. The land itself is not contaminated or tipped. I would advise the following condition.

Before any part of the development is commenced, the applicant shall carry out and submit details of a landfill gas survey for the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of the new extension. If landfill gas is found, the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority.

#### REASON

The Council's records show that the site is near to a closed tip that has produced landfill gas in the past. A gas survey is required to clarify that there is no significant gas migration from the landfill to the development site.

Advice can be obtained from the Environmental Protection Unit on 01895 250155 regarding this condition.

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

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

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and BE15 states that alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building

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 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).

Policy OL4 of the UDP (Saved Policies September 2007) states that the replacement or extension of buildings within the green belt will only be permitted if the development would not result in any disproportionate change in the bulk and character of the original building, would not significantly increase the built-up appearance of the site, and would not injure the visual amenities of the green belt by reason of siting, materials, design, traffic or activities generated.

Thus, subject to compliance with the policies and guidance stated above, the principle of extending and altering the building is considered acceptable.

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

Not applicable to this application

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

The application is within Harefield Village Conservation Area and the Conservation and Urban Design Officer does not object to the proposed extension and external alterations to the site, subject to details of the landscape proposals (both hard and soft) and samples of all materials and finishes for the external elevations and surfaces (the addition itself and also new the paths and patio) being conditioned and details being submitted. should be provided for agreement. Detailed drawings of the ramp including materials for the works are also required by condition. Subject to these conditions and details the overall design of the extension and the external works proposed are not considered to impact on the character of the Harefield Village Conservation Area. As such, the proposal is considered to comply with Policy BE4 of the UDP (Saved Policies September 2007).

#### **7.04 Airport safeguarding**

Not applicable to this application

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

Policy OL1 defines the types of development that are considered acceptable within the Green Belt. The proposal at this Public House/Restaurant does not conform to those types, however, the use is considered to be established on this site. Policy OL2 states, where development proposals are considered acceptable, the LPA will where appropriate seek comprehensive landscaping improvements to achieve enhanced visual amenity and other open land objectives.

PPG2 states that the construction of new buildings within the Green Belt is inappropriate unless it is for certain specified purposes. The proposal relates to the provision of an extension to an existing restaurant and as such, the use on this land is established. The guidance goes on to state that the visual amenities of the Green Belt should not be injured by proposals for developments which could be visually detrimental by reason of their siting, materials or design.

Policy OL4 states the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual

amenities of the Green Belt by reason of siting, design or activities generated.

The existing building is surrounded by a hard surfaced area with perimeter landscaping. The proposed extension is not considered to result in a disproportionate change in the character or appearance of the building and is considered acceptable in terms of design and appearance. Furthermore, the previous application for a conservatory extension with a similar footprint was considered acceptable in terms of its impact on the Green Belt. It is also considered that the proposed external alterations due to their siting and design would not have a material impact and with regard to the smoking shelter, due to its proposed construction would not appear as a permanent feature on the site.

The proposal also involves an extension to the car parking area which would intrude into the existing garden area by approximately 3m x 20m. However, in terms of the visual impact on the Green Belt, this part of the site has a number of trees which means that the car park is not visible from beyond the site. Also, in mitigation it is proposed to return some areas of hardstanding to garden area, close to this car park extension and thus improve the visual amenity of the Green belt.

It is therefore considered the development would not significantly increase the built up nature of the site or injure the amenities of the surrounding Green Belt in accordance with Policy OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2 - Green Belts.

#### **7.06 Environmental Impact**

Not applicable to this application

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

The proposed extension would not be visible from the public highway. However, the extension has been designed sympathetically in relation to the host building, mimicking its design features including forward facing gable, bay window with overhang above and similar fenestration details. As such it is considered that the proposed extension would satisfactorily integrate with the existing building. The internal service road would be straightened to allow for better pedestrian access to the front of the building and a shed and log store would be provided at the rear of this service road, with the visual impact of these alterations limited. Whilst the smoking shelter would be clearly visible, it is considered to be of an appropriate size, design and construction to not have an adverse affect.

As such, the proposal would not result in harm to the character and appearance of the existing building or the wider area in compliance with polices BE13, BE15 and BE19 of the UDP (Saved Policies September 2007).

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

Due to the distances to the nearest properties, it is not considered that any material loss of amenity would arise by either loss of sunlight, overshadowing, or privacy. As such, the proposal would be in accordance with Policies BE20, BE21 and BE24 of the UDP (Saved Policies September 2007).

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

Not applicable to this application

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

With regard to traffic impact, the layout plans show the number of parking bays increased from 40 + 1 disabled bay to 55 + 6 disabled bays. The proposed staffing levels will remain unchanged at 10 persons and the increased capacity at the restaurant will equate to 48 persons.

The increase in disabled bays from 1 to 6 now results in a 10% proportion, which would satisfy the Councils adopted standards and the revised layout plan now shows a redesigned access ramp with the disabled parking spaces close to this access point. The parking layout at the end of the car park has also been amended to allow for satisfactory turning circles. It is therefore considered that subject to the submission of detailed drawings, required by condition, adequate facilities would be provided and the Highway Engineer considers the proposals to be acceptable. Therefore the proposal would be in accordance with Policy R16, AM7 and AM14 of the UDP (Saved Policies September 2007).

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

See above

#### **7.12 Disabled access**

The site is on different levels. However, a level access would be provided between the floor area of the existing building and the proposed extension and the revised access ramp and additional disabled parking spaces provided are considered to significantly improve the access for the elderly, people with disabilities and women and children. Therefore the proposal is considered to comply with Policy R16 of the UDP (Saved Policies September 2007).

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

Not applicable to this application

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

There is a willow tree situated near the proposed relocated service road. However, further to the amended plans that have been received which show the width of this road reduced, the Trees and Landscape Officer is now satisfied that this should reduce any adverse impact on the Willow Tree, Therefore, subject to appropriate safeguarding and landscaping conditions being applied, no objections are raised to the proposal. As such, the application is considered to comply with policy BE38 of the UDP (Saved Policies September 2007).

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

Not applicable to this application

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

Not applicable to this application

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

Not applicable to this application

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

Not applicable to this application

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

The additional car parking spaces would be positioned behind the existing car parking spaces and as such are not considered to materially impact on the openness of the Green Belt or significantly increase the built-up appearance of the site. The building is not Listed, however, it is within a conservation area and as such the comments about the smoking shelter are considered valid and revised plans have been requested and received, which show this element of the proposal reduced in size.

#### **7.20 Planning Obligations**

Not applicable to this application

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

Not applicable to this application

#### **7.22 Other Issues**

The application site is also located within the Colne Valley Park and Policy OL9 states that the authority will keep the condition and use of areas of open land under review, where appropriate seek improvements to protect these areas and consider with other land owners positive improvements. The proposal is considered to comply with the intentions of this policy and the development will not result in a detrimental impact to the site and will not increase the built development further into the open Park area and thereby would complying with Policy OL9 of the UDP (Saved Policies September 2007).

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

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

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

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

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

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

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

Not applicable to this application

#### **10. CONCLUSION**

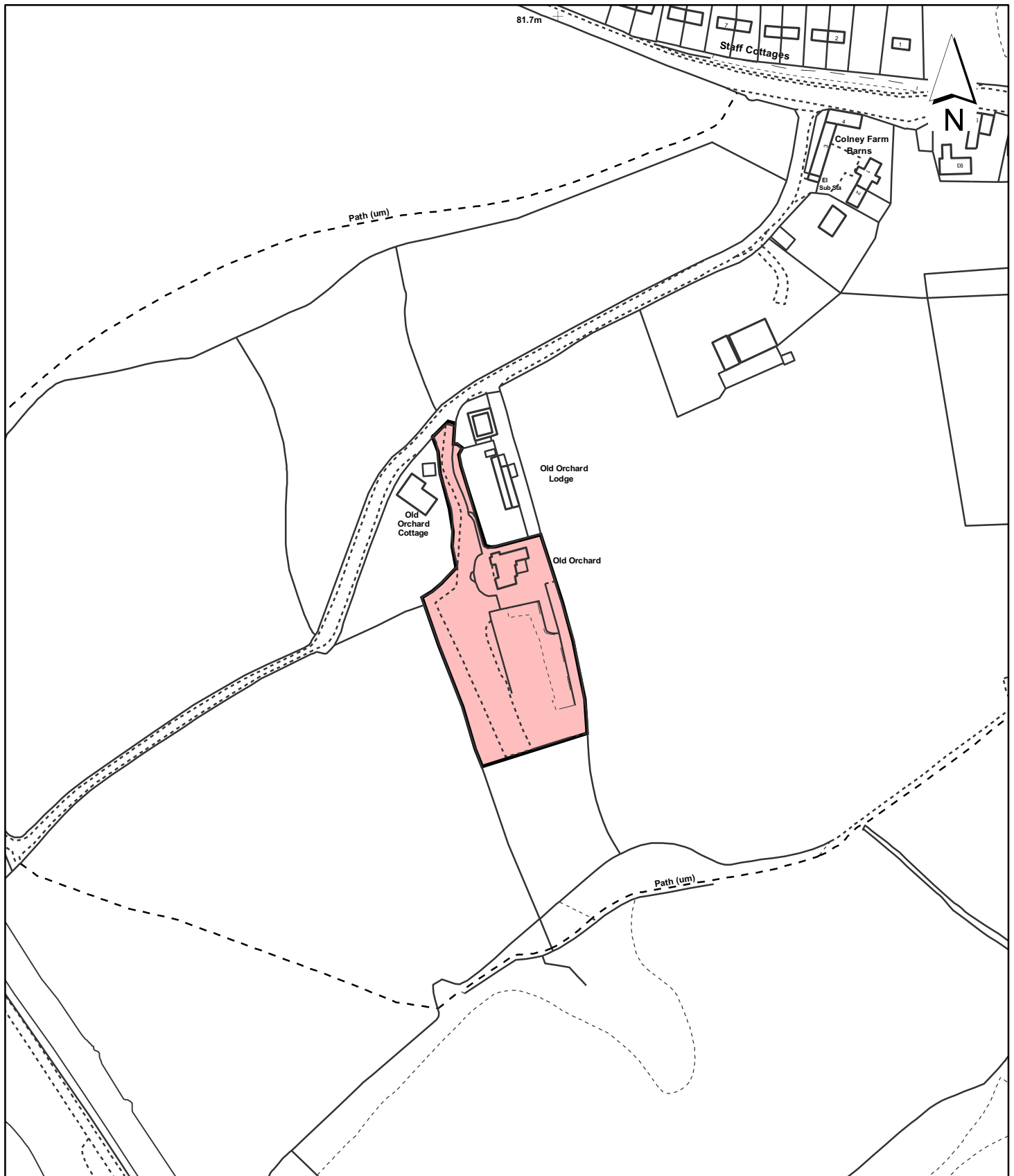
The proposed extension and external alterations to the site layout would not result in any adverse impact and would comply with all relevant policies contained in the UDP (Saved Policies September 2007) and therefore the proposal is recommended for Approval.



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

Hillingdon Unitary Development Plan Saved Policies September 2007  
The London Plan (2008)  
PPG2: Green Belts

**Contact Officer:** Catherine Hems

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<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><b>Edwinns, The Old Orchard Park Lane Harefield</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><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><b>3499/APP/2009/2729</b></p>	<p>Scale</p> <p><b>1:2,500</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b> Page 182</p>	<p>Date</p> <p><b>April 2010</b></p>	

## Report of the Head of Planning & Enforcement

**Address** 25 JOEL STREET NORTHWOOD

**Development:** Change of use to Class A3 Restaurant and Class A5 hot food takeaway and elevational alterations.

**LBH Ref Nos:** 56137/APP/2010/48

**Drawing Nos:** Design & Access Statement  
5046.01 (1:1250 Location Plan)  
Specification - sound insulation; air extraction & ventilation details  
5046:03E  
5046:06

**Date Plans Received:** 11/01/2010      **Date(s) of Amendment(s):**

**Date Application Valid:** 22/01/2010

### 1. SUMMARY

This application is for the renewal of the planning permission granted on appeal in March 2007 for the change of use from class A1 to classes A3 and A5.

Whilst the loss of the retail unit would not comply with the Council's policies seeking to protect the retail function and attractiveness of the shopping centre, this matter was previously considered at appeal and given the comments of the Inspector in allowing the appeal, it is considered that a further refusal of planning permission on similar grounds would not be sustained at appeal.

### 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 BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 3 N15 Hours restriction for audible amplified music/sound

No music and/ or other amplified sound arising from the site shall be audible from the

inside of surrounding or adjacent premises between 2300 and 0700 hours.

**REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**4 HLC1 Restaurants/Cafes/Snack Bars**

The premises shall only be used for the preparation, sale of food and drink and clearing up between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours.

**REASON**

To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**5 NONSC Non Standard Condition**

No front window shutters shall be used unless design details are first submitted to and approved in writing by the local planning authority. Any installation shall be made in accord with the approved details.

**REASON:** To safeguard the character and appearance of the street scene in accordance with policies BE13 and BE28 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**6 NONSC Non Standard Condition**

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

**REASON**

To safeguard the amenity of surrounding areas, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**7 NONSC Non Standard Condition**

The use hereby permitted shall not commence until the owner has made arrangements, to be submitted to and approved in writing by the Local Planning Authority, for the provision of a litter bins within and in the vicinity of the site.

**REASON:** To ensure that adequate provision is made for the disposal of litter likely to be generated by the proposed development, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with policy S1 of the Hillingdon Unitary Development Plan.

**8 NONSC Non Standard Condition**

The uses hereby approved shall not commence until the submitted plans and details for refuse storage, air extraction and ventilation and sound insulation have been implemented. These details shall also be maintained for as long as the development remains in existence.

**REASON:** To safeguard the amenity of surrounding area, in accordance with policies



OE1 and OE3 of the adopted 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.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE28	Shop fronts - design and materials
S12	Service uses in Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

### **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 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.

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

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

A) Demolition and construction works 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.

## **7            118                    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).

## **8            125                    Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

## **9**

You are advised that Thames Water recommends the installation of a properly maintained fat trap on all catering establishment. They further recommend, in line with best practice for the disposal of Fats, Oil and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. You are advised to consult Thames Water on 0208 507 4321.

## **10**

You should ensure that your premises do not generate litter in the streets and nearby areas. Sections 93 and 94 of the Environmental Protection Act 1990 give local authorities the power to serve 'Street Litter Control Notices' requiring businesses to clear up the litter and implement measures to prevent the land from becoming littered again. By imposing

a 'Street Litter Control Notice', the local authority has the power to force businesses to clean up the area in the vicinity of their premises, provide and empty bins and do anything else which may be necessary to remove litter. Amendments made to the 1990 Act by the Clean Neighbourhoods and Environment Act 2005 have made it immediately an offence to fail to comply with the requirements of a Street Litter Control Notice, and fixed penalties may be issued as an alternative to prosecution.

Given the requirements of the Clean Neighbourhoods and Environment Act 2005, you are advised to take part in Defra's Voluntary Code of Practice for 'Reducing litter caused by Food on the Go', published in November 2004.

Should you have any queries on the above, please contact the Environmental Enforcement Team within the Environment and Consumer Protection Group on 01895 277402 at the London Borough of Hillingdon.

### **3. CONSIDERATIONS**

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

The application site is located on the east side of Joel Street, north of the Northwood Hills Underground Station and comprises a three-storey unit with residential above. The application site was in use as a hardware/flooring shop but is now vacant and lies within the secondary shopping area of the Northwood Hills Minor Town Centre, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

This application seeks an extension of the time limit for implementing an existing planning permission. Planning permission (ref 56137/APP/2005/2824) for the change of use from Class A1 (Shops) to Class A3 (Restaurants, Snack Bars, Cafes) and Class A5 (Hot Food Takeaway) was originally refused by the North Planning Committee on 17th January 2006, but subsequently, allowed on appeal in March 2007. A new solid panel within the shop front is the only external alteration proposed.

The applicant has also submitted details relating to conditions 4 (refuse Storage), 5 (air extraction and ventilation) and 6 (sound insulation) of the above permission. These are pre-commencement conditions which were discharged in November 2008 (56137/APP/2008/2867). With regards to conditions that have been discharged relating to applications seeking an extension of the time limit, the Communities & Local Government Guidance: Greater Flexibility for Planning Permissions advises at paragraph 30 that:

'..if appropriate different conditions could be imposed or some conditions could be removed - for example in order to make the scheme acceptable in the light of new policies, or if some pre-commencement conditions have been already discharged.'

Given this, these conditions remain discharged and it is not recommended that committee seek further details on these matters. A condition is recommended to ensure the already approved details are implemented in full and maintained for the lifetime of the development.

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

56137/APP/2001/698      25 Joel Street Northwood

CHANGE OF USE OF PART STORAGE AREA TO A TWO-BEDROOM SELF-CONTAINED FLAT

**Decision:** 28-06-2004 Refused

56137/APP/2005/2824 25 Joel Street Northwood

CHANGE OF USE FROM CLASS A1 (SHOPS) TO CLASS A3 (RESTAURANTS, SNACK BARS, CAFES) AND CLASS A5 (TAKEAWAYS)

**Decision:** 20-01-2006 Refused **Appeal:** 29-03-2007 Allowed

56137/APP/2008/2867 25 Joel Street Northwood

Details in compliance with condition 4 (refuse storage), 5 (air extract and ventilation), and 6 (sound insulation) of planning permission (Ref 56137/APP/2005/2824) granted for the change of use to a restaurant and take away (Class 3 and A5)

**Decision:** 20-11-2008 Approved

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

The above application ref: 56137/APP/2005/2824 for the change of use from Class A1 (shops) to Class A3 (restaurants, snack bars, cafes) and Class A5 (takeaways) and elevational alterations was refused by the North Planning Committee in January 2006 for the following reason:

"The proposed loss of this retail unit would erode the retail character and function of the Secondary Shopping Area and result in an over concentration of non-shop uses harming the vitality and viability of the Northwood Hills Secondary Shopping Area. The proposal is therefore contrary to Policy S12 of the Borough's adopted Unitary Development Plan."

An appeal was lodged and subsequently allowed in March 2007.

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

Since the grant of planning permission on appeal in March 2007, there has been a material change in policy. The 2004 Planning and Compulsory Purchase Act introduced a new development plan regime including Local Development Frameworks. A three year phase-in period was allowed during which time old style local plan policies would remain in force unless they were replaced by new measures.

However in 2006, following the Lichfield and Staffordshire planning inquiries and changing requirements, it became evident to Government that the target for the replacement of existing plans was not going to be met nationally. As a result in August 2006 the Secretary of State issued a direction to save policies. Each of Hillingdon's Unitary Development Plan policies was subjected to six tests identified in Planning Policy Statement 12: Local Development Frameworks (2004). Following Member approval in March 2007 a request to save the remaining policies was submitted to the Government Office for London for further scrutiny.

A direction was issued on 24 September 2007 by the Government Office for London

confirming Hillingdon's request to 'Save' key local policies and to delete obsolete or rarely used policies. This was effective from the 27 September 2007.

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

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE28	Shop fronts - design and materials
S12	Service uses in Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

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

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

32 adjoining owner/occupiers consulted. 5 letters of objection have been received making the following comments:

- (i) There are too many restaurants and take-away uses in Northwood Hills;
- (ii) The proposal would lead to an increase in litter;
- (iii) The service road to the rear is too narrow for delivery vehicles;
- (iv) The proposal would lead to smells and odour;
- (v) The proposal would lead to on street parking;
- (vi) The flats above would suffer in value;
- (vii) Fire risk to flats above;
- (viii) Increase in noise and disturbance;
- (ix) The occupiers of the above flats would object to the rear duct.

Northwood Hills Residents' Association: No comments received.

Thames Water:

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321.

## **Internal Consultees**

Waste Management: No objections subject to the provision of refuse and recycling containments.

Environmental Protection Unit:

No objections subject to conditions relating to operating hours, plant and machinery, delivery and collection hours and sound insulation.

Ward Councillor:

'As a local Councillor, I prefer to remain impartial regarding the decision to allow this change of use to A3 and A5. I would ask that the final decision is made by the North Planning Committee of elected members.

The local residents make it very clear to me as their elected representative, that they do not want any fast food takeaways in Northwood Hills, there are too many already. The differences between Primary and Secondary shopping parades does need to be addressed as does the criteria for percentages of classified uses. Local residents consider all the shops in Joel Street fall within one category, which is shops.

Hopefully the Committee of elected Councillors will take this into consideration'

## **7. MAIN PLANNING ISSUES**

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

The application site forms part of the Northwood Hills Secondary Shopping Area, which has a mix of shopping and services uses. The aim of secondary shopping areas is to maintain a sufficient number of class A1 shop uses to provide for the shopping needs of local residents. Policy S12 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that the Local Planning Authority will grant permission for service uses, including Class A3 food and drink uses, where adequate retail facilities remain and the proposal will not result in a separation of Class A1 uses or a concentration of non-retail uses. It also states that the Local Planning Authority (LPA) will expect at least 50% of the frontage to be in Class A1 use.

In allowing the appeal against the Council's decision to refuse planning permission for the change of use from Class A1 (shops) to Class A3 (restaurants, snack bars, cafes) and Class A5 (takeaways) at the above site in January 2006, the Inspector states at paragraphs 5 and 6 that:

'Here it is common ground that loss of the appeal shop frontage would leave less than 50% of the secondary frontage in retail use. It is also common ground, based on the Council's 2006 retail survey, that there were a total of 48 units in the frontage of which 18 were non retail and 30 retail. From this it is evident that the number of retail units is and would remain well above 50%, while in terms of the measure adopted by the Council, the proportion of retail frontages would fall below 50%.

However, the Council accepts that the determination of this appeal should not be a numerical exercise, and that the test to be adopted is one related to those criteria that are given at policy S12(a1).'

The Inspector goes on to state at paragraphs 9 and 10:

'In coming to a judgement on this particular aspect of the case I am mindful that, in

general, Class A3 & A5 uses are considered acceptable in both primary and secondary shopping areas and are compatible with and complementary to shopping activity. On this basis the proposed use would be of a type that would have the potential to make a positive contribution to the attractiveness of the shopping frontage. In considering the matter of concentration and grouping, I do not consider that it has been shown that either the number or distribution of A3 & A5 uses, with the proposed change of use in place, would be inappropriate or necessarily harmful in terms of attractiveness to shoppers. Accordingly, I find no conflict with S12(b2).

This brings me back to the core issue, which relates to the retail function of the area as expressed at policy S12(a1). As previously noted, in numerical terms retail units would continue to predominate, but the proportion of retail frontage would fall below 50%, which is expressed as the Council's expectation in the Unitary Development Plan. This latter factor indicates to me that care needs to be taken in making decisions now that this threshold has been reached. However, there still needs to be a sound justification in terms of harm to the retail function of the area to prevent this proposed change of use from taking place.'

The 2009 shopping survey shows that within this secondary frontage, class A1 uses now make up 44.5% of the total width of frontages. This is still below the 50% level. However, given the comments of the Inspector, particularly at paragraphs 9 and 10 of the appeal notice, it is considered that a refusal on similar grounds to the previous application would not be sustained at appeal.

The nearest non-retail uses to the application property are no. 19 Joel Street (Restaurant) to the north and 29-31 Joel Street (bank) located at the corner of Briarwood Drive. The proposed change of use to a non retail use would not result in more than a 12m long break in the retail frontage.

Therefore, it is considered that the loss of this shop use , whilst not consistent with Council policy would be difficult to resist given the above comments of the Inspector and it is considered that a refusal on similar grounds to the previous application would not be sustained at appeal.

#### **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**

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**

The proposed elevational alterations to the shopfront are minor and would not detract from the appearance of the original shopfront and the street scene generally, in accordance with policies BE13, BE15 and BE28 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The proposed change of use is unlikely to generate a significant increase in noise

nuisance over and above the existing use and surrounding uses. There are perceived problems relating specifically to take-away use (loitering, noise, rubbish) however the principle of allowing A5 uses within a town centre location is considered acceptable. It should not be assumed that a take-away use would result in the loss of residential amenity of neighbouring residential uses by reason of noise and disturbance. Conditions relating to the hours of delivery/services, limitation of music and amplified sound and the provision of litter bins outside the premises are recommended to ensure that the amenities of adjoining residential occupiers are protected from noise nuisance, should planning permission be granted. It is also important to note that details relating to the storage of refuse, air extraction and ventilation and sound insulation have been submitted and approved in November 2008.

Therefore, the proposal would accord with policies S6(iii) and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007),

**7.09 Living conditions for future occupiers**

This is not applicable to this application.

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

The parking requirements for Class A3 and Class A5 uses are the same as for Class A1 uses. Therefore, the proposed change of use is unlikely to result in a greater impact on highway safety than the existing use. As such, the proposal would comply with Policy 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**

This is not applicable to this application.

**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 addressed at section 07.08.

**7.19 Comments on Public Consultations**

With regards to the third party comments, points (i), (ii), (iv), (v), (viii) and (ix) have been addressed in the report. On point (iii), the rear service road is sufficient for deliveries. Point (vi) is not a material planning consideration and point (vii) would be addressed through Building Regulations.

**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**

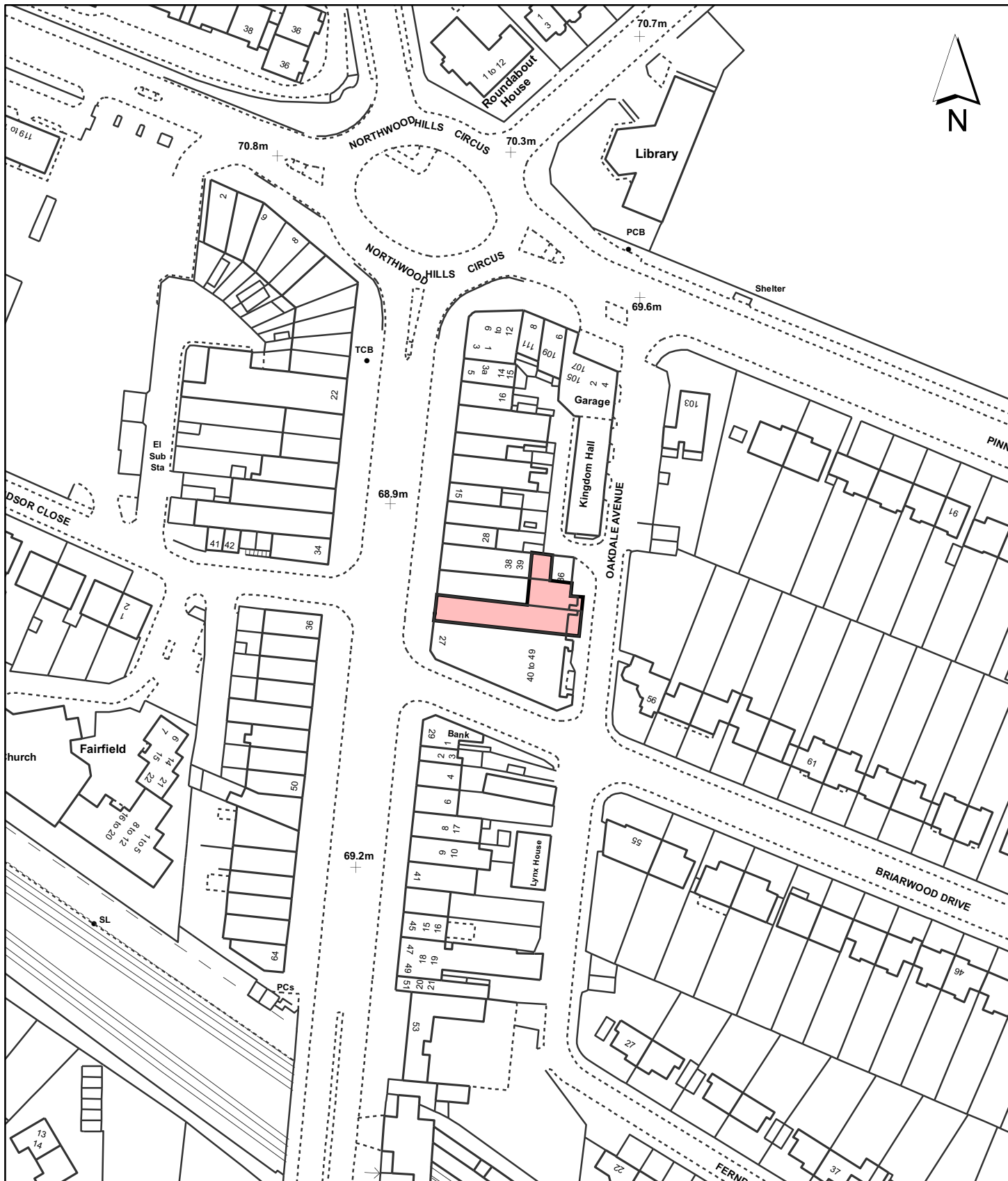
Whilst the loss of the retail unit would not comply with the Council's policies seeking to protect the retail function and attractiveness of the shopping centre, this matter was previously considered at appeal and given the comments of the Inspector in allowing the appeal, it is considered that a further refusal of planning permission on similar grounds would not be sustained at appeal. Accordingly, this planning application is recommended for approval.

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

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

**Contact Officer:** Sonia Bowen

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**Notes**

 Site boundary

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Site Address

**25 Joel Street  
Northwood**

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

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

Planning Application Ref:

**56137/APP/2010/48**

Scale

**1:1,250**

Planning Committee

**North** Page 194

Date

**April 2010**



**HILLINGDON**  
LONDON

NORTH PLANNING  
COMMITTEE

REPORT OF THE DIRECTOR OF PLANNING AND  
COMMUNITY SERVICES

29th April 2010

CONTACT OFFICER: Nikki Wyatt  
EXTENSION: 6227

**Item No. S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL  
MONITORING REPORT**

## **SUMMARY**

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2009, where the Council has received and holds funds.

## **RECOMMENDATION**

**That Members note the contents of this report.**

## **INFORMATION**

1. Circular 05/05 and the accompanying best practice guidance requires local planning authorities to consider how they can inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution.
2. The information contained in this report was reported to Cabinet on 18 March 2010 and updates the information received by Cabinet in December 2009. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2009, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of January 2010 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/12/09' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 30/09/09" and "Total Income as at 31/12/09".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of Circular 05/2005. The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

### **Financial implications**

6. This report provides information on the financial status on s106 and s278 agreements up to 31 December 2009. The recommendation to note has no financial implications.

## **CORPORATE CONSULTATIONS CARRIED OUT**

### Legal

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

## **EXTERNAL CONSULTATIONS CARRIED OUT**

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

## **BACKGROUND DOCUMENTS**

ODPM Circular 05/2005 'Planning Obligations'

District Auditor's "The Management of Planning Obligations" Action Plan May 1999

Monitoring Officers Report January 2001

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009 / June 2009 / September 2009 / December 2009 / March 2010.

Planning Obligations Supplementary Planning Document Adopted July 2008.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 31/12/09	TOTAL INCOME AS AT 30/ 9/09	TOTAL EXPENDITURE AS AT 31/12/09	TOTAL EXPENDITURE AS AT 30/9/09	2009 / 2010 EXPENDITURE To 31/12/09	BALANCE OF FUNDS AS AT 31/12/09	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/09	COMMENTS (as at mid February 2010)
<b>SECTION 278</b>										
<b>PORTFOLIO: PLANNING AND TRANSPORTATION</b>										
PT/278/46/135 *32	Northwood	10A Sandy Lodge Way Northwood S46711APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	3,500.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed. <b>Spend towards engineering fees transferred to PT/278/48.</b>
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	14,200.00	14,200.00	12,201.13	7,500.00	12,201.13	1,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending. (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. <b>Funds spent towards temporary footpath works.</b>
PT/278/72	West Ruislip	R.A.F West Ruislip Design check on S278 Designs 38402/APP/2007/1072	30,500.00	30,500.00	12,500.00	0.00	12,500.00	18,000.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysaham Drive. <b>Spend towards engineering fees claimed.</b>
PT/278/73	South Ruislip	R.A.F Northolt, South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/75	Harefield	The Harefield Academy, Harefield 1109/APP/2006/825	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing. S278 agreement and technical approval pending. Fees received for design checks for pedestrian crossing.
PT/278/73/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	1,000.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
<b>SECTION 278 SUB - TOTAL</b>			<b>87,158.07</b>	<b>87,158.07</b>	<b>28,159.13</b>	<b>14,458.00</b>	<b>25,701.13</b>	<b>58,998.94</b>	<b>0.00</b>	
<b>SECTION 106</b>										
<b>PORTFOLIO: PLANNING AND TRANSPORTATION</b>										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2010)
			AS AT 31/12/09	AS AT 30/ 9/09	AS AT 31/12/09	AS AT 30/9/09	To 31/12/09	AS AT 31/12/09	AS AT 31/12/09	
PT/11/45	Harefield	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,283.20	3,283.20	2,121.57	2,121.57	0.00	1,161.63	0.00	Towards traffic calming in Springwell Lane. Funds earmarked/ committed towards traffic calming to benefit a cycle way. Delegated authority granted to advertise for 20m/hr speed zone. Works complete. Officers chasing confirmation of final s106 expenditure amount. Interest accrued. Unexpended funds at January 2011 to be returned
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 busroute project. Excess funds are to be returned to the developer following the date of the final account.
PT/57/27C (see: EYL/35 & E18)	South Ruislip	Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736	1,371.00	1,371.00	1,371.00	1,371.00	0.00	0.00	0.00	For highway improvements including a temporary waiting scheme. Designs received from HEC - currently looking at feasibility. Unexpended funds after 5 years of the sale/renting of the last housing unit (30 July 2008) to be repaid to the developer. No progress due to uncertainties associated with proposed development at RAF Northolt. RAF Northolt application approved which if implemented will include these highways works enabling these funds to be returned. Interest accrued. Expenditure is on HEC designs. TTL have requested revisions. Revised detailed design for the new signalised junction agreed. Officers to seek an alternative scheme to be the basis for a gift funding request if appropriate. Request declined, funds including interest returned.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/26900L/99/1077	35,253.56	35,253.56	1,097.00	537.00	560.00	34,156.56	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TTL. Deed of variation not required. Site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Anti-skid can be implemented following 3 months after completion of utilities works. <b>Scheme programmed for implementation April/May 2010.</b>
PT/91/142A	Northwood	3 Reginald Road, Northwood 58866/APP/2005/1087	1,049.35	1,049.35	0.00	0.00	0.00	1,049.35	0.00	For the introduction and maintenance of white lines on the highway adjacent to the development. Funds not spent within 7 years of receipt of PO1 Form to be refunded. Scheme completed and final invoices received. Expenditure charged to non-s106 code. Officers investigating whether spend can be recharged.
PT/112/205A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	7,502.15	7,502.15	0.00	0.00	0.00	7,502.15	0.00	Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2010)
			AS AT 31/12/09	AS AT 30/9/09	AS AT 31/12/09	AS AT 30/9/09	To 31/12/09	AS AT 31/12/09	AS AT 31/12/09	
		PLANNING & TRANSPORTATION SUB-TOTAL	85,884.35	85,884.35	4,589.57	4,029.57	560.00	81,294.78	0.00	
		PLANNING & TRANSPORTATION TOTAL	173,042.42	173,042.42	32,748.70	18,487.57	26,261.13	140,293.72	0.00	
<b>PORTFOLIO: CULTURE, SPORT AND LEISURE</b>										
CSL/5/184A	West Ruislip	31-46, Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	Funds have been allocated to the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned.
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. <b>Earmarked towards Manor Farm Library. Subject to formal</b>
CSL/7/195A	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	9,578.00	9,578.00	0.00	0.00	0.00	9,578.00	9,578.00	Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. <b>Earmarked towards Manor Farm Library. Subject to formal allocation of</b>
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. <b>Earmarked for Library-Expenditure Programme- Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal</b>
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	0.00	0.00	0.00	277,131.54	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. <b>Earmarked towards Highgrove pool improvement programme. Subject to formal allocation of funds.</b>
		<b>CULTURE, SPORT AND LEISURE SUB - TOTAL</b>	<b>358,523.98</b>	<b>358,523.98</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>358,523.98</b>	<b>9,578.00</b>	
<b>PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES</b>										
EYL/19/44	Harefield	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0897	32,595.93	32,595.93	0.00	0.00	0.00	32,595.93	0.00	Towards the provision of primary school places in Harefield. Earmarked for a nursery scheme at Harefield Infants School. Interest accrued. Unexpended funds by January 2011 to be repaid to the developer.
EYL/39/65A	Harefield	Land at North Works, Summerhouse Lane, Harefield 201AJ/98/2472	121,675.43	121,675.43	102,605.08	102,605.08	0.00	19,070.35	0.00	Primary School places in Harefield (103K). Funds spent on the Hillingdon Rising Fives Programme at Harefield Infant and Junior School. 5K spent towards CCTV at Harefield Primary with additional match funding of £10,000 from the £250,000 capital funds (see Cabinet Lead Member report March 2004). No time constraints. Balance allocated to proposed refurbishment of Harefield Nursery.

## FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 31 DECEMBER 2009 (NORTH AREA)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2010)
			AS AT 31/12/09	AS AT 30/ 9/09	AS AT 31/12/09	AS AT 30/9/09	To 31/12/09	AS AT 31/12/09	AS AT 31/12/09	
EYL/66/144	Northwood	68 Ducks Hill Road 11900/APP/2005/1087	183,044.65	183,044.65	99,819.57	99,819.57	0.00	83,225.08	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School. £75,852.85 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School. £5,000 spent towards Sacred Heart Primary School modernisation.
EYL/87/143B	Harefield	Dairy Farm, Breakspear Rd, Harefield 27314/APP/2005/844	103,122.52	103,122.52	74,935.52	74,935.52		28,187.00	28,187.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014 are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £28,187 received as an additional contribution for provision of educational places in the borough. No time limits on spend.
EYL/102/196	Harefield	19, Vernon Drive, Harefield. 57498/APP/2008/3031	739.00	739.00	0.00	0.00	0.00	739.00	739.00	Funds received towards the provision of nursery school places in the Borough. No time limits.
EYL/103/197A	Ruislip Manor	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632	68,689.00	68,689.00	0.00	0.00	0.00	68,689.00	68,689.00	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014).
EYL/105/199B	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	37,459.20	37,459.20	0.00	0.00	0.00	37,459.20	37,459.00	Funds received towards the cost of providing education places within the Borough. No time limits on spend.
EYL/106/200A	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	3,519.00	3,519.00	0.00	0.00	0.00	3,519.00	3,519.00	Funds received towards improvements to nearby educational facilities arising from the needs of the development. No time limit on spend.
EYL/108/202	Ickenham	179, Swakeleys Road, Ickenham. 52293/APP/2006/2360	8,037.00	8,037.00	0.00	0.00	0.00	8,037.00	8,037.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
EYL/110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	1,830,551.09	1,830,551.09	0.00	0.00	0.00	1,830,551.09	1,830,551.09	First and second installments towards the cost of providing educational places in or improvements to nursery, primary or secondary schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,998.39). Funds to be spent within 7 years of receipt of the first contribution (September 2016).
EYL/112/208	Northwood	10, Green Lane, Northwood 46543/APP/2005/2697	4,085.75	0.00	0.00	0.00	0.00	4,085.75	4,085.75	Funds received towards additional or improved education facilities in the Northwood area. No time limits.
		<b>EDUCATION, YOUTH AND LEISURE SUB - TOTAL</b>	<b>2,393,518.57</b>	<b>2,389,432.82</b>	<b>277,360.17</b>	<b>277,360.17</b>	<b>0.00</b>	<b>2,116,158.40</b>	<b>1,981,266.84</b>	
		<b>PORTFOLIO: FINANCE AND CORPORATE SERVICES</b>								
		<b>FINANCE &amp; CORPORATE SERVICES SUB - TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
		<b>PORTFOLIO: IMPROVEMENT, PARTNERSHIPS AND COMMUNITY SAFETY</b>								



CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2010)
			AS AT 31/12/09	AS AT 31/12/09	AS AT 30/9/09	To 31/12/09	AS AT 31/12/09	AS AT 31/12/09	
		<b>PERFORMANCE, PARTNERSHIPS &amp; REGENERATION SUB - TOTAL</b>	0.00	0.00	0.00	0.00	0.00	0.00	
<b>PORTFOLIO: ENVIRONMENT</b>									
E/46/176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27717/APP/2007/1440	21,195.00	0.00	0.00	0.00	21,195.00	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the Development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site.
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	0.00	0.00	0.00	38,258.39	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park.
E/48/181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3269	2,030.70	1,315.31	1,315.31	0.00	715.39	0.00	Funds received for an interpretation sign to be located in the nearby plot of land known as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalised to show for March quarter. Journal completed.
E/50/180B	Northwood Hills	16, Watford Rd and 36, Brookend Drive, Northwood planning ref. 62535/APP/2007/2726	20,253.00	0.00	0.00	0.00	20,253.00	0.00	Funds received towards the costs of providing local open space facilities at Frithwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Frithwood Park.
E/56/200C	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,652.00	0.00	0.00	0.00	5,652.00	5,652.00	Funds received towards improvements to nearby open space facilities. No time limits for spend.
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	118,803.95	0.00	0.00	0.00	118,803.95	118,803.95	Contribution received towards the provision or improvement of outdoor sports facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/58/205E	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	28,275.50	0.00	0.00	0.00	28,275.50	0.00	Contribution received to improve the High Grove Nature Reserve and upgrade the path network. Works are specified in the agreement. Funds to be spent by 2011.
		<b>ENVIRONMENT SUB - TOTAL</b>	<b>234,468.54</b>	<b>1,315.31</b>	<b>1,315.31</b>	<b>0.00</b>	<b>233,153.23</b>	<b>124,455.95</b>	
<b>PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING</b>									
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2010)
			AS AT 31/12/09	AS AT 30/ 9/09	AS AT 31/12/09	AS AT 30/9/09	To 31/12/09	AS AT 31/12/09	AS AT 31/12/09	
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014).
H/15/205F *65	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	184,653.23	184,653.23	0.00	0.00	0.00	184,653.23	0.00	Funds received towards the cost of providing primary healthcare facilities within the Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014.
		<b>HOUSING SUB-TOTAL</b>	<b>220,924.33</b>	<b>220,924.33</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>220,924.33</b>	<b>0.00</b>	
		<b>SECTION 106 SUB - TOTAL</b>	<b>3,293,319.77</b>	<b>3,289,234.02</b>	<b>283,265.05</b>	<b>282,705.05</b>	<b>560.00</b>	<b>3,010,054.72</b>	<b>2,115,300.79</b>	
		<b>GRAND TOTAL ALL SCHEMES</b>	<b>3,380,477.84</b>	<b>3,376,392.09</b>	<b>311,424.18</b>	<b>297,163.05</b>	<b>26,261.13</b>	<b>3,069,053.66</b>	<b>2,115,300.79</b>	
<b>NOTES</b>										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (totals £291,349.42):										
*24: PT/25			£37,425.09							reasonable period' for expenditure without owner's agreement has lapsed
*32: PT/27/8/46			£5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
*49: PT/27/8/63			£5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
*55: H/9/184C			£21,675.10							funds have been received to provide health care facilities in the borough therefore are for the Hillingdon PCT to spend.
*57: H/11/195B			£3,156.00							funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.
*58: H/12/197B			£11,440.00							funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.
*62: PT/27/8/197			£23,000.00							held as security for the due and proper execution of the works
*65: H/15/205F			£184,653.23							funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.
			£291,349.42							

By virtue of paragraph(s) 6 of Part 1 of Schedule 12A  
of the Local Government (Access to Information) Act 1985 as amended.

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# Plans for North Planning Committee

29th April 2010



HILLINGDON  
LONDON



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### **Report of the Head of Planning & Enforcement**

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

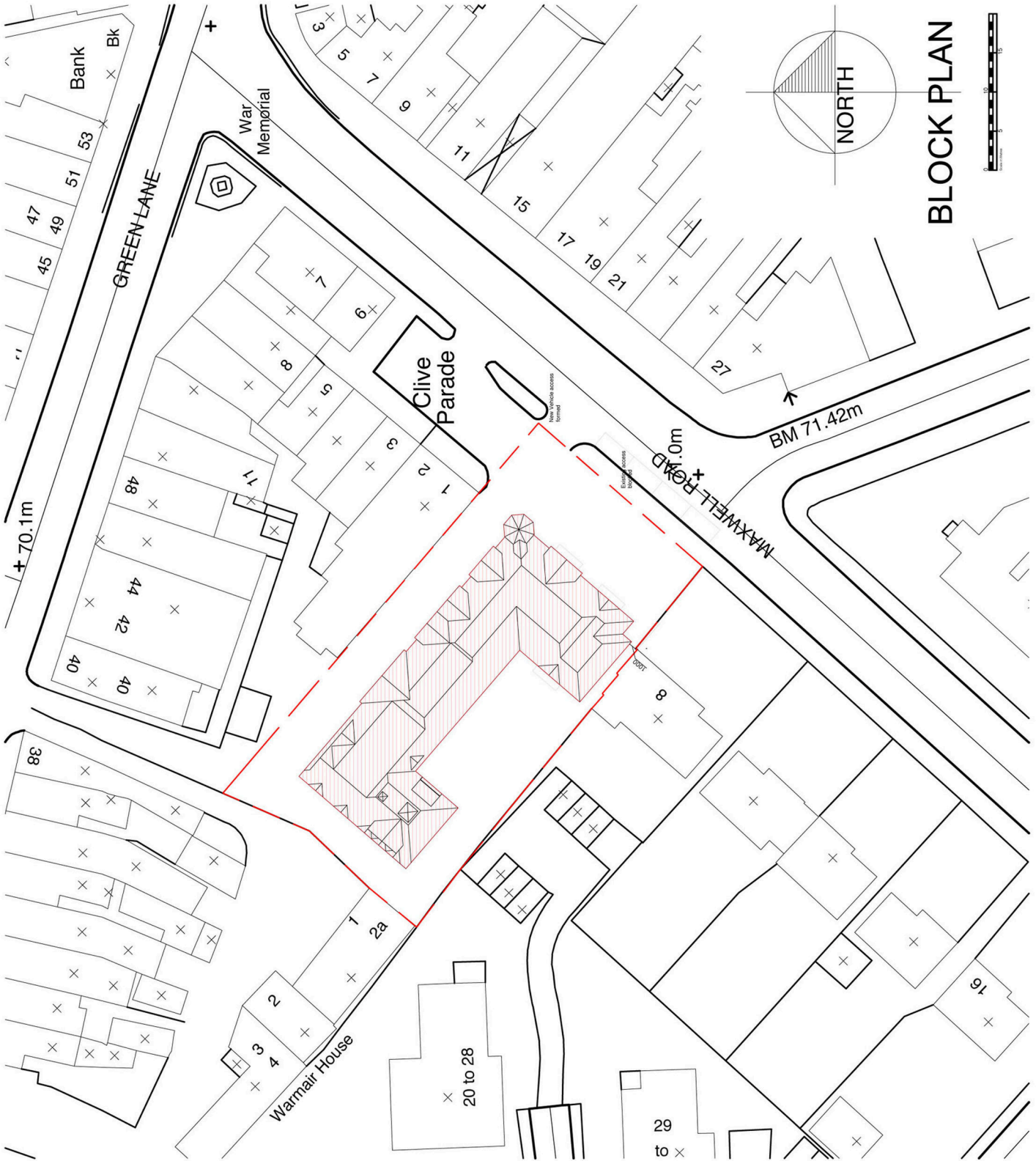
**Development:** Erection of a part two, part three, part four storey building comprising of 1 one-bedroom flat, 4 two-bedroom flats and 7 three-bedroom flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access.

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

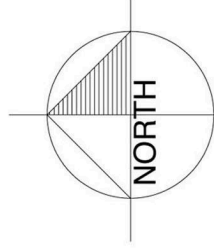
**Date Plans Received:** 12/10/2009                      **Date(s) of Amendment(s):** 12/10/0009

**Date Application Valid:** 13/01/2010                      20/01/0010

general notes:



# BLOCK PLAN



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

dwg no:	rev:
112-09-PL-002	B

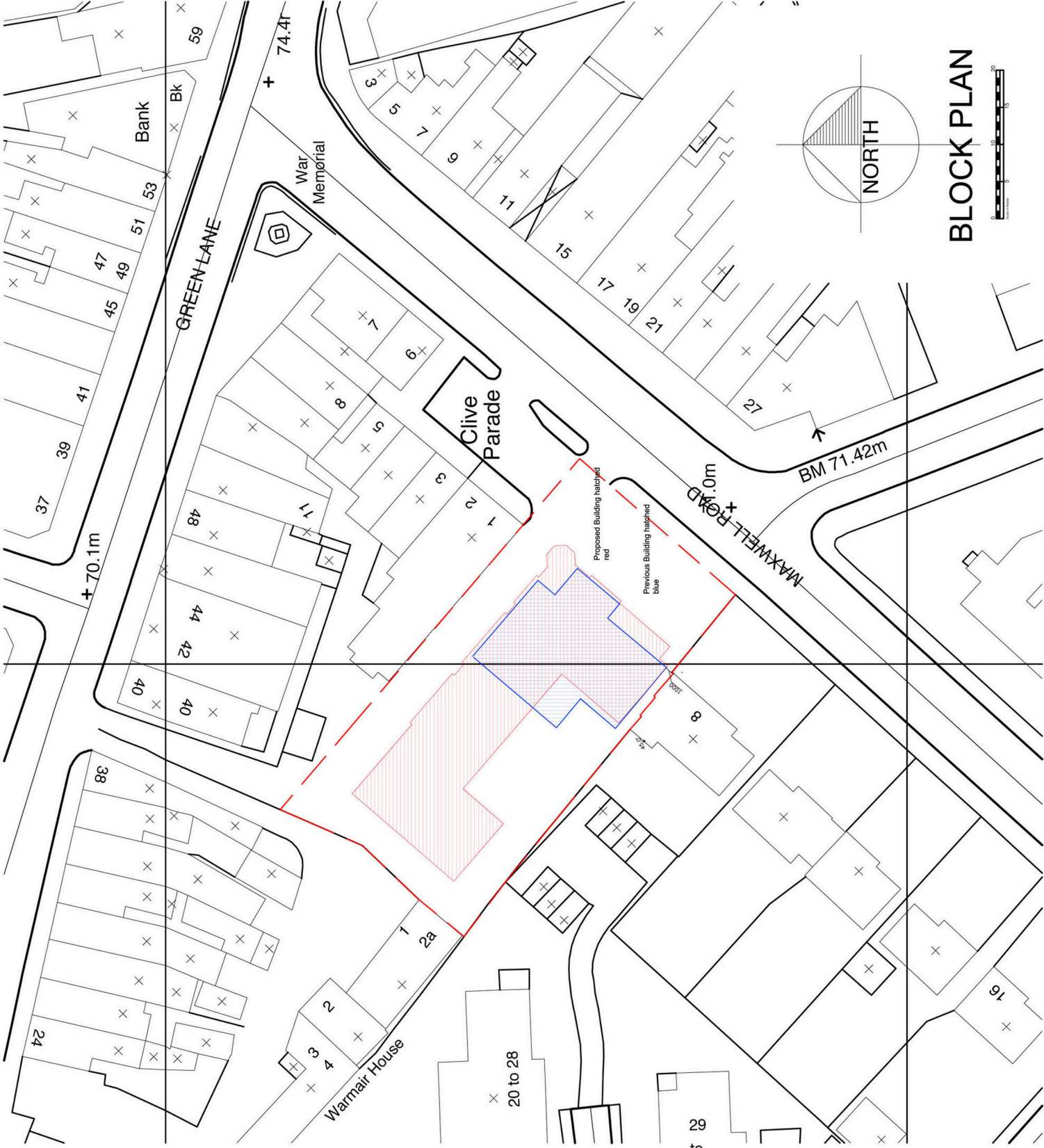
B APPLICATION BOUNDARY AMENDED DEC 09

A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	DEC 09
---	---	--------

rev: / revision notes: by: / date:  
 dwg status: /

## PLANNING

general notes:



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: BG  
drawn date: 09-09-09  
checked/approved: BG  
scale: 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



general notes:

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

Planted Area  
Slope Gradient 1:15 max.

Visibility Mirror 1  
Existing Area retained

New footpath profile 120 ramp with  
intermediate level area

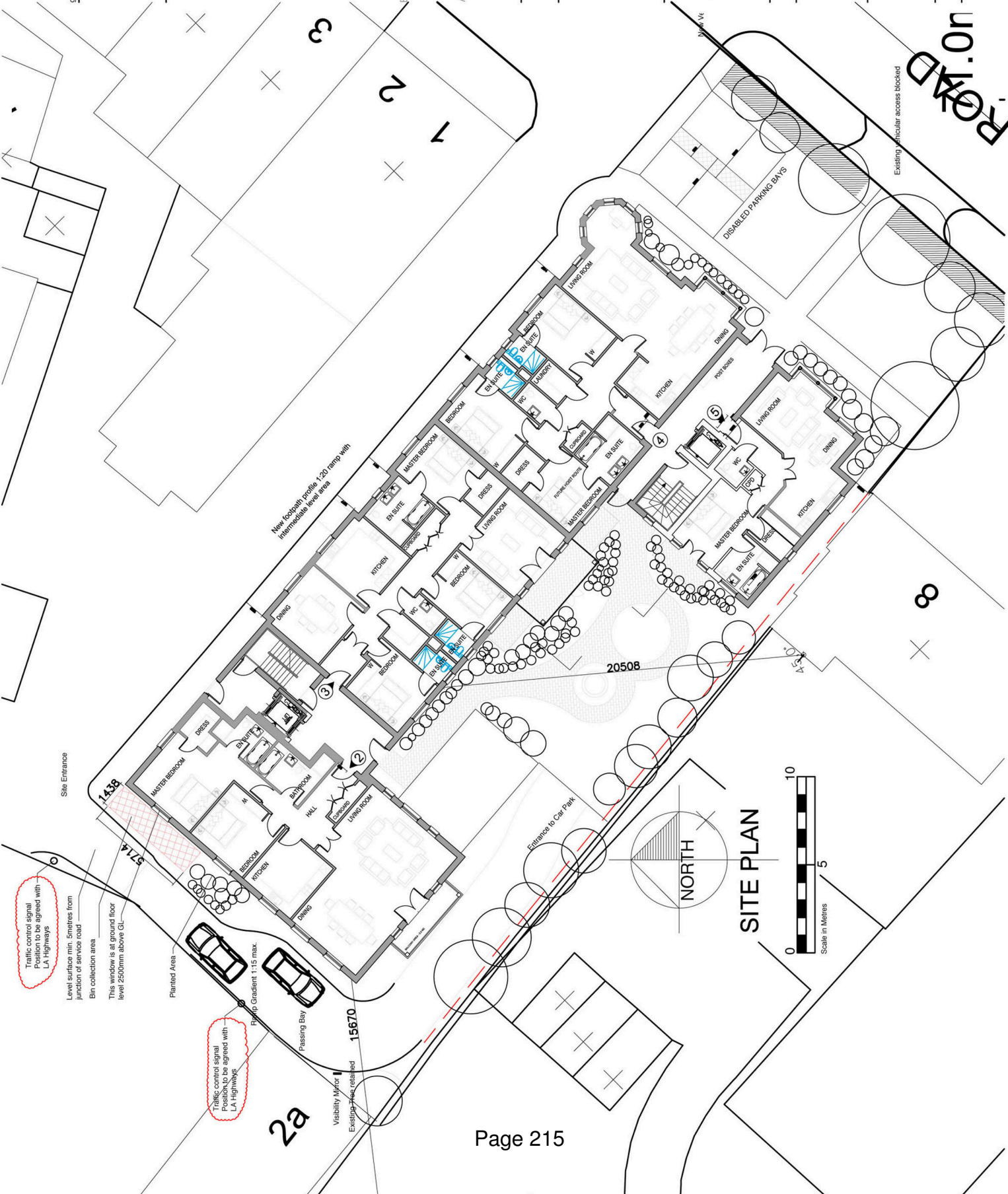
Entrance to Car Park

NORTH

SITE PLAN



Scale in Metres



TRAFFIC CONTROL SIGNALS  
INTRODUCED

rev: revision notes  
dwg status: PLANNING  
client: EXCELSIOR PROPERTIES LTD  
project title: 3RD FLOOR SOVEREIGN HOUSE  
1 ALBERT PLACE  
FINCHLEY CENTRAL  
LONDON - N3 1QB

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  
checked date: 12/09/09  
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

Existing vehicular access blocked

ROAD

general notes:

NO.	DATE	BY	REVISION
1	15/03/09	BT	ISSUE FOR PERMIT
2	15/03/09	BT	ISSUE FOR PERMIT
3	15/03/09	BT	ISSUE FOR PERMIT
4	15/03/09	BT	ISSUE FOR PERMIT

rev. revision notes: by: date:

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

PLANNING

client:



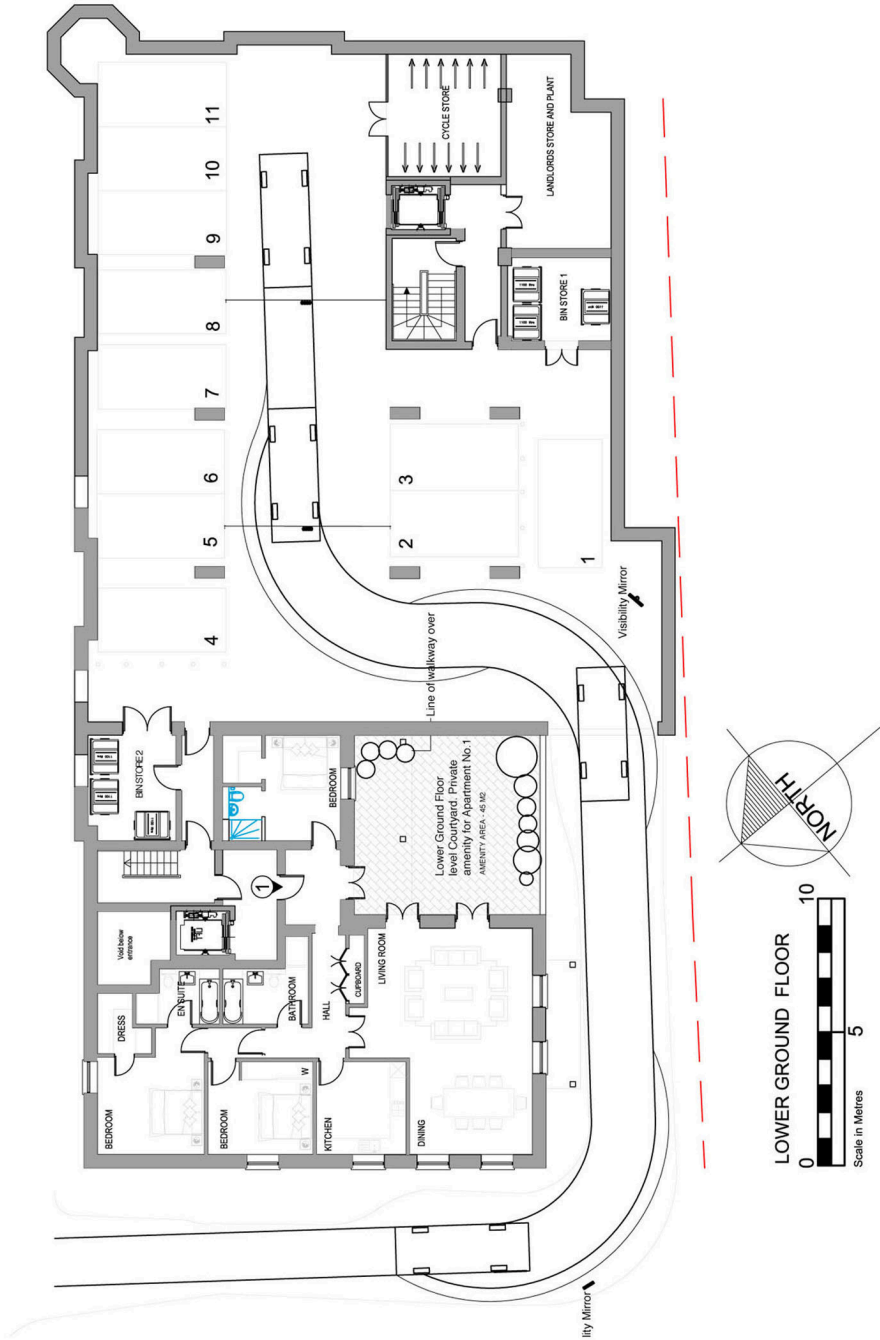
EXCELSIOR PROPERTIES LTD  
3RD FLOOR SOVEREIGN HOUSE  
1 ALBERT PLACE  
FINCHLEY CENTRAL  
LONDON - N3 1QB

drawn by:	drawn date:	checked/approved:	scale:
BG	08/09/09		1:200 @ A3
project title:			1:100 @ A4

The Reindeer  
Maxwell Road  
Northwood

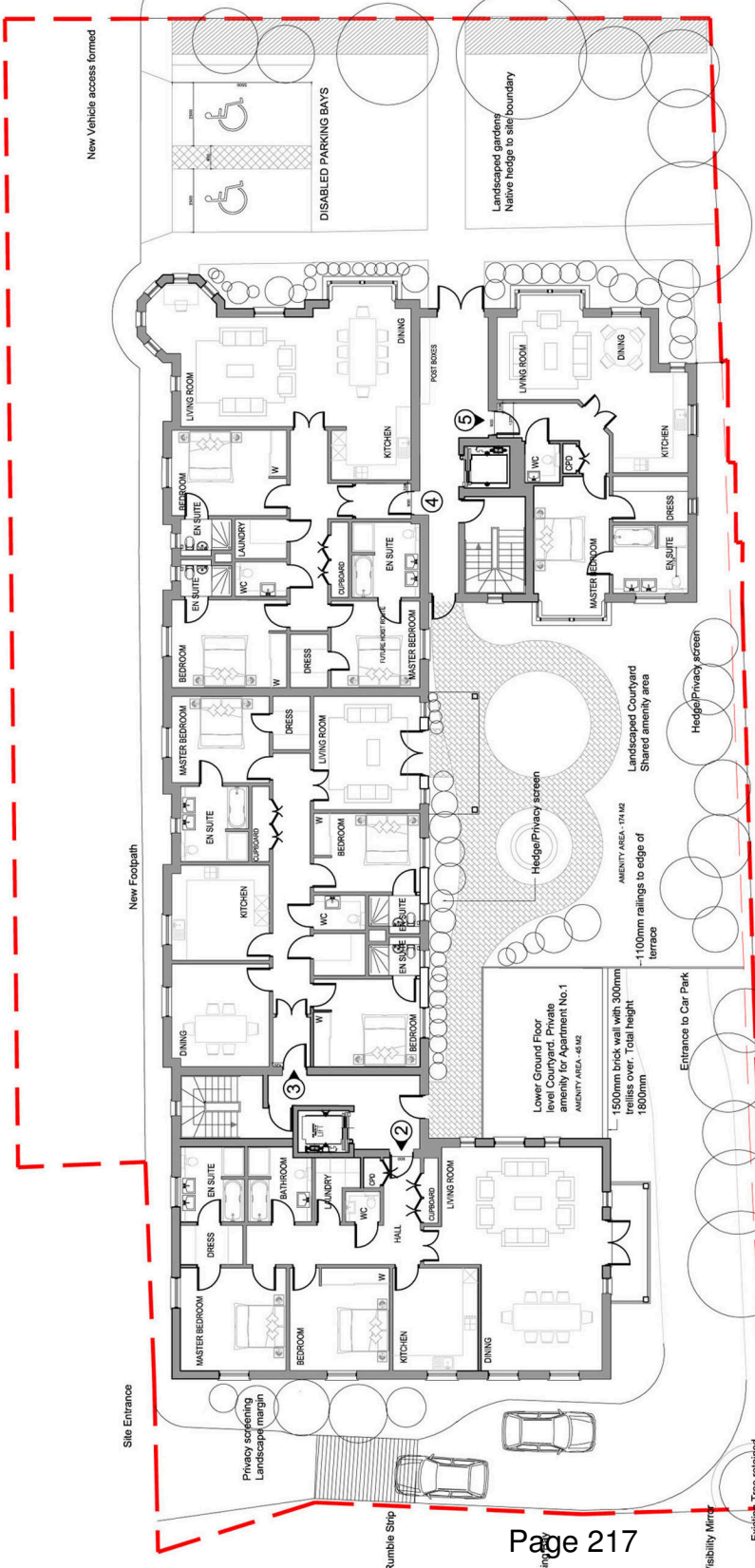
dwg title:  
Lower Ground Floor

dwg no:	rev:
112-09-PL-007	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**



EXCELSIOR PROPERTIES LTD  
 3RD FLOOR SOVEREIGN HOUSE  
 1 ALBERT PLACE  
 FINCHLEY CENTRAL  
 LONDON - N3 1QB

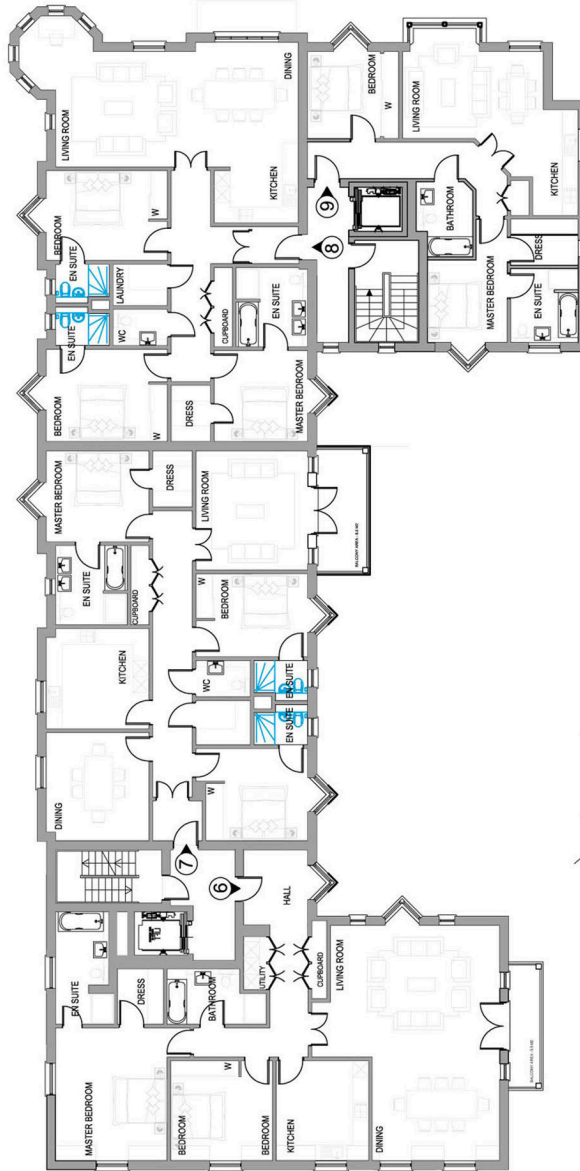
drawn by: BG  
 drawn date: 08/09/09  
 checked/approved: 1.200@A3  
 scale:

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:  
dwg status: DEC 09

PLANNING

client:



EXCELSIOR PROPERTIES LTD  
3RD FLOOR SOVEREIGN HOUSE  
1 ALBERT PLACE  
FINCHLEY CENTRAL  
LONDON - N3 1QB

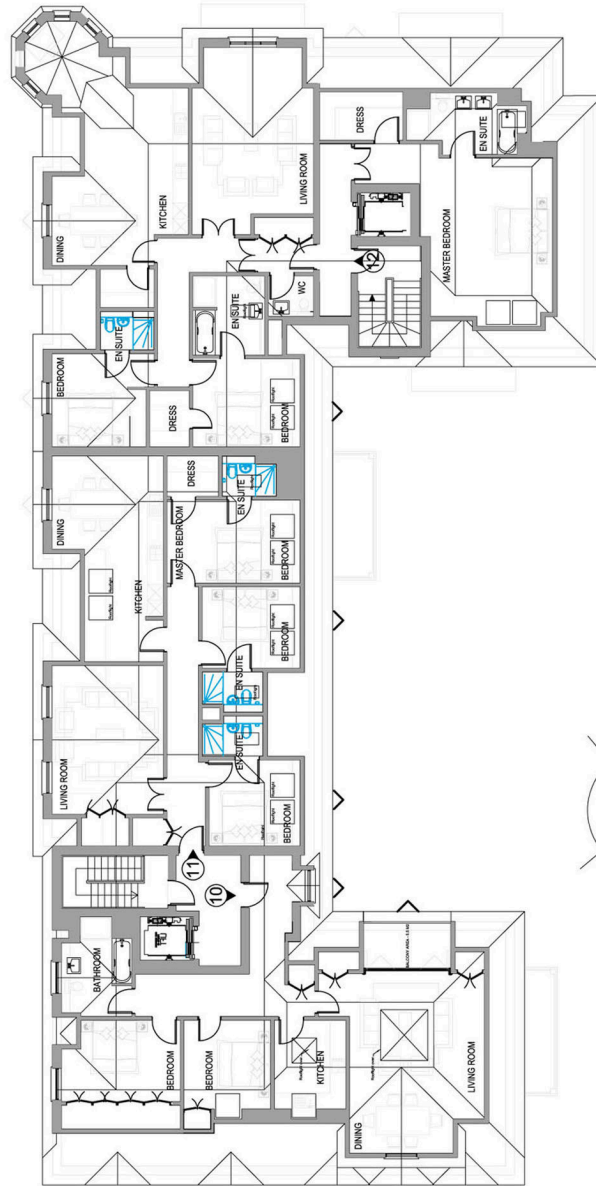
drawn by:	drawn date:	checked/approved:	scale:
BG	08/09/09		1:200 @ A3
project title:			1:100 @ A4

The Reindeer  
Maxwell Road  
Northwood

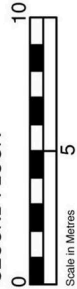
dwg title:  
First Floor Plan

dwg no:	rev:
112-09-PL-005	A

general notes:



SECOND FLOOR



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

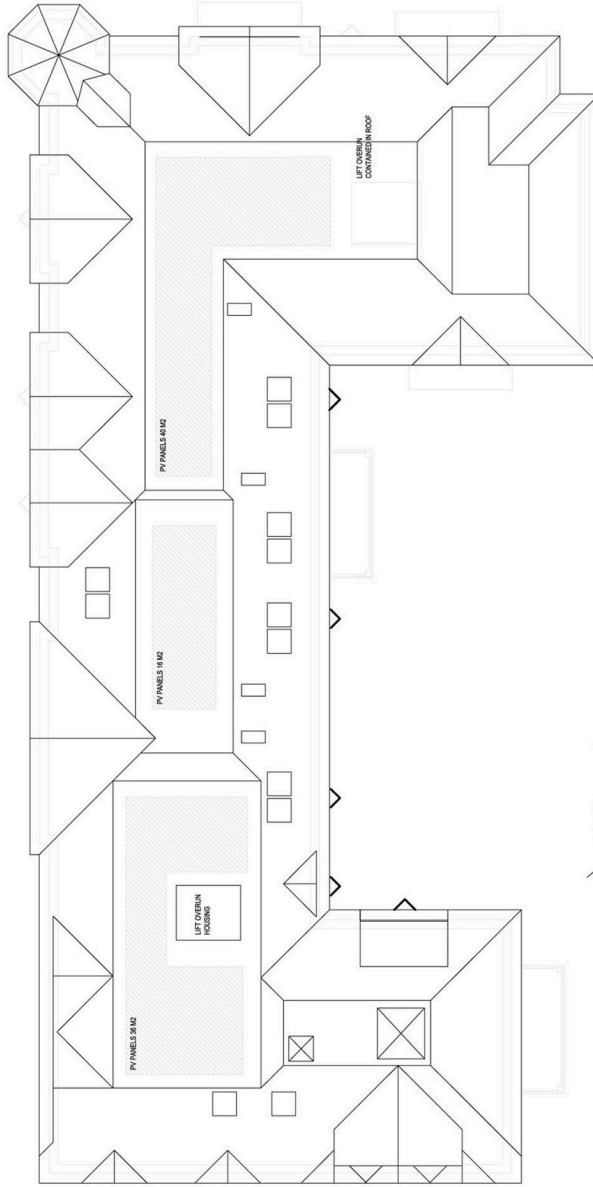
drawn by: BG  
drawn date: 08/09/09  
checked/approved: H.HARGREAVES  
scale: 1:200 @ A3

project title:  
The Reindeer  
Maxwell Road  
Northwood

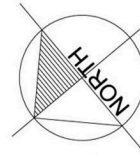
dwg title:  
Second Floor Plan

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  
rev. revision notes: by: date:  
dwg status: PLANNING

client:



EXCELSIOR PROPERTIES LTD  
3RD FLOOR SOVEREIGN HOUSE  
1 ALBERT PLACE  
FINCHLEY CENTRAL  
LONDON - N3 1QB

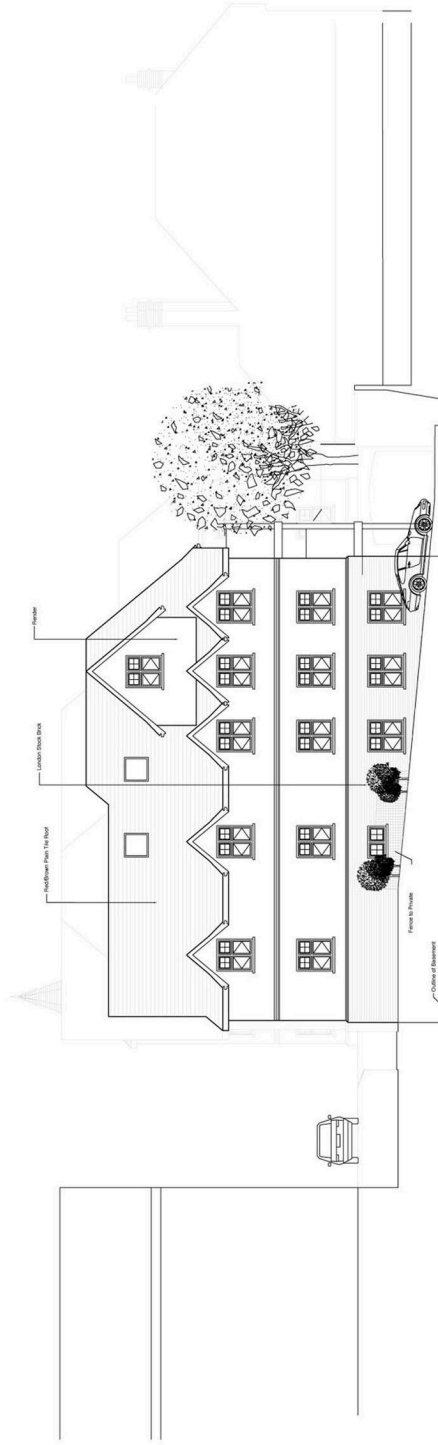
drawn by: BG  
drawn date: 08/09/09  
checked/approved: J. HARRIS  
scale: 1:200 @ A3

project title:  
The Reindeer  
Maxwell Road  
Northwood

dwg title:  
Roof Plan

dwg no: 112-09-PL-008  
rev: 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 @ A3 1:100 @ A1

project title:

The Reindeer  
 Maxwell Road  
 Northwood

dwg title:

North West Elevation  
 South East Courtyard Elevation

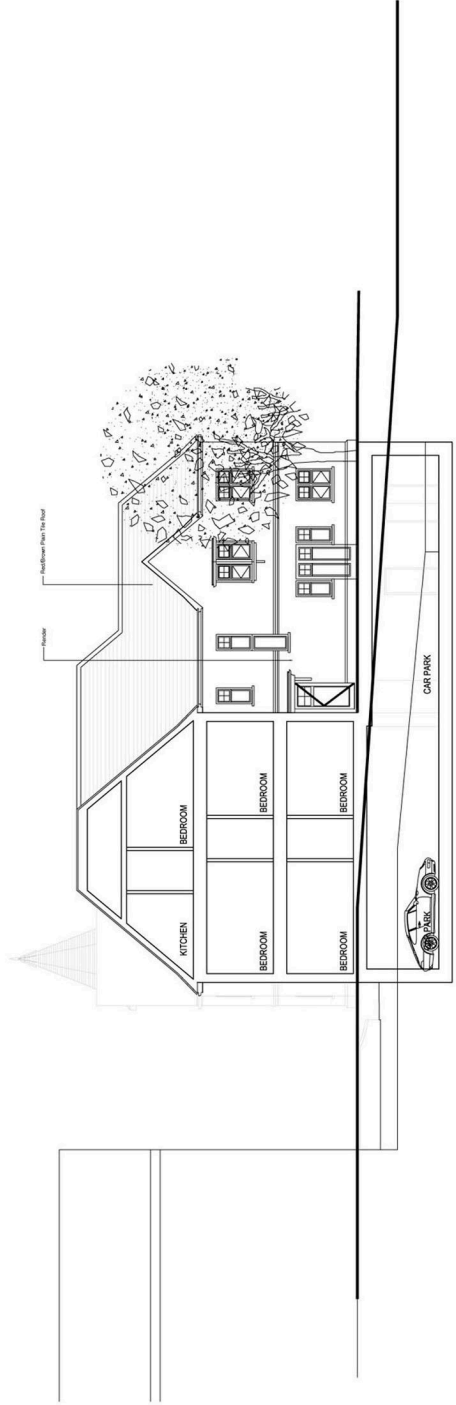
dwg no.:

112-09-PL-010

rev.:

A

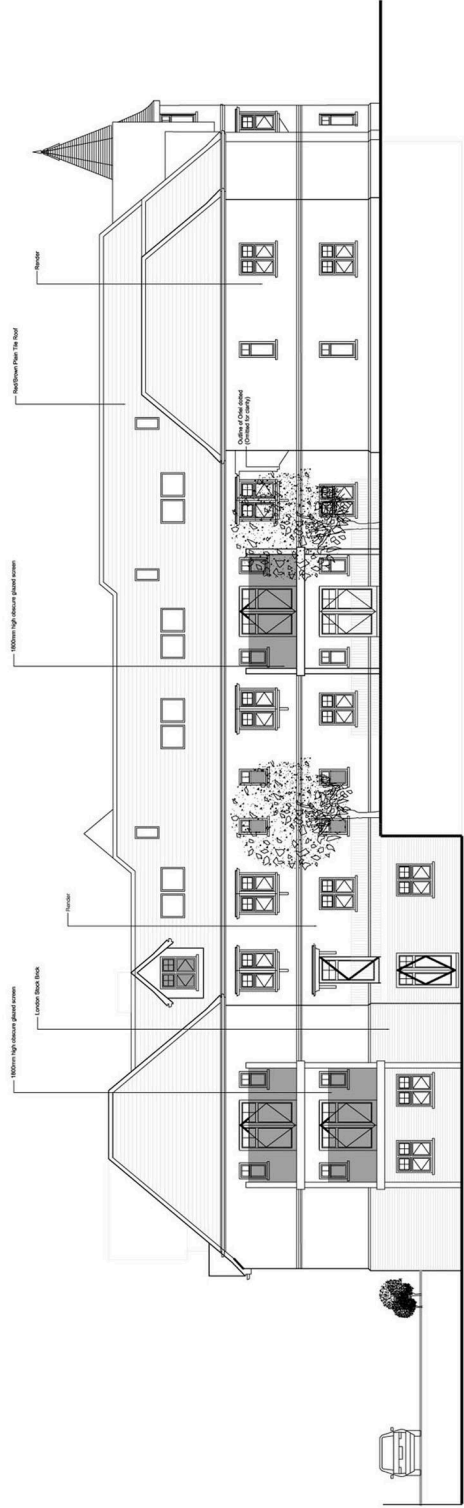
general notes:



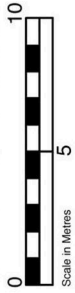
NORTH WEST (COURTYARD) ELEVATION AS PROPOSED



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	09/09/09		1:200@A3
project title:			1:100@A1

The Reindeer  
 Maxwell Road  
 Northwood

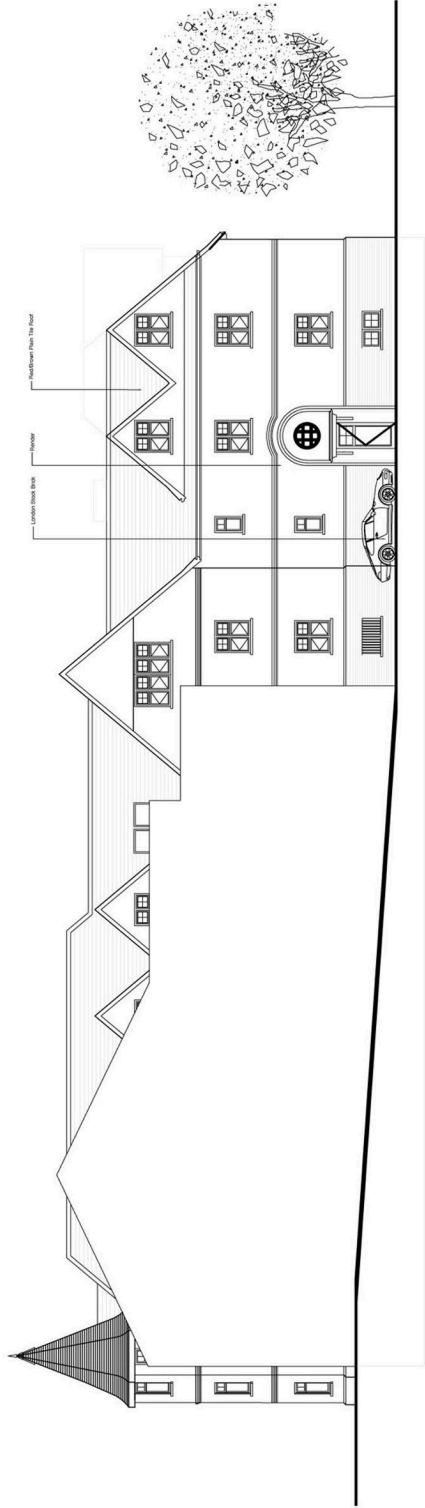
dwg title:

North West ( Courtyard)  
 South West (Courtyard)  
 Elevations as proposed

dwg no:	rev:
112-09-PL-011	A



general notes:



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:	PLANNING	date:

client:



EXCELSIOR PROPERTIES LTD  
 3RD FLOOR SOVEREIGN HOUSE  
 1 ALBERT PLACE  
 FINCHLEY CENTRAL  
 LONDON - N3 1QB

drawn by:	drawn date:	checked/approved:	scale:
EG	08/09/09		1:200@A3 1:100@A1
project title:			

The Reindeer  
 Maxwell Road  
 Northwood

dwg title:

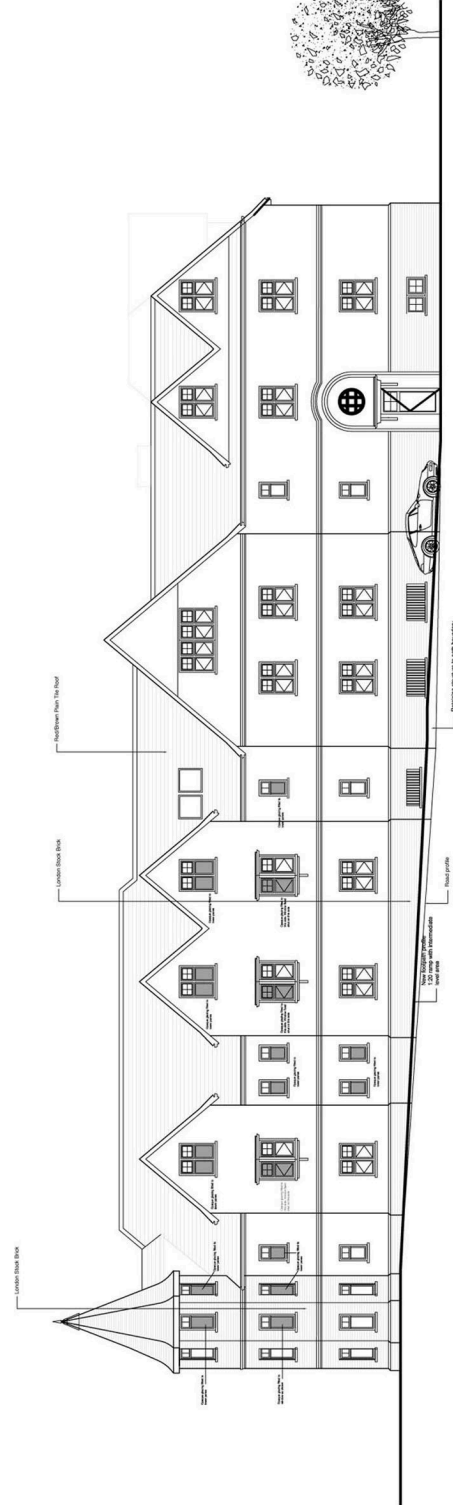
North East Elevation  
 as proposed with the outline  
 of Clive Parade indicated

dwg no:	rev:
112-09-PL-015	A

general notes:



SOUTH EAST ELEVATION AS PROPOSED



NORTH EAST ELEVATION AS PROPOSED



A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	by:	DEC 09
rev.	revision notes:		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:
EG	08/09/09		1:200@A3
			1:100@A1

project title:

The Reindeer  
Maxwell Road  
Northwood

dwg title:

South East ( Maxwell Road)  
and North East Elevations

dwg no.:

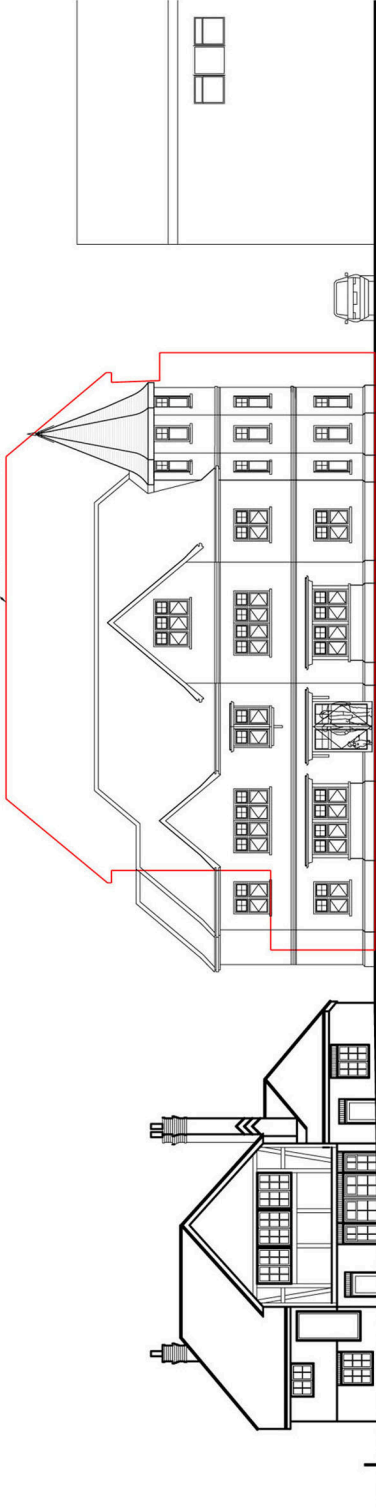
112-09-PL-009

rev.:

A

general notes:

OUTLINE OF PREVIOUS APPLICATION (18658/AP/2008/1998)



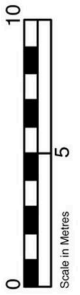
SOUTH EAST ELEVATION AS PROPOSED WITH PREVIOUS APPLICATION INDICATED



OUTLINE OF PREVIOUS APPLICATION (18658/AP/2008/1998)



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:
EG	08/09/09		1:200@A3 1:100@A1

project title:

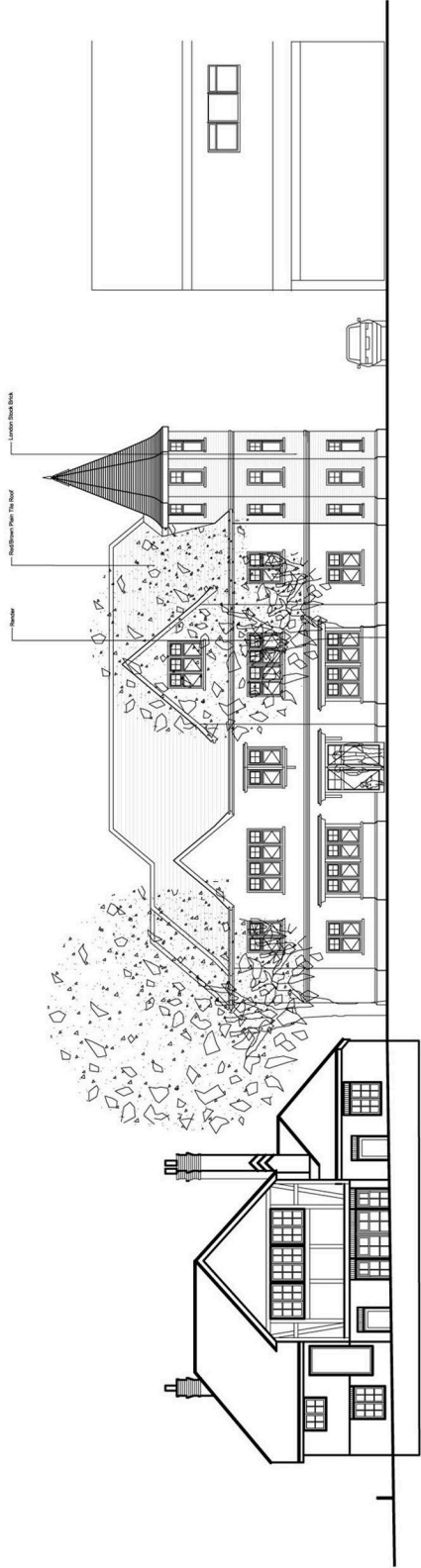
The Reindeer  
Maxwell Road  
Northwood

dwg title:

South East and North East Elevations as proposed with previous application shown

dwg no:	rev:
112-09-PL-013	A

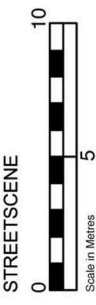
general notes:



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:
EG	08/09/09		1:200@A3 1:100@A1

project title:

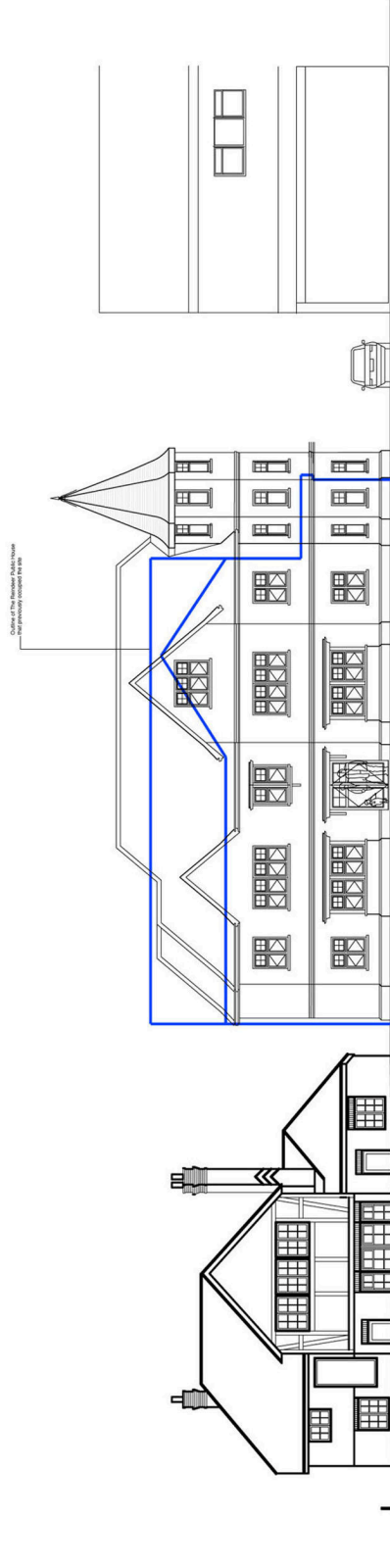
The Reindeer  
 Maxwell Road  
 Northwood

dwg title:

Street Scene

dwg no:	rev:
112-09-PL-018	A

general notes:



STREETSCENE INDICATING PROFILE OF FORMER REINDEER PUBLIC HOUSE



A	SIDE ENTRANCE INTRODUCED WIDTH OF BUILDING REDUCED BY 450MM ACROSS FRONT ELEVATION	by:	DEC 09
rev.	revision notes:		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:
EG	09/09/09		1:200@A3 1:100@A1

project title:

The Reindeer  
 Maxwell Road  
 Northwood

dwg title:

Street Scene indicating the  
 position of the former Public  
 House-The Reindeer

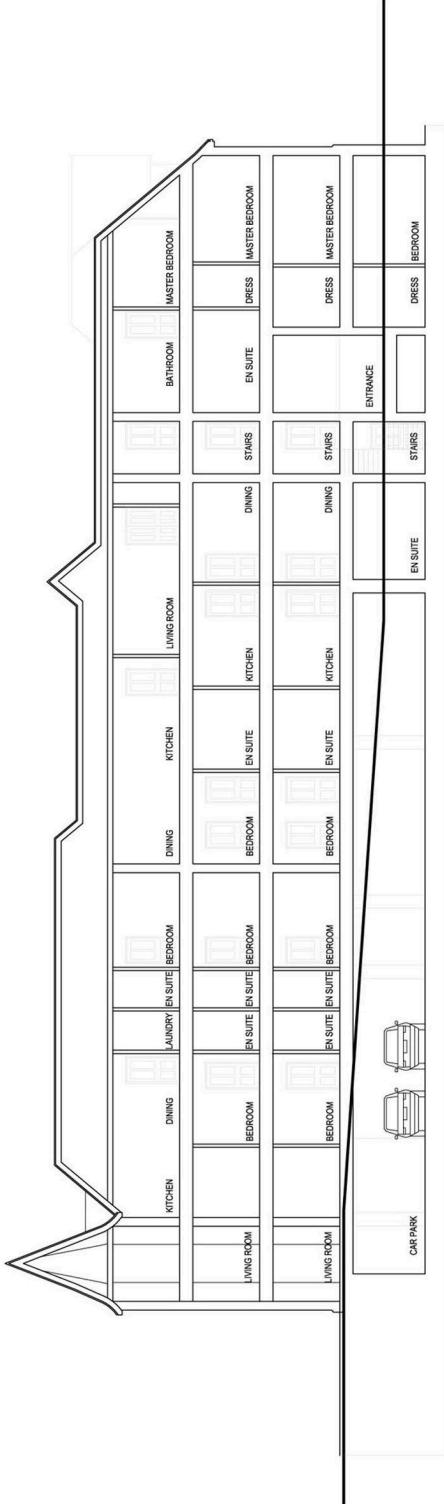
dwg no:

112-09-PL-019

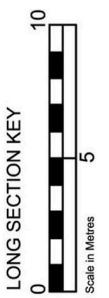
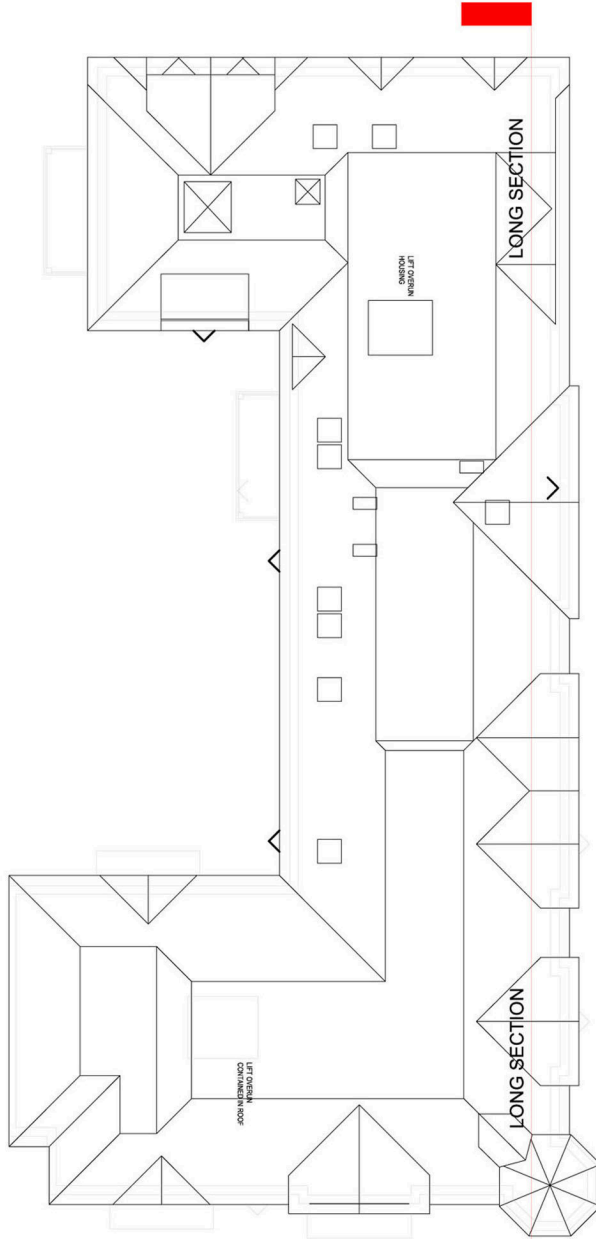
rev:

A

general notes:



LONG SECTION KEY



LONG SECTION KEY

0 10

Scale in Metres

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:  
EG 09/09/09 1-200@A3  
1-100@A1

project title:

The Reindeer  
Maxwell Road  
Northwood

dwg title:

Long Section with Key Plan

dwg no.:

112-09-PL-012

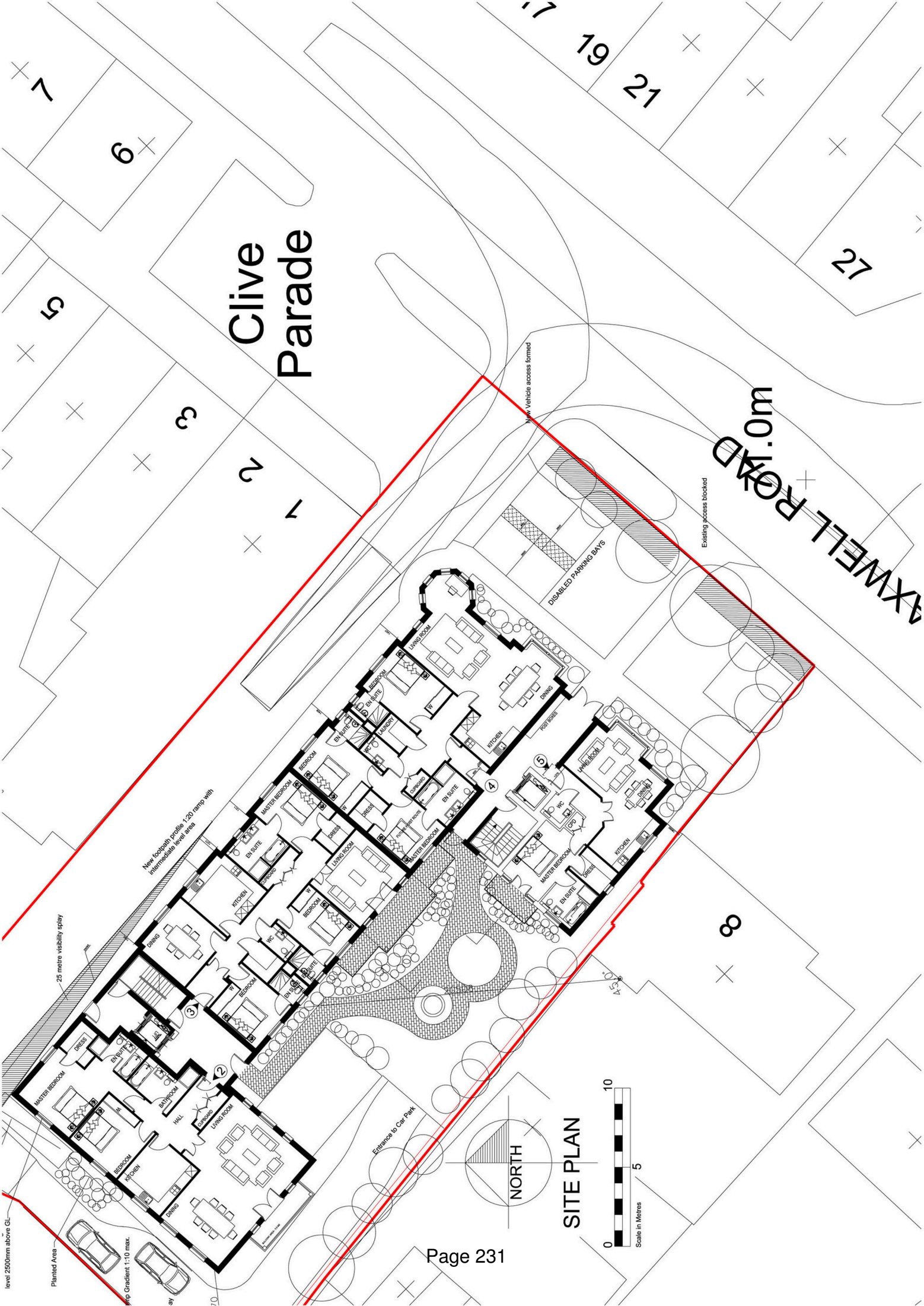
rev.:

A









Clive Parade

MAXWELL ROAD  
1.0m

SITE PLAN

NORTH



level 2500mm above G.L.  
Planted Area  
Swp Gradient 1:10 max.

New footpath profile 1:20 ramp with intermediate level area

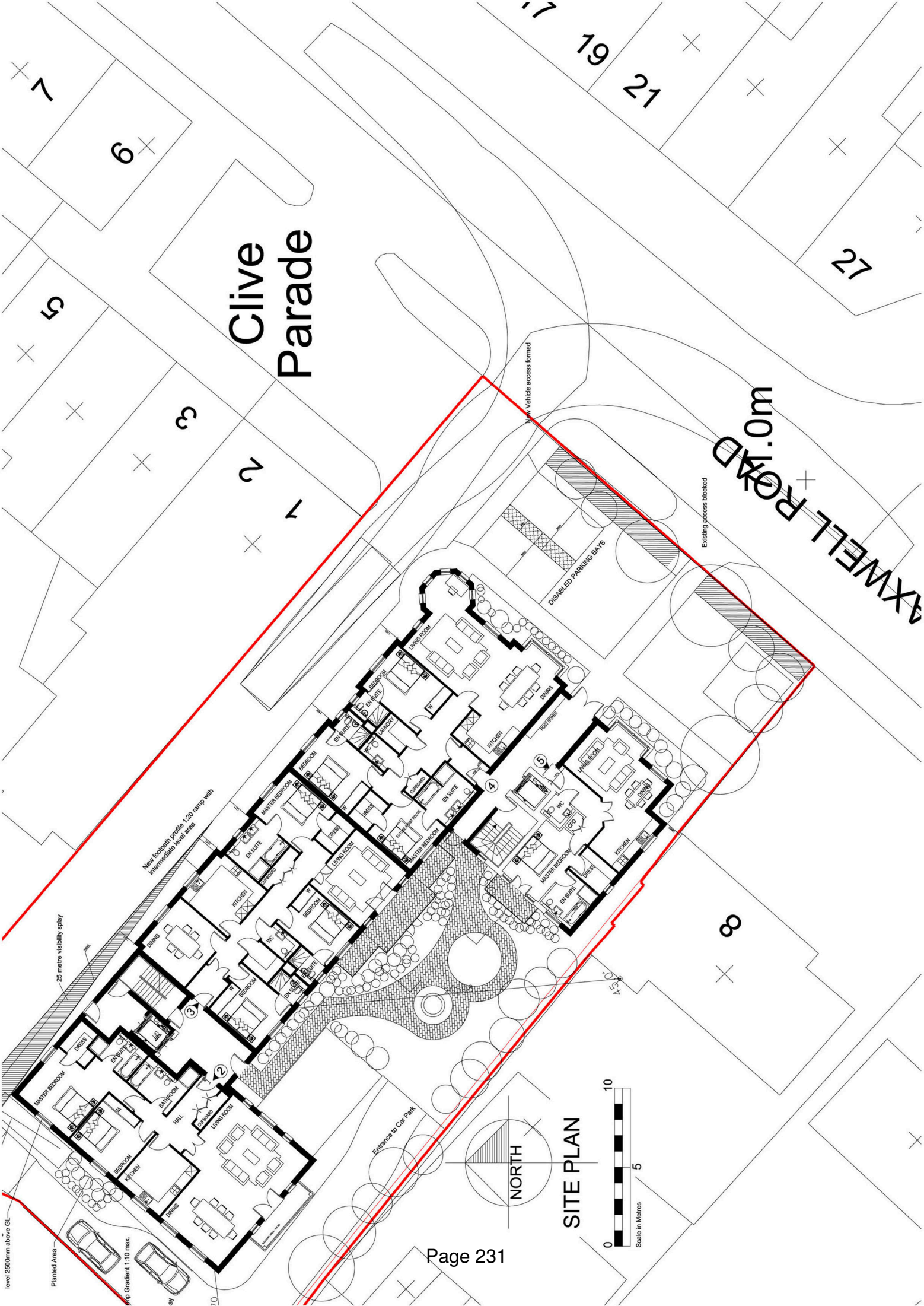
25 metre visibility splay

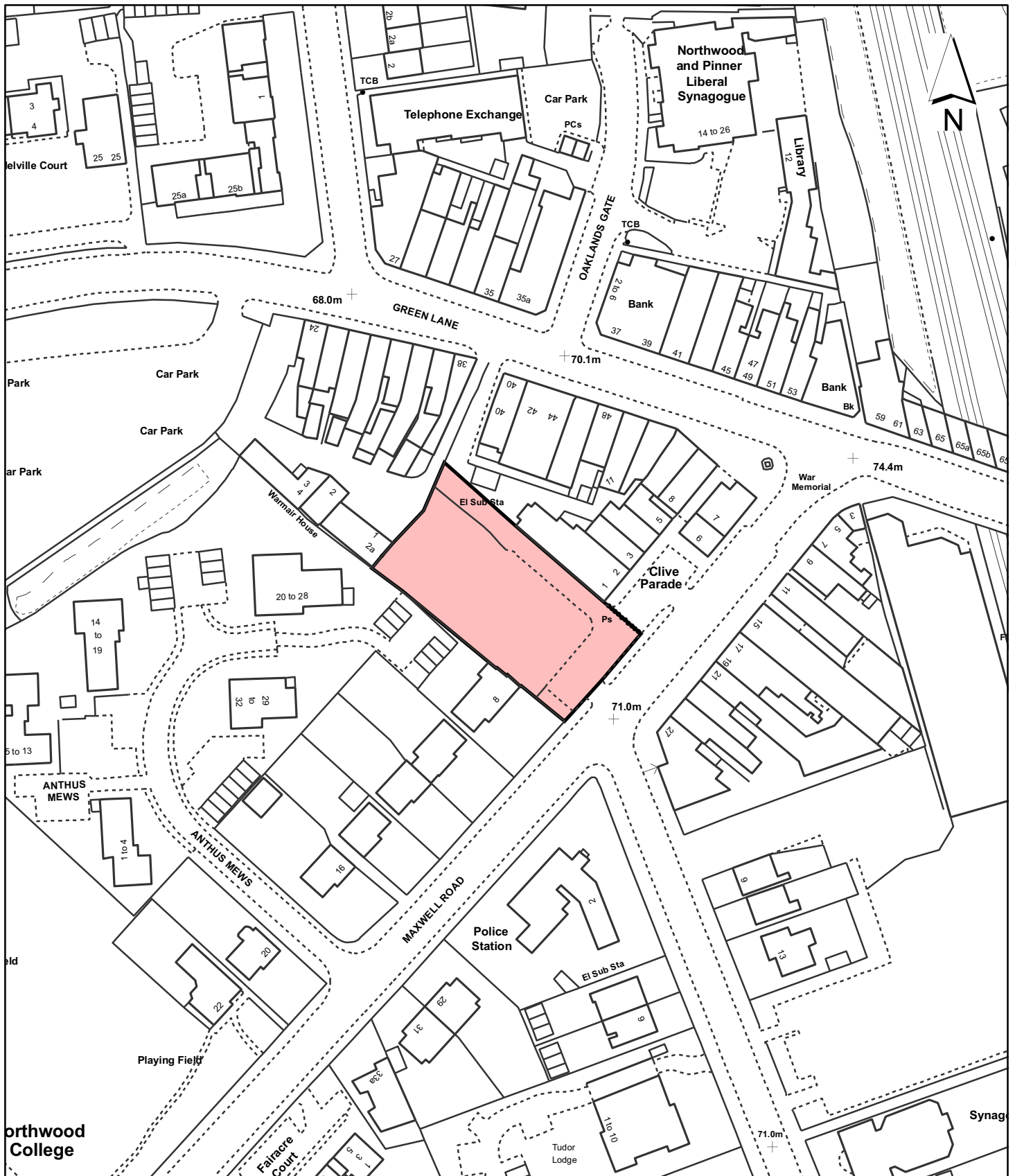
NW Vehicle access formed

Existing access blocked


DISABLED PARKING BAYS

Entrance to Car Park





**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Former Reindeer Public House Maxwell Road Northwood</b>	
Planning Application Ref:	Scale
<b>18958/APP/2009/2210</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 232	<b>April 2010</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

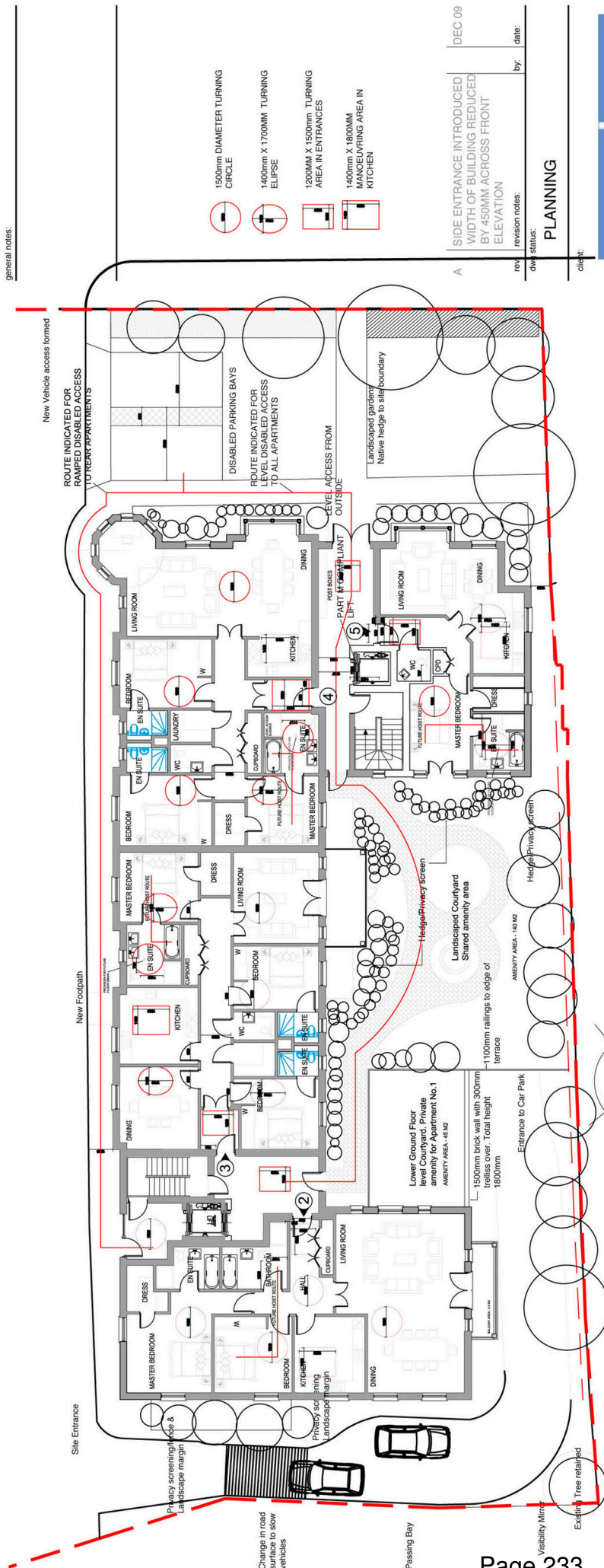
Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



HILLINGDON

LONDON

general notes:



EXCELSIOR PROPERTIES LTD  
 3RD FLOOR SOVEREIGN HOUSE  
 1 ALBERT PLACE  
 FINCHLEY CENTRAL  
 LONDON - N3 1QB

drawn by: EG  
 drawn date: 09/09/09  
 checked/approved: L.M.B.A.L.

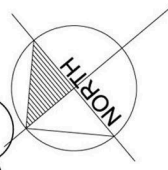
scale: 1:200 @ A3  
 project title:  
**The Reindeer**  
 Maxwell Road  
 Northwood

dwg title:  
**Floor Plan indicating DDA  
 and Lifetime Homes provision**

dwg no: 112-09-PL-017  
 rev: A

PLANNING

rev: DEC 09  
 dwg status: SIDE ENTRANCE INTRODUCED  
 WIDTH OF BUILDING REDUCED  
 BY 450MM ACROSS FRONT  
 ELEVATION  
 by: [blank]  
 date: [blank]



## **Report of the Head of Planning & Enforcement**

**Address** HAREFIELD PLACE THE DRIVE ICKENHAM

**Development:** Erection of a new building for use as a care home (Use Class C2), the refurbishment , alteration and change of use of Harefield Place to a care home (Use Class C2), provision of ancillary amenity space and car parking (involving the demolition of existing office extensions) .

**LBH Ref Nos:** 12571/APP/2010/319

**Date Plans Received:** 16/02/2010

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

**Date Application Valid:** 16/02/2010

## **Report of the Head of Planning & Enforcement**

**Address** HAREFIELD PLACE THE DRIVE ICKENHAM

**Development:** The refurbishment, alteration and change of use of Harefield Place to a care home (Use Class C2), provision of ancillary amenity space and car parking (involving the demolition of existing office extensions) (Application for Listed Building Consent).

**LBH Ref Nos:** 12571/APP/2010/355

**Date Plans Received:** 16/02/2010

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

**Date Application Valid:** 16/02/2010

HAREFIELD CARE LTD  
 HAREFIELD PLACE  
 ICKENHAM  
 HAREFIELD, WEST SUSSEX, BN9 5LW  
 ALL RIGHTS RESERVED  
 ALL INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE LICENSING AGREEMENT WITH THE CLIENT. ANY INFORMATION NOT SHOWN ON THIS PLAN IS SUBJECT TO THE LICENSING AGREEMENT WITH THE CLIENT. ANY INFORMATION NOT SHOWN ON THIS PLAN IS SUBJECT TO THE LICENSING AGREEMENT WITH THE CLIENT.

- KEY:**
- PROPOSED LEVEL
  - EXISTING LEVEL MAINTAINED
  - SITE BOUNDARY
  - EXISTING RETAINING WALLS
  - EXISTING TREES RETAINED
  - EXISTING TREES REMOVED
  - PROPOSED NEW TREES
  - EXISTING BUILDING FOOTPRINTS



**PLANNING**  
 HAREFIELD CARE  
 SCUI  
 HAREFIELD CARE LTD  
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### NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.  
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STATION	EASTING	NORTHING
100	498050.00	521000.00
101	498050.00	521000.00
102	498050.00	521000.00
103	498050.00	521000.00
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117	498050.00	521000.00
118	498050.00	521000.00
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120	498050.00	521000.00



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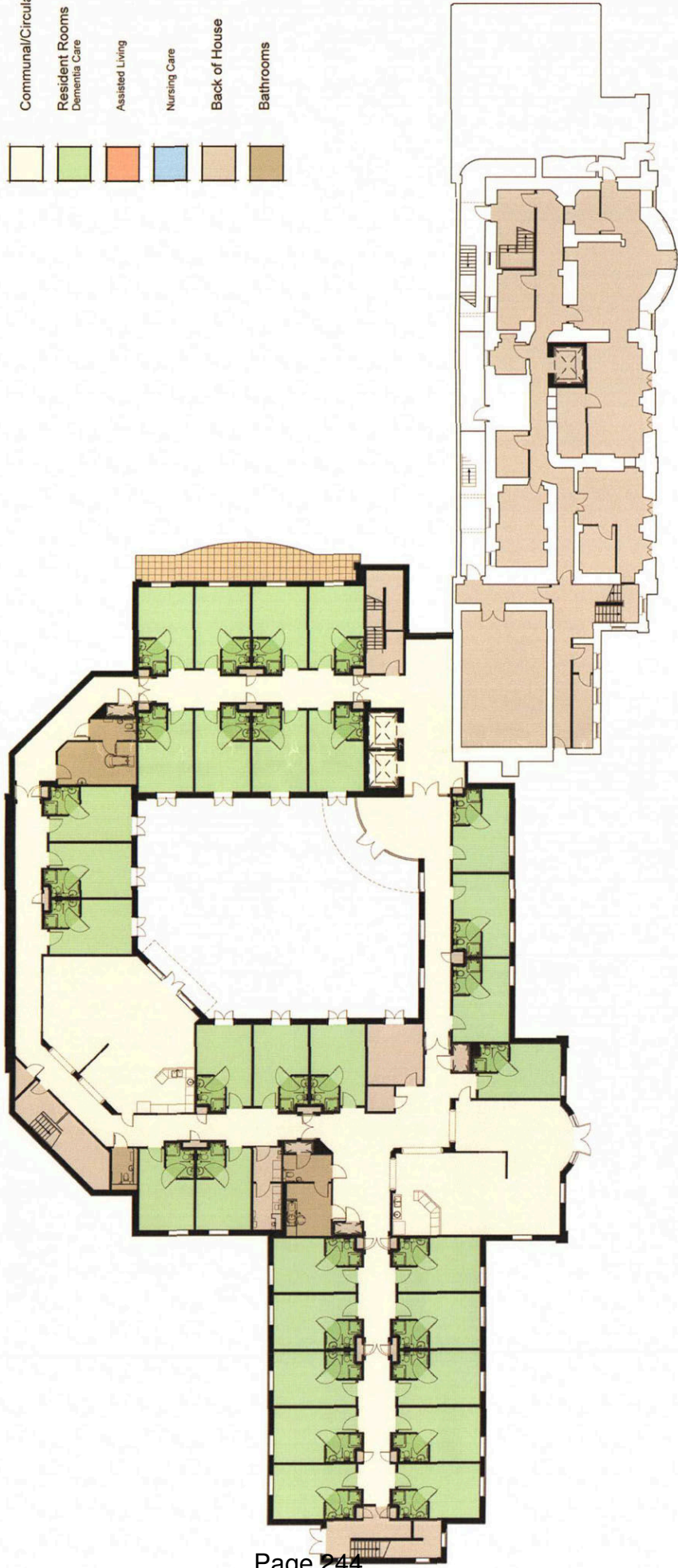
- Existing Trees
- Potential Focal Points
- Tree Protection Zones
- Main Roads
- Site Boundary
- Views through Site
- Clearance for Construction
- Buildings
- Sewer/Easement
- Views of Site
- Existing Site Entrance
- Direction of View from Existing Windows





**KEY**

- Existing Wall Retained
- New Wall
- Communal/Circulation
- Resident Rooms  
Dementia Care
- Assisted Living
- Nursing Care
- Back of House
- Bathrooms



general notes  
 All dimensions shown on this drawing are in millimetres unless otherwise stated.  
 All dimensions must be verified on site before the commencement of work or the fabrication of any item. Any discrepancies must be reported immediately to the architect.  
 All work is to be completed in accordance with the current building regulations.  
 The contractor is responsible for obtaining all necessary permissions and approvals from the relevant authorities.  
 The contractor is responsible for the safety of all workers and the public.  
 The contractor is responsible for the protection of all existing services and structures.  
 The contractor is responsible for the disposal of all waste materials.  
 The contractor is responsible for the completion of all work within the agreed programme of works.  
 The contractor is responsible for the provision of all necessary site facilities.  
 The contractor is responsible for the maintenance of all site safety measures.  
 The contractor is responsible for the completion of all work within the agreed programme of works.

ANNEX		ANNEX		ANNEX		ANNEX	
DEMENTIA	ASSISTED	DEMENTIA	ASSISTED	DEMENTIA	ASSISTED	DEMENTIA	ASSISTED
TOTAL		TOTAL		TOTAL		TOTAL	
GROUND	30	30	30	30	30	30	30
FIRST	15	15	15	15	15	15	15
TOTAL	30	45	45	45	45	45	45
MAIN HOUSE		MAIN HOUSE		MAIN HOUSE		MAIN HOUSE	
GROUND	18	18	18	18	18	18	18
FIRST	0	0	0	0	0	0	0
SECOND	0	0	0	0	0	0	0
TOTAL	18	18	18	18	18	18	18
SCHEDULE OF AREAS		SCHEDULE OF AREAS		SCHEDULE OF AREAS		SCHEDULE OF AREAS	
SOA (M <sup>2</sup> )	SOFT (M <sup>2</sup> )	SOA (M <sup>2</sup> )	SOFT (M <sup>2</sup> )	SOA (M <sup>2</sup> )	SOFT (M <sup>2</sup> )	SOA (M <sup>2</sup> )	SOFT (M <sup>2</sup> )
GROUND	1488	392.7	4204	1488	392.7	1488	392.7
FIRST	511.8	5591	511.8	5591	511.8	5591	5591
SECOND	0	2631	0	2631	0	2631	2631
TOTAL	2000	6426	2000	6426	2000	6426	6426

PLANNING  
 HAREFIELD CARE  
 HAREFIELD PLACE  
 ICKENHAM

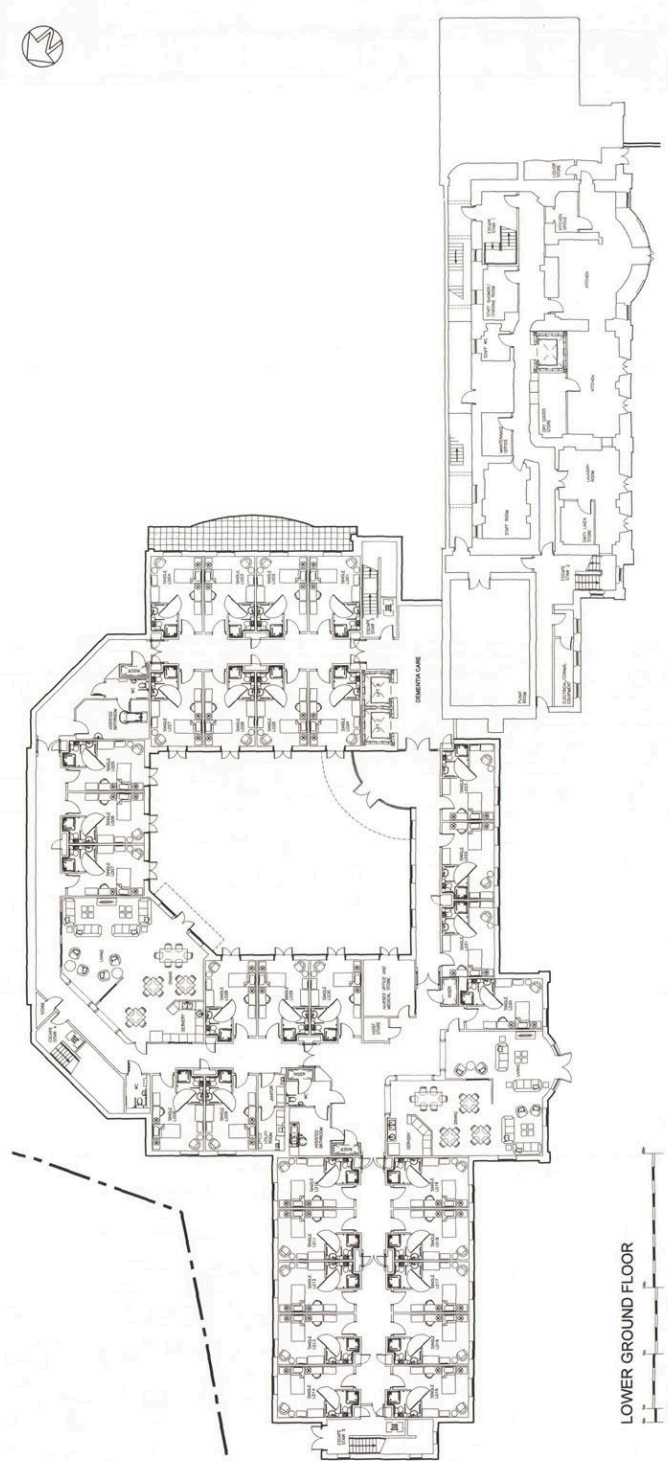
Scale + Partners Limited  
 The Tithe Barn @ Elm  
 Redburn, West A370A  
 Icknham, Kent TN38 9JL  
 Tel: 01843 827222  
 Fax: 01843 827224  
 www.scaleandpartners.co.uk  
 email: scale@scaleandpartners.co.uk

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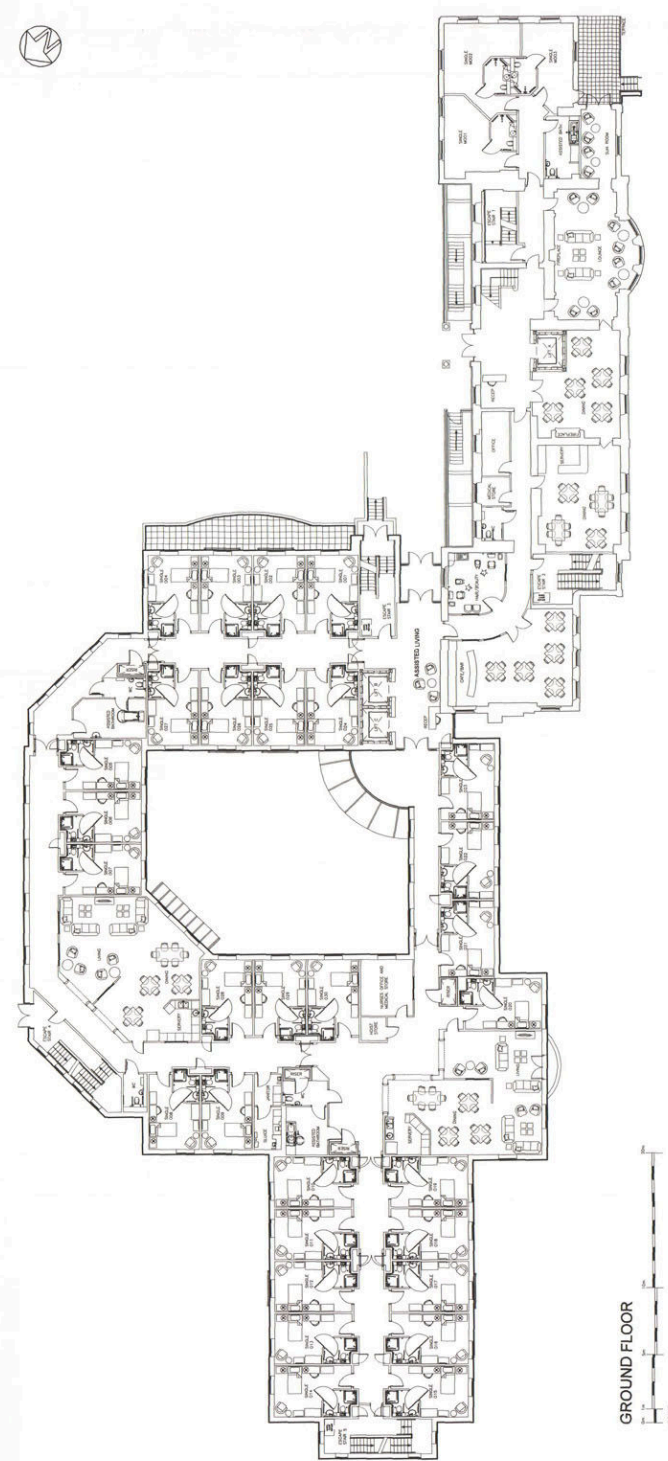
Scale: 1:200 (B1)

Project Manager: [Signature]  
 Date: 12/07/08

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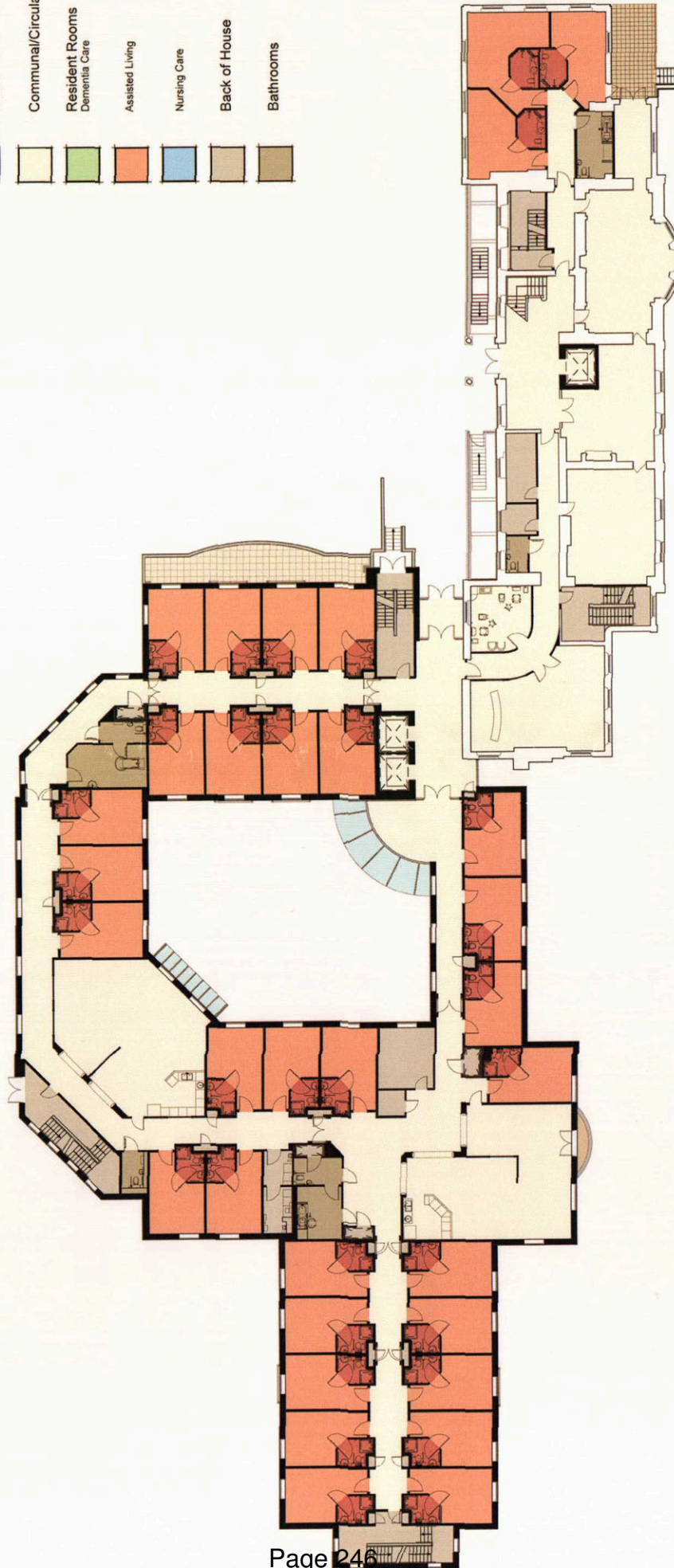
LOWER GROUND FLOOR



GROUND FLOOR

**KEY**

- Existing Wall Retained
- New Wall
- Communal/Circulation
- Resident Rooms  
Dementia Care
- Assisted Living
- Nursing Care
- Back of House
- Bathrooms

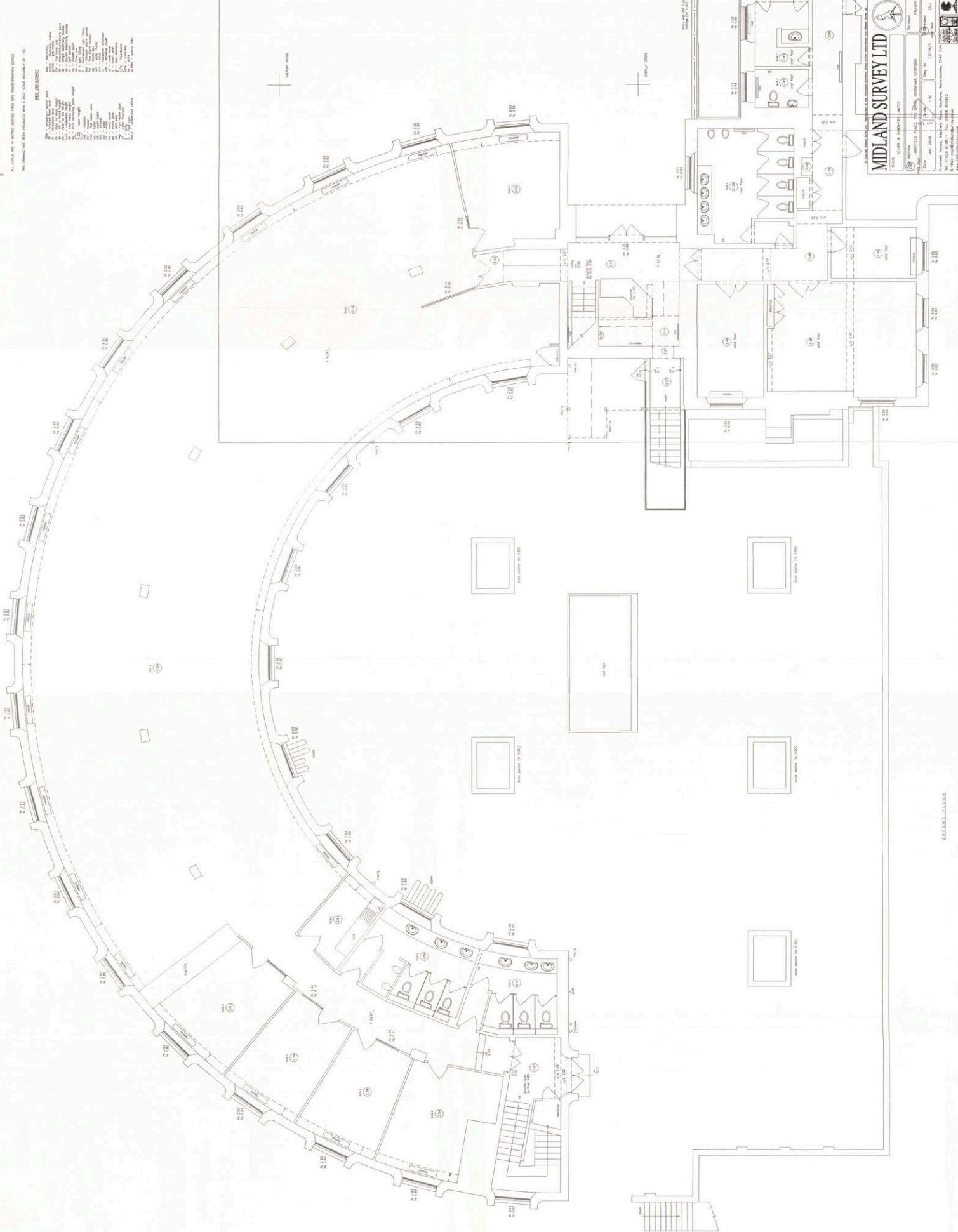




**NOTES**

ALL DIMS ARE PERMANENT UNLESS SPECIFICALLY NOTED  
 NEW DIMS AND ELEVATIONS SHOWN IN RED

- EXPLANATIONS**
- 1. Existing structure shown in black
  - 2. Proposed structure shown in red
  - 3. Proposed structure shown in green
  - 4. Proposed structure shown in blue
  - 5. Proposed structure shown in yellow
  - 6. Proposed structure shown in purple
  - 7. Proposed structure shown in orange
  - 8. Proposed structure shown in pink
  - 9. Proposed structure shown in light blue
  - 10. Proposed structure shown in light green
  - 11. Proposed structure shown in light yellow
  - 12. Proposed structure shown in light purple
  - 13. Proposed structure shown in light orange
  - 14. Proposed structure shown in light pink
  - 15. Proposed structure shown in light light blue
  - 16. Proposed structure shown in light light green
  - 17. Proposed structure shown in light light yellow
  - 18. Proposed structure shown in light light purple
  - 19. Proposed structure shown in light light orange
  - 20. Proposed structure shown in light light pink



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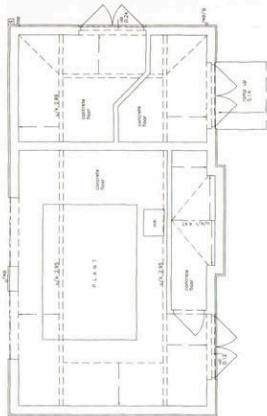
REG. NO. 19281

**NOTES**

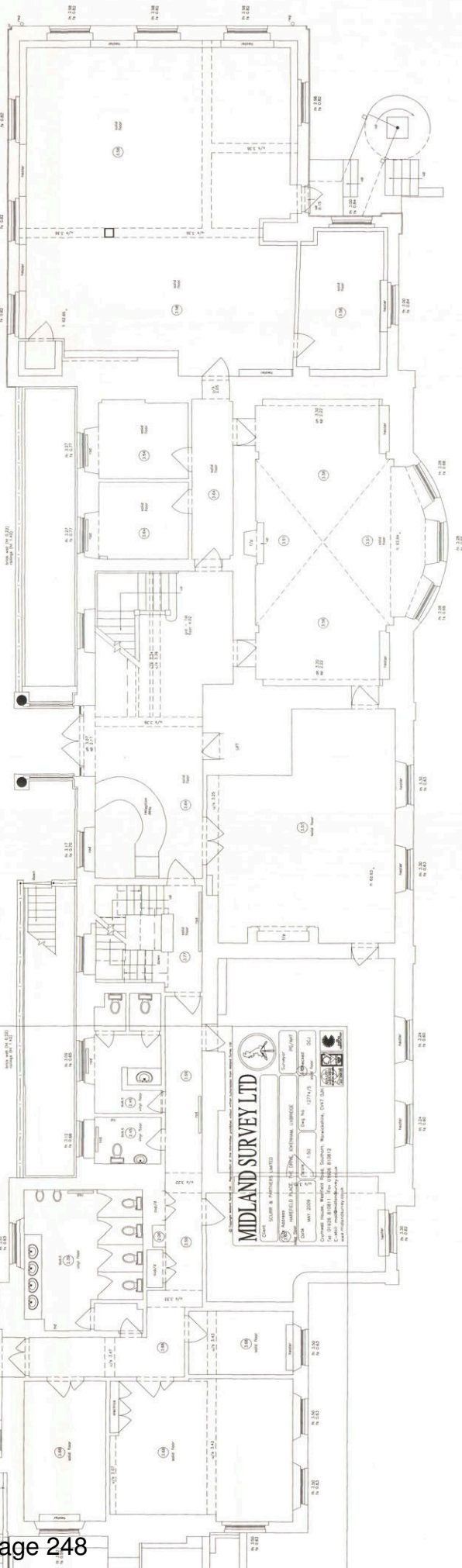
ALL LEVELS ARE IN METRES DERIVED FROM GDA TRANSDUCED BENCH  
 THE DRAWING HAS BEEN PRODUCED WITH A 1:50 SCALE ACCORDING TO 1:50

**EXPLANATIONS**

- 1. Proposed new work
- 2. Existing work
- 3. Proposed new work to be removed
- 4. Proposed new work to be retained
- 5. Proposed new work to be demolished
- 6. Proposed new work to be retained
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PLANT BUILDING - GROUND FLOOR

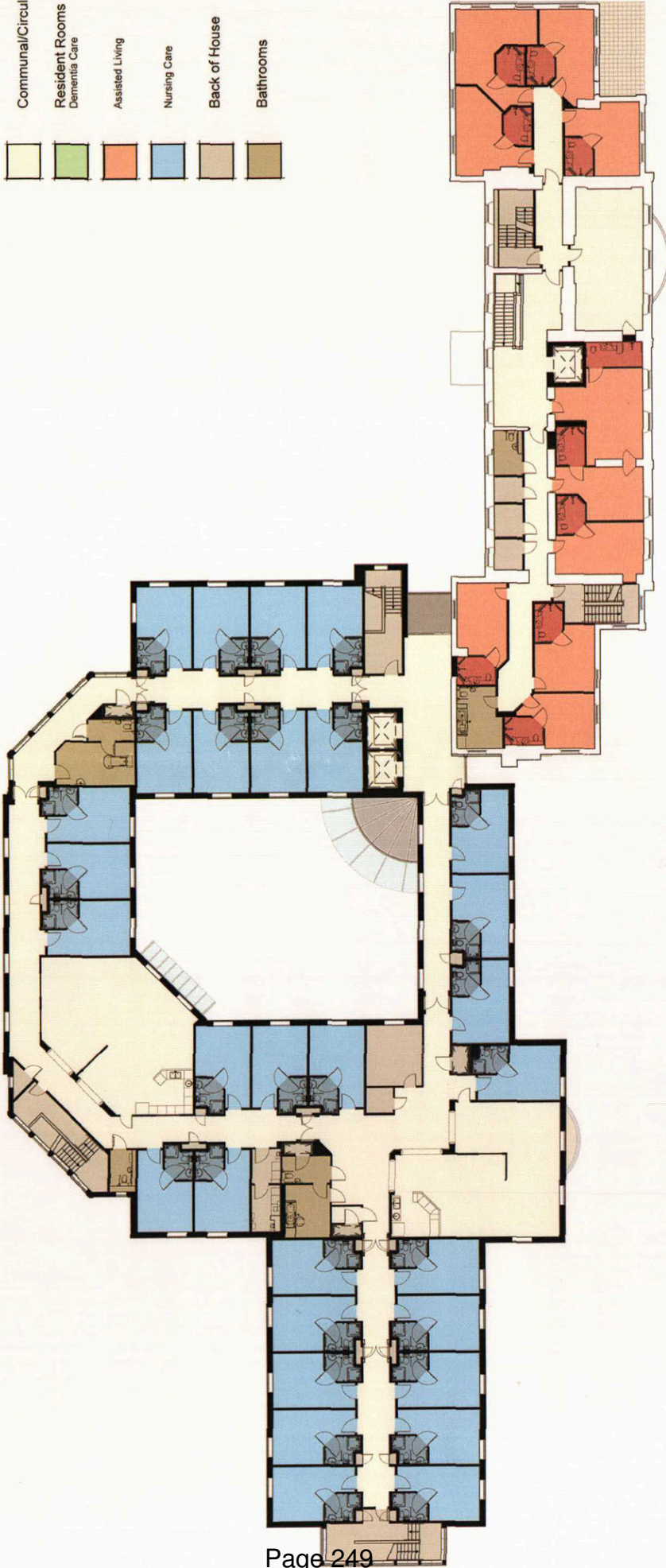


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 PROJECT: [REDACTED]  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 PROJECT MANAGER: [REDACTED]  
 PROJECT ENGINEER: [REDACTED]  
 PROJECT ARCHITECT: [REDACTED]

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 PROJECT MANAGER: [REDACTED]  
 PROJECT ENGINEER: [REDACTED]  
 PROJECT ARCHITECT: [REDACTED]

**KEY**

- Existing Wall Retained
- New Wall
- Communal/Circulation
- Resident Rooms  
Dementia Care
- Assisted Living
- Nursing Care
- Back of House
- Bathrooms

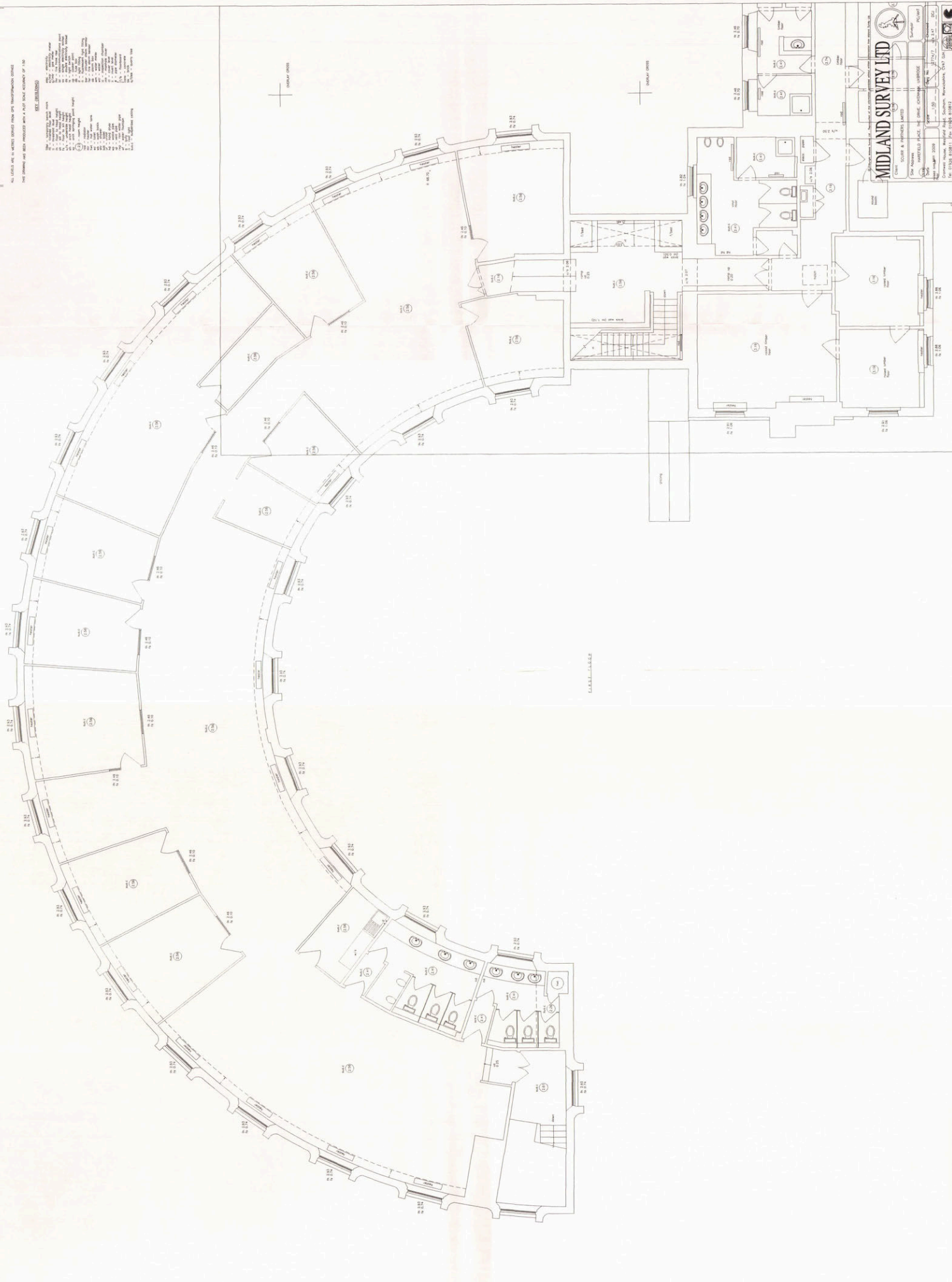


**NOTES**

ALL LEVELS ARE IN METERS DERIVED FROM THE PHOTOGRAMMETRIC CONTROL POINTS SHOWN ON THE PLAN. THE DATUM IS THE MEAN SEA LEVEL DATUM OF 1985.

**KEY (DIMENSIONS)**

- 1. WALL THICKNESS
- 2. DOOR THICKNESS
- 3. WINDOW THICKNESS
- 4. STAIR CASE THICKNESS
- 5. ROOF THICKNESS
- 6. FLOOR THICKNESS
- 7. CEILING THICKNESS
- 8. RAMP THICKNESS
- 9. BALCONY THICKNESS
- 10. TERRACE THICKNESS
- 11. DRIVEWAY THICKNESS
- 12. PARKING THICKNESS
- 13. DRIVEWAY THICKNESS
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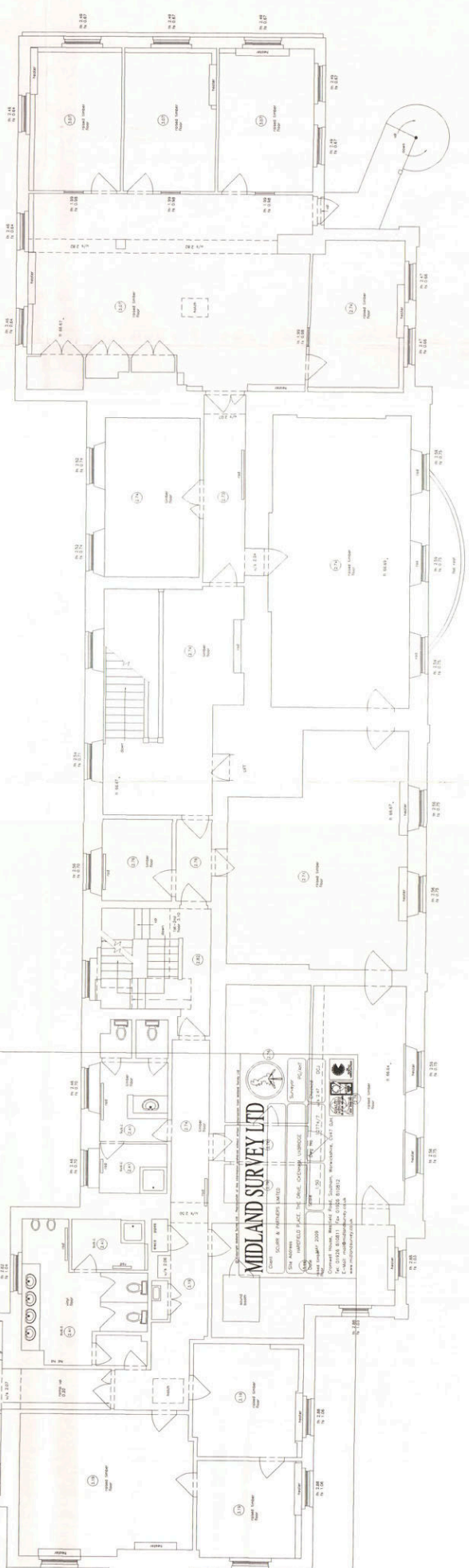
**MIDLAND SURVEY LTD**  
100, MARKET PLACE, LEICESTER, LE1 1JF  
Tel: 01533 424242  
Fax: 01533 424243  
Email: info@midlandsurvey.co.uk  
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**NOTES**

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 THIS DRAWING HAS BEEN PRODUCED WITH A SCALE ACCURACY OF 1:50

**KEY LEGENDS**

1. EXISTING WALLS  
 2. EXISTING DOORS  
 3. EXISTING WINDOWS  
 4. EXISTING STAIRS  
 5. EXISTING LIFT  
 6. EXISTING SERVICES  
 7. EXISTING FLOOR FINISH  
 8. EXISTING CEILING FINISH  
 9. EXISTING ROOF FINISH  
 10. EXISTING EXTERIOR FINISH  
 11. EXISTING INTERIOR FINISH  
 12. EXISTING PAINTWORK  
 13. EXISTING GLASS  
 14. EXISTING METALWORK  
 15. EXISTING WOODWORK  
 16. EXISTING PLASTER  
 17. EXISTING CONCRETE  
 18. EXISTING BRICKWORK  
 19. EXISTING BLOCKWORK  
 20. EXISTING TILEWORK  
 21. EXISTING TERRAZZO  
 22. EXISTING CARPET  
 23. EXISTING LINOLEUM  
 24. EXISTING RUBBER MATS  
 25. EXISTING FLOOR COVERINGS  
 26. EXISTING CEILING COVERINGS  
 27. EXISTING ROOF COVERINGS  
 28. EXISTING EXTERIOR COVERINGS  
 29. EXISTING INTERIOR COVERINGS  
 30. EXISTING PAINTWORK



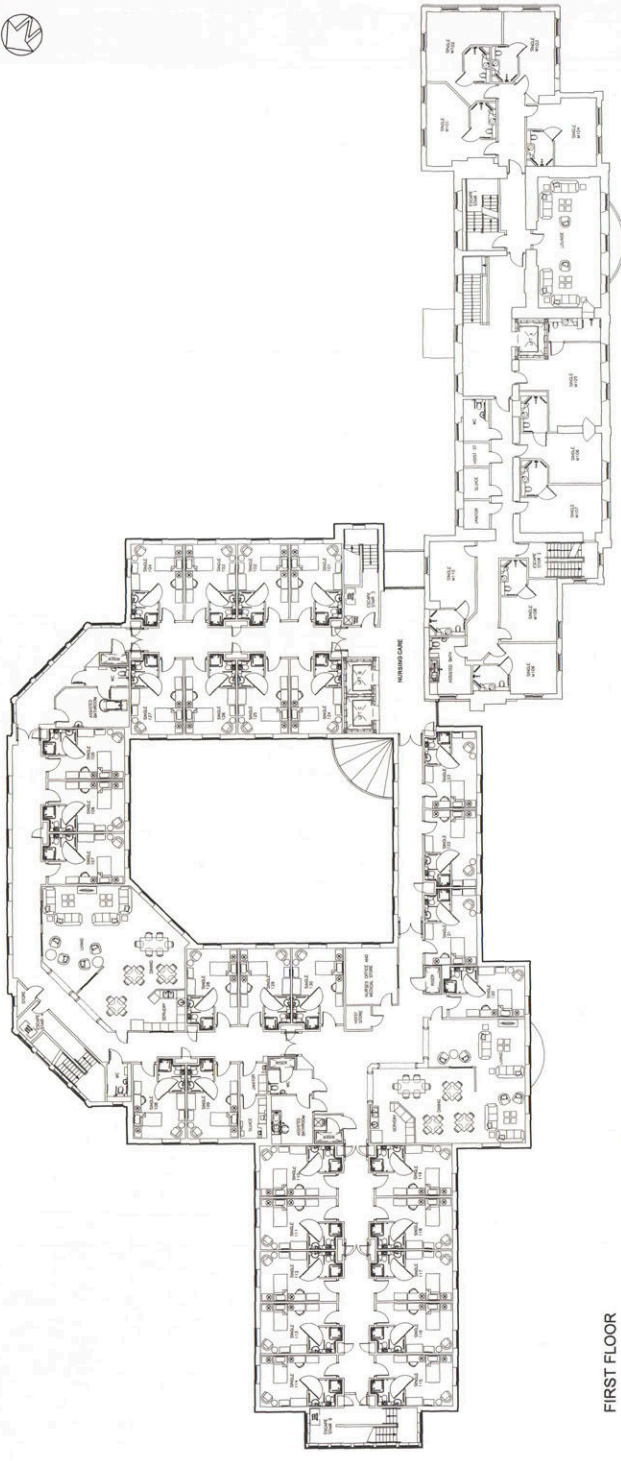
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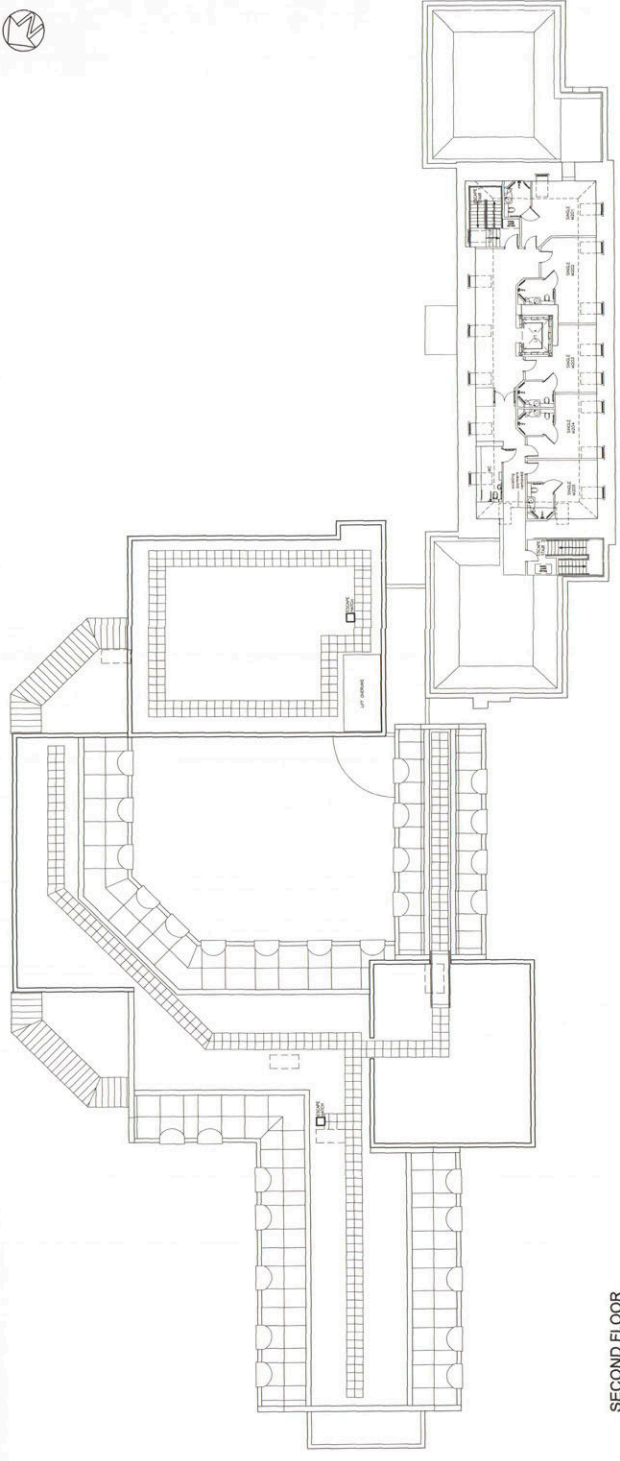
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general notes:  
 Do not scale from this drawing - use figured dimensions only. Unless otherwise noted all dimensions are given in millimetres.  
 All dimensions must be verified on site before the commencement of construction.  
 All dimensions must be given in millimetres. Any discrepancies must be reported to the Architect.  
 All risks assessed to comply with the designers responsibility under the construction (design management) regulations 2007.



FIRST FLOOR  
 SCALE



SECOND FLOOR  
 SCALE

D GENERAL REVISION  
 REC 2002110  
 C ELEVATION COORDINATION  
 REC 2002110  
 A OFFICERS COMMENT/SCALE  
 REC 1510009  
 REV: / REVISION NUMBER CHANGE BY: DATE:  
 Orig status:

PLANNING

HAREFIELD CARE

Scurr + Partners Limited  
 The Old Mill, Mill Lane, Farnham, Surrey GU14 7DA  
 Tel: 01253 810000  
 Fax: 01253 810001  
 www.scurr.co.uk

architects ■ designers ■ project managers

drawn by: [ ]  
 checked by: [ ]  
 scale: 1:200(A1)

project title:  
 HAREFIELD CARE LTD  
 HAREFIELD PLACE  
 ICKENHAM

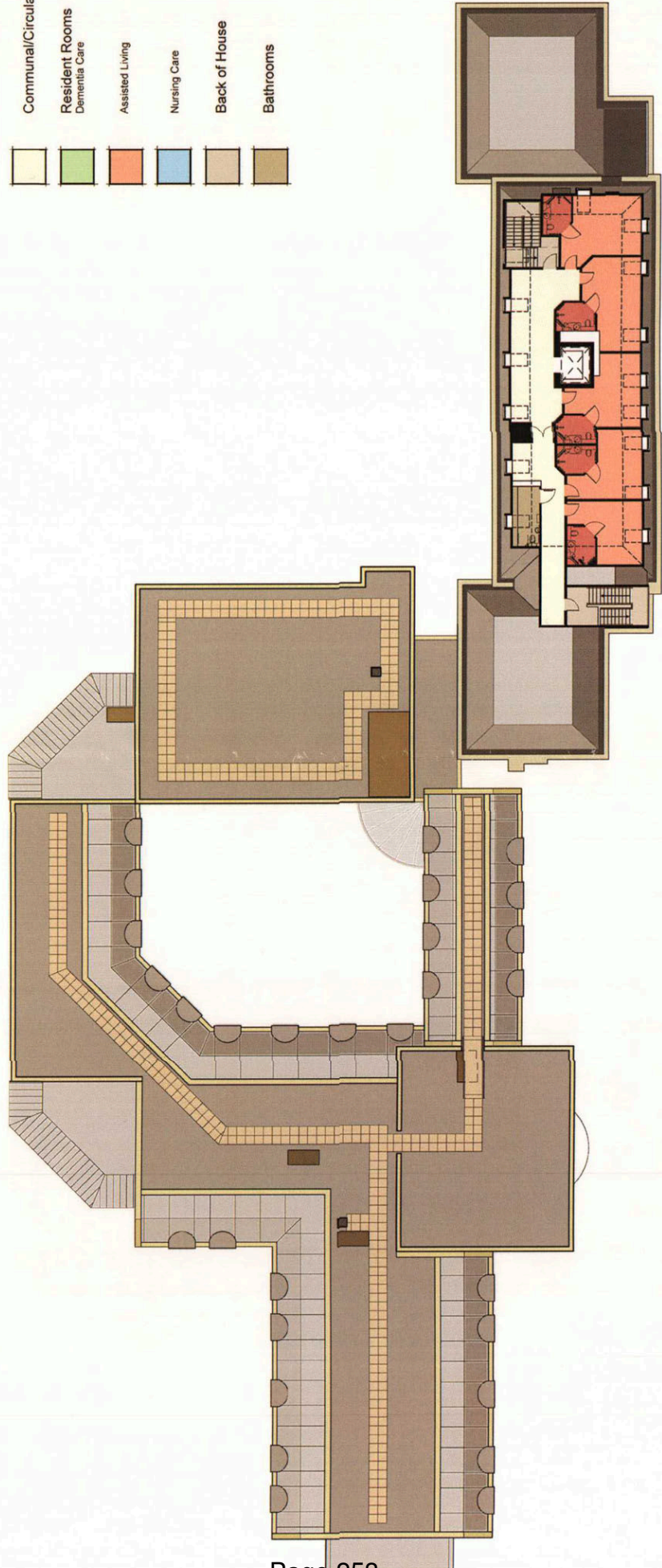
client:  
 MAIN HOUSE AND ANNEX  
 FIRST AND SECOND FLOOR  
 PLANS

ref:  
 5763-PL-004

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**KEY**

- Existing Wall Retained
- New Wall
- Communal/Circulation
- Resident Rooms  
Dementia Care
- Assisted Living
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- Bathrooms





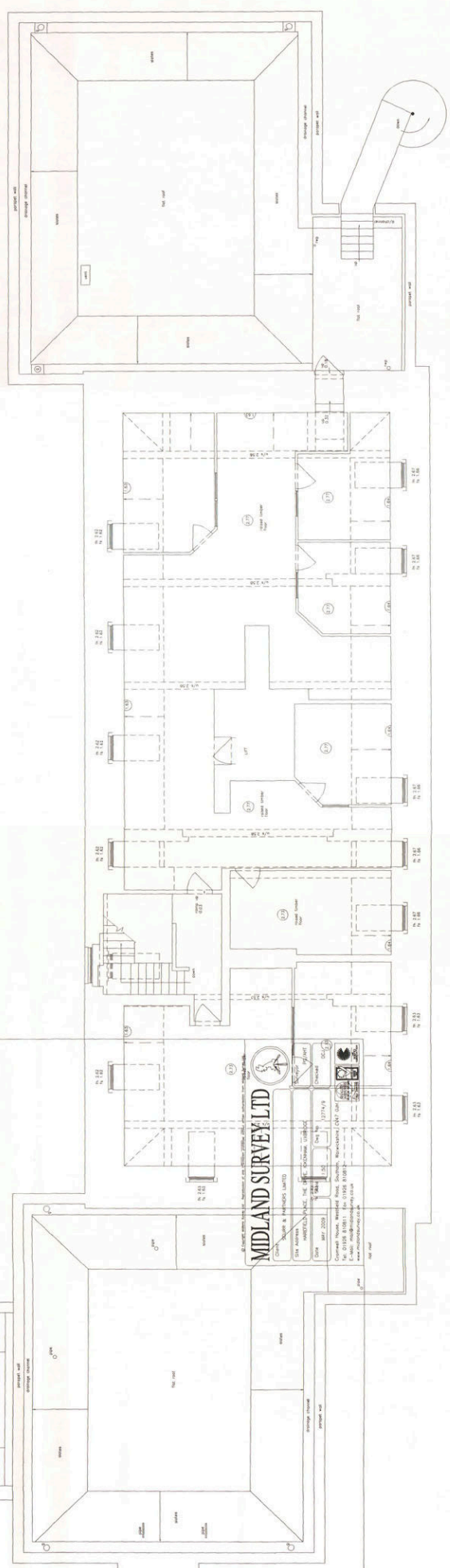


**NOTES**

ALL LEVELS ARE IN METERS UNLESS OTHERWISE STATED.  
THIS DRAWING HAS BEEN PRODUCED WITH A BEST PRACTICE ACCURACY OF 1:50.

**KEY (DIMENSIONS)**

- 1. All dimensions are in meters unless otherwise stated.
- 2. All dimensions are to the centerline of walls unless otherwise stated.
- 3. All dimensions are to the finished floor level unless otherwise stated.
- 4. All dimensions are to the centerline of columns unless otherwise stated.
- 5. All dimensions are to the centerline of doors unless otherwise stated.
- 6. All dimensions are to the centerline of windows unless otherwise stated.
- 7. All dimensions are to the centerline of stairs unless otherwise stated.
- 8. All dimensions are to the centerline of ramps unless otherwise stated.
- 9. All dimensions are to the centerline of lifts unless otherwise stated.
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- 50. All dimensions are to the centerline of structural elements unless otherwise stated.



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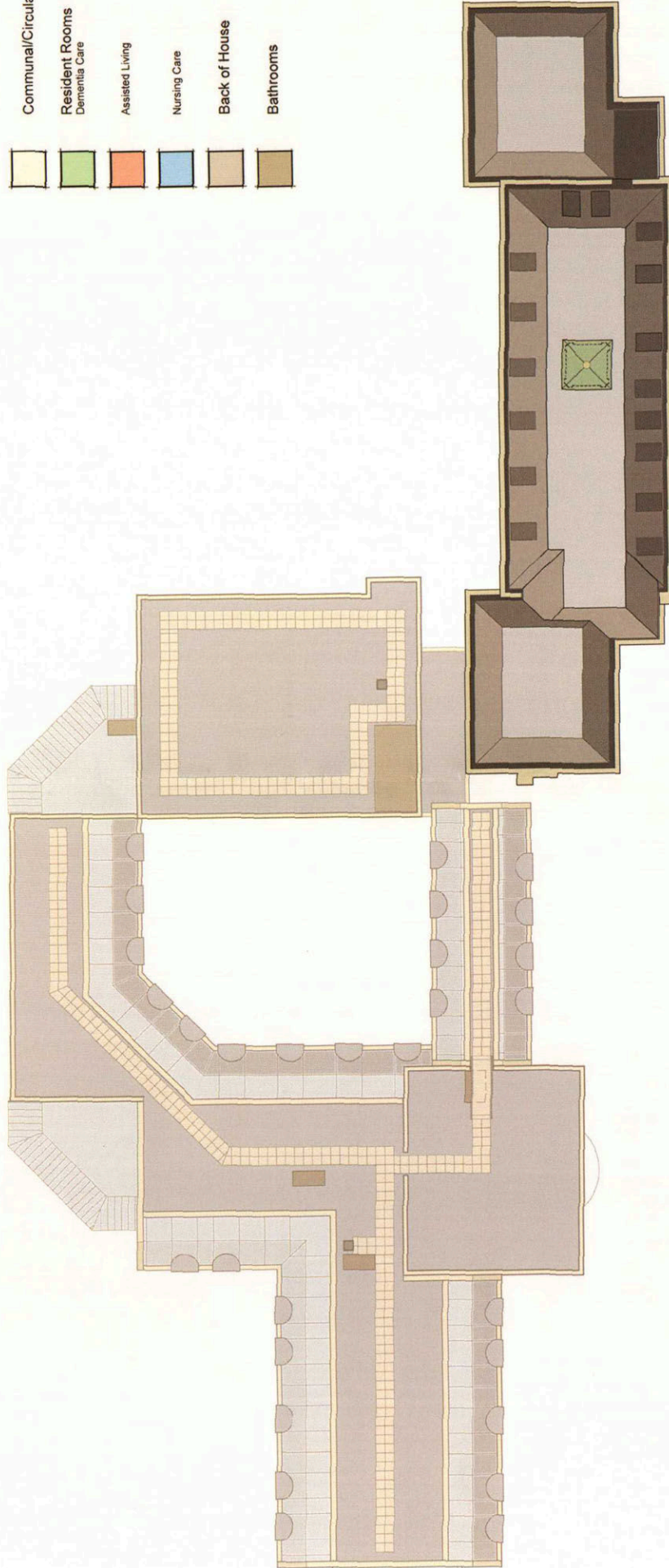
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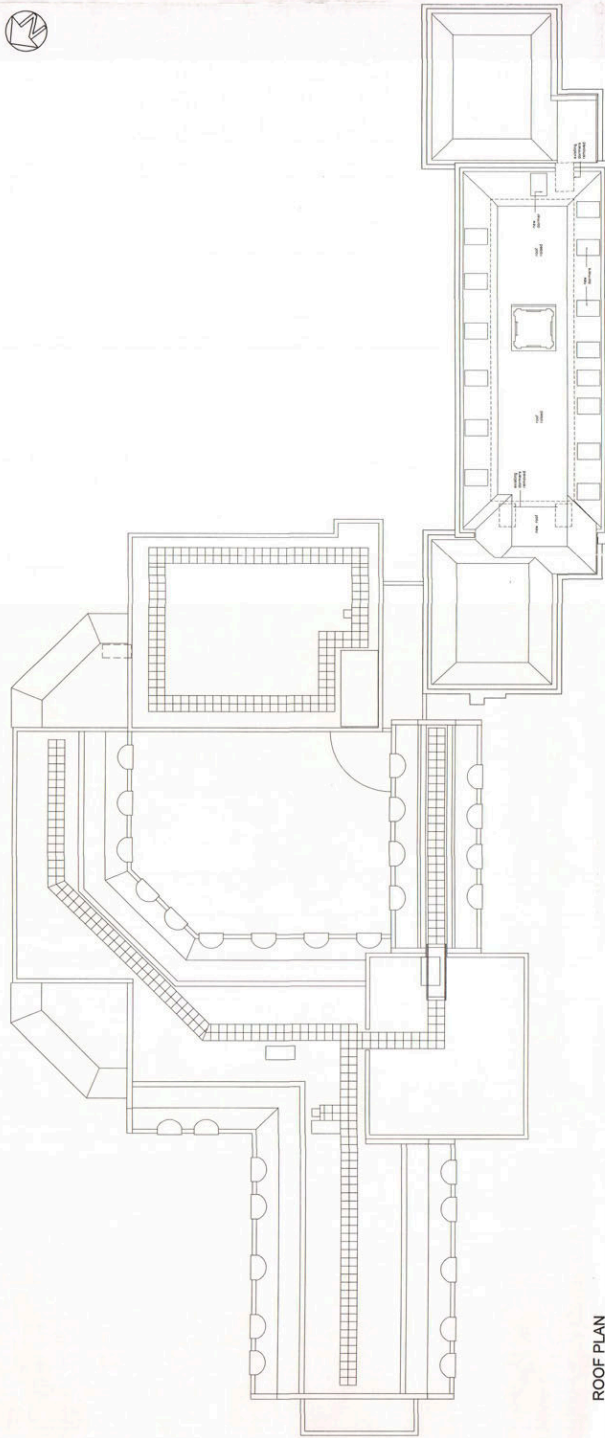
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KEY

- Existing Wall Retained
- New Wall
- Communal/Circulation
- Resident Rooms  
Dementia Care
- Assisted Living
- Nursing Care
- Back of House
- Bathrooms



General notes:  
 Do not scale from this drawing - use figured dimensions only. Unless otherwise noted all dimensions are given in millimetres.  
 All work shall be in accordance with the current editions of BS 1191 and BS 1192. The responsibility for the accuracy of work on the fabrication of any item, any discrepancies must be reported to the architect.  
 All risks assessed to comply with the designer's responsibility under the Construction (Design Management) Regulations 2015.



ROOF PLAN  
 SCALE

C	ELEVATION COORDINATION	REC 2007/10
B	OFFICER COMMENTS	REC 19/11/09
A	REVISION/DRAWING NUMBER CHANGE	REC 15/05/09
Rev.	revision notes:	by
01	Issue	date

PLANNING

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 CARE

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 email: scurr@scurr.co.uk  
 www.scurr.co.uk

architects designers project managers  
 REC 15/05/09  
 OCT 09  
 1:2000/A1

HAREFIELD CARE Ltd  
 HAREFIELD PLACE  
 ICKENHAM

MAIN HOUSE AND ANNEX  
 ROOF PLAN

5763-PL-005  
 C

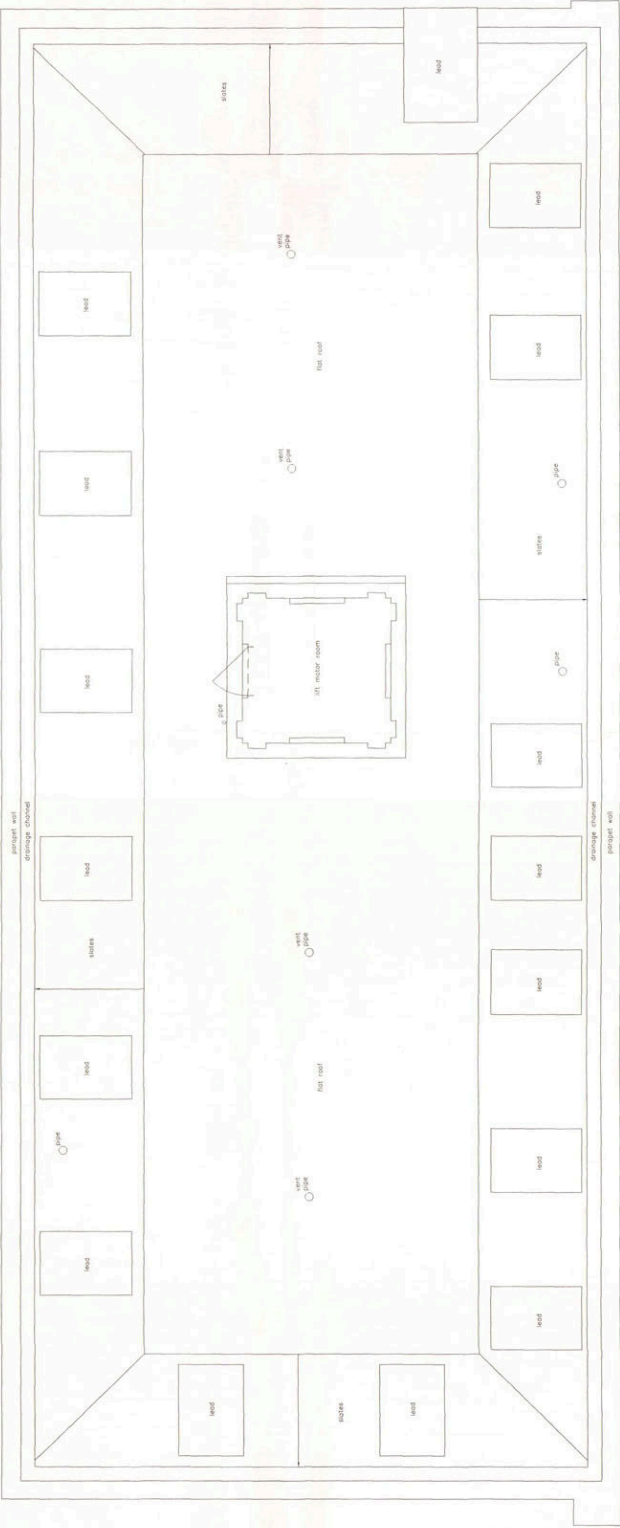
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#### KEY (BUILDINGS)

- |      |                       |     |                   |
|------|-----------------------|-----|-------------------|
| 1/10 | customer service      | mtr | electricity meter |
| 1/11 | air conditioning      | mt  | main toilet       |
| 1/12 | air conditioning unit | mtf | male toilet floor |
| 1/13 | air conditioning fan  | mtf | male toilet floor |
| 1/14 | air conditioning unit | mtf | male toilet floor |
| 1/15 | air conditioning fan  | mtf | male toilet floor |
| 1/16 | air conditioning unit | mtf | male toilet floor |
| 1/17 | air conditioning fan  | mtf | male toilet floor |
| 1/18 | air conditioning unit | mtf | male toilet floor |
| 1/19 | air conditioning fan  | mtf | male toilet floor |
| 1/20 | air conditioning unit | mtf | male toilet floor |
| 1/21 | air conditioning fan  | mtf | male toilet floor |
| 1/22 | air conditioning unit | mtf | male toilet floor |
| 1/23 | air conditioning fan  | mtf | male toilet floor |
| 1/24 | air conditioning unit | mtf | male toilet floor |
| 1/25 | air conditioning fan  | mtf | male toilet floor |
| 1/26 | air conditioning unit | mtf | male toilet floor |
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| 1/57 | air conditioning fan  | mtf | male toilet floor |
| 1/58 | air conditioning unit | mtf | male toilet floor |
| 1/59 | air conditioning fan  | mtf | male toilet floor |
| 1/60 | air conditioning unit | mtf | male toilet floor |



R.S.D.F. P.L.L.U.

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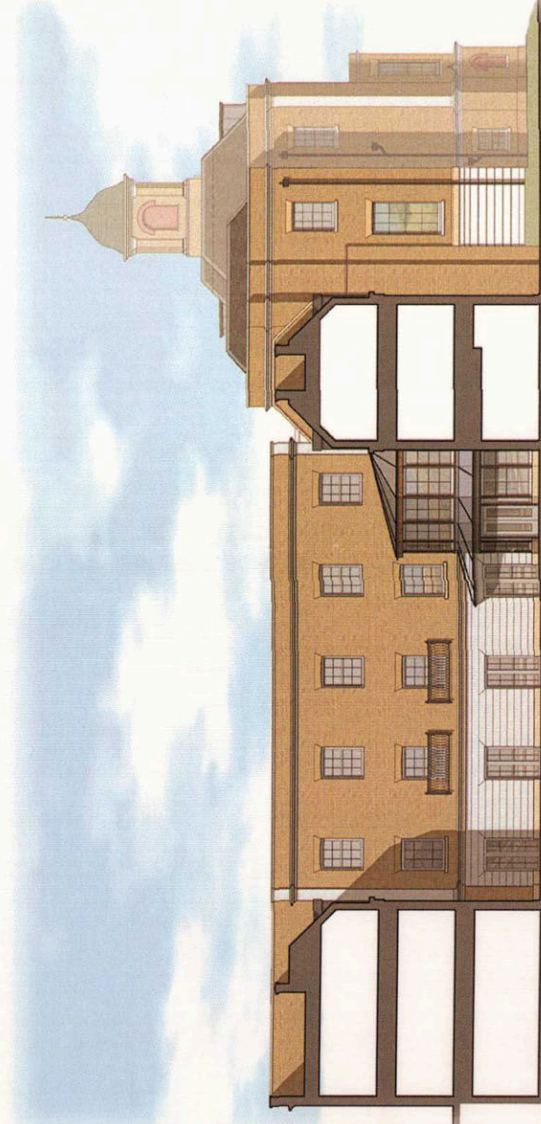
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Surveyor: RY/AHT

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 E-Mail: info@midlandsurvey.co.uk  
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NORTH WEST ELEVATION




NORTH WEST COURTYARD

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SECTION - WEST ELEVATION


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 www.midlandsurvey.com

Client	SPORIS & PARTNERS LIMITED	Project	10000 Highway 101, Unit 101, Scarborough, Ontario
Drawn	MAR 2009	Scale	1:50
Checked		Drawn No.	13774/13
Scale		Checked	DL



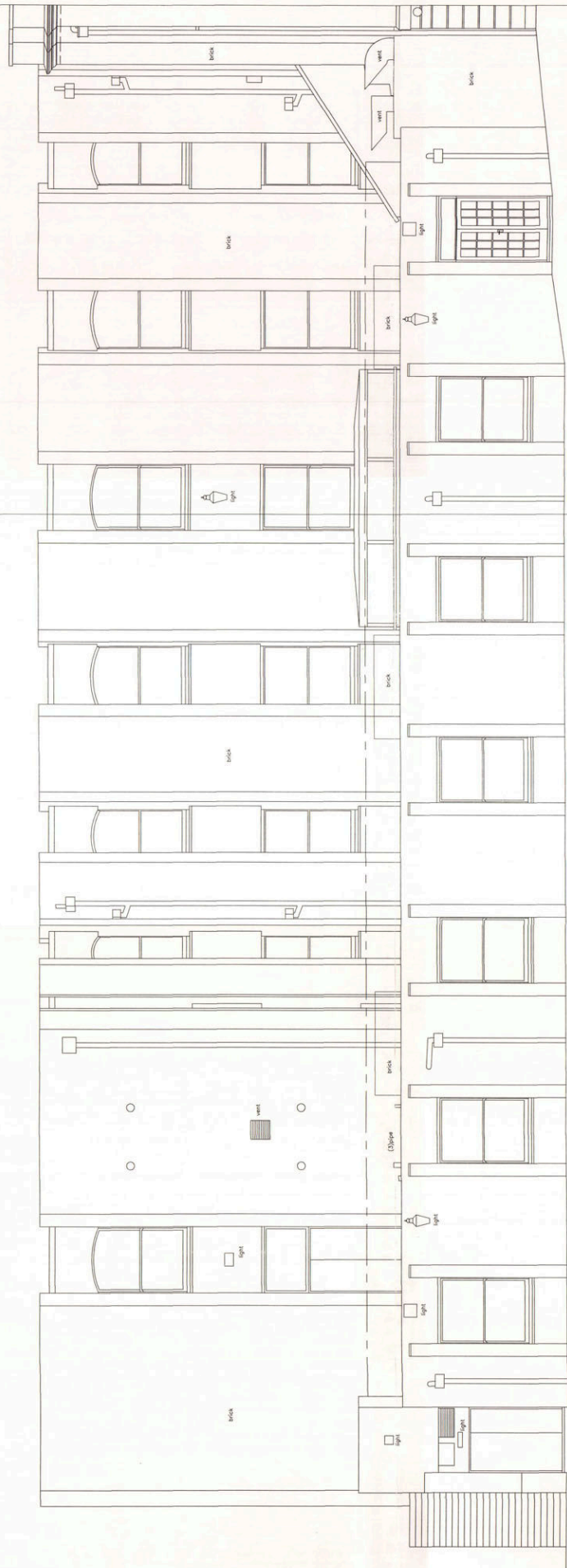
SOUTH WEST ELEVATION



SOUTH WEST COURTYARD

**NOTES**

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24.00m

**SOUTH WEST ELEVATION**

24.00m

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 Drawn: DCU

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 Tel: 01895 810811 Fax: 01895 810812  
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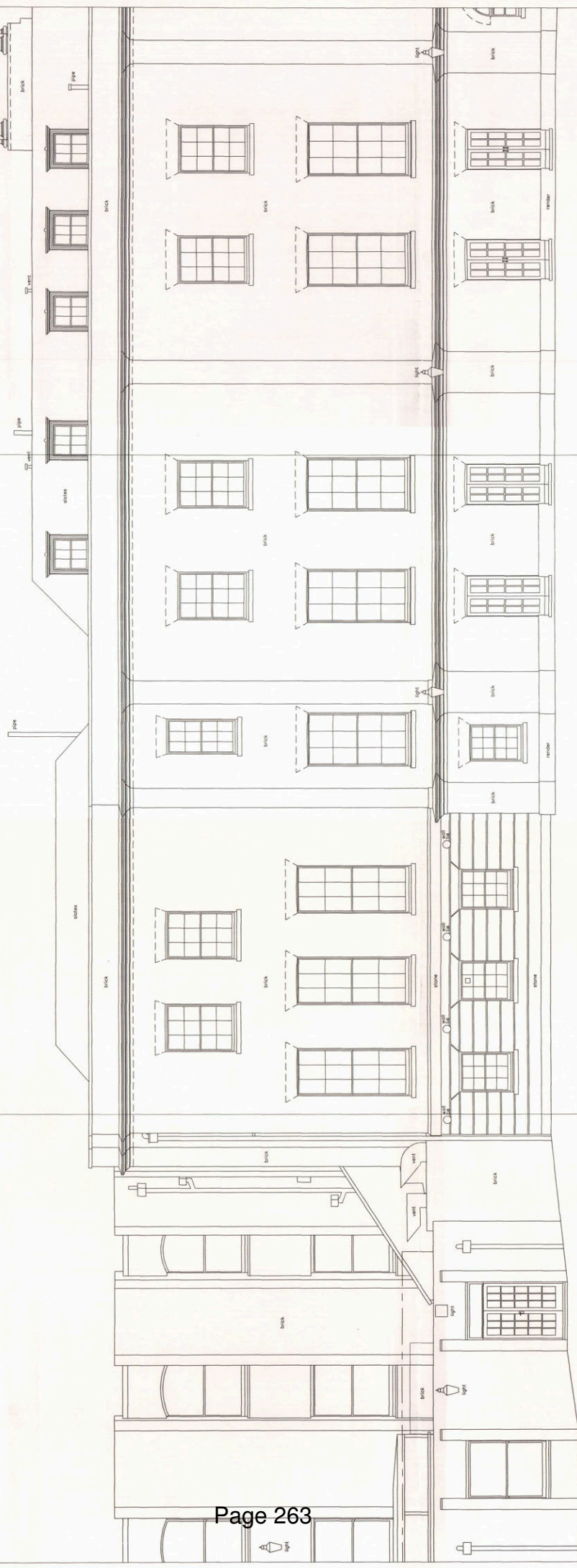
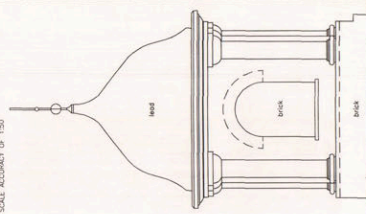
OVERLAY  
CROSS



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OVERLAY  
CROSS



Datum 88.00m

**SOUTH WEST ELEVATION**

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SOUTH WEST ELEVATION

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Date: 12/17/14

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Drawn: PC/AHT

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Scale: 1:50  
Date: 12/17/14

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Date: 12/17/13

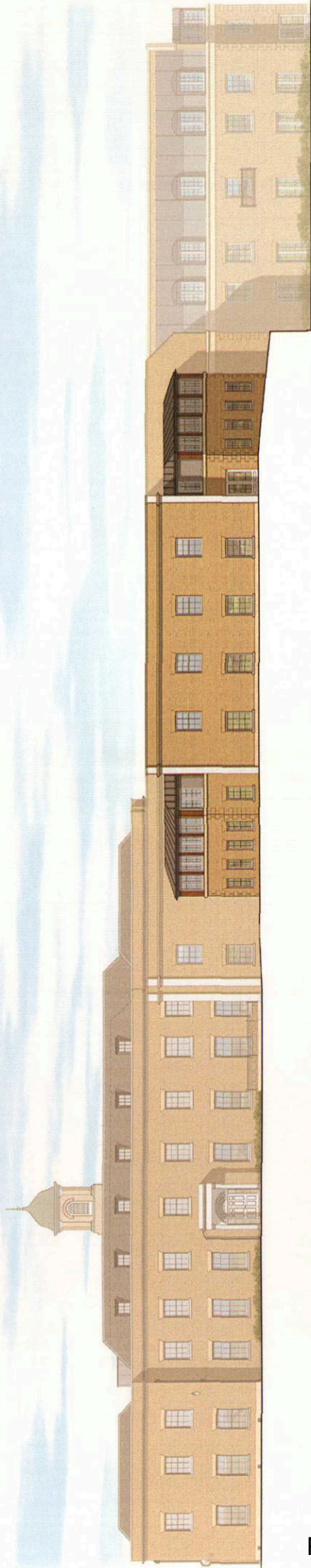
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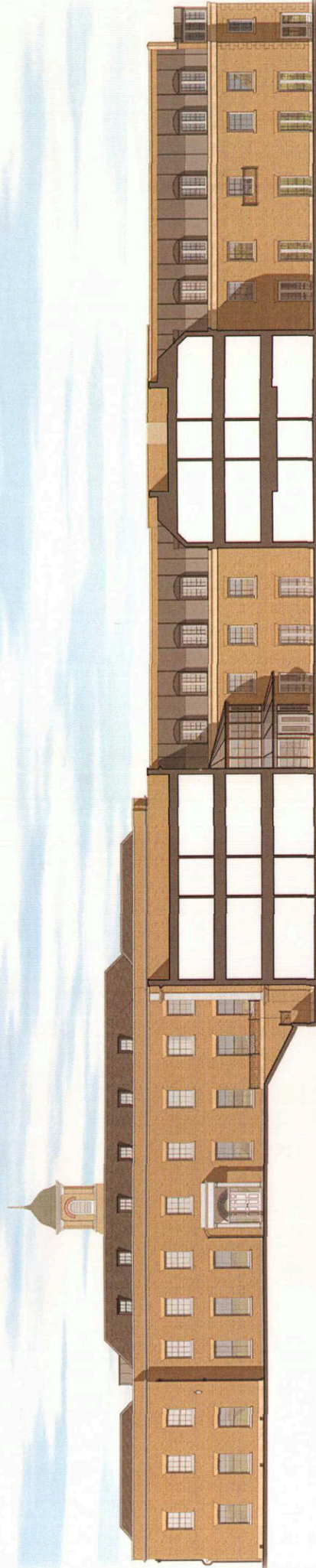
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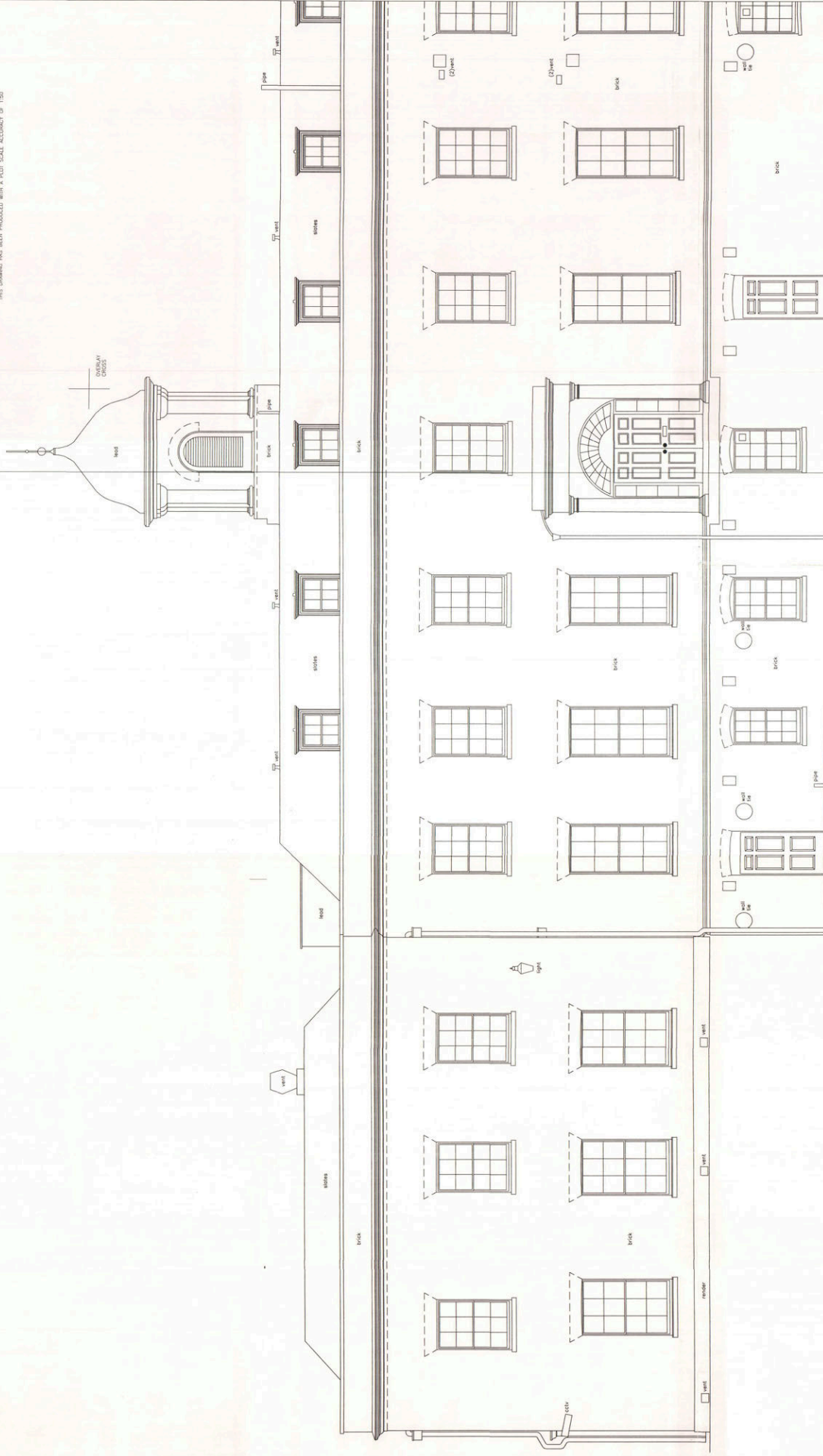
NORTH EAST ELEVATION



NORTH EAST COURTYARD

**NOTES**

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NORTH EAST ELEVATION

Distance: 58.00m

Distance: 58.00m

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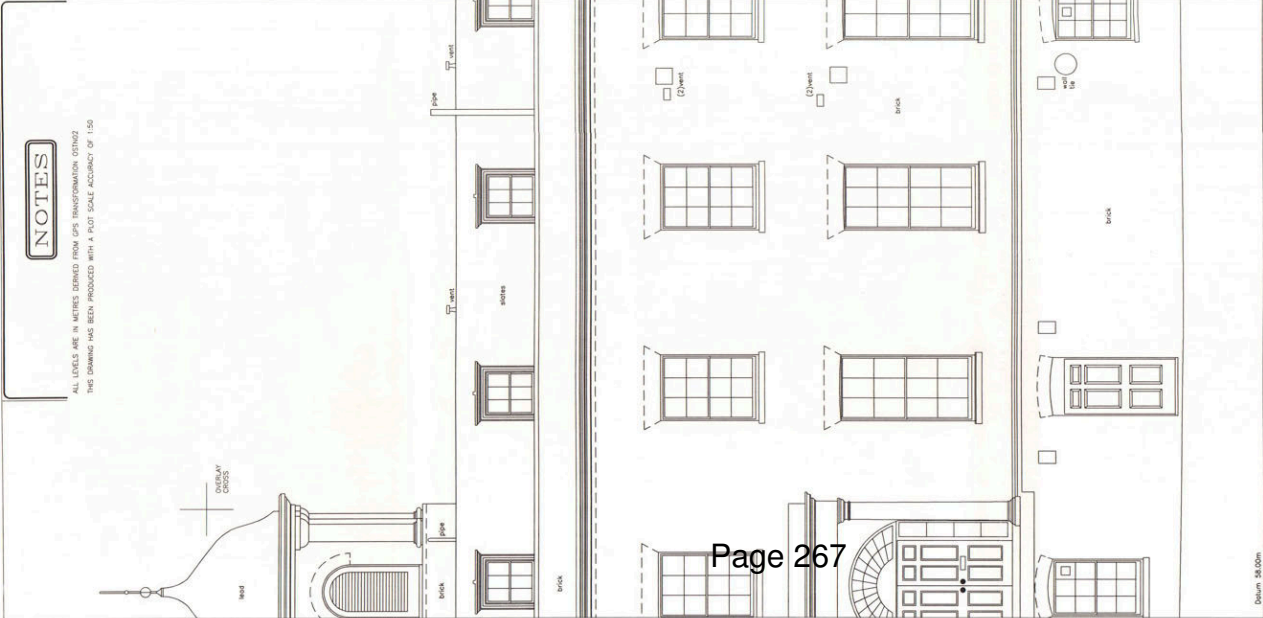
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 Site Address: THREEFIELD PLACE, THE DRIVE, ICKENHAM, UXBRIDGE  
 Date: MAY 2009  
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 E-Mail: mid@sandmidlandsurvey.co.uk  
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NORTH BY CROSS



Datum: 58.00m

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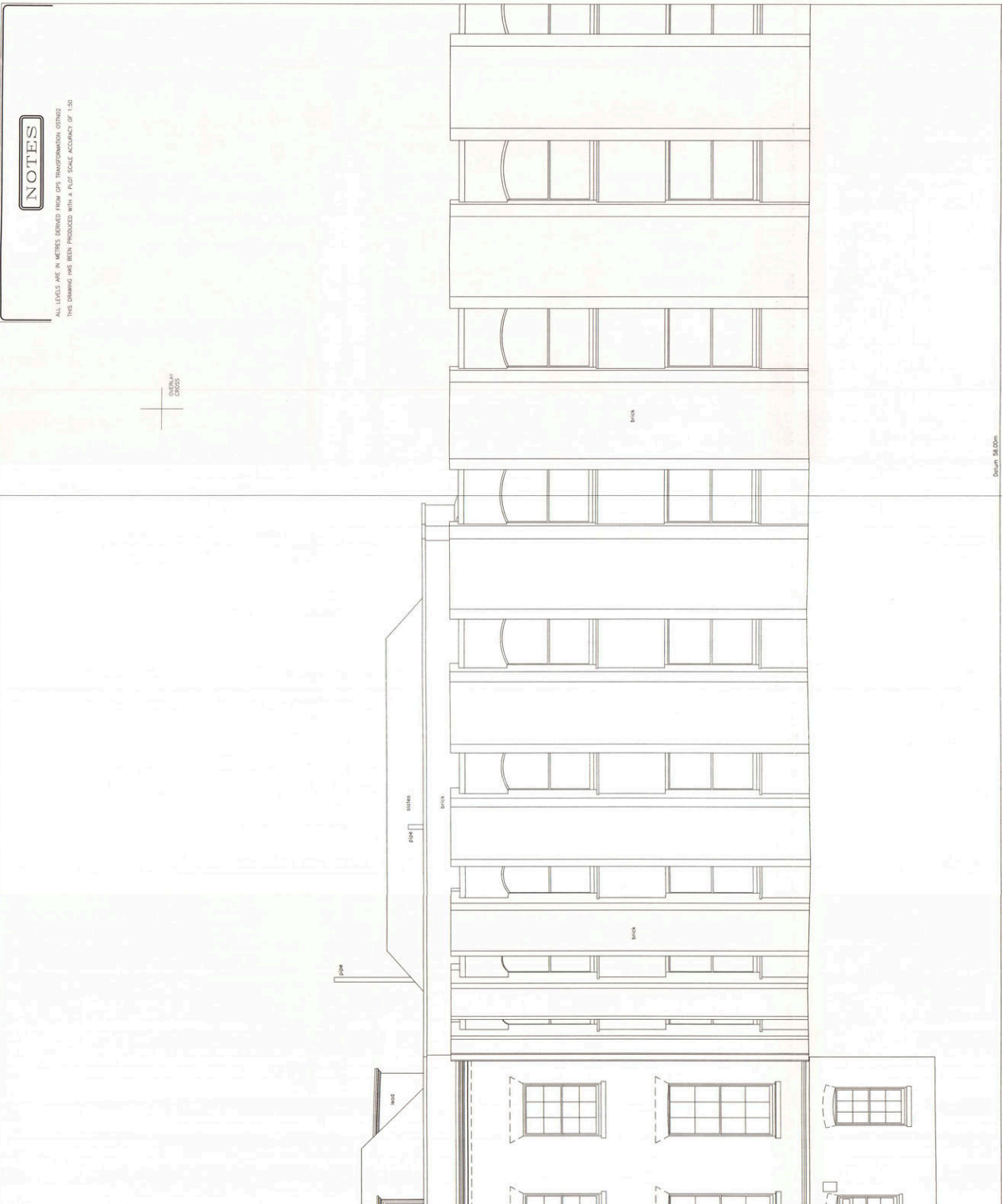
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Site Address	HARFIELD PLACE, THE DRIVE, CROHAM, LUXBURGH	Checked	DCJ
Date	MAY 2009	Scale	1:50
		Dwg No	12774/16

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Datum: 58.00m

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Date	MAY 2009	Scale	1:50
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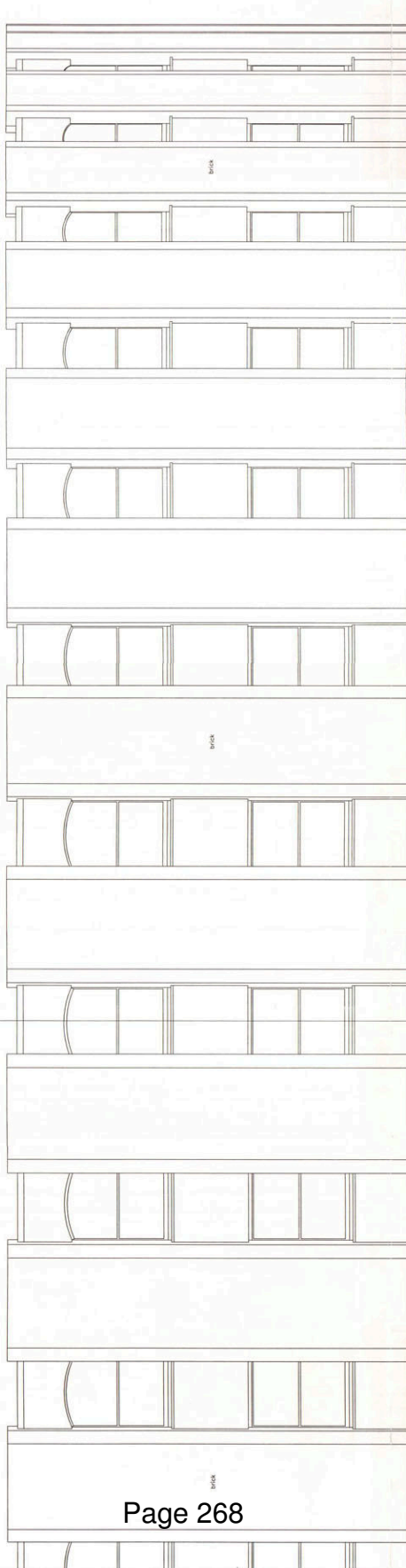
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BY  
CROSS

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Sheet 26/006

NORTH EAST ELEVATION

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Date	MAY 2009	Scale	1:50
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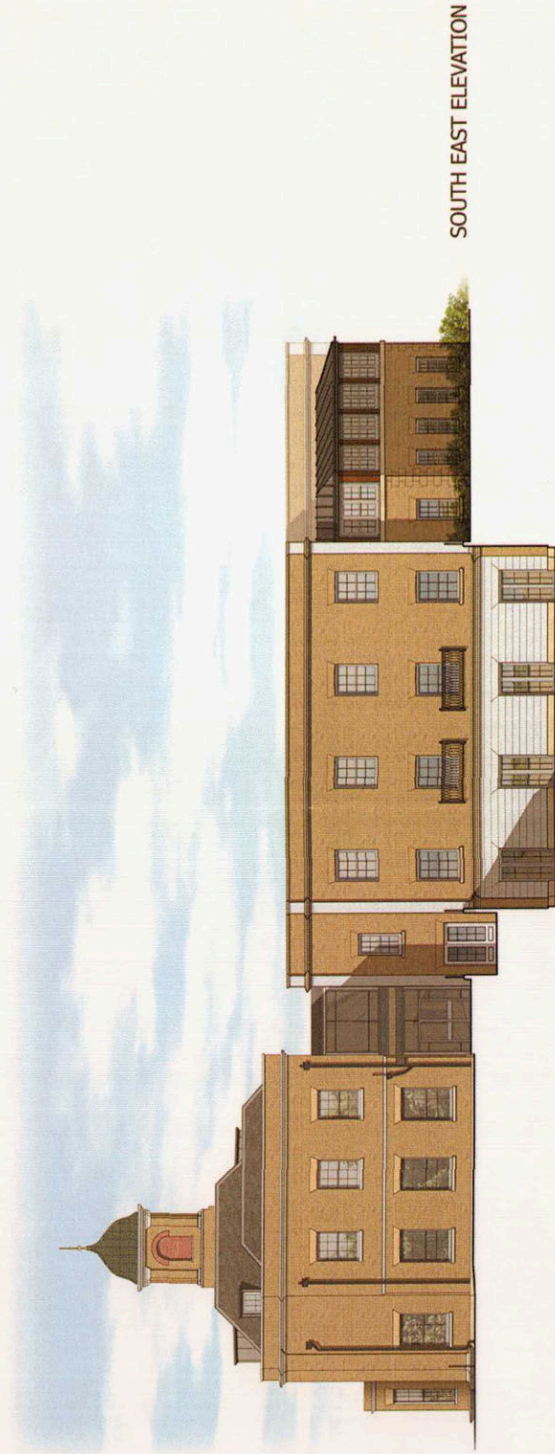
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SOUTH EAST ELEVATION



SOUTH EAST COURTYARD

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FRONT EAST ELEVATION

Sheet: 2/20

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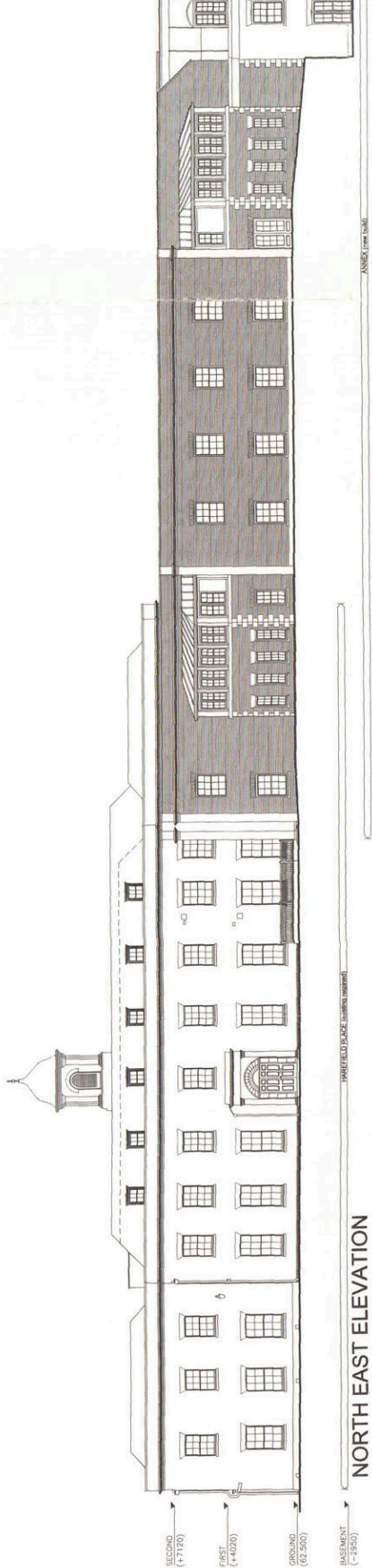
**MIDLAND SURVEY LTD**

Company Name	Midland Survey Ltd
Company Address	100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

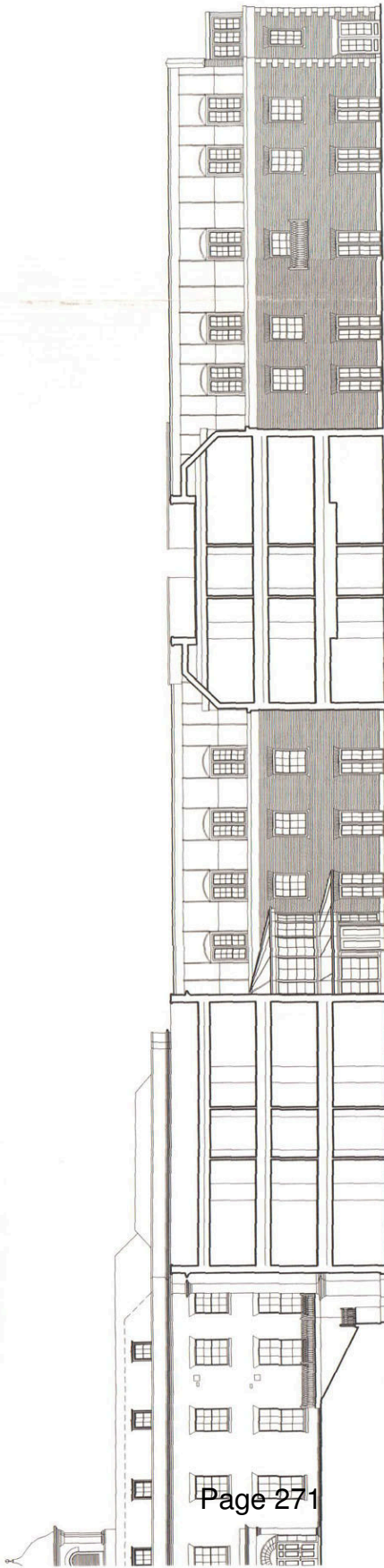


**general notes:**

Do not scale from this drawing - use figured dimensions only. Unless otherwise noted all dimensions are given in millimetres.  
 All dimensions must be verified on site before the commencement of work or the fabrication of any item. Any discrepancies must be reported to the Architect.  
 All risks assessed to comply with the designers responsibility under the construction (design management) regulations 2007.



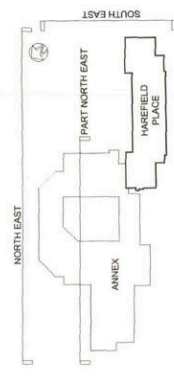
**NORTH EAST ELEVATION**



**PART NORTH EAST ELEVATION**



**SOUTH EAST ELEVATION**



**KEY PLAN**

D	PLANNING APPLICATION	rec	22/01/10
C	PLAN COORDINATION	rec	20/01/10
B	OFFICER COMMENTS	rec	07/01/10
A	OFFICER COMMENTS	rec	30/10/09
rev	revision notes	by	date

dwg status

**PLANNING**

client:

**HAREFIELD CARE**

**Scurr + Partners Limited**  
 The Tithe Barn  
 Ripendbury Farm  
 Ripendbury, Bucks, UK  
 T: +44(0)1582 783989  
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architects	designers	project managers
drawn by:	drawn date:	checked/approved:
rec	JUN 09	scale:
		1:200 @ A2

project title:  
**HAREFIELD CARE Ltd  
 HAREFIELD PLACE  
 ICKENHAM**

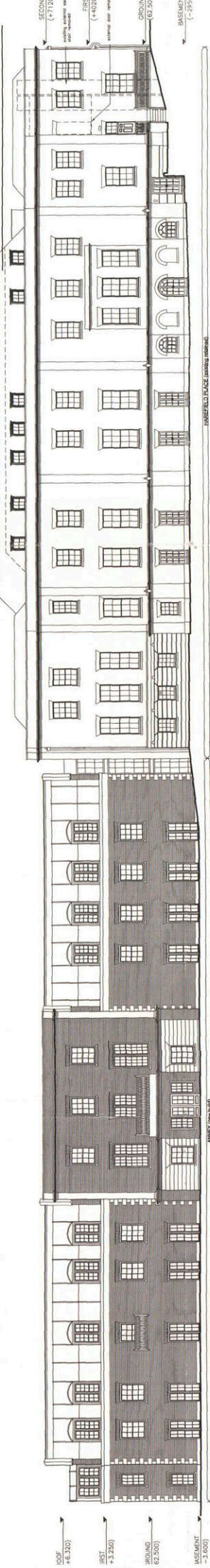
dwg title:  
**MAIN HOUSE AND ANNEX  
 ELEVATIONS  
 SHEET 2 of 2**

dwg no:	rev:
<b>5763-PL-009</b>	<b>D</b>

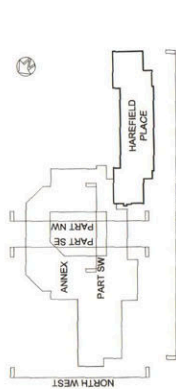
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**General notes:**

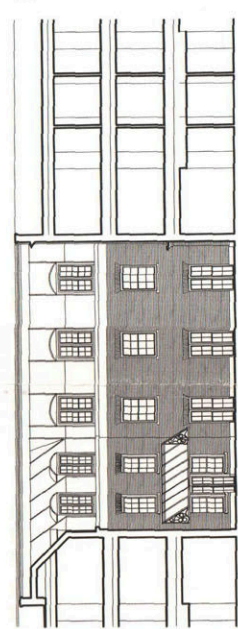
Do not scale from this drawing - use figured dimensions only. Unless otherwise noted all dimensions are given in millimetres.  
 All dimensions must be verified on site before the commencement of work or the fabrication of any item. Any discrepancies must be reported to the Architect.  
 All risks assessed to comply with the designers responsibility under the construction (design management) regulations 2007.



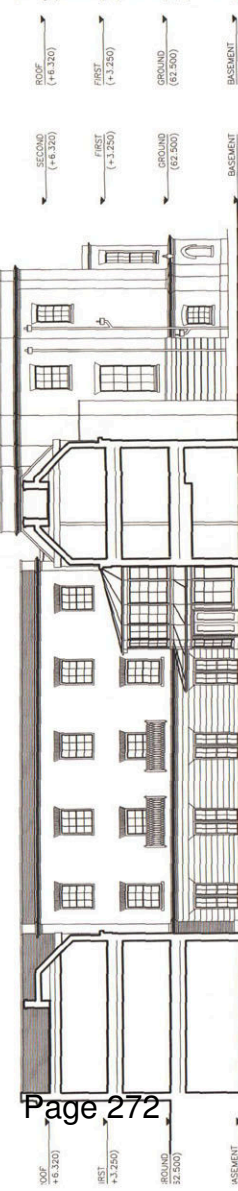
**SOUTH WEST ELEVATION**



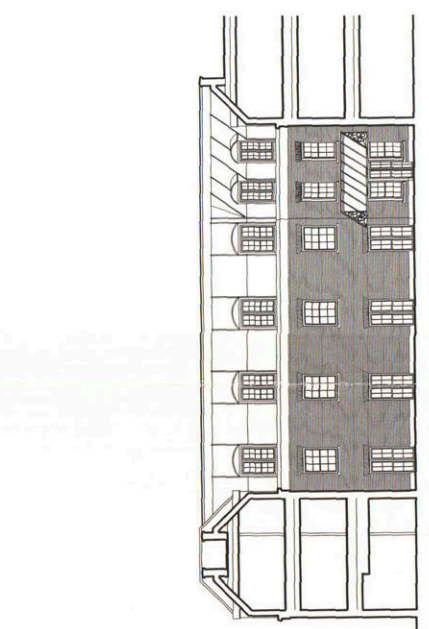
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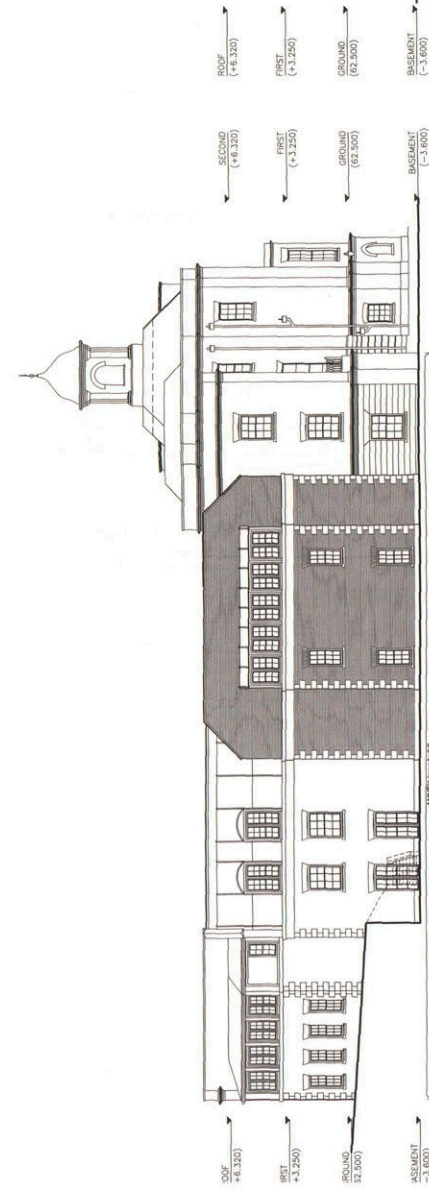
**PART SOUTH WEST ELEVATION**



**PART NORTH WEST ELEVATION**



**PART SOUTH EAST ELEVATION**



**NORTH WEST ELEVATION**

PLANNING APPLICATION	22/01/10
PLAN COORDINATION	20/01/10
OFFICER COMMENTS	07/01/10
OFFICER COMMENTS	30/10/09
revision notes:	date:

dwg status:

**PLANNING**

client:

**HAREFIELD CARE  
CARE**

**Scurr + Partners Limited**  
 The Tile Barn  
 Harefieldbury Farm  
 Redburn, Bucks AL3 7QA  
 T: 01494 422222  
 F: 44(0)1582 783444  
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**architects** **designers** **project managers**

drawn by: JUN 09  
 checked/approved: [Signature]  
 scale: 1:200@A2

project title:  
**HAREFIELD CARE Ltd  
 HAREFIELD PLACE  
 ICKENHAM**

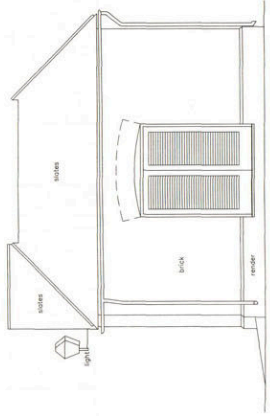
dwg title:  
**MAIN HOUSE AND ANNEX  
 ELEVATIONS  
 SHEET 1 of 2**

dwg no: **5763-PL-008**  
 rev: **D**

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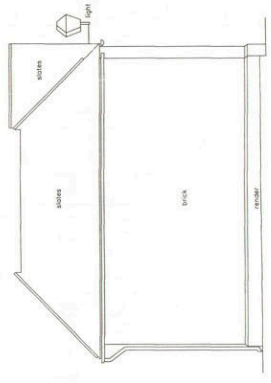
**NOTES**

ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSDUCER DATUM  
THIS DRAWING HAS BEEN PRODUCED WITH A PLAN SCALE ACCURACY OF 1:50



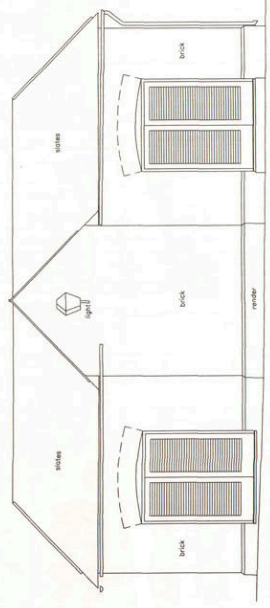
Datum 61.00m

SOUTH WEST ELEVATION



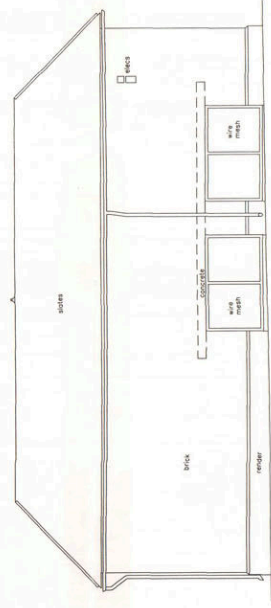
Datum 61.00m

NORTH EAST ELEVATION



Datum 61.00m

NORTH WEST ELEVATION



Datum 61.00m

SOUTH EAST ELEVATION

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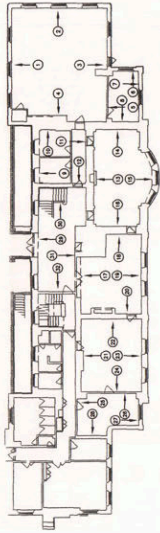
**MIDLAND SURVEY LTD**

Client: SCURR & PARTNERS LIMITED  
 Site Address: PINEFIELD PLACE, THE BRICK, ECKENHAM, LINCOLNSHIRE  
 Date: MAY 2009  
 Scale: 1:50  
 Dwg No: 1274/20  
 Checked: DCJ  
 Surveyor: PG/AM

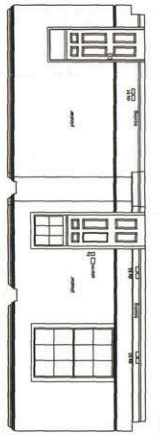
Cromwell House, Westfield Road, Southam, Warwickshire, CV47 6JH  
 Tel: 01926 810811 Fax: 01926 810812  
 E-Mail: mid@midlandsurvey.co.uk  
 www.midlandsurvey.co.uk

**NOTES**

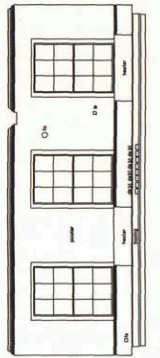
ALL DETAILS ARE TO BE CHECKED AGAINST THE ORIGINAL DRAWING.  
 THE DRAWING IS TO BE USED FOR CONSTRUCTION PURPOSES ONLY.  
 THE DRAWING IS TO BE USED FOR CONSTRUCTION PURPOSES ONLY.



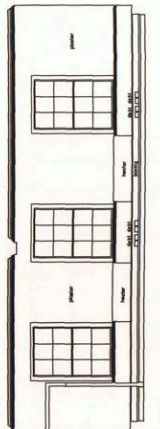
**GROUND FLOOR - INTERNAL ELEVATION PLAN**



**ELEVATION 1**



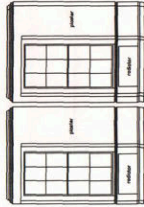
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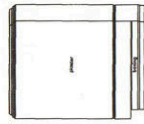
**ELEVATION 3**



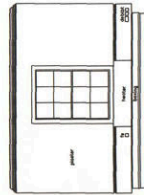
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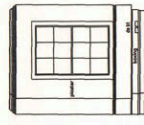
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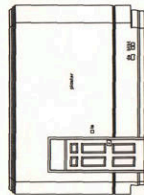
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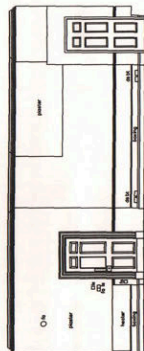
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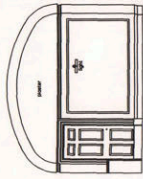
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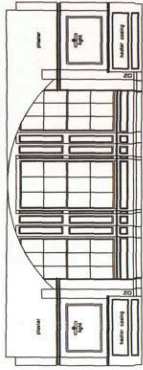
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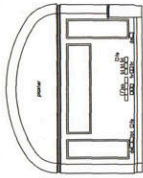
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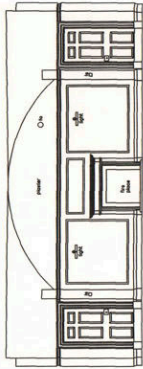
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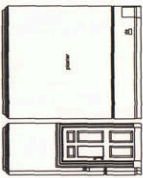
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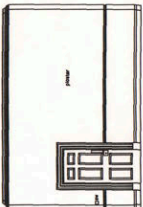
**ELEVATION 13**



**ELEVATION 14**



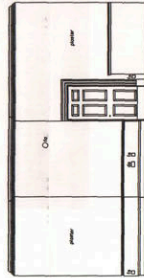
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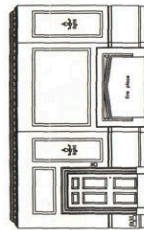
**ELEVATION 16**



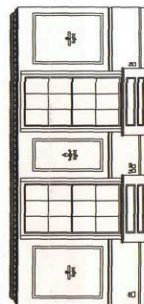
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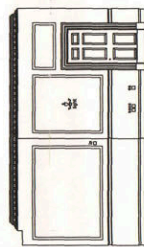
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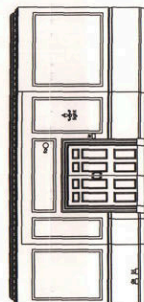
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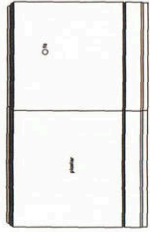
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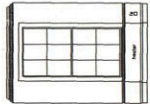
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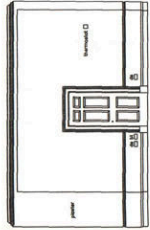
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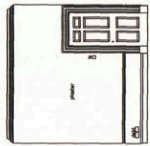
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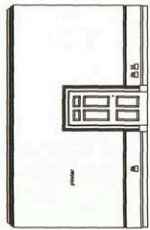
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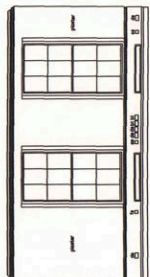
**ELEVATION 25**



**ELEVATION 26**



**ELEVATION 27**

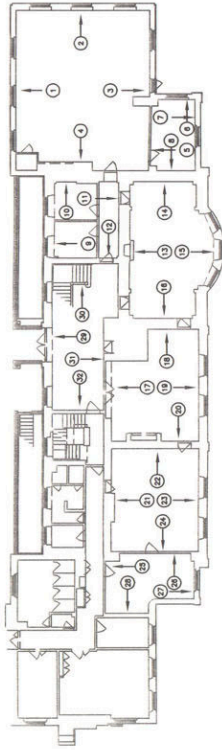


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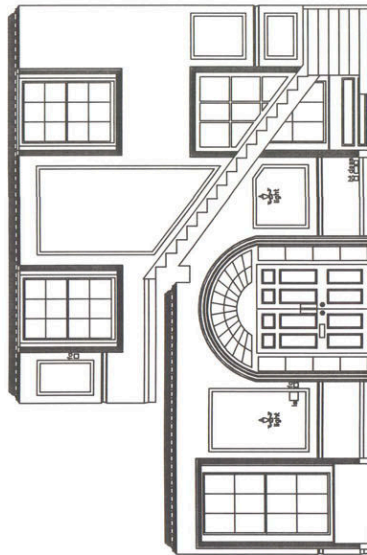
**MIDLAND SURVEY LTD**  
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**NOTES**

ALL LEVELS ARE IN METRES DERIVED FROM ODS TRANSFORMED DATUM  
THIS DRAWING HAS BEEN PRODUCED WITH A PLAN SCALE ACCURACY OF 1:50

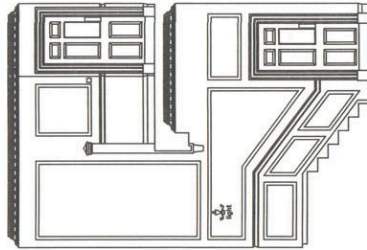


GROUND FLOOR - INTERNAL ELEVATION PLAN



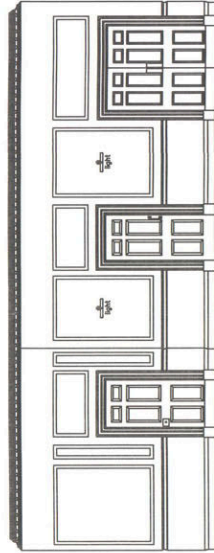
Dim. 88.00m

ELEVATION - 28



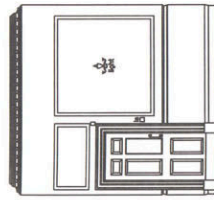
Dim. 88.00m

ELEVATION - 29



Dim. 88.00m

ELEVATION - 30



Dim. 88.00m

ELEVATION - 31

**MIDLAND SURVEY LTD**

Client: **SOUR & PARKERS LIMITED**

Site address: **HARFIELD PLACE, THE DRIVE, COCKHAM, LUXBOURG**

Date: **MAY 2008** Scale: **1:50** Day No: **1277/23**

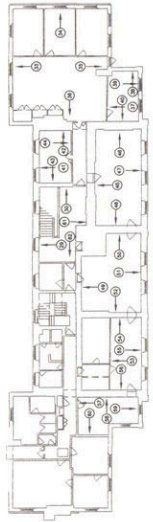
Drawn: **ART** Checked: **DCJ**

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Tel: **0121 611 8811** Fax: **0121 611 8812**  
Email: **enquiries@midlandsurvey.co.uk**  
www: **www.midlandsurvey.co.uk**

# NOTES

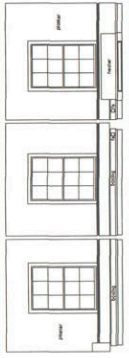
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THE DRAWING HAS BEEN PROVIDED WITH A 1:500 SCALE INDICATED BY THE



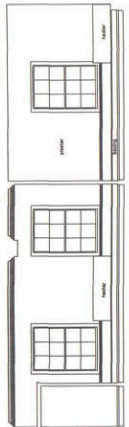
FIRST FLOOR - INTERNAL ELEVATION PLAN



ELEVATION 28



ELEVATION 29



ELEVATION 30



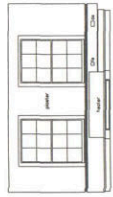
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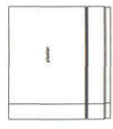
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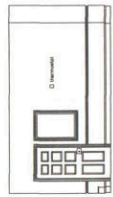
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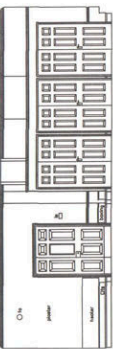
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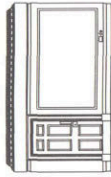
ELEVATION 35



ELEVATION 36



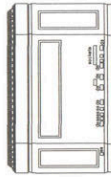
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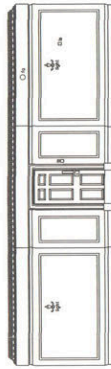
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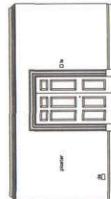
ELEVATION 39



ELEVATION 40



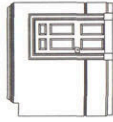
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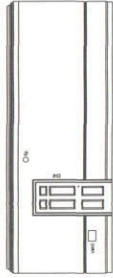
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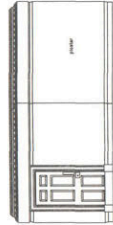
ELEVATION 43



ELEVATION 44



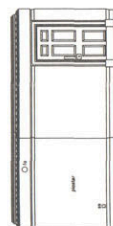
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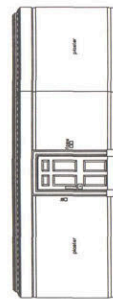
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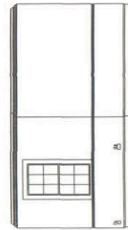
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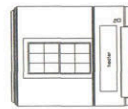
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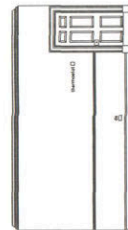
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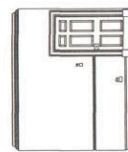
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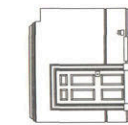
ELEVATION 51



ELEVATION 52



ELEVATION 53



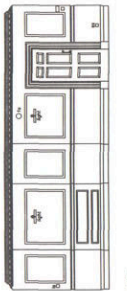
ELEVATION 54



ELEVATION 55



ELEVATION 56



ELEVATION 57



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SURVEY & PLANNING LIMITED

REGISTERED PLACE: 100, COLCHESTER, CH1 3HT  
TEL: 01204 531100 FAX: 01204 531101

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DO NOT SCALE  
Use only figured dimensions

BS 5837:2005 TREE RETENTION CATEGORIES

**Category A**  
Trees of high quality and value capable of making a substantial contribution for at least 40 years

**Category B**  
Trees of moderate quality and value capable of making a significant contribution for at least 20 years

**Category C**  
Trees of low quality and value but adequate until new planting can be established. Young trees with a stem diameter of less than 150mm.

**Category E**  
Trees in such a condition that any existing value would be lost within 10 years.

**BS5837 Root Protection Areas**  
Precautionary areas within which tree roots and soil structure must be protected. In some circumstances, these areas will require special methods of work.



REVISIONS	

Title  
Tree Survey

Client  
Harefield Care Ltd

Project  
Harefield Place, Ickenham

Date  
January 2010

Drawn by  
HR

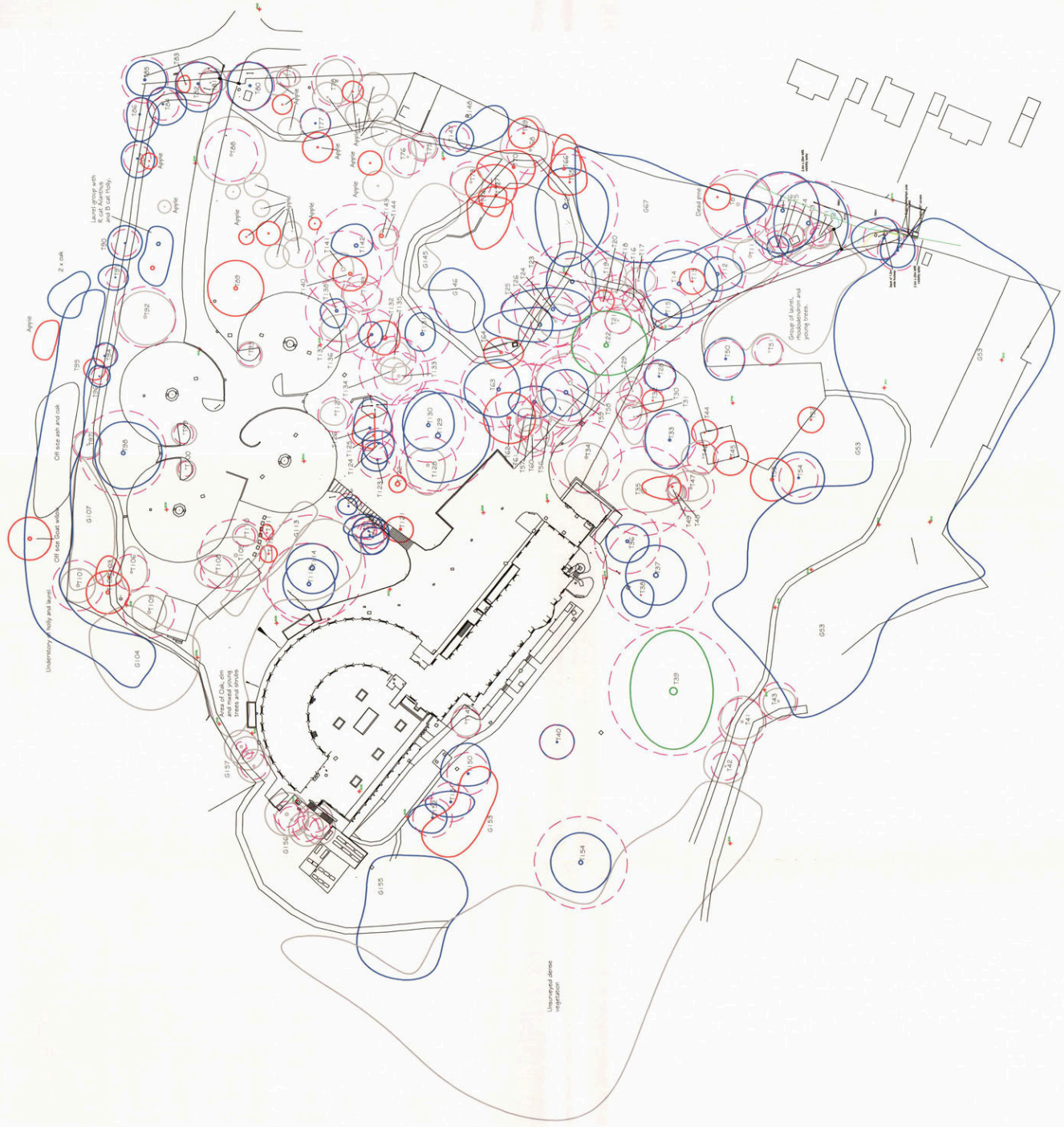
Drawing No  
290702-P-01

Scale  
1:500 @A1

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HARLOW BUSINESS PARK  
HARLOW  
ESSEX CM19 5QE

Tel: 0845 094 3269  
Fax: 0845 094 3269  
www.tma-consultants.co.uk



**DO NOT SCALE**  
Use only figured dimensions

**B5 5637:2005 TREE RETENTION CATEGORIES**

**Category A**  
Trees of high quality and value capable of making a substantial contribution for at least 40 years

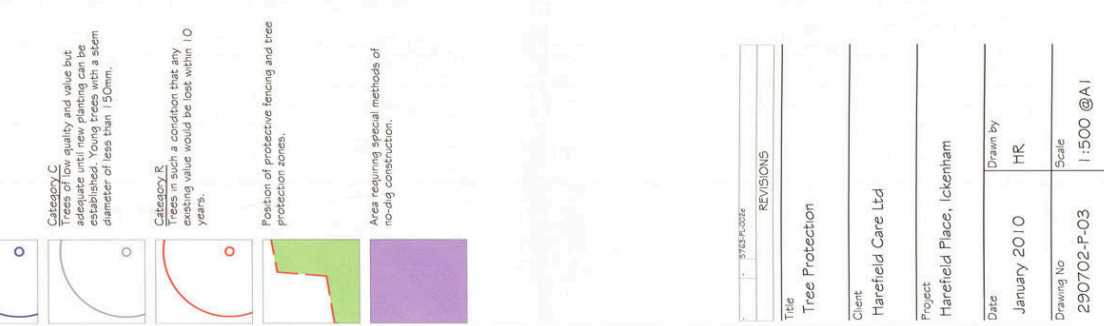
**Category B**  
Trees of moderate quality and value capable of making a significant contribution for at least 20 years

**Category C**  
Trees of low quality and value but adequate until new planting can be established. Young trees with a stem diameter of less than 150mm.

**Category E**  
Trees in such a condition that any existing value would be lost within 10 years.

Position of protective fencing and tree protection zones.

Areas requiring special methods of no-dig construction.



**TIM MOYA ASSOCIATES**  
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Fax: 0845 094 3269  
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REVISIONS	
Title	Tree Protection
Client	Harefield Care Ltd
Project	Harefield Place, Ickenham
Date	January 2010
Drawn by	HR
Drawing No	290702-P-03
Scale	1:500 @A1



DO NOT SCALE  
Use only figured dimensions

**B9. 5837.2025 TREE RETENTION CATEGORIES**

**Category A**  
Trees of high quality and value capable of making a substantial contribution for at least 40 years



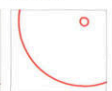
**Category B**  
Trees of moderate quality and value capable of making a significant contribution for at least 20 years



**Category C**  
Trees of low quality and value but established. Young trees with a stem diameter of less than 150mm.



**Category R**  
Trees in such a condition that any existing value would be lost within 10 years.



Trees to be removed shown dashed



REVISIONS

No.	Description

Title  
Proposed Layout and Trees to be Removed

Client  
Harefield Care Ltd

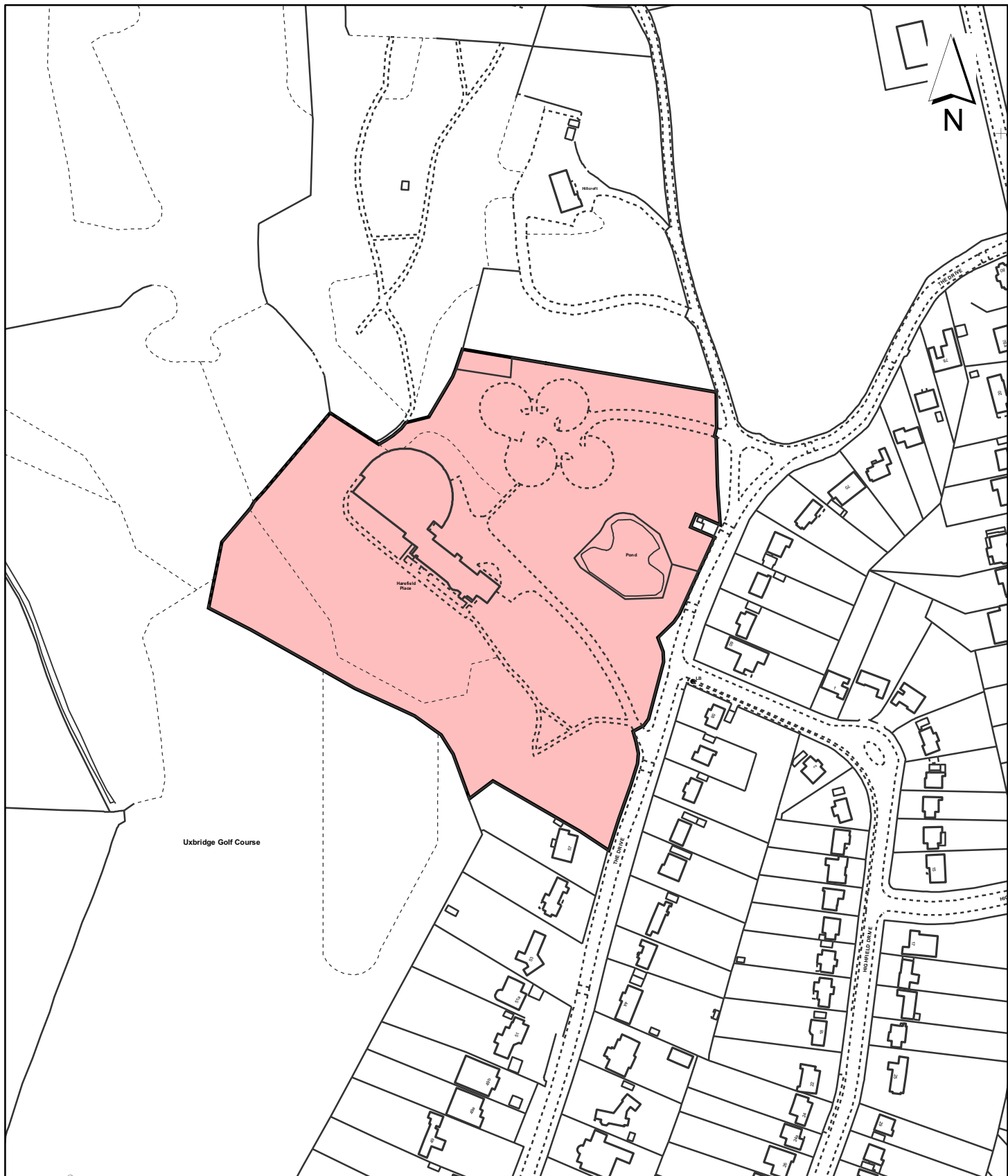
Project  
Harefield Place, Ickenham

Date  
January 20 10

Drawn by  
HR

Scale  
1:500 @A1

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**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Harefield Place  
The Drive  
Ickenham**

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

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

Planning Application Ref:

**12571/APP/2010/319**

Scale

**1:2,500**

Planning Committee

**North** Page 280

Date

**April 2010**



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement

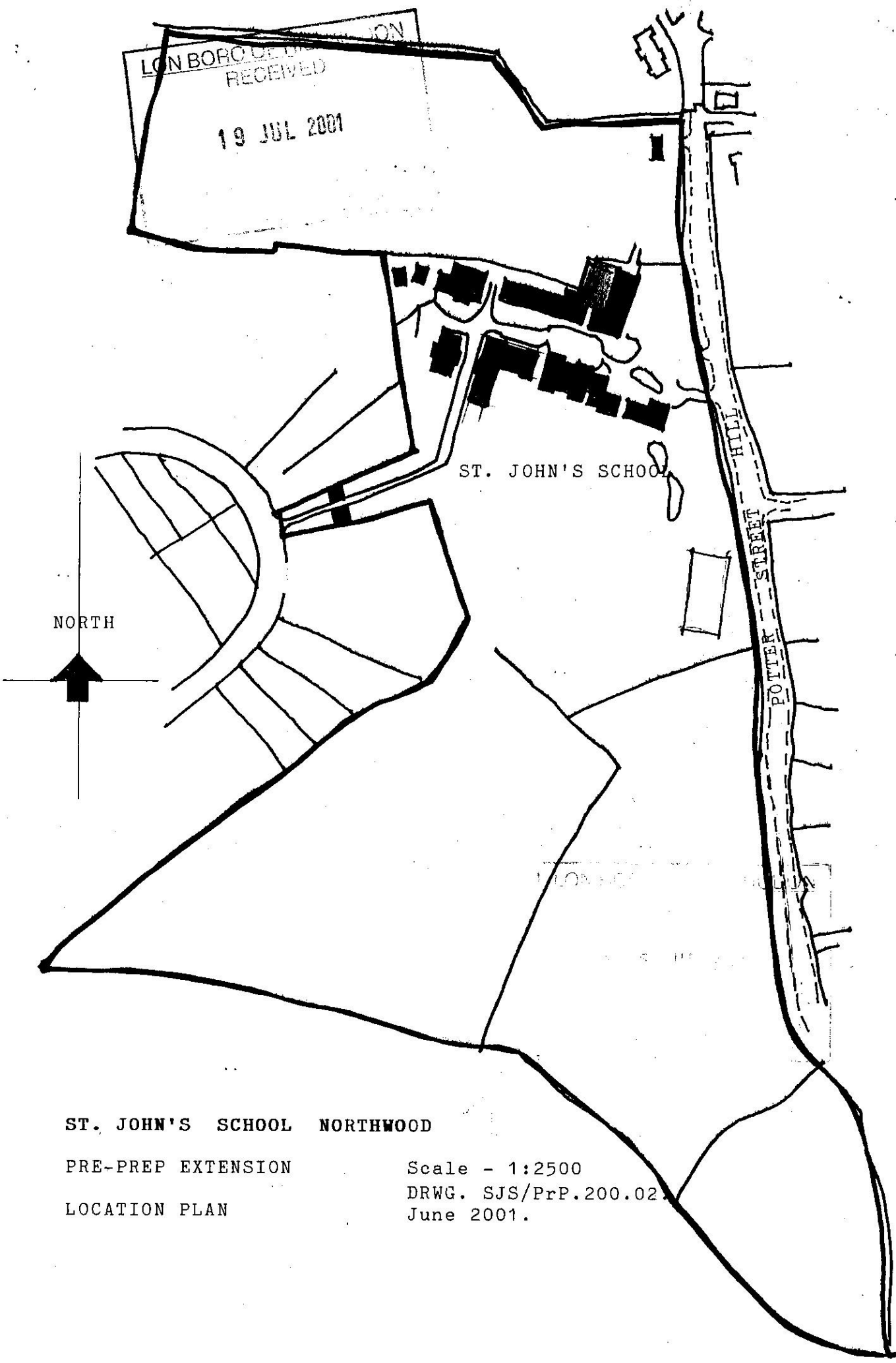
**Address** ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

**Development:** Retention of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits pupil numbers at the school to 350 and staff to no more than 40) to allow the retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Retrospective Application).

**LBH Ref Nos:** 10795/APP/2009/1560

<b>Date Plans Received:</b>	17/07/2009	<b>Date(s) of Amendment(s):</b>	19/07/2001
<b>Date Application Valid:</b>	17/07/2009		17/07/2009
			14/10/2009
			17/11/2009
			08/12/2009
			10/12/2009
			01/02/2010
			15/03/2010
			22/03/2010

LON BORO DEPT. OF PLANNING  
RECEIVED  
19 JUL 2001



ST. JOHN'S SCHOOL

NORTH

ST. JOHN'S SCHOOL NORTHWOOD

PRE-PREP EXTENSION

LOCATION PLAN

Scale - 1:2500  
DRWG. SJS/PrP.200.02  
June 2001.

 SITE BOUNDARY



PROJECT TITLE  
**St John's School  
 NORTHWOOD  
 Middlesex**

DRAWING TITLE  
**Site identification plan  
 Page 283**

LON  
 17 JUL 2009  
 PLANNING & TRANSPORTATION GROUP  
 JOHN G. HILLMAN  
 DRAWN

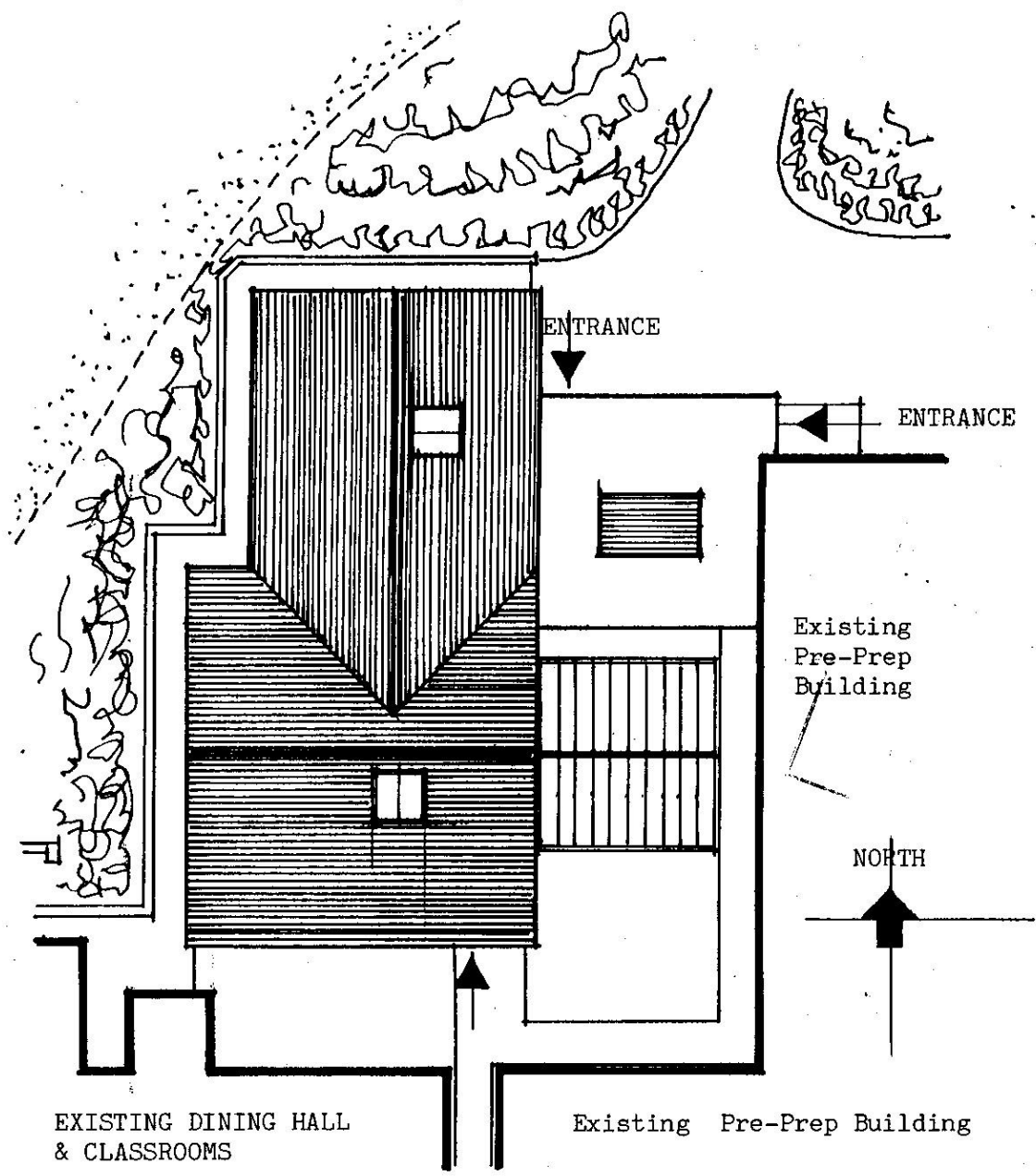
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1:2500	JULY 2009	
	DRAWN	DATE
	HP	

PROJECT No.		002
4779		

**VINCENT AND GORBING**  
 CHARTERED ARCHITECTS AND TOWN PLANNERS  
 STERLING COURT NORTON ROAD STEVENAGE HERTS  
 TELEPHONE: 01438 316331 FAX: 01438 722035



01/1600  
LON BORO OF HILLINGDON  
RECEIVED  
19 JUL 2001



ST. JOHN'S SCHOOL NORTHWOOD

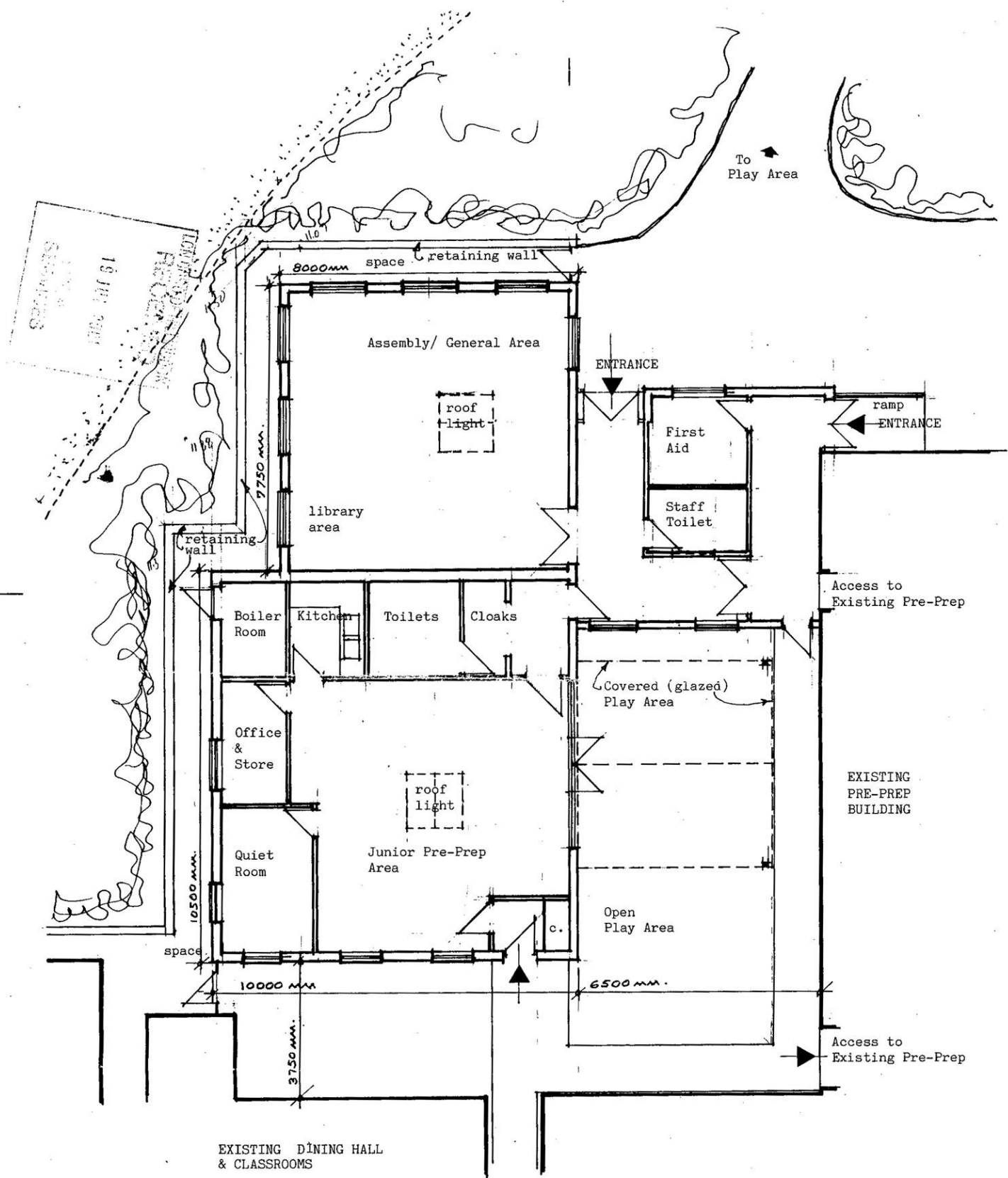
PRE-PREP EXTENSION

BLOCK PLAN

DRWG. SJS/PrP. 200.03

Scale - 1:200

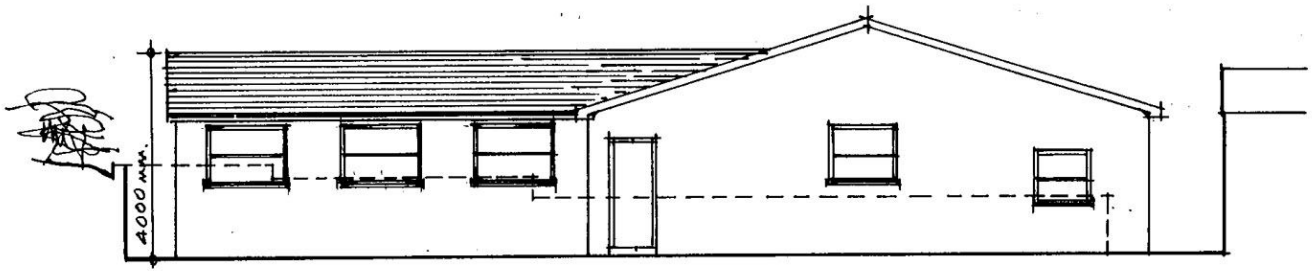
June 2001



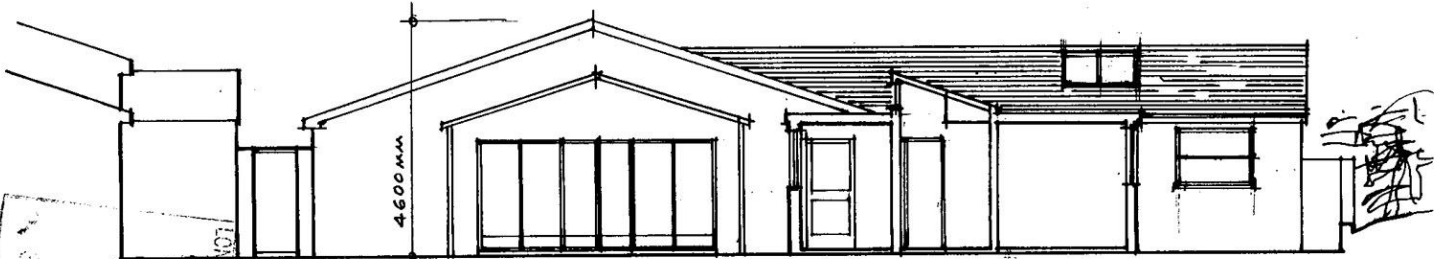
ST. JOHN'S SCHOOL NORTHWOOD  
 PRE-PREP EXTENSION  
 PLAN  
 DRWG. SJS/PrP. 200.04A

Scale - 1:100  
 June, 2001

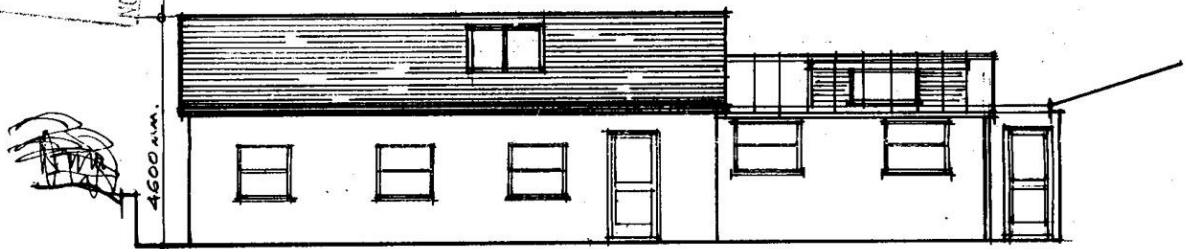
01/1600



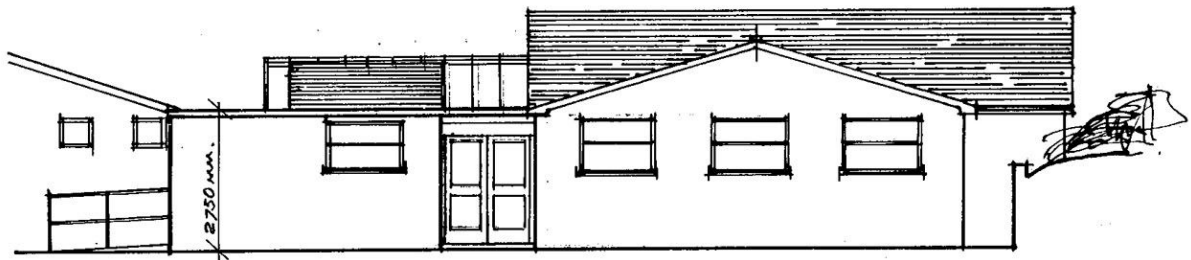
West Elevation



East Elevation



South Elevation



North Elevation

ST. JOHN'S SCHOOL NORTHWOOD

PRE-PREP EXTENSION

ELEVATIONS

DRWG. SJS/PrP 200.05A

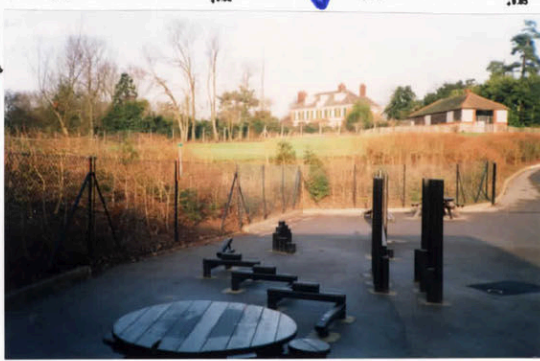
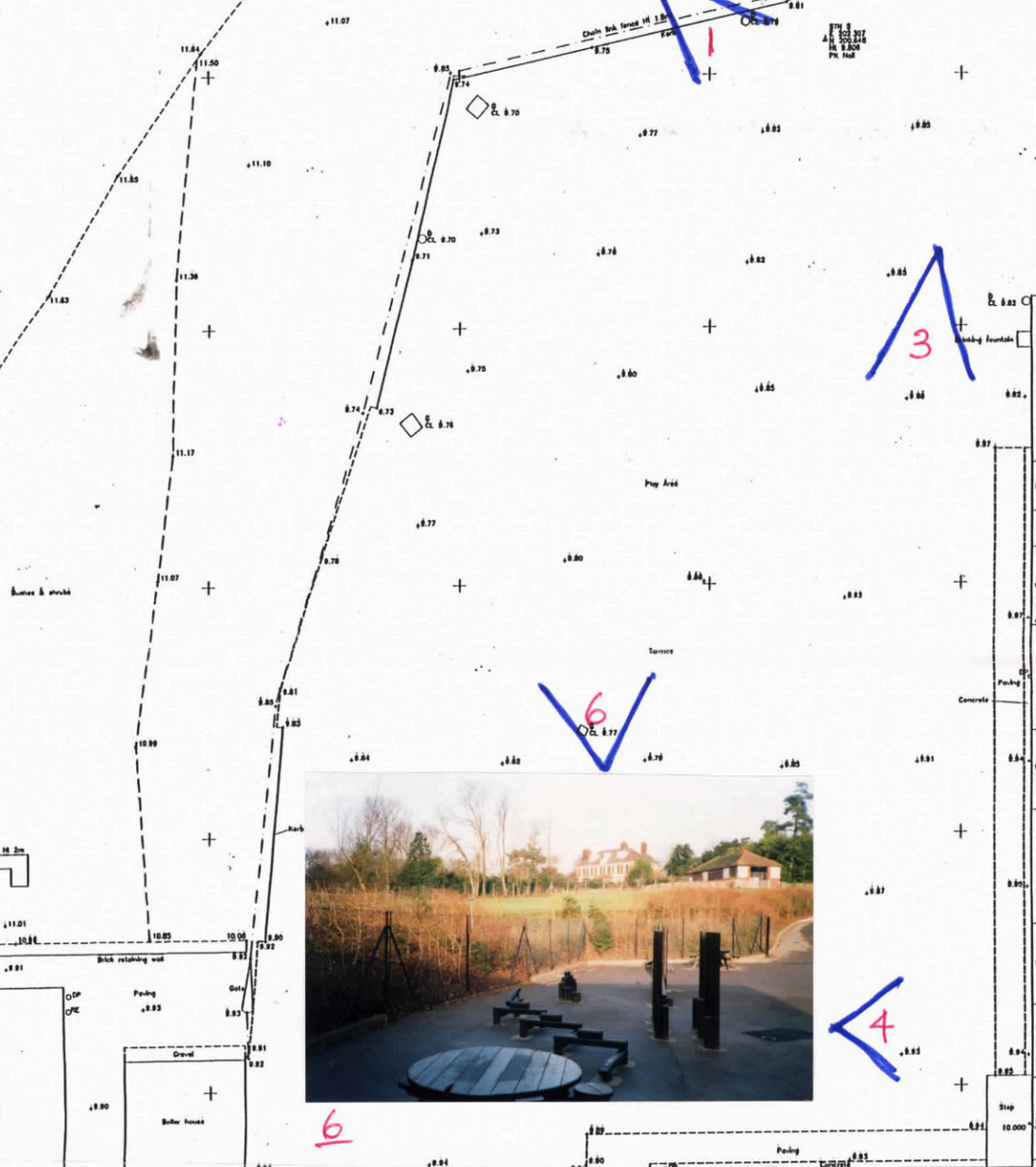
Scale - 1:100

June 2001

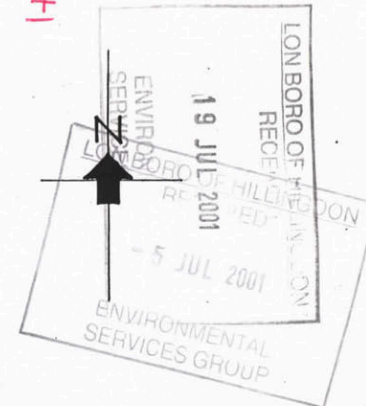
01/1600

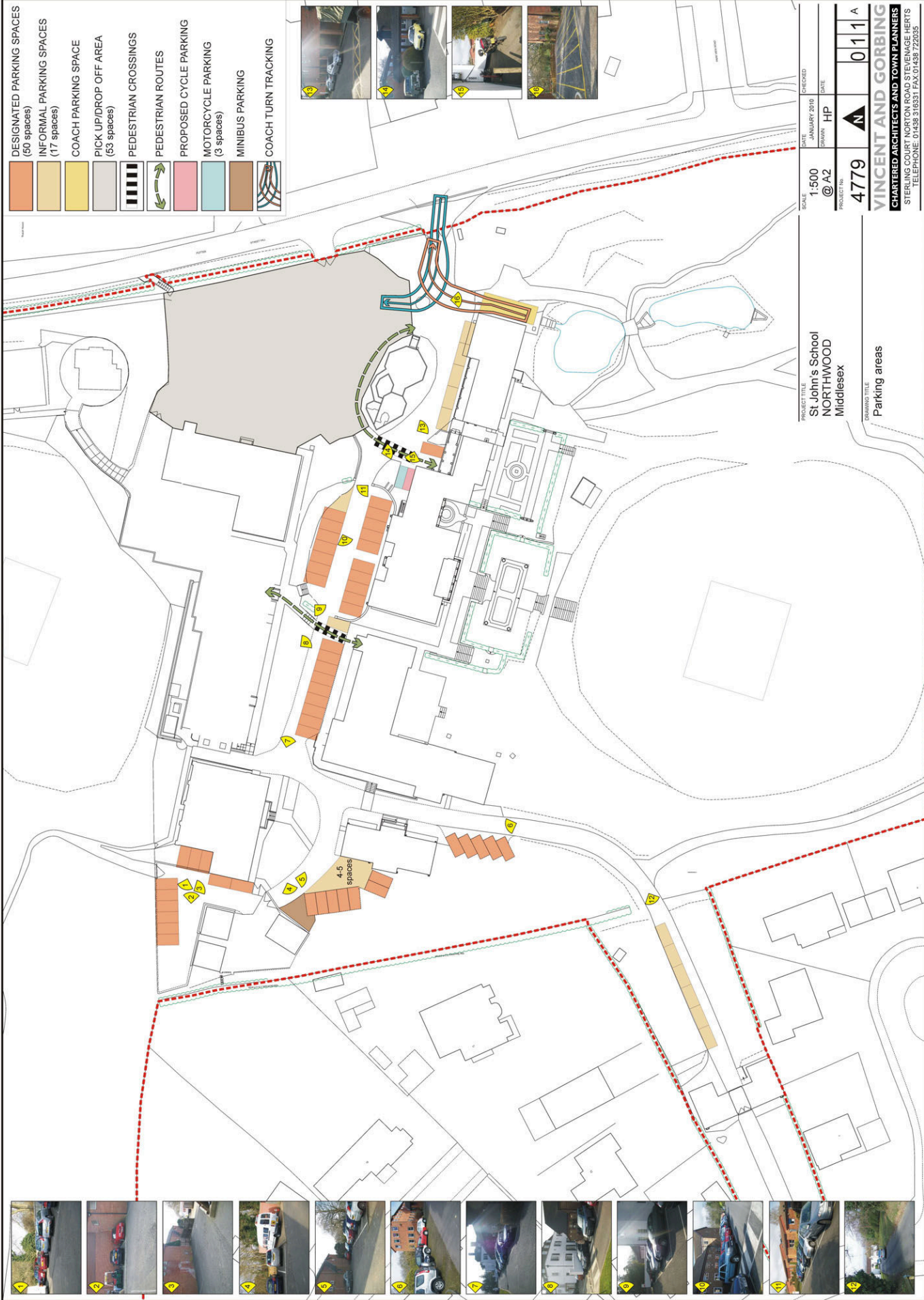
5





ST. JOHN'S SCHOOL NORTHWOOD  
PRE-PREP EXTENSION  
SURVEY PLAN OF SITE AREA  
DRWG. SJS/PrP. 200.01.





PROJECT TITLE  
**St John's School  
 NORTHWOOD  
 Middlesex**

SCALE  
**1:500  
 @ A2**

DATE  
**JANUARY 2010**

DRAWN  
**HP**

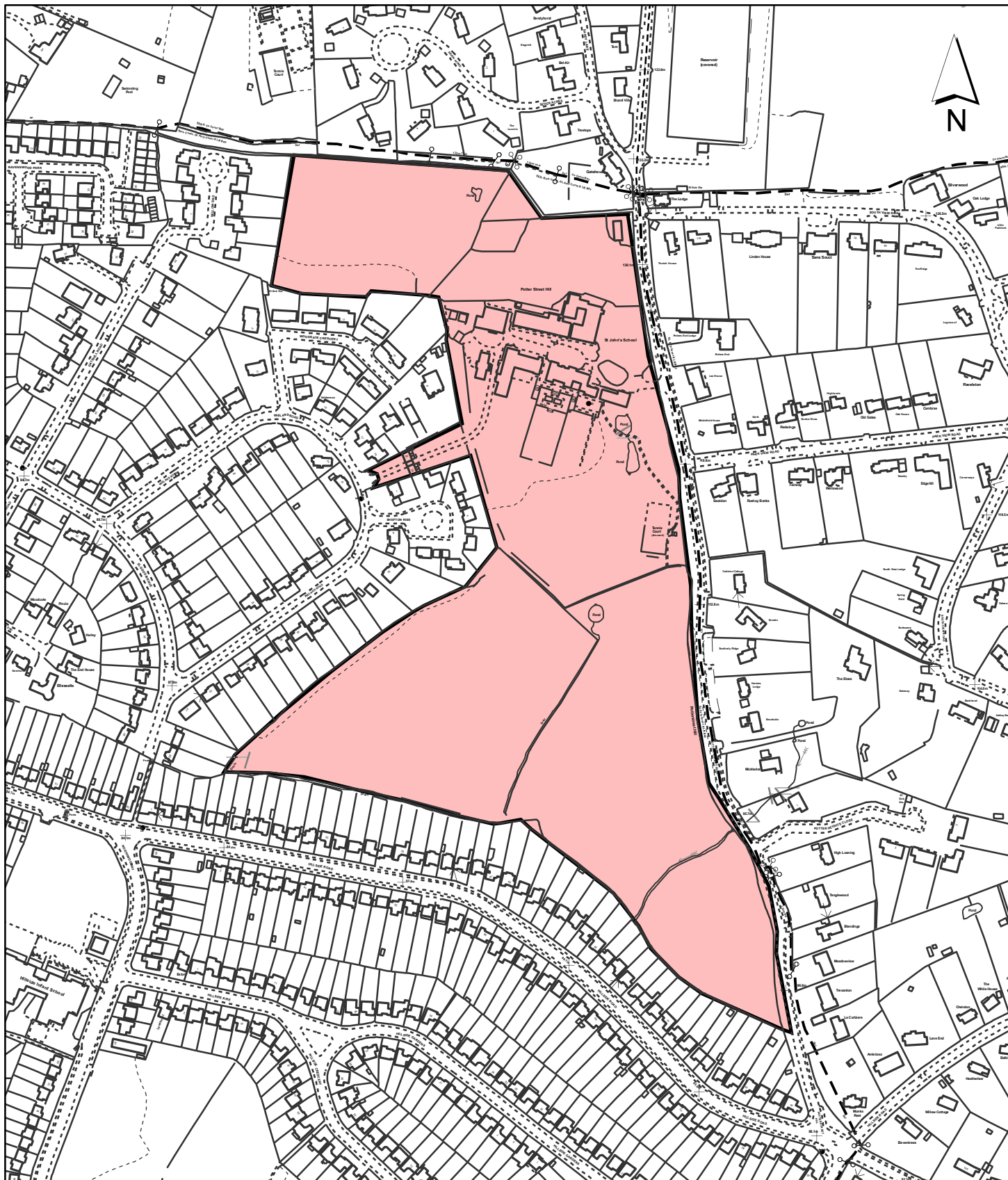
CHECKED  
 DATE

PROJECT NO.  
**4779**


DRAWING TITLE  
**Parking areas**

PROJECT NO.  
**011A**

**VINCENT AND GORBING**  
 CHARTERED ARCHITECTS AND TOWN PLANNERS  
 STERLING COURT, NOTTON ROAD, STEVENAGE, HERTS  
 TELEPHONE: 01438 319331 FAX: 01438 722035



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Site Address

**St Johns School  
Potter Street  
Northwood**

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

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

Planning Application Ref:  
**10795/APP/2009/1560**

Scale  
**1:4,000**

Planning Committee  
**North** Page 289

Date  
**November 2009**



**HILLINGDON**  
LONDON

## **Report of the Head of Planning & Enforcement**

**Address** 19 GROVE ROAD NORTHWOOD

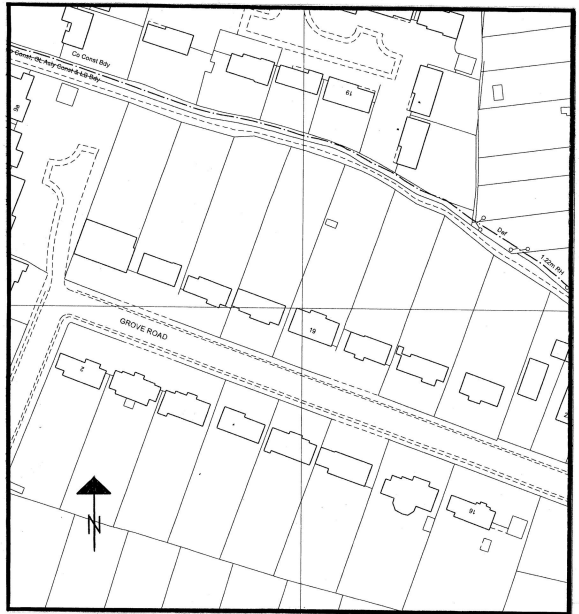
**Development:** Single storey front and side extension, two storey rear extension, conversion of loft space to habitable use to include 2 rear rooflights and 4 skylights, alterations to front elevation to include new front porch, new pitched roof to single storey front and pitched roof to existing bay windows at first floor.

**LBH Ref Nos:** 27846/APP/2010/145

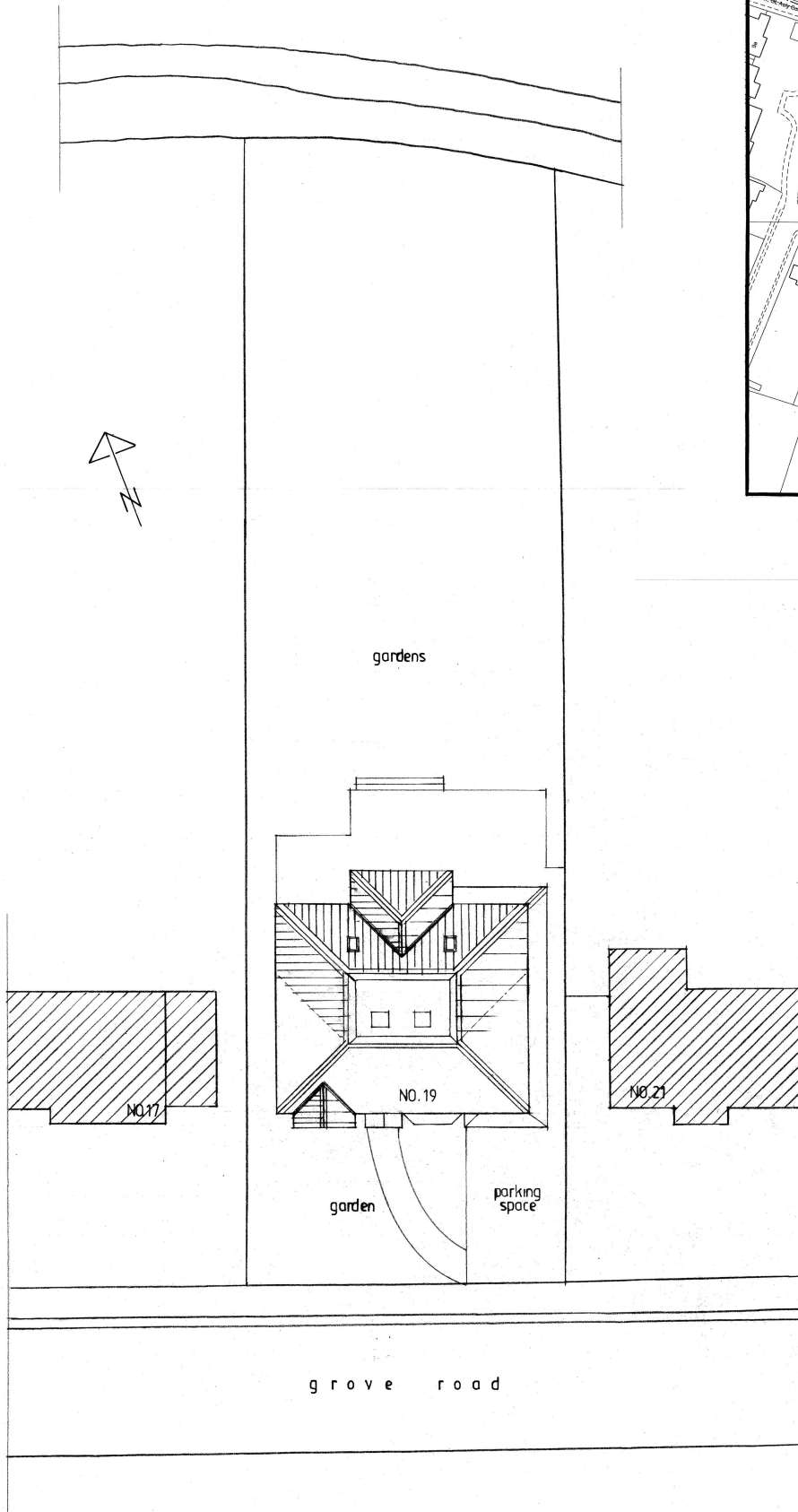
**Date Plans Received:** 27/01/2010

**Date(s) of Amendment(s):** 16/04/2010

**Date Application Valid:** 27/01/2010



SITE LOCATION 1:1250



BLOCK PLAN 1:200

8 - 19/2 10 - ROOF RAJ AMENDED  
 9 - FEB 10 - ROOF RAJ AMENDED

## Home Plans

Church Gardens, Church Hill, Stonefield, Middx. UB9 6DU  
 Tel & Fax: 01895 822488

**CLIENT:** MR & MRS BROWN

**PROJECT:** 19 GROVE ROAD  
 NORTHWOOD

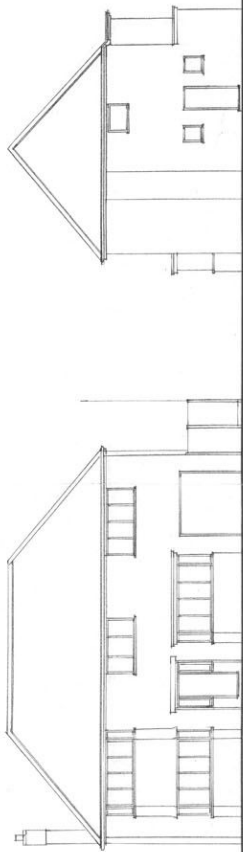
**date:** JAN. 10 **drawn:** *JB*

**scale:** 1:200 AT A2

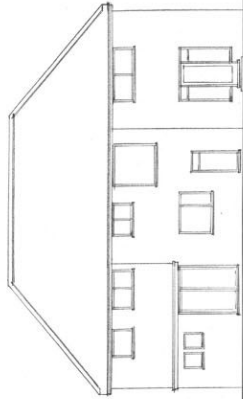
**Drq. No:** 1480/4 a

DESIGN PROPOSAL

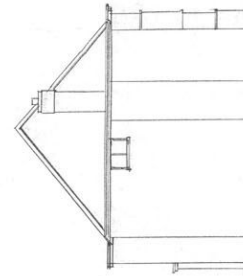




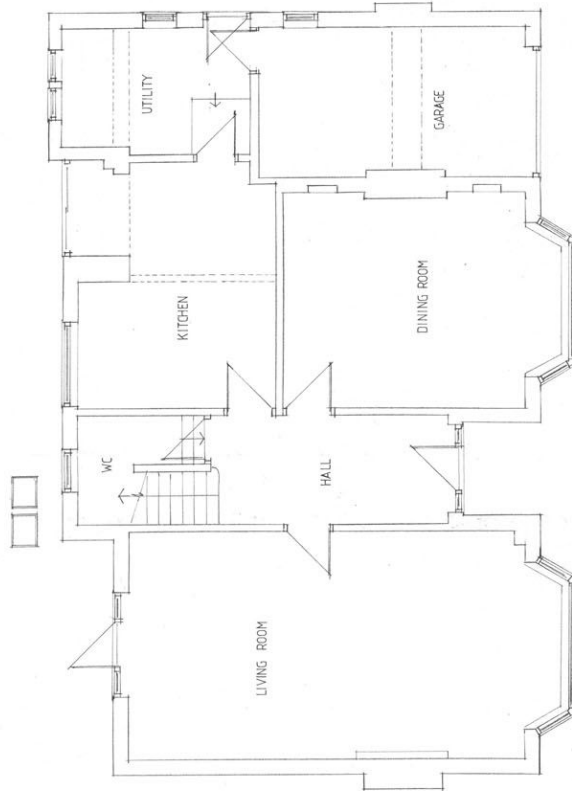
FRONT VIEW



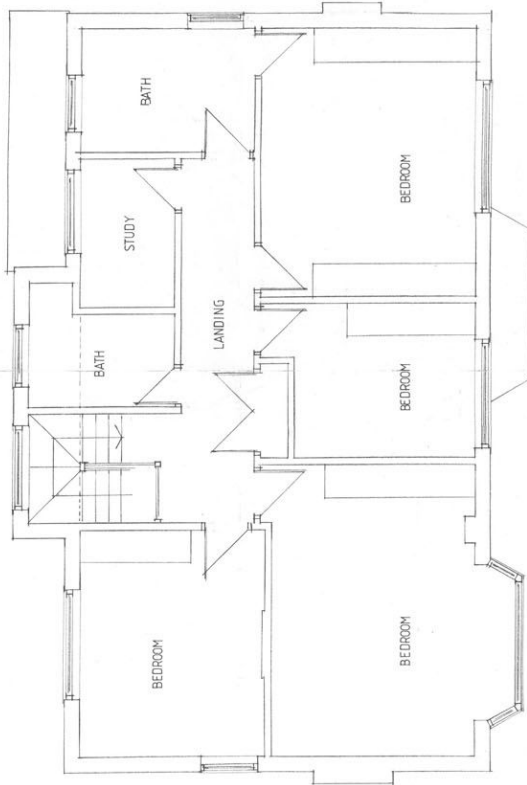
REAR VIEW



SIDE VIEW



GROUND FLOOR PLAN



FIRST FLOOR PLAN



DRAWINGS BY: HILLINGDON  
 RECEIVED  
 27 JAN 2010  
 PLANNING & INSURANCE  
 GROUP

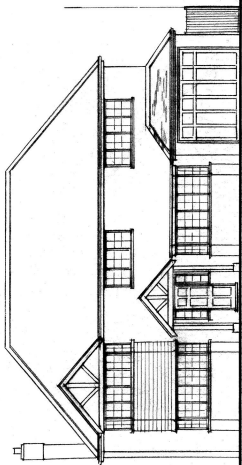
**Home Plans**  
 Church Gardens, Church Hill, Sheffield, Middx. S18 9 6D-1  
 Tel & Fax: 01895 822488

CLIENT: MR & MRS BROWN  
 PROJECT: 19 GROVE ROAD  
 NORTHWOOD

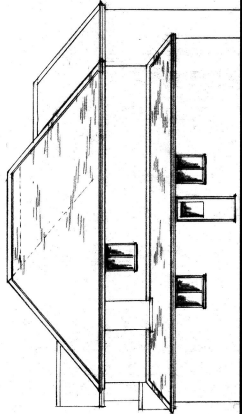
date: AUG 09  
 scale: 1:50, 1:100  
 drawn: [Signature]

Dwg. No: 1460 | 1  
 EXISTING BUILDING

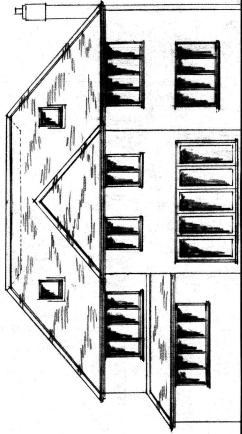




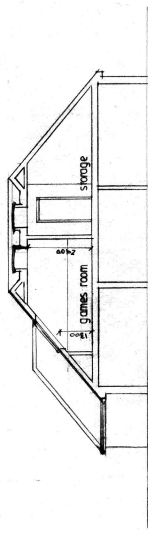
FRONT VIEW



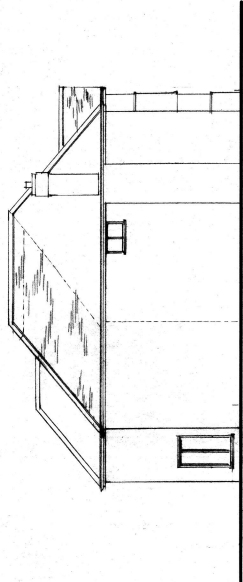
SIDE VIEW TO NO. 21



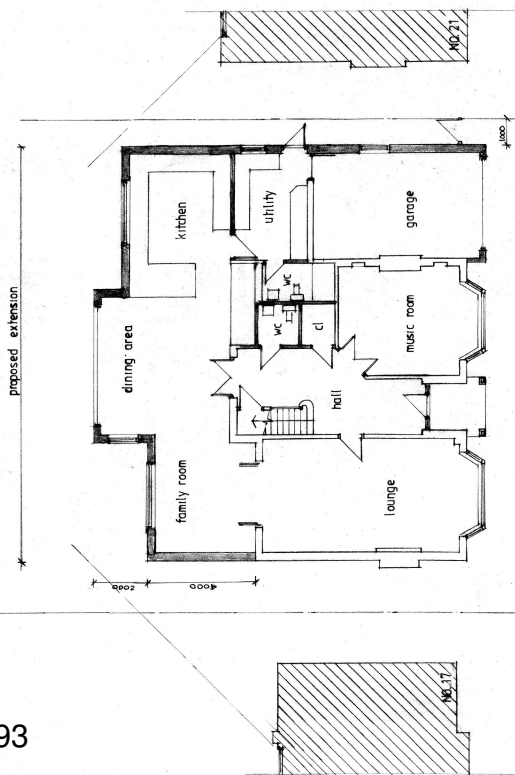
REAR VIEW



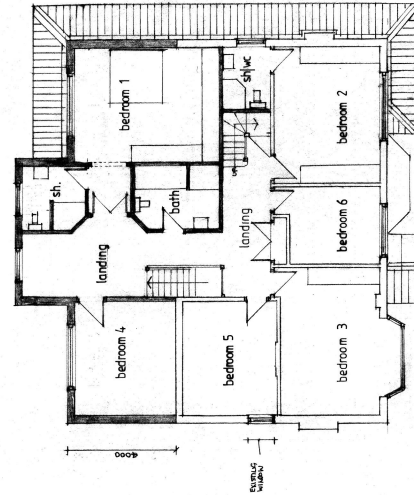
ROOF CROSS SECTION 1:100



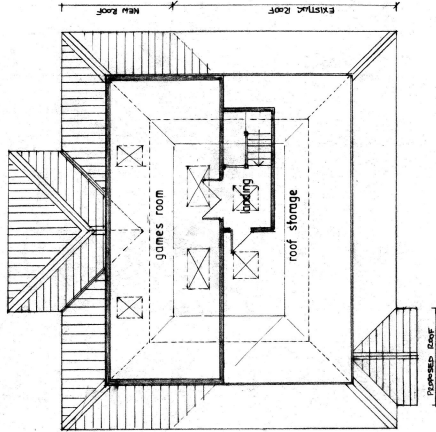
SIDE VIEW TO NO. 17



GROUND FLOOR PLAN  
(new work shaded)



FIRST FLOOR PLAN  
(new work shaded)



ATTIC LEVEL PLAN

D. 1. 199 10 - DESIGN APPROVED - 10/03/09  
 C. 1. 199 10 - 10/03/09 - 10/03/09  
 B. 1. 199 10 - 10/03/09 - 10/03/09  
 A. 1. 199 10 - 10/03/09 - 10/03/09

Home Plans

Clark Gardens, Church Street, Sharncliffe, Leeds, LS1 9DQ

Client: MR & MRS BROWN

Project: 19 GROVE ROAD NORTHWOOD

Date: DEC 09

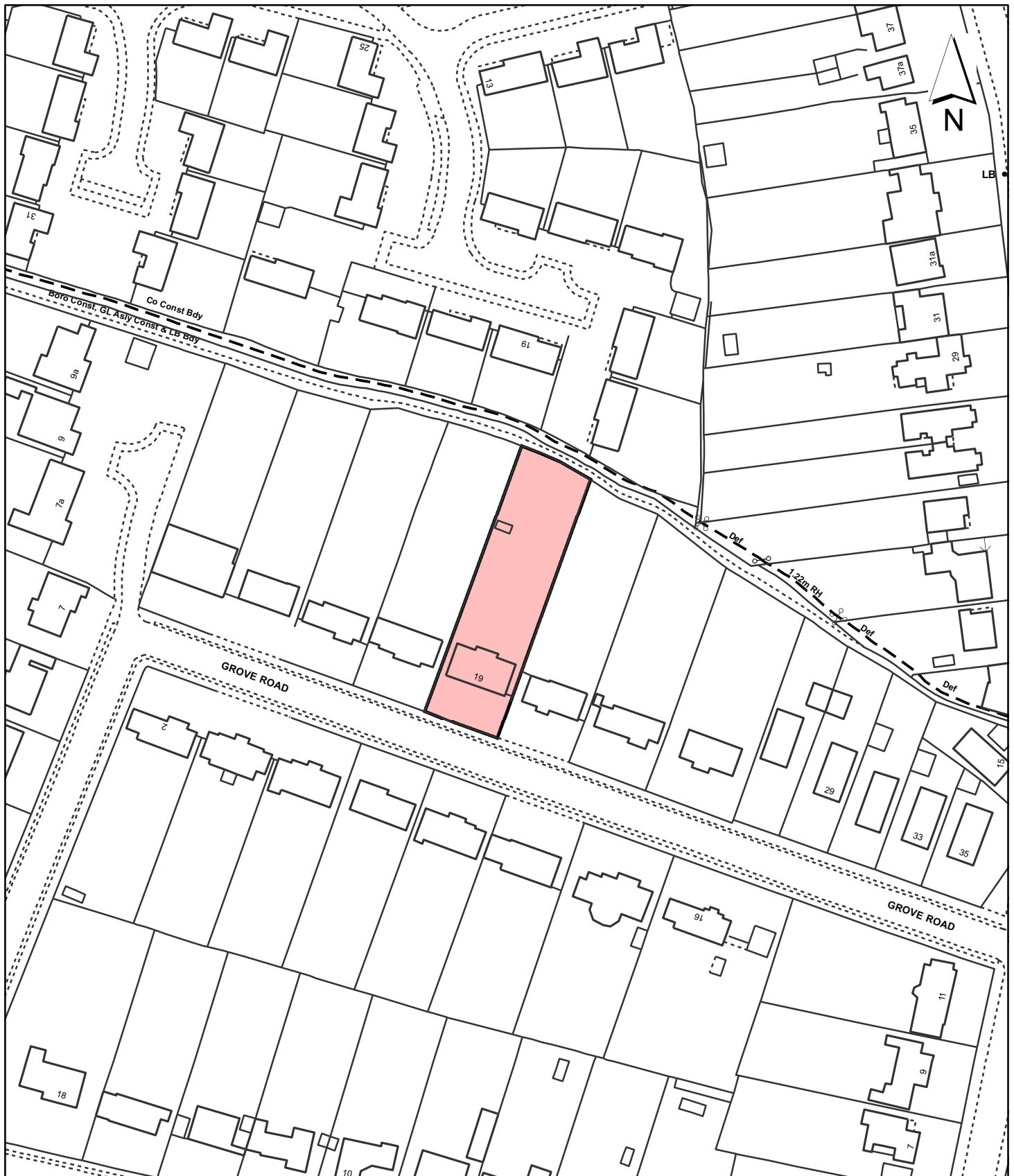
Scale: 1:100

Drawn: [Signature]


Proj. No: 1480136

DESIGN PROPOSAL





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Site Address

**19 Grove Road  
Northwood**

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

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

Planning Application Ref:  
**27846/APP/2010/145**

Scale  
**1:1,250**

Planning Committee  
**North** Page 294

Date  
**March 2010**



**HILLINGDON**  
LONDON



**Report of the Head of Planning & Enforcement**

**Address** 10 ST ANDREWS CLOSE RUISLIP

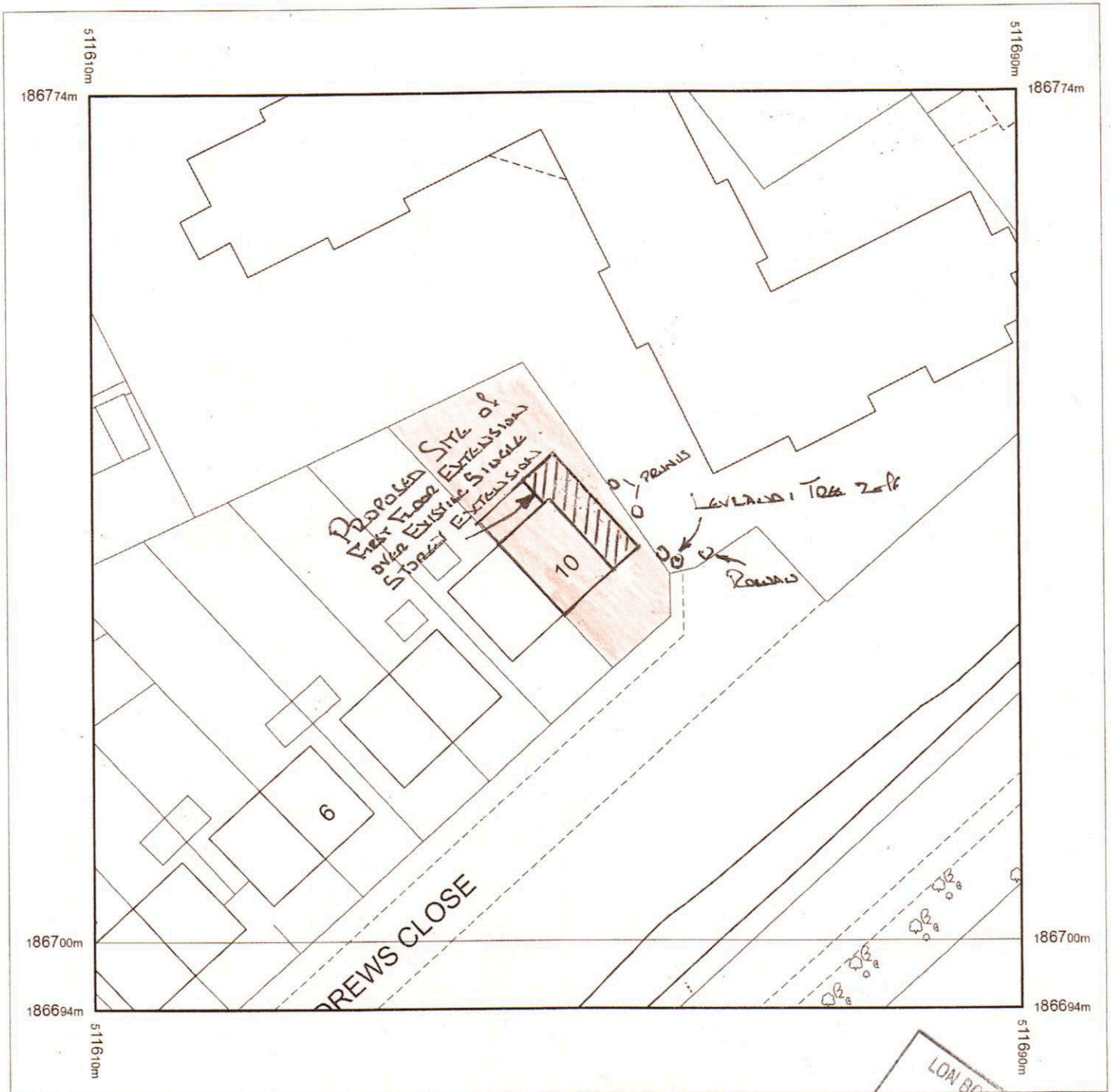
**Development:** First floor side/rear extension and conversion of roof space for habitable use involving rear dormer window and 2 front and 1 rear rooflights.

**LBH Ref Nos:** 43907/APP/2009/2760

**Date Plans Received:** 23/12/2009

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

**Date Application Valid:** 27/01/2010



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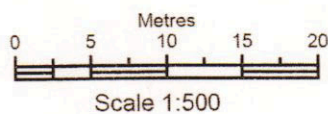
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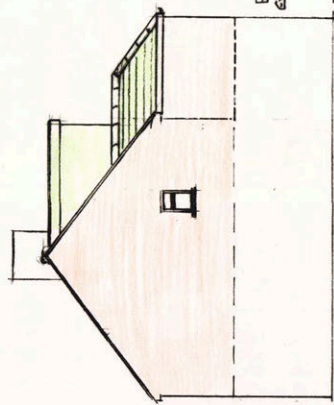
Supplied by: **Blackwell M and D C**  
 Serial number: 01037800  
 Centre coordinates: 511649.63 186734

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: [www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

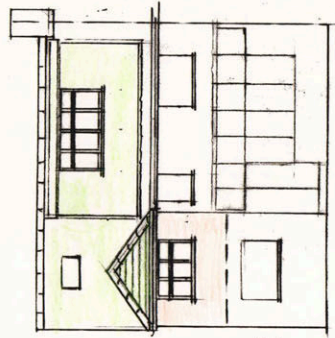




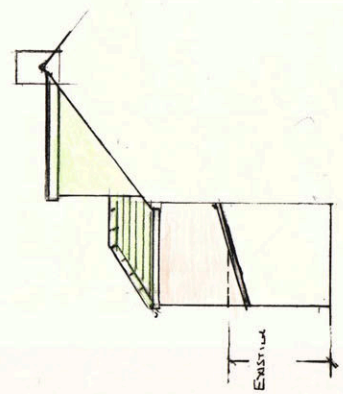
FRONT ELEVATION



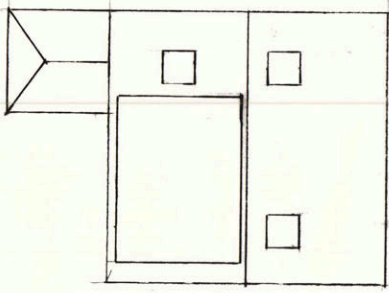
SIDE ELEVATION



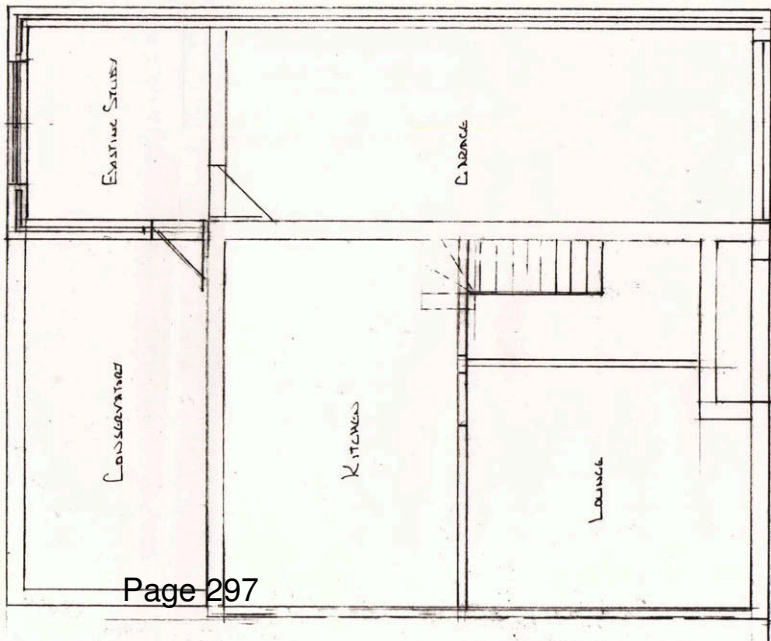
REAR ELEVATION



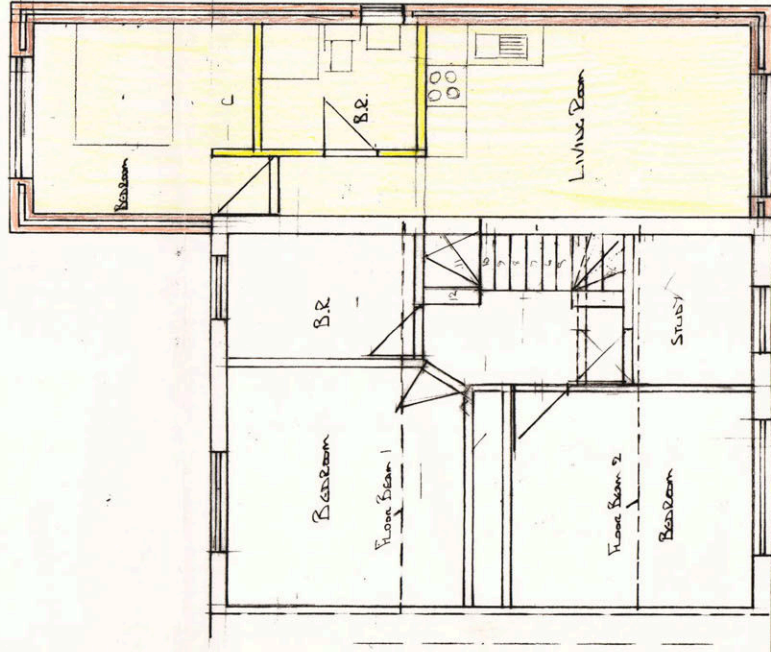
SIDE ELEVATION



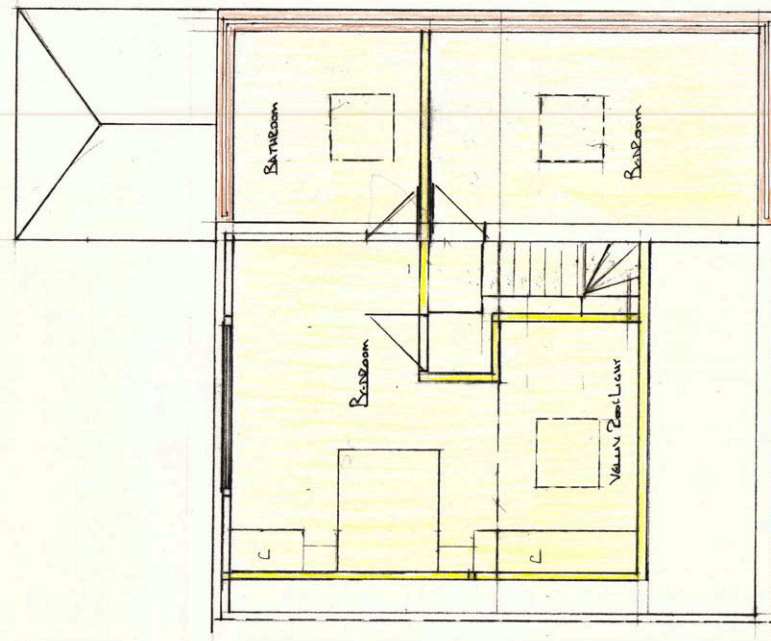
ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

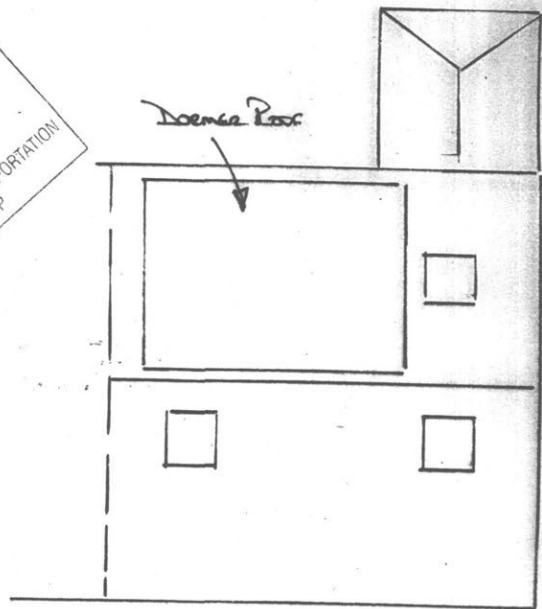


SECOND FLOOR PLAN

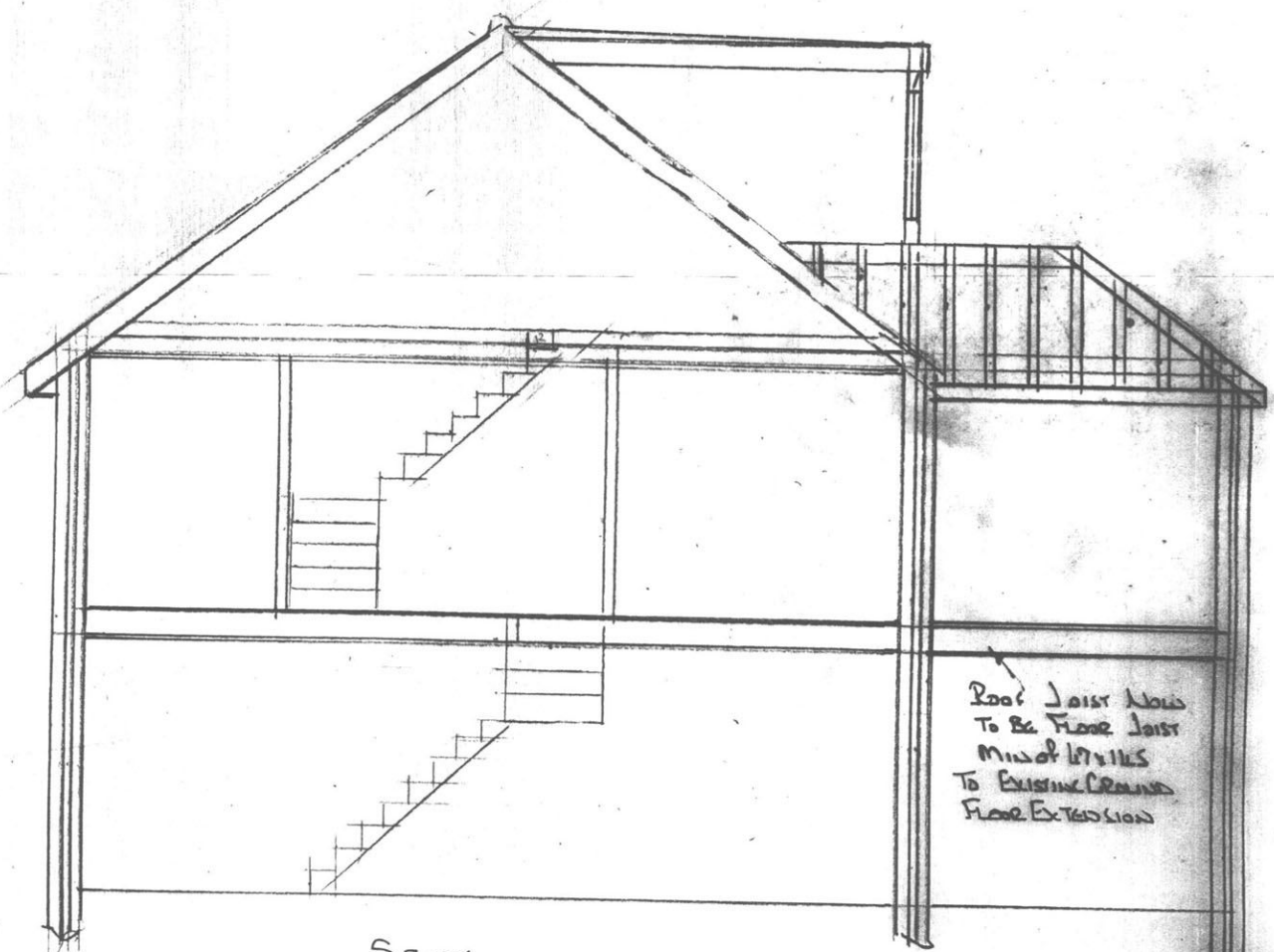
DRAWING No 2257  
 PROPOSED CONWAY ANDREX FIRST FLOOR  
 EXTENSION & ROOF  
 No 8 Mt A Hills  
 10 ST ANDREWS CLOSE EASTLAKES BRISBANE QLD 4103  
 Tel: 072 8888 6471  
 J W EVANS  
 ARCHITECTURAL DRAWINGS  
 280 Woodlands Ave.  
 Eastlake, Brisbane, QLD 4103  
 (07) 8888 7983

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LOW BOROUGH OF HILLINGDON  
 RECEIVED  
 23 DEC 2009  
 PLANNING & TRANSPORTATION  
 GROUP



Roof Plan



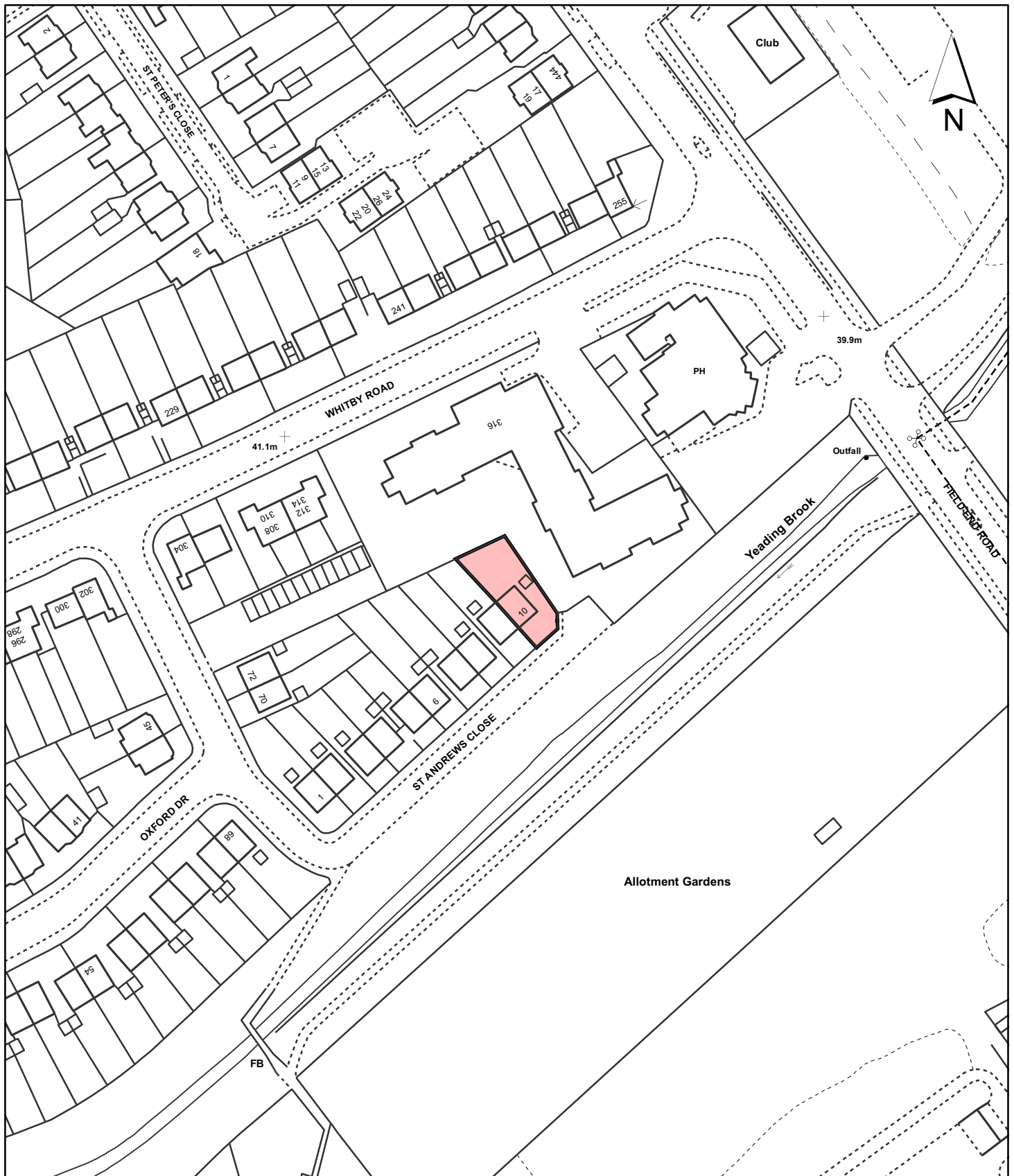
SECTION

Roof Joist Now  
 To Be Floor Joist  
 Min of 175mm  
 To Existing Ground  
 Floor Extension


Exposed Existing Foundation  
 Before Any New Work  
 To Existing Levels

SCALE 1:50 & 1:100	DRAWING 2257
<b>J W EVANS</b> ARCHITECTURAL DRAWINGS 298 Woodlar Ave Eastcote, Ruislip, Middx HA4 9QZ 020 8868 7593	PROPOSED GRANNY ANNEXE FIRST FLOOR EXTENSION & ROOM IN ROOF MR & MRS A HILLS 10 ST ANDREW'S CLOSE EASTCOTE RUISLIP HA4 9HA TEL 020 8868 6671

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Site Address

**10 St. Andrews Close  
Ruislip**

Planning Application Ref:

**43907/APP/2009/2760**

Planning Committee

**North** Page 299

Scale

**1:1,250**

Date

**April 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** NORTH OF ROUNDWOOD HOUSE NORTHWOOD ROAD HAREFIELD

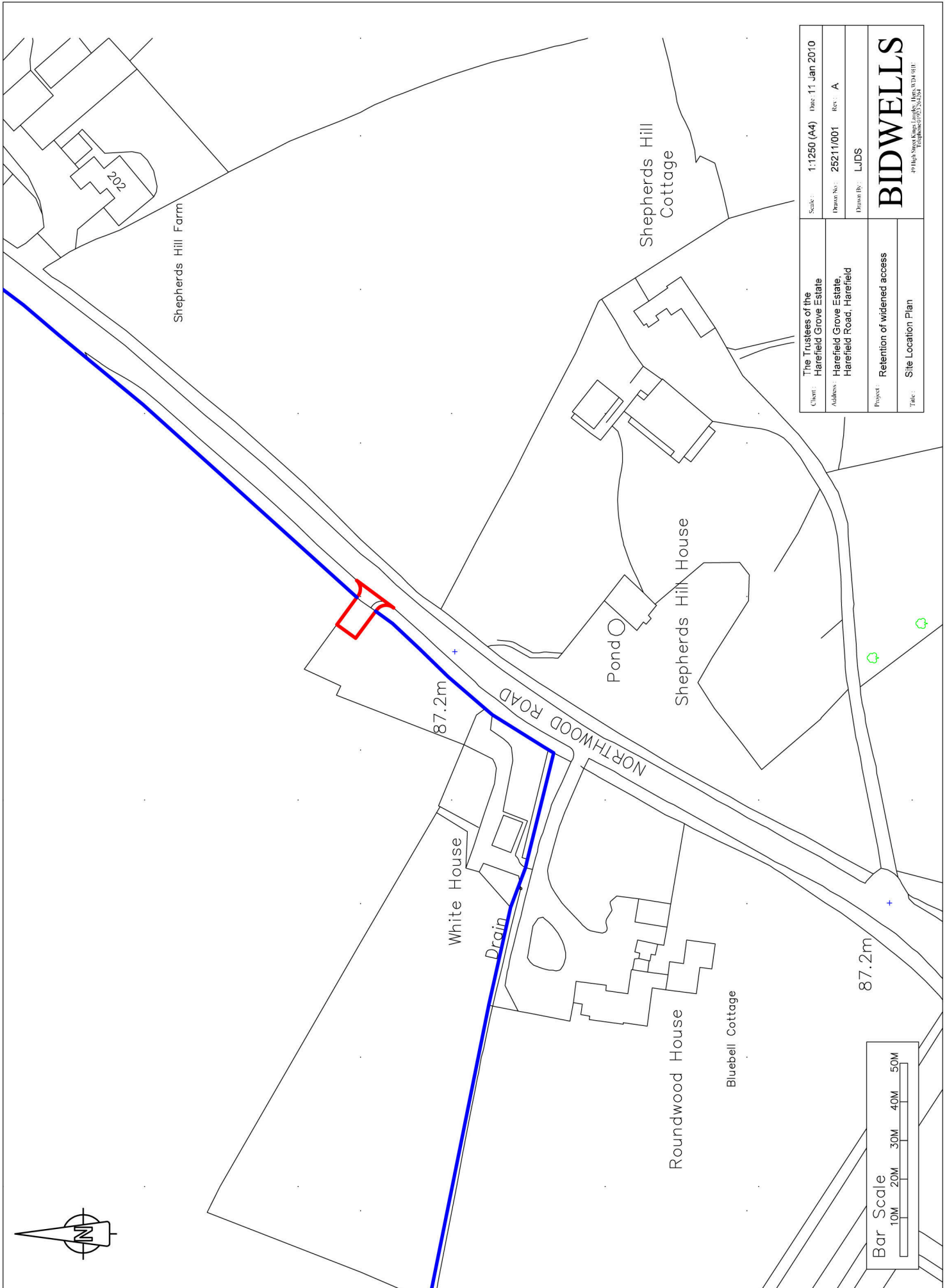
**Development:** Construction of new vehicular access with associated hedgerows, timber fencing and gates.

**LBH Ref Nos:** 53258/APP/2010/91

**Date Plans Received:** 18/01/2010

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

**Date Application Valid:** 25/01/2010

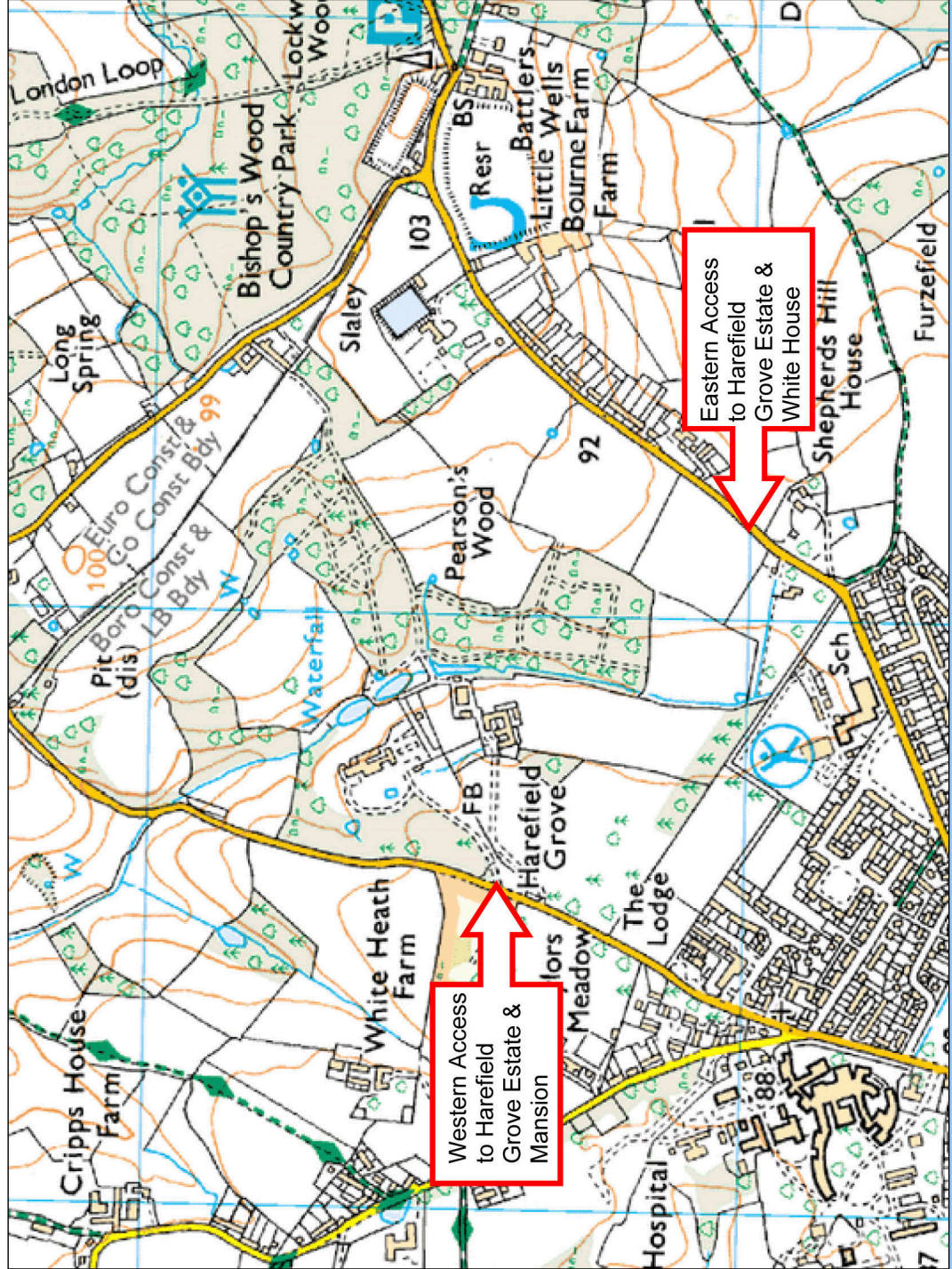


Client:	The Trustees of the Harefield Grove Estate	Scale:	1:1250 (A4)	Date:	11 Jan 2010
Address:	Harefield Grove Estate, Harefield Road, Harefield	Drawn No.:	25211/001	Rev.:	A
Project:	Retention of widened access	Drawn By:	LJDS		
Title:	Site Location Plan				

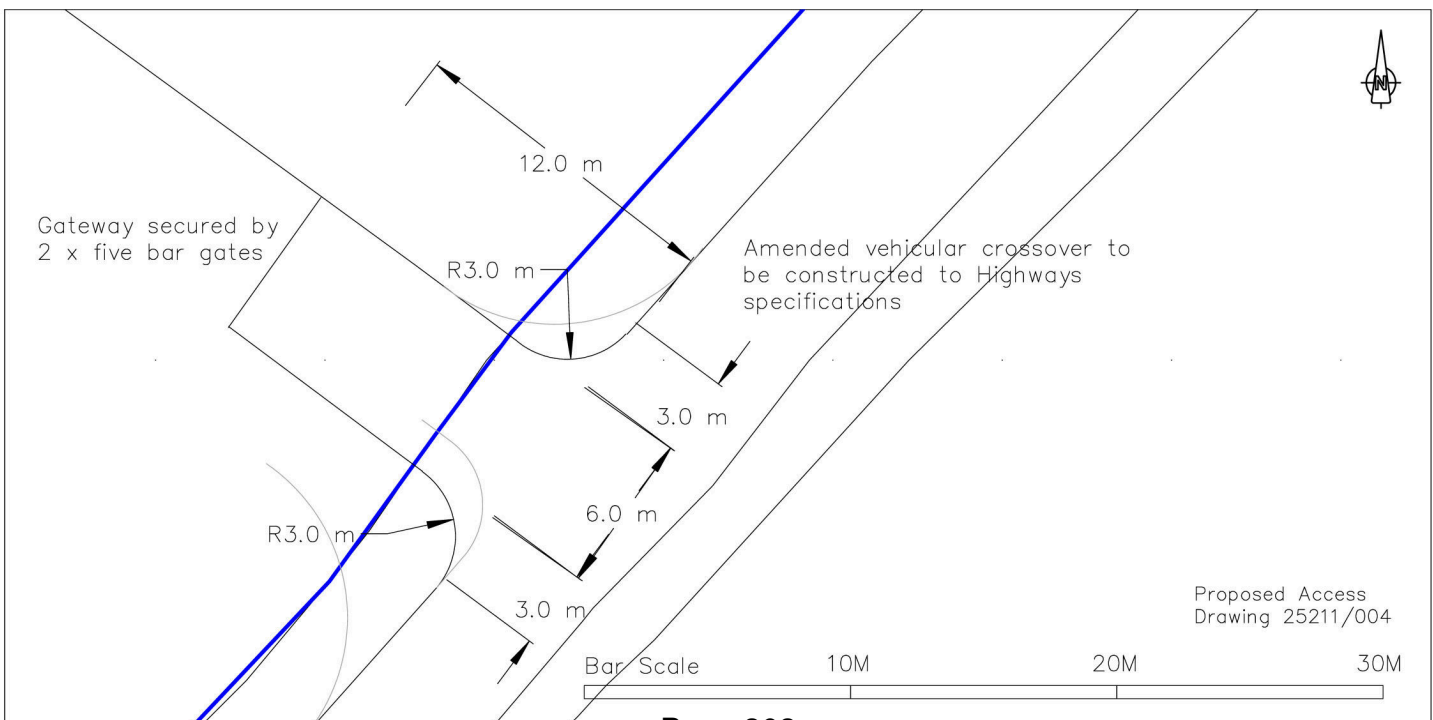
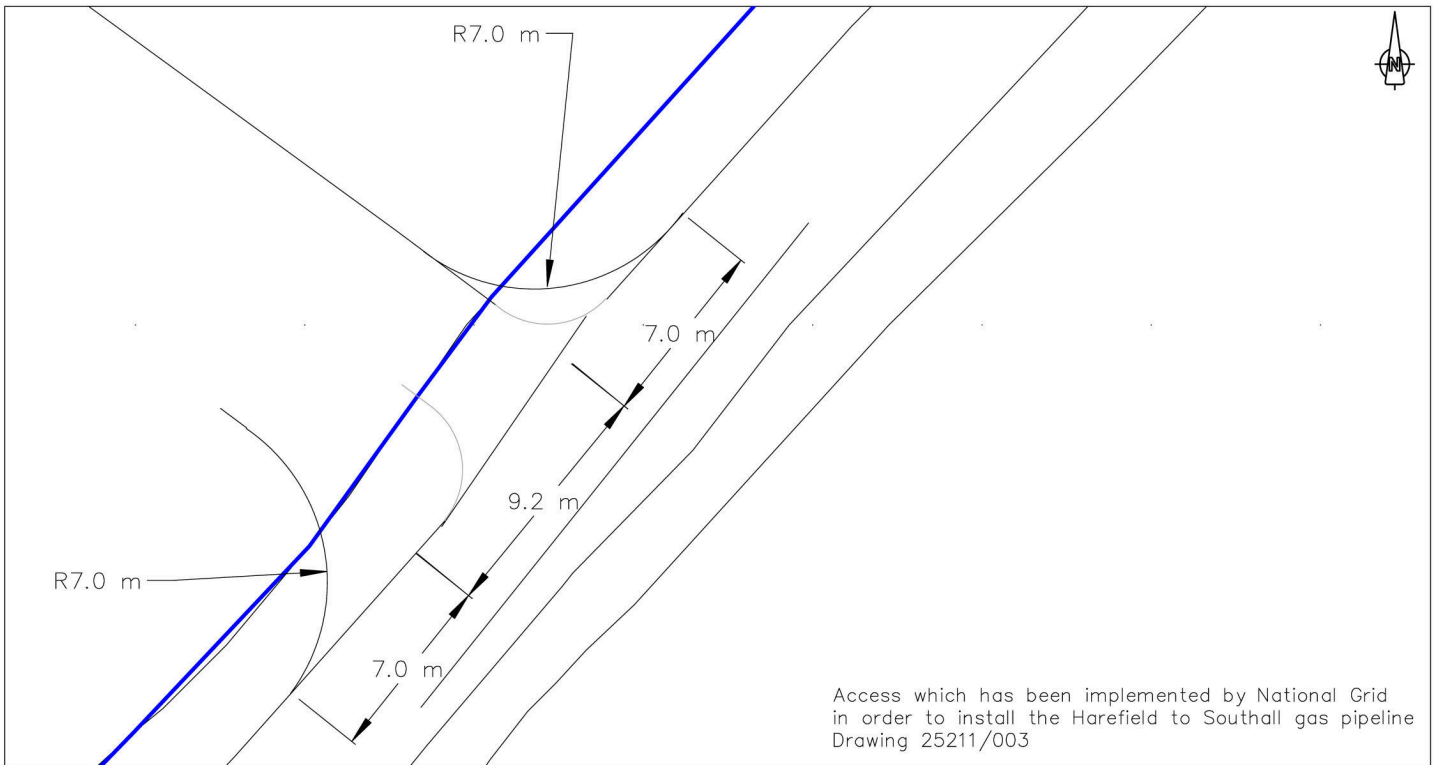
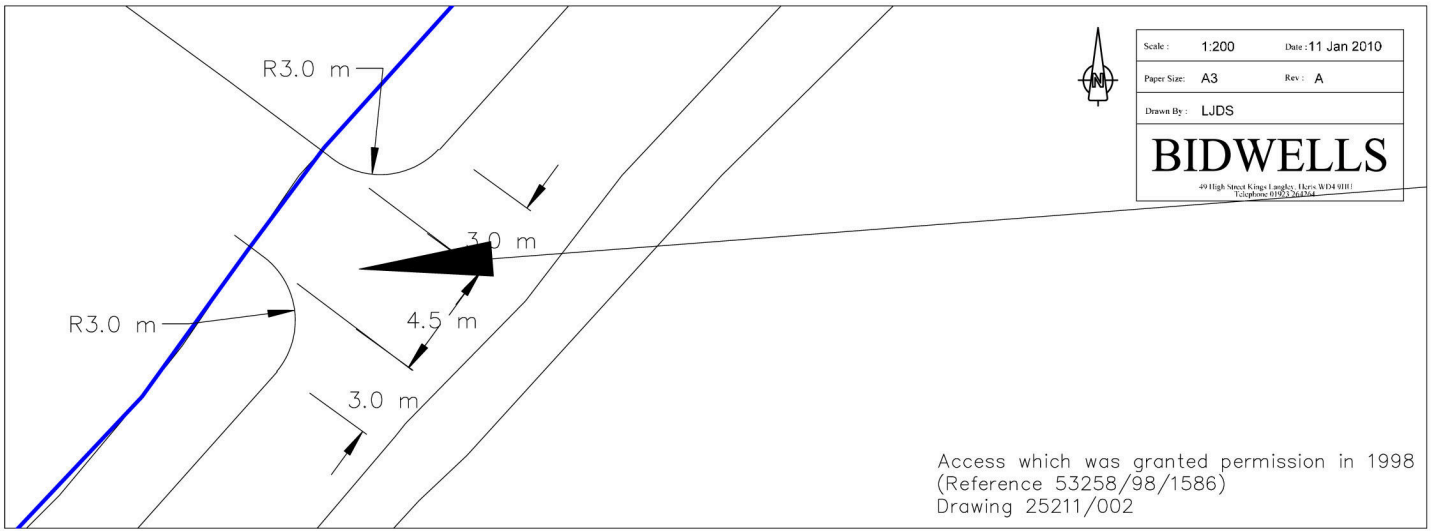
**BIDWELLS**  
 49 High Street, Harefield, Bucks, WD9 8RT  
 0494 470000

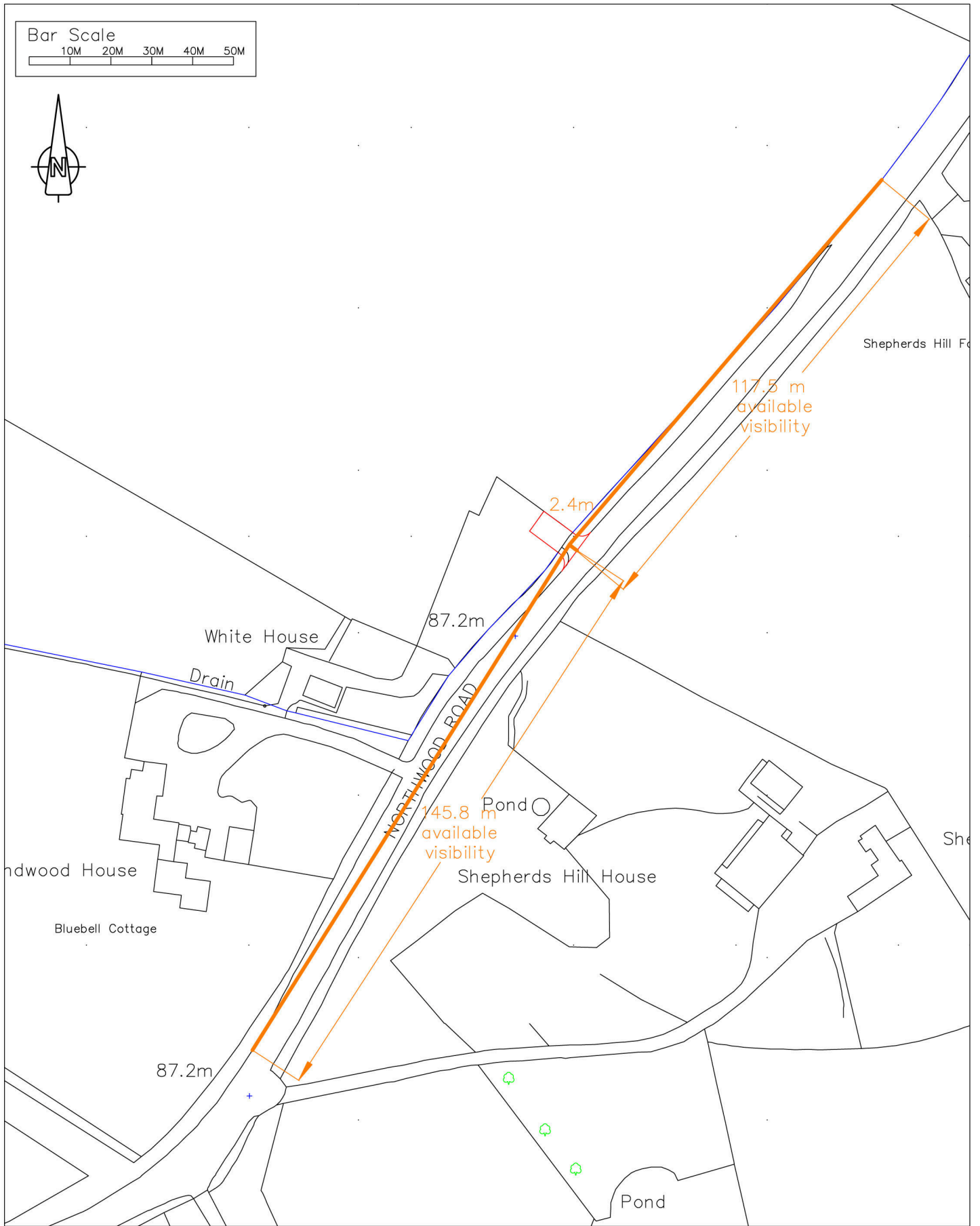
**ESTATE ACCESSES**

The Trustees of Harefield Grove Estate  
Harefield Grove Estate, Harefield Road, Harefield









Client:	The Trustees of the Harefield Grove Estate	Scale:	1:1250 (A4)	Date:	11 Jan 2010
Address:	Harefield Grove Estate, Harefield Road, Harefield	Drawn No.:	25211/005	Rev.:	A
Project:	Retention of widened access	Drawn By:	LJDS	<b>BIDWELLS</b> <small>© High Street Kings Langley, Herts WD14 9JL Telephone 0923 204264</small>	
Task:	Available Visibility				



Box fencing with rabbit proof fencing

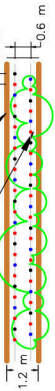
Existing established hedgerow planting

87.2m

**BIRDSEYE PLAN (PROPOSED STAGGERED PLANTING)**

Box fencing with rabbit proof fencing

- Proposed new planting to comprise indigenous thorn mix to match existing:
  - Quickthorn 60% of planting 1.2m high
  - Blackthorn 20% of planting 1.2m high
  - Hawthorn 20% of planting 1.2m high

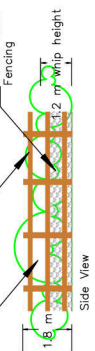


**GATE DETAIL (TWO x WOODEN 5 BAR GATES)**

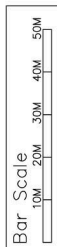


**SIDE VIEW OF FENCING**

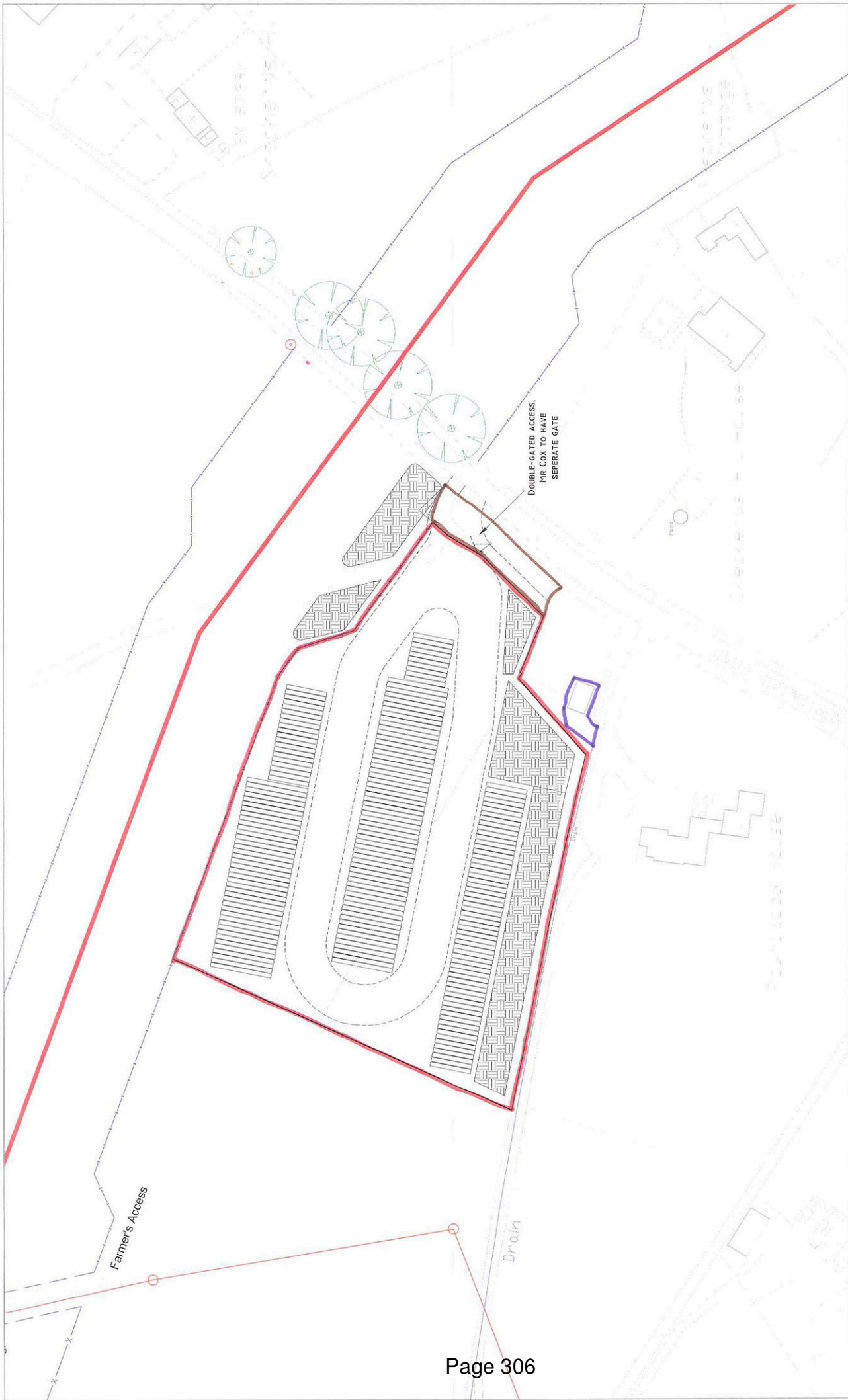
Proposed new planting to comprise indigenous thorn mix to match existing



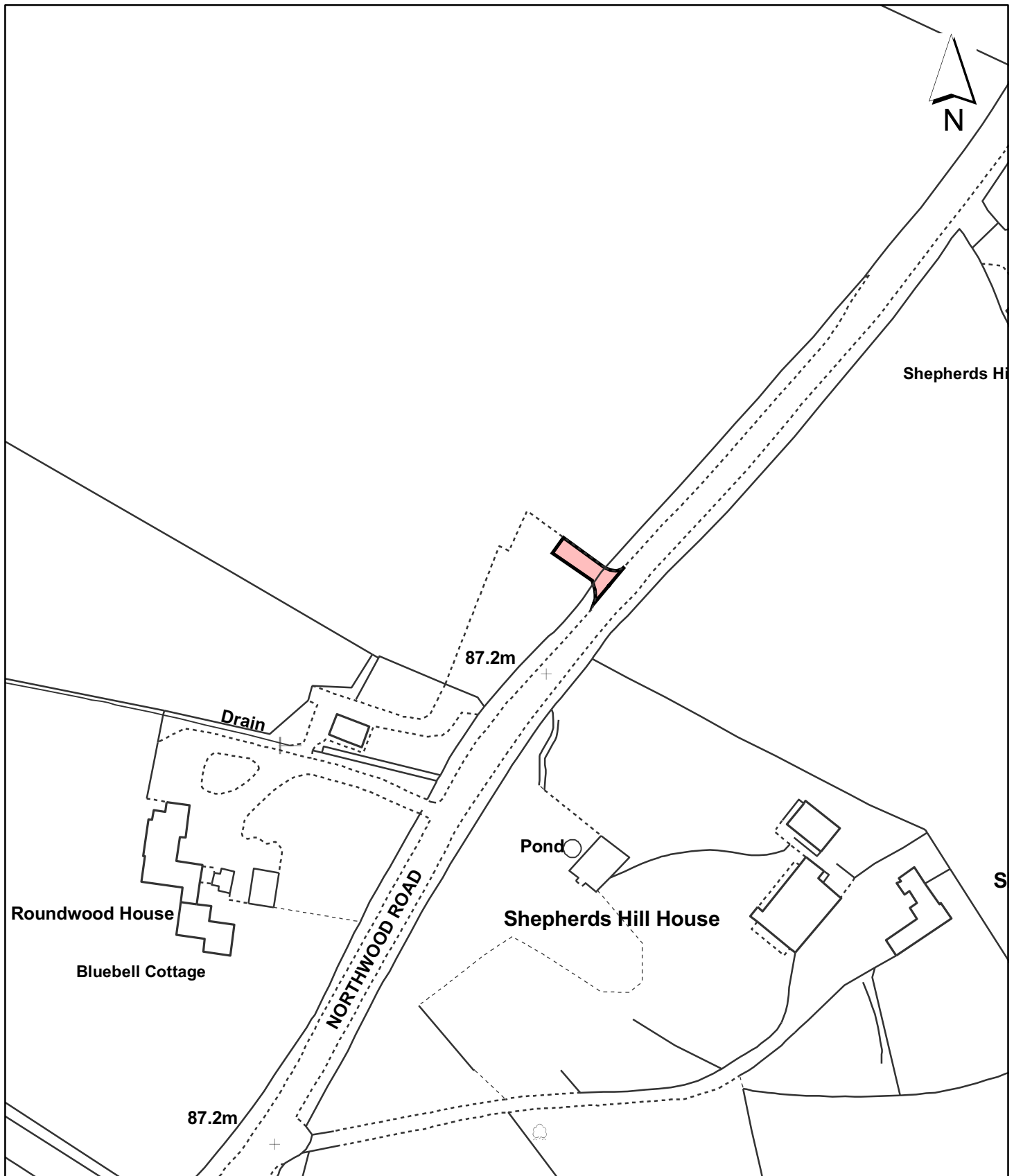
Side View





Client: The Trustees of the Harefield Grove Estate	Scale: 1:200 (A3)	Date: 17 March 2010
Address: Harefield Grove Estate, Harefield Road, Harefield	Drawn By: 25211/009	Rev: B
Project: Retention of widened access	Drawn By: LUDS	
Task: Proposed Landscaping	<b>BIDWELLS</b> <small>LANDSCAPE ARCHITECTS</small>	



nationalgrid <small>NATIONAL GRID REFERENCE: 1000 0000</small> CONTRACT NUMBER: NG9972		APPROVED	DATE
MURPHY <small>MURPHY CONSULTANTS LTD</small> CONTRACT NUMBER: S10022		AMENDMENTS AND REVISION HISTORY	DATE
bpa <small>BPA CONSULTANTS LTD</small> CONTRACT NUMBER: S10022		INITIAL PLOT AREA CALCULATED	
<b>0153 HAREFIELD TO SOUTHALL (REINFORCEMENT) 1220MM Ø GAS PIPELINE</b> <small>30/06/06</small>		YARD AREA AMENDED PIPE AMENDED TO INCLUDE 184 LIGHT WALL	
POSSIBLE STORAGE AREA PLOT 4 - TRUSTEES OF THE HAREFIELD GROVE ESTATE		ACCESS ROAD FOR MR COX INCLUDED RESCALED	
<small>30/06/06</small> 3/10/22/DWG/SK051 AF			



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	<p>Planning Application Ref:</p> <p><b>53258/APP/2010/91</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b> Page 307</p>	<p>Date</p> <p><b>April 2010</b></p>	

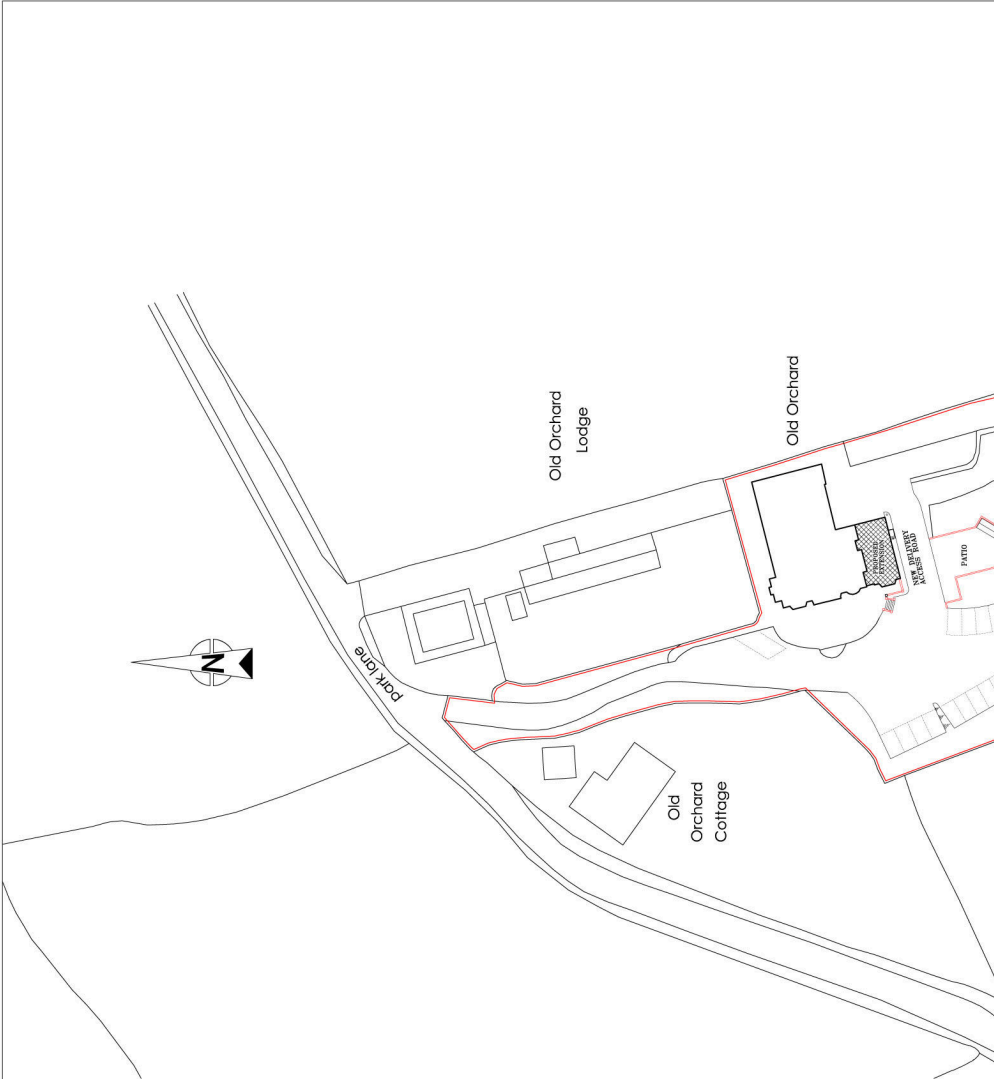
## Report of the Head of Planning & Enforcement

**Address** EDWINNS, THE OLD ORCHARD PARK LANE HAREFIELD

**Development:** Single storey side extension, provision of delivery access road to side, paved terrace area with covered shelter to side to include new wall, new log store shelter and shed, repositioning of gas tank, alterations to banking, new fencing area, enlargement and alteration to car parking area/new fencing and alterations to front entrance, to include demolition of existing bay window to side.

**LBH Ref Nos:** 3499/APP/2009/2729

<b>Date Plans Received:</b>	18/12/2009	<b>Date(s) of Amendment(s):</b>	04/01/2010
<b>Date Application Valid:</b>	02/02/2010		02/02/2010
			23/03/2010
			30/03/2010
			01/04/2010
			19/04/2010

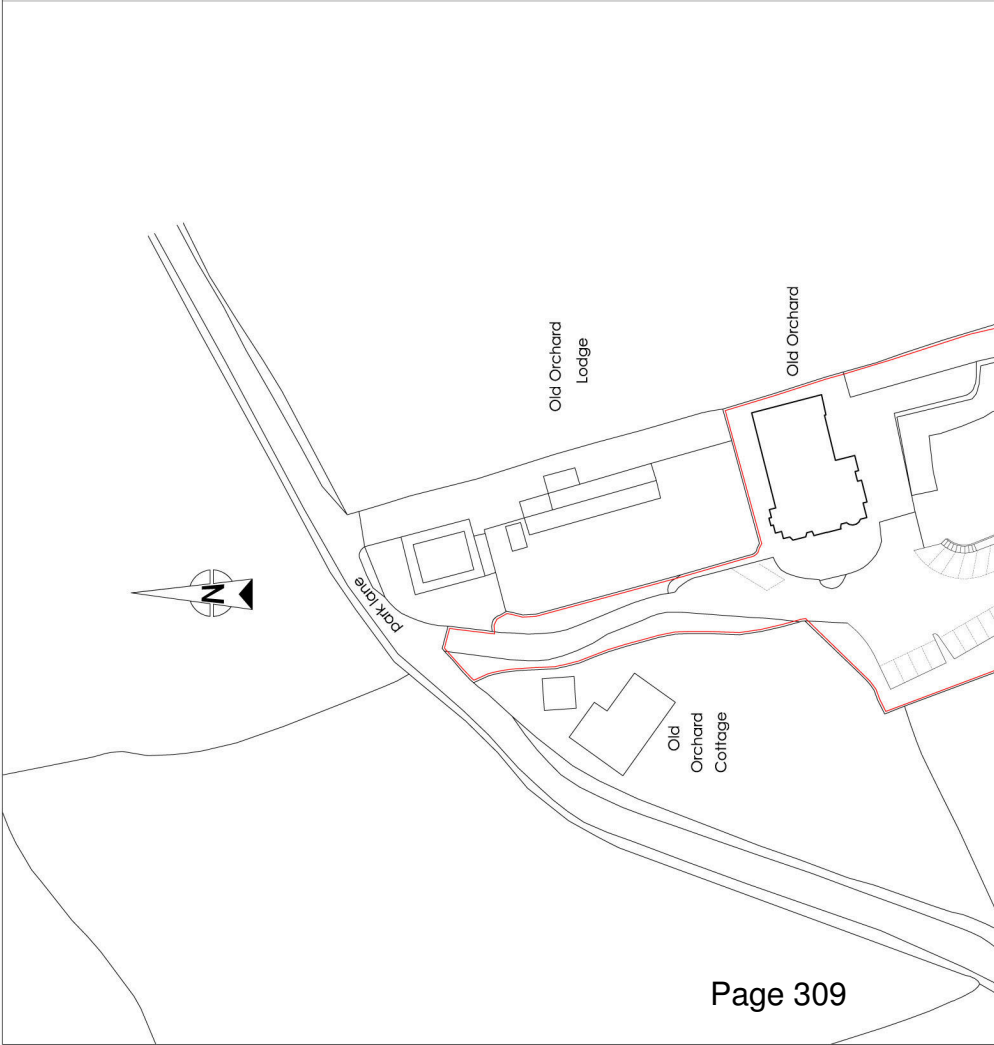


A	REVISED DRAWING	DATE	BY	CHKD
No.	Rev.	Initial	Date	
Project: <b>BRUNNING &amp; PRICE</b> <b>THE OLD ORCHARD</b> <b>PARK LANE</b> <b>HAREFIELD, MIDDLESEX</b>				
Description: <b>EXISTING &amp; PROPOSED</b> <b>BLOCK PLAN</b>				
<small>Dimensions indicated must be checked on site before construction. Any discrepancy should be reported immediately.</small>				
DRN.	TJ/MAD	DEG. No.	2/07/09/22	
SCALE	1:500	REV.	A	
DATE	FEB. 2009			

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# Proposed Block Plan

## Scale 1:500



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# Existing Block Plan

## Scale 1:500



A. REVISED TO COMPLY WITH PLANNERS NIP 28.12.08  
 No. Rev. Initial Date

Project:  
**BRUNNING & PRICE  
 THE OLD ORCHARD  
 PARK LANE  
 HAREFIELD, MIDDLESEX**

Description:  
**EXISTING  
 SITE LAYOUT**

Dimensions indicated must be checked on the ground. Any discrepancy should be reported immediately.

DRN.	TJAD	DEG. No.	207/09/05
SCALE	1:200@A1	REV.	A
DATE	FEB. 2009		

**THOMAS MOSS**  
 Architectural Design &  
 Surveying Services

Surrey House, Harecroft Road,  
 The Pinckades, Harrow, Essex. CM19 5BN  
 Tel/Fax: 01279 434168.





**EMERGENCY EQUIPMENT**

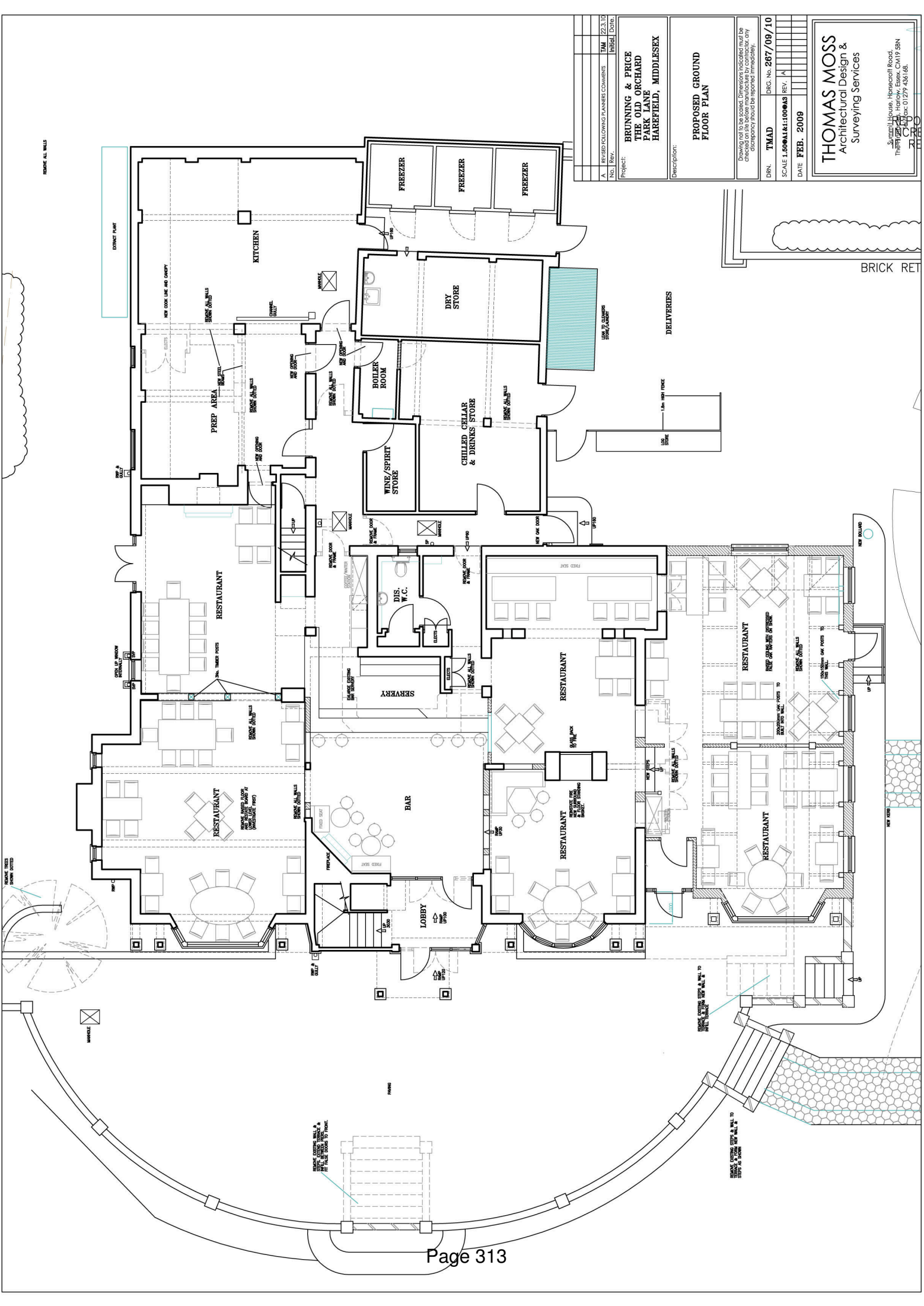
- ☐ ILLUMINATED FIRE EXIT SIGN
- ⊕ FIRE EXIT SIGN
- ⊙ CALL POINT
- ⊕ ALARM BELL
- ⊕ EMERGENCY LIGHT
- ⊕ SMOKE DETECTOR
- ⊕ PUSH BAR UNIT
- ⊕ FIRE DOOR



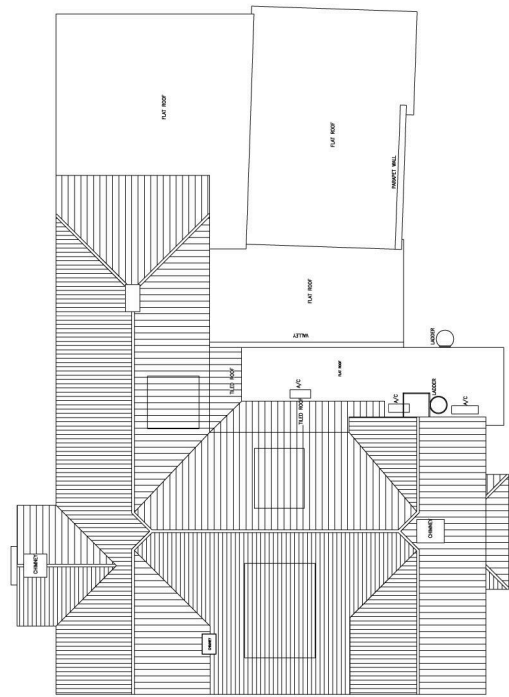
No.   Rev.	Initial	Date		
Project: BRUNNING & PRICE THE OLD ORCHARD PARK LANE HAREFIELD, MIDDLESEX				
Description: EXISTING GROUND FLOOR PLAN				
Dimensions indicated must be checked on the site. Any discrepancy should be reported immediately.				
DRN.	TJAD	DEG. No. 207/09/01		
SCALE 1:500 (A1 & 1:100 (A3)		REV.		
DATE FEB. 2009				

**THOMAS MOSS**  
Architectural Design &  
Surveying Services

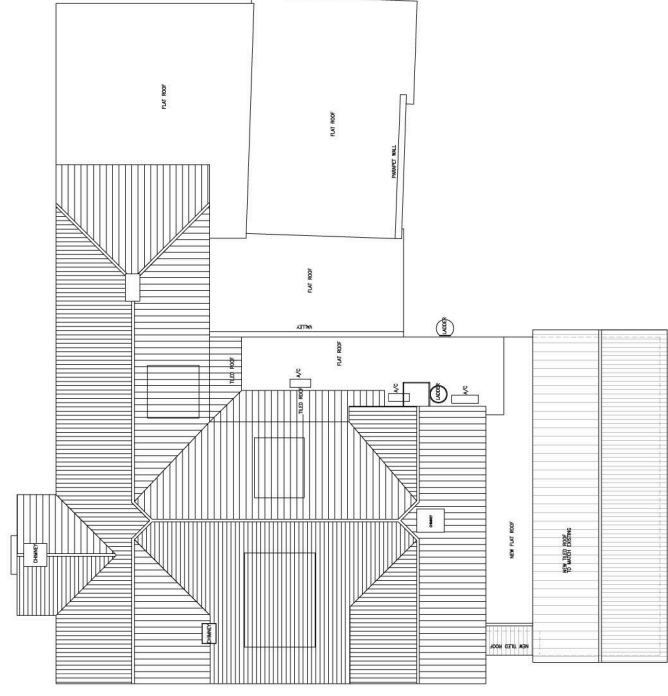
Summit House, Harecroft Road,  
The Pinckles, Harefield, Essex, CM19 5BN  
Tel/Fax: 01279 434166



Project:		BRUNNING & PRICE THE OLD ORCHARD PARK LANE HAREFIELD, MIDDLESEX	
Description:		PROPOSED GROUND FLOOR PLAN	
Drawing not to be scaled. Dimensions indicated must be checked on site. For information on copyright, any discrepancy should be reported immediately.			
DRN:	TMAD	DWG. No.	267/09/10
SCALE:	1:500	REV.	A
DATE:	FEB. 2009		
<b>THOMAS MOSS</b> Architectural Design & Surveying Services Stratford House, Harecroft Road, Harefield, Essex, CM17 5BN Tel: 01279 456166			



EXISTING ROOF PLAN

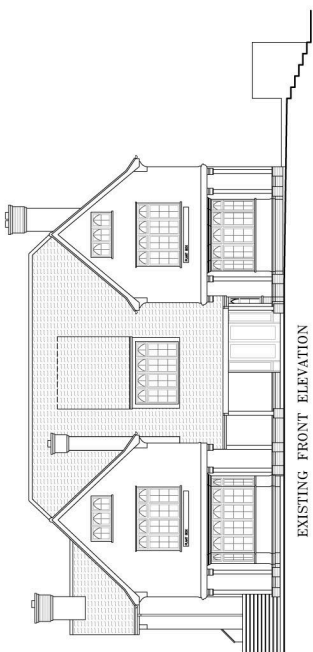


PROPOSED ROOF PLAN

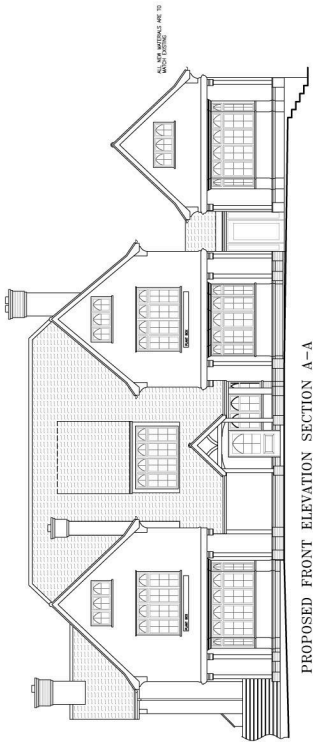
B	LOSS OR DIMENSION OFF BACK	T.M.	L.A.L.D.
	REQUEST TO CORRECT PRINT-DRAWING COMMENT	T.M.	L.A.L.D.
No.	Rev.	Initial	Date
Project: BRUNNING & PRICE THE OLD ORCHARD PARK LANE HAREFIELD, MIDDLESEX			
Description: EXISTING & PROPOSED ROOF PLAN			
Drawing not to be scaled. Dimensions indicated must be checked against the drawing. Any discrepancy should be reported immediately.			
DRN.	T.M.A.D.	DRG. No.	287/09/14
SCALE	1:100	REV.	A/B
DATE	MARCH. 2010		

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Architectural Design &  
Surveying Services

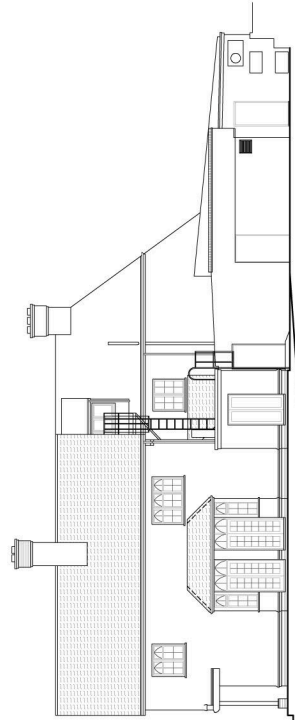
Summit House, Horscroft Road  
The Pinnacles, Harefield, Bucks HP17 5BN  
Tel: 01753 436168  
Fax: 01753 436168



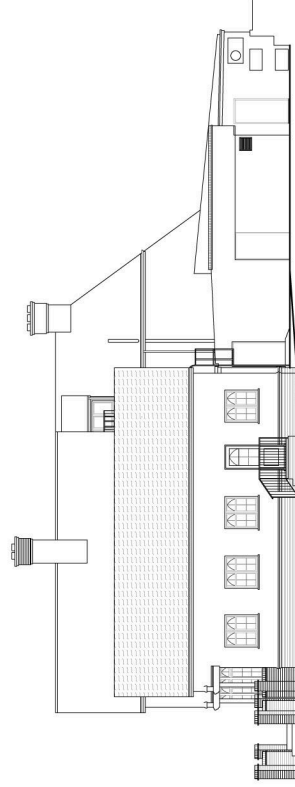
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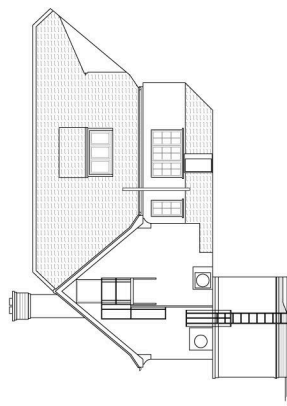
PROPOSED FRONT ELEVATION SECTION A-A



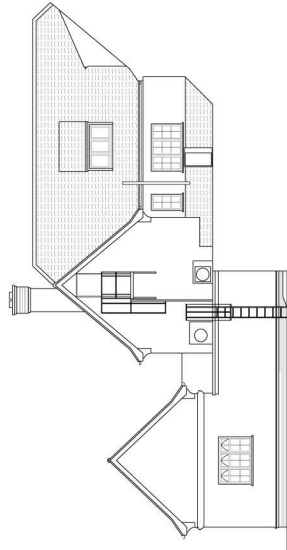
EXISTING SIDE ELEVATION



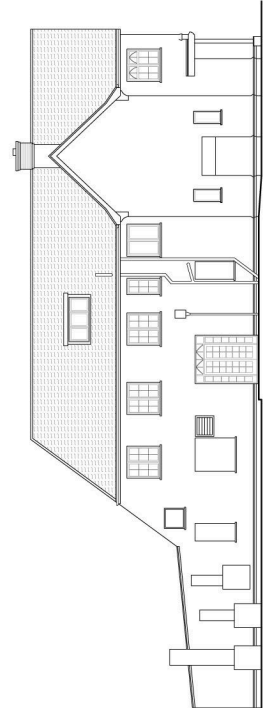
PROPOSED SIDE ELEVATION



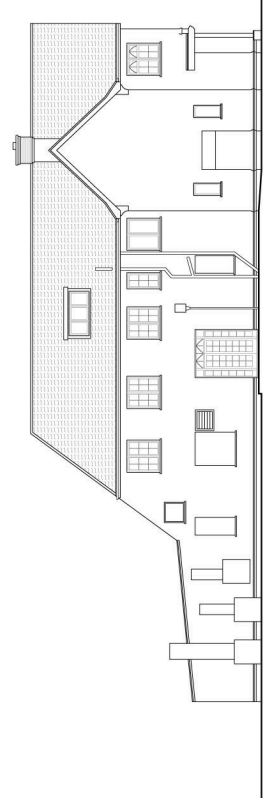
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



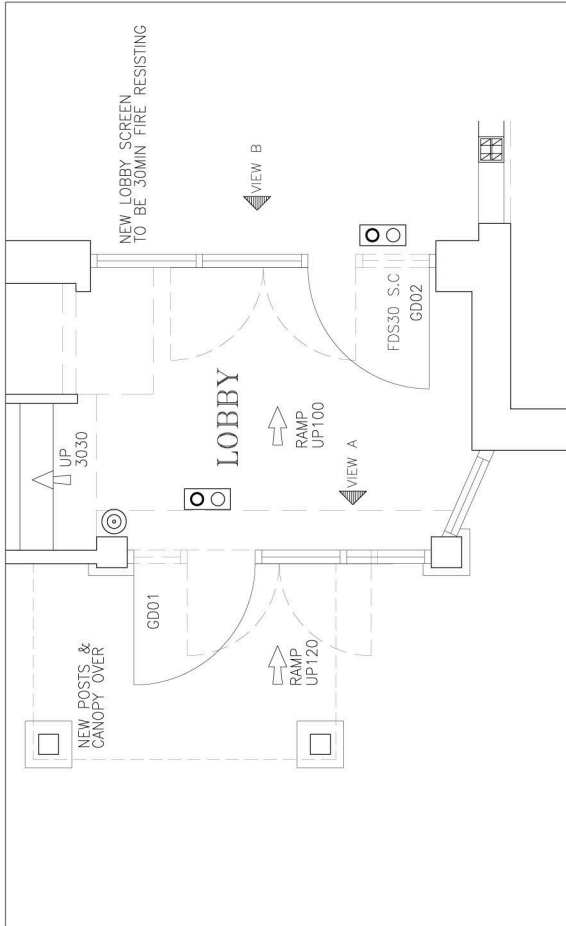
EXISTING SIDE ELEVATION



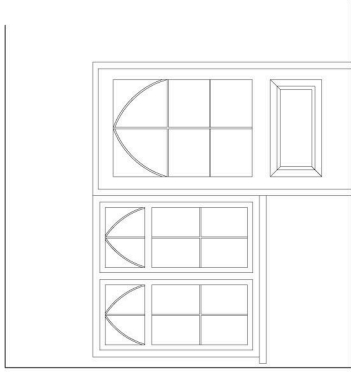
PROPOSED SIDE ELEVATION

A. REVISED FOLLOWING PLANES COMMENTS		T.M.	P.3.10
No.	Rev.	Initial	Date
Project: BRUNNING & PRICE THE OLD ORCHARD PARK LANE HAREFIELD, MIDDLESEX			
Description: EXISTING & PROPOSED ELEVATIONS			
Drawing not to be scaled. Dimensions indicated must be checked against the model. Any discrepancy should be reported immediately.			
DRN.	T.M.A.D	DRG. No.	287/09/16
SCALE 1:1000(A1&12000(A3) REV. A)			
DATE FEB. 2009			
<b>THOMAS MOSS</b> Architectural Design & Surveying Services			
Summit House, Horscroft Road The Firmers, Harefield, Bucks HP17 5BN Tel: 01494 444444 Fax: 01297 436168			

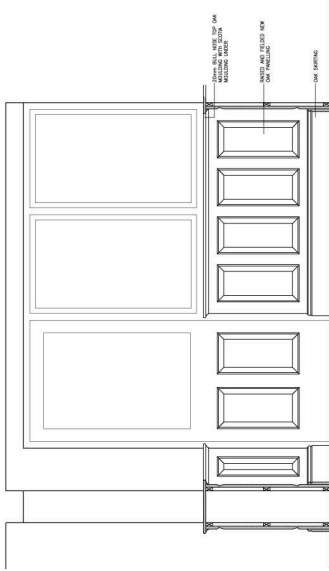




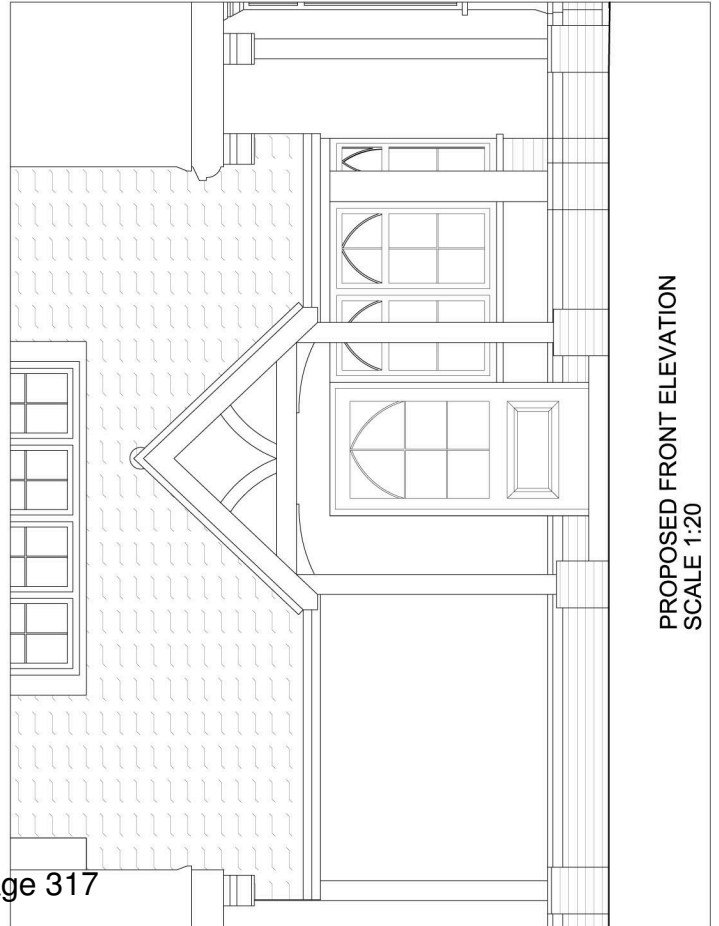
PLAN VIEW  
SCALE 1:20



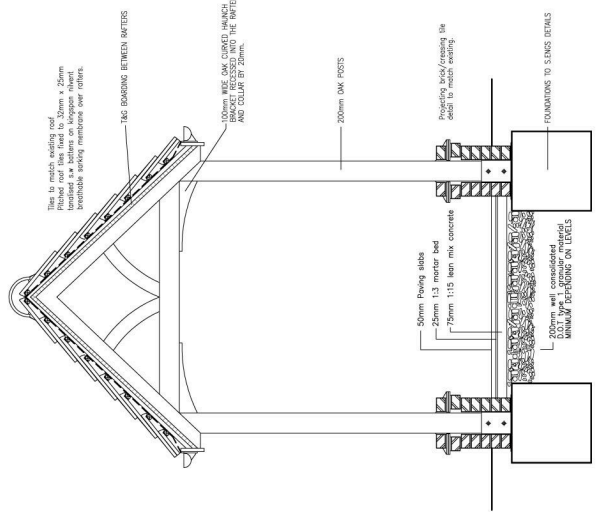
INTERNAL ELEVATION VIEW A  
SCALE 1:20



INTERNAL ELEVATION VIEW B  
SCALE 1:20

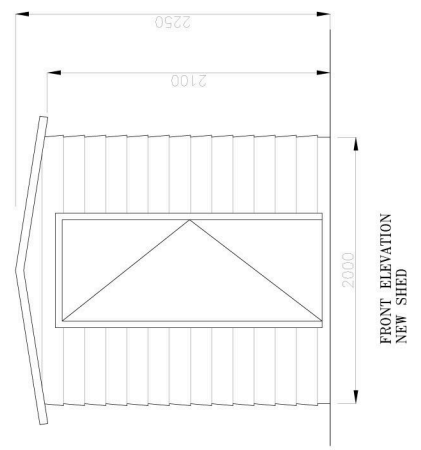
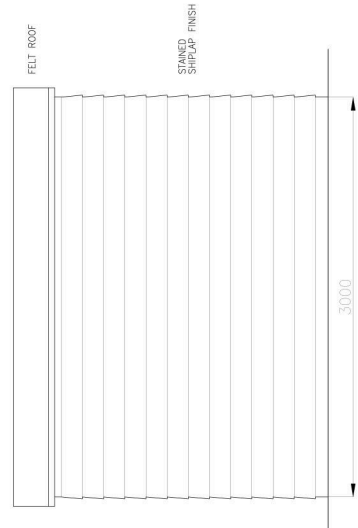
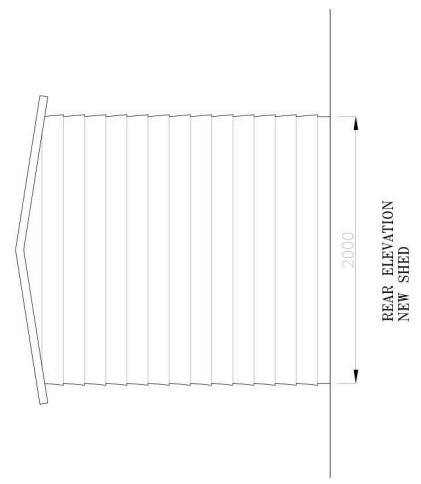
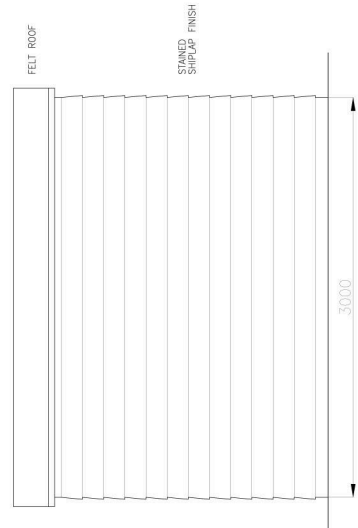
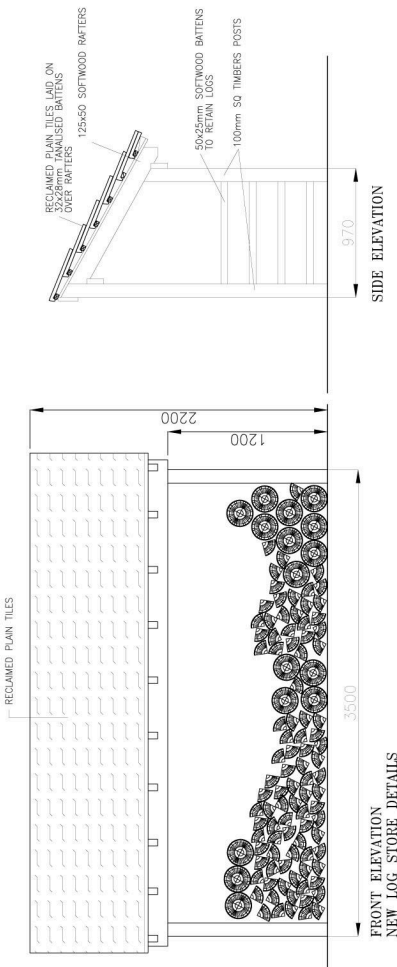
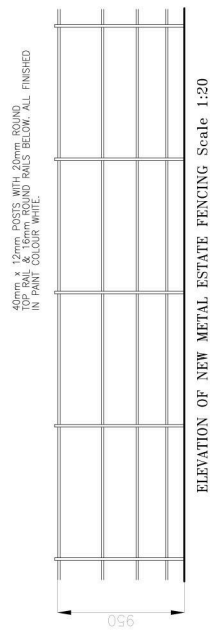
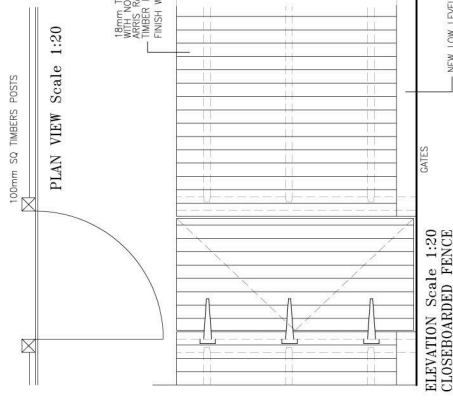


PROPOSED FRONT ELEVATION  
SCALE 1:20



PROPOSED SECTION  
SCALE 1:20

A. REFER TO COMPANY PLANNING COMMENTS		T.M.	28.3.10
No.	Rev.	Initial	Date
Project: BRUNNING & PRICE THE OLD ORCHARD PARK LANE HAREFIELD, MIDDLESEX			
Description: PROPOSED MAIN ENTRANCE LOBBY DETAILS			
Drawing not to be scaled. Dimensions indicated must be checked against the model. Any discrepancy should be reported immediately.			
DRN.	T.M.A.D	DRG. No.	287/09/53
SCALE	1:20	REV.	A
DATE	22.03.2010		
<b>THOMAS MOSS</b> Architectural Design & Surveying Services			
Summit House, Horscroft Road, The Firmers, Harefield, Bucks HP17 5BN Tel: 01494 474444 Fax: 01297 436168			

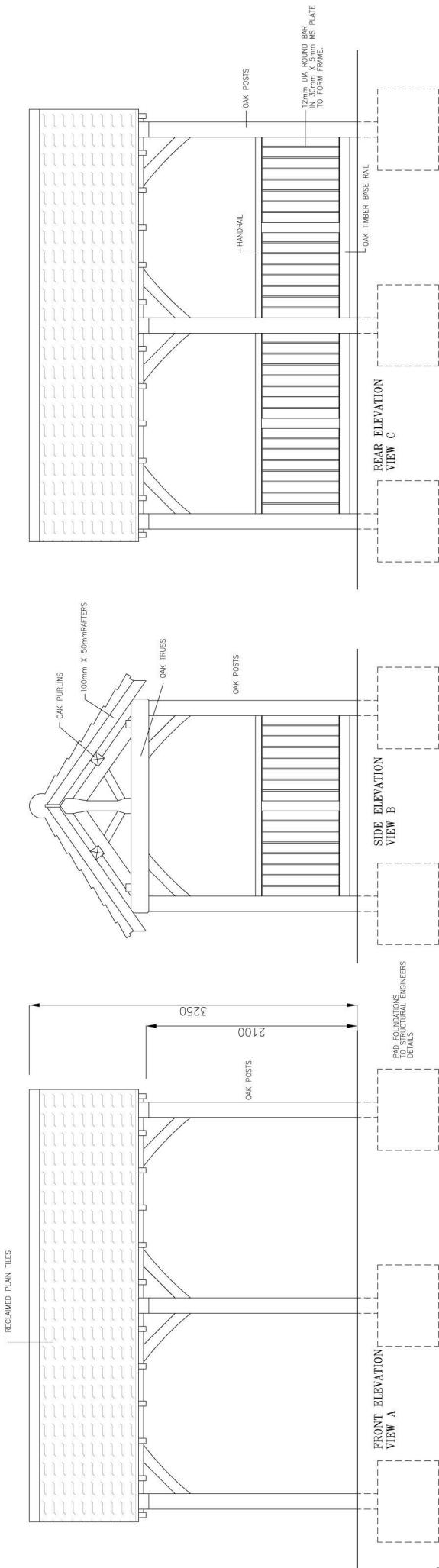


No.	Rev.	Initial	Done
Project: BRUNNING & PRICE THE OLD ORCHARD PARK LANE HAREFIELD, MIDDLESEX			
Description: LOG STORE, SHED, & METAL FENCE DETAILS			
<small>Dimensions indicated must be checked on site before construction. Any discrepancy should be reported immediately.</small>			
DRN.	TMAD	DEC. No.	267/09/20
SCALE	1:20	REV.	
DATE	DEC. 2009		

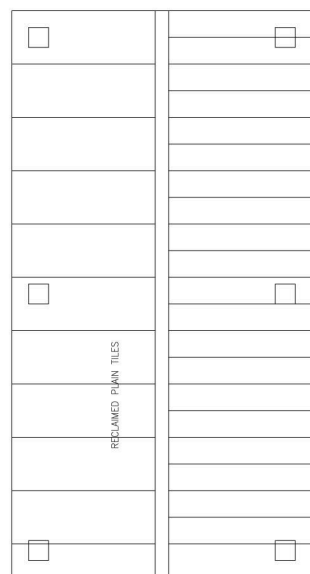
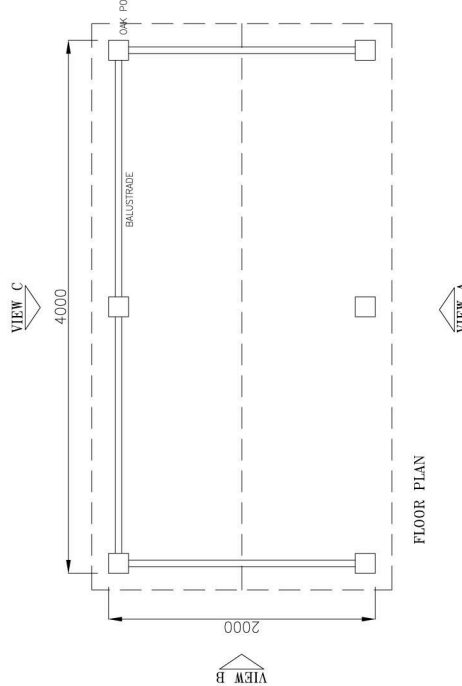
**THOMAS MOSS**  
Architectural Design &  
Surveying Services

Summit House, Horsecroft Road,  
The Pinckney, Harrow, Essex. CM19 5BN  
Tel/Fax: 01279 434166.





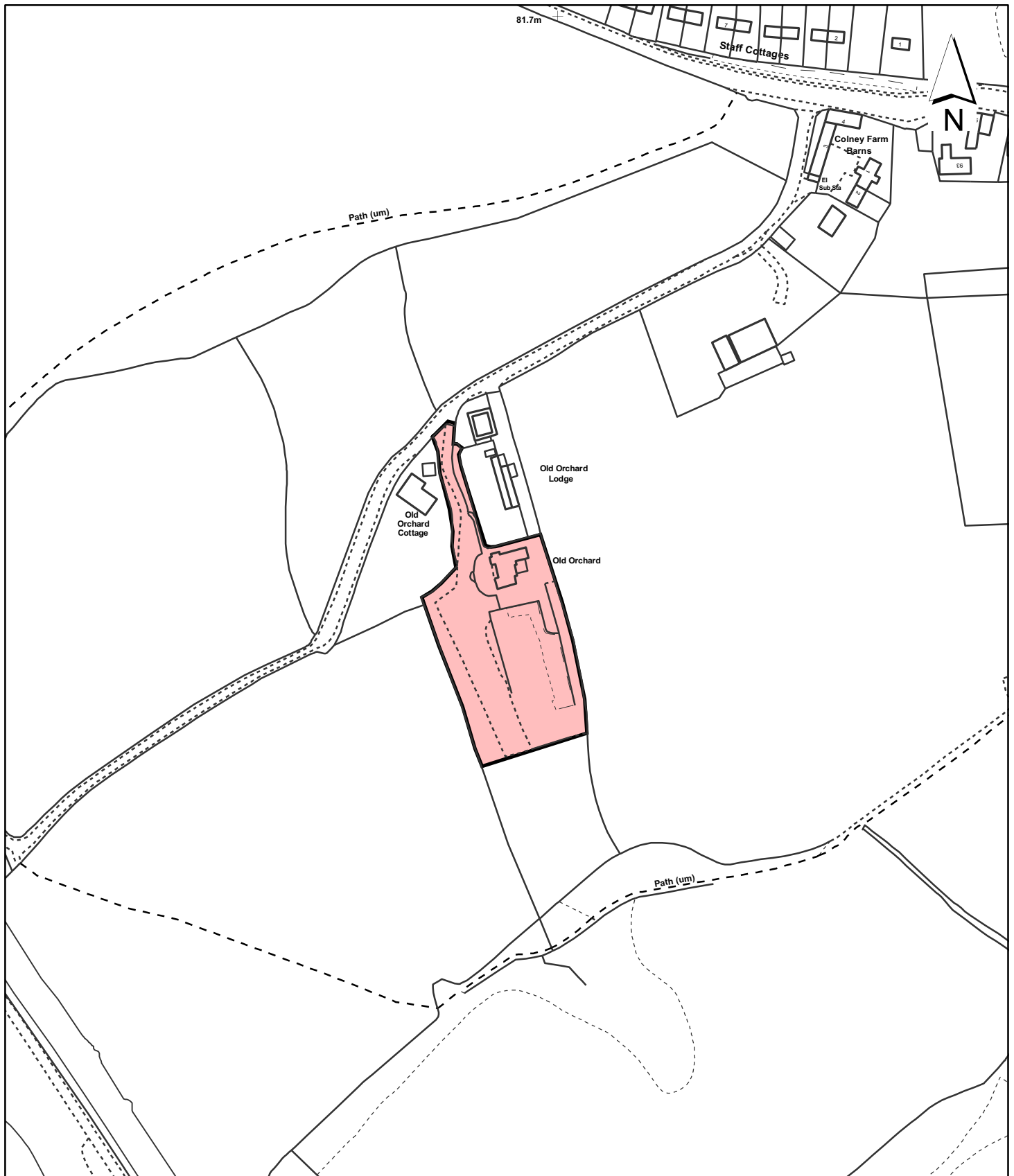
RAIL FOUNDATIONS TO STRUCTURAL ENGINEERS DETAILS





No.	Rev.	Initial	Done
Project: BRUNNING & PRICE THE OLD ORCHARD PARK LANE HAREFIELD, MIDDLESEX			
Description: SMOKING SHELTER DETAILS			
<small>Dimensions indicated must be checked on site before construction. Any discrepancy should be reported immediately.</small>			
DRN.	TMAD	DEC. No.	267/09/21
SCALE	1:20	REV.	
DATE	DEC. 2009		

**THOMAS MOSS**  
Architectural Design &  
Surveying Services

Summit House, Horsecroft Road,  
The Pinckney, Harlow, Essex, CM19 5BN  
Tel/Fax: 01279 434168.



<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><b>Edwinns, The Old Orchard Park Lane Harefield</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><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><b>3499/APP/2009/2729</b></p>	<p>Scale</p> <p><b>1:2,500</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b> Page 320</p>	<p>Date</p> <p><b>April 2010</b></p>	

**Report of the Head of Planning & Enforcement**

**Address** 25 JOEL STREET NORTHWOOD

**Development:** Change of use to Class A3 Restaurant and Class A5 hot food takeaway and elevational alterations.

**LBH Ref Nos:** 56137/APP/2010/48

**Date Plans Received:** 11/01/2010

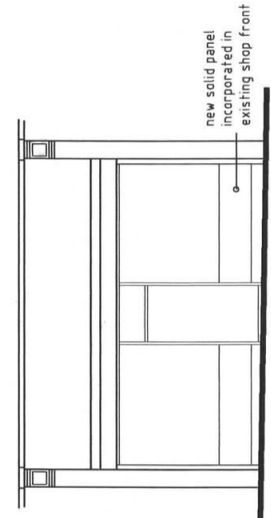
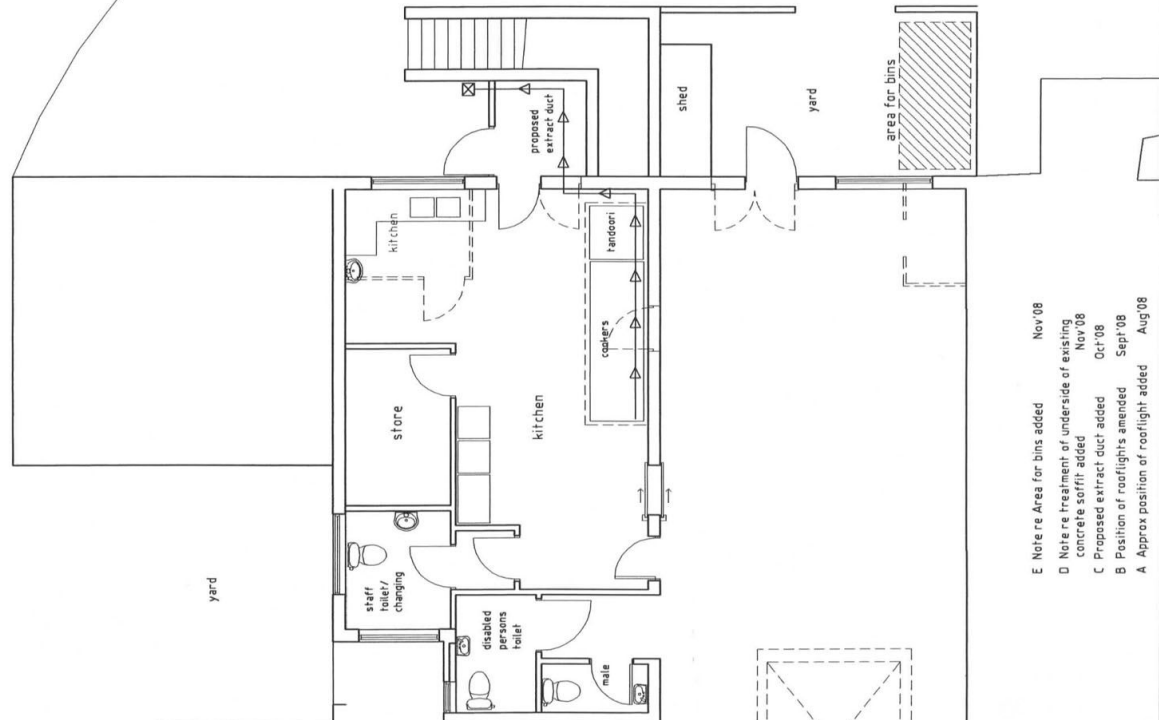
**Date(s) of Amendment(s):**

**Date Application Valid:** 22/01/2010

LON BORO OF HILLINGDON  
RECEIVED  
11 JAN 2010  
PLANNING & TRANSPORTATION  
GROUP

Okdale Avenue

onstreet  
loading &  
unloading as  
existing



Front Elevation

Line whole of underside of existing concrete ceiling soffit with 2 layers 12.5mm tapered edge Gyproc Wallboard TEN (min density of each board 10kg/m<sup>3</sup>) & all joints filled  
Boards to be fixed to 50 x 44mm treated timber battens fixed at 600mm c/c's with noggin's to underside of concrete soffit

existing rooflights over for replacement rooflight details see dwg no 5046 : 06



- E Note re Area for bins added Nov '08
- D Note re treatment of underside of existing concrete soffit added Nov '08
- C Proposed extract duct added Oct '08
- B Position of rooflights amended Sept '08
- A Approx position of rooflight added Aug '08

GROUND FLOOR PLAN

CLIFFORD W & R C SHRIMPLIN  
ARCHITECTS & TOWN PLANNERS  
11 CARDIFF ROAD LUTON  
tel:Luton (01582) 404282  
fax:Luton (01582) 457993

PROPOSED PLAN

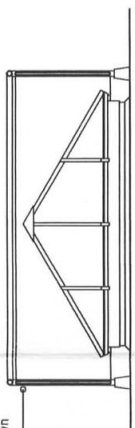
drawing no.	5046 : 03E	drawing title	PROPOSED PLAN
date	Oct '05	scale	1 : 100

25 JOEL STREET NORTHWOOD HILLS MIDDLESEX

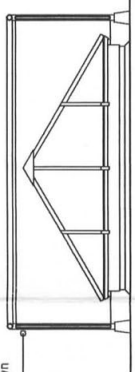
LOW BOARD OF HILLINGDON  
RECEIVED  
11 JAN 2010  
PLANNING & TRANSPORTATION  
GROUP

Zno rooflights  
To be prefabricated white powder coated aluminium patent glazing system with aluminium top caps  
Glazing to be 6.4mm laminated low 'E' glass with safin finish to inner panel with 6mm toughened glass to outer pane  
18mm Argon gas filled cavity

existing safety / protection guarding to be retained indicative - outline shown



Side Elevation

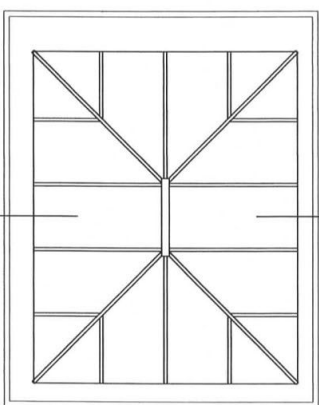


End Elevation



Section A - A

existing safety / protection guarding to be retained

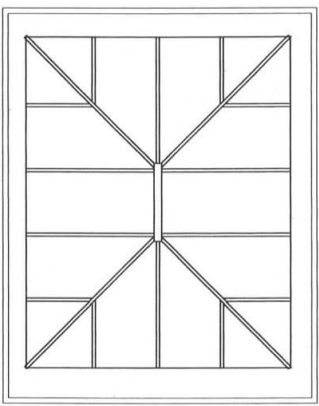


A

A

Part Terrace Roof Plan

existing rooflights to be replaced



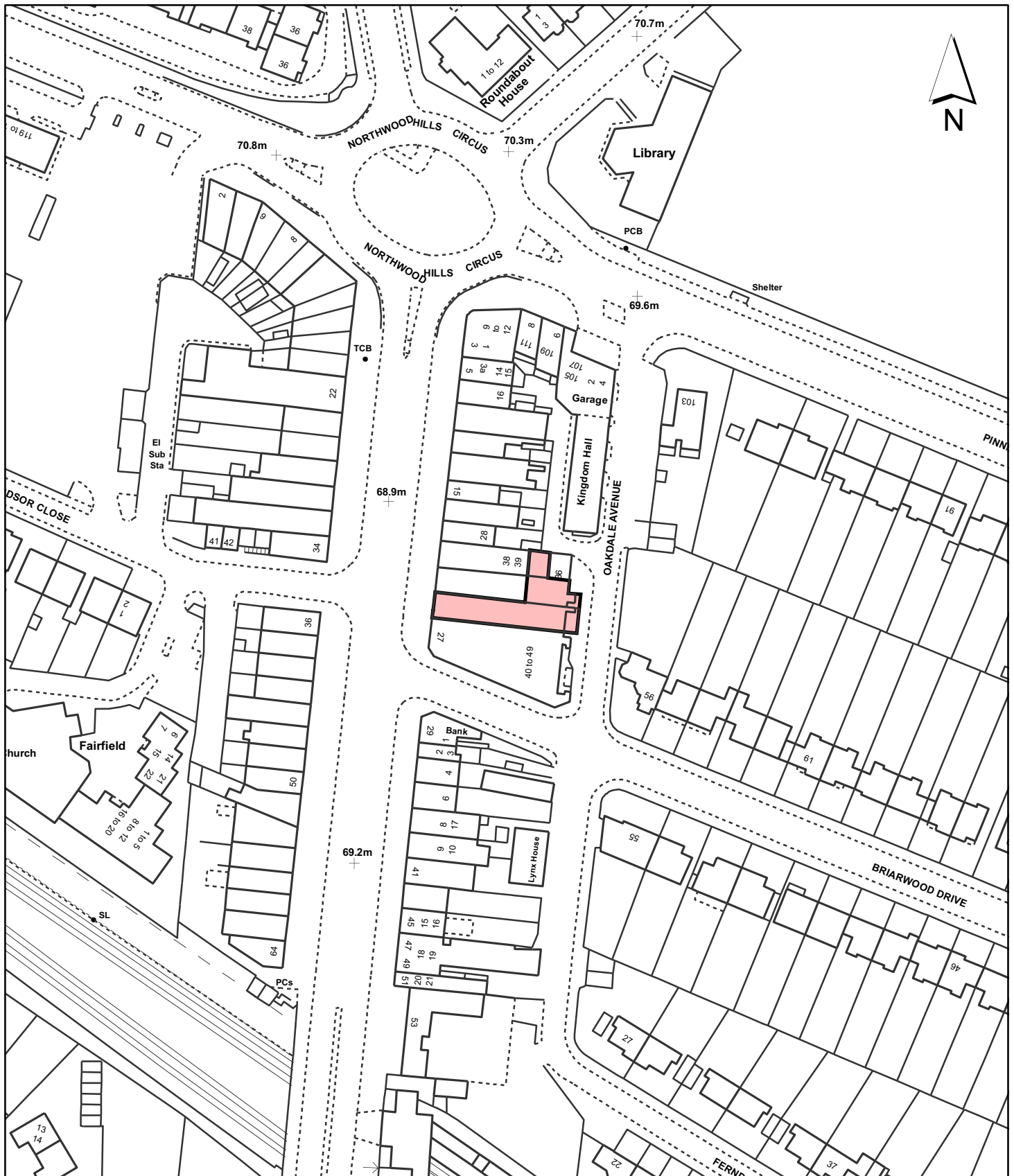
existing safety / protection guarding to be retained

drawing no. 5046 : 06  
date  
scale 1 : 50


drawing title  
PROPOSED REPLACEMENT  
ROOFLIGHTS

CLIFFORD W & R C SHRIMPLIN  
ARCHITECTS & TOWN PLANNERS  
11 CARDIFF ROAD  
LUTON  
tel:Luton (01582) 404282  
fax:Luton (01582) 457893

25 JOEL STREET NORTHWOOD HILLS MIDDLESEX



**Notes**

 Site boundary

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Site Address

**25 Joel Street  
Northwood**

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

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

Planning Application Ref:  
**56137/APP/2010/48**

Scale  
**1:1,250**

Planning Committee  
**North** Page 324

Date  
**April 2010**



**HILLINGDON**  
LONDON