



HILLINGDON
LONDON



Major Applications Planning Committee

Date: THURSDAY, 13 JULY 2017

Time: 7.00 PM, OR UPON THE
RISING OF THE NORTH
PLANNING COMMITTEE,
WHICHEVER IS LATEST

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

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

To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor Ian Edwards (Vice-Chairman)
Councillor Jazz Dhillon
Councillor Janet Duncan
Councillor Henry Higgins
Councillor John Morgan
Councillor John Oswell
Councillor Brian Stead
Councillor David Yarrow

Published: Wednesday, 5 July 2017

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=325&Year=0>

Putting our residents first

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

Useful information for residents and visitors

Watching & recording this meeting

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

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

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



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

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

Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short way away. Limited parking is available at the Civic Centre. For details on availability and how to book parking space, please contact Democratic Service. Please enter from the Council's main reception where you will be directed to the Committee Room.

Accessibility

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

Emergency procedures

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



A useful guide for those attending Planning Committee meetings

Security and Safety information

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

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 20 June 2017 1 - 12
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

PART I - Members, Public and Press

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

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Former Garage Site R/O 6-16 Nelson Road - 72704/APP/2017/1068	Hillingdon East	Proposed demolition of the existing garage blocks and erection of 6 houses with rear dormers, parking spaces, all associated external works and changes to the front and rear gardens of 13 Nelson Road to widen the existing access. Recommendation: Approval	13-38 177-191

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	World Business Centre - 71487/APP/2017/1605	Heathrow Villages	Minor material amendment to planning permission ref. 71487/APP/2015/4718 dated 23/05/2016: Erection of a four storey office building (Use Class B1) with basement parking and roof top plant (Outline application) to amend the approved plans, comprising alternative elevational treatment to the central section of the side elevations, an increase in roof height and a reduction in height of the roof top plant enclosure and delete condition 7 (Details of Revised Roof Plant Enclosure). Recommendation: Approval	39 - 58 192-196
8	Bourne Court - 11891/APP/2016/3583	South Ruislip	Demolition of all existing single/two storey buildings including outbuildings within the site and construction of residential development comprising 69 residential units, 71 car parking spaces and associated works. Recommendation: Approval	59 - 92 197-214

9	<p>The Straight, Southall Gas Works -</p> <p>54814/APP/2017/604</p>	Townfield	<p>Variation of condition 2 of: Outline application Demolition of 22 houses; the remediation of the land and the redevelopment of the site to deliver a large mixed use development including residential, non-food retail, food retail, restaurants, bars and cafes, hotel, conference and banqueting, cinema, health care facilities, education facilities, office/studio units, sports pavilion, an energy centre, multi-storey car park and associated car and cycle parking, landscaping, public realm, open space and children's play space. Full application New access roads from the Hayes Bypass and Southall town centre to the application site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Widening of South Road across the railway line, widening of South Road over the railway line for the creation of a bus lane and three new accesses onto Beaconsfield Road. Two bridges over the Grand Union Canal and Yeading Brook to provide pedestrian and cycle access to the Minet Country Park and Springfield Road.</p> <p>54814/APP/2009/430 dated 29/09/2010; to allow for the widening of the road to facilitate the addition of bicycle lane.</p> <p>Recommendation: Approval</p>	<p>93 - 122</p> <p>215-246</p>
10	<p>Southall Waterside -</p> <p>54814/APP/2017/1643</p>	Townfield	<p>Construction of new switch room to enable operation of Western Access Road to the former Southall Gasworks site.</p> <p>Recommendation: Approval</p>	<p>123 - 134</p> <p>247-252</p>

11	Former Angler's Retreat PH - 11981/APP/2016/4626	West Drayton	Demolition of existing former public house building and erection of a two storey building comprising of two residential flats, car and cycle parking and associated works. Recommendation: Approval	135 - 160 253-263
12	Miniature Railway, Ruislip Lido - 1117/APP/2017/2188	West Ruislip	Demolition of existing Ruislip Railway Society workshop and provision of replacement workshop building, landscaping and associated works Recommendation: Approval	161 - 174 264-272

PART I - Plans for Major Applications Planning Committee

175-272

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Agenda Item 3

Minutes



HILLINGDON
LONDON

MAJOR Applications Planning Committee

20 June 2017

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Jazz Dhillon, Janet Duncan, Henry Higgins, John Morgan, Brian Stead, David Yarrow and Tony Eginton</p> <p>LBH Officers Present: James Rodger (Head of Planning), Roisin Hogan (Planning Lawyer), Anisha Teji (Democratic Services Officer), Alan Tilly (Transportation, Policy and Projects and DC - Transport and Aviation Manager), Ed Laughton (Planning Officer) and James McClean Smith (Major Planning Applications Officer)</p>
8.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies received from Councillor Oswell with Councillor Eginton substituting.</p>
9.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr Higgins declared a non pecuniary interest in relation to item 9 and did not vote on the item.</p>
10.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>
11.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>It was confirmed that all items were Part 1 and would be heard in public.</p>
12.	<p>22 NEW ROAD - 4519/APP/2016/3619 (<i>Agenda Item 5</i>)</p> <p>Officers introduced the report and highlighted the addendum. Planning permission was sought for the redevelopment of the existing light industrial use site to provide eight new residential units consisting of a mix of dwelling houses and flats. Officers made a recommendation for approval.</p> <p>Members asked for clarification on the calculation and location of parking spaces. Officers explained that there was one available parking space each for the flats which</p>

resulted in four car parking spaces, and there were eight remaining spaces on site which could be worked out as one and half per house. In total, the scheme provided 12 parking spaces which was fully compliant with policies. Officers also confirmed that the location of the parking could be reversed as there were no onsite planning constraints.

Members noted that the recreation ground was fenced off from the flats and in order to access the area residents would have to walk some distance. Officers commented that although residents would have to walk to the recreation ground, no roads would need to be crossed and the distance of walking was not lengthy. Members discussed the possibility of allowing residents to access the recreation ground directly from their gardens through the use of gates. This raised security concerns for some Members. Officers advised that generally this proposal would not be supported and although there were some shortfalls with this site in relation to amenity space, on balance, it would be better to approve.

Members raised concerns that the distance between buildings did not meet standards which meant that there would be some overlooking. Members also raised concerns in relation to the excessive height of the building. Officers advised that these factors could be limited by the imposition of conditions. Officers advised that there was a precedent of this new arrangement style and it was generally accepted as there were no windows overlooking neighbours.

To summarise, Members agreed the changes in the addendum, notwithstanding the agreed plans an amendment to the amenity spaces for properties five and six, and notwithstanding the agreed plans an amendment to the positioning of the four parking spaces within the hard surfaced area adjacent to units 7 and 8 and accessed from Connaught Close.

The officer's recommendation was moved, seconded, and upon being put to a vote, there were six votes in favour and two against.

RESOLVED - The application was approved as per the officer's recommendation subject to no representations raising material planning issues not previously considered being received during 21 day re-consultation period following receipt of revised plans relating to the agreed amendments.

13. **FORMER ROYAL BRITISH LEGION CLUB, SIPSON ROAD - 829/APP/2016/3167**
(Agenda Item 6)

Officers introduced the application which sought planning permission for the redevelopment of the site to accommodate a seven storey 108 room hotel incorporating breakfast area and working/living zone at ground floor level; a basement level with associated parking and external landscaping works including provision of parking, servicing area and planting. Officers also highlighted the addendum and made a recommendation for approval.

Members queried the number of available motorcycle spaces and officers confirmed that condition five required motor cycle spaces for the scheme to be approved. Officers advised that the ratio usually applied was one for every 20 car parking spaces. Members clarified the ceiling heights and officers advised that the ceiling height for the rooms was compressed which resulted in an additional floor. Officers advised that if Members were concerned about height restrictions then they could impose a condition capping the height of rooms in the building.

	<p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to the additional condition specifying the maximum height of the building.</p>
14.	<p>ST ANDREWS PARK , PHASE 3C - 585/APP/2016/3776 (<i>Agenda Item 7</i>)</p> <p>Officers introduced and provided an overview of the application. The application sought to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for phase 3C St Andrew's Park development.</p> <p>Members confirmed electric car spaces and officers advised that this matter had been covered in the conditions outlining consent.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer's recommendation.</p>
15.	<p>ST ANDREWS PARK, PHASE 6 - 585/APP/2016/3733 (<i>Agenda Item 8</i>)</p> <p>Officers introduced and provided an overview of the application. The application sought to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for phase 6 of the St Andrew's Park development.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer's recommendations.</p>
16.	<p>WOODBRIIDGE HOUSE - 20590/APP/2016/1383 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and highlighted the addendum. Planning permission was sought for the demolition of an existing Almshouse complex and erection of 30 residential units, with office/meeting room, residents' cafe/social room, ancillary buildings and associated parking and landscaping. Officers made a recommendation for refusal. Officers made a recommendation for refusal.</p> <p>A petitioner spoke in objection of the proposed development and made the following points:</p> <ul style="list-style-type: none"> - Woodbridge House was a locally listed building. The property now acted as offices for the local community serving local businesses and was used by the community to hold meetings when there were issues in the area. - The architecture of the new design was not iconic or sympathetic to the design of the local area which was surrounded by Victorian properties. - The height of the proposed development would also be over oppressive and dominating. - The applicant failed to meet the conditions set in the previous meeting such as providing disabled accommodation and affordable units. - Local residents were upset by the proposed development and the impact on the availability of parking. The surveys from the proposed development showed that light levels would decrease impacting local neighbouring properties.

- Security was also a concern as the current plans did not have any security gates. Noise levels would increase affecting people who worked from home.
- To summarise, residents were not happy with the demolition, the design, the height, the design and the parking.

The applicant's agent addressed the meeting and made the following points:

- A technical proposal was received from officers. The first attempt was found to be unworkable. The latest attempt seeking to impose an (M4 (3)) standard to the bathroom areas within (M4 (2)) units had been presented far too late to be assessed properly.
- The 100 percent (M4 (3)) expanded the foot print beyond the site boundary.
- The 100 percent affordable housing requirement compromised the funding.
- The applicant had commissioned considerable time and resources and had also arranged a viability assessment. Officers had accepted that the scheme was unable to bear the imposition of further affordable housing at the loss of the open market bench. Subsidised houses were already being offered.
- Making kitchens (M4(2)) and the remaining areas of the unit (M4(3)) and bathrooms (M4(3)) and the remaining areas of the unit (M4(2)) would reduce the unit size and would compromise the overall use and appeal of the units.
- (M4(3)) was the highest level of accessibility for people who were permanently in wheel chairs, and was considered that this would never be the case for occupants in the proposed development. (M4 (2)) was a highly accessible standard. Outside London (M4 (1)) was acceptable.

Members considered that the loss of heritage must deliver significant public benefit. This was a specific accommodation for a specific cohort of people, namely people in their later life where needs would be different. As a result, Members were of the view that standards of wheelchair accessibility needed to be higher. Bathrooms had to be sufficient to meet the needs of people at later life. Members accepted that there could be some flexibility in the kitchen area but not in the bathroom area.

Members were not in favour of deferring the item to allow the applicant to have additional time.

The proposed development as suggested by the Council's access officer would enhance the bathroom design.

To summarise, Members noted that the applicant had done a viability assessment which showed that it was not viable to have affordable housing. The officer's view of the scheme was that there were 20 replacement arms houses, two staff flats and the remaining eight were to be sheltered units for elderly people at market rent. Officers accepted that to provide fully disabled units would increase the footprint and cost of the scheme. The Council's access officer had suggested to have (M4(2)) units with (M4(3)) bathrooms making it more flexible for people with limited mobility to use the bathrooms.

Members considered two options in the circumstances, namely to refuse the application at this time or approve the application subject to further conditions.

The officers' recommendation for refusal was moved and seconded, and upon being put to a vote, there were four votes in favour and three against.

RESOLVED - That the application be refused as per the officer's recommendation.

The meeting, which commenced at 18:00, closed at 19:34.

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

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Report of the Head of Planning, Sport and Green Spaces

Address FORMER GARAGE SITE R/O 6-16 NELSON ROAD HILLINGDON

Development: Proposed demolition of the existing garage blocks and erection of 6 houses with rear dormers, parking spaces, all associated external works and changes to the front and rear gardens of 13 Nelson Road to widen the existing access.

LBH Ref Nos: 72704/APP/2017/1068

Drawing Nos: 2016/D176/P/03 Rev A - Proposed Site Plan
2016D176P15 - Design and Access Statement
2016D176P02 - Existing Site Plan
2016D176P04 - Block A - Ground and First Floor Plans
2016D176P05 - Block B - Ground and First Floor Plans
2016D176P06 - Block A - Loft & Roof Plans
2016D176P07 - Block B - Loft and Roof Plan
2016D176P08 - Block A - Elevations - 1 of 2
2016D176P09 - Block A - Elevations - 2 of 2
2016D176P10 - Block B - Elevations
2016D176P11 - Proposed Typical Sections
2016D176P12 - Arboricultural Impact Assessment
2016D176P13 - Tree Constraints Plan
2016D176P14 - Proposed Access Road and Gates
2016D176P01 - Site Location Plan

Date Plans Received: 23/03/2017 **Date(s) of Amendment(s):** 23/03/2017

Date Application Valid: 24/03/2017

1. SUMMARY

The proposed development represents an efficient and suitable use of the currently derelict land. The proposed dwellings benefit from adequate parking provision and satisfactory access arrangements.

The development will relate sympathetically towards the surrounding area and similar nearby developments such as that at Nelson Lane.

The development complies with relevant planning policies and SPD standards in terms of relationship with surrounding residential properties and the living conditions of future occupants of the development.

It is therefore recommended that the application is approved, subject to the conditions set out in this report.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the

land.

2 COM3 Time Limit

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

REASON

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

3 COM4 Accordance with Approved Plans

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

2016D176P01 - Site Location Plan;
2016D176P03 Revision A - Proposed Site Plan;
2016D176P04 - Block A - Ground and First Floor Plans;
2016D176P05 - Block B - Ground and First Floor Plans;
2016D176P06 - Block A - Loft & Roof Plans;
2016D176P07 - Block B - Loft and Roof Plan;
2016D176P08 - Block A - Elevations - 1 of 2;
2016D176P09 - Block A - Elevations - 2 of 2;
2016D176P10 - Block B - Elevations;
2016D176P11 - Proposed Typical Sections;
2016D176P13 - Tree Constraints Plan;
2016D176P14 - Proposed Access Road and Gates;

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

2016D176P12 - Arboricultural Impact Assessment;
2016D176P15 - Design and Access Statement;
2016D176P16 - Tree Impact Survey

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

REASON

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

5 OM20 Grampian Planning Obligations

Prior to the commencement of the development hereby permitted, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing how road marking and access improvements to the site from Nelson Road arising from the needs of the proposed development will be provided. The approved scheme shall then be

implemented prior to the occupation of the development.

REASON

To ensure the development provides an appropriate contribution to the improvement of road safety, arising from the proposed development, in accordance with Policy R 17 of the adopted Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE 38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 COM8 Tree Protection

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

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

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

The area within the approved protective fencing shall remain undisturbed during the

course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE 38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

8 COM9 Landscaping (car parking & refuse/cycle storage)

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

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

- 2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Car Parking Layouts (including provision of one electrical charging point)
 - 2.c Hard Surfacing Materials
 - 2.d External Lighting

- 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3. b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

- 4. Schedule for Implementation

- 5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE 13, BE 38 and AM 14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015)

9 COM26 Ecology

No development shall take place until a scheme to protect and enhance the nature conservation interest of the site has been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

REASON

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

10 COM6 Levels

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

REASON

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

11 NONSC Imported Soil

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted for approval to the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 COM15 Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority.

The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) SUDS FEATURES:

i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,

ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,

iii. where identified in an area at risk of surface water flooding, include additional provision within calculations for surface water from off site

iv. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

b) CAPACITY OF RECEPTORS:

i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.

ii. Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

iii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.

iv. identify vulnerable receptors, ie WFD status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods;

c) MINIMISE WATER USE:.

i. incorporate water saving measures and equipment.

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

d) LONG TERM MANAGEMENT AND MAINTENANCE OF THE DRAINAGE SYSTEM:

i. Provide a management and maintenance plan;

ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).

iii. Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.

iv. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner, PMC, sewers offered for adoption and that to be adopted by the Council Highways services.

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

REASON:

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2016) and to be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and

to Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016) and the National Planning Policy Framework (March 2012).

13 H8 Surfacing and marking out of access/parking/servicing areas

The development shall not be occupied until the access roads, parking and servicing areas shown on the approved plans have been drained, surfaced and marked out in accordance with details to be submitted to and approved in writing by the local planning authority. Thereafter these areas shall be permanently retained and used for no other purpose.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM 14 of the adopted Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

14 COM28 Visibility Splays - Pedestrian

The access to the development from Nelson Road shall be provided with 2.4m x 2.4m pedestrian visibility splays in both directions and 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 interests of highway and pedestrian safety in accordance with policy AM 7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

15 HH-M1 Details / Samples to be Submitted

No development shall take place until details of all materials, colours and finishes to be used on all external surfaces within the development 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 BE 13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

16 HO6 Obscure Glazing

Upper floor windows on the east and west (side) elevations facing of both blocks shall be glazed with permanently obscured glass and non-opening below a height of 1.7 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 BE 24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

17 RES12 No additional windows or doors

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

REASON

To prevent overlooking to adjoining properties in accordance with policy BE 24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

18 RES14 Outbuildings, extensions and roof alterations

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

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE 21, BE 23 and BE 24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

19 COM31 Secured by Design

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

- | | |
|------|--|
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes |
| R17 | Use of planning obligations to supplement the provision of recreation |

	leisure and community facilities
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
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.
BE39	Protection of trees and woodland - tree preservation orders
EC5	Retention of ecological features and creation of new habitats
H12	Tandem development of backland in residential areas
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.10	(2016) Urban Greening
LPP 5.13	(2016) Sustainable drainage
LPP 5.17	(2016) Waste capacity
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 8.3	(2016) Community infrastructure levy
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R4	Proposals that would involve the loss of recreational open space
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction work is subject to control under the Control of

Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use best practicable means as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in 'The control of dust and emissions from construction and demolition: best practice guidelines', Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

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

4 159 Councils Local Plan : Part 1 - Strategic Policies

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

5 111 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).

6 112 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.

7 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).

8 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

9 I24 **Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

10 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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

11 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
- 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.
- 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.
- 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.

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is currently in a state of disuse and has been gated off. The garages occupying the site are located towards the southern end, adjacent to the eastern boundary. All of the garages are vacant and are in a poor state of repair with the hard standing area to the front of them overgrown with weeds. The northern part of the site is currently surfaced with grass and shrubs growing in places. The site boundaries are bordered by the far end of rear gardens belonging to surrounding properties that back onto the site and, for the most part, are marked by approximately 1.8 metre high timber fencing. There are also mature trees and hedging following site boundaries, particularly on the western perimeter.

Although the site once had a play area, this was fenced off over a decade ago and any former play area use is long since abandoned. The site is considered to be classified as derelict land.

The surrounding area is characterised by residential dwellings, the majority of which are accommodated within two-storey terraces, with occasional clusters of semi-detached buildings. There are also a group of semi-detached bungalow dwellings at Nelson Lane to the south of the site.

3.2 Proposed Scheme

The proposal involves the redevelopment of the former garage block site with a total of 6 new dwellings configured as 2 semi-detached four bedroom dwellings located towards the narrower southern end of the site and a terrace of 4 dwellings comprising 2 x four bedroom dwellings either side of 2 x three bedroom dwellings. All dwellings will be two-storeys in height but incorporating additional floorspace within the roof.

Each individual dwelling will be provided with two off street car parking spaces within its curtilage to the front of the building.

An 82.3 m² strip of garden land belonging to No. 13 Nelson Road will be acquired in order to allow for widened access from Nelson Road, ensuring the safe movement of pedestrians and traffic entering and leaving the site. Automatic gates will also be installed, set back from the junction with Nelson Road so as to prevent waiting vehicles from blocking the road.

Revisions to the plans occurred during the determination of the application to add additional landscaped buffer areas to the rear of 11 and 12 Nelson Road and acoustic fencing on the side boundary with 13 Nelson Road.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no specific planning history attached to the site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.BE1 (2012) Built Environment
- PT1.EM4 (2012) Open Space and Informal Recreation
- PT1.H1 (2012) Housing Growth

Part 2 Policies:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.

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.
BE39	Protection of trees and woodland - tree preservation orders
EC5	Retention of ecological features and creation of new habitats
H12	Tandem development of backland in residential areas
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.10	(2016) Urban Greening
LPP 5.13	(2016) Sustainable drainage
LPP 5.17	(2016) Waste capacity
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 8.3	(2016) Community infrastructure levy
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R4	Proposals that would involve the loss of recreational open space

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **1st May 2017**

5.2 Site Notice Expiry Date:- **27th April 2017**

6. Consultations

External Consultees

Site notices were posted on Nelson Road, Nelson Close and Parkfield Avenue. In addition, letters were sent to all adjoining neighbours notifying them of the proposed development and inviting comments.

Petition objecting to the development with 87 signatories submitted:-

The site is used by residents to access their rear gardens and for maintenance. Could space be left for gated access to rear of properties on Nelson Road? Occupants of new 3 bedroom dwellings will not have external access to rear of site. Gardens will be overlooked by dormer windows. The nearest play areas are across a major road or through woodland, part of the site should provide a recreation area. Loss of some parking on Nelson Road and insufficient on site parking for the development. Loss of habitat for wildlife. The drainage system and water pressure is already inadequate.

4 letters of objection received from the public. A summary is provided below:-

My property will be overlooked. Devaluation of property. Noise disturbance by residents. Could attract litter and vermin. Use of part of 13 Nelson Road plot will lead to loss of parking. Grass is cut by Council and the area is used by residents as they have a key to access it. Would spoil views from property. The site has hedgerows and trees and is a wildlife habitat. There are rare black bees on site, visiting red kites and foxes and a variety of nesting birds. The site is embedded and would encourage criminals to congregate without detection. The Council has not consulted the community about potential uses for the site. Use of the site as allotments would be preferable. Insufficient car parking is provided. There are insufficient services available for future occupants.

1 Letter of comment:

Don't want landscape planting to deprive my garden of moisture. What is happening to the old alleyway down the side of number 1 Nelson Close leading to the new properties?

Internal Consultees

WASTE STRATEGY:

Space is allocated for waste storage which is good practice. Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer. The current waste and recycling collection systems are: - Weekly residual (refuse) waste - using sacks / bins purchased by the occupier - Weekly dry recycling collection - using specially marked sacks provided by the Council. - Weekly green garden waste collection - three specially marked reusable bags (each approximately 80 litre capacity) provided by the Council free of charge. Occupiers of larger properties can purchase three additional reusable bags. - Weekly collection of textiles provided - using specially marked purple tinted sacks - Weekly collection of food waste for residents wishing to participate. Those in the scheme are provided with a 7 litre internal 'caddy' and a 23 litre external

storage container. One area of concern the width of the access road. The collection fleet is around 3 axle vehicles. We ask any access road is 3.5 metres wide to allow the vehicle to safely manoeuvre. In addition the roadway would have to be able to withstand 26 tonnes. Please confirm the design allows for this criteria.

OFFICER COMMENT: Measurements show that the narrowest point of the access road is 4 metres in width.

LANDSCAPES:

A tree report has surveyed 10 oak trees along the south and west boundaries. There are no 'A' grade trees, but all are 'B' grade - whose condition and value justify retention as part of any new development. According to the report summary (1.3) there will be a moderate impact on tree 5, an ash and a high impact on tree 6, an oak. Please note that the plans makes no reference to any ash trees and no trees are numbered on plan - limiting the usefulness of the survey. However, according to plan ref. 2016/D176/P/03, one tree will be removed to facilitate the development of plot 4. It appears that the retention of the oaks to the east of unit 1, to the north-west of unit 4 and possibly the north-west of unit 6 may not be feasible. - Even if these trees can be safeguarded during construction there may be pressure to remove them due to their proximity to the proposed buildings. If this application is to be approved it is possible that more trees could be saved if the layout is amended slightly - without the loss of units / accommodation.

OFFICER COMMENT: The trees in question do not possess significant amenity value and any loss can be mitigated by additional planting. Trees shown as retained will be subject to protection by a suitably worded planning condition. It is not feasible to revise the site layout as this would lead to conflict with other planning policies.

FLOOD & DRAINAGE:

The site is at risk of surface water flooding according to the Environment Agency flood maps. Particularly in the southern part of the site. The development therefore needs to manage surface water on site. An appropriately worded condition is recommended requiring sustainable water management.

HIGHWAYS:

Parking provision complies with the Council's maximum parking standard, 2 per dwelling. Cycle Parking : Properties with 2+ bedrooms should provide 2 spaces per unit. Auto tracks are required for refuse lorries entering and leaving the site bearing in mind that Nelson Road is a one way street North to South. The developer will have to meet costs related to a traffic order and implementation of waiting restrictions at the junction to facilitate movements in and out of the site for refuse vehicles.

OFFICER COMMENT: Necessary traffic order measures at the access to the site from Nelson Road can be secured through the use of a grampian condition. Therefore a refuse vehicle could access the site.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is owned by the Council. Para. 1.2.22 of the London Plan Housing SPG (2016) states that accelerating the disposal of surplus public sector land for housing is a national priority and a key objective of the Mayor's Housing Strategy.

The site is located within an established built-up area and is bordered on all sides by

residential properties. Para. 17 of The National Planning Policy Framework (NPPF) advocates the effective use of previously developed land as one of a raft of core planning principles. The southern portion of the site, on which garage buildings are sited, is considered to represent previously developed land.

Inspection of historical Ordnance Survey maps show that part of the site was originally designated as a play area. Annex 2 of the NPPF precludes play areas within wider urban areas from being regarded as previously developed land. It is considered that because this use ceased over 15 years ago and there has been no intention since this date to re-instate the use that, in planning terms, it is 'abandoned.' The former play area is therefore classified as vacant land.

It is also considered that, in this instance, no parts of the site would be suitable as a play area due to the secluded nature of the site, entirely to the rear of buildings. It is also noted from Council records that the site has been subject to anti-social behaviour in the past which is why it is now secured by a locked gate. Furthermore, the site is located in the Hillingdon East ward which is not identified as an area subject to open space deficiency within the Council's Open Space Strategy 2011 - 2026.

In addition, Council communications indicate that play equipment was removed from the site around 2002 and ownership was assigned to the Council's housing department. Aerial photographs dating from 2008 show that there is no play equipment present at the site and it is in a general condition of disuse. It is therefore considered that the proposal would not result in the loss of a current open space area or an area which possesses the necessary attributes to be used as a play area. It is considered that it does not meet the standards for open space set out in para 2.2.11 of the London Plan Housing SPG which states that open space, whether for public or private communal use should be designed to be safe, accessible, inviting and well used, without the fear of crime. It should encourage an appropriate sense of ownership and should be managed to ensure that it remains useful and welcoming to all users.

The site is therefore considered to represent a suitable example of a windfall site as defined within para. 48 of the NPPF, the development of which would represent a more efficient use of land as encouraged with Policy 3.4 of the London Plan (2016) and para. 1.2.25 of the London Plan Housing SPG (2016) which recognises the crucial role small sites play in securing housing delivery within London.

7.02 Density of the proposed development

The overall area of the site is 2631.7 m² and the proposed construction of 6 No. dwellings would therefore result in a residential density of approximately 23 dwellings per hectare. Table 3.2 of the London Plan (2016) provides a matrix that indicates the optimum residential density level, expressed in units per hectare, for development based on the character of its surroundings (central, urban or suburban), public transport accessibility level (PTAL) on a sliding scale of 0 (poor) to 6 (excellent) and the type of units being offered (best on the amount of habitable rooms per unit).

In this instance, the site is located in a suburban setting with a modest PTAL score of 2 and the proposed dwellings will provide 3.8 - 4.6 habitable rooms each. As such, the optimum density level for the efficient use of the site falls within the 35 - 65 units per hectare

. Whilst the proposed development falls below this level, it is considered to represent an efficient development of the site as other constraints, particularly the shape of the site and proximity to neighbouring residential development, would mean a higher density

development would conflict with other relevant planning policies. Para. 1.3.55 of the London Housing SPG identifies particular local circumstances as an acceptable reason for allowing an exception to optimal density development targets.

It is therefore considered that the proposed development is compliant with Policy 3.4 of the London Plan (2016).

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

Not applicable to this site.

7.04 Airport safeguarding

Not applicable to this site.

7.05 Impact on the green belt

Not applicable to this site.

7.07 Impact on the character & appearance of the area

The new dwellings will have limited street scene presence as they will be positioned to the rear of existing residential development and largely screened from view within the street scenes of Nelson Road, Nelson Close, Nelson Lane and Parkfield Avenue. Where the dwellings will be visible between gaps in buildings it is considered that they will contextualise with the general appearance of the surrounding area which is characterised by residential buildings of a comparable design and scale to those of the proposed development. It is therefore considered that they will integrate into the surrounding environment in a similar way to the properties on Nelson Close and Nelson Lane which also occupy the space between Nelson Road and Parkfield Avenue, as will the proposed buildings.

Although the site is positioned on an envelope of land that is set behind other residential dwellings, it is not considered that it represents 'tandem' backland development, as the development will benefit from a designated access road that would prevent disturbance to occupants of properties fronting Nelson Road. Furthermore, it is considered that the proposed development is of sufficient size to possess its own street scene and that there are an adequate number of dwellings within the development to prevent them from appearing isolated or divorced from their surroundings.

The layout of the development itself is considered to be sympathetic with sufficient space maintained to the sides of the end of terrace and semi-detached dwellings to ensure that they do not appear cramped within the plot. Although car parking spaces will be provided to the front of each dwelling it is considered that an adequate proportion of the front amenity area will be landscaped and, as such, the site frontages will not appear overwhelmed by parked cars and a good quality setting will be maintained.

The proposed widened access would remove a narrow strip of garden to the side of 13 Nelson Road but it is not considered that this would compromise the street scene as the visual gap between No. 13 Nelson Road and No. 12 Nelson Road would be maintained and the new access point would not be excessive in width or overly dominant within the overall street scene.

It is therefore considered that the proposed development would be in accordance with Policies BE 13, BE 19 and H 12 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.4 and 7.6 of the London Plan.

7.08 Impact on neighbours

The site is surrounded by residential properties and this represents a constraint to the

development of the site that has been taken into account when accepting the relatively low density of the proposed scheme. The layout of the proposed dwellings has been designed so as to prevent any unacceptable overlooking, overbearing or overshadowing impact being imposed upon neighbouring properties.

The proposed dwellings are two-storey structures, with a ridge height of approximately 8.45 metres. Side walls will be stepped in from site boundaries in excess of the minimum 1 metre buffer stipulated in Local Plan Policy BE 22 so as to reduce their visual impact towards existing neighbouring properties. A separation distance of a minimum of at least 15 metres will be maintained between the proposed dwellings and the principle building on all existing neighbouring residential properties in accordance with standards set out in the Residential Layouts SPD (para. 4.9). The roof slopes of the proposed buildings will also pitch away from boundaries shared with existing neighbouring properties. As a result, the proposed dwellings will not appear overbearing towards existing neighbouring properties nor would they be overshadowed or subject to any unacceptable overbearing impact from those properties.

The front and rear elevations of the proposed terrace and semi-detached dwellings will be linear and, as such, the windows and amenity spaces of the new dwellings will not be subject to any undue overshadowing or overbearing impact caused by other properties within the development.

No habitable rooms serving the proposed dwellings would be within 21 metres of any windows serving habitable rooms at neighbouring properties taking into account a visibility splay measured 45° either side of the centre point of each relevant window, in accordance with Residential Layouts SPD (para. 4.11). It is therefore considered that no intrusive views into neighbouring buildings would be afforded from any new windows. Any views towards garden areas from new ground floor windows will be interrupted by site boundary treatment whilst those from first floor windows will be partially screened by site landscaping and boundary treatment with any uninterrupted views being of areas a sufficient distance away to prevent an unacceptable loss in privacy.

The loss of a narrow strip of garden at No. 13 Nelson Road, totalling 82.3 m² in area would not adversely impact the amenities of the occupants of that property as the area removed is partially to the side of the dwelling and of no significant amenity value and an ample amount of garden space of approximately 72.5 m² would be retained for the private use of the occupants of No. 13 Nelson Road, in accordance with the outdoor amenity space standards set out in the Residential Layouts SPD.

It is therefore considered that the proposed development is compliant with the standards of the Residential Layouts SPD, Policies BE 20, BE 21, BE 22, BE 23 and BE 24 of the Local Plan and Policy 7.6 of the London Plan.

7.09 Living conditions for future occupiers

The linear arrangement of the dwellings within the development will ensure that no dwelling or associated amenity space is directly overshadowed by a neighbouring property within the development as no elevation walls will project beyond the front or rear elevations of any neighbouring building. This will also ensure that no neighbouring properties appear overbearing towards other properties. As discussed in section 7.08 of this report, an adequate distance is maintained between the proposed dwellings and existing neighbouring buildings to prevent any existing development from appearing overbearing or causing undue levels of overshadowing towards the proposed dwellings.

An adequate distance will be maintained between windows serving habitable rooms within the proposed dwellings and those at existing neighbouring properties to prevent intrusive levels of overlooking. Any views from habitable windows serving proposed dwellings towards habitable windows serving other properties within the development will, in the case of frontage to frontage views between the terraced and semi-detached blocks, be at a sufficient distance to prevent unacceptable loss of privacy or, in the case of views from rear windows, be directed towards the far end of garden areas only and partially obstructed by site boundary treatment.

Each four bedroom dwelling will incorporate a gross internal area (GIA) of 142.8 m² distributed over three floors with the uppermost being located within the roof space. This floor space is in excess of the minimum standards set out in the Technical housing standards - nationally described space standard and Policy 3.5 of the London Plan. Each three bedroom dwelling will incorporate a GIA of 108.3 m² and this also satisfies the minimum standards set out in the above mentioned documents. All habitable rooms are served by sufficiently large clear glazed windows that offer an unobstructed outlook and will allow for sufficient permeation of sunlight to provide acceptable living conditions for future occupants.

The residential layouts SPD identifies minimum outdoor amenity space area standards of 60 m² for two and three bedroom dwellings and 100 m² for four bedroom dwellings. The smallest private garden within the development is 156.5 m² and serves a three bedroom dwelling and, as such, the minimum space requirements have been satisfied. All gardens are fully enclosed and of a suitable shape to provide usable, private amenity space.

It is therefore considered that the proposed development would be in accordance with Local Plan Policy BE 23 and London Plan Policy 3.5.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The development will be accessed from Nelson Road which is a crescent shaped one way residential street. An existing access which served the vacant garages will be utilised and a narrow strip of garden land serving No. 13 Nelson Road will be annexed to allow for the access to be widened to provide safe access / egress with appropriate unobstructed visibility splays for road traffic, including emergency vehicles. The widened access will also allow for a pavement to be provided allowing safe access for pedestrians. An automatic gate will be provided for security purposes and this will be set back a sufficient distance from the junction to prevent waiting vehicles from obstructing Nelson Road. A central unobstructed turning area will be provided within the development in order to allow for circulation of vehicles and enable them to enter and leave the site in forward gear.

Each dwelling will be served by two off street parking spaces positioned to the front of the building. Adequate amenity space will be maintained to site frontages to prevent over domination by parking and the parking spaces will not obstruct access to the dwellings. Each property will be provided with a lockable bike store located within the rear garden.

It is therefore considered that the proposed development satisfies Local Plan Policies AM 7 and AM 14 and London Plan Policy 6.12 and 6.13.

7.11 Urban design, access and security

Matters relating to design and access are discussed in sections 7.07 and 7.12 respectively.

The proposed development will make use of a secluded site which has been the subject of anti-social behaviour in the past. The layout and arrangement of dwellings will ensure that

all public areas of the site benefit from a good degree of overlooking and will prevent the creation of any hidden recesses that may encourage anti-social behaviour. A condition will be attached to any approval requiring the development to incorporate and implement Secure by Design standards as set out in Section 5.0 of the submitted Design & Access Statement.

The proposed development would therefore be in accordance with Local Plan Policy BE 18 and London Plan Policy 7.3.

7.12 Disabled access

All entrances / exits to each new dwelling will have level thresholds and the main entrance doors will be wide enough to allow for wheelchair access. The development will be required to be built in accordance with Part B and Part M of the Building Regulations.

7.13 Provision of affordable & special needs housing

The proposed development involves the provision of 6 new dwellings and is therefore below the threshold of 10 dwellings which is applied when making demands for affordable and / or special needs housing.

7.14 Trees, landscaping and Ecology

The site is not located within a Conservation Area and there are no trees on site subject of, or considered to be worthy of, Tree Preservation Order (TPO) status.

The proposed development will minimise the loss of existing significant trees within the site and generally utilise them as part of the comprehensive landscaping scheme for the development. Existing trees will be augmented with new tree, hedge and shrub planting as well as grass planting for the bulk of front and rear amenity space and throughout communal areas in order to maintain a verdant character and appearance.

Amenity space to the front of dwellings will incorporate hard surfacing and car parking spaces but will contain an adequate proportion of soft landscaping which will be further bolstered by planting in communal areas.

No protected species are known or considered likely to exist on this site that would require specific protection. Nesting birds would benefit from protection under the Wildlife & Countryside Act. Objectors have mentioned foxes, which are not a protected species, and migratory birds and bees which do not have a permanent presence on site.

It is therefore considered that the proposed development accords with Local Plan Policies BE 38 and BE 39.

7.15 Sustainable waste management

The development will be included within the Borough's public waste collection service, which includes recycling collection. The access road is suitable for use by collection vehicles and operatives.

7.16 Renewable energy / Sustainability

No additional comments.

7.17 Flooding or Drainage Issues

The site is not located within either Flood Zone 2 or 3 and, therefore, would not be subject to any significant risk of tidal or fluvial flooding. As such, it is not considered that any specific flood mitigation measures are required.

A portion of the southern end of the site is identified on Environment Agency maps as being at risk from surface water flooding. It is therefore critical that surface water and drainage is

managed in such a way that will not exacerbate surface water drainage concerns and will remove surface and waste water from the site in a sustainable manner.

A condition requiring the submission of a suitable drainage scheme will be attached to any approval given.

Subject to the adoption, implementation and maintenance of a suitable drainage scheme, the proposed development would be compliant with Policy OE 8.

7.18 Noise or Air Quality Issues

It is not considered that the proposed residential use of the site would generate a level of noise or other emissions that would be uncharacteristic of the surrounding residential area. A condition will be attached requiring details of adequate soundproofing to be provided in order to prevent occupants being disturbed by noise from adjoining properties.

The proposed development is therefore in accordance with Local Plan Policy OE 1 and London Plan Policy 7.15.

7.19 Comments on Public Consultations

RESPONSE TO PETITION:

There are no rights of access to the site from the rear of neighbouring properties. Parking is compliant with the Council's standards. All properties benefit from generous outdoor amenity space provision and there are a number of public recreation grounds nearby including Knight Gardens which can be accessed without crossing any major roads. The connection of the development to the utility network will be assessed by the utility provider. A condition will be attached to any approval requiring details of ecological management and mitigation measures to be followed during and post construction in order to prevent disturbance to wildlife including nesting birds.

RESPONSE TO LETTERS OF OBJECTION:

Matters relating to amenity impact are discussed in the main body of this report. The Council has, in the past, undertaken consultations relating to future use of the site. Rights to a view and property value impacts are not covered by planning legislation and, as such, are not considerations in determining this application.

7.20 Planning obligations

The development falls below the threshold for the requirement for incorporation of affordable housing. It does, however, represent chargeable development for Mayoral and London Borough of Hillingdon Community Infrastructure Levy (CIL) payment and, as such, a liability notice setting out the charges will be issued if approval is granted.

7.21 Expediency of enforcement action

Not relevant to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

accordance with all relevant primary and secondary legislation.

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

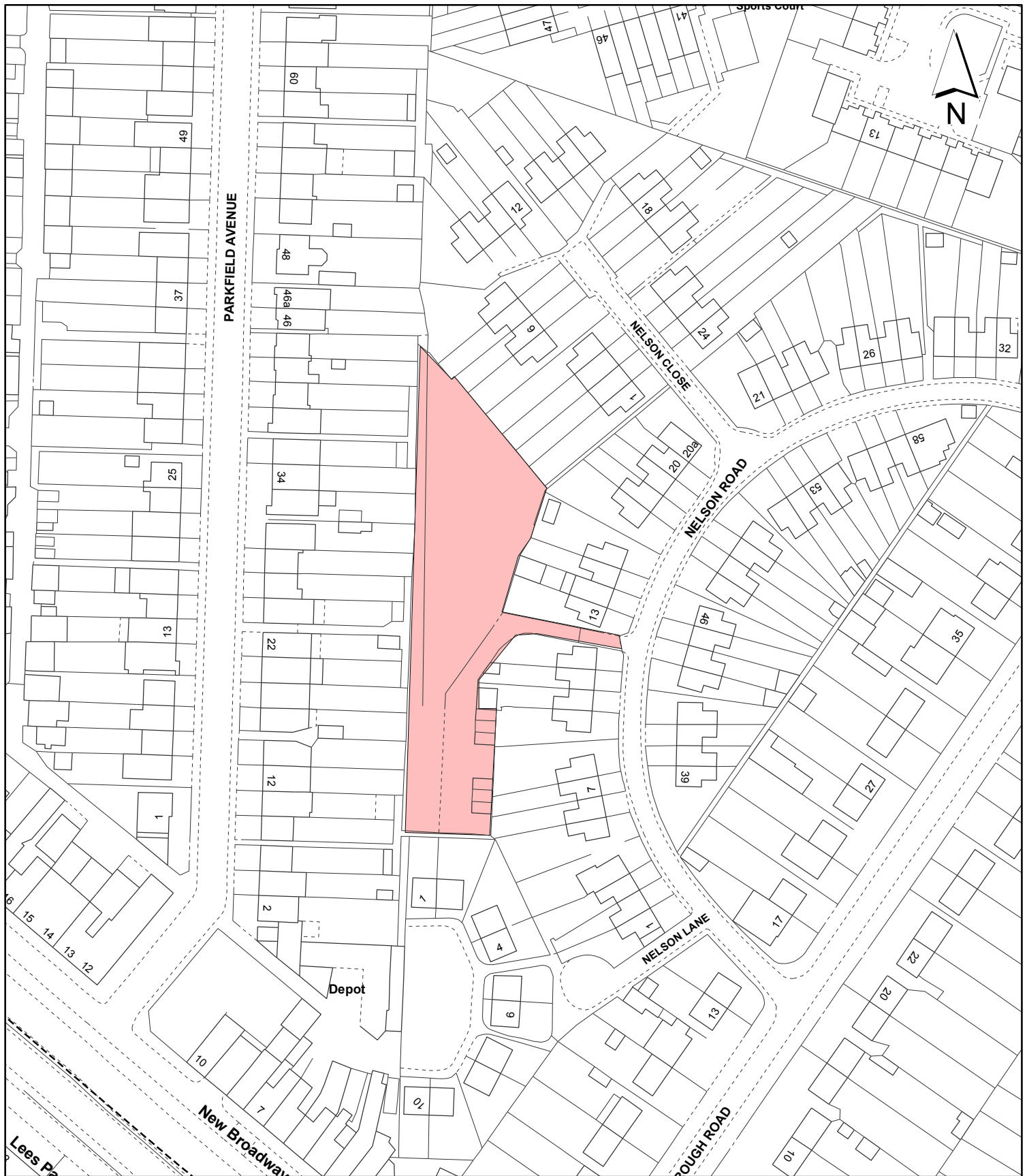
It has been demonstrated that the proposed development satisfies relevant local, regional and national planning policies and legislation and should therefore be recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Planning Obligations SPD
National Planning Policy Framework (NPPF)
DCLG Technical housing standards - nationally described space standard (2015)
Hillingdon Open Space Strategy 2011 - 2026

Contact Officer: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Former Garage Site,
 To the Rear of
 6-16 Nelson Road**

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

Planning Application Ref:

72704/APP/2017/1068

Scale:

1:1,250

Planning Committee:

Major Page 37

Date:

July 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

- Address** WORLD BUSINESS CENTRE 4 NEWALL ROAD HEATHROW AIRPORT
- Development:** Minor material amendment to planning permission ref. 71487/APP/2015/4718 dated 23/05/2016: Erection of a four storey office building (Use Class B1) with basement parking and roof top plant (Outline application) to amend the approved plans, comprising alternative elevational treatment to the central section of the side elevations, an increase in roof height and a reduction in height of the roof top plant enclosure and delete condition 7 (Details of Revised Roof Plant Enclosure).
- LBH Ref Nos:** 71487/APP/2017/1605
- Drawing Nos:** PL(00)121 - elevations
PL(00)120 - elevations
PL(00)104 - roof plan
WBC4 Design Statement - Part 2

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

Date Application Valid: 09/05/2017

1. **SUMMARY**

Permission was granted under planning ref 71487/APP/2015/4718 for erection of a four storey office building (Use Class B1) with basement parking and roof top plant (Outline application). This application relates to minor material changes to the side elevation and overall height of the building which proposed to increase from 39.85 AOD to 41.48 AOD. The proposal provides a contemporary finish to the consented scheme under ref: 71487/APP/2015/4718. The proposed changes are considered acceptable and this application is recommended for approval subject to a Deed of Variation to secure this consent against the original outline consent.

2. **RECOMMENDATION**

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

A) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 38/278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation, subject to changes negotiated by the Local Planning Authority, to secure:

i. Before commencement of the development, the applicant shall carry out a Transport Assessment including traffic modelling to be submitted to the Local Planning Authority and TfL for approval. The scope of the Transport Assessment shall be agreed with the Local Planning Authority and TfL.

ii. Enter into a S278/S38 for all highways works required by the Local Planning Authority and TfL to include, but not be limited to, associated costs and works identified in PERS and CERS Audit, junction improvement works, part carriageway and footway resurfacing, associated works and any mitigation required in the

revised Transport Assessment. All highways works under the S278/S38 as required by the Local Planning Authority to be completed prior to first occupation.

A Delivery & Service Plan (including details of access and parking for emergency services).

A full and formal Travel Plan with associated £20,000.00 bond to include a Sustainable Transport Measures is required to be submitted and agreed in writing by the LPA before occupation of the development. Thereafter, the Travel Plan is required to be reviewed annually to monitor and if required, update and/or amend the document to the satisfaction of the LPA, in order that its aims and objectives are achieved.

iii. £45,000 contribution to offset the shortfall in energy savings,

iv. Construction Training: A financial contribution to the sum of: Training costs: £2500 per £1m build cost plus Coordinator Costs - £9,600 per phase or an in kind scheme to be provided.

v. Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions.

B) 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.

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

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before the 30 September 2017, or any other period deemed appropriate that delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

'The applicant has failed to ensure that the necessary highway works and Travel Plan, would be undertaken/prepared in a timely manner and to an appropriate standard and that contributions towards mitigation of energy use, construction training and project management would be provided. The scheme therefore conflicts with Policies R17, AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be attached:-

1 COM1 Outline Time Limit

The development hereby permitted shall begin by 13 January 2019.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers A-100-000 rev. P3, A-100-099 rev. P2, A-100-100 rev. P1, A-100-101 rev. P0, A-120-001 rev. P1, PL(00)104, PL(00)120, and PL(00)121 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Reduction in energy use and renewable technology installation [Energy Statement, Dec-15)

Air Quality [Air Quality Assessment, December 2015]

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

REASON

To ensure that the development complies with the objectives of Policies 5.2 and 5.7 of the London Plan (March 2015) and Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NONSC Airport Occupancy Restriction

The development shall only be occupied by users who are directly involved in activities that are related to the operation of Heathrow Airport.

REASON

To ensure that airport related activity is confined to within the boundaries of Heathrow Airport, in accordance with Policy A4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 NONSC Low Emission Strategy

No development shall commence until a low emission strategy has been submitted to and approved in writing by the Local Planning Authority. The low emission strategy shall address 1) the specification of the CHP/ Gas boiler as low NOx emissions; and 2) show what benefits are given to office space users that own a Euro 5 or above or have implemented retrofitting devices that will enable compliance with such Euro standards.

The strategy shall detail the steps that will be followed in addressing the lower emissions requirements stated above. The measures in the agreed scheme shall be maintained throughout the life of the development.

The Low emissions strategy shall make reference to The London Councils 'Air Quality and Planning Guidance'; DEFRA Practice Guidance 3: Practice guidance on Measures to Encourage the Uptake of Low Emission Vehicles, February 2009; and Low Emission

Strategies: Using the Planning System to Reduce Transport Emissions, Good Practice Guidance prepared by the Beacons Low Emission Strategies, June 2008.

REASON

As the application site is within an Air Quality Management Area and to comply with paragraph 124 of the NPPF and policy 7.14 of the London Plan (March 2015).

6 NONSC Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All site soils used for landscaping purposes shall be clean and free of contamination.

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 offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 NONSC Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been

submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'.

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

It is necessary to manage the flat roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport, in accordance with Policy A4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Secure by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in 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 London Plan (2015) Policies 7.1 and 7.3.

9 NONSC Revised Cycle Parking Details

Prior to the occupation of the building, details of 62 long stay and 12 short stay spaces are provided and the cyclists facilities are accessible for cyclists, including the provision of automatic doors and the access route is appropriately signposted shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON

To ensure that appropriate facilities are provided for cyclists, in accordance with Policy 6.9 of the London Plan (March 2015).

10 NONSC Ground and Surface Water Scheme

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management for surface and ground waters on and/or off site within the area outlined in blue on Drw. No. A-000-001 rev. P0 as required, has been submitted to and approved in writing by the Local Planning Authority. The area within the area outlined in blue where the drainage scheme is implemented will be kept free from built development. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the design of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with the NPPF, Policy 5.12 of the London Plan (2015) and Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 NONSC Construction Management & Logistics Plan

Prior to the commencement of works on site, a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning authority. The construction works shall be carried out in strict accordance with the approved details.

REASON

To ensure that the construction works do not prejudice the safe and efficient operation of adjoining roads, in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 NONSC Non Standard Condition

The ground floor cafe area hereby approved shall only be used for purposes ancillary to the use of the office building and shall not be used independently by members of the general public.

REASON

To ensure that the use of buildings within the boundaries of Heathrow Airport are confined to airport related activity and that adequate off-street parking and servicing facilities are provided, in accordance with Policies A4, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF12	NPPF - Conserving & enhancing the historic environment
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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.
BE35	Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LE1	Proposals for industry, warehousing and business development
LE7	Provision of planning benefits from industry, warehousing and business development
A4	New development directly related to Heathrow Airport
A5	New development at airports - incorporation of ancillary retail and leisure facilities and other services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002

SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
LPP 4.1	(2016) Developing London's economy
LPP 4.11	(2016) Encouraging a connected economy
LPP 4.2	(2016) Offices
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.10	(2016) Urban Greening
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.21	(2016) Contaminated land
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 6.6	(2016) Aviation
LPP 6.7	(2016) Better Streets and Surface Transport

3 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4 125 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 - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

5 160 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)

6

The development is close to the aerodrome and the approach to the runway. The applicant is advised that there is a need to carefully design any lighting proposals. This is further explained in Advice Note 2, 'Lighting near Aerodromes' (available at www.aoa.org.uk/publications/safeguarding.asp). Please note that the Air Navigation Order 2005, Article 135 grants the Civil Aviation Authority power to serve notice to extinguish or screen lighting which may endanger aircraft.

7

The applicant is advised that any flat/shallow pitched or green roof on buildings have the potential to attract gulls for nesting, roosting and loafing and loafing purposes. The owners/occupiers of the building must ensure that all flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar.

The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff. In some instances it may be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The contact would be Gary Hudson, The Development Assurance Deliverer for Heathrow Airport on 020 8745 6459.

The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs. For further information please refer to Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design'.

8

In accordance with the provisions of the NPPF, the Local Planning Authority has actively engaged with the applicant both at the pre application and application stage of the planning process, in order to achieve an acceptable outcome. The Local Planning Authority has worked proactively with the applicants to secure a development that improves the economic, social and environmental conditions of the area. In assessing and determining the development proposal, the Local Planning Authority has applied the presumption in favour of sustainable development Accordingly, the planning application has been recommended for approval.

3. CONSIDERATIONS

3.1 Site and Locality

The 0.55ha, roughly square shaped application site is located between the A4 Bath Road which adjoins the site to the north and Newall Road to the south, within the boundary of

Heathrow Airport. It straddles each side and includes the northern cul-de-sac section of Neptune Road which provides vehicular access into the middle of the site from the Northern Perimeter Road to the south. The site, in addition to the road, is comprised almost entirely of hardstanding, which appears largely vacant/under used, although described as providing temporary airport car parking on the western side of the road and is in use as part of a site providing airport car hire to the east (the former site of the office building known as Cardinal Point). There is a small electricity sub-station in the centre of the western part of the site and an internally illuminated totem advertisement hoarding sign in the north west corner, adjoining the Bath Road.

The site is surrounded by commercial uses, including 3 similar office buildings on the western side of the site known as Units 1 to 3 of the World Business Centre, the remainder of the car park is in use for car hire to the east, beyond which is an office block and its surface parking and between Newall Road and the perimeter road to the south, the adjoining land mainly provides surface parking, including the Heathrow Airport Taxi Feeder Park whereas to the north, fronting the opposite side of Bath Road is the Marriott Hotel, a 4 storey office block and the Radisson Blu Edwardian Hotel.

The site forms part of Heathrow Airport and has a fair PTAL (Public Transport Accessibility Level) score of 3 as assessed by TfL (where 6 represents the highest and 1 the lowest level of accessibility). The site also forms part of an Air Quality Management Area and is included within the proposed Heathrow Archaeological Priority Zone.

3.2 Proposed Scheme

The application relates to a proposed change to the design treatment on the side elevations required to disguise the external appearance of the toilets / stair cores on each side of the building and to an increase in the height of the building from the permitted 39.85m AOD to 41.48m AOD. The building would therefore increase from 15.10m to 16.73m height above the existing ground level.

The subsequent increase in height is due to the finished ground floor level being marginally higher than initially proposed (24.9m AOD compared with 24.75m AOD) and the height of the service run areas (in the suspended ceilings) require 1.285m instead of 0.765m originally.

3.3 Relevant Planning History

71487/APP/2015/4718 World Business Centre 4 Newall Road Heathrow Airport

Erection of a four storey office building (Use Class B1) with basement parking and roof top plant (Outline application)

Decision: 14-04-2016 Approved

71487/APP/2016/2029 World Business Centre 4 Newall Road Heathrow Airport

Reserved matters (Details of landscaping) in compliance with condition 2 of outline planning permission ref. 71487/APP/2015/4718 dated 23/05/2016: Erection of a four storey office building (Use Class B1) with basement parking and roof top plant.

Decision: 13-09-2016 Approved

71487/APP/2016/2818 World Business Centre 4 Newall Road Heathrow Airport

Details pursuant to Condition 9 (Contamination) of outline planning permission ref. 71487/APP/2015/4718 dated 23/05/2016 (Erection of a four storey office building (Use Class B1 with basement parking and roof top plant)).

Decision:

71487/APP/2016/3103 World Business Centre 4 Newall Road Heathrow Airport

Details pursuant to conditions 10 (Bird Hazard Management Plan) and 14 (Construction Management and Logistics Plan) of outline planning permission ref. 71487/APP/2015/4718, dated 23/5/16: Erection of a four storey office building (Use Class B1) with basement parking and roof top plant (Outline application).

Decision:

71487/APP/2016/3732 World Business Centre 4 Newall Road Heathrow Airport

Details pursuant to Condition 13 (Scheme of Sustainable Water Management) of planning permission dated 23/5/16, ref. 71487/APP/2015/4718 (Erection of a four storey office building (Use Class B1) with basement parking and roof top plant (Outline application))

Decision:

71487/APP/2017/615 World Business Centre 4 Newall Road Heathrow Airport

Non-material Amendment of outline planning permission ref. 71487/APP/2015/4718 dated 23/05/2016: Erection of a four storey office building (Use Class B1) with basement parking and roof top plant, to provide alternative elevational treatment to the central section of the side elevations of the building.

Decision: 16-06-2017 Withdrawn

71487/APP/2017/616 World Business Centre 4 Newall Road Heathrow Airport

Details pursuant to Conditions 5 (Materials and external surfaces) and 7 (Revised details of roof top plant enclosure) of outline planning permission ref. 71487/APP/2015/4718 dated 23/05/2016 (Erection of a four storey office building (Use Class B1) with basement parking and roof top plant)

Decision: 20-06-2017 Approved

71487/APP/2017/736 World Business Centre 4 Newall Road Heathrow Airport

Details pursuant to Condition 8 (Low Emission Strategy) of outline planning permission Ref. 71487/APP/2015/4718 dated 23/05/2016 (Erection of a four storey office building (Use Class B1) with basement parking and roof top plant).

Decision:

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.E3 (2012) Strategy for Heathrow Opportunity Area
- PT1.E7 (2012) Raising Skills
- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.T4 (2012) Heathrow Airport
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF1 NPPF - Delivering sustainable development
- NPPF4 NPPF - Promoting sustainable transport
- NPPF7 NPPF - Requiring good design
- NPPF10 NPPF - Meeting challenge of climate change flooding coastal
- NPPF12 NPPF - Conserving & enhancing the historic environment
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- 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.
- BE35 Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OE11 Development involving hazardous substances and contaminated land -

	requirement for ameliorative measures
LE1	Proposals for industry, warehousing and business development
LE7	Provision of planning benefits from industry, warehousing and business development
A4	New development directly related to Heathrow Airport
A5	New development at airports - incorporation of ancillary retail and leisure facilities and other services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
LPP 4.1	(2016) Developing London's economy
LPP 4.11	(2016) Encouraging a connected economy
LPP 4.2	(2016) Offices
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.10	(2016) Urban Greening
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.21	(2016) Contaminated land
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 6.6	(2016) Aviation
LPP 6.7	(2016) Better Streets and Surface Transport

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th June 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbouring occupiers were consulted between 24/05/2017 and 14/06/2017. No comments or objections were received to this application.

Internal Consultees

Urban Design

No objections to the proposed changes under this planning application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has been established by virtue of the Permission under planning ref: 71487/APP/2015/4718 dated 26/05/2016 for erection of a 4-storey office building (Use class B1) with basement car parking and rooftop plant (outline application). This application seeks consent for a minor amendments to the height of the building and minor changes to the appearance of the building. The principle of the proposal is therefore considered acceptable.

7.02 Density of the proposed development

Not relevant to the determination of this application.

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

Not relevant to the determination of this application.

7.04 Airport safeguarding

No comments or objections were received to this application from NATS.

7.05 Impact on the green belt

The application site does not form part of, nor is it located close to the Green Belt so that no Green Belt issues are raised by this application.

7.06 Environmental Impact

Not applicable to the proposal.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new development to harmonise with the layout and appearance of the existing street scene and other features of the area that are desirable to retain or enhance.

The main changes under this application relate to the proposed change to the design treatment on the side elevations required to disguise the external appearance of the toilets / stair cores on each side of the building and to an increase in the height of the building.

The original criss-cross design on the side elevations is not considered an appropriate design solution as it was out of keeping with the the strictly vertical and horizontal designs of the existing WBC buildings. Accordingly, a vertical fin design is proposed. The other 3 WBC office buildings adjacent have projecting emergency stair cores on their side elevations

and the proposed bronze vertical fin design is considered a high quality design enhancement that is not out of keeping with the existing office buildings.

The height of the main parapet roof of the building has been increased from the permitted 39.85m AOD to 41.48m AOD. The subsequent increase in height is due to the finished ground floor level being marginally higher than initially proposed (24.9m AOD compared with 24.75m AOD) and the height of the service run areas (in the suspended ceilings) require 1.285m instead of 0.765m originally.

There are no objections in terms of the overall height and design approach proposed under this application as this section of Bath Road is wholly commercial in nature and the proposed building would be similar in height and mimic the design of the adjoining office

blocks. The 1.63m height increase would mean the building would be 16.73m above ground level in an area (winder Bath Road area) where buildings go upto over 20m in height. The Council's Conservation/ Urban Design Officer does not raise any concerns regarding this aspect of the scheme. The changes would produce a more contemporary building, but one that would still read as being part of the WBC group.

The proposal is therefore considered to comply with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

There are no nearby residential properties that would be affected by the proposed development.

7.09 Living conditions for future occupiers

Not applicable to this office development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

There are no traffic, car/cycle parking or pedestrian safety impacts arising from the proposed development.

7.11 Urban design, access and security

Design issues raised by the proposals have been considered within other relevant sections of the officer's report.

7.12 Disabled access

Not applicable to the determination of this application.

7.13 Provision of affordable & special needs housing

Not applicable to this office development.

7.14 Trees, landscaping and Ecology

Not applicable to the determination of this application.

7.15 Sustainable waste management

Not applicable to the determination of this application.

7.16 Renewable energy / Sustainability

Not applicable to the determination of this application.

7.17 Flooding or Drainage Issues

Not applicable to the determination of this application.

7.18 Noise or Air Quality Issues

Not applicable to the determination of this application.

7.19 Comments on Public Consultations

No comments have been received from the public on this application.

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of 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'.

In accordance with the previous consents, the following would be secured through a Deed of Variation to the S106 agreement:

A S106 Agreement would be needed to secure the following:-

i. Before commencement of the development, the applicant shall carry out a Transport Assessment including traffic modelling to be submitted to the Local Planning Authority and TfL for approval. The scope of the Transport Assessment shall be agreed with the Local Planning Authority and TfL.

ii. Enter into a S278/S38 for all highways works required by the Local Planning Authority and TfL to include, but not be limited to, associated costs and works identified in PERS and CERS Audit, junction improvement works, part carriageway and footway resurfacing and associated works. All highways works under the S278/S38 as required by the Local Planning Authority to be completed prior to occupation.

A Delivery & Service Plan (including details of access and parking for emergency services).

A full and formal Travel Plan with associated £20,000.00 bond to include a Sustainable Transport Measures is required to be submitted and agreed in writing by the LPA before occupation of the development. Thereafter, the Travel Plan is required to be reviewed annually to monitor and if required, update and/or amend the document to the satisfaction of the LPA, in order that its aims and objectives are achieved.

iii. £45,000 contribution to offset the shortfall in energy savings.

iv. Construction Training: A financial contribution to the sum of: Training costs: £2500 per £1m build cost plus Coordinator Costs - £9,600 per phase or an in kind scheme to be provided.

v. Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

No other issues are raised by this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

This scheme would provide purpose built, modern premises that is in keeping with the area.

The proposal provides a contemporary finish to the consented scheme under ref: 71487/APP/2015/4718. The proposed changes are considered acceptable and this application is recommended for approval subject to a Deed of Variation to secure this consent against the original outline consent.

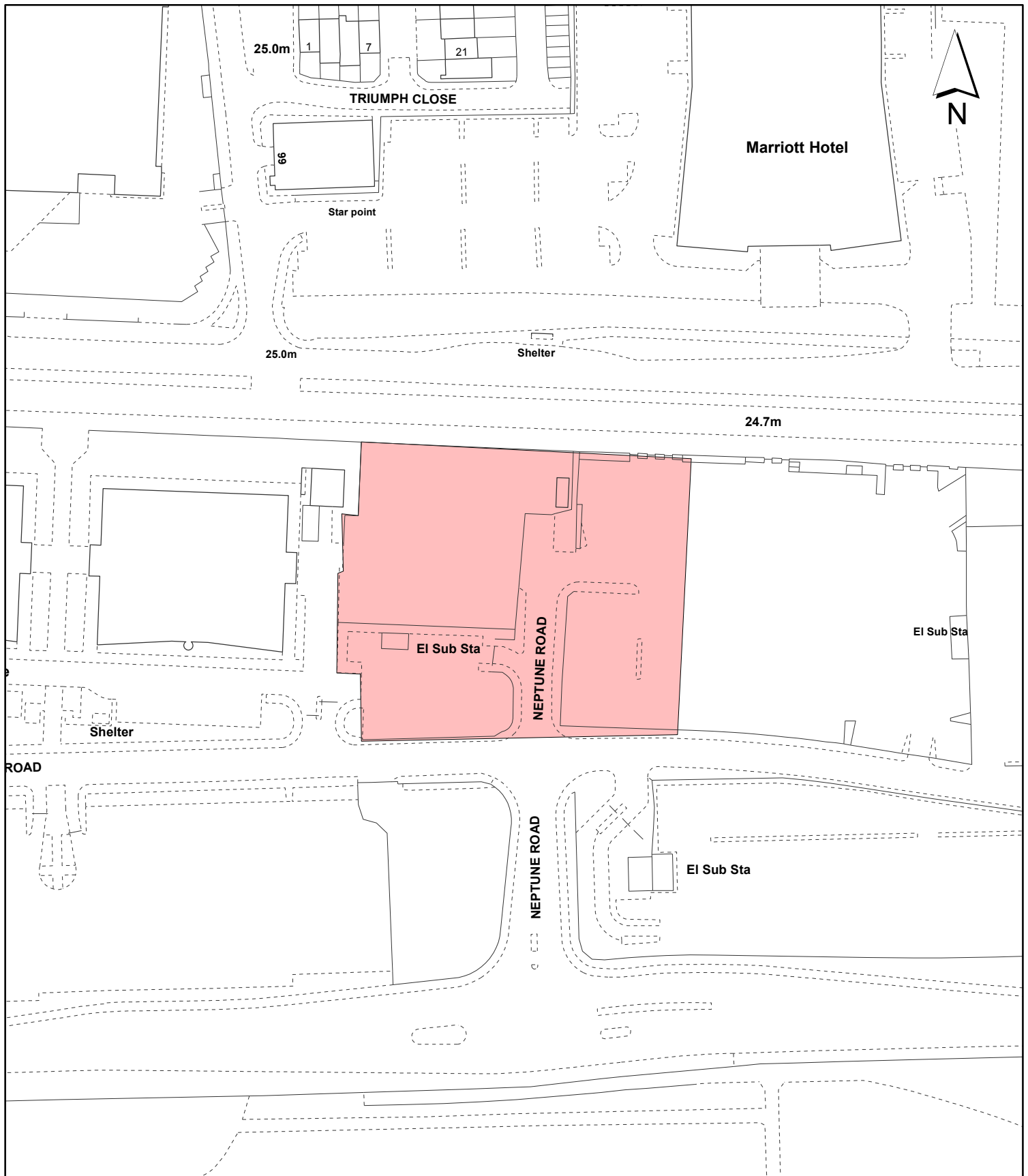
11. Reference Documents

National Planning Policy Framework (March 2012)
Planning Practice Guidance (March 2014)

London Plan (March 2016)
Hillingdon Local Plan (November 2012)

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

World Business Centre

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

Planning Application Ref:
71487/APP/2017/1605

Scale:
1:1,250

Planning Committee:
Major Page 57

Date:
June 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address BOURNE COURT SITE BOURNE COURT RUISLIP

Development: Demolition of all existing single/two storey buildings including outbuildings within the site and construction of residential development comprising 69 residential units, 71 car parking spaces and associated works.

LBH Ref Nos: 11891/APP/2016/3583

Drawing Nos: 2016/D189/P/01 (Site Location Plan)
2016/D189/P/08 (Block A Proposed Roof Plan)
2016/D189/P/09 (Block B Proposed Ground Floor Plan)
2016/D189/P/10 (Block B First Floor Plan)
2016/D189/P/11 (Block B Second Floor Plan)
2016/D189/P/12 (Block B Roof Plan)
2016/D189/P/02 (Existing Site Plan Showing Topographical & Tree Survey, Affordable Housing Statement
Transport Statement prepared by Paul Mew Associates dated December 2016
2016/D189/P/03 Rev.C (Proposed Site Plan)
2016/D189/P/05 Rev.B (Block A - Proposed Ground Floor Plan)
2016/D189/P/06 Rev.B (Block A - First Floor Plan)
2016/D189/P/07 Rev.B (Block A - Proposed Second Floor Plan)
2016/D189/P/15 Rev.A (Southwest & Southeast Elevations)
Arboricultural Impact Survey ref: 2011/D89/P/02, prepared by London Borough of Hillingdon
Preliminary Assessment - Code for Sustainable Homes dated 10/01/14
Energy Assessment, prepared by Eight Associates dated 10/01/14
Noise Exposure Assessment ref: 8493-NEA-01, prepared by Clement Acoustics dated 13/09/13
Design and Access Statement prepared by London Borough of Hillingdon dated September 2016
2016/D189/P/04 Rev.C (Block C Proposed Floor & Roof Plans)
2016/D189/P/13 Rev.A (Block C - Proposed Elevations)
2016/D189/P/14 Rev.A (Northeast & Northwest Elevations)
2016/D189/P/16 Rev.A (Southwest & Northeast Elevations)
Flood Risk Statement ref: 17004/CB, prepared by Water Environment dated 09/06/17
Sustainable Drainage Systems Assessment, prepared by Water Environment dated June 2017

Date Plans Received:	28/09/2016	Date(s) of Amendment(s):	28/09/2016
Date Application Valid:	28/09/2016		27/06/2017

1. SUMMARY

This application seeks full planning permission for the redevelopment of the former Bourne Lodge, Phoenix Day Centre and Wren Centre sites, which are located at the north west end of Bourne Court in South Ruislip, to provide a residential scheme comprising 69 flats with associated amenity space and parking.

Planning permission (ref: 11891/APP/2014/91) was granted on 16/09/14 for the redevelopment of the site to provide residential accommodation with associated car parking and amenity space. The key differences between the two schemes relates to an increase in the number of units proposed from 49 to 69 through the replacement of previously proposed houses for flats.

No objections are raised to the principle of the development, which it is considered would achieve an acceptable appearance within the street scene, provide a suitable landscape setting, appropriate living conditions for future occupiers and have no undue unacceptable impacts on the amenity of nearby residential occupiers.

Subject to conditions and planning obligations the development would be acceptable in all other regards and is recommended for approval.

2. RECOMMENDATION

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

A) That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the following::

i. Highways: S278/S38 agreement to secure highway works.

ii. Affordable Housing: The scheme to deliver 35% affordable housing on site or to demonstrate how equivalent provision can be delivered elsewhere through an in lieu contribution.

iii. Construction Training: either a contribution equal to the formula (£2,500 for every £1m build cost + coordinator costs) or an in-kind training scheme equal to the financial contribution delivered during the construction period of the development with the preference being for an in-kind scheme to be delivered.

iv. Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions.

v. Travel Plan: Prior to occupation a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. A £20,000 Travel Plan bond is also to be secured.

vi. Parking Permits: A restriction preventing future residents from applying for parking permits within the Parking Management Areas and Council car parks in the vicinity of the site.

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

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

D) That, if the S106 agreement has not been finalised within 6 months, under the

discretion of the Head of Planning and Enforcement, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.

E) That if the application is approved, the following conditions be imposed:

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 RES3 Time Limit

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

REASON

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

3 RES4 Accordance with Approved Plans-

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 2016/D189/P/01, 2016/D189/P/03 Rev.C, 2016/D189/P/04 Rev.C, 2016/D189/P/05 Rev.B, 2016/D189/P/06 Rev.B, 2016/D189/P/07 Rev.B, 2016/D189/P/08, 2016/D189/P/09, 2016/D189/P/10, 2016/D189/P/11, 2016/D189/P/12, 2016/D189/P/13 Rev.A, 2016/D189/P/14 Rev.A, 2016/D189/P/15 Rev.A & 2016/D189/P/16 Rev.A, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

4 RES5 General compliance with supporting documentation

The development hereby permitted shall not be carried out in accordance with the specified supporting plans and/or documents:

Arboricultural Impact Survey ref: 2011/D89/P/02, prepared by London Borough of Hillingdon

Transport Statement, prepared by Paul Mew Associates dated December 2016

Energy Assessment, prepared by Eight Associates dated 10/01/14

Noise Exposure Assessment ref: 8493-NEA-01, prepared by Clement Acoustics dated 13/09/13

Flood Risk Statement ref: 17004/CB, prepared by Water Environment dated 09/06/17

Sustainable Drainage Systems Assessment, prepared by Water Environment dated June 2017

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

REASON

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

5 RES6 Levels

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

REASON

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

6 RES7 Materials (Submission)

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

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

REASON

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

7 NONSC PV Panel details

Prior to commencement of development, full details and specifications of how the development will achieve a 35% reduction in CO₂ (from 2013 Building Regulations) including a roof plan showing the inclusion of photovoltaic panels as set out in the approved energy strategy shall be submitted to and approved in writing by the Local Planning Authority. Any variation on the amount or recommended placement must be suitably justified with alternative provisions for reducing the required amount of CO₂ presented. The development must proceed in accordance with the approved details and specifications.

REASON

To ensure the development contributes at least a 35% reduction in CO₂ emissions in accordance with London Plan (March 2016) Policy 5.2.

8 NONSC Ecological Enhancement scheme

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings. These shall include, living screens against walls of the development, bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 of the Hillingdon Local Plan: Part One Strategic Policies (November 2012) and Policy 7.28 of the London Plan (March 2016).

9 RES8 Tree Protection

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

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

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

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

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

REASON

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

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Covered and Secure Refuse Storage
 - 2.b Covered and Secure Cycle Storage (for 78 bicycles)
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (to show 71 parking spaces, including 8 disability standard spaces, and 4 motorcycle parking spaces and including demonstration that 20% of all parking spaces are served by electrical charging points (10% to be active and 10% to be passive)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures

3. Living Walls and Roofs

3.a Details of the inclusion of living walls and roofs

3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance

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

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

5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs), 5.17 (refuse storage) and 6.9 (cycling) of the London Plan (March 2016).

11 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

12 RES15 Sustainable Water Management (changed from SUDS)

Prior to commencement of development, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Sustainable Drainage Systems Assessment by Water Environment (ref: 17004 dated June 2017) and the Flood Risk Statement by Water Environment (ref: 17004/CD dated 9th June 2017) and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site to greenfield run off rates and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

- iv. incorporate water saving measures and equipment.
- v. provide details of water collection facilities to capture excess rainwater;
- vi. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding, is handled as close to its source as possible and conserves water supplies in compliance with Policy EM6 of the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012), Policies 5.12, 5.13 and 5.15 of the London Plan (March 2016) and the National Planning Policy Framework (March 2012).

13 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in 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 London Plan (July 2011) Policies 7.1 and 7.3.

14 RES26 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) Any soils imported to the site shall be tested and certified as free from contamination.

(iv) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

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 offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

15 NONSC Imported soils

No contaminated soils or other materials shall be imported to the site. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

16 RES13 Obscure Glazing

The first and second floor windows in the south west elevation of Blocks B and A, overlooking Canfield Drive, shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

17 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking designation and allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. This shall allow for free and allocated spaces to be provided for all two and three bedroom units as well as an allocation for visitors. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (March 2016).

18 NONSC MoD condition

Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting).

The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

REASON

To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems in compliance with policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

19 NONSC Accessibility

The development hereby approved shall ensure that 10% of the residential units are constructed to meet the standards for Category 3 M4(3) dwelling, with all remaining units designed to the standards for Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON

To ensure an appropriate standard of housing stock is achieved and maintained in accordance with Policy 3.8(d) of the London Plan (March 2016).

20 N11 Control of plant/machinery noise

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas."

REASON

To safeguard the amenity of the surrounding area in accordance with policies OE1 and OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (March 2016) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact

AM7	on congestion and public transport availability and capacity
AM9	Consideration of traffic generated by proposed developments. Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
LPP 3.10	(2016) Definition of affordable housing
LPP 3.11	(2016) Affordable housing targets
LPP 3.12	(2016) Negotiating affordable housing on individual private residential and mixed-use schemes
LPP 3.13	(2016) Affordable housing thresholds
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.17	(2016) Waste capacity
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.21	(2016) Trees and woodlands
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
NPPF	National Planning Policy Framework

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 11 Building to Approved Drawing

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

5 12 Encroachment

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

form of encroachment.

6 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).

7 I15 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

8 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 at streetnamingandnumbering@hillingdon.gov.uk.

9 I25A **The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

10 147 **Damage to Verge**

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

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

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

11

You are advised that the Local Planning Authority will expect balcony details submitted in compliance with condition 5 to provide an appropriate solution with regard to the appearance of the building overall, both with respect to screening items which might be on the balcony and the overall appearance of the building. Consideration should be given to these matters prior to submitting any details in respect of this condition.

12

You are advised that the roads within the development will not be adopted by the Council and will be expected to remain in private ownership.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.7 hectare broadly square shaped plot located at the north west end of Bourne Court, a residential cul-de-sac accessed off Station Approach in South Ruislip.

The site was formerly occupied by Bourne Lodge Care Home, which catered for people with learning difficulties, the Phoenix Day Centre, which catered for people with physical mobility and learning difficulties, and the Wren Centre, which comprised a multipurpose hall and ancillary facilities used by MENCAP Charity Organisation.

Bourne Lodge Care Home closed a number of years ago due to outdated accommodation and facilities which failed to meet with the current care home space standards. The Phoenix and Wren Centres relocated to new facilities in 2014. The site has remained vacant since that time and large parts of it are now overgrown with vegetation.

The site falls within a mixed use area. It is bounded to the south west by the rear gardens of two-storey predominantly terraced houses in Canfield Drive; it is bounded to the north west by Odyssey Business Park, which comprises office buildings and associated parking areas; it is bounded to the north east by commercial buildings located in The Runway; and

it is bounded to the south east by three-storey flats in Bourne Court.

The site falls within the 'developed' area as designated in the Hillingdon Local Plan. South Ruislip Local Centre is located to the north east and beyond Bourne Court to the south east. Station Approach is designated as a Local Distributor Road.

3.2 Proposed Scheme

This application seeks full planning permission for the demolition of the existing buildings and the redevelopment of the site to provide 69 residential units with associated car parking, amenity space and landscaping.

The development would comprise three residential blocks. Blocks 'A' and 'B' as shown on the submitted plans, would provide two and three storey 'U' shaped blocks, located in the eastern and southern corners of the site, respectively.

Block A would accommodate a total of 21 units, comprising 9 x 1-bedroom units and 12 x 2-bedroom flats.

Block B would accommodate a total of 18 units, comprising 9 x 1-bedroom units and 9 x 2-bedroom flats.

Block C would comprise a linear block located towards the rear of the site, parallel with its north west boundary. It would accommodate a total of 30 units comprising 3 x 1-bedroom units, 18 x 2-bedroom units and 9 x 3-bedroom units.

71 car parking spaces (including eight disability standard spaces) would be provided off the 'T' shaped access road, which would be created into the site. Cycle stores would be incorporated into each block.

Shared amenity space would be provided to the rear of each block. In addition, ground floor units to Blocks A and B would be provided with small private gardens. New tree planting would be provided within the amenity areas and car park to supplement the existing. The Design and Access Statement confirms that green roofs will be provided to the flat roofs.

3.3 Relevant Planning History

11891/APP/2014/91 Bourne Court Site Bourne Court Ruislip

Demolition of all existing single/two storey buildings including outbuildings within the site and construction of residential development comprising of 49 residential units and 64 car parking spaces and associated works

Decision: 29-08-2014 Approved

Comment on Relevant Planning History

As summarised above, planning permission (ref: 11891/APP/2014/91) was granted on 16/09/14 for a similar redevelopment of the site to provide 49 residential units in the form of 18 x 1 bed flats, 21 x 2 bed flats and 10 x 3 bed dwellinghouses.

The key difference between that proposed scheme and the current application relates to the replacement of the previously proposed dwelling houses with an additional block of flats (Block C). The overall layout of the site would remain broadly similar to that previously proposed and no alterations are proposed to the design of blocks A and B. A small

increase in parking provision from 64 to 71 spaces is proposed.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document - Planning Obligations

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment
PT1.CI1 (2012) Community Infrastructure Provision
PT1.EM1 (2012) Climate Change Adaptation and Mitigation
PT1.EM6 (2012) Flood Risk Management
PT1.EM7 (2012) Biodiversity and Geological Conservation
PT1.H1 (2012) Housing Growth
PT1.H2 (2012) Affordable Housing

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1 Protection of the character and amenities of surrounding properties and the local area
OE5 Siting of noise-sensitive developments
H4 Mix of housing units
H5 Dwellings suitable for large families

H8	Change of use from non-residential to residential
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
LPP 3.10	(2016) Definition of affordable housing
LPP 3.11	(2016) Affordable housing targets
LPP 3.12	(2016) Negotiating affordable housing on individual private residential and mixed-use schemes
LPP 3.13	(2016) Affordable housing thresholds
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.17	(2016) Waste capacity
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.21	(2016) Trees and woodlands
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th November 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 169 local owner/occupiers and the South Ruislip Residents' Association. Site and press notices were also posted. Seven letters of objection have been received, which raise the following concerns:

- i) Traffic along Station Approach and surrounding roads is constantly at grid lock and this is without the new development in Victoria Road opening (shops and residential). The area cannot cope with the addition of even further congestion/pollution/noise.
- ii) The reports included in this application seem to be based on traffic flow 2009-2013, which is out of date.
- iii) Loss of privacy to the properties in Canfield Drive.
- iv) This will affect people's ability to sell their homes.
- v) Location of the dustbins.
- vi) The area is already overpopulated with insufficient school places and health care facilities.
- vii) The Council does not listen to residents and is driving away people who care about the area.
- viii) Construction impacts.
- ix) Visual impact.
- x) Proximity to properties in Canfield Drive.
- xi) Contrary to statements in the Design & Access statement insufficient space of only 1m is provided between Block B and some properties in Canfield Drive.
- xii) The diagram in Appendix C of the PTAL Output Summary appears to show a viewpoint of flat 14 in block B overlooking 16,18,20 & 22 Canfield Drive, although this is not annotated.
- xiii) Impact on trees on boundary with 18 & 20 Canfield Drive, which currently provide valuable screening. One is shown on plan but the other is not. Off-site trees should be afforded the same protection as those to be retained on-site.

MINISTRY OF DEFENCE (MOD)

The MOD has no safeguarding objections to this application subject to a conditional requirement for a crane management plan being included in any planning permission granted.

METROPOLITAN POLICE

No objection subject to the standard Secured by Design condition.

Internal Consultees

HIGHWAY ENGINEER

An updated Transport Assessment (by Paul Mew Associates dated December 2016) has been provided.

The updated material contains new traffic estimates (existing surveys plus growth factors applied) and new parking surveys along with new trip generation estimates. However due to lack of new data the trip generation estimates are in fact the same as the 2014 figures.

The net additional traffic is estimated to be approximately 200 vehicles per day which when

compared with the 20,000 vehicles per day in Station Approach suggests there is very little impact (1%).

The existing permission for the site had 40 flats and 64 car parking spaces which equates to 1.3 spaces per flat.

The latest proposal is for 69 flats and 71 car parking spaces (1.03 spaces per flat) so there is a drop in the parking ratio but the TS suggests that at the nearby ARLA site (6681/APP/2014/1600) the parking ratio of 1 space per flat was approved for a similar PTAL value. The site is only 200m from a railway station and within a CPZ.

The TS considered the local car ownership levels using the Census data which showed that as many as 83 car parking spaces would be required (some 12 more than is provided on site).

A Lambeth Methodolgy car parking survey was carried out within 200m of the site and the results of that survey indicated that low levels of on-street car parking stress occurred which provides ample on-street provision. On that basis there will be little impact on the on-street parking stress. I would suggest that the residents of the development are denied access to the surrounding CPZ scheme using the S106 process.

I would suggest that the following conditions are applied:

Car parking management scheme that allows free and allocated spaces to residents of all 2 and 3 bed flats as well as an allocation for visitors.

A Residents Travel Plan

At least 78 secure covered cycle parking spaces at various locations through the development.

Appropriate levels of refuse/recycling storage.

At least 4 motorcycle parking spaces.

20% active and 20% passive EVCP.

The Highway Authority will need to approve the final design of the highway connection to the existing Bourne Court.

The roads within the development will not be adopted by the Council and will remain in private ownership.

On the basis of the above comments with appropriate conditions applied I do not have significant highway concerns over the above application.

TREES/LANDSCAPE OFFICER

This site is occupied by a redundant day centre accessed at the north end of Bourne Court, off Station Approach in South Ruislip.

The existing building occupies the centre of the site and there are tall hedges / trees site around the boundaries - notably the north, east and west sides.

There are no TPO's or Conservation Area designations affecting this site.

The submission follows a previous 2014 application which was approved.

A Tree Survey, referring to BS5837:2005, dated 2011 has been submitted. The BS was re-published in 2012 and tree assessments made five years ago cannot be relied upon in terms of their assessment of condition / value, or for planning purposes.

Since the 2014 application, a topographical survey has now been submitted, which (should) accurately indicate the location and spread of the trees. However, this has not been provided to the tree surveyor for correlating with the tree assessment.

Notwithstanding the above, the proposed layout, dwg. No. 2016/D/189/03 appears to be very similar to the previous scheme. The most obvious difference is along the northern boundary, where five semi-detached houses have been replaced by a continuous row of flats. In terms of the external layout little has changed, in relation to the parking layout, access, amenity space, planting and tree retention.

As noted in 2014, there are no 'A' grade trees and many of the trees and hedges were graded 'C'. All of the conifer hedges will be removed to facilitate the development.

'B' graded trees shown to be retained as part of the development include, T12 Silver Maple, T13 Indian Bean, T14 Cider Gum and T15 Pillar Apple. The old survey cast serious doubt on the practicality / sustainability of retaining T12.

However, the layout provides space and opportunity for new /replacement tree planting as part of a comprehensive landscape scheme.

If the application is recommended for approval the tree information needs to be reviewed and updated with a Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan. Full landscape details will be required to ensure that the application preserves and enhances the character of the area.

Recommendation: No objection subject conditions RES8, RES9 (parts 1,2,4,5 and 6) and RES10.

ACCESS OFFICER

The proposal seeks the demolition of the buildings formerly used as council owned facilities for people with physical and learning disabilities. Redevelopment of the site would provide a mixture of 1, 2 and 3 bedroom residential units, with 71 car parking spaces of which 8 would be designated accessible bays.

In assessing this application, reference has been made to the Further Alterations to the London Plan 2015, Policies 3.8 (Housing Choice), and Approved Document M to the Building Regulations 2015 (ADM 2015).

The Design & Access Statement makes reference to 7 units designed to wheelchair home standards, which is interpreted on plan as 3 wheelchair adaptable units, and for wheelchair accessible units. These have been interspersed throughout the development, and blocks A, B and C feature two, 13 person lifts.

Conclusion: acceptable, subject to the following condition:

"The development hereby approved shall ensure that 10% of the residential units are constructed to meet the standards for Category 3 M4(3) dwelling, with all remaining units designed to the standards for Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building."

CONSERVATION AND URBAN DESIGN OFFICER

This Council site has been the subject of a previous planning permission in 2014, and blocks A and B have remained unchanged since that time. In this application Block C, at the back of the site and adjacent to the Odyssey Business Park, replaces the houses approved in the first scheme.

The proposed Block C forms one long, unbroken mass, with two smaller blocks at either end, separated by lower staircase links. The design is very bland, with none of the visual interest of

Blocks A and B, with their deep parapets, flat roofs, areas of glazing and changes in materials for vertical emphasis, etc. Whilst it would be preferable to treat Block C in the same way as the other two, it is acknowledged that this is generally the least visible of the blocks from the public realm. However it would be relatively easy to break the central section of the front elevation of Block C vertically, whether through architectural device or changed materials to provide a more suitable end stop to the development.

Officer comment:

Amended plans have been received which fully address the above comments. The Conservation and Urban Design Officer has confirmed that the proposal is quite acceptable in light of the amendments.

ENVIRONMENTAL PROTECTION UNIT

The noise exposure assessment by Clement acoustics (report ref: 8493NEA01) dated 13 September 2013 has been reviewed.

Since the report was written the British Standard BS8233 referenced in the report has been updated. Although the report looked at the internal noise levels it did not address noise in external amenity areas such as balconies. The Council's recommended noise levels for outdoor living areas is as low as practicable, and <50 LAeq,T (free field) (LB Hillingdon Noise SPD, 2006).

A condition relating to noise affecting residential property and the standard informative relating to the control of environmental nuisance from construction work should be attached if approved.

DRAINAGE OFFICER

Recommendation: Condition - in Accordance with submitted SuDS Assessment

The management of Surface water is now a material planning consideration for all major development.

A Sustainable Drainage Systems Assessment by Water Environment Ref: 17004 dated June 2017 has been provided. This adequately demonstrates that Surface Water can be managed on site. A Flood Risk Statement by Water Environment Ltd Ref: 17004/CD dated 9th June 2017 has also been provided.

Comments on the Planning Application:

The Surface Water Drainage Strategy produced by Water Environment Ref: 17004 dated June 2017 shows that a suitable sustainable scheme can be provided onsite.

- Some consideration has been given to different SuDS methods. The most suitable for this site being permeable paving and crated storage.
- It proposes to limit runoff for the 1 in 100 year plus climate change storm event to 29.7 l/s. The existing runoff is rate is 123 l/s. For lower return periods the runoff rate will be controlled proportionally subject to design of the flow control device i.e. HydroBrake or similar.
- It has been calculated that 466m³ of attenuation is required on site. This will be achieved through porous paving and crated storage.
- All roof and hardstanding will discharge via silt traps to the granular subbase beneath the access road and car park.
- Additional storage will be provided for rainwater harvesting beneath the invert of crated storage, the size of which will be determined at detailed design.
- The SuDS methods have been included in the drawings of Appendix A.

It is noted that maintenance of the SuDS methods will be the responsibility of the site freeholder and

that the management and maintenance plan will be arranged prior to the completion of the development. A plan for the maintenance and management of the whole drainage system including any underground pipework, water butts, rainwater harvesting and permeable paving is needed and must be submitted.

ENVIRONMENTAL OFFICER

Energy Comments:

The development provides an appropriate strategy for reaching the necessary 35% reduction in CO2 largely through the use of PV panels. Therefore the development must be constructed in accordance with the approved energy strategy. A condition seeking full details and specifications should be applied.

Ecology Comments:

The proposed development results in the natural areas lost and although the site is unlikely to have significant value for wildlife, the national planning policy framework requires a net gain in biodiversity value. The general loss of wildlife value requires the final designs to demonstrate a net gain. A condition seeking ecological enhancements is therefore necessary.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has already been accepted through the granting of planning permission in 2014 for the comprehensive redevelopment of the site to provide a similar residential scheme. In considering the principle of development at that time the officer's report stated:

"The site consists of three buildings used as a care home, day centre and hall used for people with physical mobility and learning difficulties. Bourne Lodge Care Home for people with learning difficulties has been vacant for some time. The remaining two buildings to the west of the site are Phoenix Day Centre for people with physical mobility and learning difficulties and the Wren Centre with a multipurpose hall and ancillary facilities used by MENCAP Charity Organisation. Both users of these buildings are relocating to other premises within the borough, less than a kilometre from the current site.

Saved Policy R11 of the UDP is therefore considered relevant. This policy states:

The local planning authority will assess proposals which involve the loss of land or buildings used or whose last authorised use was for education, social, community and health services by taking into account whether:

- (i) there is a reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility;
- (ii) adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced;
- (iii) the proposed alternative use accords with the other policies of this plan and contributes to its objectives

With regard to Saved Policy R11 (i) and (ii), the applicants have submitted a Planning Statement which provides a justification for the loss of the facilities from Bourne Court and the relocation of these elsewhere in the Borough. None of the current facilities that used the site are being displaced due to the proposed development.

Given the factors above, it is considered that the proposal satisfies the requirements of Policy R11 (i) and (ii).

With regard to Saved Policy R11 (iii), there is an identified need for additional housing within the borough. The proposed alternative use for the site supports the other policies in the UDP by providing much needed accommodation. No objections are therefore raised to the loss of the community use and redevelopment of the site for residential purposes."

There have been no significant changes in local, London Plan, or national planning policies relating to the existing or proposed uses since the time of the 2014 application which would deem the principle of development no longer acceptable. Accordingly, no objections are raised in this regard, subject to the scheme complying with other relevant site specific criteria.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) advises that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and the site's public transport accessibility. The London Plan provides a density matrix to establish a strategic framework for appropriate densities at different locations.

The site has a PTAL of 2 and is located within a suburban setting. The London Plan 2016 range for residential sites with a PTAL of 2-3, which fall within a suburban area is 150-250 habitable rooms per hectare (hrph) and, based on an average of 3.9 habitable rooms per unit (noting rooms over 20m² are counted as 2 in compliance with the Council's SPD on Residential Layouts), 35-65 units per hectare (uph).

Based on a site area of 7,244m², the proposed scheme would have have a density of 95 uph and 370 hrph.

Whilst this exceeds London Plan standards it is important to note that these act as a guideline only. Different guidelines apply for suburban, urban and central locations. The London Plan defines a suburban location as an area with predominantly low density development such as detached and semi-detached houses, typically of two-three storeys. It defines an urban area as one with dense development such as terraced houses, mansion blocks and mixed uses, typically of two-four storeys, within 800m of a district centre or along main arterial routes.

The site does not lie close to a district centre and the area to the south west is characterised by low density development and therefore the above mentioned density figures are based on the site falling within a suburban setting. It must however be acknowledged that it also falls on the edge of a mixed use area to the north east, characterised by two-three storey buildings and located close to a local centre, more akin to an urban setting. If urban density guidelines of 200-450 hrph and 45-120 uph were applied then the proposal would be fully compliant.

Notwithstanding the above, the development would provide an acceptable living environment for future occupants in compliance with other Council and London Plan standards, as detailed throughout this report. Accordingly, refusal could not be justified on grounds of density.

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

Not applicable. The site does not fall within a archaeological priority area, conservation area or area of special local character and there are no listed buildings within the vicinity.

7.04 Airport safeguarding

The MoD have been consulted on the application and they have confirmed that no objections are raised subject to a condition relating to a management plan for use of cranes on the site.

7.05 Impact on the green belt

Not applicable. There is no green belt land within the vicinity of this site.

7.07 Impact on the character & appearance of the area

Local Plan: Part 2 Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of established residential areas are not compromised by new development.

Blocks A and B would comprise two roughly 'U' shaped buildings located towards the south east side of the site, either side of the entrance. These would be part two/part three-storey with predominantly flat roofs, although a shallow pitched element would be added to create a focal point of the element containing the main entrance and stairwells. Block C would be located to the rear (north west) of the site and would comprise a three-storey block with a predominantly pitched roof.

The layout of the buildings within the plot has attempted to follow the predominant building lines of the surrounding buildings. The flats located along the frontage, continue the front building line of the adjacent three storey flats along Bourne Court, and maintain the visual gap from Station Approach. Block C is located to the rear of the site and provides a bookend to the development and a focal point to the end of the Bourne Court cul-de-sac.

The surrounding area consists of buildings which vary in scale from single to three storey buildings. The proposed buildings have been designed to be in keeping with the height of the three storey flats within Bourne Court and to the north east along Station Approach. Whilst it is acknowledged that the replacement buildings are significantly larger than the existing buildings within the site, it is not considered that their overall height, scale and siting is such that they would appear out of character with the surrounding area, or dominate the setting to an unacceptable degree that they would appear incongruous in their setting.

In terms of their detailed design the proposed residential blocks have sought to reflect features of surrounding buildings, with the use of hipped roofs and materials which would be in keeping with the character and appearance of surrounding properties.

The car parking layout is considered acceptable and would be interspersed with soft landscaping so help soften its visual impact. The layout is considered acceptable and to not detract from the design and layout of the site.

It is considered that overall the scheme would have an acceptable appearance within the street scene. As such, the development is considered to comply with Local Plan policies BE13 and BE19.

7.08 Impact on neighbours

The application site falls within a predominantly residential area and is bounded by residential properties on all sides. Policies BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan Part 2 seek to safeguard residential amenity of future and neighbouring occupants. The Council's Supplementary Planning Document (SPD) on Residential

Layouts sets out more detailed guidance aimed at avoiding developments which are overdominant or which cause unacceptable levels of overlooking or overshadowing.

The SPD states that in order to protect the daylight and sunlight available to adjoining properties, and to protect against potential over domination, a minimum distance of 15m should be maintained between adjoining two or more storey buildings. Furthermore, a distance of 21m should be retained in order to ensure there is no unacceptable overlooking. The guidance confirms that a 45 degree angle principle will be applied, taken from windows about ground floor level, when determining overlooking distances and when considering daylight and sunlight issues.

The nearest elevation of the proposed development would be located approximately 25m from the rear elevations of properties in Canfield Drive to the south west. Given this separation distance it is not considered that the proposed development would appear unduly dominant or overbearing when viewed from these properties or result in any unacceptable levels of overlooking or overshadowing such that refusal could be justified.

With regard to the impact of the proposed development on occupiers in Bourne Court to the south east, an approximately 12m separation gap would be maintained between the side elevation of those properties and the nearest elevation of Block B. However, there are no windows in the flank elevation of Bourne Court and the layout of the development is such that the building falls outside the 45 degree angle of vision from the rear windows of that block. Accordingly, in respect of Block B, it is not considered that the proposal would result in any unacceptable loss of outlook, privacy or daylight to those existing occupants of Bourne Court.

The nearest elevation of proposed Block A would be located only approximately 7m from the flank wall of properties in Bourne Court. Whilst there are no windows in the side elevation of Bourne Court the two storey rear projecting arm of the proposed development would encroach on the 45 degree line taken from the rear facing windows of Bourne Court, contrary to current planning guidance. Nevertheless, this application does not seek any alterations to the siting, layout, height, massing or design of Block A when compared to the previous 2014 application (ref: 11891/APP/2014/91). No objections were raised at that time on grounds of impact on residential amenity. Accordingly, in light of the previous consent, it is not considered that refusal could now reasonably be justified on these grounds.

To the north west and north east of the site are commercial properties and given the nature of these sites, no objection is raised in terms of loss of outlook.

On the basis of the above, and in light of the previous 2014 consent, it is not, on balance, considered, that the development would lead to such an unacceptable impact on residential amenity that refusal could be justified. The proposed is therefore considered to comply with the objectives of policies BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan Part 2 and guidance contained with the Council's SPD on Residential Layouts.

7.09 Living conditions for future occupiers

Policies BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard the residential amenity of future and neighbouring occupants. The Council's Supplementary Planning Document (SPD) on Residential Layouts sets out more detailed guidance aimed at avoiding developments which would be detrimental to residential amenity.

Matters relating to the relationship between the proposed development and existing

properties, in terms of outlook, daylight and privacy, have been addressed in part 7.08 of this report.

In terms of the internal floorspace, the DCLG Technical Housing Standards - Nationally Described Space Standard (March 2015) sets out minimum internal space standards which must be achieved, relating to room sizes, ceiling height and internal floor space requirements. These requirements are reiterated in London Plan 2016 policy 3.5.

In total, the development proposes 21 one-bedroom two person flats, 39 two-bedroom four person flats and 9 three-bedroom five person flats.

The above mentioned standards confirm that a minimum of 50m² internal floorspace must be provided for one-bedroom, two-person flats; 70m² for two-bedroom, four person flats; and 86m² for three-bedroom five person flats. The standards also set out minimum acceptable room sizes for single and double or twin bedrooms, confirming that at least 7.5m² should be provided for the former and 11.5m² should be provided for the latter.

Further to receipt of amended plans to make very minor adjustments to the 2014 approved floor areas in Block A only, the development would now fully accord with these standards.

With regard to amenity space the Council's SPD on Residential Layouts confirms that "developments should incorporate usable, attractively laid out and conveniently located garden space in relation to the flats they serve. It should be of an appropriate size, having regard to the size of the flats and the character or the area." It states that a minimum of 20m² usable external amenity space should be provided for one-bedroom flats, 25m² should be provided for two-bedroom flats and 30m² should be provided for three-bedroom flats. Accordingly, in total a minimum of 1665m² of usable amenity space should be provided.

Small areas of private garden would be provided to ground floor units and upper floor units would be provided with private balconies. Each of the three blocks would also be provided with areas of usable communal amenity space. In total 1777m² of amenity space would be provided. This exceeds minimum guidelines and is considered to be acceptable.

The scheme meets current standards relating to internal floor space and Council guidelines relating to external amenity space. It is considered that the proposal would adequately serve the needs of future occupiers in accordance with current policies and guidance relating to residential amenity.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Local Plan: Part 2 policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policy AM9 seeks to ensure provision is made for cyclists and policies AM14 and AM15 seek to ensure appropriate levels of car parking are provided.

Since the 2014 application, and to address comments from the Council's Highway Engineer, an updated Transport Statement has been provided which takes into account the additional units proposed, changes to the local highway network since that time and local committed developments and the likely impact they will have on the highway network.

In terms of traffic generation, it must be acknowledged that given the proposed residential use of the development that trips will be spread across the whole day. Peak hour trips are likely to be lower than alternative uses. Furthermore, whilst it is noted that several large

development schemes have received planning permission since the 2014 application was approved, the traffic generation approved at that time does nevertheless carry some weight. Notwithstanding recently approved developments within the locality, it is not considered that the additional 20 units now proposed would lead to such a significant increase in traffic over and above that approved scheme that planning permission could now be refused.

With regard to access to the site, both vehicular and pedestrian access would be retained from Bourne Court.

Bin storage would be integrated into Blocks A and B. Separate external bin stores would be provided for Block C. The refuse stores are located a convenient distance from the residential units they serve and an appropriate distance from the public highway to enable collection on waste days.

71 car parking spaces, including eight disability standard spaces, would be provided across the development, in addition to 78 cycle parking spaces. The Council's Highway Engineer has raised no objection to the level of car parking proposed given the proximity of the site to South Ruislip local centre and its associated transport links.

The scheme is considered to comply with relevant planning policies and, notably, subject to relevant conditions to ensure parking is adequately provided and managed, the Council's Highway Engineer has raised no objections.

7.11 Urban design, access and security

- Urban Design

Issues relating to design are addressed in section 7.07 of this report. Notably, following initial concerns raised by the Council's Conservation and Urban Design Officer over the design of Block C amended plans have been received which show greater articulation to the building to break up its mass. The Urban Design Officer has confirmed that these fully address the comments made and that now objections are now raised on design grounds. A condition requiring further details of materials and finishes would be attached should approval be granted.

- Access

Issues relating to access are addressed in section 7.12 of this report.

- Security

The applicant's Design and Access Statement confirms that a number of security measures have been incorporated into the scheme, including provision of secure boundary treatment, lighting of common areas, secure cycle storage, etc. A Secured by Design condition would be attached should approval be granted.

7.12 Disabled access

The applicant's Design and Access Statement confirms that the development would fully comply with the requirements of BS 8300:2009: +A1:2010 and Part M of the Building Regulations. It confirms that wheelchair accessible units will be provided in accordance with current regulations and that lifts will be provided to ensure all floors are fully accessible. The Council's Access Officer has notably raised no objections subject to a suitable condition to ensure the development complies with relevant Building Regulations.

7.13 Provision of affordable & special needs housing

Policy H2 of the Hillingdon Local Plan: Part One seeks to ensure that 35% of all new units are delivered as Affordable Housing.

The previous 2014 proposal relied on the provision of 100% affordable housing at the adjoining Acol Crescent site, which was granted planning permission for redevelopment to provide 28 residential units in June 2014 (ref: 65847/APP/2014/427). However, proposals to develop that site have not progressed and that permission has recently expired. Future proposals for that site are under review. Accordingly, in order to ensure affordable housing is delivered which best meets the borough's needs the applicant has sought flexibility over how this is provided to allow require on-site provision or to require an in lieu contribution towards the delivery of affordable housing elsewhere in the borough.

The applicant has provided a statement to justify this approach and has advised as follows:

"The Bourne Court site has historically been linked with the neighbouring council owned Acol Crescent but the joint S106 linking the sites hampered development of both. Separate planning applications are now proposed for each site.

The Local Plan Part 1 and Planning Obligations SPD 2014 require 35% affordable housing on all sites of 0.5 hectares or capable of providing 10 dwelling or more with the affordable housing to be provided on site and in perpetuity. Off-site provision and payment in lieu will only be considered in defined exceptional circumstances, with off-site provision being preferred.

On the Bourne Court site it is considered that a payment in lieu approach will improve the delivery of affordable housing and council stock within the borough if the commuted sum is ring fenced solely for the delivery of affordable housing.

The council is in a unique position as it owns a large portfolio of land and housing assets within the borough and is committed to investing in a Housing Development Programme that is delivering a range of homes to suit the needs of local residents.

This programme seeks to address priority need and includes supported housing for the elderly and those with learning disabilities, social rented homes that include larger 3 and 4 bedroom family houses and intermediate shared ownership housing to help people move into home ownership.

Phases 1 & 2 of the programme are already on site and in total 20 development sites have been identified throughout the borough with capacity for over 350 new affordable homes designed to meet the local housing demand.

The range of homes being delivered by the council Housing Development Programme is in line with [current policy requirements]."

The applicant goes on to confirm their commitment to the required 35% affordable housing delivery and advises that unlike private developers the Council is in a unique position as it can pool together funding from a range of sources (eg, S106 receipts, Right to Buy Receipts and Housing Revenue Account funds) to develop housing more cost effectively and thereby maximising the number of affordable housing units that can be delivered.

In light of the special circumstances highlighted and the Council's ability to consider this in the context of a much larger borough wide delivery programme, this approach is not

considered to be unreasonable in this instance. Provision of affordable housing either by way of delivery on-site or through payment of an lieu contribution would be secured by way of a S106 legal agreement, should planning permission be granted.

7.14 Trees, landscaping and Ecology

Landscaping:

Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

The details submitted indicate that there are no 'A' category trees, there are 14No. 'B' category trees whose condition and value should normally be considered for retention as part of a new development. The remaining tree is a 'C' category which is not normally regarded as a constraint on development. Of the hedges, 4No. are 'B' category and one is 'C'.

The scheme proposes to removed 4 trees and all the hedges within the site. The remaining trees are to be retained subject to selective tree surgery and appropriate Tree Protection Plans and Arboricultural Method Statements designed to safeguard the root protection areas (RPA's) during all demolition and construction works.

In addition to the retained trees, the site plan indicates that there is space to plant replacement trees as part of a comprehensive landscape proposal. The landscaping proposed for the site is considered acceptable in the context and successfully softens and reduces the impact of the car parking spaces.

Subject to landscape conditions, the communal and other green spaces shown on the plans could all be landscaped which would give the development an appropriate appearance within the area, and provide a high quality environment for future occupiers. Accordingly, the development is considered to comply with Policy BE38 subject to landscaping conditions.

Ecology:

Whilst the site does not sit within an area identified as being of significant value to nature conservation, hedges and some trees would nevertheless be cleared to allow for the development. The site has also notably become overgrown with vegetation since it has become vacant and this would also need to be cleared. Accordingly, the development would result in the loss of some natural areas, which could be of some, albeit relatively limited, value to wildlife. The national planning policy framework requires a net gain in biodiversity value. Accordingly, whilst raising no objections to the scheme, the Council's Environmental Officer has recommended the imposition of a condition requiring the submission of a scheme of ecological enhancements should planning permission be granted.

7.15 Sustainable waste management

The plans indicate that refuse storage facilities will be provided in a number of stores within the site. Subject to a condition the stores would provide for an appropriate appearance and are located in a convenient location for use by residents and for refuse collection.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (2016) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 35% target reduction in carbon dioxide emissions (from 2013 Building Regulations) will be achieved, where

feasible.

In accordance with this policy the applicant has submitted an Energy Statement to demonstrate how the London Plan objectives will be met. In addition to energy efficient building measures relating to the building fabric, lighting, ventilation, etc, photovoltaic (PV) panels will be incorporated into the scheme. These measures would achieve a reduction in carbon dioxide emissions in compliance with London Plan requirements.

The Council's Environmental Officer has notably raised no objections to the carbon reduction measures proposed subject to a condition requiring full details of the PV panels.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. In accordance with this requirement a Sustainable Drainage System would be provided. The Council's Drainage Officer has confirmed that the scheme meets national standards for design as surface water is restricted to reduce the run off from the site and, therefore no objections are raised subject to a condition, which seeks further information on the detailed design.

7.18 Noise or Air Quality Issues

Noise

It is not considered that the proposed development would give rise to unacceptable levels of noise over and above that which would be expected from any residential development. Notably, officers in the Council's Environmental Protection Unit have raised no objections to the development subject to a condition to ensure an appropriate internal noise environment for future occupants, following an update in legislation since the 2014 scheme.

Air quality

It is not considered that the development would give rise to such an increase in traffic to/from the site that it would have any significant adverse impacts on local air quality. Notably, officers in the Council's Environmental Protection Unit have raised no objections in this regard.

There are not considered to be any noise or air quality issues associated with this development.

7.19 Comments on Public Consultations

Seven letters of objection have been received as summarised in part 6.1 of this report.

Points (i) and (ii) suggest the traffic surveys are out of date. An amended and up to date Transport Assessment has been provided which takes current traffic conditions and committed developments into consideration.

Points (iii), (x), (xi) and (xii) relating to residential amenity have been addressed in the report.

Point (iv) raised concerns over impact on property values. This is not a material planning consideration.

Point (v) raises concerns over the location of the dustbins. This is addressed in the report.

point (vi) raises concerns over impact on local infrastructure. This is addressed by CIL requirements and planning obligations.

Point (vii) suggests residents are not listened too and moving from the area. This is noted.

Point (viii) raises concerns about construction impacts. These would be addressed by Environmental Health legislation.

Point (ix) relating to visual impact has been addressed in the report.

Point (xiii) raises concerns over impact on trees. This is addressed in the report and by way of condition.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6th April 2010) to request planning obligations that do not meet the following tests:

- i. necessary to make the development acceptable in planning terms
- ii. directly related to the development, and
- iii. fairly and reasonable related in scale and kind to the development

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court challenge.

On the basis of the NPPF and the Community Infrastructure Levy Regulation 2010, it is only considered reasonable to request contributions towards the following:

Non-monetary contributions:

. Affordable Housing: The scheme to deliver 35% as Affordable Housing either on site or via an off site provision (final details to be agreed).

. S278/S38 for highways works

. Parking Permits: A restriction preventing future residents from applying for parking permits within the Parking Management Areas in the vicinity of the site.

Monetary contributions:

. Construction Training: £2500 for every £1m build cost + Coordinator costs= 49/160 x £71,675 or in kind scheme

. Travel Plan: Full Travel Plan plus a £20,000 Travel Plan bond to be secured.

. Project Management & Monitoring: 5% of total cash contributions.

The proposal would also be liable for the Mayor of London and Hillingdon CILs, which would be collected by the Council after implementation (if permission were to be granted).

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

Contamination

Whilst the Council's Environmental Protection Unit have not provided any contamination specific comments on this application it is noted that conditions in this respect were requested at the time of the 2014 application and attached to that consent. There has been no change in circumstance or change to planning policy since that time which would deem these no longer relevant. Accordingly, for reasons of consistency and to safeguard future occupants, it is recommended that those same conditions are attached again in this instance, should approval be granted.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

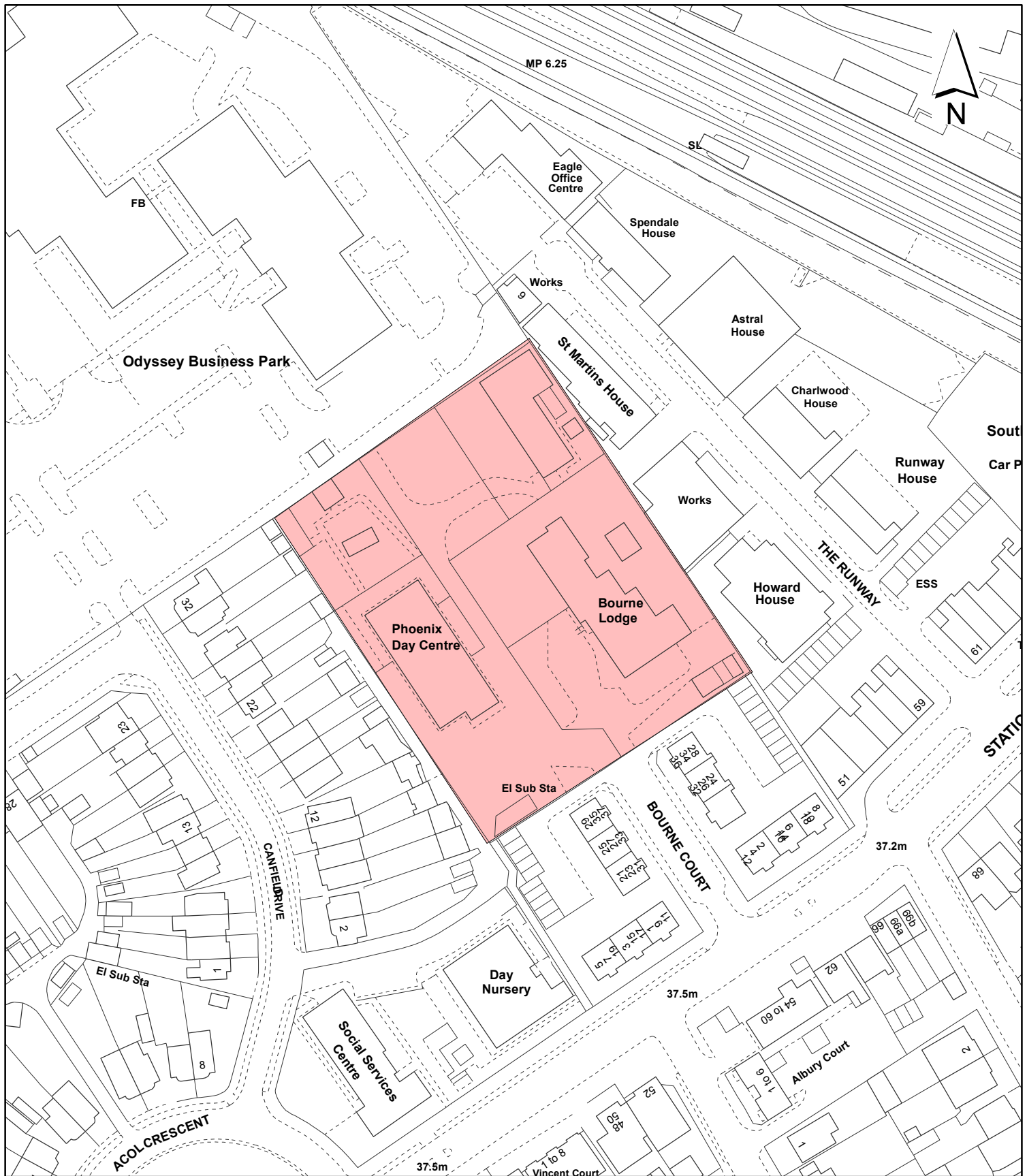
The proposed development by reason of its acceptable design, scale, size, siting and massing, is not considered to have a detrimental impact on the character, appearance and setting of the surrounding area. The scheme is considered acceptable on highway grounds and it would provide a sufficient level of car parking for future residents. The proposed buildings are considered to be located a sufficient distance from neighbouring properties and of an acceptable design, that would not give rise to unacceptable amenity issues to the surrounding residential occupiers. The development is considered to comply with relevant local, London Plan and national planning policies and guidance and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document - Planning Obligations

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

Bourne Court

Planning Application Ref:
11891/APP/2016/3583

Planning Committee:
Major Page 91

Scale:
1:1,250

Date:
June 2017

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



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Report of the Head of Planning, Sport and Green Spaces

- Address** THE STRAIGHT, SOUTHALL GASWORKS SITE HAYES BY PASS HAYES
- Development:** Variation of condition 2 of: Outline application Demolition of 22 houses; the remediation of the land and the redevelopment of the site to deliver a large mixed use development including residential, non-food retail, food retail, restaurants, bars and cafes, hotel, conference and banqueting, cinema, health care facilities, education facilities, office/studio units, sports pavilion, an energy centre, multi-storey car park and associated car and cycle parking, landscaping, public realm, open space and children's play space. Full application New access roads from the Hayes By-pass and Southall town centre to the application site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Widening of South Road across the railway line, widening of South Road over the railway line for the creation of a bus lane and three new accesses onto Beaconsfield Road. Two bridges over the Grand Union Canal and Yeading Brook to provide pedestrian and cycle access to the Minet Country Park and Springfield Road. 54814/APP/2009/430 dated 29/09/2010; to allow for the widening of the road to facilitate the addition of bicycle lane.
- LBH Ref Nos:** 54814/APP/2017/604
- Drawing Nos:** Figure 1 Site Boundary.
Figure 2 Cumulative Schemes Plan-Sheet1-A3
Figure 3 Cumulative Schemes Plan-Sheet2-A3
Figure 4_Public and Private Realm
Figure 5 Predominant Ground Floor Uses
Figure 6 Predominant Upper Floor Uses
Figure 7 Road Layout Deviation
Figure 8 Bus and Cycle Network
Figure 9 Plot vertical Parameters
Figure 10 Plot horizontal Parameters
Figure 11 Illustrative Masterplan
Figure 12 Phasing Plan
Figure 13_Cultural Heritage
Figure 14_DSO
00781_SK176_Site Location Plan
Existing - 4597-P-020
Existing - 4597-P-021
Existing - 4597-P-022
Existing - 4597-P-023
Existing - 4597-P-024
Existing - 52212_B_33 Rev A Pump Lane Access
Existing - 52212_B_34 Rev A A312_Pump Lane
Existing - Hillingdon 52212_B_51 Proposed Construction
A720-E05-IW-MTU-C-DR-0001
A720-E05-IW-MTU-C-DR-0002
A720-E05-IW-MTU-C-DR-0003.
Signed Cover Letter - Hillingdon
52212/B/32 Rev A
52212/A/74

52212/A/77
52212/A/51/A
P1000/00
P1001/00
P1002/00
P1003/00
P1004/00
P1005/00
P1006/00
P1007/00
P1008/01
P1009/00
52212/A/49
52212/A/50
52212/B/50
52212/B/49
SK-SR1
SK-SR3
SK-SR3
4597-RT-01
A720-E05-IW-HED-LS-007 Rev P2
A720-E05-IW-HED-LS-0010 Rev P4
A720-E05-IW-HED-LS-0003 Rev P8
A720-E05-IW-HED-LS-0004 Rev P4
4597-P-032
4597-P-030
4597-P-031
4597-P-033
4597-P-034
4597-P-035
4597-P-036
52212/B/48
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368_A_306
368_A_310-B
368_A_315-A
368_A_316
4597-P-003
4597-P-001
4597-P-002
EX_02_plan
PO_02_site plan
PO_02_plan Rev A
PO_04_13A Rev A
PO_04_13B Rev A
PO_04_13C Rev A
PO_04_13D Rev A
4597-P-010
4597-P-011

4597-P-012
52212/B/31 RevA
52212/B/35 RevB
52212/B/36
P1010/00
P1011/01
P1012/00
P1013/00
P1014/00
P1015/00
800E Rev A
800W Rev A
368_A_100-F
368_A_200-B

Date Plans Received: 20/02/2017 **Date(s) of Amendment(s):** 20/02/2017
Date Application Valid: 20/02/2017 29/06/2017

1. SUMMARY

The proposal is to vary condition 2 of planning permission ref: 54814/APP/2009/430 dated 29/09/2010 to enable the roadway of the western access from Pump Lane to the main site to be widened by 5.6m to allow for the addition of a cycle way which has been requested by Transport for London.

The consented roadway as approved runs through Minet Country Park. It is predominantly sits on top of an embankment with bridges over both the Yeading Brook and the Grand Union Canal.

The base of the structure holding the road would remain the same width as already approved. It is only the roadway that sits on top that will be widened by 5.6m.

TFL, who will build, adopt and maintain the road, and who requested the widening of the road, have assessed the proposal and raised no objections.

Furthermore no objections have been raised by consultees.

The application is therefore recommended for approval.

2. RECOMMENDATION

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

A) The completion of a Deed of Variation pursuant to Section 106A of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to vary the terms of the S106 Agreement so as to reference the S73 application.

B) That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 and/or 278

Agreements and any abortive work as a result of the agreement not being completed.

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

D If the Legal Agreements have not been finalised by 13th January 2018 (or such other time-frame as may be agreed by the Head of Planning Green Spaces and Culture), delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The applicant has failed to provide measures to mitigate the impacts of the development through enhancements to services and the environment necessary as a consequence of demands created by the proposed development. The proposal therefore conflicts with Policies AM7 and R17 of the adopted Local Plan and the Council's Planning Obligations SPD and Air Quality SPG, and the London Plan (March 2016).'

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed subject to changes negotiated by the Head of Planning and Enforcement prior to issuing the decision:

1 COM3 Time Limit

The development hereby permitted shall be begun before 29th September 2019.

REASON

In order to comply with the provisions of the Town and Country Planning Act 1990.

2 NONSC Non Standard Condition

This planning permission applies only to the following drawings and to no other, unless otherwise agreed in writing by the local planning authority:

- Figure 1 Site Boundary.
- Figure 2 Cumulative Schemes Plan-Sheet1-A3
- Figure 3 Cumulative Schemes Plan-Sheet2-A3
- Figure 4_Public and Private Realm
- Figure 5 Predominant Ground Floor Uses
- Figure 6 Predominant Upper Floor Uses
- Figure 7 Road Layout Deviation
- Figure 8 Bus and Cycle Network
- Figure 9 Plot vertical Parameters
- Figure 10 Plot horizontal Parameters
- Figure 11 Illustrative Masterplan
- Figure 12 Phasing Plan
- Figure 13_Cultural Heritage
- Figure 14_DSO
- 00781_SK176_Site Location Plan

Existing - 4597-P-020
Existing - 4597-P-021
Existing - 4597-P-022
Existing - 4597-P-023
Existing - 4597-P-024
Existing - 52212_B_33 Rev A Pump Lane Access
Existing - 52212_B_34 Rev A A312_Pump Lane
Existing - Hillingdon 52212_B_51 Proposed Construc
A720-E05-IW-MTU-C-DR-0001
A720-E05-IW-MTU-C-DR-0002
A720-E05-IW-MTU-C-DR-0003.
Signed Cover Letter - Hillingdon.
52212/B/32 Rev A
52212/A/74
52212/A/77
52212/A/51/A
P1000/00
P1001/00
P1002/00
P1003/00
P1004/00
P1005/00
P1006/00
P1007/00
P1008/01
P1009/00
52212/A/49
52212/A/50
52212/B/50
52212/B/49
SK-SR1
SK-SR3
SK-SR3
4597-RT-01
A720-E05-IW-HED-LS-007 Rev P2
A720-E05-IW-HED-LS-0010 Rev P4
A720-E05-IW-HED-LS-0003 Rev P8
A720-E05-IW-HED-LS-0004 Rev P4
4597-P-030
4597-P-031
4597-P-032
4597-P-033
4597-P-034
4597-P-035
4597-P-036
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368_A_310-B
368_A_315-A
368_A_316
4597-P-003

4597-P-001
4597-P-002
EX_02_plan
PO_02_site plan
PO_02_plan Rev A
PO_04_13A Rev A
PO_04_13B Rev A
PO_04_13C Rev A
PO_04_13D Rev A
4597-P-010
20/02/2017
4597-P-011
4597-P-012
52212/B/31 RevA
52212/B/35 RevB
52212/B/36
P1010/00
P1011/01
P1012/00
P1013/00
P1014/00
P1015/00
800E Rev A
800W Rev A
368_A_100-F
368_A_200-B

REASON

To ensure that the development accords with the scope of the approved parameter plans and detailed drawings, in the interests of appearance, living and working conditions and the impact on neighbouring development.

3 NONSC Non Standard Condition

Prior to the commencement of any bridge construction, the detailed design elements of the relevant bridge, which were not part of the applications and therefore not approved pursuant to this permission, shall be submitted to and approved in writing by the Local planning authority and where appropriate Transport for London. The bridges shall be constructed in accordance with the approved details.

Reason: To ensure that each bridge would be of a high quality design standard.

4 NONSC Non Standard Condition

Full details of facing materials including samples where appropriate to be used on all finishing materials including paving, roads, parking areas, means of enclosure, shall be submitted and approved by the Local planning authority, before the relevant part of the development is commenced.

REASON

To ensure that all built development would be of a high quality design standard.

5 NONSC Non Standard Condition

Prior to Commencement of Development the following strategies shall be submitted and

approved in writing by the London Borough of Hillingdon as local planning authority, unless otherwise agreed in writing;

- a) Servicing - to include servicing of the site within Hillingdon for the duration of the construction of the development and its use thereafter
- b) Access for all persons including provision for people with disabilities, who are visually impaired, or have mobility difficulties, and for parents with pushchairs and to include access to and within the development
- c) Landscape Management
- d) Drainage - for measures to dispose of surface water from the development
- e) Estate Management and Crime Prevention - including access for emergency vehicles

These strategies shall only apply to the administrative area of the London Borough of Hillingdon.

REASON

To secure an inclusive, safe and high quality built environment for all users of the site, and where appropriate constrain local highway impact.

6 NONSC Non Standard Condition

Unless otherwise agreed in writing with the local planning authority all development will be carried out in accordance with the approved strategies and, prior to commencement of development in the relevant Part, details of compliance with the approved strategies shall be submitted in writing to the local planning authority.

REASON

To ensure that the development is carried out in accordance with the approved strategies.

7 NONSC Non Standard Condition

Site remediation, preparatory works and the development hereby permitted shall not commence until a proposed Construction Management Scheme for the development within the London Borough of Hillingdon has been submitted to and approved in writing by the London Borough of Hillingdon as the Local Planning Authority in consultation with Transport for London (where relevant as strategic highway authority). Details to include:

- a) A detailed specification of construction works at each part of development
- b) The best practical means available in accordance with British Standard Code of Practice BS5228: 1997 to be employed at all times to minimise the emission of noise and dust from the site;
- c) A suitable and efficient means of monitoring and suppressing dust, vapours and odours must be provided and maintained, including where necessary the use of deodorising agents and adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance.
- d) Engineering measures, acoustic screening and the provision of sound insulation required to mitigate specific environmental impacts identified;
- e) Identification of the most sensitive receptors, both residential and commercial where assessment and monitoring of impacts will be undertaken as work progresses;
- f) Means of enclosure and security of the site and individual phases
- g) A framework travel plan for construction workers
- h) Defined access routes to the site for all vehicles relating to the remediation and construction of the development.
- i) Details of the arrangements for the delivery of materials to the site for the construction of the development - including hours and restrictions on construction traffic having regard to

the need to control construction traffic during peak hours.

j) Construction waste management strategy

k) Unless otherwise agreed as part of the Construction Management Strategy and Code of Practice, the operation of site equipment and / or plant and machinery generating noise that is audible at the facade of residential or noise sensitive premises shall only be carried out between the hours of 0800 to 1800 Mondays to Fridays, 0800 to 1300 on Saturdays and at no time on Sundays and Bank Holidays unless otherwise agreed by London Borough of Hillingdon as the local planning authority;

l) Details of the proposed timing sequence and location of the development within the London Borough of Hillingdon:

m) Adoption and implementation of the Considerate Contractor Scheme (or similar to be agreed with the LPA) registration and operation:

n) Details of how vehicles transporting contaminated waste that leave the site (including wheel washing and covering of loads) will be managed to prevent any contaminants from entering the environment:

o) Details of and restriction on the heights of cranes, having regard to Air Safeguarding Zones:

p) Measures to mitigate disturbance to nesting birds on site:

q) Arrangements for publicity and promotion of the scheme during construction:

r) Details of an advertised 'hotline' to be operated and funded by the developer to enable any complaints to be recorded;

s) Liaison with the Local Authority's Environmental Health Unit to register complaints received and response/action taken;

t) The availability of a site manager(s) or other persons with appropriate seniority within the organisation capable of authorising proper remedial action where appropriate: and

u) Details of how access is to be provided for vehicles, plant and machinery to the two bridges and to the Pump Lane Link Road, while protecting the amenities of the Minet Country Park Green Belt land.

Thereafter the development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the London Borough of Hillingdon as the Local Planning Authority.

REASON

In the interests of minimising the impact of noise, vibration and airborne pollution on the amenities of occupiers of properties within the vicinity of the site, to limit the works to reasonable hours and to minimise the impact of construction traffic on the highway network.

8 NONSC Non Standard Condition

No more than 1350 Development Units shall be occupied prior to the construction and bringing into use of the improvement works to the Bulls Bridge signalised junction as shown on Drawing No 52212/B/48 unless otherwise agreed in writing by the London Borough of Hillingdon as the local planning authority in consultation with Transport for London.

REASON

To mitigate the impact of additional traffic on highway safety and the capacity of the highway network.

9 NONSC Non Standard Condition

No more than 1500 Development Units shall be occupied prior to the construction and bringing into use of the improvement works to the M4J3 signalised junction as shown on

Drawing No 52212/B/31 unless otherwise agreed in writing by the London Borough of Hillingdon as the local planning authority in consultation with Transport for London and the Highways Agency.

REASON

To mitigate the impact of additional traffic on highway safety and the capacity of the highway network.

10 NONSC Non Standard Condition

The improvement works to the Bulls Bridge signalised junction shall be constructed and brought into use before commencement of the improvement works to the M4J3 signalised junction unless otherwise agreed in writing by the London Borough of Hillingdon as the local planning authority in consultation with Transport for London and the Highways Agency.

REASON

To mitigate the impact of additional traffic on highway safety and the capacity of the highway network.

11 NONSC Non Standard Condition

No more than 1750 Development Units shall be occupied prior to the bringing into use for general traffic of the Pump Lane Access works as shown on Drawings No 52212/B/33 and 52212/B/34 unless otherwise agreed in writing by the London Borough of Hillingdon as the local planning authority in consultation with Transport for London.

REASON

To mitigate the impact of additional traffic on highway safety and the capacity of the highway network.

12 NONSC Non Standard Condition

Prior to development commencing, the detailed design for the new western link to Pump Lane and the new signalised junction shall be submitted to and approved in writing by the Local Planning Authority. The new western link to Pump Lane shall not be open to general traffic until the off-site highway works at Pump Lane/Western Access have been fully completed and opened to traffic.

REASON

To mitigate the impact of additional traffic on highway safety and the capacity of the highway network and accord with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

13 NONSC Non Standard Condition

Prior to development commencing, the detailed design of the Pump Lane/Bilton Way junction improvements shall be submitted to and approved in writing by the Local Planning Authority. No more than 500 Development Units shall be occupied prior to the bringing into use the Pump Lane/Bilton Way junction improvements as shown on Drawing No 52212/A/77, as well as the signalisation of that junction.

REASON

To mitigate the impact of additional traffic on highway safety and the capacity of the highway network and accord with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

14 NONSC Non Standard Condition

Prior to development commencing, the detailed design of the Pump Lane Width Restriction and associated works as shown on Drawing No 52212/A/74 shall be submitted to and approved in writing by the Local Planning Authority. The Pump Lane Width Restriction and associated works as shown on Drawing No 52212/A/74 shall be completed within 6 months following notification by TfL that they intend to run a bus service via Pump Lane.

REASON

To mitigate the impact of additional traffic on highway safety and the capacity of the highway network and accord with policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 NONSC Non Standard Condition

Plans and details of construction and surfacing of the Pump Lane link road, including cycle and footpaths shall be submitted to and approved in writing by the Local Planning Authority before development commences.

REASON

To ensure pedestrian and vehicular safety and the free flow of traffic and conditions of general safety within the site and on the local highway network in accordance with Policies AM7, AM9, and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

16 NONSC Non Standard Condition

The Pump Lane / Bilton Way junction improvements as shown on Drawing No 52212/A/77, as well as the signalisation of that junction shall be completed and operational prior to the opening to the general public of the Pump Lane Link Road Access.

REASON

To mitigate the impact of additional traffic on highway safety and the capacity of the highway network.

17 NONSC Non Standard Condition

The Pump Lane Width Restriction as shown on Drawing No 52212/A/74 shall be completed and operational prior to the opening to the general public of the Pump Lane Link Road Access.

REASON

To mitigate the impact of additional traffic on highway safety and the capacity of the highway network.

18 NONSC Non Standard Condition

Plans and details of construction and surfacing of the Pump Lane link road, including cycle and footpaths shall be submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority before development commences

REASON

To ensure pedestrian and vehicular safety and the free flow of traffic and conditions of general safety within the site and on the local highway network.

19 NONSC Non Standard Condition

Prior to commencement of remediation, preparatory works or construction, a survey, for

only that Part of the land where it is proposed to site the footings of the two bridges and Pump Lane Road access, to assess the soil contamination levels and a remediation scheme for the soil contamination for the footings for the two pedestrian/cyclist access bridges, and the land across which it is proposed to construct the extension to Pump Lane, shall be submitted to, approved in writing by the London Borough of Hillingdon as the local planning authority and carried out to the satisfaction of the London Borough of Hillingdon. All works which form part of this remediation scheme shall be completed before the commencement of the relevant bridge works unless otherwise agreed in writing by the London Borough of Hillingdon as the local planning authority.

REASON

To ensure that the occupants of the development are not subjected to any risks from land contamination.

20 NONSC Non Standard Condition

If contamination not previously identified is found to be present during any remediation works such materials shall be dealt with under a reactive strategy, the protocols for such being set out within the approved detailed scheme. When materials are encountered which require alteration to the agreed strategy, the London Borough of Hillingdon as the local planning authority shall be immediately informed in writing and amended remediation details for that Part shall be submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority prior to the completion of that part of remediation.

REASON

The site is known to be subject to contamination, with remediation necessary to provide for the proposed future use of the site and to protect controlled waters from the continued effects of previous land use.

21 NONSC Non Standard Condition

Following the completion of each Part of site remediation, and prior to the commencement of any further development on this Part, a validation/verification report demonstrating completion of the works set out in the remediation scheme together with amendments and longer term monitoring for the relevant Part shall be submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority.

Each validation/verification report shall include:

- a) Detail of who carried out the work
- b) Laboratory and in-situ test results to demonstrate that the site remediation criteria have been met
- c) Monitoring of groundwater and gases during remediation and details of monitoring programme post completion of remedial works, where agreed
- d) Summary data plots and tables relating to clean-up criteria
- e) Plans showing treatment areas and details of any differences from the original remediation strategy
- f) Waste management documentation
- g) Confirmation that remediation objectives have been met, for example, by provision of a certificate of completion
- h) A long term monitoring and maintenance plan for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the London Borough of Hillingdon as the local planning authority.

REASON

The site is known to be subject to contamination, with remediation necessary to provide for the proposed future use of the site and to protect controlled waters from the continued effects of previous land use.

22 NONSC Non Standard Condition

Full details of foundation design of the Pump Lane Access, and both pedestrian/cycle bridges including a method statement for each relevant Part shall be submitted to and approved in writing by London Borough of Hillingdon as the local planning authority prior to the commencement of development in that Part (for the avoidance of doubt including undertaking foundation works). The relevant part of development shall take place in accordance with details approved pursuant to this condition.

REASON

The site is known to be subject to contamination, with remediation necessary to provide for the proposed future use of the site and to protect controlled waters from the continued effects of previous land use.

23 NONSC Non Standard Condition

The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority before the relevant Part of the development is commenced.

REASON

To protect groundwater and land from pollution.

24 NONSC Non Standard Condition

Prior to the commencement of development, a detailed method statement for the removal of Japanese Knotweed, Giant Hogweed and Himalayan Balsam on the site of the bridges shall be submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority. The method statement shall include proposed measures to prevent

the spread of Japanese Knotweed, Giant Hogweed and Himalayan Balsam during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON

To prevent the spread of invasive species and to protect native flora

25 NONSC Non Standard Condition

Prior to development commencing, details of a landscaping and maintenance scheme for the development within the London Borough of Hillingdon shall be submitted to and approved by the London Borough of Hillingdon as the local planning authority. The approved soft landscaping shall be implemented within 3 months of the substantial completion of Pump Lane Bridge for use by the general public, or such other time as may be agreed in writing by the London Borough of Hillingdon as the local planning authority.

REASON

To provide a satisfactory design and finish in the interests of the visual amenities of the locality.

26 NONSC Non Standard Condition

All existing trees on site as shown to be retained on the 'Existing Tree Removal/Clearance, Retention and Protection Document' (Ref4597-RT-01) prepared by Capital Lovejoy shall be retained, with root protection zones identified and appropriately secured in accordance with British Standard BS5837 - 'Trees in Relation to Construction' as amended. No retained trees and shall be lopped or topped without prior written approval of the London Borough of Hillingdon as the local planning authority.

REASON

To protect all existing trees to be retained on the site in the interests of visual amenity.

27 NONSC Non Standard Condition

If any retained tree becomes diseased, seriously damaged or dies as a result of development then a replacement tree shall be planted, to the satisfaction of the London Borough of Hillingdon as the local planning authority, within 9 months of the completion of relevant Part of the development.

REASON

To secure the integral planting of trees in the interests of visual amenity.

28 NONSC Non Standard Condition

Any trees or shrubs that die within a period of 5 years from the date of planting, are removed or become seriously damaged or diseased, shall be replaced in the next planting reason with others of a similar size and species, unless the London Borough of Hillingdon as the local planning authority gives written consent to any variation.

REASON

To secure the integral planting of trees in the interests of visual amenity.

29 NONSC Non Standard Condition

All approved tree works shall be undertaken outside the bird-nesting season (March-August inclusive) and shall first be inspected for bats. If bat activity is identified in any tree then the London Borough of Hillingdon as the local planning authority must be notified in the first instance for approval in writing, in consultation with Natural England, for any works commencing on that tree.

REASON

To protect existing ecology interests on the site.

30 NONSC Non Standard Condition

Prior to commencement of remediation, preparatory works or construction on site, a detailed Ecological Management Plan to include full details of ecological enhancement measures, protection and enhancement of wildlife habitation, and appropriate planting shall be submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority in consultation with Natural England prior to the commencement of the relevant Part of the development. The specific ecological measures to be provided in areas of new habitat creation, including the proposed 4 metre buffer strips shall be designed to encourage bat foraging activity. These measures should include:

- a) A high proportion of locally native, nectar-rich and berry-bearing species of planting
- b) Retained dead and decaying timber, such as log piles
- c) Scope of works for the Ecological Clerk of Works which shall include shall include regular checks for grass snake and water vole in areas prior to their being disturbed by

construction workers or activities so as to ensure that incidental killing of grass snakes does not occur during the course of works.

REASON

To ensure that ecological enhancement measures are provided and managed.

31 NONSC Non Standard Condition

Prior to the commencement of any remediation and construction works for the development within London Borough of Hillingdon, an Ecological Clerk of Works shall be appointed by the applicant and retained as part of the construction team to brief construction workers on ecological issues, including a briefing of site personnel concerning identification of grass snake, legal obligations in respect of this endangered species, and actions to be taken in the event of it being present and to ensure that best practice is implemented during all site clearance, tree felling, earthworks and construction activities.

The Ecological Clerk of Works shall carry out the scope of works agreed.

REASON

To protect existing ecology interests on the site.

32 NONSC Non Standard Condition

Prior to remediation, preparatory works and construction commencing in the relevant Part of the development in the London Borough of Hillingdon the applicant shall undertake surveys to assess the presence of:

- a) Bats
- b) Water vole
- c) Grass snakes
- d) Invertebrates
- e) Birds and ground-nesting birds

in compliance with relevant UK and EU legislation. The Ecological Clerk of Works shall monitor all surveys and all survey information, and any relevant mitigation measures, shall be submitted to and approved by the London Borough of Hillingdon as the local planning authority prior to any works commencing in that Part of the development area.

REASON

To protect existing ecology interests on the site.

33 NONSC Non Standard Condition

Prior to Commencement of Development on site, a detailed Bird Hazard Management Plan shall be submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority. Any trees, plants, shrubs or other vegetation to be planted or grown on the site shall so far as practicable be selected from species and planted and grown in such a manner as shall minimise the attraction hereof to birds.

REASON

To help minimise the risk of bird collision with aircraft operation associated with Heathrow Airport in the interests of human safety.

34 NONSC Non Standard Condition

The realignment of the flood relief channel hereby permitted shall not be commenced until such time as the detailed design of the river realignment has been submitted to, and approved in writing by, the London Borough of Hillingdon as the local planning authority. The approved details shall be fully implemented and subsequently maintained, in

accordance with phasing arrangements.

REASON

To ensure there is no increased risk of flooding as a result of the realignment of the river.

35 NONSC Non Standard Condition

Development of the Pump Lane Link Road bridge shall not begin until the detailed design of the surface water drainage pond for the relevant Part, including the flood storage area, based on the principles set out in the FRA West Southall Yeading Brook A012564 V4 dated August 2008 by White Young Green, have been submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority. The detailed design and management proposal for the flood storage area shall incorporate appropriate management measures in respect of flooding and control of pollutants from road runoff, and provisions to ensure this occurs in the longer term. The scheme shall subsequently be implemented in accordance with the approved details and the agreed timing / phasing arrangements embodied within the scheme.

REASON

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

36 NONSC Non Standard Condition

6. Prior to the construction of the pedestrian/cycle bridge over the Yeading Brook and Grand Union Canal connecting to Springfield Road, full details and scale drawings of an alternative wheelchair access to the Springbridge Road pedestrian/cycle bridge shall be submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority and where appropriate Transport for London. The bridge shall be completed in accordance with such approved details.

REASON

To ensure inclusive access for all future users of the bridge.

37 NONSC Non Standard Condition

Save for archaeological investigations, no Part of the development shall be commenced including site remediation and site investigation unless agreement has been reached with the London Borough of Hillingdon as the local planning authority on the extent of any archaeological works necessary for that Part of the development within the London Borough of Hillingdon. A programme of any archaeological work required by that agreement together with a method statement shall be submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority before development commences within the Part of the development in question, or as otherwise agreed in writing by the London Borough of Hillingdon as the local planning authority. A suitably qualified archaeologist, approved by the London Borough of Hillingdon as the local planning authority shall implement the programme of archaeological work in accordance with the approved programme and method statement.

REASON

To safeguard the archaeological interest of the site.

38 NONSC Non Standard Condition

Full details of lighting and external illumination for the Pump Lane Link Road Bridge, the Minet Country Park Cycle/Pedestrian Bridge and the Springfield Road Cycle/pedestrian

Bridge shall be submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority prior to the commencement of the relevant part of the development.

REASON

To minimise light spill from the new development into the watercourse or adjacent river corridor habitat and to secure safe pedestrian access during darkness.

39 NONSC Non Standard Condition

Not to place or cause to be placed on the site any external lighting or flood lighting, including any external illuminated signage, without the prior written approval of the London Borough of Hillingdon as the local planning authority in consultation with the Civil Aviation Authority.

REASON

To ensure that the direction and/or density of such lighting does not distract any aircraft operation at Heathrow Airport or has an adverse effect on any navigational equipment at the Airport.

40 NONSC Non Standard Condition

Full details of security arrangements including the potential to link to the CCTV network, for the Pump Lane Link Road Bridge, the Minet Country Park Cycle/pedestrian Bridge and the Springfield Road Cycle/pedestrian Bridge shall be submitted to and approved by the London Borough of Hillingdon as the local planning authority prior to each part being implemented.

REASON

In the interests of crime prevention on each of the bridges.

41 NONSC Non Standard Condition

Prior to the commencement of the development a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the Grand Union Canal must be submitted to and approved in writing by the London Borough of Hillingdon as the local planning authority. The risk assessment shall also include details of the proposed safety equipment along the canal frontage, which shall be installed prior to first occupation of the development hereby permitted.

REASON

To ensure the safety of workers and the public during development in compliance with the Construction (Design management) Regulations 1994.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies

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

LPP 1.1	(2016) Delivering the strategic vision and objectives for London
LPP 6.1	(2016) Strategic Approach
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
AM10	Incorporation in new developments of additions to the proposed cycle network
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM3	Proposals for new roads or widening of existing roads
AM4	Safeguarded road proposals - schemes shown on Proposals Map
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL3	OL3 Green Belt -

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission ref: 54814/APP/2009/430, the Local Planning Authority will not require these details to be re-submitted as part of this new planning permission, where those details would remain the same.

3. CONSIDERATIONS

3.1 Site and Locality

The Southall Gasworks application site is roughly triangular in shape and occupies approximately 44.7Ha in area. The application site is bounded to the south by the Wales and Great Western Mainline Railway (with commercial and employment uses beyond), to the west by the Grand Union Canal (with Minet Country Park beyond) and to the north by residential development in Southall (off Beaconsfield Road).

The majority of the application site is located within the London Borough of Ealing. The boundary between the London Boroughs of Ealing and Hillingdon is defined by the centre line of the Grand Union Canal. The canal also forms the western boundary of the main site.

The land between the Grand Union Canal and Yeading Brook is owned by British Waterways and managed as a wildlife area. This land was formally used as a landfill tip and is known to be subject to contamination. The Minet Country Park is owned by the London Borough of Hillingdon and maintained as a public country park. The Yeading Football Club grounds are located in the north east corner of the site.

The site is located in the Metropolitan Green Belt, a Nature Conservation Site of Metropolitan or Borough Grade I Importance and within flood zones 2 and 3.

3.2 Proposed Scheme

The proposal is to vary condition 2 of planning permission ref: 54814/APP/2009/430 dated 29/09/2010 to enable the roadway of the western access to be widened to allow for the addition of a cycle way which has been requested by Transport for London.

Outline planning permission ref 54814/APP/2009/430 dated 29/09/2010 was granted by the Mayor of London for the demolition of 16-32 (even) The Crescent; 1-11 (odd) Randolph Road; remediation of the land and redevelopment of the site to deliver a mixed use development for up to: 320,000m² of residential, up to 14,200m² for non-food retail, up to 5,850m² of food retail, up to 1,750m² of Class A2-A5 uses, up to 9,650m² of hotel, up to 3,000m² of conference and banqueting, up to 4,700m² of leisure forming a cinema, up to 2,550m² of health care facilities, up to 3,450m² of education facilities, up to 3,500m² of office/studio units, up to 390m² of sports pavilion, an energy centre and associated car, coach and cycle parking, landscaping, public realm, open space and children's play space; and full details submitted (layout, scale, appearance and landscaping) for the following accesses: Pump Lane Link Road New access road from the Hayes bypass to the Application Site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Eastern Access New access road from Southall centre to the site, including land currently occupied by properties on The Crescent. Minet Country Park Footbridge Central pedestrian and cycle access to the Minet Country Park, bridging over the Canal and Yeading Brook. Springfield Road Footbridge Northern pedestrian and cycle access to Minet County Park and Springfield Road. Widening of South Road across the railway line - Widening of south road over the railway line for the creation of a bus lane. Accesses onto Beaconsfield Road (Outline Application with full details of accesses).

Since SJWL acquired the site in 2014, there has been on-going dialogue with TfL regarding the delivery of highway works at the Southall Waterside development. TFL identified that since the 2010 masterplan consent was granted, there has been a greater emphasis on sustainable travel which includes cycling and therefore a greater need for cycling infrastructure. TFL requested that the design of the Western Access carriageway be reconsidered to include a dedicated cycle lane.

The most significant change to the Western Access as requested by TfL is the inclusion of a two-way cycle lane of 3.2m in width on the southern side of the new road. This cycle lane would facilitate both eastbound and westbound cycle movements, whilst the wider 4.0m nearside lanes would also provide sufficient width to satisfactorily accommodate cyclists that wish to remain on carriageway. The off-carriageway cycle way is separate from the carriageway edge by a 1.0m hard strip.

As a result of the amendments, the full cross-section of the revised Western Access is wider than the planning approved layout. The revised Western Access road is 5.6m wider than the approved layout. At the junction with Pump Lane, the additional width is 3.9m. However the designed engineering solution (a revised embankment profile) ensures that the footprint of the revised scheme is no greater than that of the consented scheme.

A revised landscape scheme has been developed by landscape architect Hyland Edgar Driver (HED).

The revised landscape scheme takes account of the revised embankment profile and provides a more "naturalised" consideration of the planting to be delivered as part of the reconfigured drainage works. The scheme takes account of those trees that are to be removed to accommodate the scheme works and those to be retained.

SJWL is also seeking the inclusion of a sustainable drainage basin to the south of the carriageway. This is in lieu of the current consented drainage scheme, which proposes an oversized pipe solution to accommodate the surface water run-off anticipated by the carriageway.

3.3 Relevant Planning History

54814/APP/2009/430 Southall Gas Works Hayes By Pass Hayes

Demolition of 16-32 (even) The Crescent; 1-11 (odd) Randolph Road; remediation of the land and redevelopment of the site to deliver a mixed use development for up to: 320,000m² of residential uses, up to 14,200m² for non-food retail, up to 5,850m² of food retail, up to 1,750m² of Class A2-A5 uses, up to 9,650m² of hotel, up to 3,000m² of conference and banqueting, up to 4,700m² of leisure forming a cinema, up to 2,550m² of health care facilities, up to 3,450m² of education facilities, up to 3,500m² of office/studio units, up to 390m² of sports pavilion, an energy centre and associated car, coach and cycle parking, landscaping, public realm, open space and children's play space; and full details submitted (layout, scale, appearance and landscaping) for the following accesses: Pump Lane Link Road New access road from the Hayes bypass to the Application Site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Eastern Access New access road from Southall centre to the site, including land currently occupied by properties on The Crescent. Minet Country Park Footbridge Central pedestrian and cycle access to the Minet Country Park, bridging over the Canal and Yeading Brook. Springfield Road Footbridge Northern pedestrian and cycle access to Minet County Park and Springfield Road. Widening of South Road across the railway line - Widening of south road over the railway line for the creation of a bus lane. Accesses onto Beaconsfield Road (Outline Application with full details of accesses).

Decision: 01-07-2011 NFA

54814/APP/2013/3372 Southall Gas Works Hayes By Pass Hayes

Application for a non-material amendment to planning permission Ref: 54814/APP/2009/430 dated 29/09/2010 to allow for amendments to conditions 2, 9 & 11 to rectify incorrect drawing references (Demolition of 16-32 (even) The Crescent; 1-11 (odd) Randolph Road; remediation of the land and redevelopment of the site to deliver a mixed use development for up to: 320,000m² of residential uses, up to 14,200m² for non-food retail, up to 5,850m² of food retail, up to 1,750m² of Class A2-A5 uses, up to 9,650m² of hotel, up to 3,000m² of conference and banqueting, up to 4,700m² of leisure forming a cinema, up to 2,550m² of health care facilities, up to 3,450m² of education facilities, up to 3,500m² of office/studio units, up to 390m² of sports pavilion, an energy centre and associated car, coach and cycle parking, landscaping, public realm, open space and children's play space; and full details submitted (layout, scale, appearance and landscaping) for

the following accesses: Pump Lane Link Road New access road from the Hayes bypass to the Application Site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Eastern Access New access road from Southall centre to the site, including land currently occupied by properties on The Crescent. Minet Country Park Footbridge Central pedestrian and cycle access to the Minet Country Park, bridging over the Canal and Yeading Brook. Springfield Road Footbridge Northern pedestrian and cycle access to Minet County Park and Springfield Road. Widening of South Road across the railway line - Widening of south road over the railway line for the creation of a bus lane. Accesses onto Beaconsfield Road (Outline Application with full details of accesses).

Decision: 11-12-2013 Approved

54814/APP/2017/1643 Southall Waterside Hayes By Pass Hayes

Construction of new switchroom to enable operation of Western Access Road to the former Southall Gasworks site.

Decision:

54814/APP/2017/2103 Southall Waterside Hayes By Pass Hayes

Re-configuration and excavation of the dredging lagoon; installation of a new bund; the removal of the central spine including associated works

Decision:

54814/APP/2017/216 The Straight, Southall Gasworks Site Hayes By Pass Hayes

Non Material Amendment to planning permission 54814/APP/2009/430; (Outline application - Demolition of 22 houses; the remediation of the land and the redevelopment of the site to deliver large mixed use development including residential, non-food retail, food retail, restaurants, bars and cafes, hotel, conference and banqueting, cinema, health care facilities, education facilities, office/studio units, sports pavilion, an energy centre, multi-storey car park and associated car and cycle parking, landscaping, public realm, open space and children's play space.

Full application

New access roads from the Hayes by-pass and Southall town centre to the application site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Widening of South Road across the railway line, widening of South Road over the railway line for the creation of a bus lane and three new accesses onto Beaconsfield Road. Two bridges over the Grand Union canal and

Yeading Brook to provide pedestrian and cycle access to the Minet Country Park and Springfield Road) to allow amendment to Condition 6 to allow for submission of details confirming compliance with approved strategies to be submitted 6 months after completion.

Decision: 21-02-2017 Approved

Comment on Relevant Planning History

The current application seeks a variation of planning permission 54814/APP/2009/430.

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:

LPP 1.1	(2016) Delivering the strategic vision and objectives for London
LPP 6.1	(2016) Strategic Approach
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
AM10	Incorporation in new developments of additions to the proposed cycle network
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM3	Proposals for new roads or widening of existing roads
AM4	Safeguarded road proposals - schemes shown on Proposals Map
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL3	OL3 Green Belt -

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th March 2017**

5.2 Site Notice Expiry Date:- **5th April 2017**

6. Consultations

External Consultees

Site Notices were displayed and 19 neighbouring sites were notified by letter. No comments were received.

GLA

I have assessed the details of the application and, given the scale and nature of the proposals, conclude that the amendments do not give rise to any new strategic planning issues.

Therefore, under article 5(2) of the above order Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA.

TFL

16th May 2017

Following my comments on behalf of TfL you received on 31 March (see below), the applicant

supplied further information and annotations on 24th April which satisfactorily clarify the proposals. TfL has no objection to this application and looks forward to the progression of plans through the engagement St James has promised with your Council (as mentioned in the 24th April submission), to progress a link between the scheme's bicycle routes and those on the Hillingdon side of the site.

31st March 2017

Thank you for consulting TfL on the Western Access/Hayes By-Pass part of this major residential-led scheme on the site of Southall Gasworks, for which amendments are sought. The 'Western Access' comprises a traffic signal controlled junction on Pump Lane, and a new link road into the Site which crosses the Grand Union Canal and Yeading Brook watercourses via a new bridge structure. The Western Access will provide access to the Site from the A312, which is Transport for London Route Network.

As a result of discussions between the applicant, Transport for London (TfL) LBE and LBH, the Western Access to the Site is proposed to be amended to accommodate a cycleway, a very welcome addition to sustainable and safe transportation. This has resulted in an increase to the width of the access road, to accommodate a two-way cycle lane of 3.2m width on the southern side of the new road, which is acceptable. The off-carriageway cycle way is separated from the carriageway edge by a 1.0m hard strip. As before, footways of 2.0m width are provided; the southern footways is located to the south (i.e. the 'outside') of the south cycle lane. The revised layout retains the two full westbound lanes included within the planning approved layout, again with the nearside lane designated as a bus lane.

The suitability of links from the cycle lane layout within the Western Access scheme to other cycle lanes adjacent and in the gasworks site is important to the success of this scheme in terms of road safety and improving the attractiveness of sustainable travel modes. To this end TfL seeks more detail on what happens at the "ends" of the proposed cycle lanes (referring to access drawing Part 2, where there appears to be an abrupt termination to east and west) and reassurance that the cycle lanes will be linked in/continuous with other cycle lanes. Until this is supplied to TfL's satisfaction it can only support the principle of the improvement and not its layout.

As a consequence of adding the cycle lanes, the full cross-section of the revised Western Access is wider by up to 5.6metres than the planning approved layout (though with the same footprint), and this has been accommodated by increasing the gradient of the bank upon which the carriageway sits. The gradient increase is acceptable to TfL though it should be noted that all aspects of the road design are subject to a detailed design approvals. This is a normal part of the design and build process from the current outline drawing.

Some minor amendments have also been made at the junction with Pump Lane. As a result, amendments have been made to the drainage strategy (to include an attenuation basin) and landscaping for this part of the Site. These amendments are also satisfactory, as is the enhanced landscape strategy.

TfL has assessed the layout to the Western Access as better accommodating to cyclists but seeks clarification on how the section shown continues and links with the cycle routing beyond; the design should be in line with the recommendations in TfL's London Cycle Design Guidance. TfL has no further comments on the amendments to the drainage and landscaping amended strategies, thus it has no objection to this planning proposal subject to a minor linkage clarification.

CANAL & RIVER TRUST

No objection.

NATURAL ENGLAND

Thank you for your consultation. Natural England currently has no comment to make on the variation

of condition 2. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

GLAAS

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter. Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

BAA SAFEGUARDING

I have now assessed the proposed variations to condition for the above application against safeguarding criteria and would like to request the following; - Common Reed to be planted around the edges of all proposed water bodies. Therefore as long as this request can be accommodated I have no safeguarding objections to the proposed variations for this development.

Officer Comment: The landscape plans have been amended to accommodate the request.

LONDON BOROUGH OF EALING

No Objection.

Internal Consultees

TREES & LANDSCAPING

The variation of condition 2 includes an amendment to the slope profiles of the western access (Southall - Hayes) road embankment. Changes were required to widen the running surface of the road to accommodate a cycle lane within the previously determined site limits.

The submission includes an arboricultural implications report by SJA Trees, dated November 2016. The report confirms that none of the 'A' category trees will be removed. Two 'B' grade trees oaks will be removed (T22 and T106) together with 58 'C' and 11 'U' to facilitate the development. Further to this, two 'B' groups (G13 and G78) are to be removed entirely and two others (G4002 and G4012) will be partially removed together with twelve category 'C' groups. At 3.2 the report confirms that all of the trees and groups that constitute the main arboricultural features of the Minet Country Park - by their contribution to the character and appearance of the local landscape, amenity or biodiversity - will be retained. No ancient or veteran trees will be removed. Tree protection details have been submitted. Embankment profiles and road-side tree pit details are provided on LED drawing Nos. LS 007 and 0010. Summary plans of the 'Trees (and other vegetation) to be removed / retained' are provided on Capita Lovejoy's drawing Nos. 4597-P-020, 021, 022 and HED drawing Nos. LS-003 and 004. Planting proposals by Capita Lovejoy include amenity grass, bulb planting, wild flower planting, mixed native woodland and specimen tree planting are indicated on together drawing Nos. 022, 023 and 024. A review of the ecological impacts by Ramboll Environ confirms that the existing mitigation measures identified within the Ecology Advice which form part of the consented scheme should be followed.

No objection subject to adherence to the approved documents. No detailed specifications have been submitted with this package and no specification of the future management and maintenance of the new landscape. This should be secured by condition, if such details have not already been approved.

Officer Comment: This is being dealt with under existing conditions that Officers are proposing to

reimpose on this application should permission be forthcoming.

HIGHWAYS

The proposal seeks, at the request of TfL, to provide a dedicated off carriageway 2 way cycle track 3.2 metres wide along the new western access road to Pump Lane. The new road, bridges and embankments are to be adopted by TfL. The addition of these cycle facilities will result in the widening of the proposed road including proposed bridges and embankments. The transport assessment confirms no material impact on the operation of the affected proposed signalised junctions as a result of introducing cycling facilities. Subject to confirmation by TfL that they are satisfied with the revised design of widened bridges and embankments no objections would be raised on highway grounds.

EPU

I refer to your consultation of 6 March 2017 regarding the above application. I have had a look through the documents and plans that are updated or varied. No amended or new contaminated land reports are included in the submitted documents. The last report I have in my database is the 'Remediation Scheme for the Proposed Bridge Works from Southall Gasworks dated 5 August 2016'. I made some comments on the report for consultation 54814/APP/2016/4215. As discussed at the meeting on site recently there will be environmental monitoring to be submitted to the Council and the Agency during the works and validation reports when the structures are completed.

Officer Comment: This will be dealt with through conditions.

FLOODWATER MANAGEMENT OFFICER

No objections following the additional meetings held and submission of revised information to show how the drainage and flood risk compensation has altered as a result of the proposed changes in embankment. The additional info includes: Western Access S73 Floodplain Site Plan P16-233-MT-SK-0300 rev P1 Western Access S73 Floodplain Modifications from Consented Scheme P16-233-MT-SK-0301 rev P1 Western Access S73 Floodplain Modifications from Consented Scheme P16-233-MT-SK-0301 Rev P2 Western Access S73 Flood Compensation Area Comparison P16-233-MT-SK-0302 Rev P1 All dated May 2017. These show the revised shape and extension of flood compensation to provide storage for the now additional pond to manage surface water appropriately within the floodplain to the south of the embankment.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development was established under planning permission ref: 54814/APP/2009/430.

7.02 Density of the proposed development

Not applicable.

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

The site is not located in a Conservation Area or an Area of Special Local Character.

7.04 Airport safeguarding

There are no safeguarding issues resulting from the proposed amendments to the approved development. BAA Safeguarding have raised no objections.

7.05 Impact on the green belt

This was assessed and deemed acceptable under planning permission ref: 54814/APP/2009/430. The proposed design changes do not result in any additional impact on the green belt.

7.07 Impact on the character & appearance of the area

This was assessed and deemed acceptable under planning permission ref:

54814/APP/2009/430. The proposed design changes, which essentially are a 5.6m wider roadway and steeper embankments are not considered to result do not result in any additional impact on the character and appearance of the area.

7.08 Impact on neighbours

The development is not located near residential properties.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Western Access will be built, adopted and maintained by Transport for London (TFL). To this end TFL have confirmed that they have no objections to the proposed amendment to the scheme. The proposed amendments slightly widen the road to allow for an additional cycle lane. To this end there will no increase in vehicle traffic as a result of the proposed changes. The provision of an additional cycle way, a sustainable travel mode, is likely have a positive impact in terms of traffic.

7.11 Urban design, access and security

The proposed amendments to the previously approved scheme result in no new urban design, access or security issues.

7.12 Disabled access

No disabled access issues arise from the proposed amendments to the approved scheme.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, Landscaping and Ecology

The Council's Trees and Landscaping Officer has confirmed that proposed amendment to the approved scheme, which results in slightly steeper embankments, would not adversely affect the already approved landscaping scheme and strategy. Landscaping conditions will be reimposed from the original permission.

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

The Council's Flood and Water Management Officer has considered the proposal and raises no objection as the proposal is considered acceptable in terms of flooding, in accordance with policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), policy 5.12 Flood Risk Management of the London Plan (2016), and National Planning Policy Framework (March 2012).

7.18 Noise or Air Quality Issues

The proposed amendments slightly widen the road to allow for a cycle lane. To this end there will no increase in vehicle traffic as a result of the proposed changes. The provision of a cycle way, a sustainable travel mode, is likely to have a positive impact on air quality and noise.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It

is unlawful (since 6th April 2010) to request planning obligations that do not meet the following tests:

- i. necessary to make the development acceptable in planning terms
- ii. directly related to the development, and
- iii. fairly and reasonable related in scale and kind to the development

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court challenge.

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) is concerned with securing planning obligations to supplement the provision of recreational 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.

At a regional level, policy 8.2 'Planning Obligations' of the London Plan (2016) stipulates that when considering planning applications of strategic importance, the Mayor will take into account, among other issues including economic viability of each development concerned, the existence and content of planning obligations. It also states that development proposals should address strategic as well as local priorities in planning obligations.

A Deed of Variation (DOV) is required to the original S106 Agreement to ensure that the planning application number of this application (and in turn the amended development) is referenced in the S106 Legal Agreement, and all previously agreed obligations and contributions secured.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposal is to vary condition 2 of planning permission ref: 54814/APP/2009/430 dated 29/09/2010 to enable the roadway of the western access to be widened by 5.6m to allow for the addition of a cycle way which has been requested by Transport for London.

The width of the base of the road/embankments would remain the same as already approved. It is only the roadway that sits on top that will be widened.

TFL, who will build, adopt and maintain the and who requested the widening of the road, have assessed the proposal and raised no objections.

Furthermore no objections have been raised by internal consultees.

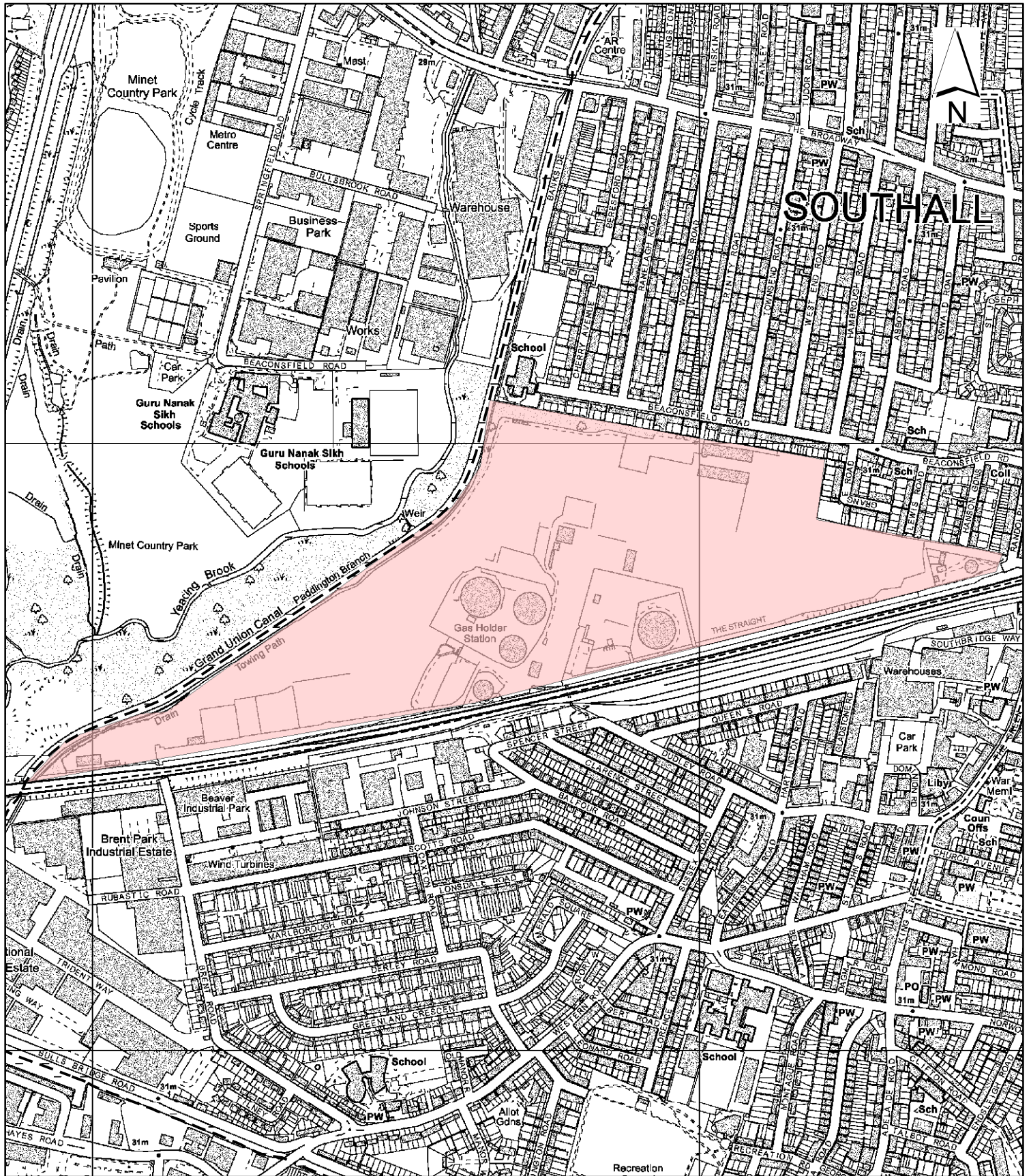
The applictaion is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (March 2016);
National Planning Policy Framework; National Planning Policy Guidance
Hillingdon Supplementary Planning Guidance: Noise;
Hillingdon Supplementary Planning Guidance: Noise Air Quality;

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes:

Site boundary

For identification purposes only.
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Site Address:

Southall Gas Works

Planning Application Ref:

54814/APP/2017/604

Planning Committee:

Major Page 121

Scale:

1:8,500

Date:

June 2017

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



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address SOUTHALL WATERSIDE HAYES BY PASS HAYES

Development: Construction of new switchroom to enable operation of Western Access Road to the former Southall Gasworks site.

LBH Ref Nos: 54814/APP/2017/1643

Drawing Nos: DIS1915-Switchroom Sketch-1 Rev B
A720-E05-IW-HED-LS-DR-0011 Western Access - Switch
A720-E05-IW-MTU-C-DR-0006
A720-E05-IW-MTU-C-DR-0005
Switchroom- Covering Letter

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

Date Application Valid: 05/05/2017

1. **SUMMARY**

The application is for the erection of a switchroom. The proposed new switchroom would provide the required power for lighting, signals and illuminated signage for the new Western Access road. This new road facilitates access to the Southall Waterside development (the former Southall Gasworks site), and forms part of an original planning consent (54814/APP/2009/430) dated 29/10/2010.

The setting and location of the switchroom, which is proposed to be located essentially beneath the Parkway flyover and approximately 18m from where Pump Lane goes beneath the Parkway. It has been carefully considered to ensure a reduced impact on the site and surrounding area. In doing so, the proposal's impact on ecological and arboricultural impacts have also been reduced.

Particular attention has been given to this ecological impact and, as required by relevant planning policy, an ecological assessment has been submitted with this application. Within this assessment are a series of suggested mitigation and enhancement methods, which would be implemented to ensure a minimised impact and the proposal's adherence with planning policy.

In summary, the proposed switchroom is of an acceptable design which is sympathetic to its setting, forms part of necessary infrastructure, and is compliant with national, regional and local policy.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 Accordance with Approved Plans

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

DIS1915-Switchroom Sketch-1 Rev B
A720-E05-IW-HED-LS-DR-0011 Western Access - Switch
A720-E05-IW-MTU-C-DR-0006
A720-E05-IW-MTU-C-DR-0005

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Southall Waterside Ecological Assessment by Ramboll Environ dated 28/04/2017

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

REASON

To ensure that the development complies with the objectives of Policy EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

Notwithstanding the plans hereby approved an anti graffiti finish shall be applied to the brickwork.

REASON

To ensure that the development complies with the objectives of Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

alterations since 2011 (2016) and national guidance.

LPP 7.16	(2016) Green Belt
OL1	Green Belt - acceptable open land uses and restrictions on new development
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
EC5	Retention of ecological features and creation of new habitats
EC6	Retention of wildlife habitats on derelict or vacant land
NPPF9	NPPF - Protecting Green Belt land

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

5

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy (CIL) which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority.

In addition the development hereby approved represents chargeable development under the Hillingdon Community Infrastructure Levy. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738.

3. CONSIDERATIONS

3.1 Site and Locality

The location of the proposed switchroom lies within the wider Southall Waterside development site. Southall Waterside is primarily situated in the London Borough of Ealing (LBE). However, the western part of the site (to the west of the Grand Union Canal) is within LBH. It is bordered by Beaconsfield Road to the north, The Straight and the London to Cardiff mainline railway to the southeast and Grand Union Canal and A312 to the west.

It is proposed to locate the switchroom on an 123 sqm area of land to the south of Pump Lane as it crosses under the A312 The Parkway (the Site). This part of the site is a vegetated area of land which is part of the Pump Lane highway verge. To the west of the Site is a 2.5m palisade fence which is the boundary of the adjoining aggregate works. The bridge supports to the A312 also fall to the west of the Site. The proposed area of land is to be cleared as part of the highway works approved under planning consent 54814/APP/2009/430.

The Site is located in the Green Belt.

3.2 Proposed Scheme

It is proposed to locate the switchroom on an 123 sqm area of land to the south of Pump Lane as it crosses under the A312 The Parkway (the Site).

It is proposed to erect an electricity switchroom in association with the new Western Access to the Southall Gasworks regeneration site. The switchroom is 3.6m x 6.2m in size. The immediate area surrounding the switchroom will feature gravel, and the wider area will feature various plants.

The proposed switchroom is some 3.0m in height to the top of the coping. The roof is flat. It is proposed that the switchroom is constructed from Sevenoaks Yellow Stock bricks and will be yellow in colour. The proposed doors are to be steel and louvred. The brick building will not be fenced off but will be surrounded by green screen planting to shield the structure from view and a 46sqm wildflower meadow.

The switchroom is to be located in an area which currently forms part of the Pump Lane highway verge. This area of land has been cleared as part of the Western Access works permitted under planning permission 54814/APP/2009/430. The facility will not be publicly accessible and entry will be prohibited except for authorised personnel.

The relevant statutory notices will be affixed to the doors of the switchroom to deter unauthorised entry. The switchroom has been located in proximity to the public highway to ensure that 24 hour access can be provided to the statutory authority.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning application 54814/APP/2009/430 was submitted by National Grid Property Limited to the LBE and LBH respectively on 9 October 2008. The application was recommended for refusal.

The London Mayor called in the application and resolved to grant planning permission on 25 March 2010 subject to the prior completion of a Section 106 Agreement. The Section 106 Agreement was signed on 29 September 2010 and planning permission was granted on the same day.

Further to the approval of planning permission 54814/APP/2009/430 in 2010, there has been just one planning application of relevance to the site. This was a "Non-material amendment to rectify incorrect drawing references to LB Hillingdon conditions 2, 9 and 11", which had the reference 54814/APP/2013/3372 and was approved on 10 December 2013.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- LPP 7.16 (2016) Green Belt
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- EC5 Retention of ecological features and creation of new habitats
- EC6 Retention of wildlife habitats on derelict or vacant land
- NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **8th June 2017**

5.2 Site Notice Expiry Date:- **26th May 2017**

6. Consultations

External Consultees

A site notice was displayed and a notice placed in the local press. There are no residential or commercial premises anywhere near the site given its location with a country park. No comments were received.

Internal Consultees

TREES & LANDSCAPING

This site lies at the western edge of the Southall Waterside development, next to the junction of the proposed western access highway with Pump Lane. The site is at the southern end of Hillingdon's Minet Park and has recently been cleared in preparation for the new access road. An Ecological Assessment by Ramboll, referring to previous surveys confirms that 'by undertaking the remaining works in accordance with the mitigation and enhancement measures outlined in this report, no significant residual effects on ecological features will occur.' The planting proposals by HED include evergreen ground cover and planted screens, together with a 46m² area of wildflower meadow. No objection.

FLOOD WATER MANAGEMENT

There are no objections to the proposed switchroom as it lies outside the floodplain.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site forms part of the Green Belt. The NPPF advises that the essential characteristics of Green Belts are their openness and permanence. Paragraph 87 advises that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 advises that "very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.' At paragraph 89, the NPPF goes on to advise that the construction of new buildings should be regarded as inappropriate.

Policy 7.16 of the London Plan seeks to maintain the protection of London's Green Belt and seeks to ensure that inappropriate development in the Green Belt should not be approved except in very special circumstances.

Policy EM2 in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) advises that any proposal for development in Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

Policies in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) endorse national and regional guidance, in particular, policies OL1 and OL4 which assess new buildings in the Green Belt. Furthermore, the application site is not identified in the Local Plan as a 'Major Developed Site'; is not a site suitable for deletion from the Green Belt; and is not a damaged, derelict or degraded land site. The proposal therefore represents inappropriate development and 'very special circumstances' therefore need to be demonstrated.

The proposed switchroom lies within land allocated as Green Belt where development is inappropriate, save for those uses identified within Paragraphs 89 and 90 of the NPPF.

Paragraph 90 states that "local transport infrastructure" is not considered to be inappropriate development provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land within the Green Belt.

Planning approval for the Western Access was granted on the 29 September 2010. The road alignment is safeguarded in the adopted Local Plan and the emerging Local Plan Part 2, as shown on Figure 4. Local Plan Policy AM4 seeks to prevent any development which will prejudice the implementation of the Western Access. The location of the proposed switchroom falls within the land identified within the Road Safeguarding and is to be delivered in association within the highway works. In particular, the switchroom will deliver essential power for the delivery of road lighting and junction control on the Western Access. The switchroom is therefore considered to be local transport infrastructure in accordance with paragraph 90 of the NPPF and Policy AM4 of the Local Plan.

The proposed location of the switchroom is on the fringe of the Green Belt adjoining the A312 and Pump Lane and currently serves as verge adjoining the highway. As the switchroom proposed is as a single storey structure it is considered that development in this piece of land will not impact on the openness of the Green Belt or conflict with the 'purpose of including land within the Green Belt'.

7.02 Density of the proposed development

Not Applicable.

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

Not Applicable.

7.04 Airport safeguarding

- No safeguarding issues arise from the proposed development.
- 7.05 Impact on the green belt**
- Please refer to the principle of development section.
- 7.07 Impact on the character & appearance of the area**
- Given the relatively secluded location of the proposed switchroom together with the proposed green screening, the structure will not be readily visible from public vantage points. The proposed development is therefore considered to have minimal impact on the character and appearance of the area and is deemed acceptable.
- 7.08 Impact on neighbours**
- There are no residential properties near the site given its location under a flyover within the Minet Country park.
- 7.09 Living conditions for future occupiers**
- Not Applicable.
- 7.10 Traffic impact, Car/cycle parking, pedestrian safety**
- The switchroom is to be located in an area which currently forms part of the Pump Lane highway verge. This area of land has been cleared as part of the Western Access works permitted under planning permission 54814/APP/2009/430. The facility will not be publicly accessible and entry will be prohibited except for authorised personnel. The relevant statutory notices will be affixed to the doors of the switchroom to deter unauthorised entry. The switchroom has been located in proximity to the public highway to ensure that 24 hour access can be provided to the statutory authority.
- 7.11 Urban design, access and security**
- A condition is recommended requiring an anti graffiti finish to be applied to the brickwork.
- 7.12 Disabled access**
- Not Applicable.
- 7.13 Provision of affordable & special needs housing**
- Not Applicable.
- 7.14 Trees, landscaping and Ecology**
- The proposed development does not have a detrimental impact on any existing landscape features. The planting proposals by HED include evergreen ground cover and planted screens, together with a 46m² area of wildflower meadow. The Trees and Landscape Officer has reviewed the proposals and raised no objection. The scheme is therefore considered acceptable in this regard and accords with Policy BE38.
- 7.15 Sustainable waste management**
- Not Applicable.
- 7.16 Renewable energy / Sustainability**
- Not applicable to this type of application.
- 7.17 Flooding or Drainage Issues**
- No drainage issues arise from the proposals.
- 7.18 Noise or Air Quality Issues**
- Not Applicable.
- 7.19 Comments on Public Consultations**
- None.
- 7.20 Planning obligations**
- Not Applicable.
- 7.21 Expediency of enforcement action**

None.

7.22 Other Issues

Ecology

The siting of the switchroom has been carefully considered to ensure it is located largely in an area of open verge with reduced tree cover. Vegetation on the application site included field maple and several other young specimens such as sycamore 'Acer pseudoplatanus' and wild cherry 'Prunus avium'. These were confirmed to be of little significance by the tree surveyor, and were cleared as part of clearance work for the Southall Waterside development in February 2017. In accordance with Strategic Policy EM2 of the LBH Local Plan it is not considered that the visual amenity value of this space will be detrimentally affected by the proposals.

The ecological assessment (as required by Policy EC1) submitted with this application has confirmed that impacts on ecological features as a result of the proposed development relate to the loss of habitats from the site already undertaken during the initial clearance for the wider Southall Waterside development. Prior to this clearance it was confirmed that no nesting birds or other protected species were present.

Of some mention in the ecological assessment is the impact of dust, run-off and noise during the construction process. In view of this, commitments have been made to ecological mitigation and enhancement, including appropriate timing of work, an appropriate CEMP, appropriate planting and in-built bird and bat boxes. These measures have been to ensure a reduced impact to the nearby Nature Conservation Site of Metropolitan or Borough Grade I Importance, and are therefore in line with Policy EM7.

By undertaking the remaining work in accordance with the mitigation and enhancement measures outlined in the ecological assessment, it is considered that no significant residual effects on ecological features will occur, meaning the proposed development will adhere to planning policy, as well as legislation relating to ecology.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal.

Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The application is for the erection of a switchroom. The proposed new switchroom will provide the required power for lighting, signals and illuminated signage for the new Western Access road. This new road is necessary for the Southall Waterside development (the former Southall Gasworks site), and forms part of an existing planning consent (54814/APP/2009/430).

The setting and location of the switchroom has been carefully considered to ensure a reduced impact on the site and surrounding area. In doing so, the proposal's impact on ecological and arboricultural impacts have also been reduced.

Particular attention has been given to this ecological impact and, as required by relevant planning policy, an ecological assessment has been submitted with this application. Within this assessment are a series of suggested mitigation and enhancement methods, which

will implemented to ensure a minimised impact and the proposal's adherence with planning policy.

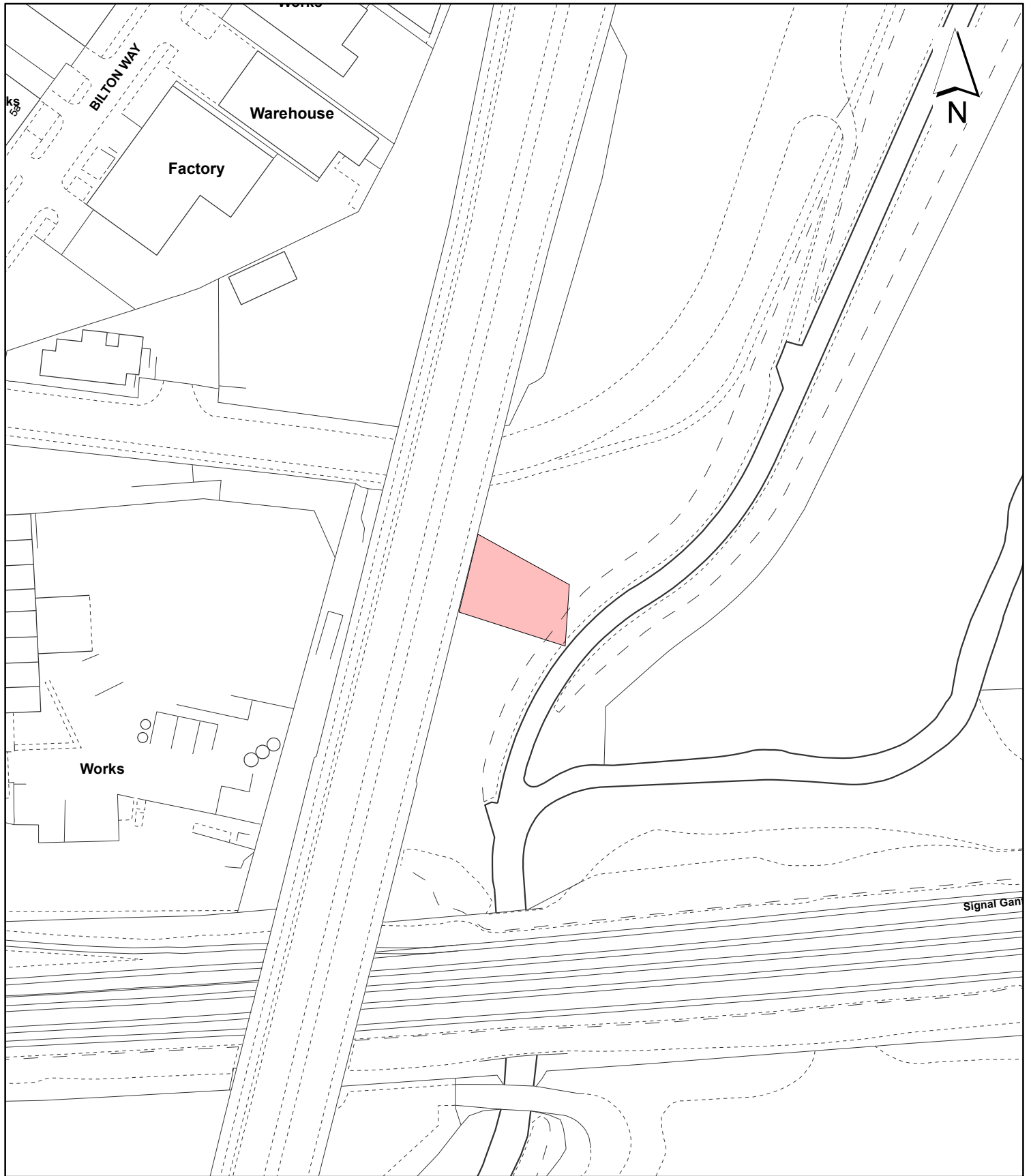
In summary, the proposed switchroom is of an acceptable design which is sympathetic to its setting, forms part of necessary infrastructure, and is compliant with national, regional and local policy.

11. Reference Documents

London Plan (2016)
Hillingdon Local Plan: Part 1 - Strategic Policies (2012)
Saved Unitary Development Plan Policies (2007)
The West London Waste Plan
The National Planning Policy Framework (NPPF, March 2012),

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Southall Gas Works

Planning Application Ref:

54814/APP/2017/1643

Planning Committee:

Major Page 133

Scale:

1:1,250

Date:

June 2017

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address FORMER ANGLERS RETREAT PH CRICKETFIELD ROAD WEST
DRAYTON

Development: Demolition of existing former public house building and erection of a two storey building comprising of two residential flats, car and cycle parking and associated works.

LBH Ref Nos: 11981/APP/2016/4626

Drawing Nos: Proposed Drainage Plan 10-5295_XX-DR-D200_C8
16.43-105 A Proposed Elevations
16.43-104 A Proposed Floor Plans
16.43-103 Existing Elevations
16.43-102 Existing Floor Plans
16.43-106 A Parking Allocation Plan
213113_001 Site Location Plan
16.43-101 B Existing Site Plan
16.43-100 C Proposed Site Plan
101B Highways Plan

Date Plans Received: 22/12/2016 **Date(s) of Amendment(s):** 22/12/2016
Date Application Valid: 28/12/2016 07/06/2017

1. SUMMARY

Planning permission is sought for the demolition of an existing former public house building and construction of a new building to form 2 residential units. The building sits within a wider development site that benefits from planning consent for the retention and conversion of the former public house and the construction of 14 residential units plus associated car parking, landscaping, amenity space and other associated works. The 14 residential units have been completed and the extensions and outbuildings relating to the former public house have been demolished. The applicant has commissioned structural and masonry reports which conclude that the former public house is unable to be retained and have thus submitted the current application to demolish the building and construct a new building that matches the design and architectural style of the former public house.

Whilst not locally listed, it is considered that the existing building contributes towards the character of the West Drayton Green Conservation Area. The Council as Local Planning Authority would normally oppose the loss of such buildings unless there are other relevant and material planning considerations. In this instance evidence has been provided that the former public house is structurally unsound and the scheme proposes an architecturally matching building to that which would be removed. In addition the 14 residential units that have already been constructed are affordable housing units, as are the two proposed units within the replacement building, and the continued semi-derelict state of the public house is preventing the full occupation of these properties.

Therefore, given the mitigating factors set out within this report it is considered that, on balance, the replacement of the existing structure with an architecturally matching building is deemed acceptable and the application is recommended for approval.

2. RECOMMENDATION

Approval, subject to delegated powers being given to the Head of Planning and Enforcement to grant planning permission, subject to any relevant amendments agreed by the Head of Planning and Enforcement and the following:

a) That the Council enter into a deed of variation to the legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the legal obligations secured under the original consent (reference 11981/APP/2013/3307).

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

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

d) If the Legal Agreement/s have not been finalised within 3 months, or such other date as agreed by the Head of Planning and Enforcement, delegated authority be given to the Head of Planning and Enforcement to refuse planning permission 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 affordable housing). The proposal therefore conflicts with the National Planning Policy Framework, the London Plan (2016), the adopted Local Plan and the Council's Planning Obligations SPG.'

e) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

f) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning and Enforcement prior to issuing the decision:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers
213113/001 Location Plan
101 Rev B Highway Plan
16.43-106 A Parking Allocation Plan
16.43-101 B Existing Site Plan

16.43-100 C Proposed Site Plan
10-5295_XX-DR-D200_C8 Proposed Drainage Plan
16.43-104 A Proposed Floor Plans
16.43-105 A Proposed Elevations; and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Planning and Heritage Statement 12345/001
Design and Access Statement 16.43-DAS1 Rev B
Code for Sustainable Homes Ecological Assessment RT-MME-115144-03
Ecology Survey RT-MME-115144-02
Reptile Report RT-MME-115296
Bat Survey RT-MME-115144-01
Flood Risk Assessment FGAfga11431-021213-A-Anglers Retreat FRA_d3
Ground Investigation G/101332/001
Noise Assessment 441563-01
Air Quality and Noise Assessment 441563
Transport Statement October 2013
Aboricultural Impact Assessment KKM/ART/AIA/01A
Remediation Specification 12436
Environmental Interpretive Report 12436
Public House Structural Condition Report 10 - 5295
Asbestos Report JPAS 1260
Energy Analysis ESS/AR/20150104 - RT
Energy Strategy G6/K130545 Rev: 02
Masonry Condition Report 6th September 2016

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

REASON

To ensure that the development complies with the objectives of Policies contained within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM7 Materials (Submission)

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

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

REASON

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

5 COM31 **Secured by Design**

The building shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in 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 London Plan (2016) Policies 7.1 and 7.3.

6 NONSC **Construction Environmental Management Plan**

Before the development hereby approved commences, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

REASON

To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

7 NONSC **Accessibility**

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

REASON

To ensure an appropriate standard of housing stock in accordance with London Plan (2016) Policy 3.8, is achieved and maintained.

8 COM30 **Contaminated Land**

If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and All works which form part of the remediation scheme as detailed in the agreed 'Remediation Specification' dated October 2016 for the site shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing. No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be

clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

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 offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

9 COM21 Sound insulation /mitigation

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable noise design criteria both indoors and outdoors as per guidance in BS8233:2014. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

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 (November 2012).

10 NONSC Photographic Record

Prior to commencement of development (including any demolition works) recording of the building to Historic England Level 1 shall be completed, submitted, and approved in writing by the Local Planning Authority (LPA).

The scope of recording is to be agreed with the LPA prior to the commencement of works. Copies of the final documents are to be made available to the LPA, Local History Library and Historic England.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (November 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework.

11 NONSC Demolition and Construction Contract

The works of demolition, including partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works approved under this grant of planning permission, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

12 NONSC Non Standard Condition

The landscaping scheme for the application site must be in accordance with the details as approved under application reference 11981/APP/2015/336.

REASON

To ensure that the development complies with the objectives of Policies BE4 and BE38 contained within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE1	Development within archaeological priority 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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE34	Proposals for development adjacent to or having a visual effect on rivers
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional

OL1	surface water run-off - requirement for attenuation measures 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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.21	(2016) Contaminated land
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.16	(2016) Green Belt
LPP 7.17	(2016) Metropolitan Open Land
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

5 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of

0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

6 I60 Cranes

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

7

All planning conditions imposed under planning approval 11981/APP/2013/3307 remain relevant to the wider site. This planning permission does not supersede planning consent reference 11981/APP/2013/3307.

3. CONSIDERATIONS

3.1 Site and Locality

The wider site is approximately 1.06ha in area and comprises the vacant public house and 14 newly constructed residential dwellings plus associated car parking, landscaping, amenity space and other associated works. The site is broadly rectangular in shape and is abutted by Cricketfield Road to the north west, the Burroughs Care Home to the north east and a former cricket field to the south west. To the south east is an existing open area of land separating the wider site with the rear of existing residential properties on Tulip Way. The rear 100m of the development site to the south west is open grassed land. This area has been previously subject to planning enforcement action in respect to car sales and the creation of large bunds. The bunds are still in situ. Vehicular and pedestrian access is gained from Cricketfield Road which runs along the northern boundary of the site.

The current application relates to the former public house building. The former Anglers Retreat public house is sited approximately 10m back from the road and is positioned roughly centrally within the street frontage. The late Victorian building is two storeys in height and provides a total built footprint of approximately 167.6m². The building is constructed in yellow stock brickwork, the upper storey is rendered, and the roof is finished

in natural slate. At ground floor level are 3 bay windows with a lean-to roof above. These bay windows are not considered to be original to the building. The extensions and outbuildings that were once part of the larger public house building have been demolished to facilitate the redevelopment of the site, and the remaining building is in a general state of disrepair. The building is not statutorily listed nor is it locally listed.

The application site lies within Flood Zone 1 as defined by the Environment Agency and is located within the Metropolitan Green Belt. The opposite side of Cricketfield Road forms the eastern boundary of Colne Valley Park, and lies within a Nature Site of Metropolitan or Borough Grade I Importance. The site has a Public Transport Accessibility Level (PTAL) of 1b, representing poor access to public transport.

3.2 Proposed Scheme

This application seeks full planning consent for the demolition of existing former public house building and erection of a two storey building comprising of two residential flats, car and cycle parking and associated works. The existing building currently has planning consent to be converted into 2 residential units under planning consent reference 11981/APP/2013/3307. The Applicant states within the current application that the existing building has been found to be structurally unsound, making the approved conversion unfeasible (this current application is accompanied by structural and masonry reports). It is therefore proposed to demolish the building and replace it with a new building of a similar character and appearance.

The proposed building will provide 2 residential flats with the same number of bedrooms as planning consent reference 11981/APP/2013/3307. The ground floor flat will be a 3 bedroom 5-person unit with a gross internal floor area measuring 91.5m². The first floor flat will be a 2 bedroom 4-person flat with a gross internal floor area of 71.1m². Both dwellings are proposed to be affordable, as per the approved scheme, resulting in 100% affordable housing provision across the site.

The layout of the scheme will remain largely identical to that approved under planning application 11981/APP/2013/3307. The proposed building will be sited in the location of the building it replaces. The approved amenity areas and car park will be unaltered. The proposed building, in replicating the existing, will be largely identical in height, scale and mass to the building it replaces. The proposed building deviates slightly from the scheme approved under planning application 11981/APP/2103/3307 in that the design of the single storey rear extension differs from the original proposal, being marginally wider and having a hipped roof form.

The proposed building will replicate the existing and as such will have a similar character and appearance to the building it replaces. The materials used in the construction of the building have been selected to match the existing. The external walls of the proposed building would be constructed in yellow London stock brick to closely match the existing. The brickwork would be laid Flemish bond. A sand and cement mortar with lime content will be used to create a cream coloured mortar similar to the existing. The first floor front elevation will be rendered using a through colour white render. The existing quoin detail at the building corners will be replicated. The roof finish would be natural slate to closely match the existing. Clay tiles would be provided to the hips and ridges. Rainwater gutters will be cast type on rise and fall brackets with matching down pipes. Windows and doors will be fabricated in timber, and will be of a pattern and style to match the existing. The windows and doors would be double glazed to meet modern standards of insulation and draft proofing. External window cills would be constructed using clay creasing tiles.

3.3 Relevant Planning History

11981/APP/2013/3307 Former Anglers Retreat Ph Cricketfield Road West Drayton

Demolition of existing single and two storey extensions and outbuildings associated with the public house. Retention and conversion of the original public house building to form 2 no. residential units plus the erection of an additional 14 no. residential units on the site, provision of a wild flower meadow, car parking, landscaping, amenity space and other associated works.

Decision: 18-03-2014 Approved

Comment on Relevant Planning History

Planning consent was granted on 30-04-14 under application reference 11981/APP/2013/3307 for the 'Demolition of existing single and two storey extensions and outbuildings associated with the public house. Retention and conversion of the original public house building to form 2 no. residential units plus the erection of an additional 14 no. residential units on the site, provision of a wild flower meadow, car parking, landscaping, amenity space and other associated works.'

4. Planning Policies and Standards

The Hillingdon Local Plan: Part 1- Strategic Policies (November 2012)

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

London Plan 2016

National Planning Policy Framework (NPPF)

Hillingdon Supplementary Planning Document: Accessible Hillingdon (January 2010)

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.H2 (2012) Affordable Housing
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- BE1 Development within archaeological priority 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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE34	Proposals for development adjacent to or having a visual effect on rivers
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.21	(2016) Contaminated land
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.16	(2016) Green Belt
LPP 7.17	(2016) Metropolitan Open Land
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm

LPP 7.6 (2016) Architecture

LPP 7.8 (2016) Heritage assets and archaeology

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **8th February 2017**

5.2 Site Notice Expiry Date:- Not applicable

1st February 2017

6. Consultations

External Consultees

45 neighbouring occupiers and properties were consulted on the application on 09/01/17 and site notices were posted around the site. 10 letters of objection to the scheme have been received. The reasons for objection can be summarised as:

- Increased pressure on the local highway
- Detrimental impact on highway safety
- New development is out of character/unattractive
- Loss of historic building
- The area is already over populated
- If there's going to be more housing then the borough needs better amenities and services
- Local residents were told that the original structure of the public house would be refurbished as this is in a conservation area
- If they have damaged the building, they should be instructed to rectify it.

One letter in favour of the application has been received stating support that the design of the frontage has similar features to the original public house.

METROPOLITAN POLICE

I have had previous conversations at site regarding this development. I am content with the Security recommendations and the developers adherence to SBD (Secured by Design). As such, I would ask for a planning condition to achieve SBD on this development.

WEST DRAYTON CONSERVATION AREA ADVISORY PANEL

We regret the necessity to demolish the 19th-century pub. However, faced with the evidence presented that the multiple alterations and extensions over the past century or so have resulted in an unsound structure that is beyond economic repair, we are prepared to accept the rebuilding of a visually similar structure on the same site. Our hope is that the detailing will closely match that on the existing structure as its faithful replication will give the new building an 'old' look and feel and prevent it from appearing just a modern pastiche; the stepping out of the brickwork to support the guttering, the form of the voussoirs over the windows and the proportions of the timber window frames are examples of such features.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS)

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Although this application lies within a proposed archaeological priority zone it involves relatively small-scale development on a previously developed site with limited recorded archaeological interest in the immediate vicinity.

No further assessment or conditions are therefore necessary.

HEATHROW SAFEGUARDING

We have now assessed the application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development. However, we would like to make the

following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention 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 <http://www.aoa.org.uk/policysafeguarding.htm>)

NATIONAL AIR TRAFFIC SERVICES (NATS)

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Internal Consultees

LANDSCAPE ARCHITECT

The site layout is virtually identical to that shown on the approved plans. However, the applicant now proposes to demolish the pub and replace it with a new residential block.

The original supporting documents, including the tree survey and phase 1 habitat survey are technically out of date (2013) - albeit much of the development has already been implemented. The site layout and modest area of soft landscape associated with this block is appropriate and complements the adjacent areas and landscape masterplan.

Recommendation

No objection subject to condition.

Case Officer's comments:

The site layout and submitted plans that cover the majority of the proposed landscaping works have already been approved and the planning consent for the wider site included a Landscaping condition that has been discharged under application reference 11981/APP/2015/336. As the layout of the wider site will not be altered as part of this application and work is at an advanced stage it is not considered that an additional Landscape condition as part of the current application is required.

WASTE STRATEGY OFFICER

The waste from the residential flats could be presented in refuse sacks and collected by the weekly household service. The waste would have to be presented at an accessible point.

FLOOD AND WATER MANAGEMENT

It is noted that the proposal is to reduce run off to greenfield rates which is acceptable.

However it has insufficient information on the method of the management of SW within the site through the most sustainable scheme and the point of discharge from the site as the current point of discharge has not been identified. Since the original planning application SuDs is now a material planning consideration and further details are required particularly now the schemes involve demolition to ensure that the most sustainable scheme is provided. The landscaping plans do not appear to include the revised arrangement of the bunds on, that has been agreed with the previous application, in order to provide further space for flood water.

Case Officer's comments:

The bunds to the rear of the site are shown on the site layout plan and match the bund layout previously approved under application reference 11981/APP/2014/1851. In addition the planning consent for the wider site included a Sustainable Urban Drainage condition that has been

discharged under application reference 11981/APP/2014/4240. As the layout of the wider site will not be altered as part of this application and work is at an advanced stage it is not considered that an additional SuDs condition as part of the current application is required.

HIGHWAYS ENGINEER

The site has a previous approval for 16 residential units with car parking spaces. Two of the units were to be provided by converting the pub. The pub is now to be demolished and 2 units provided in the replacement building. 19 car parking spaces overall are provided for a total of 16 units.

Some of the refuse bin storage units are not located within 10.0 m of the highway. The turning head does not appear to be large enough for refuse vehicles to turn around. Layout of parking on the Parking allocation plan is different from the Highways drawing No 101 rev B. The lone parking space from the adopted highway shows 2 different shapes for cross over. It should be constructed with splays as shown on Drg. No 101 Rev B. Subject to clarification/amendments of the issues raised above no objections would be raised on highway ground.

Case Officer's comments:

The Applicant has amended the Parking Allocation Plan so that it matches the Highways plan No. 101 B. It should be noted that plan 101 B has already been approved as have the location of the bin storage units.

ACCESS OFFICER

Any grant of planning permission should include the following condition:

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

Reason:

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

ENVIRONMENTAL PROTECTION UNIT - CONTAMINATION

The reports submitted for the demolition of the public house and replacement by two flats are the same reports as previously reviewed. Therefore my comments would be as in my consultation response of 30 November 2016 with regard to application reference, 11981/APP/2016/4203. As in my memo of 30 November earlier parts of the contaminated land condition on the permission for the whole site have been met up to the verification report. These two flats I assume are included in the wider development and the verification report for the whole site I assume would include the details of remedial works at or associated with the flats (gardens etc). I would not have thought there would be much remediation on the flats as this will be hard standing. When the base is broken out for the new flats there may be unknown contamination although unlikely unless there was a basement with fuel storage or the like. The asbestos in the building should be cleared from the site prior to demolition. Condition required:

If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and All works which form part of the remediation scheme as detailed in the agreed 'Remediation Specification' dated October 2016 for the site shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing. No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this

testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

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 offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

ENVIRONMENTAL PROTECTION UNIT - NOISE/AMENITY

With reference to the above I recommend the following conditions and informative:

1. Noise protection scheme

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable noise design criteria both indoors and outdoors as per guidance in BS8233:2014. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

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 (November 2012).

2. Construction Environmental Management Plan

Before the development hereby approved commences, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

Reason: To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

Informative - Control of environmental nuisance from construction work:

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines",

Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155)

CONSERVATION AND DESIGN OFFICER

An attempt has now been made to properly justify the demolition, but the building does in my view still contribute to the significance of the conservation area, in terms of its architecture, history and former communal value. Its loss will constitute harm to the significance of the conservation area, in such cases the NPPF is clear that the loss should be balanced against the public benefit of the scheme.

The principal test, however, is that within para 72 of the Planning (Listed Buildings and Conservation Areas Act)1990, this requires local authorities when considering works within conservation areas to pay "special attention to the desirability of preserving or enhancing the character or appearance of that area" . Provided the new building is a high quality replica and includes the features noted below, it could possibly be argued that despite the loss of significance resulting from demolition as noted above, the completed works could still potentially "preserve and enhance" the character and appearance of the area.

However, in order to support this as a way forward with this scheme, the Council would need to be very clear that the new building must be built as agreed and should include lost features such as the chimney stacks, and appropriately designed elements such as timber doors and windows (the front door and side French doors, for example, need to be better detailed). This is particularly important as one of the applicant's criticisms of the existing building is that these features had been lost or altered over time. The roof level PVs should also be omitted.

The existing building would need to be recorded to HE level 1-2, samples of all external materials agreed and the building constructed using a traditional lime based mortar, with the right historic bond and pointing style. A contract for the rebuilding would need to be tied in with the demolition, so that there would be certainty that the agreed building would be constructed and that further proposals for different/larger schemes would not be acceptable. Some site interpretation should also be included, such as a wall or pavement plaque, that commemorates the original building and explains its history.

Case Officer comments:

The request for the addition of chimney stacks to the building is noted, however the existing building does not have any chimney stacks at present and the application proposes a new building that replicates the existing structure. Therefore, whilst the existing building may have had chimney stacks in the past it is considered unreasonable to request their reinstatement as part of this application. In addition, the photo voltaic panels (PVs) that the Conservation Officer request be removed are located to the rear of the building and will therefore not be visible from outside the site or within the streetscene. In addition they are required to meet the sustainable energy requirements of the wider development and PVs have been approved on the rear roof slope of the existing building under application reference 11981/APP/2016/2496, which discharged Condition 22 (Energy Efficiency) of the original planning permission ref. 11981/APP/2013/3307.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site falls within the West Drayton Green Conservation Area. Saved Part 2 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. Policy 7.8 of the London Plan (2016) states that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Planning consent reference 11981/APP/2013/3307 granted approval for the refurbishment and conversion of the former public house into two residential units. As such the proposed use of the site for this purpose has been approved in principle. However whilst not locally listed, it is considered that the existing building contributes towards the character of the West Drayton Green Conservation Area. The Council as Local Planning Authority would normally oppose the loss of such buildings unless there are other relevant and material planning considerations that need to be taken into consideration.

The existing public house building has also been found to be structurally unsound. This is verified by structural surveys undertaken by Peter Dann Ltd. and Ernest Barnes Ltd, which have been submitted in support of this planning application. The Structural Report prepared by Peter Dann Ltd concludes by stating the following;

"There are structural issues with almost all of the remaining structure, which would either require extensive remedial work to repair or in some cases would need to be completely rebuilt. It is our view that the superstructure in its entirety should be demolished and the existing foundations removed in order to be able to rebuild a new structure which both complies with current codes and regulations and is suitable for its proposed purpose."

In this instance evidence has been provided that the former public house is structurally unsound and is not therefore in a suitable state to be refurbished as proposed under the previous planning consent. The application proposes an architecturally matching building to that which would be removed to minimise the impact of the application on the immediate area and the character of the West Drayton Green Conservation Area. In addition the 14 residential units that have already been constructed are affordable housing units, as are the two proposed units, and the continued semi-derelict state of the public house is preventing the full occupation of these properties.

Therefore, given the mitigating factors set out within this report it is considered that, on balance, the replacement of the existing structure with an architecturally matching building is deemed acceptable.

7.02 Density of the proposed development

Planning consent reference 11981/APP/2013/3307 approved the conversion of the former public house into two residential units. The current scheme proposes the replacement of the existing building with two units and as such the proposed density of the development has already been established as acceptable.

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

The site falls within the West Drayton Green Conservation Area. Saved Part 2 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. Policy 7.8 of the London Plan (2016) states that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Part 1 policy BE1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Saved

Part 2 Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area.

The existing building is considered to contribute to the significance of the conservation area, in terms of its architecture, history and former communal value. Its loss will constitute harm to the significance of the conservation area, and in such cases the NPPF is clear that the loss should be balanced against the public benefit of the scheme.

The Council's Conservation Officer has reviewed the submitted documents and notes that Paragraph 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990, requires local authorities when considering works within conservation areas to pay "special attention to the desirability of preserving or enhancing the character or appearance of that area".

The Council's Conservation Officer has confirmed that provided the new building is a high quality replica and includes important features, it could be argued that the completed works could still potentially "preserve and enhance" the character and appearance of the area.

Conditions are recommended to be attached to any grant of planning consent to ensure that important features are included within the new development and that the existing building be recorded to Historic England Level 1. Whilst it is regrettable that the existing building would not be saved and refurbished evidence has been provided that the former public house is structurally unsound and is not therefore in a suitable state to be refurbished as proposed under the previous planning consent. As such the replacement of a like for like building is deemed appropriate and, given the mitigating considerations set out elsewhere in this report, acceptable.

The proposals are also supported in principle by the West Drayton Conservation Area Advisory Panel.

7.04 Airport safeguarding

Both Heathrow Airport Safeguarding and the National Air Traffic Services were consulted on the proposals and subject to an informative regarding the use of cranes during construction have raised no objections to this application.

7.05 Impact on the green belt

The current scheme proposes the replacement of the existing building with a new building that replicates the existing former public house. As such the proposed development is not considered to have a detrimental impact on the character or openness of the green belt over and above the existing planning permission and is therefore deemed acceptable.

7.07 Impact on the character & appearance of the area

The impact of the proposal on the character of the area is covered within section 7.03 of this report.

7.08 Impact on neighbours

The current scheme proposes the replacement of the existing building with a new building that replicates the existing former public house. The application proposes two residential units in this location as per the previous approval. As such the proposed development is not considered to have a detrimental impact on the residential amenity of neighbouring occupiers over and above that already approved under application reference 11981/APP/2013/3307.

7.09 Living conditions for future occupiers

London Plan Policy 7.1 sets out a series of overarching design principles for living conditions for future occupiers. The amenity space provision matches that approved under

planning application 11981/APP/2013/3307. The proposed flats will have access and use of the communal amenity area located to the rear of the building and the flower meadow to the south. The ground floor flat will have the benefit of a private amenity area to the side of the building measuring approximately 60m² in area.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The vehicular and pedestrian access into the site will remain as previously approved. The provision of cycle storage, refuse storage and collection remain unaltered by these proposals.

7.11 Urban design, access and security

The Metropolitan Police Designing Out Crime Officer has reviewed the submitted details and raised no objections to the application subject to the attachment of a Secure By Design condition to any grant of planning consent. As such, subject to an appropriate condition, the proposal is deemed acceptable.

7.12 Disabled access

The proposed flats have been designed to meet the requirements of Part M of the Building Regulations, Category 2 - Accessible and adaptable dwellings. The Council's Access Officer has reviewed the proposals and raised no objections to the development subject to the attachment of a condition requiring that the dwellings be constructed to meet standards for a Category 2 M4(2) dwelling.

7.13 Provision of affordable & special needs housing

Both dwellings are proposed to be affordable, as per the approved scheme, resulting in 100% affordable housing provision across the site.

7.14 Trees, landscaping and Ecology

Part 1 policy BE1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Saved Part 2 Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

The layout of the scheme will remain largely identical to that approved under planning application reference 11981/APP/2013/3307. The proposed building will be sited in the location of the building it replaces. The approved amenity areas, landscaping and car park will be unaltered. As such these areas of the development are deemed acceptable.

7.15 Sustainable waste management

The waste management proposals are the same as those previous approved under application reference 11981/APP/2013/3307 and are therefore deemed acceptable.

7.16 Renewable energy / Sustainability

The Council's Sustainability Officer was consulted as part of the proposals and has raised no objection to the application. The wider development of 14 additional units have all been constructed to Passiv Haus standards creating a highly sustainable development. Given the sustainability level of the wider scheme and the requirement for the new building to match the design and appearance of the existing former public house building, the submitted details are deemed acceptable from a sustainability perspective.

7.17 Flooding or Drainage Issues

The Council's Flood and Water Management Officer has reviewed the submitted proposals and raised a concern regarding the level of detail provided in terms of meeting Sustainable Urban Drainage requirements. However planning consent for the wider site included a Sustainable Urban Drainage condition that has been discharged under application reference 11981/APP/2014/4240. As the layout of the wider site will not be altered as part of this application and work is at an advanced stage it is not considered that an additional

SuD's condition is required.

7.18 Noise or Air Quality Issues

The Council's Environmental Protection Unit have reviewed the submitted details and recommended the attachment of planning conditions to protect the amenity of future occupants. Subject to the attachment of such conditions no concerns are raised from a noise perspective.

7.19 Comments on Public Consultations

45 neighbouring occupiers and properties were consulted on the application on 09/01/17 and site notices were posted around the site. 10 letters of objection to the scheme have been received. The reasons for objection can be summarised as:

- Detrimental impact on the local highway
- Detrimental impact on highway safety
- New development is out of character/unattractive
- Loss of historic building
- This was the developers intention all along
- The area is already over populated
- If there's going to be more housing then the borough needs better amenities and services
- Local residents were told that the original structure of the public house would be refurbished as this is in a conservation area
- Developer should have budgeted for the retention of the building
- If they have damaged the building, they should be instructed to rectify it.

Issues such as highway safety, parking, impact on the character of the Conservation Area, loss of the existing building and density levels are covered within the relevant sections of this report. Comments on the already approved scheme are not material to the current application.

One letter of support for the application has been received stating support that the design of the frontage has similar features to the original public house. This is noted.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) 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 saved UDP policies are supported by more specific supplementary planning guidance.

The following contributions/planning obligations were agreed as part of the previous planning consent on the site (application reference 11981/APP/2013/3307) to mitigate the impacts of the development:

- i) Transport: All on site and off site highways works as a result of this proposal, including improvements to the site access and footway reinstatement along the site frontage to connect the site with Thorney Mill Road to provide safe walking route to allow access to public transport.
- (ii) Health: The applicant provides a financial contribution of £8,038.46 towards health care in the area
- (iii) Libraries: The applicant provides a financial contribution of of £853.30 towards library provision in the area
- (iv) Construction Training: Either a construction training scheme delivered during the construction phase of the development or a financial contribution of £5,375
- (v) 100% Affordable Housing

(vi) Education: The applicant provides a financial contribution towards school places in the area commensurate with the estimated child yield of the development amounting to £52,409

(vii) A wild flower meadow to be established and retained, involving the removal of existing earth bunds

(viii) Air Quality Monitoring: in line with the SPD a contribution towards Air Quality Monitoring is sought in the sum of £12,500

(ix) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution to enable the management and monitoring of the resulting agreement.

The applicant agreed to these Heads of Terms, which were secured by way of a S106 Agreement. The Council's S106 Officer has confirmed that the majority of these obligations, including all of the required financial contribution obligations and details of the wildflower meadow, have now been discharged.

Given that the proposed scheme will not create any additional dwellings over and above the proposals approved under application reference 11981/APP/2013/3307 it is considered that no further Planning Obligations are required and that the current application is in compliance with Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) subject to a Deed of Variation of the original S106 Agreement in order to link the current application with application reference 11981/APP/2013/3307 and to secure the affordable housing provision.

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

Contamination

The Council's Environmental Protection Unit have requested the attachment of a condition to ensure that the any unacceptable contamination discovered during the demolition of the existing building is removed to ensure the safety of future occupiers. This condition is recommended to be attached to the grant of any planning consent.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal.

Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

None

10. CONCLUSION

Planning permission is sought for the demolition of an existing former public house building and construction of a new building to form 2 residential units. The building sits within a wider development site that benefits from planning consent for the retention and conversion of the former public house and the construction of 14 residential units plus associated car parking, landscaping, amenity space and other associated works. The 14 residential units have been completed and the extensions and outbuildings relating to the former public house have been demolished. The applicant has commissioned structural and masonry reports which conclude that the former public house is unable to be retained and have thus submitted the current application to demolish the building and construct a new building that matches the design and architectural style of the former public house.

Whilst not locally listed, it is considered that the existing building contributes towards the character of the West Drayton Green Conservation Area. The Council as Local Planning

Authority would normally oppose the loss of such buildings unless there are other relevant and material planning considerations. In this instance evidence has been provided that the former public house is structurally unsound and the scheme proposes an architecturally matching building to that which would be removed. In addition the 14no. residential units that have already been constructed are affordable housing units, as are the two proposed units within the replacement building, and the continued semi-derelict state of the public house is preventing the full occupation of these properties.

Therefore, given the mitigating factors set out within this report it is considered that, on balance, the replacement of the existing structure with an architecturally matching building is deemed acceptable and the application is recommended for approval.

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (November 2012)

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

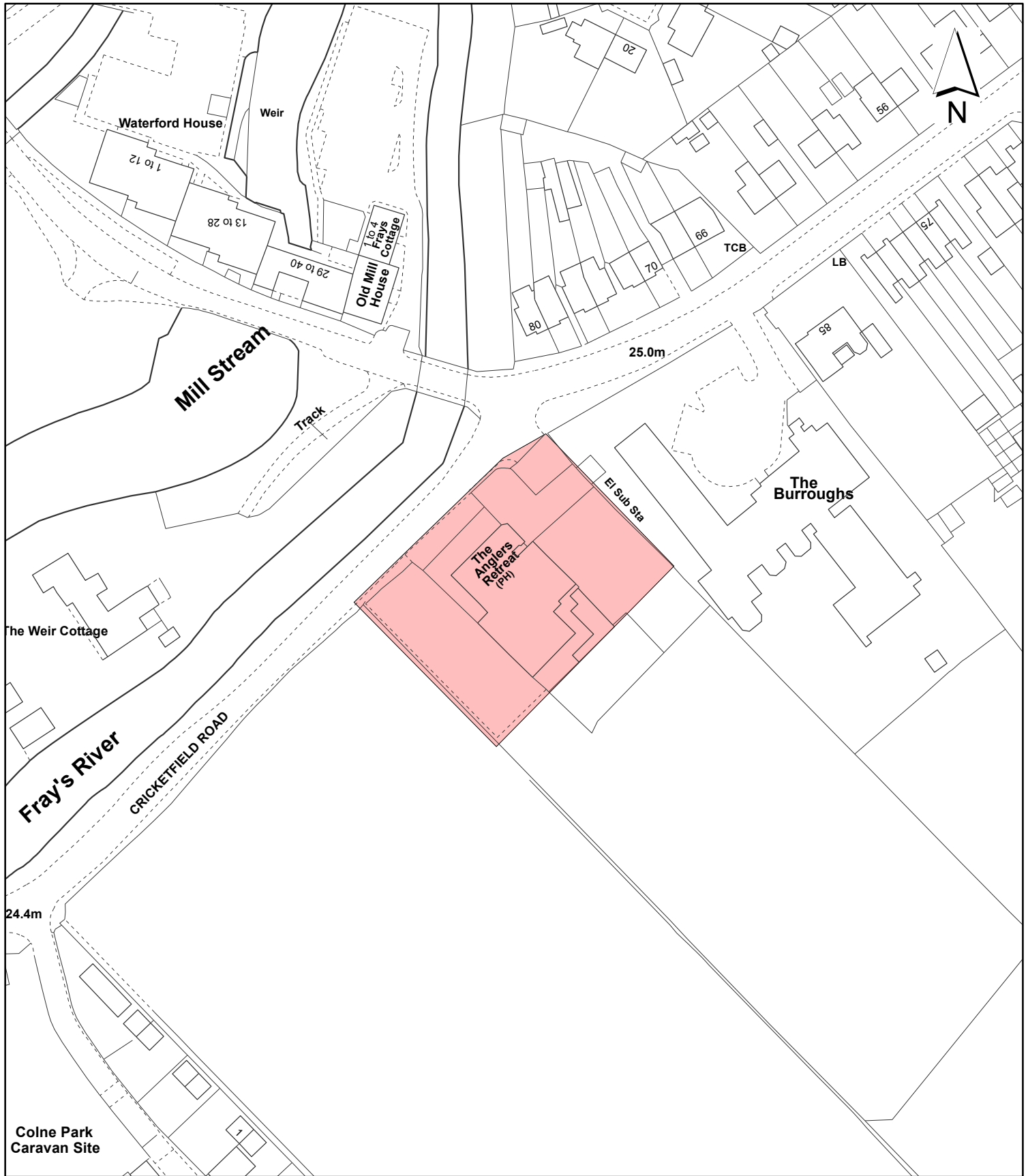
London Plan 2016

National Planning Policy Framework (NPPF)

Hillingdon Supplementary Planning Document: Accessible Hillingdon (January 2010)

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Former Angler's Retreat PH

Planning Application Ref:

11981/APP/2016/4626

Planning Committee:

Major Page 159

Scale:

1:1,250

Date:

June 2017

LONDON BOROUGH OF HILLINGDON

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address MINIATURE RAILWAY, RUISLIP LIDO RESERVOIR ROAD RUISLIP

Development: Demolition of existing Ruislip Railway Society workshop and provision of replacement workshop building, landscaping and associated works

LBH Ref Nos: 1117/APP/2017/2188

Drawing Nos: Flood Risk Maps
2017/D/218/P/01 Site Location Plan
2017/D218/P/02 Existing Site Plan
2017/D128/P/03 Topographical Survey
2017/D218/P/04 Plan, Elevations and Details
Flood Risk Review and Considerations
P10382-002-GA-100 Rev 00 Proposed Site Plan
E/A1 Survey
Planning Proposals Report
Flood Risk Assessment - Addendum Note 2

Date Plans Received: 02/06/2017 **Date(s) of Amendment(s):** 02/06/2017

Date Application Valid: 02/06/2017

1. SUMMARY

Planning permission is sought for the demolition of the existing Ruislip Railway Society workshop located on the south-eastern side of the reservoir and the provision of a replacement workshop building, landscaping and associated works.

The overall size and design of the proposed replacement workshop building is considered to be acceptable; the building would be appropriate development within the Green Belt and it would be in keeping with the character and appearance of surrounding buildings and the wider Ruislip Lido. The increase in the footprint of the replacement building would be offset by flood mitigation measures elsewhere in the Lido.

The proposal is therefore considered to comply with Policies BE13, BE19, OE7, OE8 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (NPPF).

The application is therefore recommended for approval.

2. RECOMMENDATION

Delegated authority be given to the Head of Planning and Enforcement to approve subject to:

i) no representations raising material planning issues not previously considered being received during the 21 day notification period.

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

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

2017/D/218/P/01 Site Location Plan
2017/D218/P/02 Existing Site Plan
2017/D128/P/03 Topographical Survey
2017/D218/P/04 Plan, Elevations and Details
P10382-002-GA-100 Rev 00 Proposed Site Plan
E/A1 Survey

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM8 Tree Protection

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

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

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

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

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

REASON

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

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
 - 2.c External Lighting
 - 2.d Other structures
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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

REASON

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

5 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work -

Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

6 NONSC Flood Risk Assessment

Unless otherwise agreed in writing by the Local Planning Authority, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

- i) Limiting the surface water run-off generated by ensuring all external access routes to be made permeable.
- ii) The 5m³ flood plain compensation to be provided at the location indicated on the flood risk maps.

REASON

To minimise the impact of flooding on the proposed development and future occupants and to minimise the impact of the proposed development on the surrounding area

- i) by ensuring the satisfactory storage of/disposal of surface water from the site.
- ii) by ensuring that compensatory storage of flood water is provided, in accordance with Policy 5.13 of the London Plan (March 2016) and to ensure the development does not increase the risk of flooding in compliance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012), Policy 5.12 of the London Plan (March 2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

7 NONSC Phase 1 Habitat Survey

Prior to commencement of development a Phase 1 Habitat Survey and any other surveys deemed necessary by the Principal Environmental Officer shall be agreed in writing with the Local Planning Authority.

REASON

To protect and enhance wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.19.

INFORMATIVES

1 I15 Control of Environmental Nuisance from Construction Work

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

- A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between

the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

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

2

An arboricultural consultant should be employed to supervise and monitor tree protection and any necessary tree works.

3. CONSIDERATIONS

3.1 Site and Locality

Ruislip Lido comprises a large man-made reservoir surrounded by semi-natural woodland, scrub and grassland habitat. It is managed as a recreational and educational facility for the community, with visitor attractions including a miniature (narrow gauge) railway, a cafe, a pub and a visitor's centre, plus associated WC facilities. Ruislip Lido is largely surrounded by Ruislip Woods National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI), which it directly borders to the east and south.

The application site itself comprises a workshop belonging to the Ruislip Railway Society, located on the south-eastern side of the reservoir, with Ruislip Woods to the east. The site falls just outside Flood Zone 2.

The site falls within the Green Belt as designated in the Hillingdon Local Plan: Part One - Strategic Policies, as does the entire Ruislip Lido recreational area.

3.2 Proposed Scheme

Planning permission is sought for the demolition of the existing Ruislip Railway Society workshop and the provision of a replacement workshop building, landscaping and associated works.

The existing workshop has a 135sq.m footprint (26m deep and 4m wide) and a height of 3.13m.

The proposed workshop would have a 170sq.m footprint; the building would be 28.05m deep and 5m wide with a 10m deep section extending 3m out from the building. The workshop would be 3.4m at the highest point of the roof.

3.3 Relevant Planning History

Comment on Relevant Planning History

Ruislip Lido has an extensive planning history and there is no planning history directly relevant to the current proposal.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

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

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

OE7 Development in areas likely to flooding - requirement for flood protection measures

OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

OL4 Green Belt - replacement or extension of buildings

LPP 7.4 (2016) Local character

LPP 7.16 (2016) Green Belt

NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th July 2017**

5.2 Site Notice Expiry Date:- **17th July 2017**

6. Consultations

External Consultees

Two site notices, with an expiry date of 17th July 2017, were displayed on site. No responses have been received at the time of this report. Any comments received during the public consultation shall be included on the Planning Committee Addendum.

Internal Consultees

Floodwater Management Officer:

The site lies on the edge of floodplain. However as a minor development government asks Local Authorities to apply the Flood Risk Assessment (FRA) standing advice.

Ruislip Lido Improvement Programme Flood Risk Assessment - Addendum Note 2 Railway Workshop dated April 17 has been undertaken in accordance with that guidance. This identifies a

small implication as a result of the extension of the building of 35m², part of which is within the floodplain.

The location of the building has been considered, however due to the constraints of ancient woodland and the need for it to be located along the existing railway, the location could not be altered.

The small part of the extension which falls within the floodplain is proposed to be mitigated for as shown on the annotated flood risk maps, submitted again separately to the FRA.

The finished floor levels are 750mm above the 1 in 100 year plus climate change flood level, and 120mm above the existing finished flood level and an appropriate flood evacuation route has been provided in routes 1 or 2.

The following conditions are therefore applied:

Unless otherwise agreed in writing by the Local Planning Authority, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

i) Limiting the surface water run-off generated by ensuring all external access routes to be made permeable.

ii) The 5m³ flood plain compensation to be provided at the location indicated on the flood risk maps.

REASON

To minimise the impact of flooding on the proposed development and future occupants and to minimise the impact of the proposed development on the surrounding area.

i) by ensuring the satisfactory storage of/disposal of surface water from the site.

ii) by ensuring that compensatory storage of flood water is provided.

To comply with Policy 5.13 of the London Plan (March 2016) and to ensure the development does not increase the risk of flooding in compliance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012), Policy DME1 9 Management of Flood Risk in emerging Hillingdon Local Plan Part 2 - Development Management Policies, Policy 5.12 of the London Plan (March 2016), the National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

Trees/Landscape Officer:

This site is occupied by a workshop for the Ruislip Lido Railway Station, situated on the south-east shore of the Lido. The workshop is close to the railway station and other leisure facilities. The site lies within the Green Belt a designation which restricts inappropriate development. Immediately to the east of the site lies Park Wood, a National Nature Reserve and on the west boundary of the site there are some woodland edge species.

A Landscape Planning report by Gillespies has been submitted in support of the scheme. Appendix One provides the Arboricultural Survey Data Sheets of tree report by TEP (unfortunately the whole report with accompanying plans has not been included). At 2.14 of the report, an assessment of the affected trees is made which centres on T17, part of G4 and G5. According to the plans approximately 12No. trees will be removed to facilitate the development with some tree pruning/scrub removal also required. The report confirms that no mature oak / ash or 'A' grade trees will be affected by the development. The development proposal also makes provision for the retention of selected edge species replacement tree planting to be implemented to the east of the

service path, using semi-mature (20-25cm girth) trees. The tree survey concludes that a method statement for demolition/construction and tree protection should be provided by the contractor - and the work on site supervised and monitored by an arboricultural consultant.

No objection subject to conditions COM8 - Tree Protection (with clause added to ensure that an arboricultural consultant is employed to supervise and monitor tree protection and any necessary tree work and site meeting/notes report back to the LPA), COM9 - Landscaping (parts 1,2,4,5 and 6) and COM10 - Trees to be retained.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within Green Belt Land and so there are implications in terms of Green Belt policy.

The essential characteristics of Green Belts are their openness and permanence. Paragraph 87 of the National Planning Policy Framework (NPPF) advises that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Paragraph 88 advises that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'. At paragraph 89, the NPPF goes on to advise that the replacement of a building is acceptable development within the Green Belt, provided the new building is in the same use and not materially larger than the one it replaces.

Policy 7.16 of the London Plan (March 2016), Policy PT1.EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) endorse national planning framework and assess new buildings in the Green Belt.

The current proposal is for a marginally larger building (an increase of 35sq.m) and it does not seek to change the existing function of the site. The proposal therefore meets the criteria set out in Paragraph 89 of the NPPF and, as such, it represents appropriate development within the Green Belt. In this instance 'very special circumstances' do not need to be demonstrated.

As such, the scheme is considered to be in accordance with the National Planning Policy Framework, Policy 7.16 of the London Plan (March 2016) and Policy PT1.EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The visual impact of the proposed replacement workshop building on the Green Belt has been discussed in Section 7.05 of this report.

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 application site is located within the Green Belt. Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting,

materials and design.

The proposed replacement building would be in keeping with the character and appearance of the existing railway buildings along with other nearby Lido buildings, and the overall visual impact in this location is considered to be limited. It is therefore considered that the proposed development would not have any significant detrimental impact on the visual amenities of the Green Belt, thereby complying with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The existing workshop would be removed and replaced with a slightly larger building; the size and height of the replacement building is considered to be acceptable and would not appear as a dominant feature within the immediate area. The building would have dark timber cladding similar to the existing railway buildings and other nearby Lido buildings, and so would be in keeping with the character and appearance of the surrounding area.

The proposed replacement building is therefore considered to comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

There are no residential properties located near to the application site.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposal would replace an existing workshop used by the Ruislip Railway Society and would not impact on existing traffic arrangements for Ruislip Lido.

7.11 Urban design, access and security

Urban design:
See Section 7.07 of this report.

Access and security:

The proposed replacement workshop would not impact on existing access and security arrangements on the site.

7.12 Disabled access

Level access would be provided to the building and an access ramp would be created to accommodate changes in levels.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises that new development should retain topographical and landscape features of merit and that new planting and landscaping within development proposals should be provided wherever it is appropriate.

The proposed scheme would involve the removal of 12 trees in order to facilitate the

development along with some tree pruning/scrub removal. The Landscape Planning report submitted as part of the application confirms that no mature oak/ash or 'A' grade trees will be affected by the development. The scheme would also involve the planting of replacement semi-mature (20-25cm girth) trees to the east of the service path.

The Council's Trees/Landscape Officer has assessed the application and has no objection to the proposed development subject to conditions in regards to tree protection, tree retention and further details of the landscaping. It is therefore considered that the proposal would comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Ecology:

Ruislip Lido is largely surrounded by Ruislip Woods National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI). In order to ensure that the proposed replacement building does not have an adverse impact on the local ecology a condition requiring the submission of a Phase 1 Habitat Survey and any other surveys deemed necessary by the Principal Environmental Officer prior to commencement of the proposed development shall be added to any consent granted.

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

Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

The replacement building would have a larger footprint than the existing building, part of which falls within the floodplain. The Council's Floodwater Management Officer has assessed the application and considers that the impact of the building on the floodplain can be offset by flood mitigation measures elsewhere in the Lido. In addition the floor level of the replacement building would be above the existing finished flood level and above the 1 in 100 year plus climate change flood level, whilst an appropriate flood evacuation route would be provided.

It is therefore considered that the proposed replacement workshop building would not have a detrimental impact on flooding within the immediate area and the wider Ruislip Lido area, and so complies with Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No responses have been received at the time of this report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for the demolition of the existing Ruislip Railway Society workshop located on the south-eastern side of the reservoir and the provision of a replacement workshop building, landscaping and associated works.

The overall size and design of the proposed replacement workshop building is considered to be acceptable; the building would be appropriate development within the Green Belt and it would be in keeping with the character and appearance of surrounding buildings and the wider Ruislip Lido. The increase in the footprint of the replacement building would be offset by flood mitigation measures elsewhere in the Lido.

The proposal is therefore considered to comply with Policies BE13, BE19, OE7, OE8 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (NPPF).

The application is therefore recommended for approval.

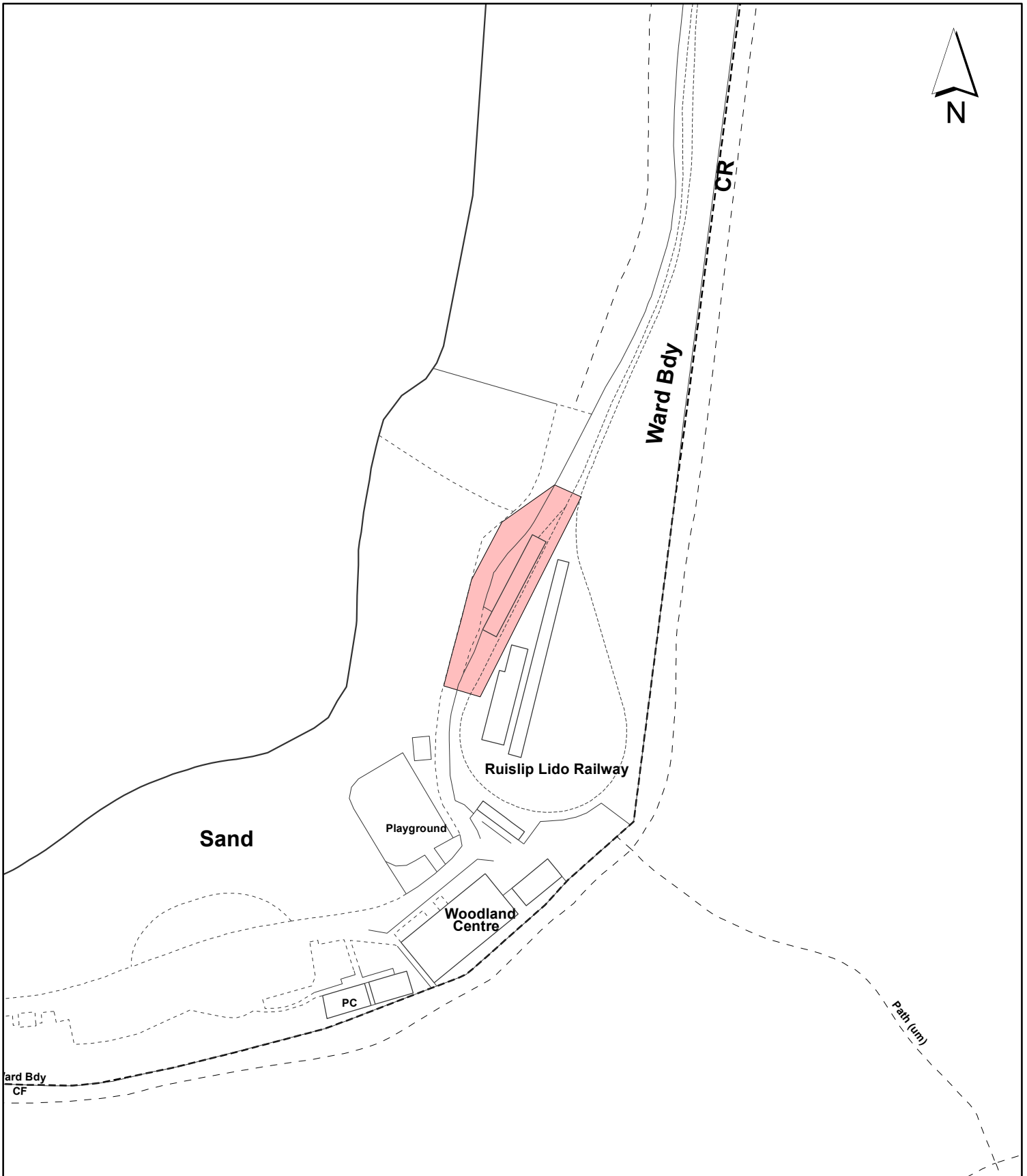
11. Reference Documents

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

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

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Miniature Railway,
 Ruislip Lido**

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

Planning Application Ref:

1117/APP/2017/2188

Scale:

1:1,250

Planning Committee:

Major Page 173

Date:

July 2017



HILLINGDON
 LONDON

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Plans for Major Applications Planning Committee

Thursday 13th July
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 175

Report of the Head of Planning, Sport and Green Spaces

Address FORMER GARAGE SITE R/O 6-16 NELSON ROAD HILLINGDON

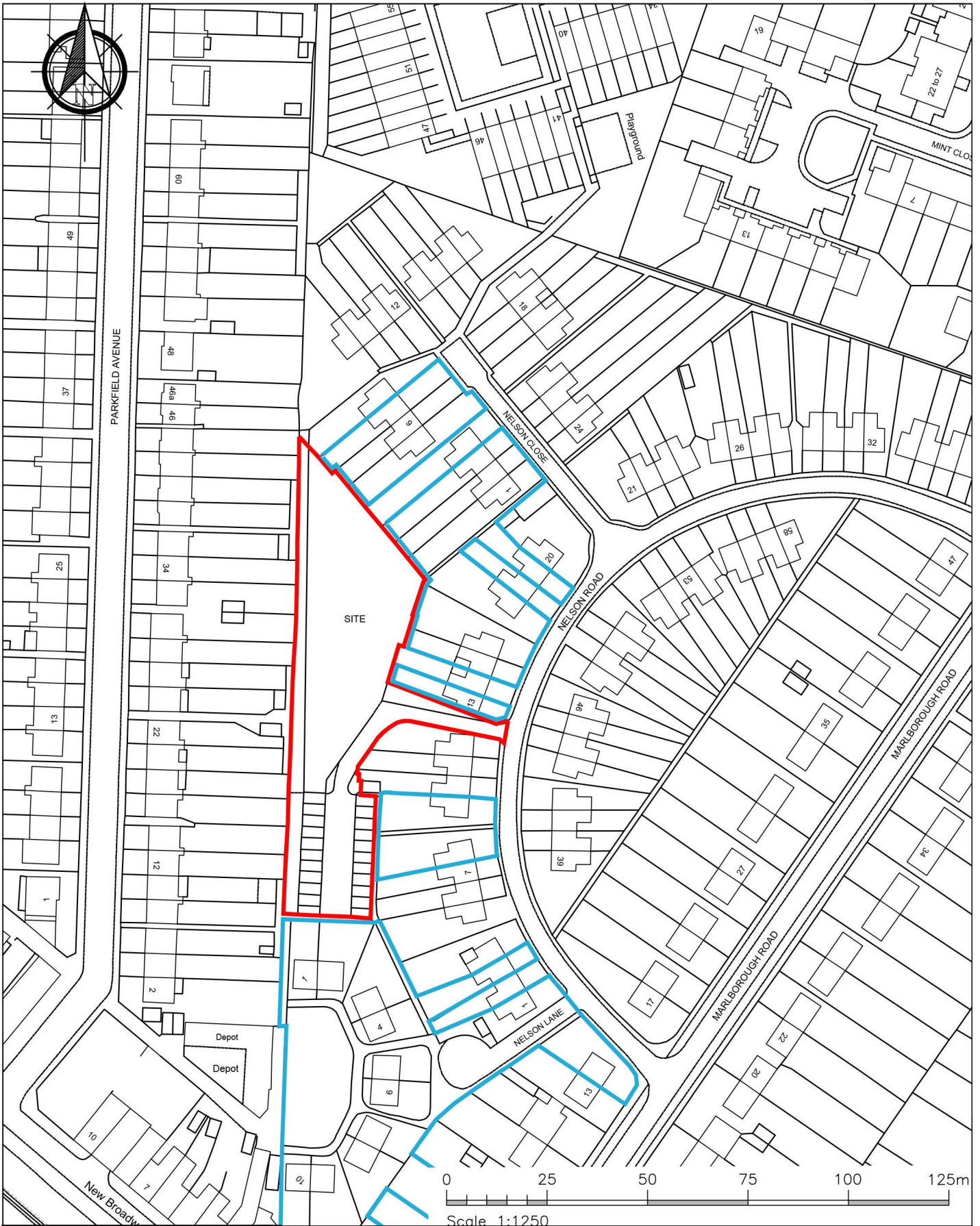
Development: Proposed demolition of the existing garage blocks and erection of 6 houses with rear dormers, parking spaces, all associated external works and changes to the front and rear gardens of 13 Nelson Road to widen the existing access.

LBH Ref Nos: 72704/APP/2017/1068

Date Plans Received: 23/03/2017

Date(s) of Amendment(s): 23/03/2017

Date Application Valid: 24/03/2017



NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

Rev	Revision notes	Initials	Date
-	-	-	-
Project FORMER GARAGES SITE AT REAR OF 6-16 NELSON ROAD, UXBRIDGE, UB10 0PU		Scale 1:1250 @ A4	Drawn by SAM
Description SITE LOCATION PLAN		Date 16/03/17	Checked by SV
		Drawing No. 2016/D176/P/01	Rev.



HILLINGDON
LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
 2E/10, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW

Tel: 01895 250 111
 Fax: 01895 277 224

NOTES
 This Consultant's work, or dimensions or any other information shown on this drawing, shall be reported to the Contract Administrator before proceeding.
 DO NOT SCALE FROM THIS DRAWING



Site Area = 2631.7m²
 = 0.26317Ha

PARKFIELD AVENUE

Scale 1:500

RESIDENTS SERVICES, CAPITAL PROGRAMME 2E/10, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW Tel: 01895 250 111 Fax: 01895 277 224	
PROJECT: FORMER GARAGES SITE AT REAR OF 6 TO 16 NELSON ROAD UXBRIDGE, UB10 0PU	DESCRIPTION: EXISTING SITE PLAN
SCALE: 1:500 @ A3	DRAWN BY: SAM
DRAWING NO: 2016/D176/P/02	CHECKED BY: SV DATE: 17/03/17
REV:	REV:

NOTES:
 The Contractor must verify all dimensions at the site before starting out.
 Dimensions to the centre of any road or driveway unless otherwise stated.
 All dimensions are to be confirmed at the time of construction.
 DO NOT SCALE FROM THIS DRAWING

0 1 2 3 4 5 10m
 1:200

Rev	Revision notes	Issue	Date

HILLINGDON
LONDON

RESIDENTS SERVICES - CAPITAL PROGRAMME
 2E/14, CIVIC CENTRE, UXBIDGE, MIDDLESEX, UB8 3JW
 Tel: 01895 250 111
 Fax: 01895 277 224

PROJECT:
 FORMER GARAGES SITE AT REAR OF NELSON ROAD, UXBRIDGE, HILLINGDON, UB10 0PU

DESCRIPTION:
 PROPOSED ACCESS ROAD & GATES FOR NELSON ROAD DEVELOPMENT

SCALE:
 1:200@A3

DESIGNED BY:
 SAM

CHECKED BY:
 SV

DATE:
 17/03/17

DRAWING NO.:
 2016/D/176/P/14


REV:



NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any final drawings. An appropriate trust certificate must be obtained before proceeding.
DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Issued	Date



HILLINGDON
LONDON

RESIDENTS SERVICES: CAPITAL PROGRAMME
2E/10, CIVIC CENTRE, UDDLESEX, U8B 1UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT:
FORMER GARAGES SITE AT REAR OF
NELSON ROAD,
LYXBRIDGE, UB10 0PU

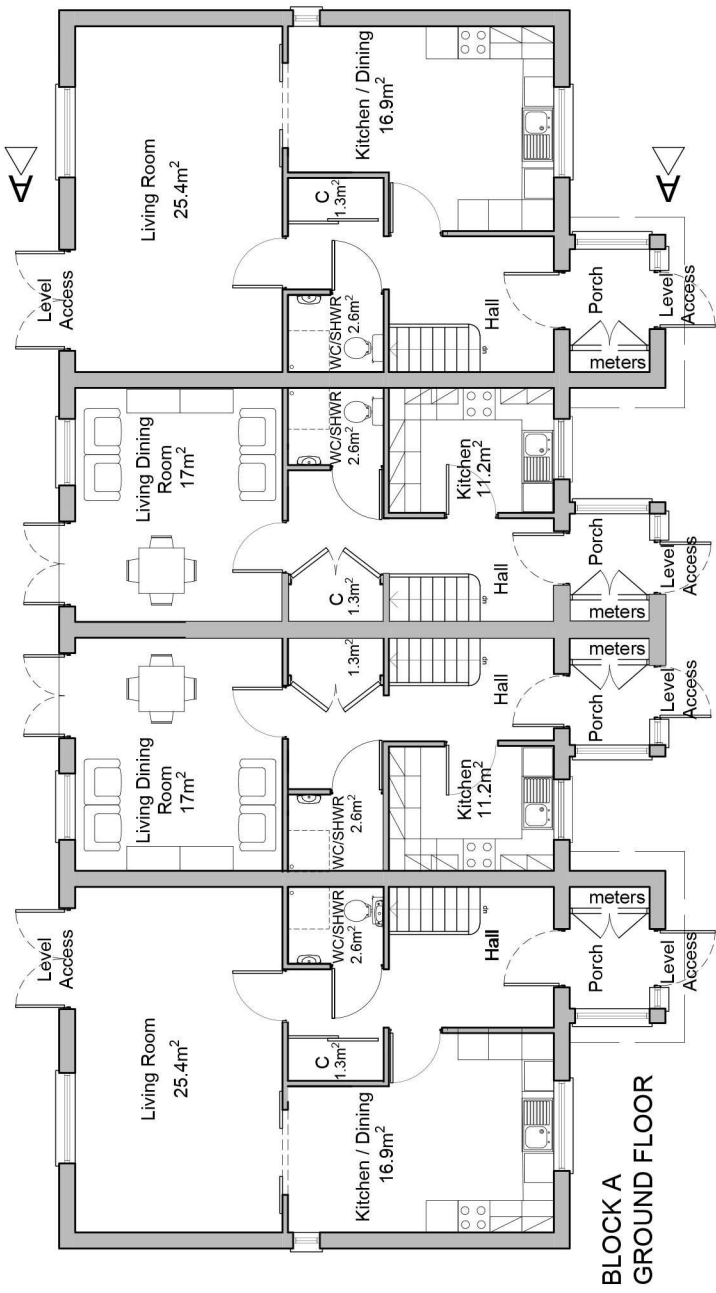
DESCRIPTION:
BLOCK A
GROUND AND FIRST FLOOR PLANS

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	SAI	SA	17/03/17

DRAWING NO:
2016/D176/P/04

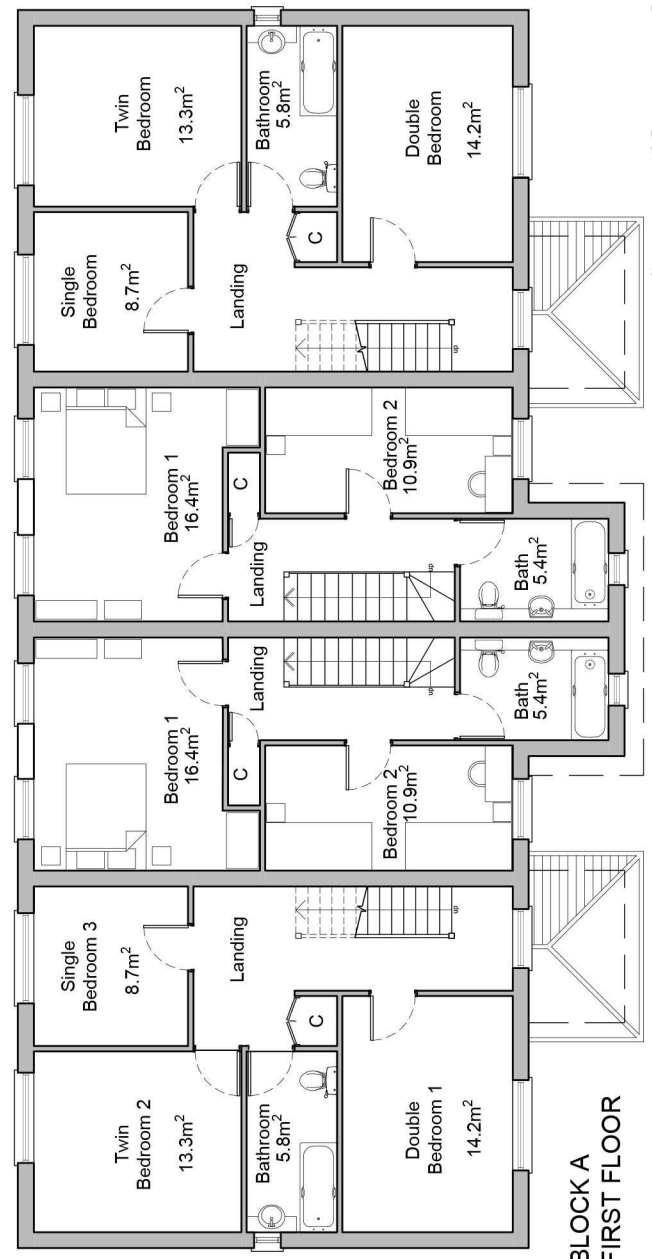
REV:

GIA GROUND FLOOR 62.6m²
HOUSES 1, 4, 5 AND 6
GIA GROUND FLOOR 43.1m²
HOUSES 2, AND 3

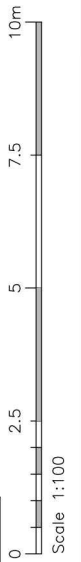


**BLOCK A
GROUND FLOOR**

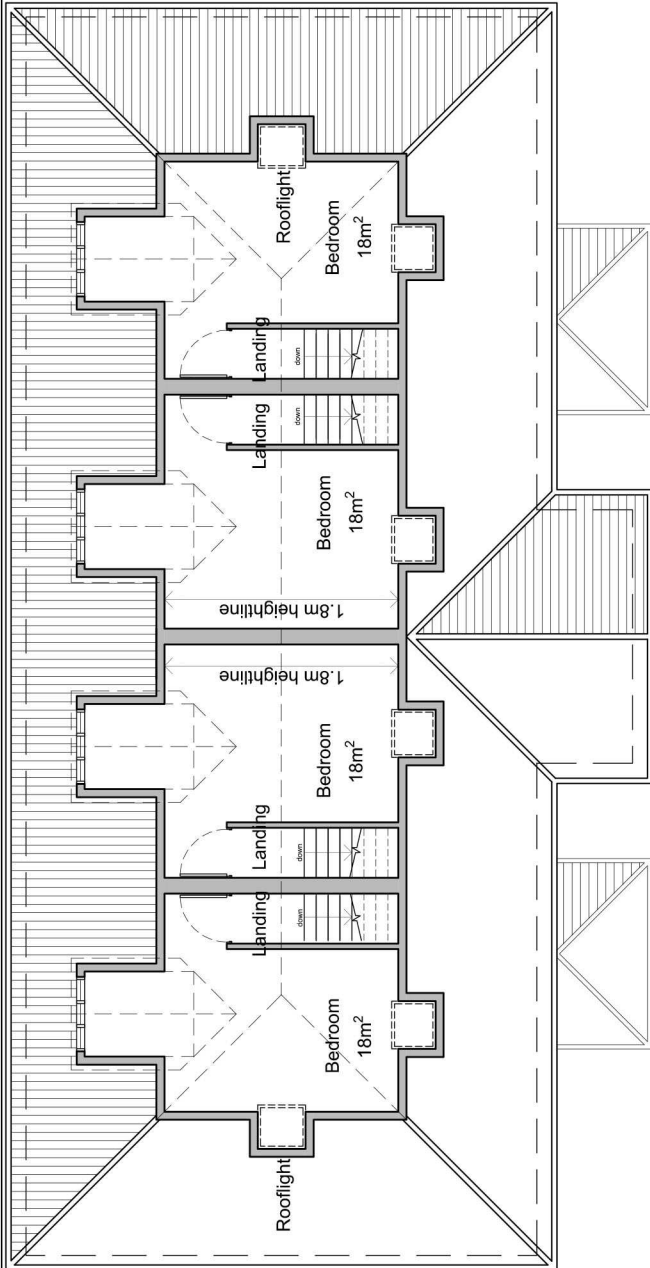
GIA FIRST FLOOR 58.5m²
HOUSES 1, 4, 5 AND 6
GIA FIRST FLOOR 42.9m²
HOUSES 2, AND 3



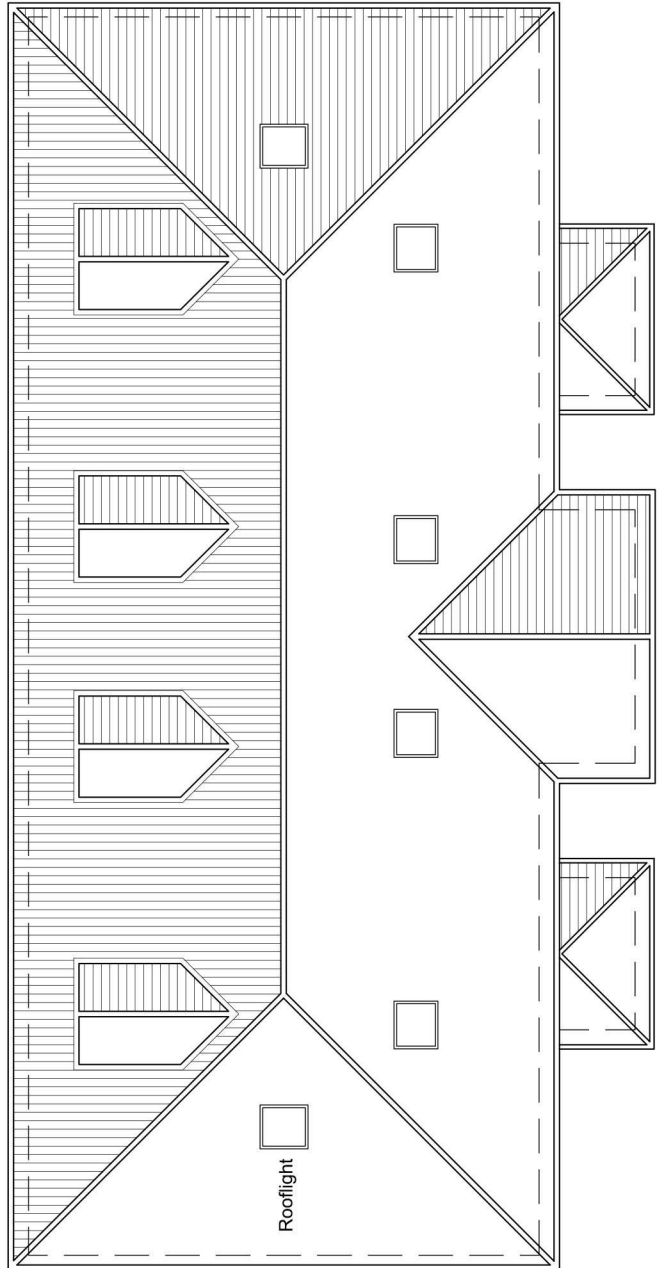
**BLOCK A
FIRST FLOOR**



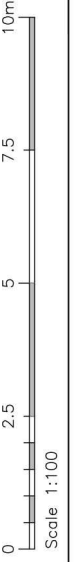
GIA LOFT FLOOR 21.7m²
 HOUSES 1, 4, 5 AND 6
 GIA LOFT FLOOR 22.0m²
 HOUSES 2, AND 3



BLOCK A LOFT PLAN




BLOCK A ROOF PLAN



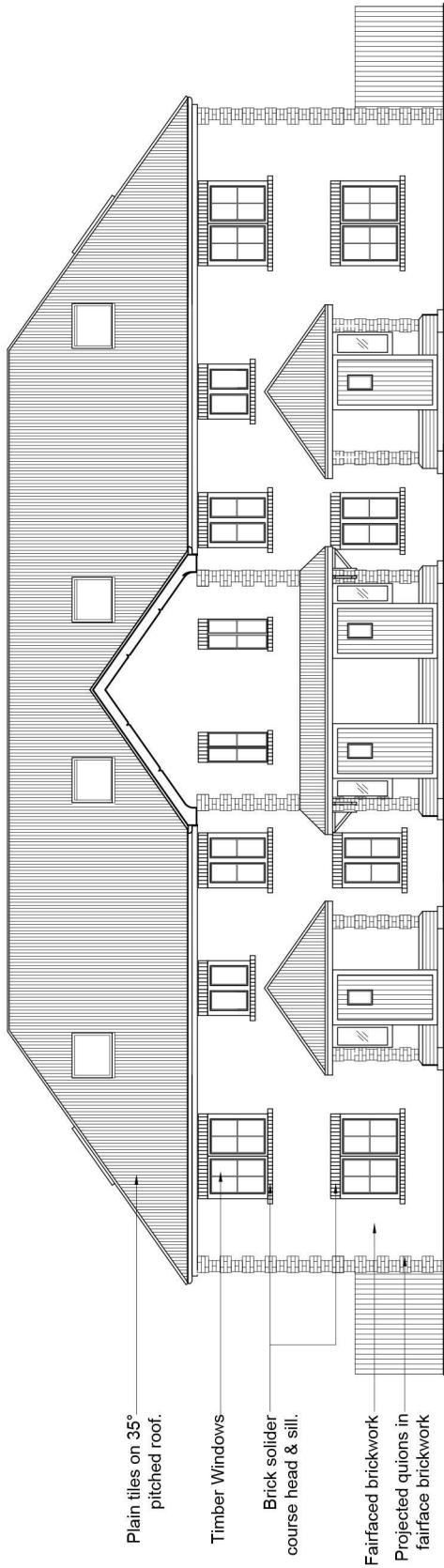
NOTES:
 The Contractor must verify all dimensions at the site before setting out.
 Commencing work, or making any major drawings, any discrepancies must
 be reported immediately to the architect for advice and approval.
 DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Printed	Date
-	-	-	-

 HILLINGDON LONDON			
RESIDENTS SERVICES: CAPITAL PROGRAMME 24/10, CIVIC CENTRE, URBAN, URB 10W HILLINGDON, UB8 3PH Tel: 01895 250 114 Fax: 01895 277 224			
PROJECT: FORMER GARAGES SITE AT REAR OF NELSON ROAD, UXBRIDGE, HILLINGDON, UB10 0PU			
DESCRIPTION: BLOCK A - LOFT & ROOF PLANS			
SCALE 1:100@A3	DRAWN BY JDB	CHECKED BY	DATE 17/03/17
DRAWING NO: 2016/D176/P/06		REV:	

NOTES

The Contractor must verify all dimensions of the site before setting out, commencing work, or making any final drawings. Any discrepancies must be reported immediately to the architect for approval before proceeding.
DO NOT SCALE FROM THIS DRAWING



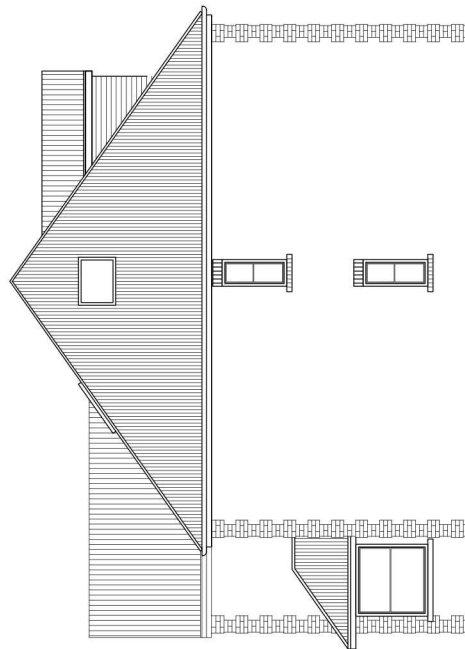
Plain tiles on 35° pitched roof.

Timber Windows

Brick soldier course head & sill.


Fairfaced brickwork
Projected quions in fairface brickwork

BLOCK A - FRONT ELEVATION



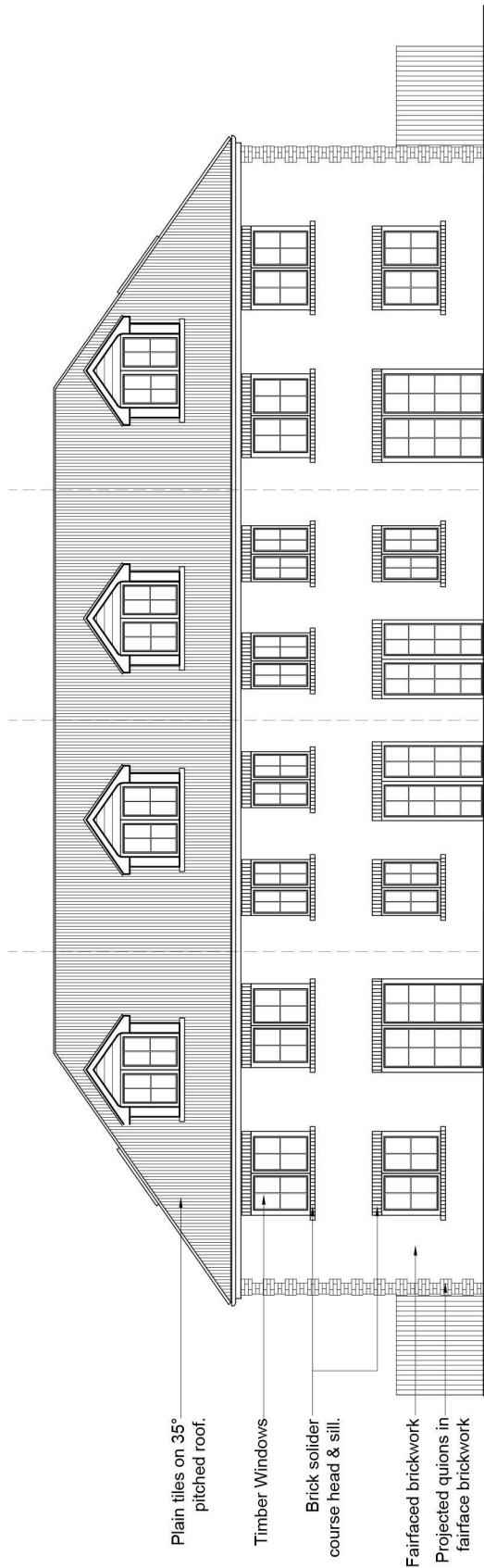
BLOCK A - SIDE ELEVATION (NORTH)

Rev	Revision notes	Issued	Date
-	-	-	-

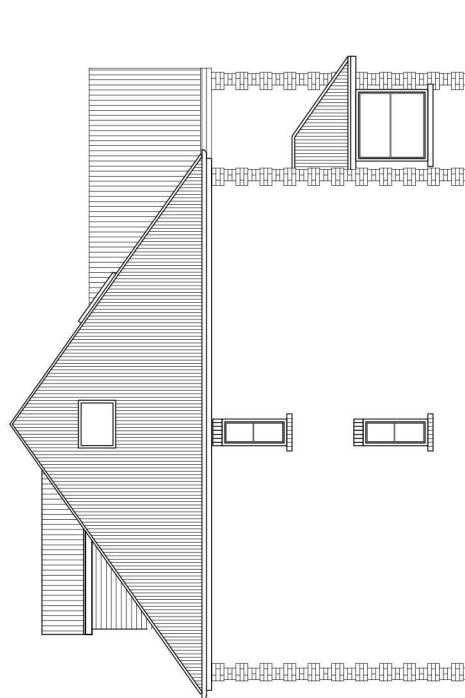
			
RESIDENTS SERVICES: CAPITAL PROGRAMME 24/10, CIVIC CENTRE, URBIS, URBIS 10W Hillingdon, Uxbridge, Middlesex, UB8 3PH Tel: 01895 250 111 Fax: 01895 277 224			
PROJECT: FORMER GARAGES SITE AT REAR OF 6 TO 15 NELSON ROAD HILLINGDON, UB10 0PU			
DESCRIPTION: BLOCK A FRONT AND SIDE ELEVATION 1 of 2			
SCALE 1:100@A3	DRAWN BY J SAM	CHECKED BY J SV	DATE 17/03/17
DRAWING NO: 2016/D176/P/08			REV:

NOTES

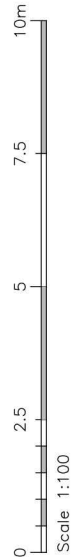
The Contractor must verify all dimensions at the site before setting out, commencing work, or making any final drawings. All photographs must be dated and clearly identified. All drawings must be clearly marked with the drawing title and drawing number. DO NOT SCALE FROM THIS DRAWING




BLOCK A - REAR ELEVATION



BLOCK A - SIDE ELEVATION (SOUTH)



Rev	Revision notes	Issued	Date
-	-	-	-



HILLINGDON
LONDON

RESIDENTS SERVICES: CAPITAL PROGRAMME
 247/10, CIVIC CENTRE, URBIS, URBIS 10W
 Hillingdon, Uxbridge, Middlesex, UB8 3PH
 Tel: 01895 250 111
 Fax: 01895 277 224

PROJECT:
 FORMER GARAGES SITE AT REAR OF
 6 TO 15 NELSON ROAD
 HILLINGDON, UB10 0PU

DESCRIPTION:
 BLOCK A
 REAR AND SIDE ELEVATION 2 of 2

SCALE	DRAWN BY	CHECKED BY	DATE
1:100 @ A3	J SAM	J SV	17/08/17

DRAWING NO:
2016/D176/P/09

REV:

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any final drawings. Any discrepancies must be reported immediately to the architect. Do not proceed with work until the architect has confirmed the dimensions. DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Issued	Date
-	-	-	-



HILLINGDON
LONDON

RESIDENTS SERVICES: CAPITAL PROGRAMME
247/10, CIVIC CENTRE, URBAN PLACE, URB 10W
Tel: 01895 250 111
Fax: 01895 277 224

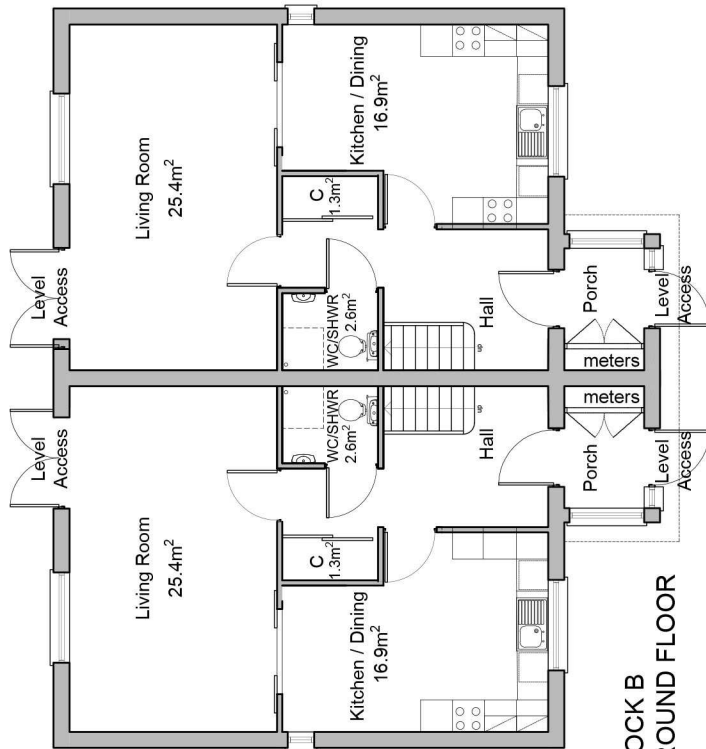
PROJECT:
FORMER GARAGES SITE AT REAR OF
NELSON ROAD,
LYXBRIDGE, UB10 0PU

DESCRIPTION:
BLOCK B
GROUND AND FIRST FLOOR PLANS

SCALE	DRAWN BY	CHECKED BY	DATE
1:100 @ A3	SAW	SV	17/03/17

DRAWING NO:
2016/D176/P/05

GIA GROUND FLOOR 58.5m²
HOUSES 1, 4, 5 AND 6

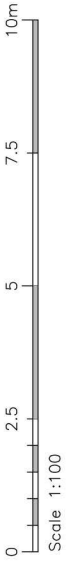


BLOCK B
GROUND FLOOR

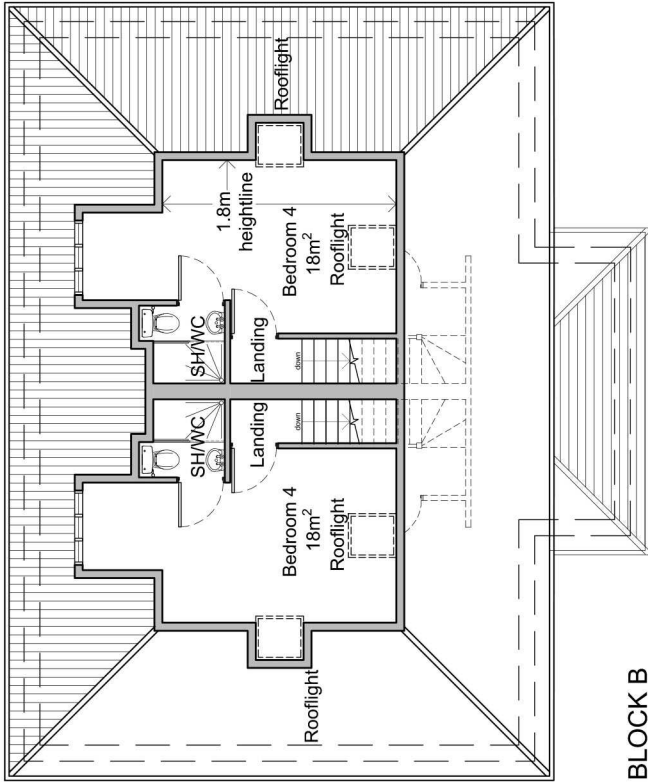
GIA FIRST FLOOR 58.5m²
HOUSES 1, 4, 5 AND 6



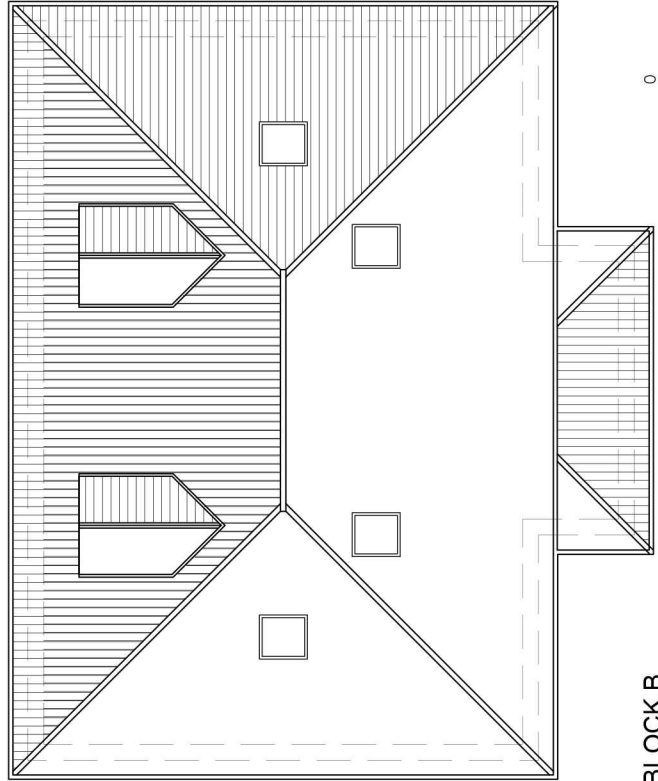
BLOCK B
FIRST FLOOR



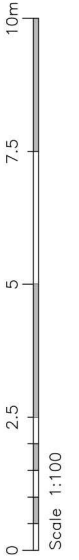
GIA LOFT FLOOR 21.7m²
 HOUSES 1, 4, 5 AND 6
 GIA LOFT FLOOR 22.0m²
 HOUSES 2, AND 3



**BLOCK B
 LOFT PLAN**



**BLOCK B
 ROOF PLAN**



NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any final drawings. Any discrepancies must be reported immediately to the architect. Do not proceed until advised in writing.
 | DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Issued	Date
-	-	-	-

HILLINGDON
LONDON

RESIDENTS SERVICES: CAPITAL PROGRAMME
 24/10, CIVIC CENTRE, URBAN, URB 10W
 TEL: 01895 250 114
 FAX: 01895 277 224

PROJECT
 FORMER GARAGES SITE AT REAR OF
 NELSON ROAD, UXBRIDGE,
 HILLINGDON, UB10 0PU

DESCRIPTION
 BLOCK B AND LOFT AND ROOF PLANS

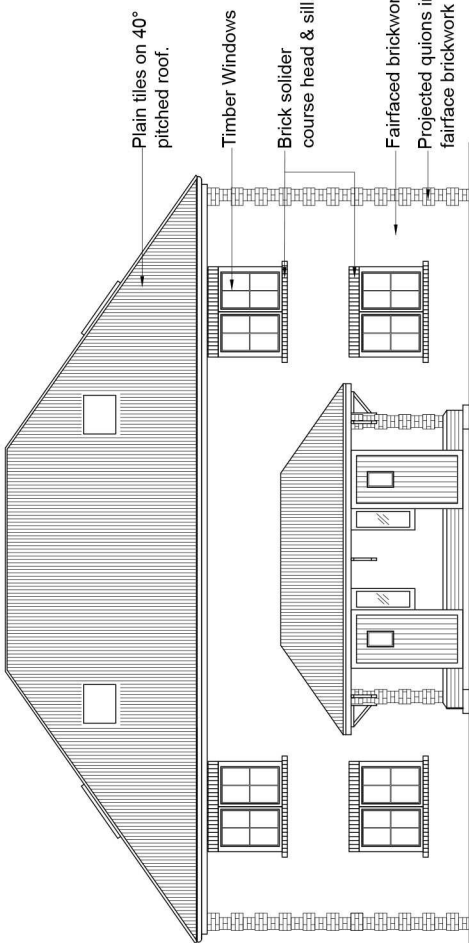
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DRAWING NO: 2016/D176/P/07
 REV:

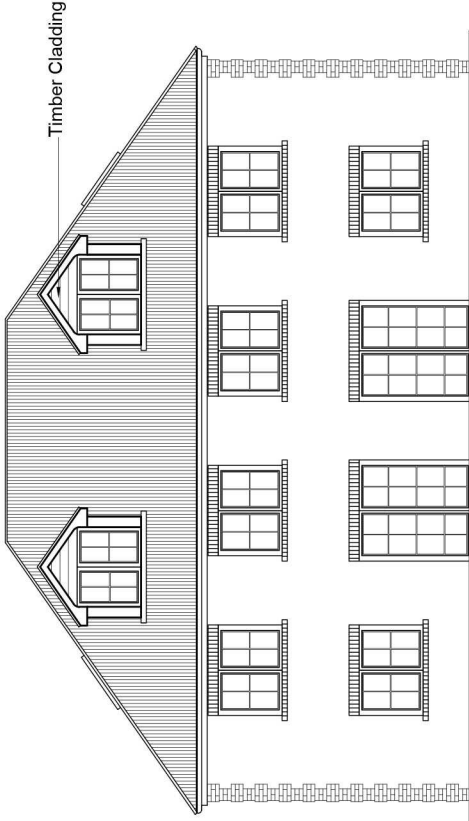
NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any final drawings. Any discrepancies must be reported immediately to the architect for clarification. Do not proceed without approval.

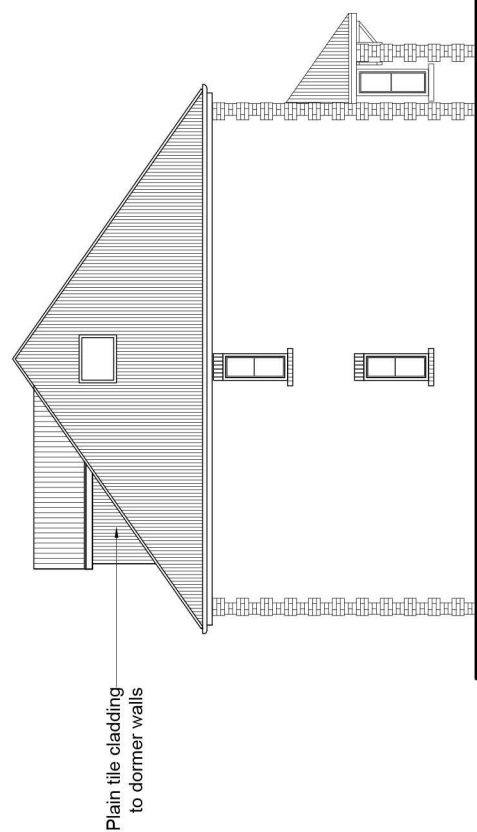
DO NOT SCALE FROM THIS DRAWING



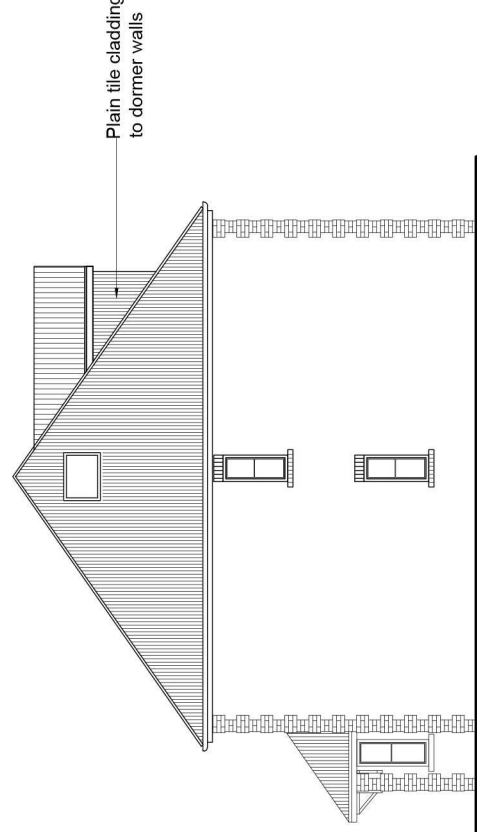
BLOCK B - FRONT ELEVATION



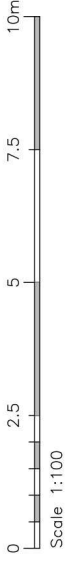
BLOCK B - REAR ELEVATION



BLOCK B - SIDE (WEST) ELEVATION



BLOCK B - SIDE (EAST) ELEVATION



Rev	Revision notes	Issued	Date

HILLINGDON
LONDON

RESIDENTS SERVICES: CAPITAL PROGRAMME
24/10, CIVIC CENTRE, UBBESLEY, URB 10W
TEL: 01895 250 111
FAX: 01895 277 224

PROJECT
FORMER GARAGES SITE AT REAR OF
6 TO 15 NELSON ROAD
HILLINGDON, UB10 0PU

DESCRIPTION
BLOCK B
FRONT, REAR AND SIDE ELEVATIONS


SCALE	DRAWN BY	CHECKED BY	DATE
1:100@A3	J SAM	J SV	17-03-17

DRAWING NO: 2016/D176/P/10
REV:

NOTES

The Contractor must verify all dimensions at the site before setting out. Commencing work, or making any photo drawings, or any other drawings must be completed before any work commences. All drawings must be approved by the client before proceeding.
DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Issued	Date
-	-	-	-



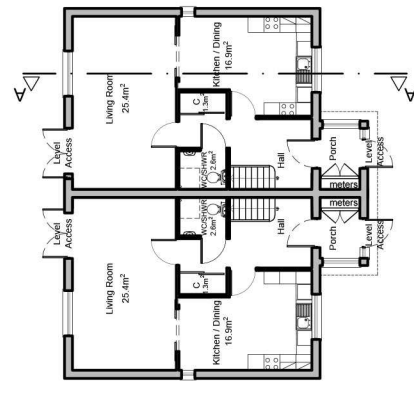
HILLINGDON
LONDON

RESIDENTS SERVICES - CAPITAL PROGRAMME
22/10, CHANCERY CENTRE, UXBOROUGH, UBX 11W
Tel: 01895 250 111
Fax: 01895 277 224

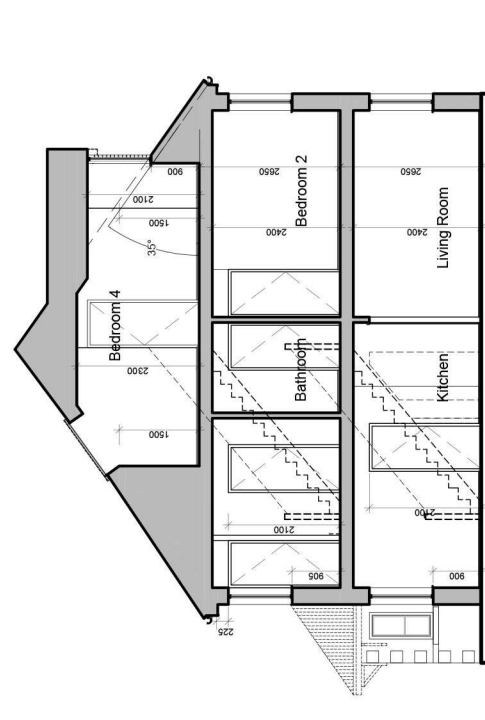
PROJECT
FORMER GARAGES SITE AT REAR OF
NELSON ROAD, UXBRIDGE,
HILLINGDON, UB10 0PU

DESCRIPTION
TYPICAL SECTION

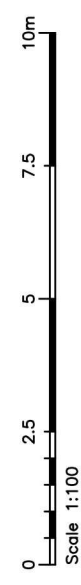
DESIGNED BY	DATE
AS SHOWN @ A3	17/03/17
CHECKED BY	REV.
SAM	1
PROJECT NO.	
2016/D176/P/11	



GROUND FLOOR PLAN
Scale 1:200



TYPICAL SECTION A-A
Scale 1:100



NOTES
 The Contractor must verify all dimensions at the site before setting out.
 Commencing work or making any change to the site without the written consent of the Surveyor is prohibited.
 DO NOT SCALE FROM THIS DRAWING



HILLINGDON
 SURVEY & PLANNING
 RESIDENT SERVICES
 CIVIC CENTRE 49/50A HIGH STREET, UPPERSIDE, LBN1 1UW
 Tel No. 01885 200111 Fax No. 01885 256078

NOTE
 This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services. Branch spread in metres is taken at the four cardinal points to deliver an accurate representation of the crown.
 Root Protection Areas (RPA) are derived from stem diameter measured at 1.5m above adjacent ground level (taken on sloping ground on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees.

Site : Nelson Road
 Drawing Title : Arboricultural Impact Assessment March 2017
 Key: DWG 2016/D176/P/12

Category A	High Quality	Category	Crown Spread
Category B	Moderate Quality	Tree Number	Tree Species
Category C	Low Quality	Root Protection Area	Category
Category R	Poor Quality		





NOTES
 The Contractor must verify all dimensions at the site before starting work. Commencing work or making any change to the drawings without the written consent of the Designer is prohibited.
 DO NOT SCALE FROM THIS DRAWING

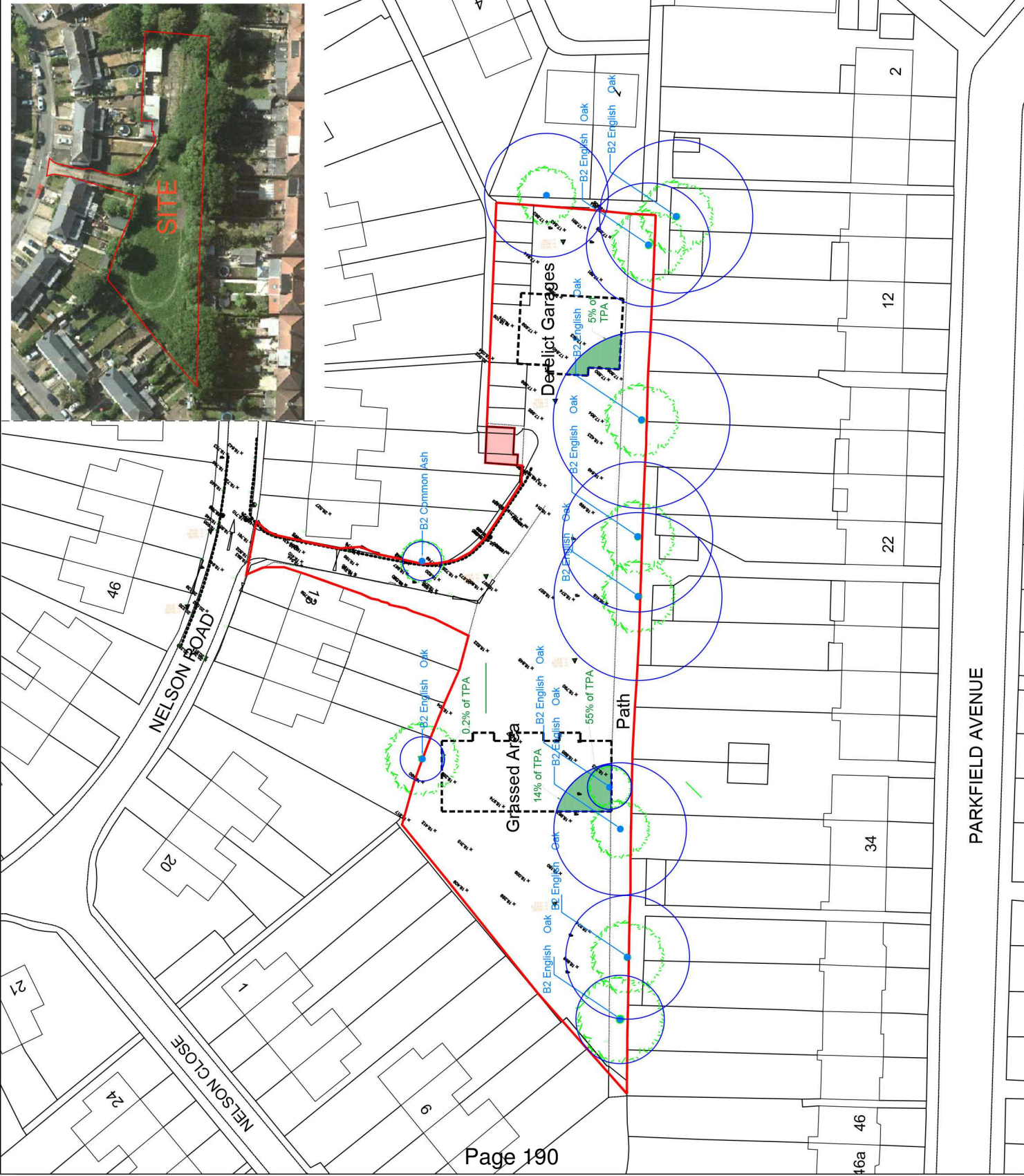


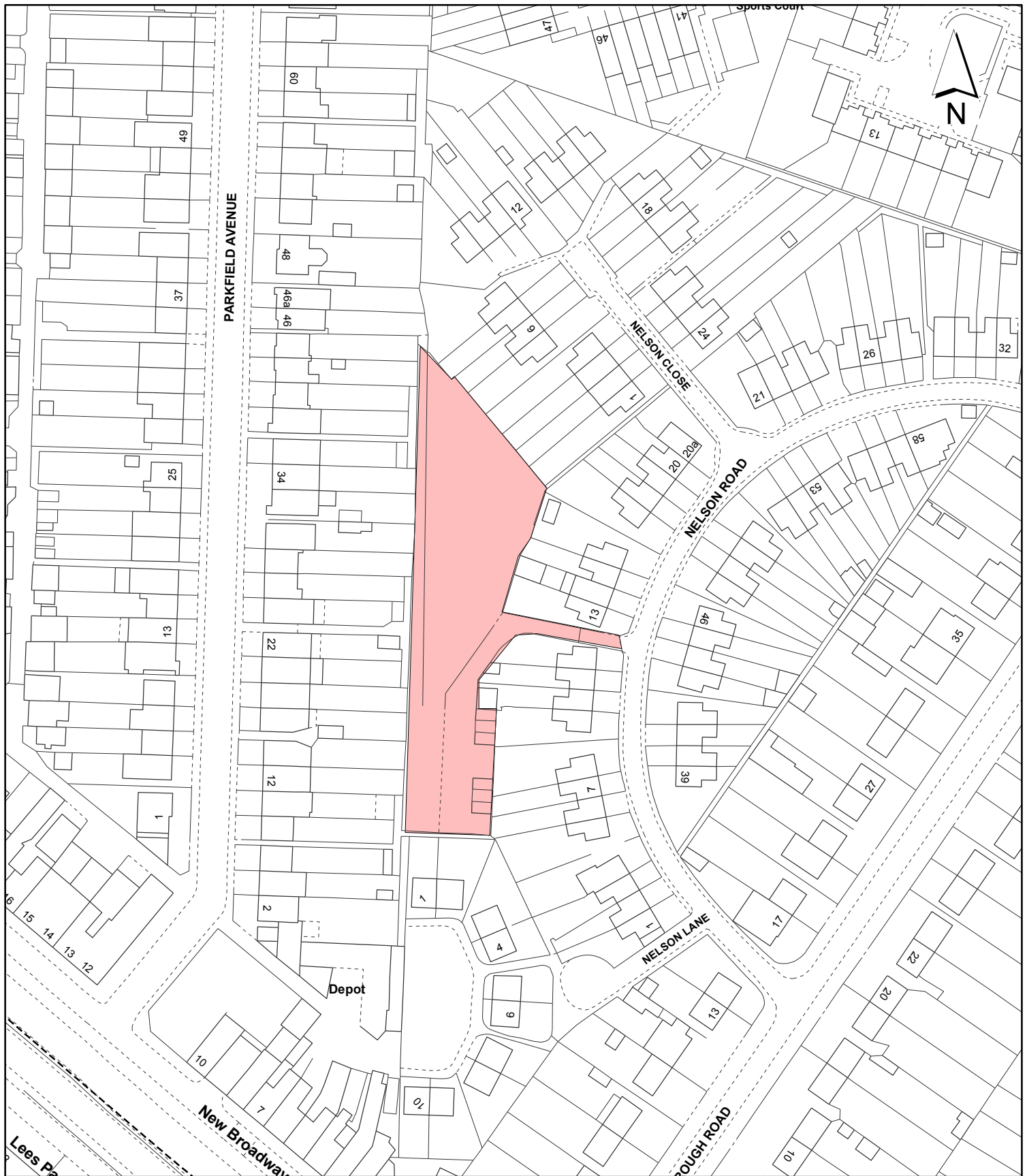
HILLINGDON
 LANDSCAPE ARCHITECTURE
 STREET DESIGN
 RESIDENT SERVICES
 CIVIC CENTRE 40/40A HIGH STREET, UPPINGTON, LD16 1UW
 Tel No. 01885 200111 Fax No. 01885 256078

NOTE
 This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the lopping or removal of underground services. Branch spread in metres is taken at the four cardinal points to deliver an accurate representation of the crown.
 Root Protection Areas (RPA) are derived from stem diameter measured at 1.5m above adjacent ground level (taken on sloping ground on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees.

Site : Nelson Road
 Drawing Title : Tree Constraints Plan
 Key: DWG 2016/D176/P/13
 March 2017
 1:500

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category R Poor Quality
- Crown Spread
- Tree Number
- Species
- Category
- Root Protection Area





Notes:

 Site boundary

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 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Former Garage Site,
 To the Rear of
 6-16 Nelson Road**

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

Planning Application Ref:

72704/APP/2017/1068

Scale:

1:1,250

Planning Committee:

Major Page 191

Date:

July 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

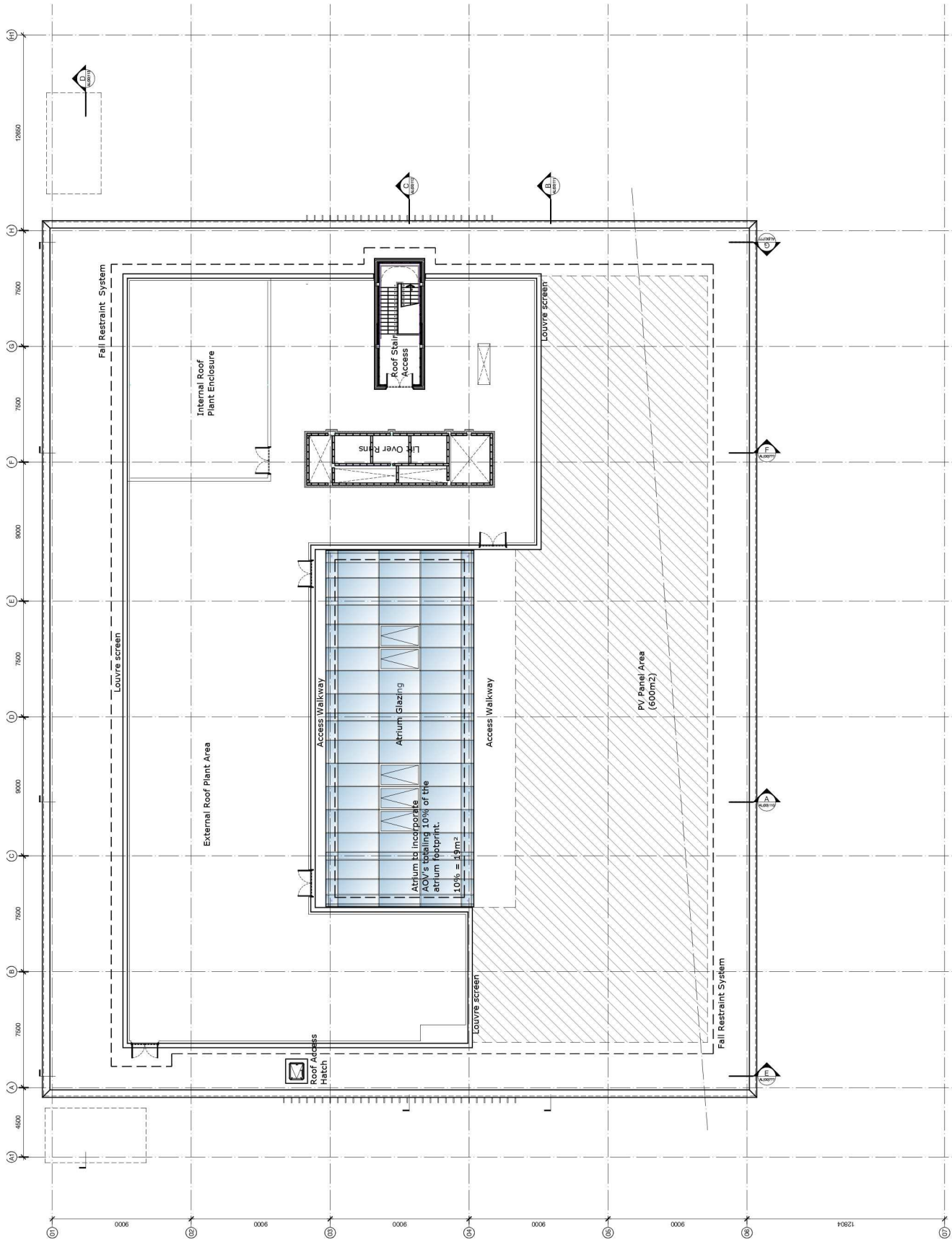
Address WORLD BUSINESS CENTRE 4 NEWALL ROAD HEATHROW AIRPORT

Development: Minor material amendment to planning permission ref. 71487/APP/2015/4718 dated 23/05/2016: Erection of a four storey office building (Use Class B1) with basement parking and roof top plant (Outline application) to amend the approved plans, comprising alternative elevational treatment to the central section of the side elevations, an increase in roof height and a reduction in height of the roof top plant enclosure and delete condition 7 (Details of Revised Roof Plant Enclosure).

LBH Ref Nos: 71487/APP/2017/1605

Date Plans Received: 04/05/2017
Date Application Valid: 09/05/2017

Date(s) of Amendment(s):

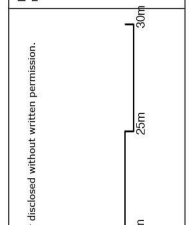
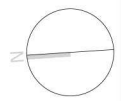


project proposed office building - WBC4
 client RGB Group
 drawing proposed roof plan
 scale @ A3 1:250
 dwg number PL(00)104
 revision
 date 2017.02.17
 status information

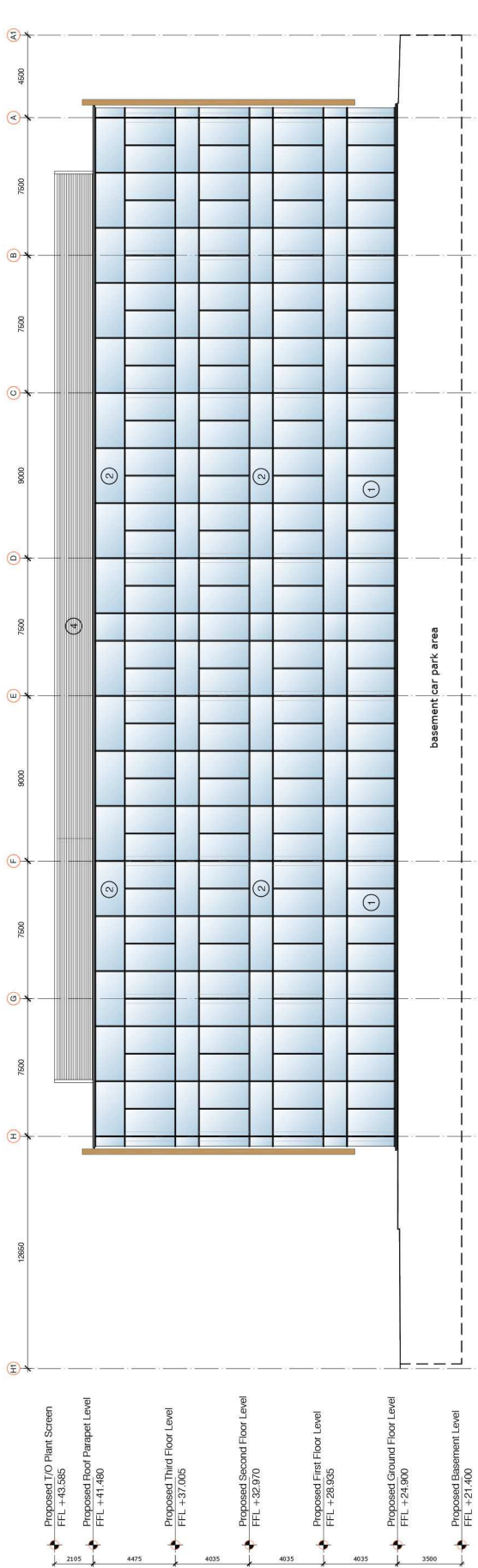


suite 324/325
 baltic chambers
 50 wellington street
 glasgow g2 6hj
 0141 348 7700
 office@maithdesign.com
 www.maithdesign.com

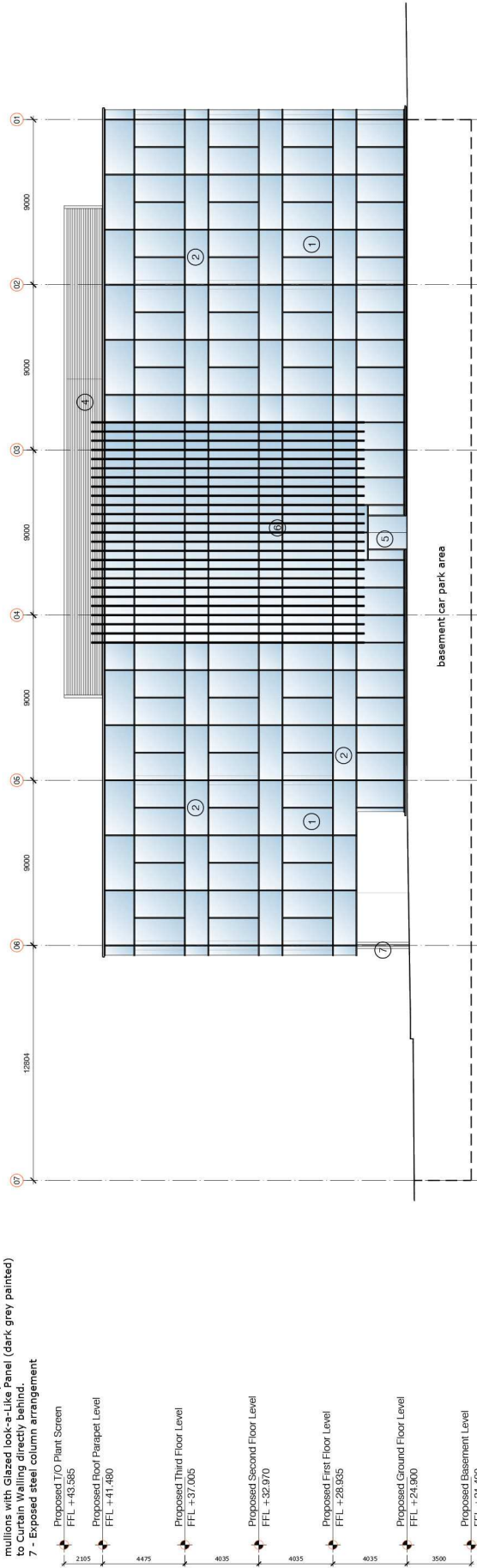
by: date:
 revision: - first issue



Do not scale from this drawing. If in doubt, ask.
 This drawing is the property of maith design limited and must not be copied, reproduced or disclosed without written permission.



- 1 - PPC Aluminium Curtain Walling
- 2 - Glazed Look-a-Like Panel (white back painted)
- 3 - Metal Cladding System
- 4 - PPC Aluminium Plant-Screen to Roof Top Plant
- 5 - Glazed fire escape doors.
- 6 - Bronze Anodised 300mm deep fins fixed into CW Mullions with Glazed Look-a-Like Panel (dark grey painted)
- 7 - Exposed steel column arrangement



Do not scale from this drawing. If in doubt, ask.
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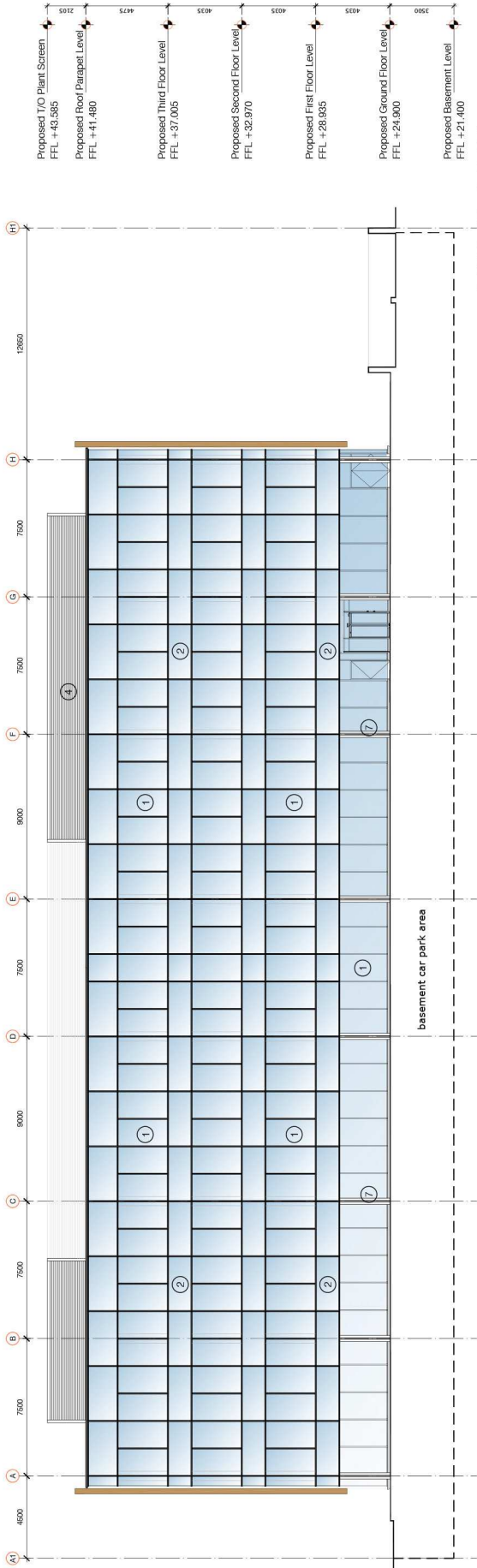
previous revisions
 revision: - first issue

by: date:

suite 324/325
 baltic chambers
 50 wellington street
 glasgow g2 6hj
 0141 348 7700
 office@maithdesign.com
 www.maithdesign.com



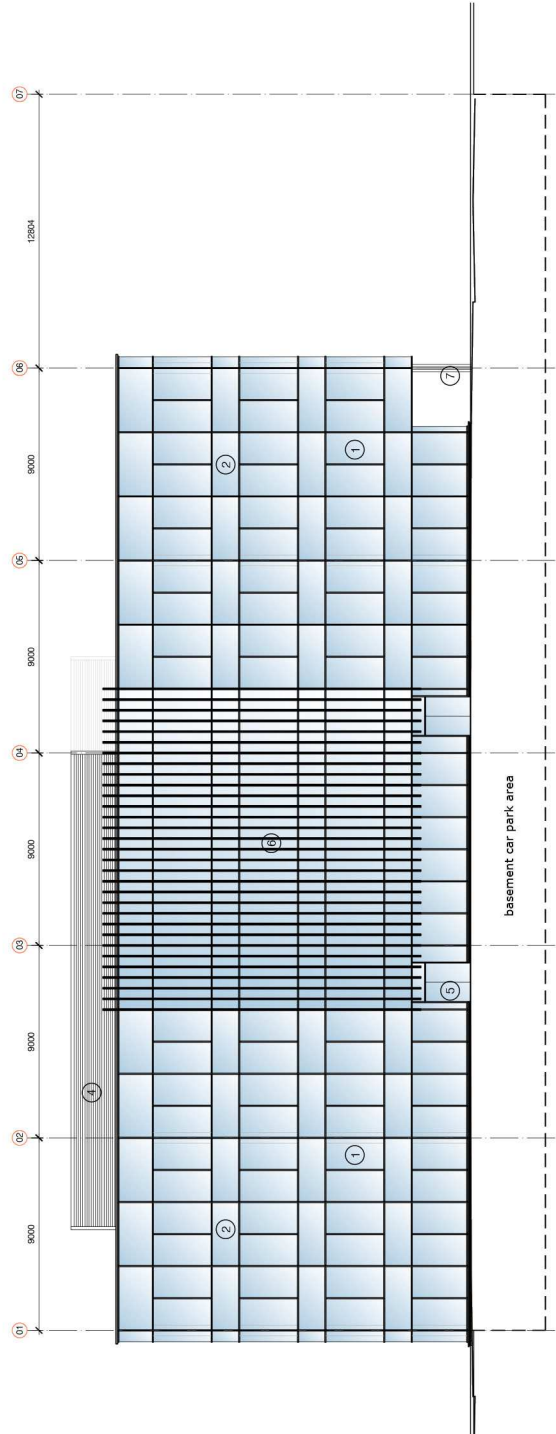
Project proposed office building - WBC4
 client RGB Group
 drawing proposed north and east elevations
 scale @ A3 1:250
 dwg number PL(00)120
 revision -
 date 2017.02.17
 status information



- 1 - PPC Aluminium Curtain Walling
- 2 - Glazed Look-a-Like Panel (white back painted)
- 3 - Metal Cladding System
- 4 - PPC Aluminium Plant Screen to Roof Top Plant
- 5 - Glazed fire escape doors
- 6 - Braced fire escape doors, deep fins fixed into CW mullions with Glazed look-a-Like Panel (dark grey painted) to Curtain Walling directly behind.
- 7 - Exposed steel column arrangement

Proposed T/O Plant Screen
FFL +43.585
Proposed Roof Parapet Level
FFL +41.480

Proposed Third Floor Level
FFL +37.005
Proposed Second Floor Level
FFL +32.970
Proposed First Floor Level
FFL +28.935
Proposed Ground Floor Level
FFL +24.900
Proposed Basement Level
FFL +21.400



Proposed T/O Plant Screen
FFL +43.585
Proposed Roof Parapet Level
FFL +41.480

Proposed Third Floor Level
FFL +37.005
Proposed Second Floor Level
FFL +32.970
Proposed First Floor Level
FFL +28.935
Proposed Ground Floor Level
FFL +24.900
Proposed Basement Level
FFL +21.400

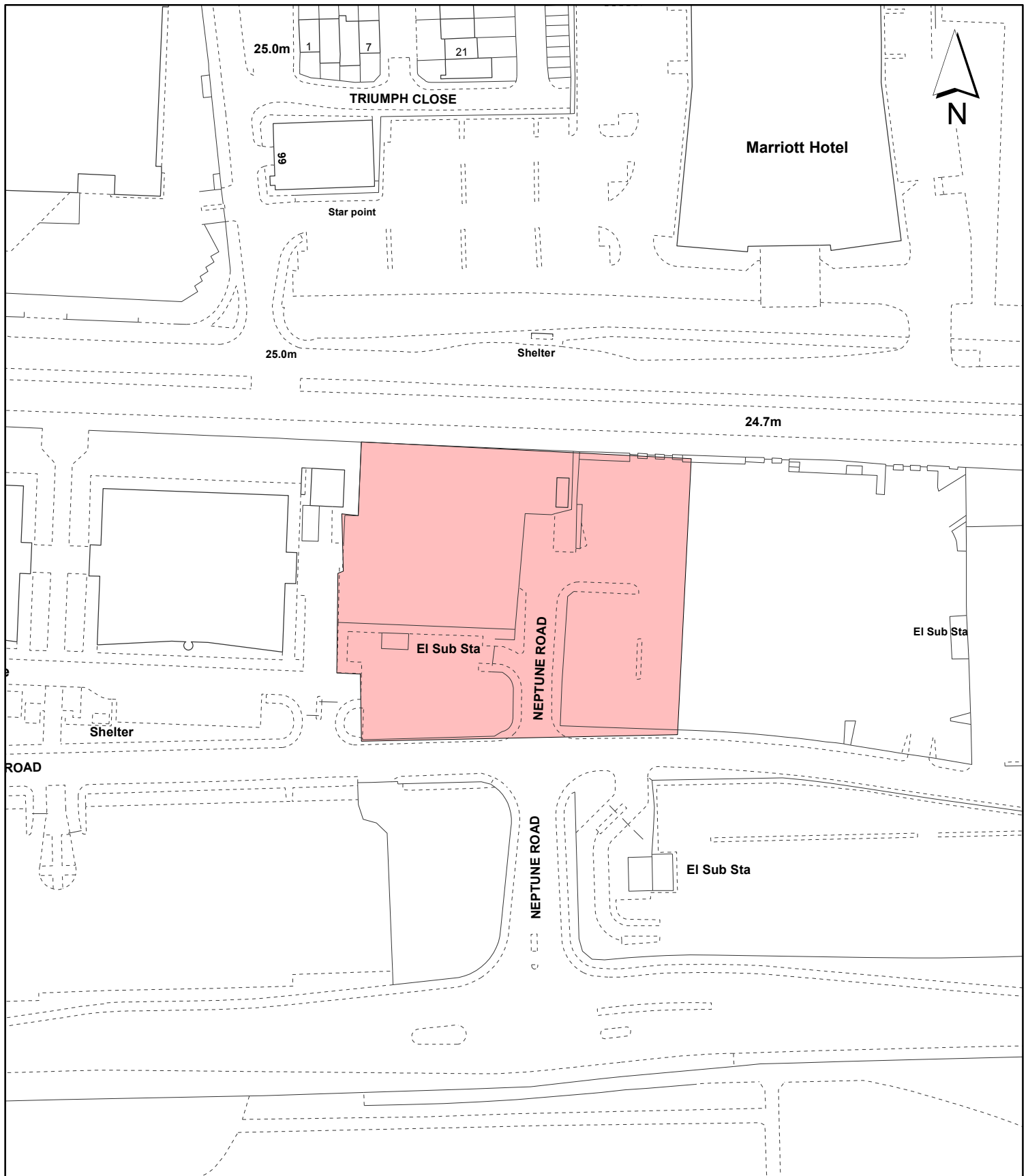
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previous revisions
revision: - first issue

by: _____ date: _____

suite 324/325
baltic chambers
50 wellington street
glasgow g2 6hj
0141 348 7700
office@maithdesign.com
www.maithdesign.com



project proposed office building - WBC4
client RGB Group
drawing proposed south and west elevations
scale @ A3 1:250
dwg number PL(00)121
revision -
date 2017.02.17
status information



Notes:

 Site boundary

For identification purposes only.
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Site Address:

World Business Centre

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

Planning Application Ref:
71487/APP/2017/1605

Scale:
1:1,250

Planning Committee:
Major Page 196

Date:
June 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BOURNE COURT SITE BOURNE COURT RUISLIP

Development: Demolition of all existing single/two storey buildings including outbuildings within the site and construction of residential development comprising 69 residential units, 71 car parking spaces and associated works.

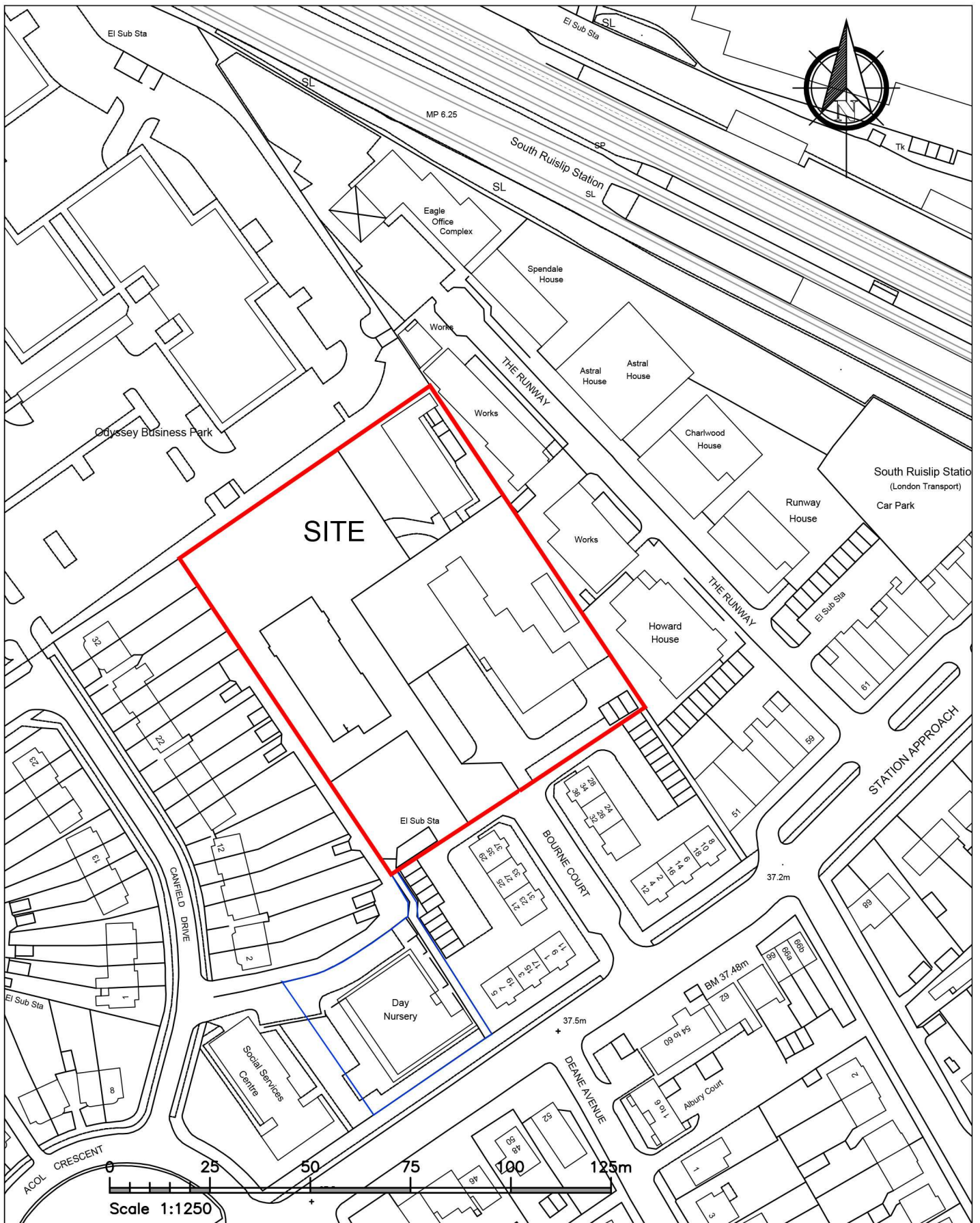
LBH Ref Nos: 11891/APP/2016/3583

Date Plans Received: 28/09/2016

Date(s) of Amendment(s): 28/09/2016

Date Application Valid: 28/09/2016

27/06/2017



Scale 1:1250

NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

Rev	Revision notes	Initials	Date
-	-	-	-
Project BOURNE COURT SITE, BOURNE COURT, RUISLIP, HA4 6SW		Scale 1:1250 @ A4	Drawn by SAM
Description SITE LOCATION PLAN		Date JUNE/2016	Checked by SV
		Drawing No. 2016/D189/P/01	Rev.



RESIDENTS SERVICES, CAPITAL PROGRAMME
2E/10, CIVIC CENTRE, UXBRIDGE, UB8 1UW
Tel: 01895 250 111
Fax: 01895 277 224

NOTES
 The Contractor must verify all dimensions at the site before setting out. Commencing work, if making any adjustments, the Contractor must ensure that the work is in accordance with the approved drawings. DO NOT SCALE FROM THIS DRAWING.



EXISTING TREES
 REMOVE TREES

Revision notes	Date

HILLINGDON
LONDON

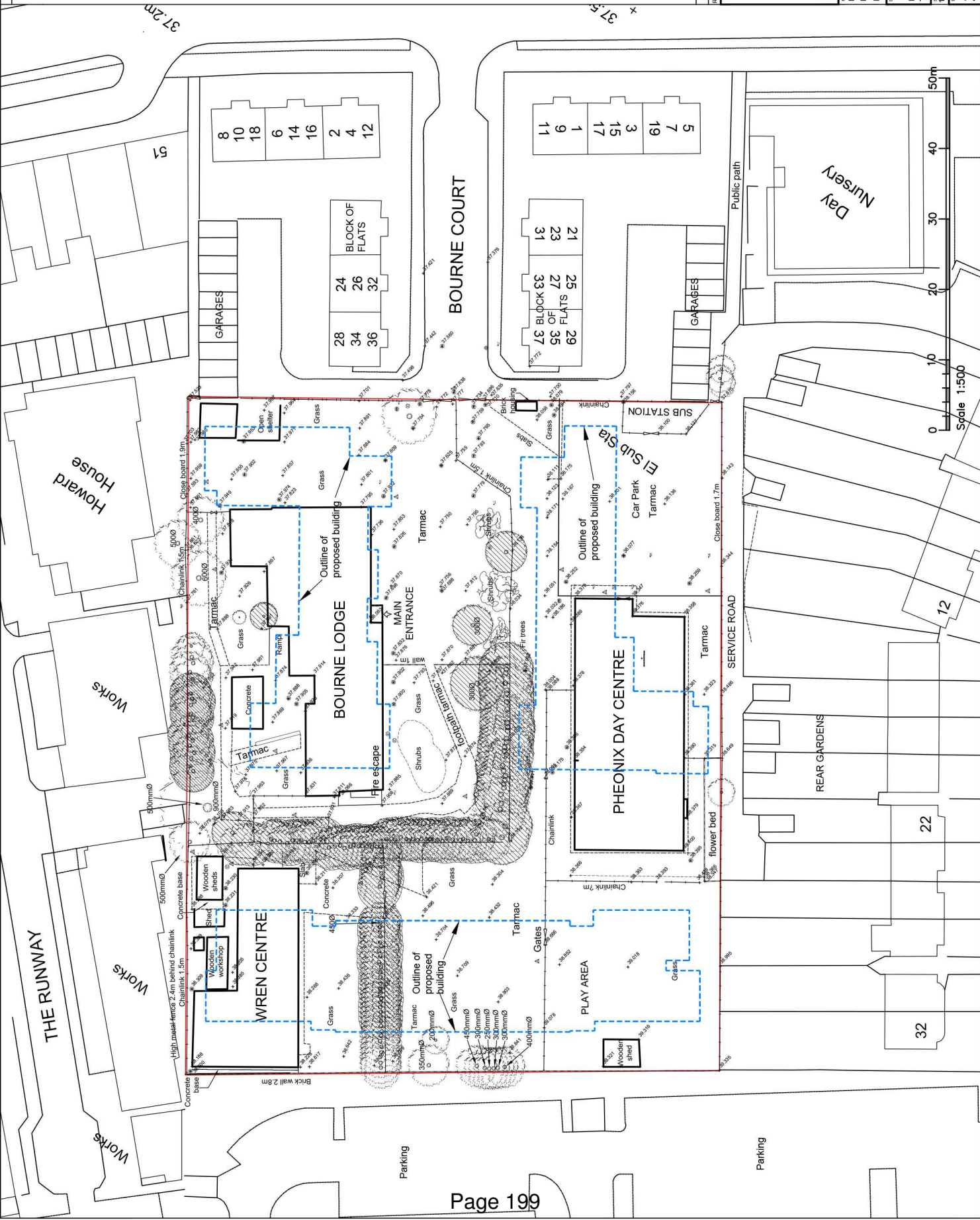
RESIDENTS SERVICES, CAPITAL PROGRAMME
 2E/10, CIVIC CENTRE, UXBIDGE, URB L1W
 Tel: 01895 230 111
 Fax: 01895 277 224

PROJECT: BOURNE COURT SITE
 BOURNE COURT,
 RUJ/S/LIP, HA4 6SW

DESCRIPTION:
 EXISTING SITE PLAN SHOWING
 TOPOGRAPHICAL & TREE SURVEY

SCALE: 1:500 @ A3
 DRAWN BY: S/W
 CHECKED BY: S/W
 DATE: JUN-2016

REF: 2016/D/189/P/02



NOTES:
 1. The Contractor shall verify all dimensions at the site before starting out.
 2. Commencing work, a meeting shall be arranged with the appropriate local authority.
 3. The Contractor shall ensure that the site is protected from the surrounding area.
 4. The Contractor shall ensure that the site is protected from the surrounding area.

SCHEDULE OF ACCOMMODATION

Block A:
 9 No 1 Bed 2P Flats @ 50m², 18 hab rms
 9 No 1 Bed 2P Flats @ 51.56m², 9 hab rms
 9 No 2 Beds 4P Flats @ 70m², 12 hab rms
 9 No 2 Beds 4P Flats @ 72.73m², 40 hab rms
 Total No of Flats = 30
 Total Wheelchair Flats = 5
 (2 on Ground, 2 on 1st, 1 on 2nd Floor)
 Total No of Hab rms = 79
 Bike Store Provision

Block B:
 3 No 1 Bed 2P Flats @ 50.51m², 9 hab rms
 5 No 1 Bed 2P Flats @ 58m², 15 hab rms
 1 No 1 Bed 2P Flat @ 58m², 3 hab rms
 9 No 2 Beds 4P Flats @ 72.73m², 36 hab rms
 Total No of Flats = 18
 Total Wheelchair Flats = 2 on Ground Floor
 Total No of Hab rms = 63
 Bike Store Provision

Block C:
 3 No 1 Bed 2P Flats @ 55m², 9 hab rms
 18 No 2 Bed 4P Flats @ 70m², 72 hab rms
 9 No 3 Bed 5P Flat @ 86m², 45 hab rms
 Total No of Flats = 30
 Total No of Hab rms = 126
 Bike Store Provision

Amenity Provision:
 Total amenity provision via communal gardens, private gardens and balconies = 1777m²

Total amenity required = 1680m²

Parking:
 Car parking spaces = 71
 including 8 disabled spaces.

Total Site Area = 7244m² @ 0.7ha
 Total No of units =
 22 x 1 Bed Flats
 38 x 2 Bed Flats
 9 x 3 Bed Flats
 Total No of Flats = 69
 Total Wheelchair Flats = 7 (10%)
 Total hab rms = 288
 Density = 392 hab rms/ hectare

RETAINED TREES

REPLACEMENT TREES

CYCLE STORE

BIN

C	Track of Flat 1 (amenity area) increase to comply with 1:500 @ A3	db	25/06/17
B	Schedule of accommodation revised wheelchair flats	db	16/05/16
A	Schedule of accommodation revised wheelchair flats	db	16/05/16
Rev	Revision notes	Initials	Date

HILLINGDON
 LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
 2E/10, CIVIC CENTRE, UXBIDGE, URB L1W
 Tel: 01895 230 111
 Fax: 01895 277 224

PROJECT:
 BOURNE COURT SITE
 BOURNE COURT,
 RUISLIP, HA4 6SW

PROPOSED SITE PLAN

DATE:
 15/06/17
 DRAWN BY:
 SANI SV

DATE:
 JUN-2016

REF:
 2016/D/189/P/03

C



NOTES

The Contractor must verify all dimensions at the site before setting out. Commencing work, or making any major alterations, for any discrepancies must be reported immediately to the architect. No liability for errors in the drawings. DO NOT SCALE FROM THIS DRAWING


GF ACCOMMODATION

- 3 No 1 Beds @ 50m²ea
- 1 No 1 Beds @ 58m²ea (Wheelchair Unit)
- 1 No 2 Beds @ 70m² (Wheelchair Unit)
- 3 No 2 Beds @ 72-73m²ea
- Total No of Flats = 8

GIA = 712.48m²
GEA = 761.09m²

Block A - Floors GIAs
Ground Floor = 712.48m²
First Floor = 705.89m²
Second Floor = 469.28m²
Total GIAs of Floors = 1887.65m²

Rev	Revision notes	Issued	Date
1	As Issued	15/06/17	
2	Flat 1 increased by 2m ² to meet occupancy with London Plan. Flat 2 and 3 reduced to 10m ² each to meet London Plan. Flat 4 and 5 reduced to 10m ² each to meet London Plan. Flat 6 and 7 reduced to 10m ² each to meet London Plan. Flat 8 reduced to 10m ² to meet London Plan.	15/06/17	
3	Amended. 15/06/2016	15/06/16	



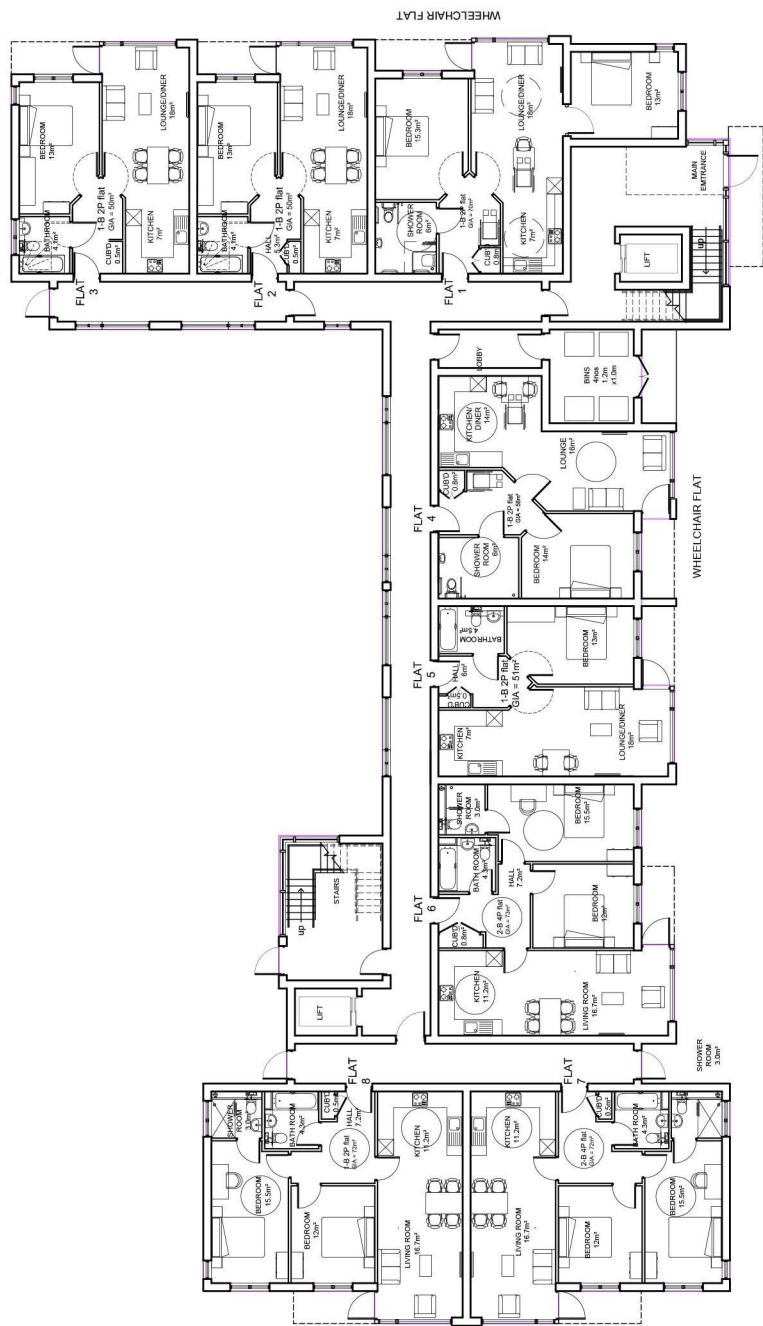
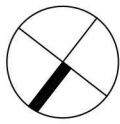
HILLINGDON
LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
2E/10, CIVIC CENTRE, UXBIDGE, URB 11W
Tel: 01895 230 111
Fax: 01895 277 224

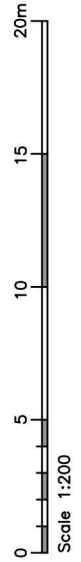
PROJECT
BOURNE COURT SITE
BOURNE COURT,
RUJ/S/L/P, HA4 6SW

PROPOSED GROUND FLOOR PLAN

DATE: 15/06/17
DRAWN BY: SANI
CHECKED BY: SV
DATE: JUN-2016
PROJECT: 2016/D/189/P/05
PAGE: B



BLOCK A GROUND FLOOR PLAN 1:200



NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any major drawings. Any discrepancies must be reported immediately to the design team for their processing.
DO NOT SCALE FROM THIS DRAWING

FF ACCOMMODATION


- 2 No 1 Beds @ 50m²ea
- 1 No 1 Beds @ 56m²ea (Wheelchair Unit)
- 1 No 2 Beds @ 70m²ea (Wheelchair Unit)
- 4 No 2 Beds @ 72-73m²ea
- Total No of Flats = 8**

GIA = 705.89m²
GEA = 761.09m²

Block A - Floors GIAs

- Ground Floor = 712.48m²
- First Floor = 705.89m²
- Second Floor = 469.28m²
- Total GIAs of Floors = 1887.65m²

Rev	Revision notes	Issued	Date
4	Block A Unit 1 Bedroom increased to comply with London Plan 70m ² requirement. Areas updated.	db	20.06.17
3	Flats 12, 11, 10 and 9 updated revised 77 added.	db	15.10.16



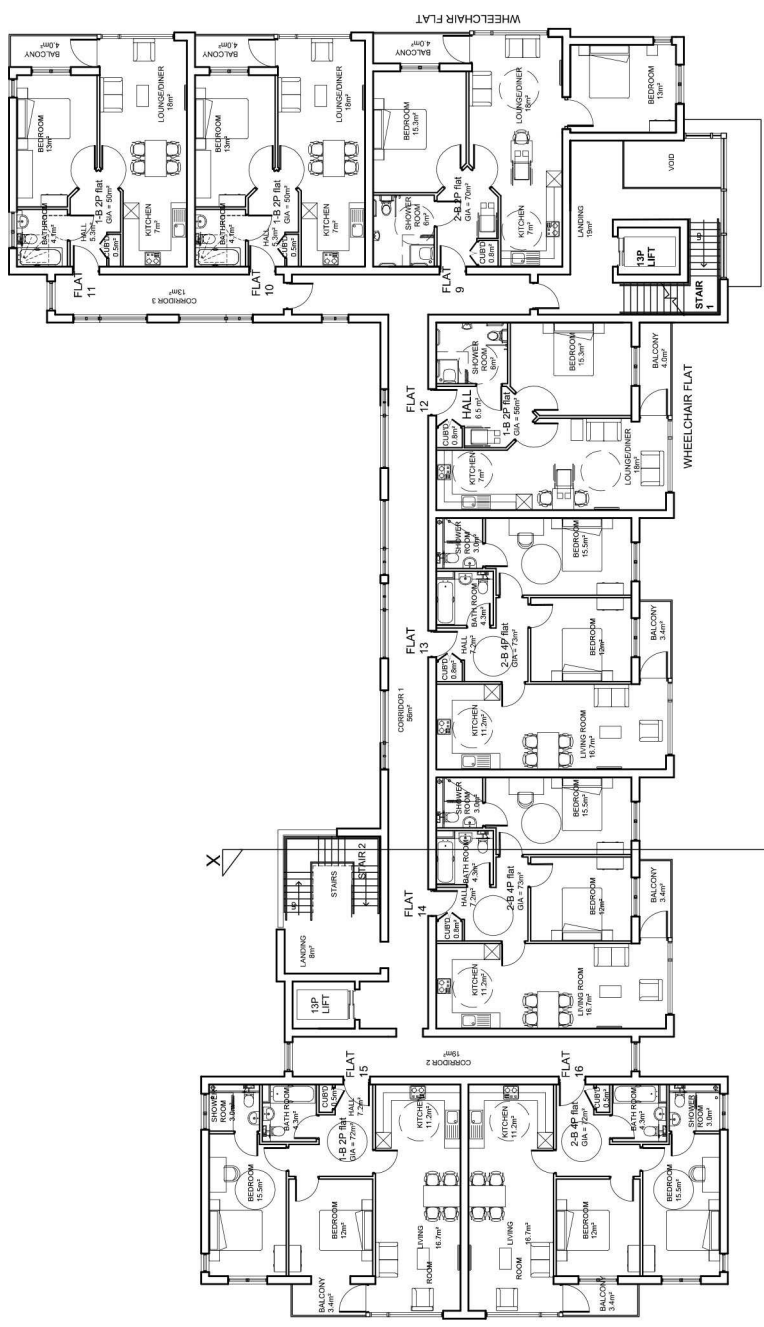
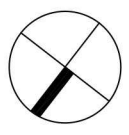
HILLINGDON
LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
2E/10, CIVIC CENTRE, UXBIDGE, URB 11W
Tel: 01895 250 111
Fax: 01895 277 224

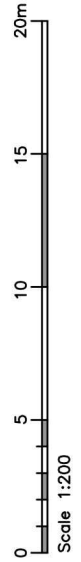
PROJECT
BOURNE COURT SITE
BOURNE COURT,
RUISLIP, HA4 6SW

DESCRIPTION
FIRST FLOOR PLAN
BLOCK A

DATE	BY	CHECKED BY	DATE
12.00 @ A3	SAM	SV	JUN-2016
2016/D/189/P/06			B



BLOCK A FIRST FLOOR PLAN 1:200



NOTES

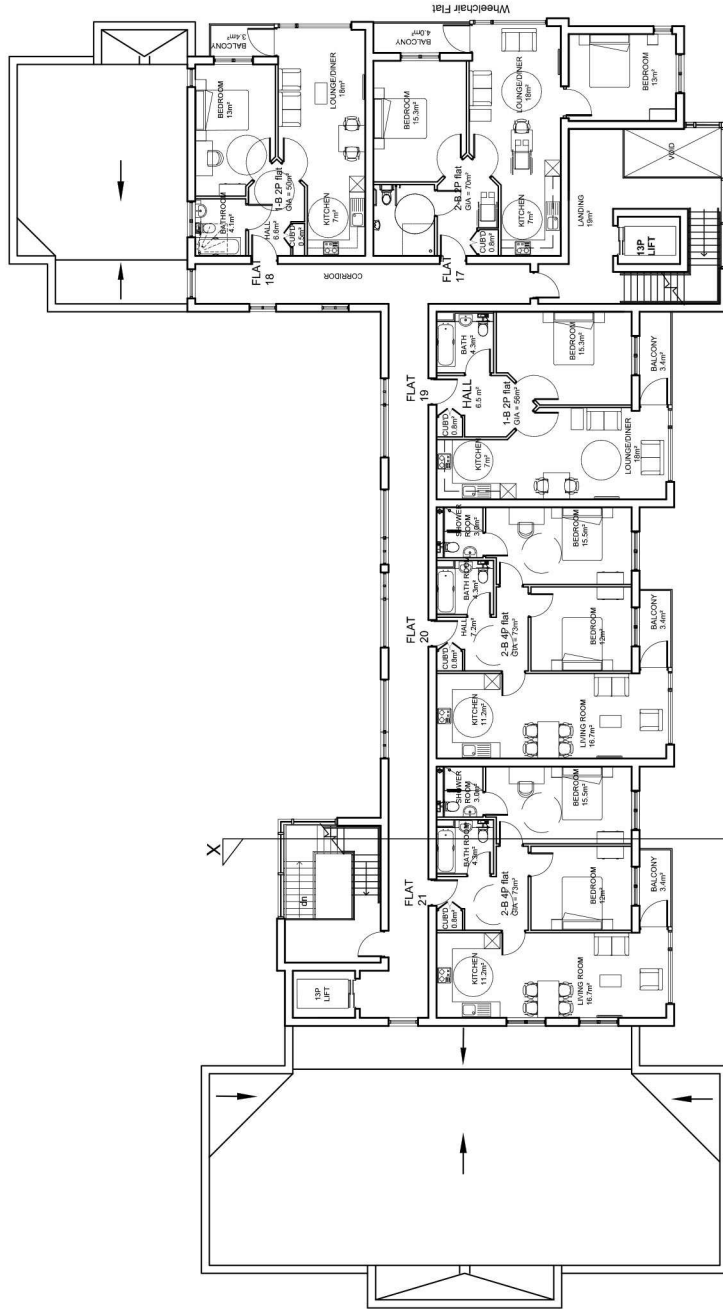
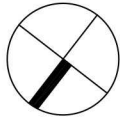
The Contractor must verify all dimensions at the site before setting out, commencing work, or making any major drawings. Any discrepancies must be reported immediately to the design team for approval. No work shall proceed until all dimensions are confirmed. DO NOT SCALE FROM THIS DRAWING

FF ACCOMMODATION

- 1 No 1 Beds @ 50m²ea
- 1 No 1 Beds @ 56m²ea
- 1 No 1 Beds @ 70m²ea (Wheelchair Unit)
- 2 No 2 Beds @ 73m²ea
- Total No of Flats = 5**

GIA = 469.28m²
GEA = 511.34m²

Black A - Floors GIAs
 Ground Floor = 712.48m²
 First Floor = 705.89m²
 Second Floor = 469.28m²
Total GIAs of Floors = 1887.65m²



BLOCK A SECOND FLOOR PLAN 1:200

HILLINGDON
LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
 2E/10, CIVIC CENTRE, UXBIDGE, URB 11W
 Tel: 01895 230 111
 Fax: 01895 277 224

PROJECT
 BOURNE COURT SITE
 BOURNE COURT,
 RUISLIP, HA4 6SW

PROPOSED SECOND FLOOR PLAN

DATE	BY	REVISED BY	DATE
1:200 @ A3	SAM	SV	JUN-2016
2016/D/189/P/07			B

Rev	Revision notes	Issued	Date
B	Flat 17 increased to meet London Plan area requirements. Revised layout.	db	26-06-17
A	Flat 19 layout revised to meet with updated backdoor layout. Wheelchair flat 19 removed to a standard flat. FF Added.	db	10-10-16

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any photo drawings. Any discrepancies must be reported immediately to the design team for site processing.
DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-



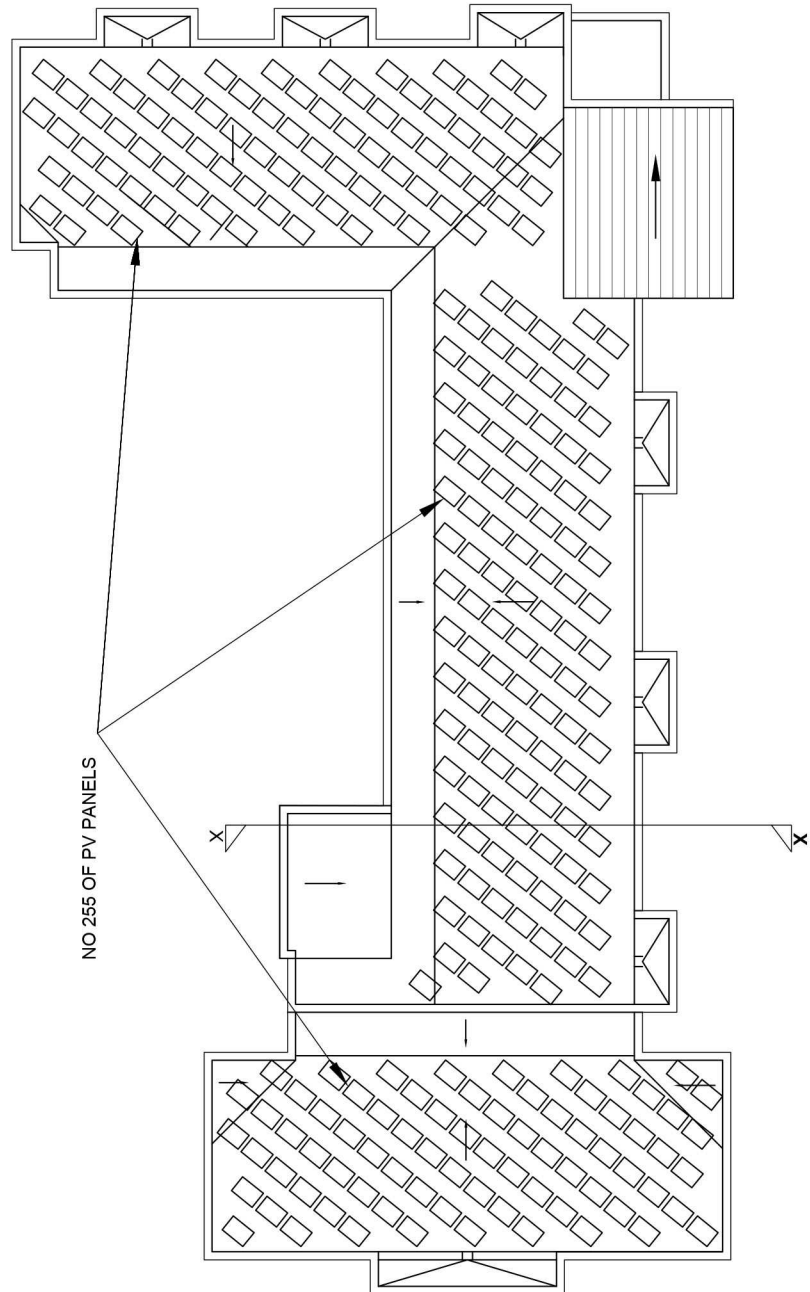
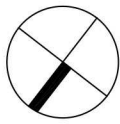
HILLINGTON
LONDON

RESIDENTS SERVICES - CAPITAL PROGRAMME
2E/10, CIVIC CENTRE - URBIDGE, URB 11W
Tel: 01895 230 111
Fax: 01895 277 224

PROJECT
BOURNE COURT SITE
BOURNE COURT,
RUJ/S/LP, H44 6SW

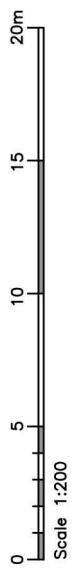
WORK PACKAGE
BLOCK A
PROPOSED ROOF PLAN

SCALE	1:200 @ A3	DESIGNED BY	SAW	CHECKED BY	SV	DATE	JUN-2016
REFERENCE	2016/D/189/P/08						



NO 255 OF PV PANELS

 **ROOF PLAN 1:200**



NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any photo drawings. Any discrepancies must be reported immediately to the architect for clarification and before proceeding.
DO NOT SCALE FROM THIS DRAWING


GF ACCOMMODATION

- 2 No 1 Bed @ 50m²ea
- 1 No 1 Bed @ 56m²: (Wheelchair unit)
- 1 No 1 Bed @ 58m²: (Wheelchair unit)
- 3 No 2 Beds @ 72-73m²ea
- Total No of Flats = 7**

GIA = 636m²
GEA = 682m²

Block B - Floors GIAs
Ground Floor = 636.46m²
First Floor = 636.66m²
Second Floor = 394.69m²
Total GIAs of Floors = 1667.81m²

Rev	Revision notes	Initials	Date
-	-	-	-



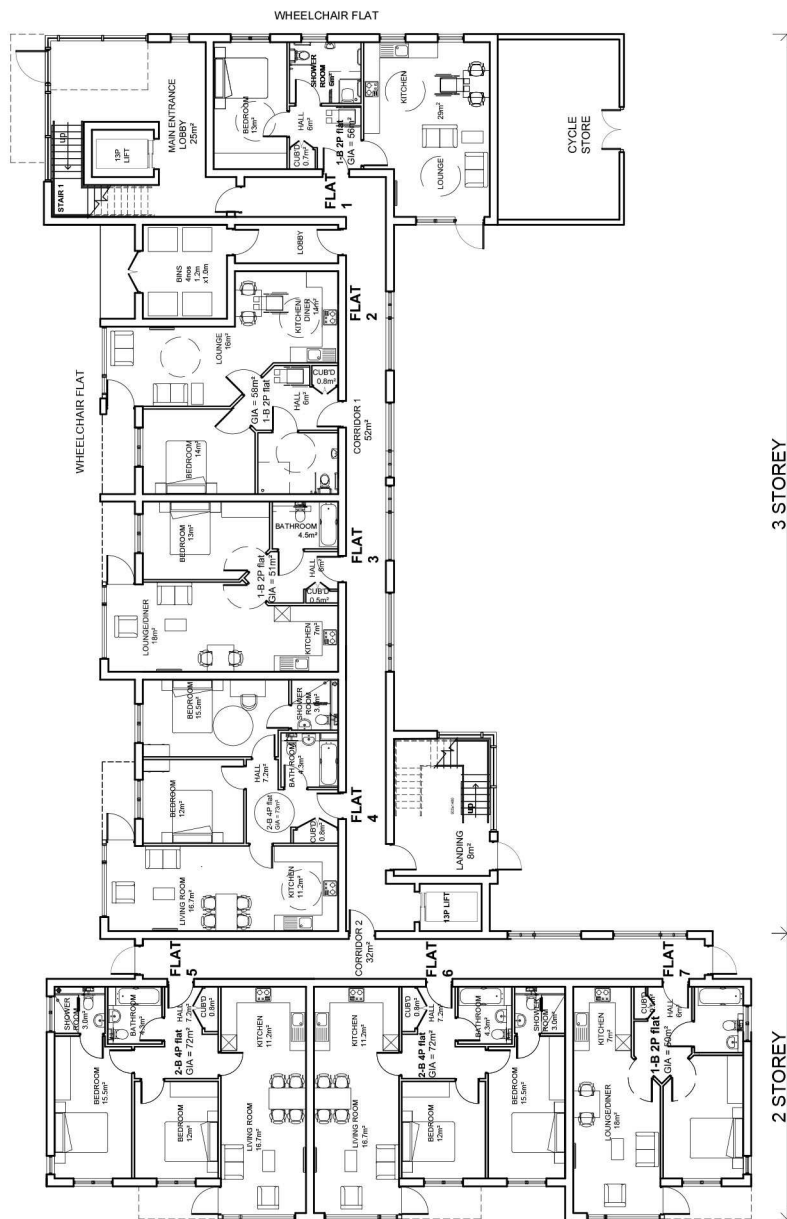
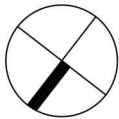
HILLINGDON
LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
2E/10, CIVIC CENTRE, UXBIDGE, URB 11W
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT
BOURNE COURT SITE
BOURNE COURT,
RUISLIP, HA4 6SW

DESIGNER
BLOCK B
GROUND FLOOR PLAN

SCALE	1:200 @ A3	DESIGNED BY	SAW	CHECKED BY	SV	DATE	JUN-2016
REFERENCE	2016/D/189/P/09						



BLOCK B GROUND FLOOR PLAN 1:200

NOTES

The Contractor must verify all dimensions at the site before setting out. Commencing work, or making any photo drawings, or microtopographic must be completed before proceeding.
DO NOT SCALE FROM THIS DRAWING

GF ACCOMMODATION

- 1 No 1 Bed @ 50m²ea
- 2 No 1 Beds @ 56m²ea
- 4 No 2 Beds @ 72-73m²ea
- Total No of Flats = 7**

GIA = 636m²
GEA = 682m²

Block B - Floors GIAs
Ground Floor = 636.46m²
First Floor = 636.66m²
Second Floor = 394.69m²
Total GIAs of Floors = 1667.81m²

Rev	Revision notes	Initials	Date
-	-	-	-



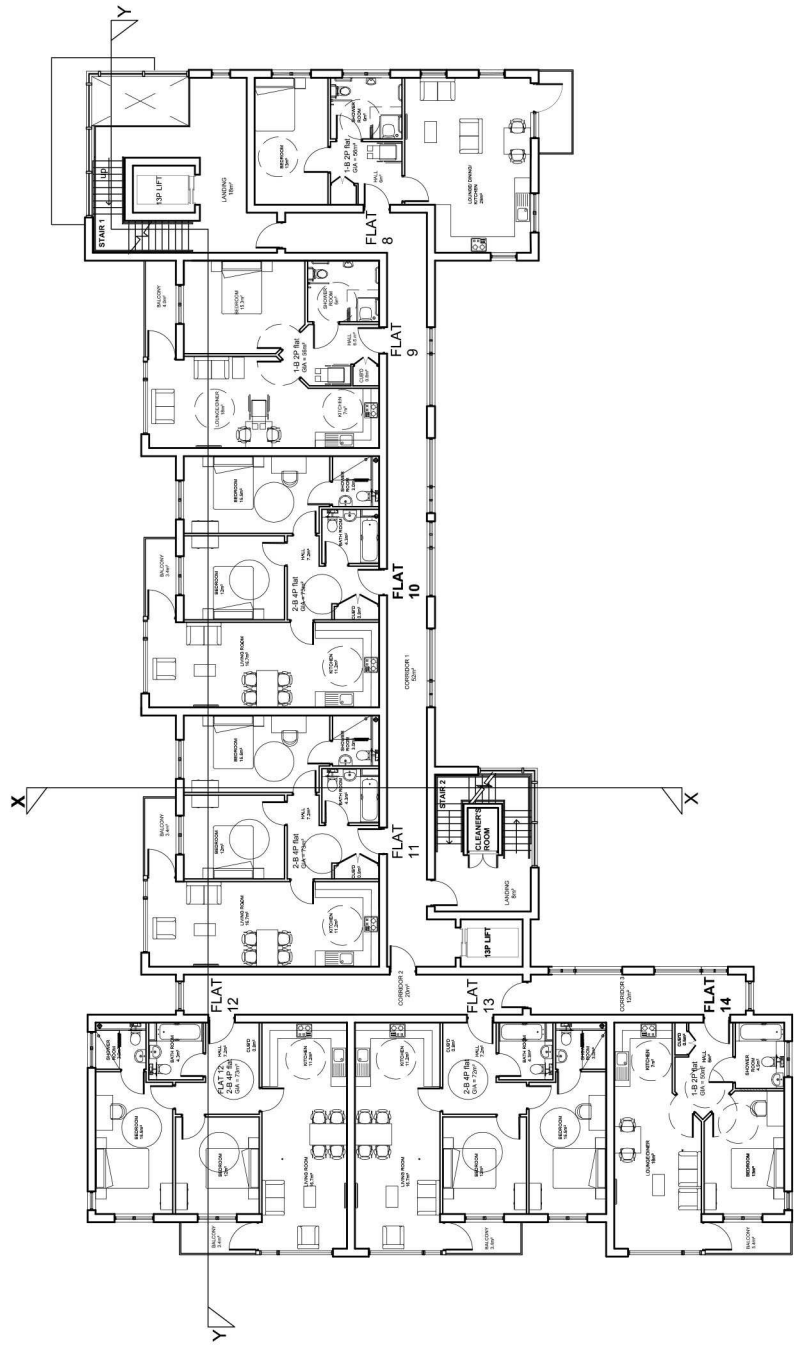
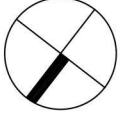
HILLINGDON
LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
2E/10, CIVIC CENTRE, UXBIDGE, URB 11W
Tel: 01895 250 111
Fax: 01895 277 224

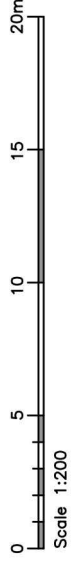
PROJECT
BOURNE COURT SITE
BOURNE COURT,
RUJ/S/L/P, H4/6SW

WORK PACKAGE
BLOCK B
FIRST FLOOR PLAN

SCALE	1:200 @ A3	DESIGNED BY	SAWI	CHECKED BY	SV	DATE	JUN-2016
REFERENCE	2016/D/189/P/10						



BLOCK B FIRST FLOOR PLAN 1:200



NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any photo drawings. Any discrepancies must be reported immediately to the architect for approval before proceeding.
DO NOT SCALE FROM THIS DRAWING

GF ACCOMMODATION

2 No 1 Beds @ 56m²ea
2 No 2 Beds @ 73m²ea
Total No of Flats = 4

GIA = 394m²
GEA = 427m²

Block B - Floors GIAs
Ground Floor = 636.46m²
First Floor = 636.66m²
Second Floor = 394.69m²
Total GIAs of Floors = 1667.81m²

Rev	Revision notes	Initials	Date
-	-	-	-



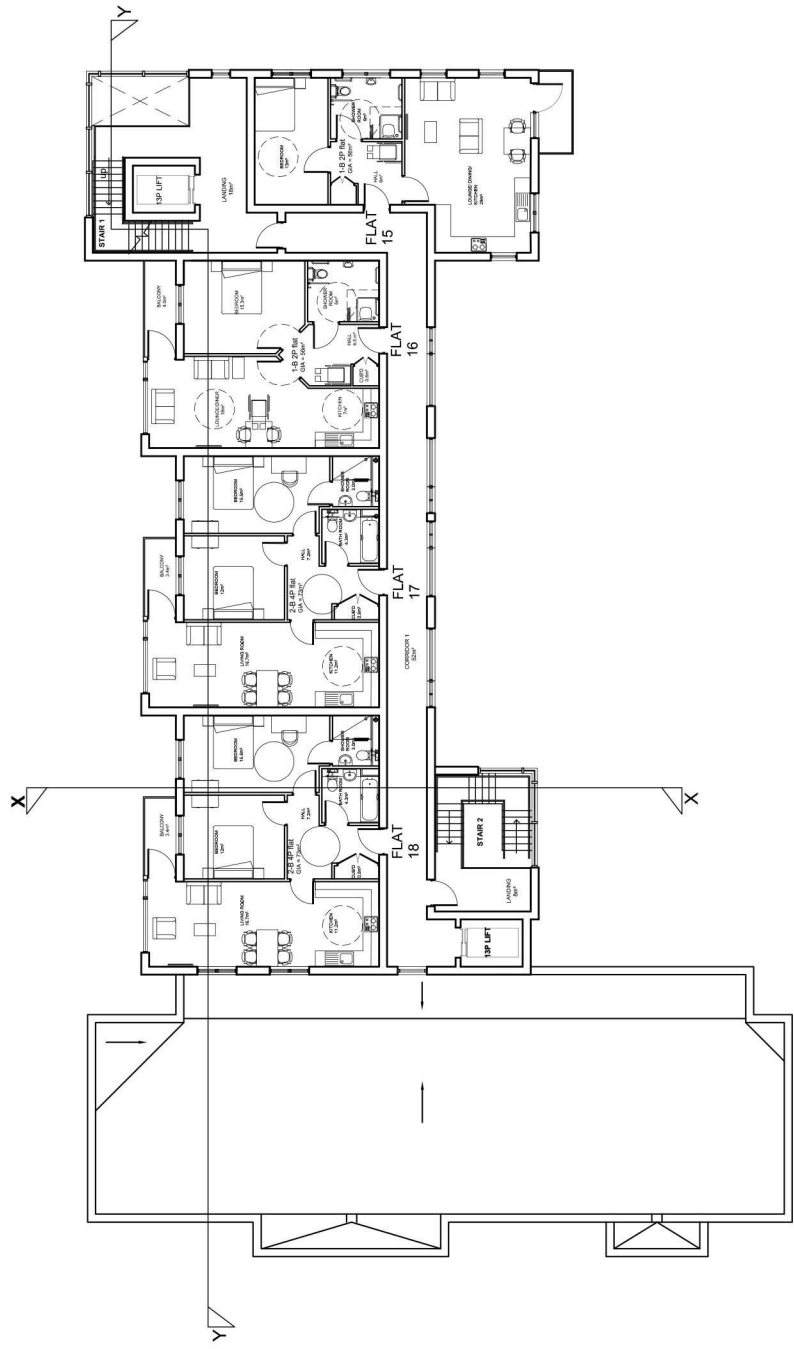
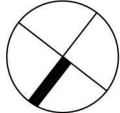
HILLINGDON
LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
2E/10, CIVIC CENTRE, UXBIDGE, URB 11W
Tel: 01895 250 111
Fax: 01895 277 224

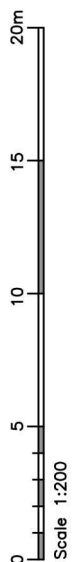
PROJECT
BOURNE COURT SITE
BOURNE COURT,
RUJ/S/LP, H4/6SW

SECOND FLOOR PLAN
BLOCK B

SCALE	1:200 @ A3	DESIGNED BY	SAW	CHECKED BY	SV	DATE	JUN-2016	
COMMITTEE		APPROVED BY						
							REF:	2016/D/189/P/11

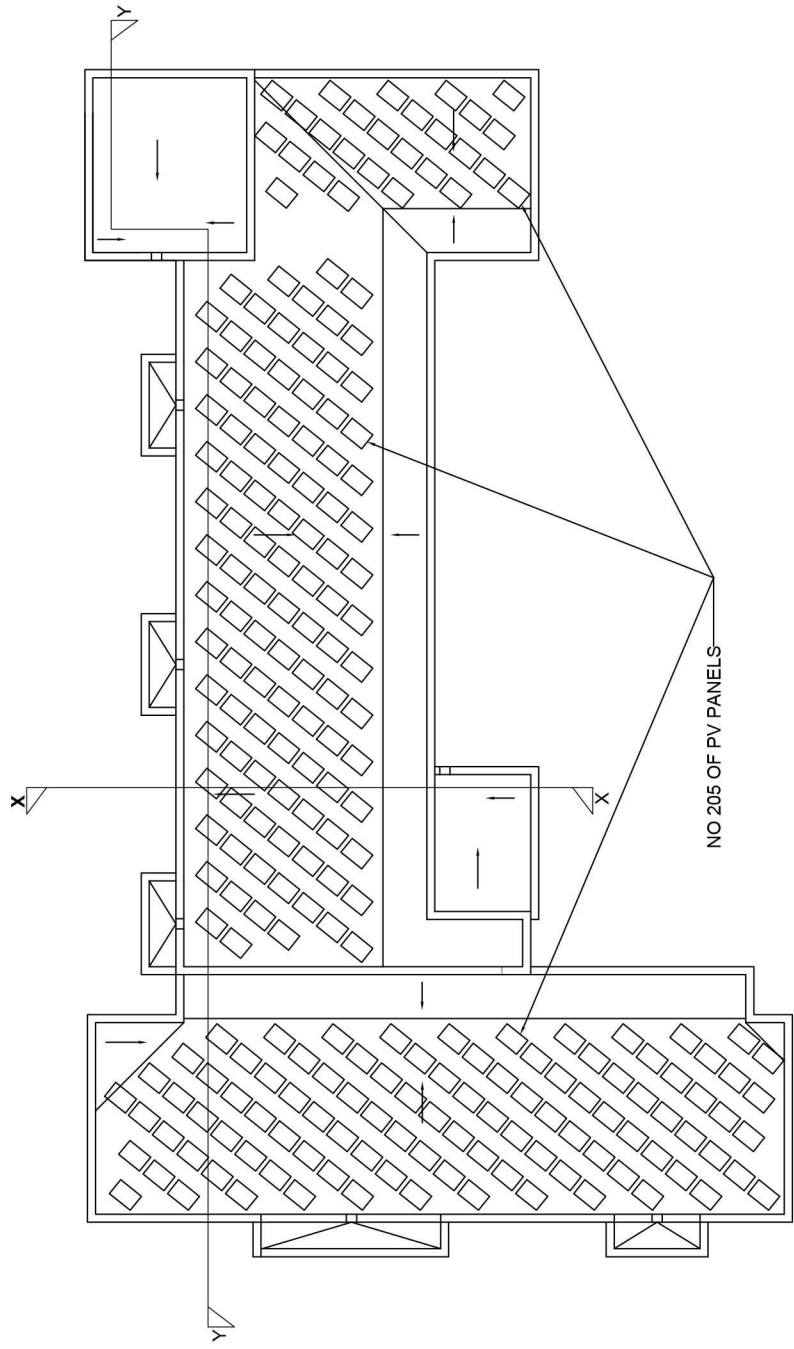
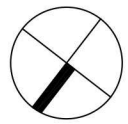


BLOCK B SECOND FLOOR PLAN 1:200



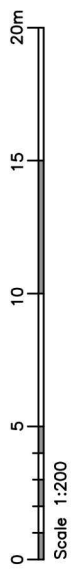
NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any photo drawings. Any discrepancies must be reported immediately to the design team for approval. Do NOT SCALE FROM THIS DRAWING



NO 205 OF PV PANELS

BLOCK B ROOF PLAN 1:200



Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON

RESIDENTS SERVICES - CAPITAL PROGRAMME
2E/10, CIVIC CENTRE - UXBIDGE, URB 11W
Tel: 01895 230 111
Fax: 01895 277 224

PROJECT
BOURNE COURT SITE
BOURNE COURT,
RUJ/S/L/P, H44 6SW

WORK PACKAGE
BLOCK B
ROOF PLAN

SCALE	1:200 @ A3	DESIGNED BY	SAW	CHECKED BY	SV	DATE	JUN-2016
PROJECT NO.	2016/D189/P/12						

NOTES


The Contractor shall verify all dimensions at the site before setting out. All dimensions are to be taken from the Centre Line unless otherwise stated. DO NOT SCALE FROM THE DRAWING.

Schedule of Accommodation

- 3 No 1 Bed 2P Flats @ 55m²
- 18 No 2 Bed 4P Flats @ 70m²
- 9 No 3 Bed 5P Flats @ 86m²
- Total No of Flats = 30**

Block C - Floors GIAs
 Ground Floor = 1014.60m²
 First Floor = 960.91m²
 Second Floor = 960.91m²
 Total GIAs of Floors = 2936.42m²

C	Flat 5 and Flat 15: 25 external wall increased in	ST	06.12.18
B	Revised floor levels and accommodation	DB	28.09.18
A	Weekend (18.10.20) Partworks to Building Regs	DB	28.09.18
A	Part 4.63	DB	28.09.18
Rev	Revision notes	Issued	Date



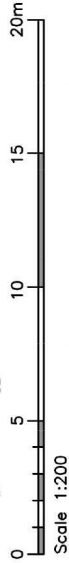
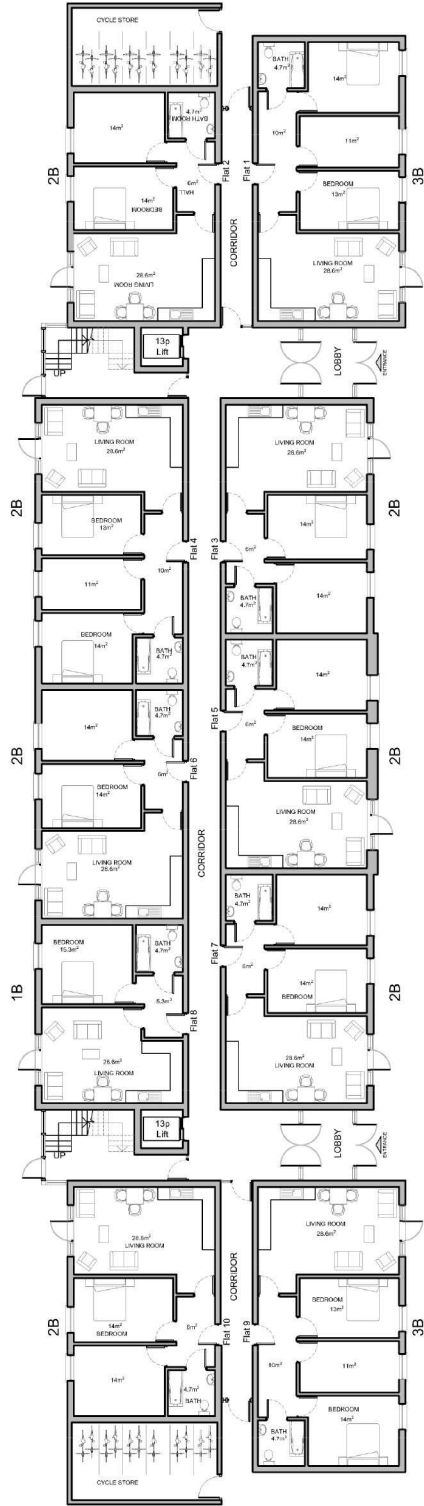
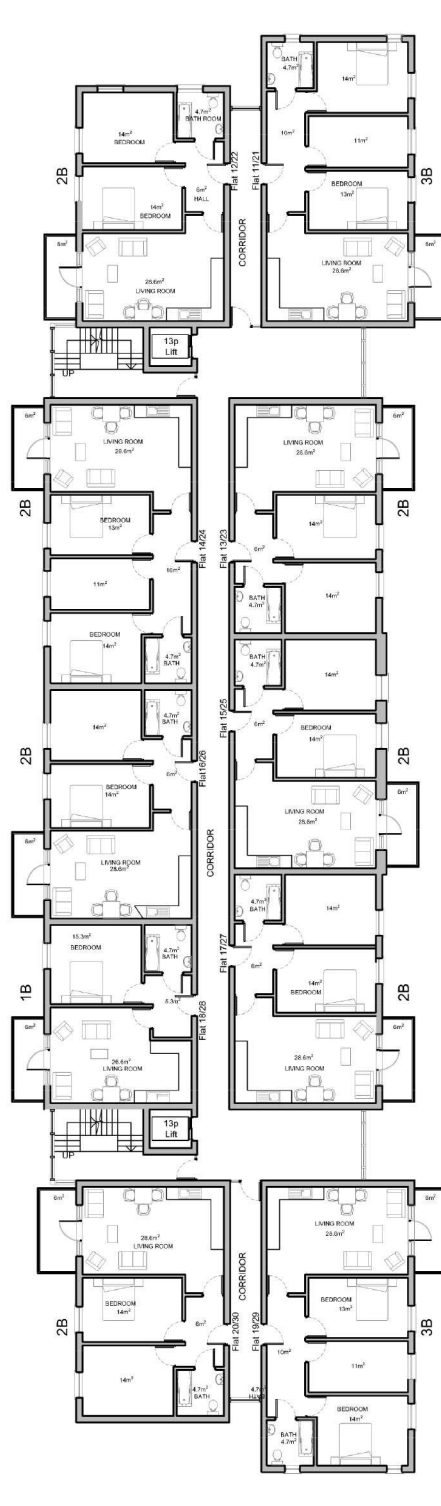
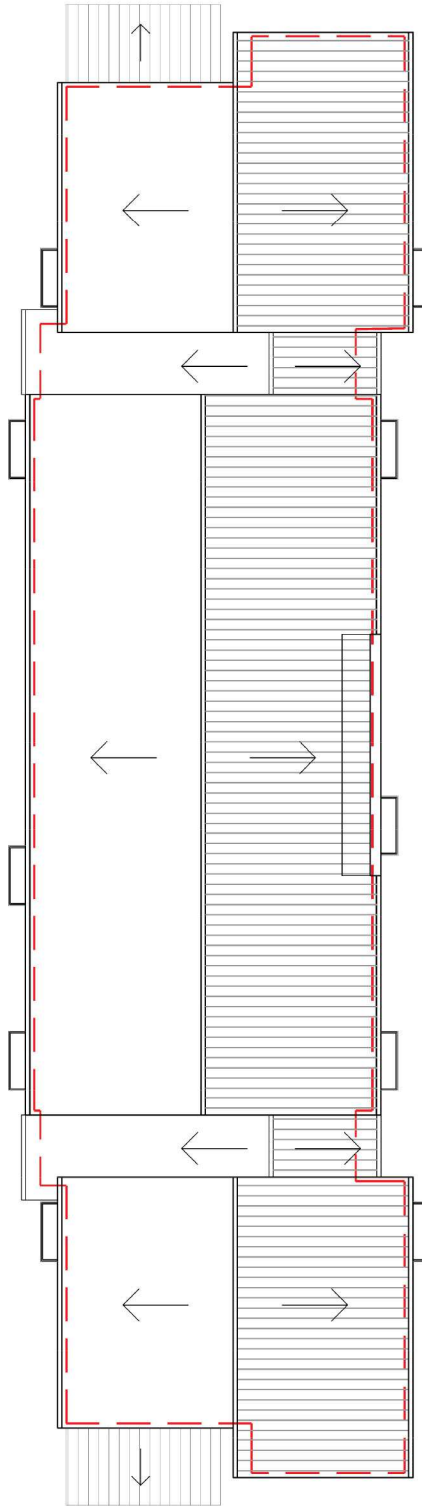
HILLINGDON
LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
 25/7c, CHICKEN WALK, UXBURY, UXB 10W
 Tel: 01895 250 111
 Fax: 01895 277 224

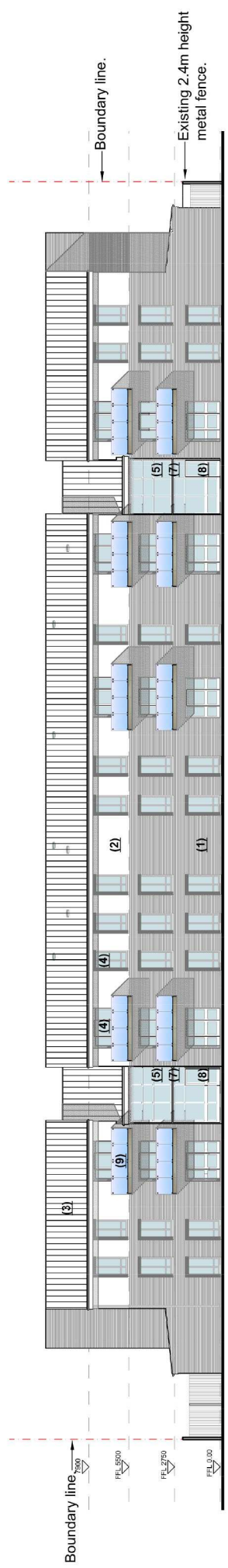
PROJECT
 BOURNE COURT SITE
 BOURNE COURT,
 RUISLIP, HA4 6SW

DESCRIPTION
 BLOCK C
 PROPOSED FLOORS & ROOF PLANS

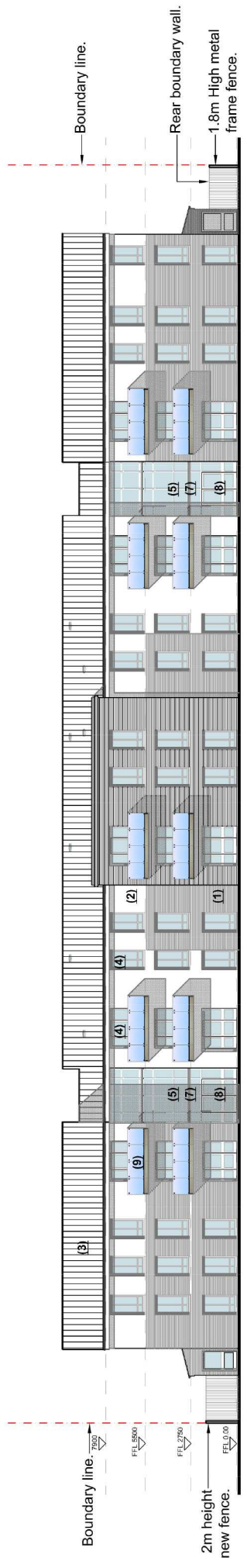
SCALE: 1:200 @ A3
 DRAWN BY: SMI
 CHECKED BY: SV
 DATE: JUN-2016
 REF: C



NOTES
 The Contractor must verify all dimensions at the site before setting out.
 The Contractor must ensure that all dimensions are in accordance with the approved drawings.
 All dimensions are to the face of the work unless otherwise stated.
 DO NOT SCALE FROM THIS DRAWING

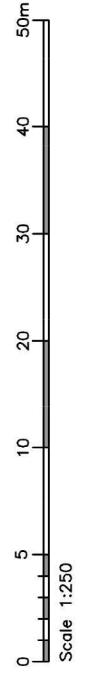


NORTH WEST ELEVATION



SOUTH EAST ELEVATION

- MATERIALS KEY:**
1. FAIR FACED BRICKWORK - Ibstock Windsor
 2. WHITE RENDER
 3. INTERLOCKING ROOF TILES - Marley Ecologic Ludlow Major
 4. Velfac Composite Aluminium & Timber Framed Windows & Doors - Aluminium Powder Coated RAL 6007. TO BE RECESSED 200MM FROM BRICK FACE
 5. ALUMINIUM FRAMED CURTAIN WALLING - RAL 6007
 6. OBSCURE GLAZING
 7. CLEAR GLASS & STEEL SUSPENDED CANOPY - RAL 6007
 8. SIDE HUNG ALUMINIUM FRAMED DOOR TO MAIN ENTRANCE - RAL 6007
 9. CLEAR GLASS & BRUSHED SATIN STEEL FRAME BALUSTRADE/BALCONY



Rev	South East Elevation (Front) amended	ST	15/12/16	Initial	Date
A					



HILLINGDON
LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
 25/10, CIVIC CENTRE, URBIDGE, UBB 1JW
 Tel: 01895 277 224
 Fax: 01895 277 224

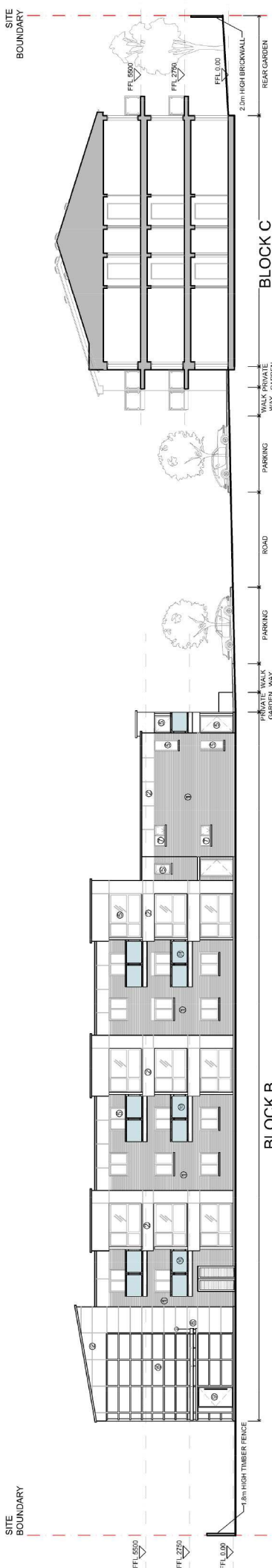
PROJECT: BOURNE COURT SITE
 BOURNE COURT,
 RUISLIP, HA4 6SW

DESCRIPTION: BLOCK C - PROPOSED ELEVATIONS

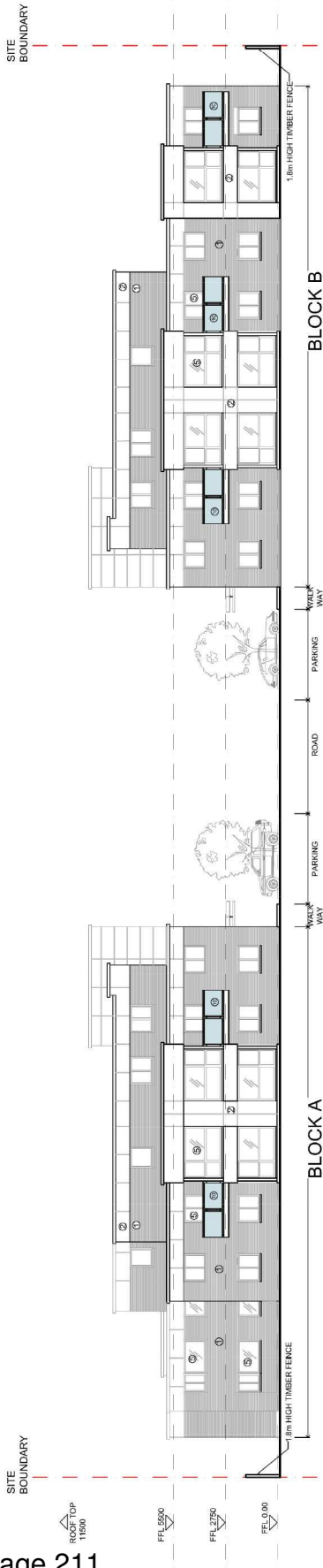
SCALE: 1:250@A3
 DRAWN BY: SMMI
 CHECKED BY: SV
 DATE: JUNE 2016
 DRAWING NO: 2016/D189/P/13
 REV: A

NOTES

The Contractor shall verify all dimensions at the site before setting out. All dimensions are to be taken from the centre of the wall unless otherwise stated. DO NOT SCALE FROM THIS DRAWING.

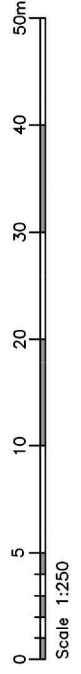


NORTHEAST ELEVATION 1:250



NORTHWEST ELEVATION 1:250

- MATERIALS KEY:**
1. FAIR FACED BRICKWORK - Istaback Windsor
 2. TRESPA CLADDING PANELS - Anthracite Grey
 3. WHITE RENDER
 4. INTERLOCKING ROOF TILES - Marley Ecologic Ludlow Major
 5. UPVC COMPOSITE ALUMINIUM & WOODER FRAMED WINDOWS & DOORS - RAL 6007
 6. ALUMINIUM FRAMED CURTAIN WALLING - RAL 6007
 7. OBSCURE GLAZING
 8. GLASS & STEEL SUSPENDED CANOPY - RAL 6007
 9. SIDE HUNG ALUMINIUM FRAMED DOOR TO MAIN ENTRANCE - RAL 6007
 10. OPAQUE GLASS & STEEL BALLUSTRADE - RAL 6007



Rev	Block C external wall section removed	ST	17/12/16
A		Issued	
Revision notes		Issued	Date

HILLINGDON
LONDON

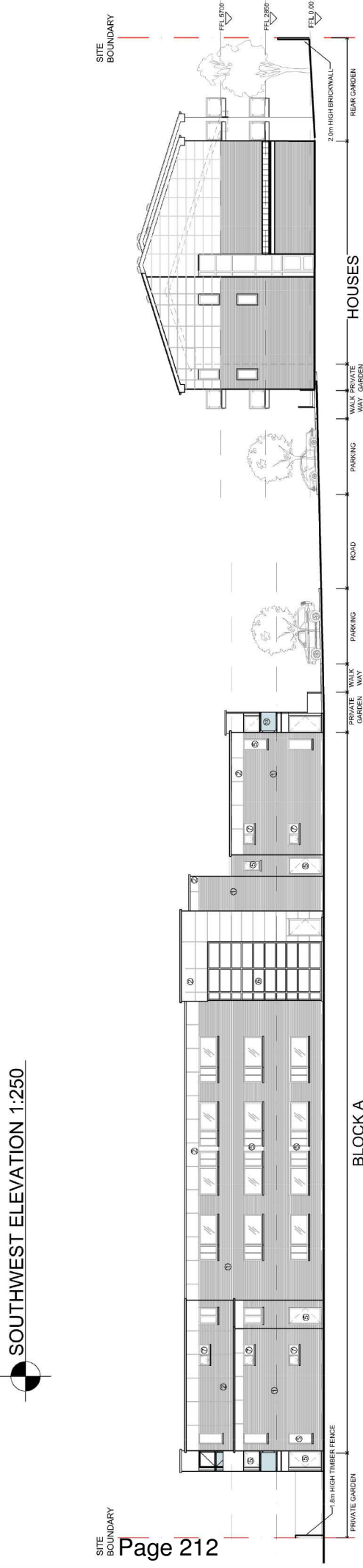
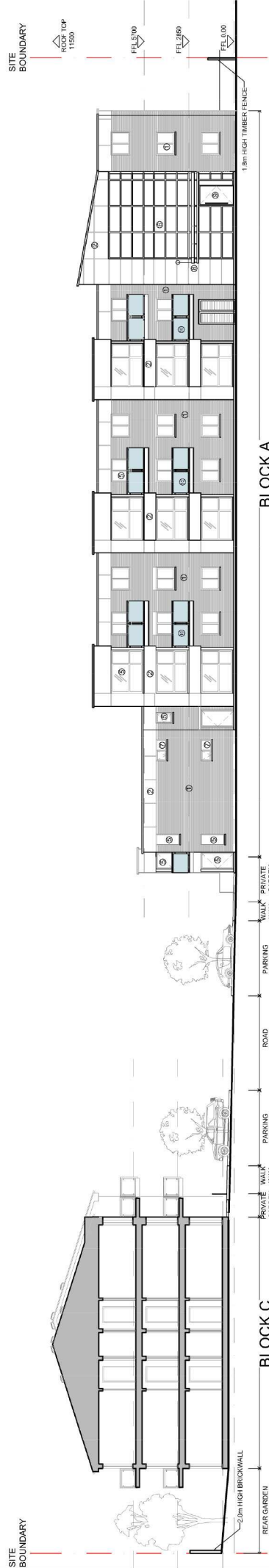
RESIDENTS SERVICES, CAPITAL PROGRAMME
25/7C, CHORLEYTON CROSSING, UBB TOW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT
BOURNE COURT SITE
BOURNE COURT
RUISLIP, HAN ISW


DESCRIPTION
NORTHEAST & NORTHWEST ELEVATIONS

SCALE	1:250 @ A3	DATE	JUN-2016
DRAWING NO.	2013/D91/P/14	REV	A

NOTES
 The Contractor shall verify all dimensions at the site before setting out. All dimensions shall be taken from the centre of the wall unless otherwise stated. All dimensions shall be taken from the centre of the wall unless otherwise stated. DO NOT SCALE FROM THIS DRAWING. G



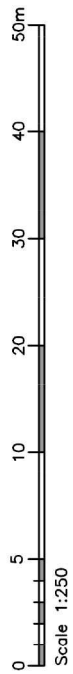
Rev	Block C external wall section revised	Issue	Date
A		1	06/12/16


HILLINGDON
 LONDON
 RESIDENTS SERVICES, CAPITAL PROGRAMME
 25/7C, CHIC COLLEGE, URB 101W
 Uxbridge, Middlesex, UB8 3TH
 Tel: 01895 250 111
 Fax: 01895 277 224

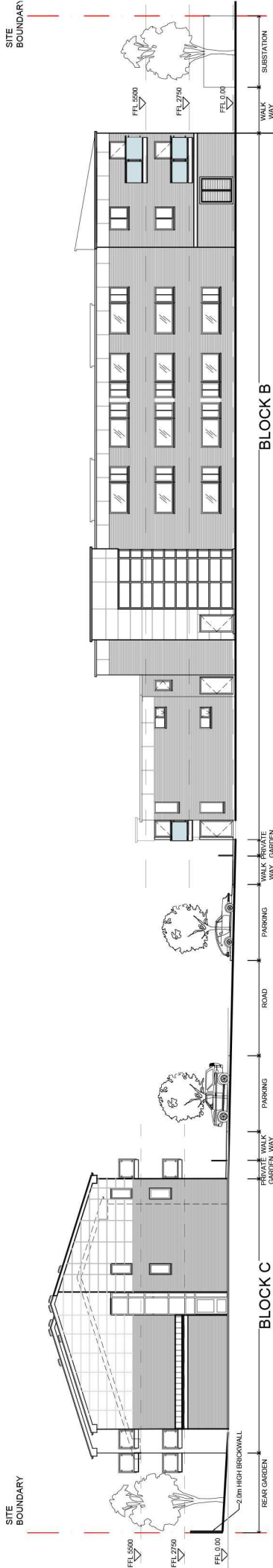
PROJECT: BOURNE COURT SITE
 BOURNE COURT,
 RUISLIP, HA4 6SW
 DESCRIPTION: SOUTHWEST & NORTHEAST ELEVATIONS

SCALE: 1:250 @ A3
 DRAWING NO: 2016/D189/P16
 DATE: JUN-2016
 REV: A

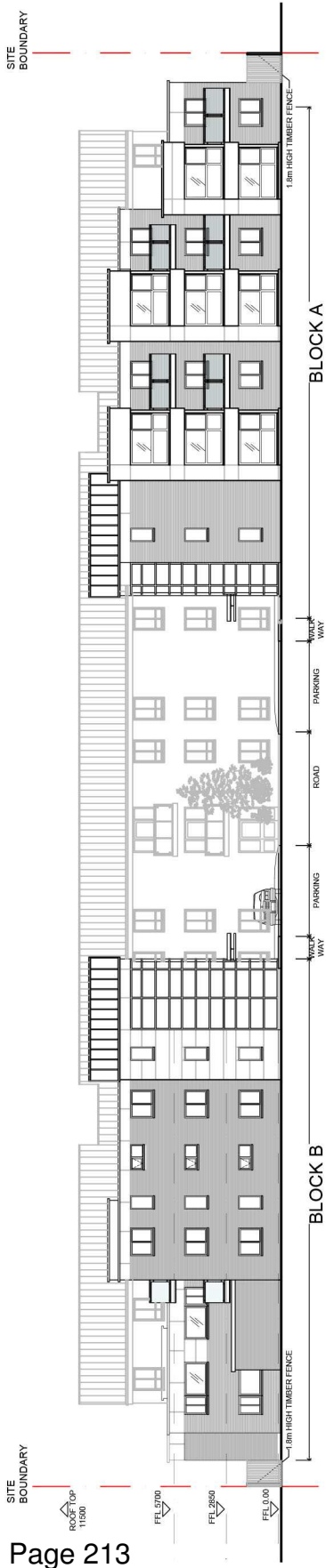
- MATERIALS KEY:**
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 2. TRESPA CLADDING PANELS - Anthracite Grey
 3. WHITE RENDER
 4. INTERLOCKING ROOF TILES - Marley Ecologic Ludlow Major
 5. VELFAC COMPOSITE ALUMINIUM & TIMBER FRAMED WIND OWLS & DOORS - aluminium powder coated RAL 6007
 6. ALUMINIUM FRAMED CURTAIN WALLING - RAL 6007
 7. GLASS & STEEL SUSPENDED CANOPY - RAL 6007
 8. SIDE HUNG ALUMINIUM FRAMED DOOR TO MAIN ENTRANCE - RAL 6007
 9. OPAQUE GLASS & STEEL BALLUSTRADE - RAL 6007



NOTES
 The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported immediately to the architect for clarification. Do not proceed until you have received written confirmation from the architect.
 DO NOT SCALE FROM THIS DRAWING



BLOCK C
SOUTHWEST ELEVATION 1:250



BLOCK A
SOUTHEAST ELEVATION 1:250



- MATERIALS KEY:**
1. FAIR FACED BRICKWORK - Istock Windsor
 2. TRESPA CLADDING PANELS - Anthracite Grey
 3. WHITE RENDER
 4. INTERLOCKING ROOF TILES - Marley Ecologic Ludlow Major
 5. VELFAC COMPOSITE ALUMINIUM & TIMBER FRAMED WINDOWS & DOORS - aluminium powder coated RAL 6007
 6. ALUMINIUM FRAMED CURTAIN WALLING - RAL 6007
 7. SECURE GLAZING
 8. GLASS & STEEL SUSPENDED CANOPY - RAL 6007
 9. SIDE HUNG ALUMINIUM FRAMED DOOR TO MAIN ENTRANCE - RAL 6007
 10. OPAQUE GLASS & STEEL BALLUSTRADE - RAL 6007

Rev	Revision notes	Initials	Date
A	Elevation block A revised - vertical glazing at entrance at 2.65m RL	db	25/06/16

HILLINGDON
LONDON

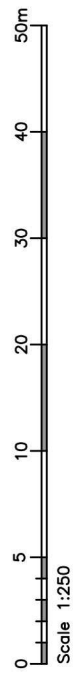
RESIDENTS SERVICES: CAPITAL PROGRAMME
 2E/10, CIVIC CENTRE, UPPLESEX, U8B 1UW
 Tel: 01895 250 111
 Fax: 01895 277 224

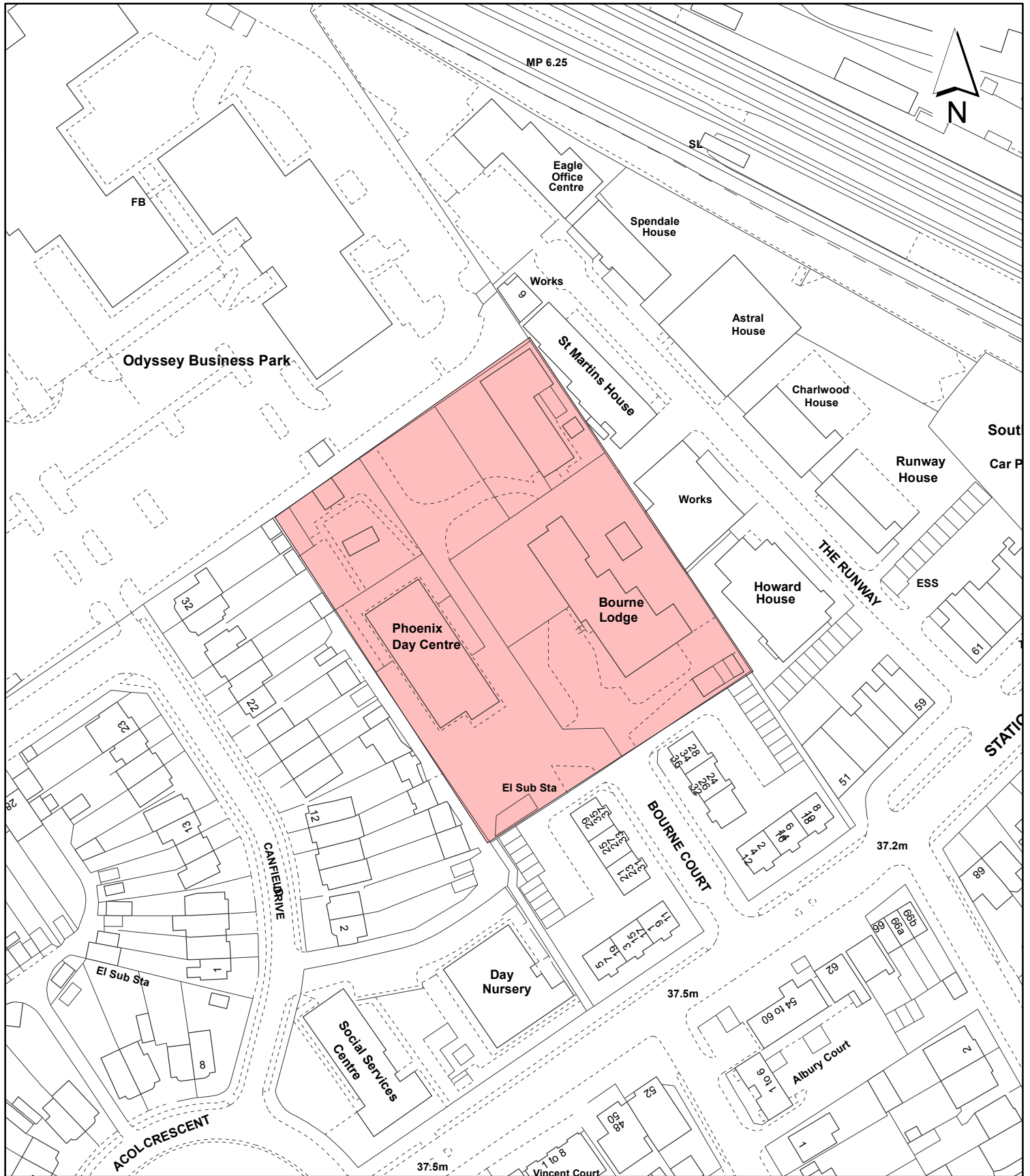
PROJECT
 BOURNE COURT SITE
 BOURNE COURT,
 RUISLIP, HA4 6SW

DESCRIPTION
 SOUTHWEST & SOUTHEAST ELEVATIONS

DATE OF ISSUE	SCALE	DATE
12/06/16	A3	12/06/16
DESIGNED BY	DRAWN BY	CHECKED BY
SV	SV	SV

2016/D/189/P/15 **A**





Notes:

 Site boundary

For identification purposes only.
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Site Address:

Bourne Court

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

Planning Application Ref:
11891/APP/2016/3583

Scale:
1:1,250

Planning Committee:
Major Page 214

Date:
June 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

- Address** THE STRAIGHT, SOUTHALL GASWORKS SITE HAYES BY PASS HAYES
- Development:** Variation of condition 2 of: Outline application Demolition of 22 houses; the remediation of the land and the redevelopment of the site to deliver a large mixed use development including residential, non-food retail, food retail, restaurants, bars and cafes, hotel, conference and banqueting, cinema, health care facilities, education facilities, office/studio units, sports pavilion, an energy centre, multi-storey car park and associated car and cycle parking, landscaping, public realm, open space and children's play space. Full application New access roads from the Hayes By-pass and Southall town centre to the application site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Widening of South Road across the railway line, widening of South Road over the railway line for the creation of a bus lane and three new accesses onto Beaconsfield Road. Two bridges over the Grand Union Canal and Yeading Brook to provide pedestrian and cycle access to the Minet Country Park and Springfield Road. 54814/APP/2009/43C dated 29/09/2010; to allow for the widening of the road to facilitate the addition of bicycle lane.
- LBH Ref Nos:** 54814/APP/2017/604

London Borough of Ealing

London Borough of Hillingdon

St James
St James
 Designed for life
 JOHN THOMPSON & PARTNERS
jtp
 25-26 Regent Avenue Street
 London W1B 3AY
 T +44 (0)20 7371 7300
 F +44 (0)20 7371 7301
 W www.stjames.co.uk

Project:
 00781_Southern Waterside
 Drawing Title:
 Composite Development Area
 Date: 06.11.2020
 Drawing No: 00781_PP_000
 Revision: 1
 Scale: 1:1000
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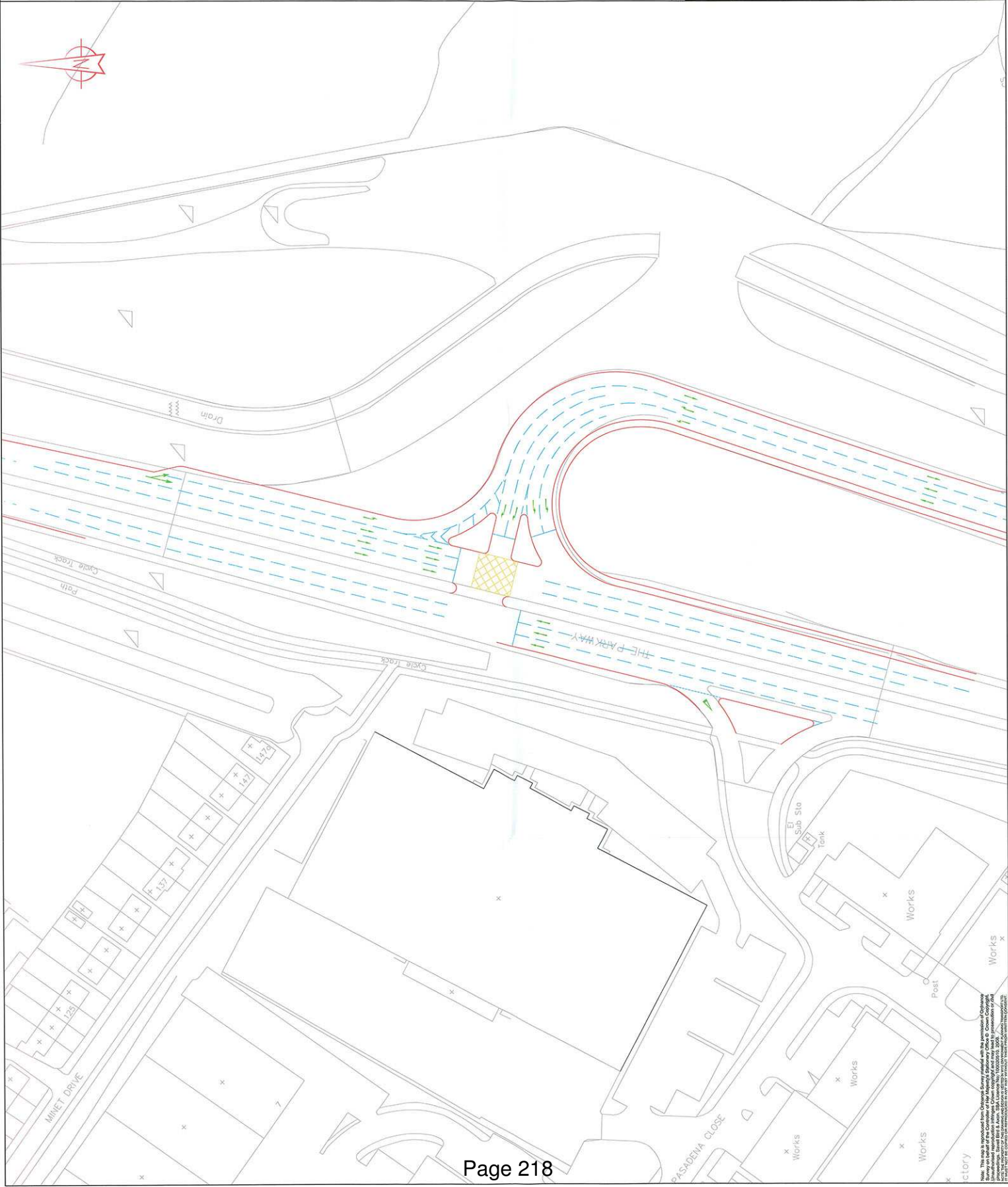
Key:
 Development area boundary
 Borough boundary

Figure 1 Site Boundary

FINAL



Notes:
 1. This is a consultation drawing and is intended for illustrative purposes only.
 2. Where lines indicate only.



NO.	REVISION	DATE
1	Issue for comment	18.08.08
2	Issue for comment	18.08.08

PROJECT: National Grid
 DRAWING TITLE: West Southhall
 A312/Pump Lane

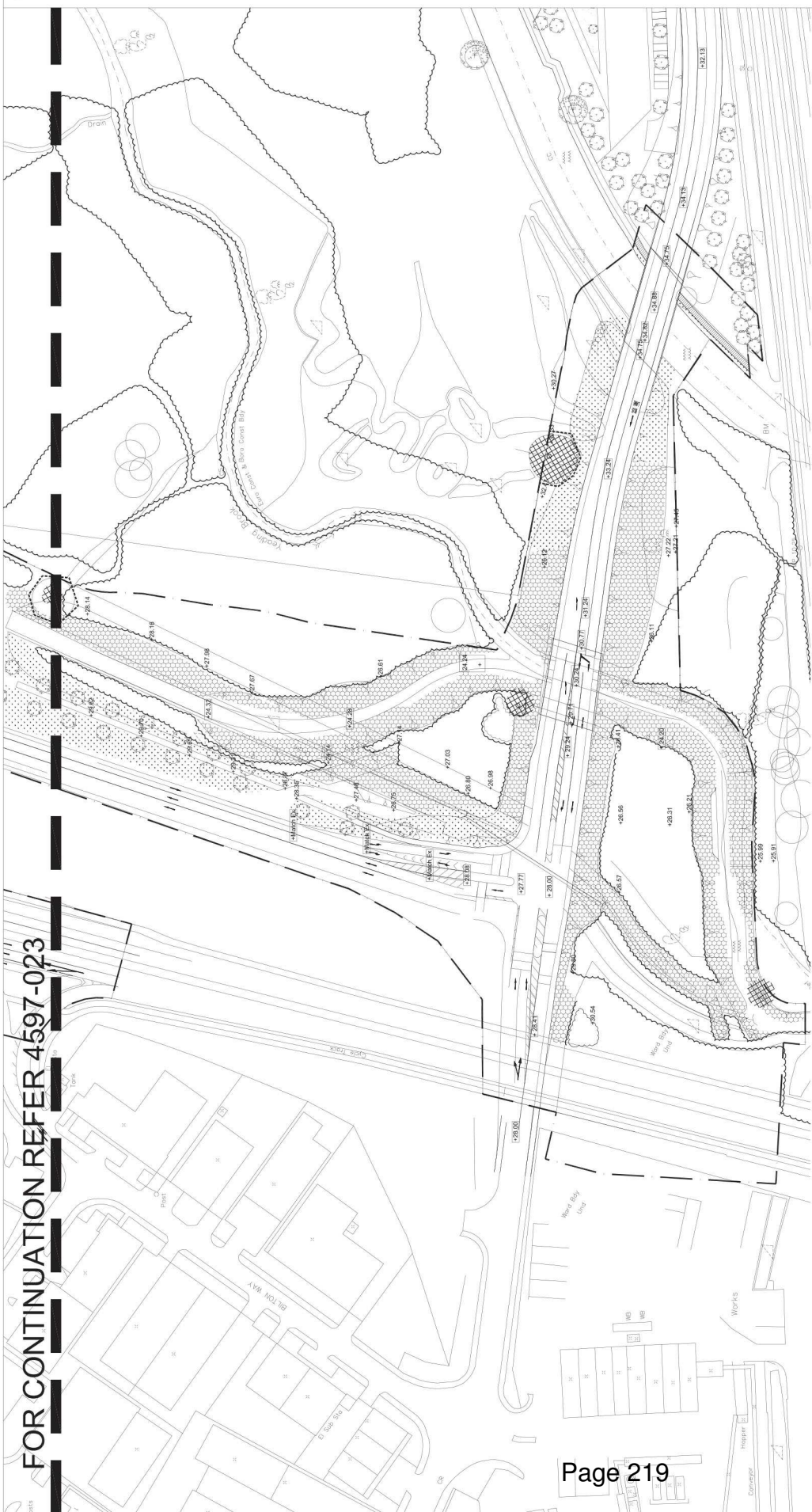
SCALE: 1:500 at A1
 DRAWN: M.W.
 CHECKED: A.M.
 DATE: 18.08.08

Savell Bird & Axon
 part of the WYG group
 1st Floor, The Chequer Street, London W1T 4QJ
 T 020 7390 8944 F 020 7390 8933 www.sba.co.uk

DRAWING NUMBER: 52212/B/34
 REVISION: A

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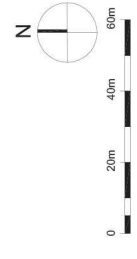
FOR CONTINUATION REFER 4597-023



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Legend

- Planning Application Boundary
- Existing Levels
- Proposed Levels
- Tree Protection Fencing
- Handrail
- Proposed Bat Box
- Soft Landscape**
 - Existing tree to be retained
 - Proposed tree (P 3)
 - Existing vegetation to be retained
 - Proposed amenity grass / wildflower planting (P 1)
 - Proposed whip planting (P 2)
- Hard Landscape**
 - Resin bound gravel



Client	National Grid Property Ltd
Project	West Southall
Drawn by	Pump Lane - Landscape Plan
Drawn Date	For Planning
Scale	1:750@A1
Date	Oct '08
Drawn No.	4597-P-022
Checked	NSL/CB
Approval	GC

CAPITA LOVEJOY
land planning by design

Capita Lovejoy
Level Seven, 52 Grosvenor Gardens,
London W1A 3AB
Tel: +44 (0)20 7901 9811 Fax: +44 (0)20 7901 9801
enquiries@capitalovejoy.co.uk
www.capitalovejoy.co.uk

LONDON BIRMINGHAM

NOTES

- BRIDGE DETAILS**
For details of bridge paving finishes, handrails and lighting etc, refer to bridge designer / engineers drawings.
- ECOLOGICAL ELEMENTS / STRUCTURES**
Refer to the detailed Ecological Mitigation Plan for the location and specification of ecological elements (White Young Green, E000357 West Southall MT R01 FXI, July 2008).
- TREE PLANTING**
Proposed tree planting will be subject to existing underground services.
- LIGHTING**
Lighting to bridge designers details.
- PLANTING DISTURBANCE** - temporary fencing
Areas of disturbance to existing vegetation to be minimised by protective fencing. Lighting to be installed prior to construction beginning. Protective fencing to be removed when jointly agreed by the contract administrator and Local Planning Authority. Drawings to be read in conjunction with 4597-RT-01.
- DESIGN AND ACCESS STATEMENT**
Landscape specification to be compliant with Design Principles in Section 4 of the Design and Access Statement.

P 2 MIXED NATIVE SPECIES TREE & SHRUB WHIP (TRANSPLANTS) PLANTING
These whips are to be planted into the existing disturbed "woodland" edge areas as space and gaps allow with the intention of supplementing the existing flora to the existing species within "woodland". Species to match and complement the existing species within "woodland".
They are also appropriate to the prevailing conditions, with flood tolerant species planted in damp areas and species less tolerant of flooding to be planted in drier areas. Planted in minimum species groups of 5 plants.

No.	Botanical Name	Height (m) type	% of area	Spacing (m)
1	Betula pendula	60-80 / bare root	20	1.5
2	Crataegus monogyna	60-80 / bare root	20	1.0
3	Prunus spinosa	60-80 / bare root	10	1.0
4	Salix fragilis	60-80 / bare root	20	1.0
5	Sambucus nigra	60-80 / bare root	10	1.0

P 3 TREE PLANTING
These trees are semi mature trees at between 3 and 5 meters from the edge of the footpath/cycleway. The selected species have been chosen to match existing

No.	Botanical Name	Size	Spacing
22	Aulus cordata	Semi-mature	As shown

SOFT MATERIALS

P 1 AMENITY GRASS, BULB PLANTING & WILDFLOWER PLANTING
The verges immediately adjacent to the footpath/cycleway and the top of the bank will be laid to amenity grass. This shall have a defined but curvaceous edge that will give a grass planting. The wildflower planting shall also be in a curvaceous edge of fossil applied so that the nutrient status is kept very low which is essential in the successful establishment of wild flowers.

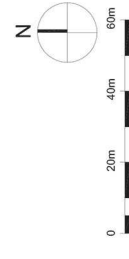
No.	British Seed Houses - Wild Flora WFCB Wetland and Pond Area Mix	Sowing Rate kg / sq.m	% mix
1	Aporosa capillaris		6%
2	Cynosurus cristatus		40%
3	Briza media		2.5%
4	Festuca rubra purpurea		24%
5	Deschampsia cespitosa		25%
6	Trisetum flavescens		2.5%

This mix is suitable for areas near the canal / river banks which are damp or prone to flooding.

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Legend

- Planning Application Boundary
- Existing Levels
- Proposed Levels
- Tree Protection Fencing
- Handrail
- Proposed Bat Box
- Soft Landscape**
 - Existing tree to be retained
 - Proposed tree (P 3)
 - Existing vegetation to be retained
 - Proposed amenity grass / wildflower planting (P 1)
 - Proposed whip planting (P 2)
- Hard Landscape**
 - Resin bound gravel

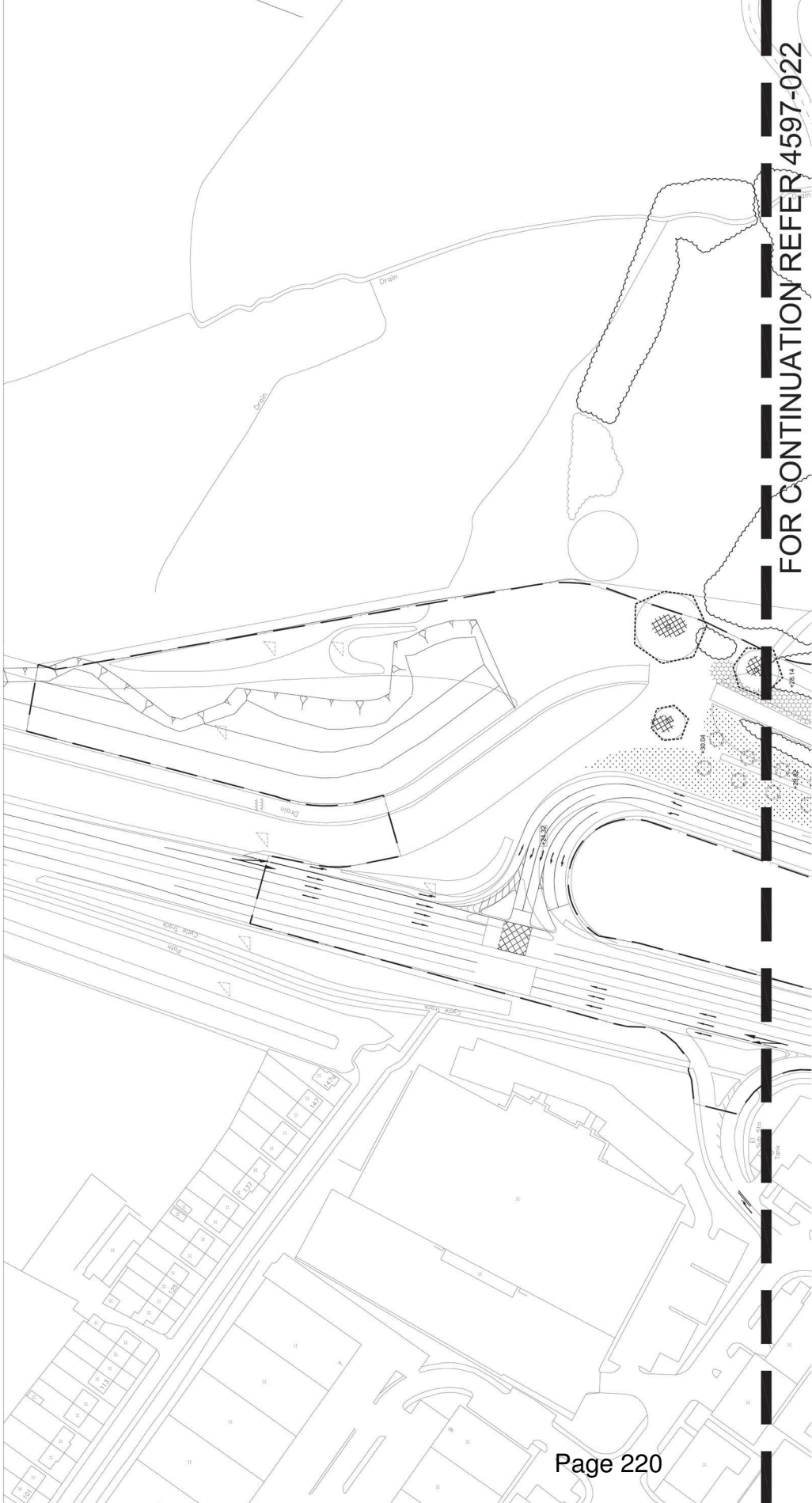


Client	National Grid Property Ltd
Project	West Southall
Contract No.	Pump Lane - Landscape Plan
Drawn Date	For Planning
Scale	1:750@A1
Date	Oct '08
Drawn By	NSL/CB
Checked	NSL/CB
Approval	GC
Drawings No.	4597-P-023
Checked	Oct '08
Approval	GC

CAPITA LOVEJOY
land planning by design

Capita Lovejoy
Levee Street, 52 Grosvenor Gardens,
London W1A 3AB
Tel: +44 (0)20 7901 8811 Fax: +44 (0)20 7901 9801
enquiries@capitalovejoy.co.uk
www.capitalovejoy.co.uk

LONDON BIRMINGHAM



NOTES

BRIDGE DETAILS
For details of bridge paving finishes, handrails and lighting etc, refer to bridge designer / engineers drawings/drawings.

ECOLOGICAL ELEMENTS / STRUCTURES
Refer to the detailed Ecological Mitigation Plan for the location and specification of ecological elements (White Young Green, E000357 West Southall MT R01 FXL, July 2008).

TREE PLANTING
Proposed tree planting will be subject to existing underground services.

LIGHTING
Lighting to bridge designers details.

PLANTING DISTURBANCE - temporary fencing
Areas of disturbance to existing vegetation to be minimised by protective fencing. Temporary fencing to be installed prior to construction beginning. Protective fencing to be removed when jointly agreed by the contract administrator and Local Planning Authority. Drawings to be read in conjunction with 4597-RT-01.

DESIGN AND ACCESS STATEMENT
Landscape specification to be compliant with Design Principles in Section 4 of the Design and Access Statement.

P 1 AMENITY GRASS, BULB PLANTING & WILDFLOWER PLANTING

The verges immediately adjacent to the footpath/cycleway and the top of the bank will be laid to amenity grass. This shall have a defined but curvaceous edge that will give the appearance of a natural grass verge. The width planting shall also be in a narrow planting strip. The width planting shall also be in a narrow planting strip. The width planting shall also be in a narrow planting strip. The width planting shall also be in a narrow planting strip.

P 2 MIXED NATIVE SPECIES TREE & SHRUB WHIP (TRANSPLANTS) PLANTING

These whips are to be planted into the existing disturbed "woodland" edge areas as space and gaps allow with the intention of supplementing the existing flora to create a more natural woodland. Species to match and complement the existing species within "woodland". They are also appropriate to the prevailing conditions, with flood tolerant species planted in damp areas and species less tolerant of flooding will be planted in drier areas. Planted in minimum species groups of 5 plants.

P 3 TREE PLANTING

The trees to be planted are semi mature trees at between 3 and 5 metres from the edge of the footpath/cycleway. The selected species have been chosen to match existing trees.

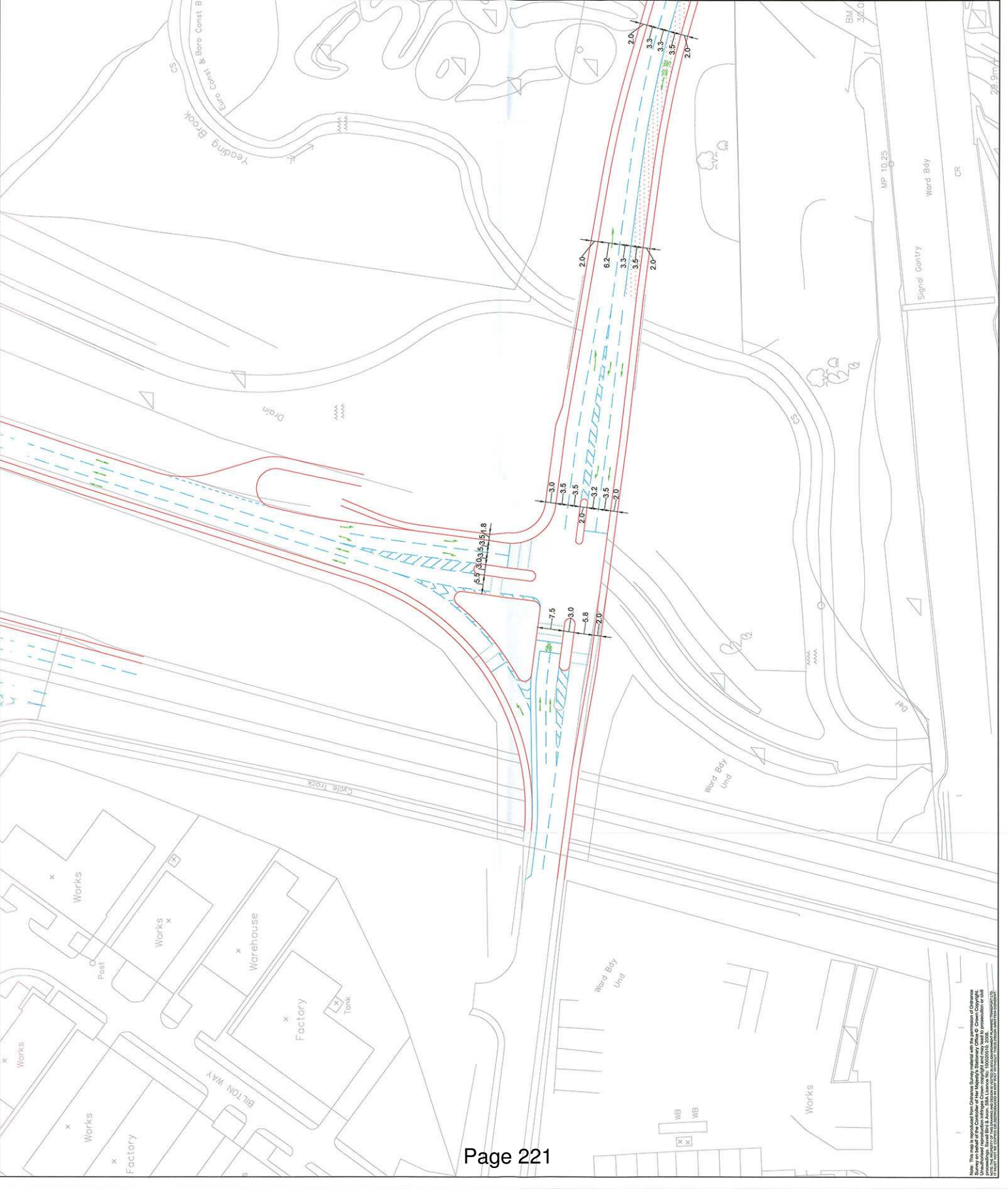
No.	Botanical Name	Height (m) Type	% of area	Spacing (m)
1	Betula pendula	60-80 / bare root	20	1.5
2	Crataegus monogyna	60-80 / bare root	20	1.0
3	Prunus spinosa	60-80 / bare root	10	1.0
4	Salix fragilis	60-80 / bare root	20	1.0
5	Sambucus nigra	60-80 / bare root	10	1.0

No.	Botanical Name	Size	Semi-mature	Spacing
1	Alnus cordata	8m	As shown	As shown

No.	Botanical Name	% mix
1	Agrostis capillaris	6%
2	Cynosurus cristatus	40%
3	Bromus inermis	25%
4	Festuca rubra pruriens	25%
5	Trisetum flavescens	25%

This mix is suitable for areas near the canal / river banks which are damp or prone to flooding.

NOTES:
 1. This is not a construction drawing and is issued for illustrative purposes only.
 2. Where things are in doubt, please contact the author.



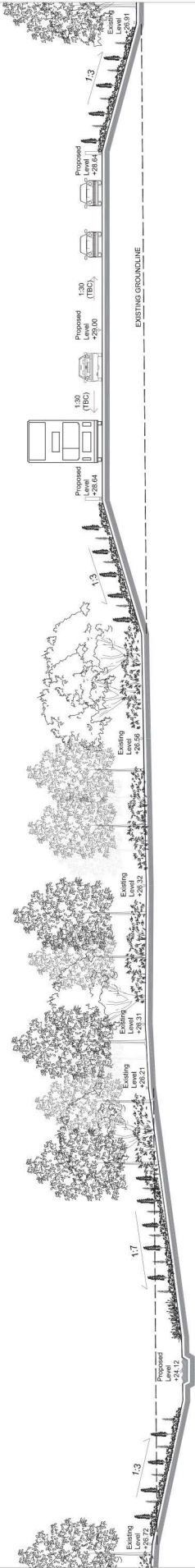
REV	DATE	BY	CHKD	DETAILS	DATE
A	18/09/08	JAL	A.L.		
				DRAWN	CHECKED
				DATE	

PROJECT:	National Grid
DRAWING TITLE:	West Southhall
LOCALS:	Pump Lane Access
SCALE:	1:500 at A1
DRAWN:	M.W.
CHECKED:	A.M.
DATE:	18/09/08

Savelli Bird & Axon part of the MVA Group	
4th Floor, 7th Charlotte Street, London W1T 4JQ T: 020 7580 8888 F: 020 7580 8818 E: info@sba.co.uk	
DRAWING NUMBER:	52212/B/33
REVISION:	A

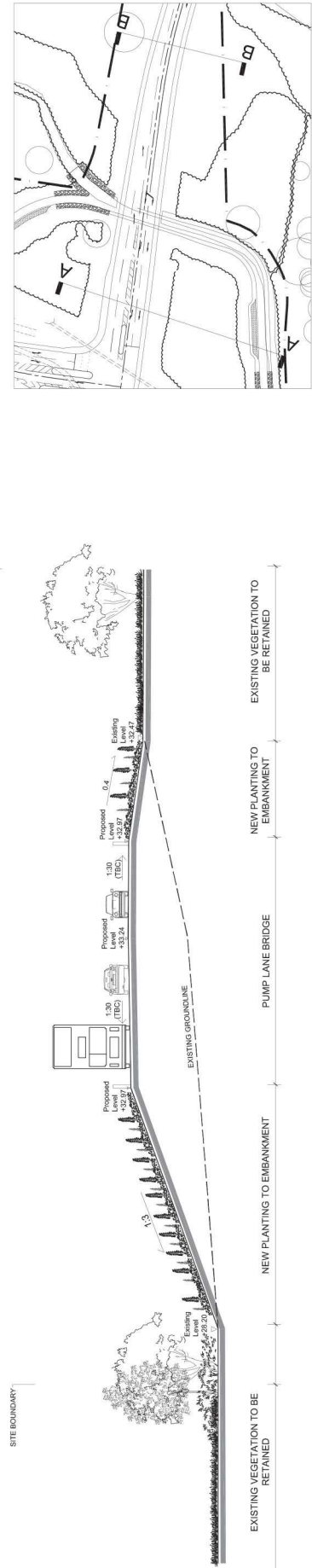
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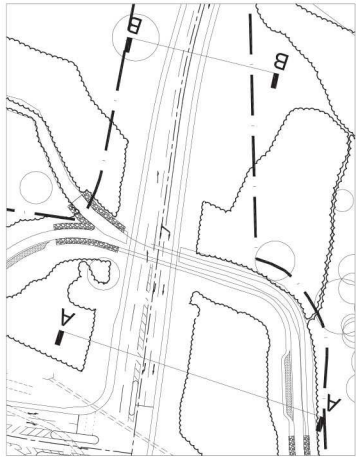
NEW PLANTING TO EMBANKMENT
 REALIGNED AQUATIC FLOOD CHANNEL PLANTING
 EXISTING VEGETATION TO BE RETAINED
 NEW PLANTING TO EMBANKMENT
 PUMP LANE BRIDGE
 PUMP LANE BRIDGE
 NEW PLANTING TO EMBANKMENT
 NEW PLANTING TO EMBANKMENT

01 SECTION A-A
 SCALE 1:75@ A1



EXISTING VEGETATION TO BE RETAINED
 NEW PLANTING TO EMBANKMENT
 PUMP LANE BRIDGE
 PUMP LANE BRIDGE
 NEW PLANTING TO EMBANKMENT
 EXISTING VEGETATION TO BE RETAINED

02 SECTION B-B
 SCALE 1:75 @ A1













03 KEY PLAN
 NTS

Rev	Date	By	Name
Client	National Grid Property Ltd		
Project	West Southall		
Contract No	Pump Lane - Sections		
Drawing Title	For Planning		
Scale	As Shown		
Date	Oct '08	Drawn	CB
Checked	Oct '08	Approved	
Drawing No	4597-P-024		
Oct '08	GC		

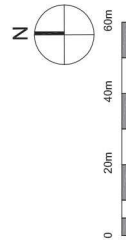
CAPITA LOVEJOY
 land planning by design

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 Level Seven, 52 Grosvenor Gardens,
 100 Whitehall, London SW1A 3EF
 Tel: +44 (0)20 7901 8811 Fax: +44 (0)20 7901 9801
 enquiries@capitalovejoy.co.uk
 www.capitalovejoy.co.uk
LONDON BIRMINGHAM

Legend

-  Planning Application Boundary
-  Trees to be removed
-  Trees/Shrubs to be removed
-  Trees to be retained
-  Category A Trees
-  Category B Trees
-  Category C Trees
-  Groups of trees and shrubs Category B
-  Groups of trees and shrubs Category C
-  Root Protection Area

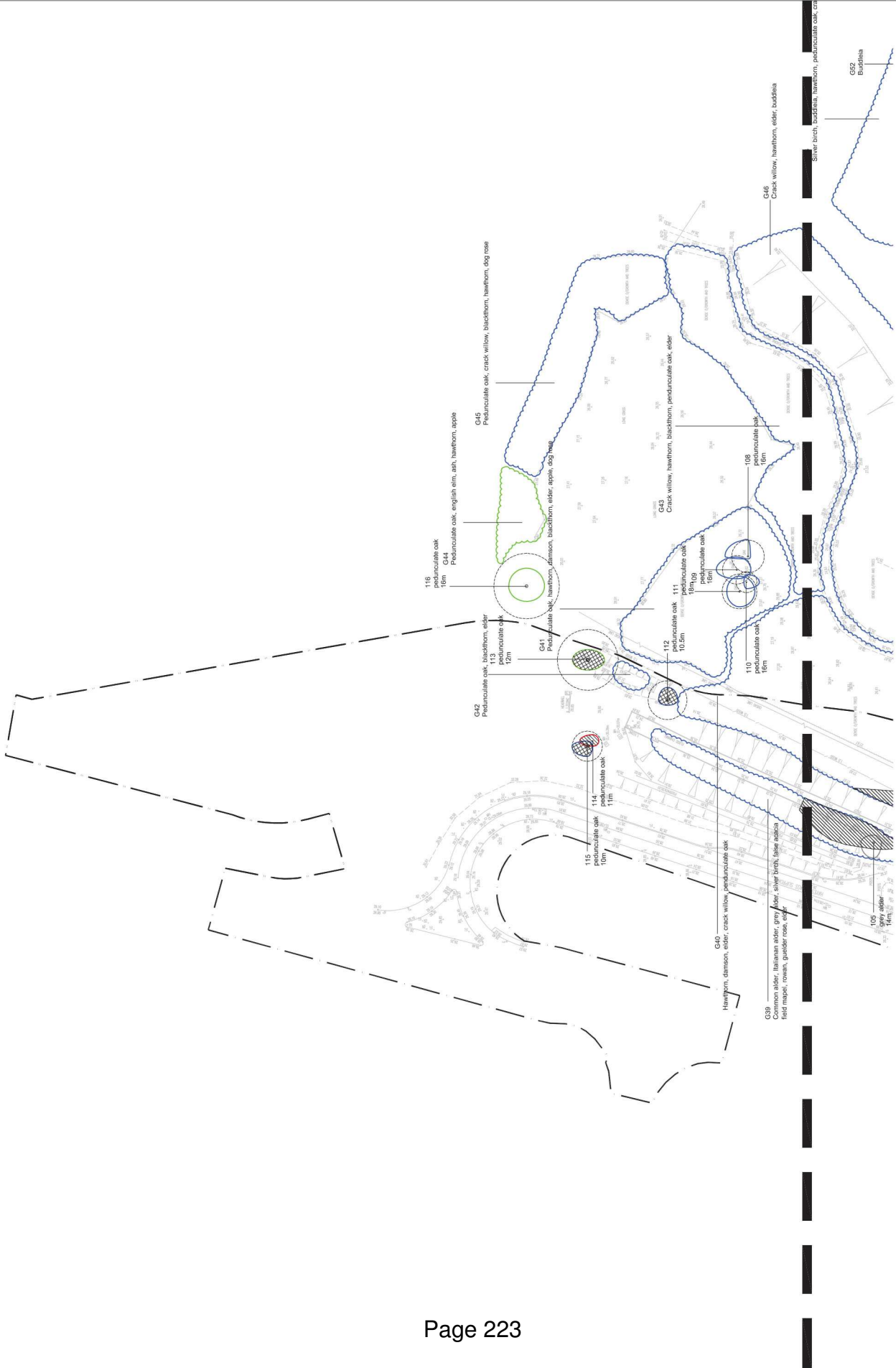
NOTES:
 - Refer to Arboricultural Survey Report and Drawings (T001 - T004, White Young Green, May 2008) for tree constraints plan and for further information.
 - Trees/shrubs to be removed/retained based on construction zone of 3m for the path and 5-6m for the bridge
 - All works carried out to be in accordance with BS 5837 : 2005



Client	National Grid Property Ltd
Project	West Southall
Drawings No.	4597-P-021
Drawn	NSL/CB
Date	Oct '08
Checked	GC
Approval	GC

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FOR CONTINUATION REFER 4597-020

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Legend

- Planning Application Boundary
- Trees to be removed
- Trees/Shrubs to be removed
- Trees to be retained
- Category B Trees
- Category C Trees
- Category R Trees
- Groups of trees and shrubs
- Category B
- Groups of trees and shrubs
- Category C
- Root Protection Area

NOTES:

- Refer to Arboricultural Survey Report and Drawings (T001 - T004, White Young Green, May 2008) for tree constraints plan and for further information.
- Trees/shrubs to be removed/retained based on construction zone of 3m for the path and 5-6m for the bridge
- All works carried out to be in accordance with BS 5837 : 2005



Drawn: [Blank] Date: [Blank]

Checked: [Blank] Date: [Blank]

Approved: [Blank] Date: [Blank]

Project: West Southall

Client: National Grid Property Ltd

Project: Pump Lane -

Trees to be Removed / Retained

For Planning

Book: 1:750@A1

Date: Oct '08

Drawn by: NSL/CB

Checked by: [Blank]

Approved by: [Blank]

Drawing No: 4597-P-020

Date: Oct '08

Scale: GC

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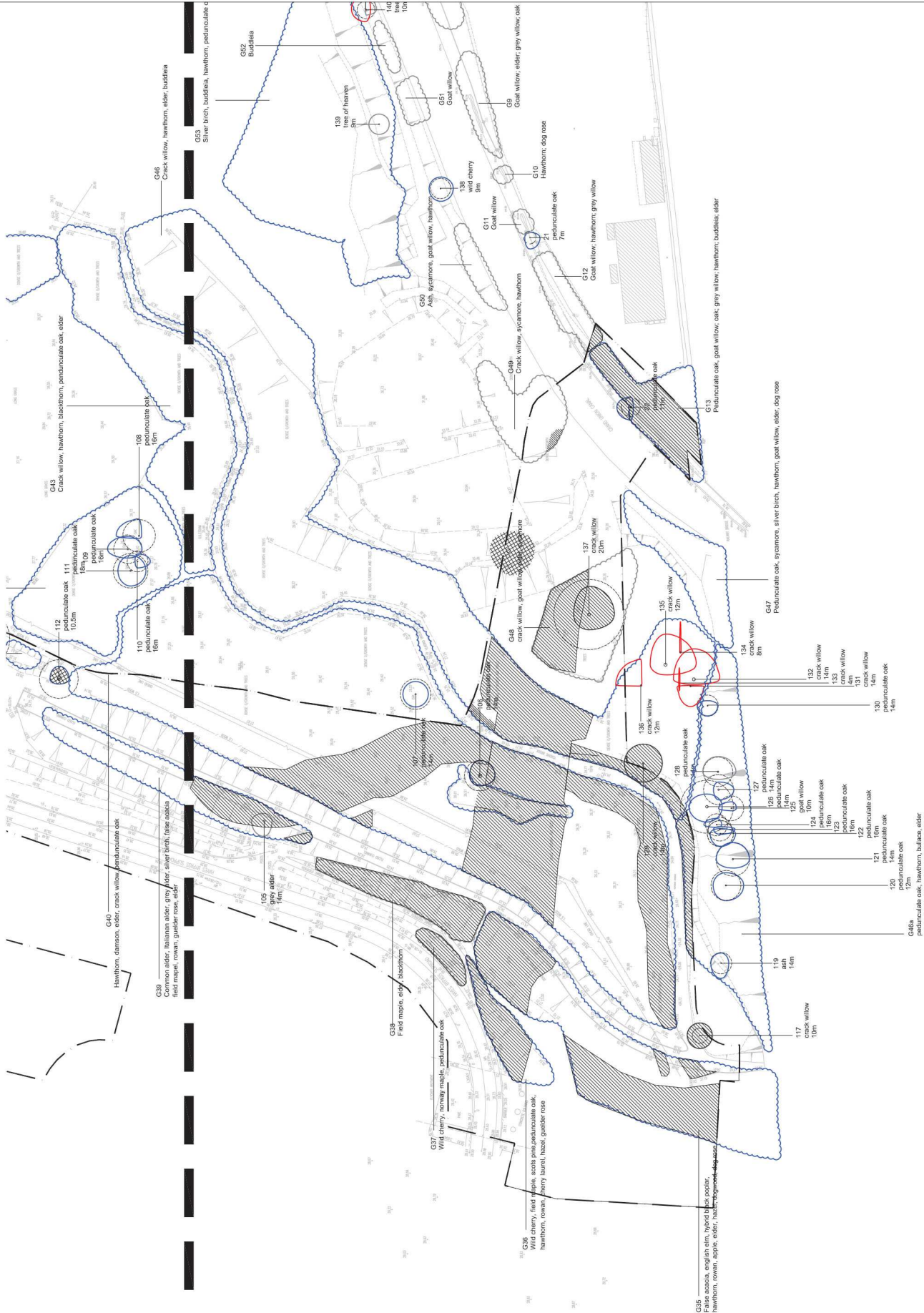




Figure 12

Notes:
 1. DRAWINGS ARE TO BE USED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO COMPLETE THE WORK.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO COMPLETE THE WORK.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO COMPLETE THE WORK.

FOR CONTINUATION REFER A720-E05-IW-MTU-C-DR-0002

PROPOSED CYCLE LANE

KEYPLAN
 SCALE: NTS

PROPOSED WESTERN ACCESS HIGHWAY

PROPOSED WESTERN ACCESS HIGHWAY

PROPOSED WESTERN ACCESS HIGHWAY

PROPOSED WESTERN ACCESS HIGHWAY

PROPOSED WESTERN ACCESS HIGHWAY

Rev	Description	Date	By
01	ISSUE FOR INFORMATION	18/01/17	MT
02	FOR CONSULTATION COMMENTS INCORPORATED	18/01/17	MT

12-14 Berry Street, Clerkenwell, London, EC1Y 0AU
 T: +44 (0) 20 7994 6556
 E: Mail: info@morgantucker.co.uk
 www.morgantucker.co.uk

Client: FM Conway
 Project Site: Western Access, Southall

Survey No: WESTERN ACCESS AND PUMP LANE
 JUNCTION UPGRADE WORKS
 SHEET 1 OF 2

Drawn By: JG
 Checked By: JG
 Approved By: JG
 Date: January 2017
 Scale: 1:500

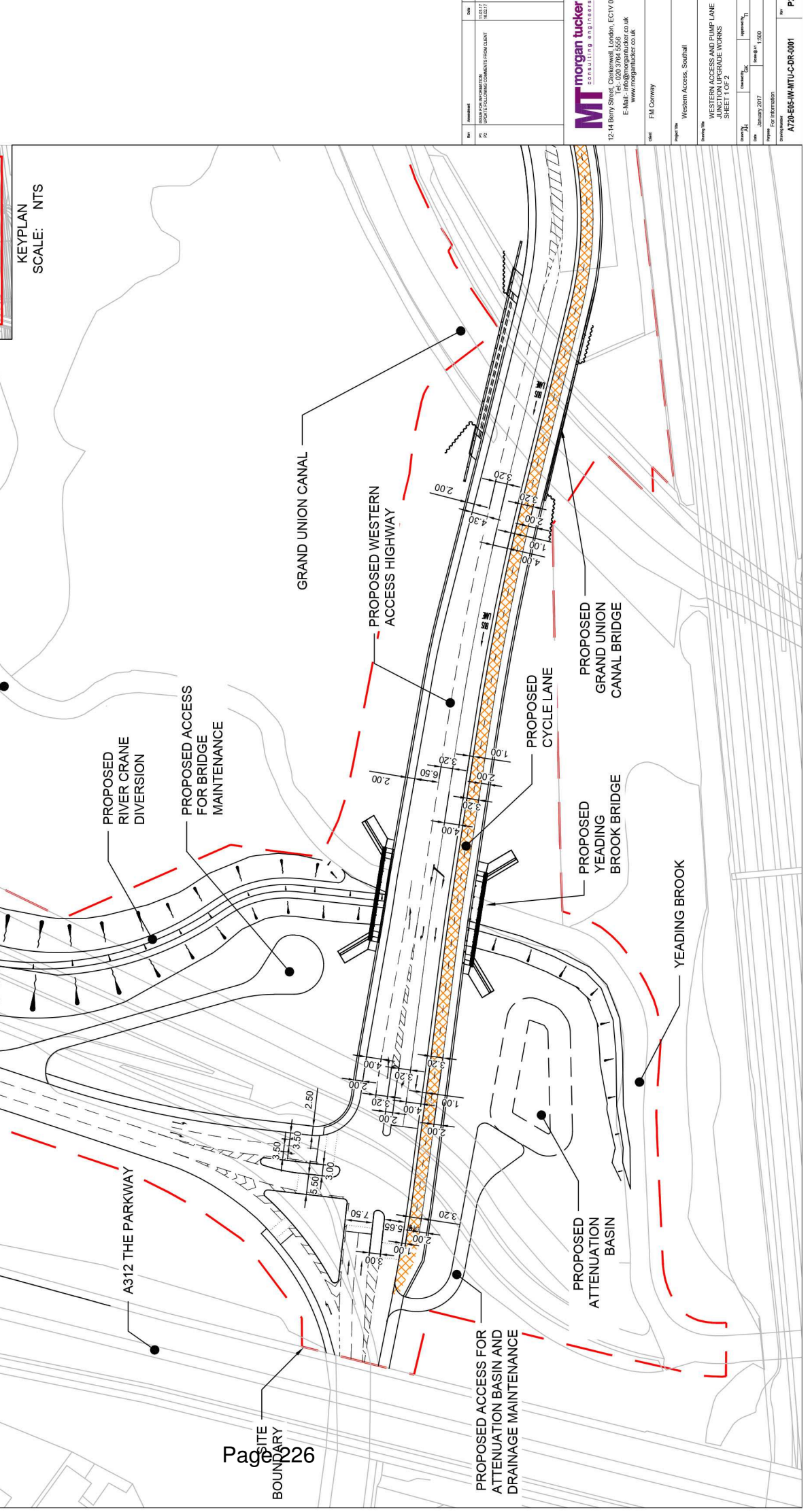
Drawn By: JG
 Checked By: JG
 Approved By: JG
 Date: January 2017
 Scale: 1:500

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 Checked By: JG
 Approved By: JG
 Date: January 2017
 Scale: 1:500

Drawn By: JG
 Checked By: JG
 Approved By: JG
 Date: January 2017
 Scale: 1:500

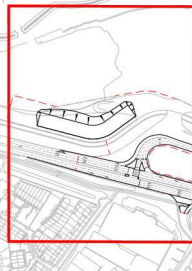
Drawn By: JG
 Checked By: JG
 Approved By: JG
 Date: January 2017
 Scale: 1:500

Drawn By: JG
 Checked By: JG
 Approved By: JG
 Date: January 2017
 Scale: 1:500

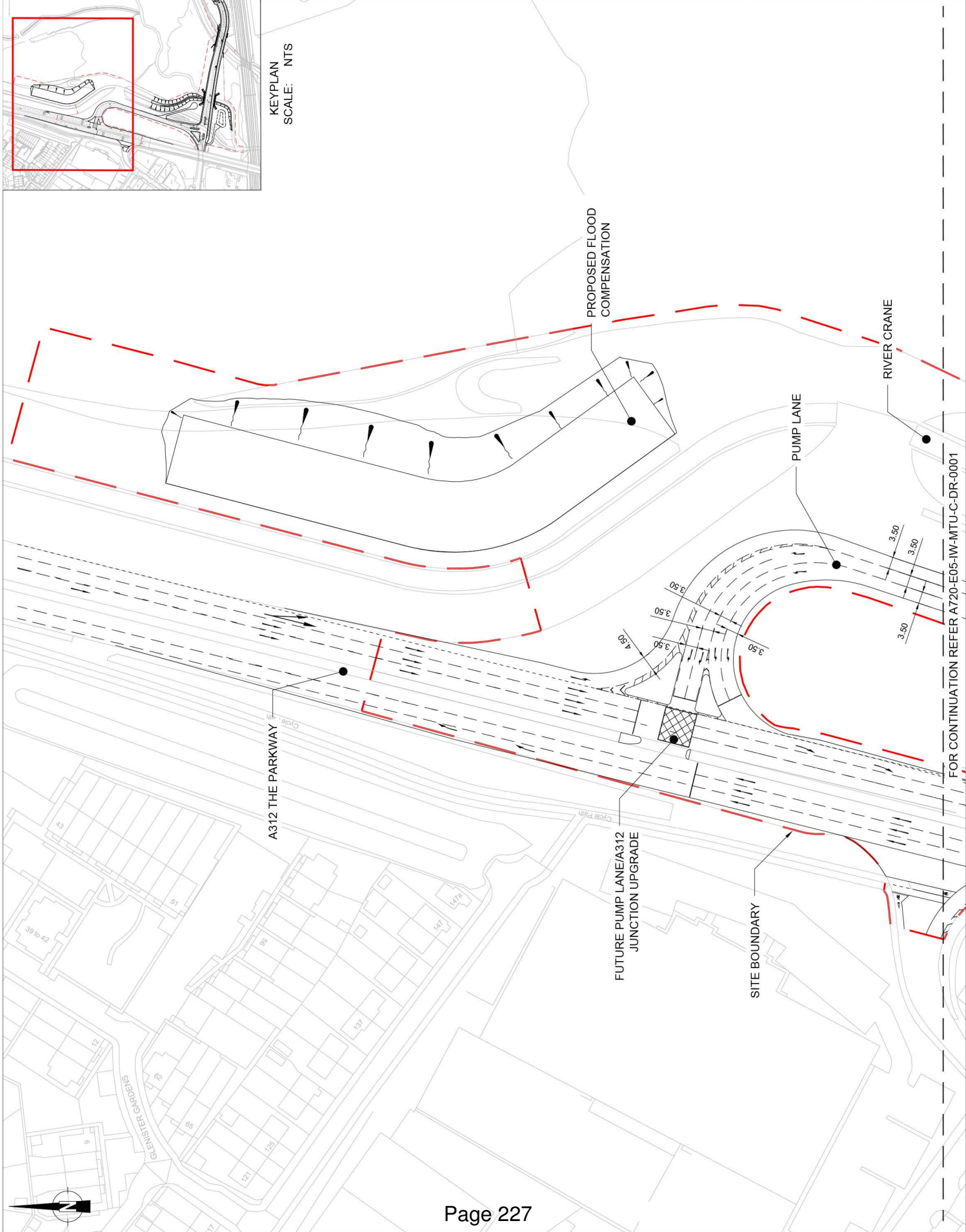


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KEYPLAN
 SCALE: NTS



FOR CONTINUATION REFER AT20-E05-IW-MTU-C-DR-0001

Rev	Amendment	Date	By
P1	ISSUE FOR INFORMATION	15.03.17	AM

MT morgan tucker
 CONSULTING ENGINEERS
 12-14 Berry Street, Chichester, Sussex, EC1V 0AU
 Tel: 01243 786455
 E-Mail: mt@morgantucker.co.uk
 www.morgantucker.co.uk

Client: FM Conway
 Project: Western Access, Southall
 Drawing: WESTERN ACCESS AND PUMP LANE
 JUNCTION UPGRADE WORKS
 SHEET 2 OF 2
 Date: 15 January 2017
 Scale: 1:500
 Drawing No: AT20-E05-IW-MTU-C-DR-0002
 Rev: P1

Rev	Approved	By	Date	AK	DR
P1	ISSUE FOR INFORMATION		11.03.17		
P2	UPDATE FOR INFORMATION		11.03.17		

MT **morgan tucker**
 consulting engineers

12-14 Berry Street, Clerkenwell, London, EC2Y 6AU
 Tel: 020 3764 5558
 E-Mail: info@morgantucker.co.uk
www.morgantucker.co.uk

Client: FM Conway

Project Site: Western Access, Southall

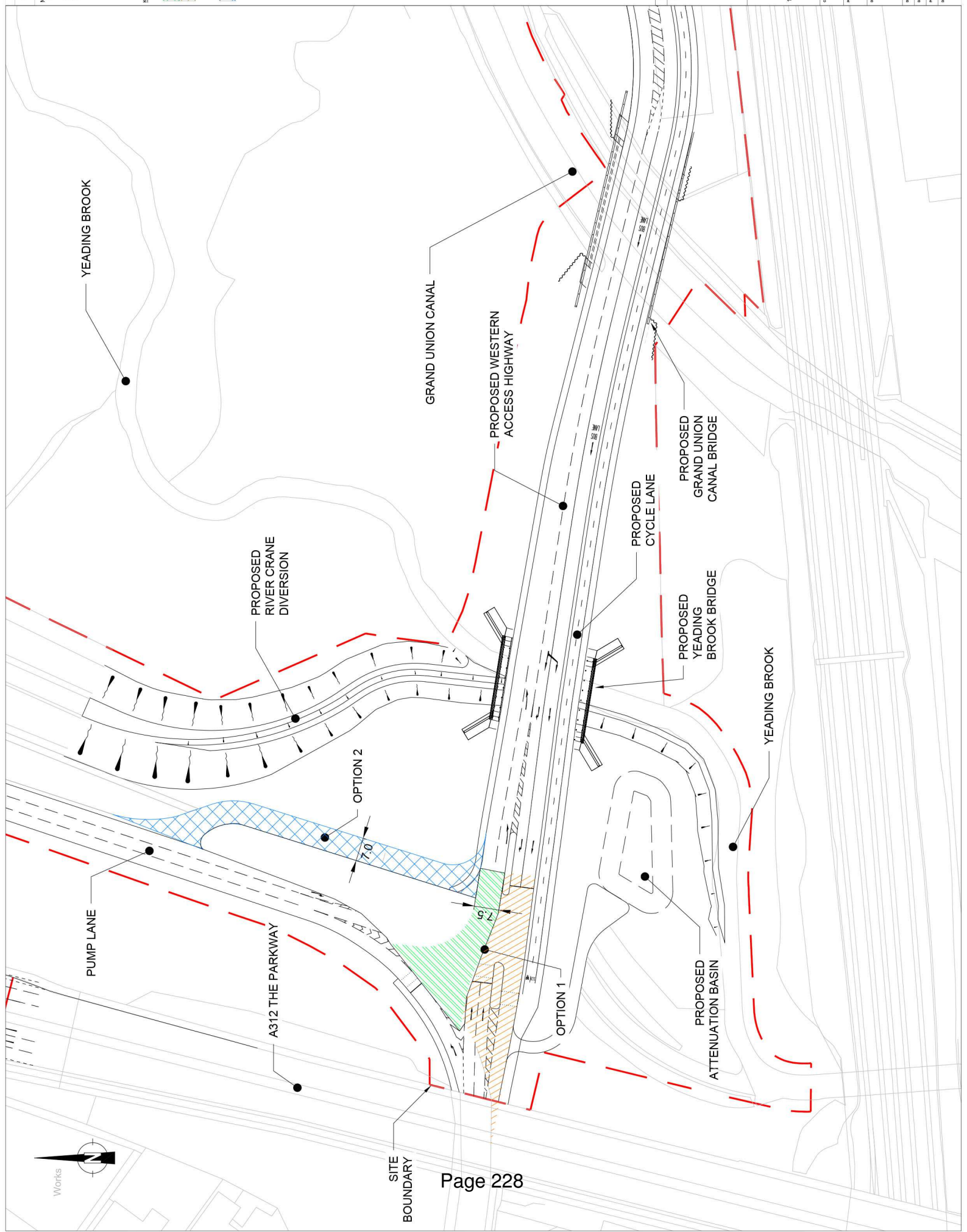
Contract No: PROPOSED ACCESS OFF PUMP LANE PRIOR TO THE JUNCTION UPGRADE WORKS

Issue: January 2017
 Scale: 1:500

Drawn: [Name]
 Checked: [Name]
 Approved: [Name]

Project Name: A120-EGS-W-MTU-C-DR-0003

Rev: P2



London Borough of Ealing

London Borough of Hillingdon

St James
Designed for life

JOHN THOMPSON & PARTNERS
21-23 West London Road
London W10 6EJ
Tel: 020 7717 7100
www.jtpp.co.uk

Project: 00781_Southern Waterside

Client: The Predominant Ground Floor Uses

Date: 08.11.2020
Drawing No: 00781_PP_002
Revision: 1

Scale: 1:1000

North Arrow

Key:

- Development area boundary
- Borough boundary
- PRT boundary
- Public realm including highway, suid, drainage and drainage
- Residential
- Retail (A1-A3)
- Education
- Cinema
- Parking
- Hotel Entrance and Conference / Banqueting
- Food & Beverage
- Sports Pavilion
- Energy Centre / Public Information Facility
- Food Store
- Studio / Office
- Health Centre
- Police HQ
- Public Realm
- Public Realm - shows up public realm in blue with the approved scheme. For more information please refer to the DAS
- Information please refer to the DAS

Notes:
1. This plan shows the site boundary and the area proposed for development.
2. The site boundary is shown in red.
3. The development area boundary is shown in orange.
4. The PRT boundary is shown in green.
5. The public realm including highway, suid, drainage and drainage is shown in light blue.
6. The residential area is shown in yellow.
7. The retail (A1-A3) area is shown in pink.
8. The education area is shown in purple.
9. The cinema area is shown in blue.
10. The parking area is shown in light green.
11. The hotel entrance and conference / banqueting area is shown in dark green.
12. The food & beverage area is shown in light orange.
13. The sports pavilion area is shown in light purple.
14. The energy centre / public information facility area is shown in light blue.
15. The food store area is shown in light green.
16. The studio / office area is shown in light purple.
17. The health centre area is shown in light blue.
18. The police HQ area is shown in light green.
19. The public realm area is shown in light blue.
20. The public realm - shows up public realm in blue with the approved scheme. For more information please refer to the DAS.

Figure 5

London Borough of Ealing

London Borough of Hillingdon

St James
Designed for life

JOHN THOMPSON & PARTNERS
jtp

00781_Southall Waterside

Predominant Upper Floor Uses

Scale Bar: 0 10 20 30 40 50 60 70 80 90 100m

Date: 08/01/2020
Drawing No: 00781_PP_003

Key:

- Development area boundary
- Borough boundary
- PAZ boundary
- Public realm including highway, suid, pavements & streetlights
- Road (A140)
- Road (A140)
- Education
- Cinema
- Parking
- Hotel Entrance and Conference/ Banqueting
- Food & Beverage
- Sports Pavilion
- Energy Centre / Public Information Facility
- Food Store
- Studio / Office
- Health Centre
- Police HQ
- Public Realm (shown in public realm in blue with the approved scheme. For more information please refer to the DAS)

Information please refer to the DAS

Figure 6

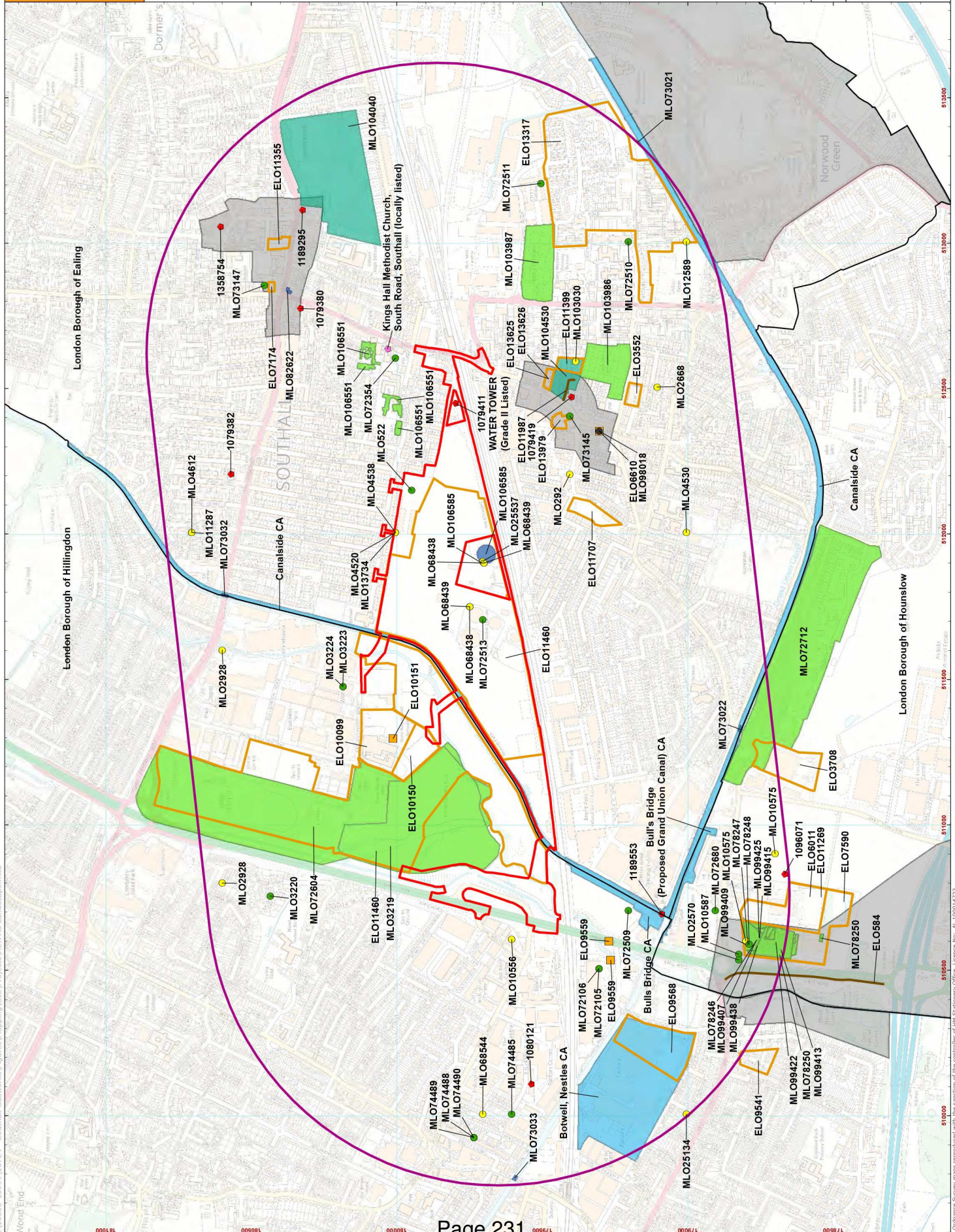
- Site Boundary
- Search Area 1km
- Local Authority Boundary
- Designated Heritage Assets:
 - Conservation Area
 - Listed Building
 - Archaeological Priority Area
- Non-Designated Heritage Assets:
 - Locally Listed Building
 - HER Record (Point)
 - Find Spot
 - Monument
 - Negative Find
- HER Record (Polygon)
 - Building
 - Monument
 - Park
- Previous Archaeological Works:
 - Event Record (Point)
 - Event Record (Polygon)
 - Event Record (Linear)

Figure 13



Scale at A3: 1:12,000

Summary of cultural heritage designations (data from the GLHER)





Legend

Site Boundary



- A: Midlesea Business Centre, Bridge Road Southall UB2 4AB (PP/2014/6440)
- B: Magenta Site, Merrick Road, Southall UB2 4AU (164015FUL)
- C: Kings House, The Green, Southall UB2 4QH (164285FUL)
- D: Former Honda Garage 1-23 Merrick Road, Southall UB2 4AG (141105FUL)
- F: Former Southall Gasworks, White Street, Southall (PP/2015/1376)
- G: Acacia Business Centre London (PP/2013/6596)
- H: Hayes Foodstuffs Club (Planning ref: 4327/AP/2011/1735)
- I: Guru Namak Sikh College (Planning ref: 4450/AP/2014/2725)
- J: Western International Park (Planning ref: PP/2015/1435)
- K: The Old Mill (Planning ref: PP/2013/3242)
- T: (5897/AP/2015/1745)
- U: (5897/AP/2015/1745)
- V: The Park, Hayes (4753/AP/2013/2039)
- W: 20 Bryn Road, Hayes (1435/AP/2011/2040)
- W: Unit 3, Westlands Estate (32157/AP/2015/1839)

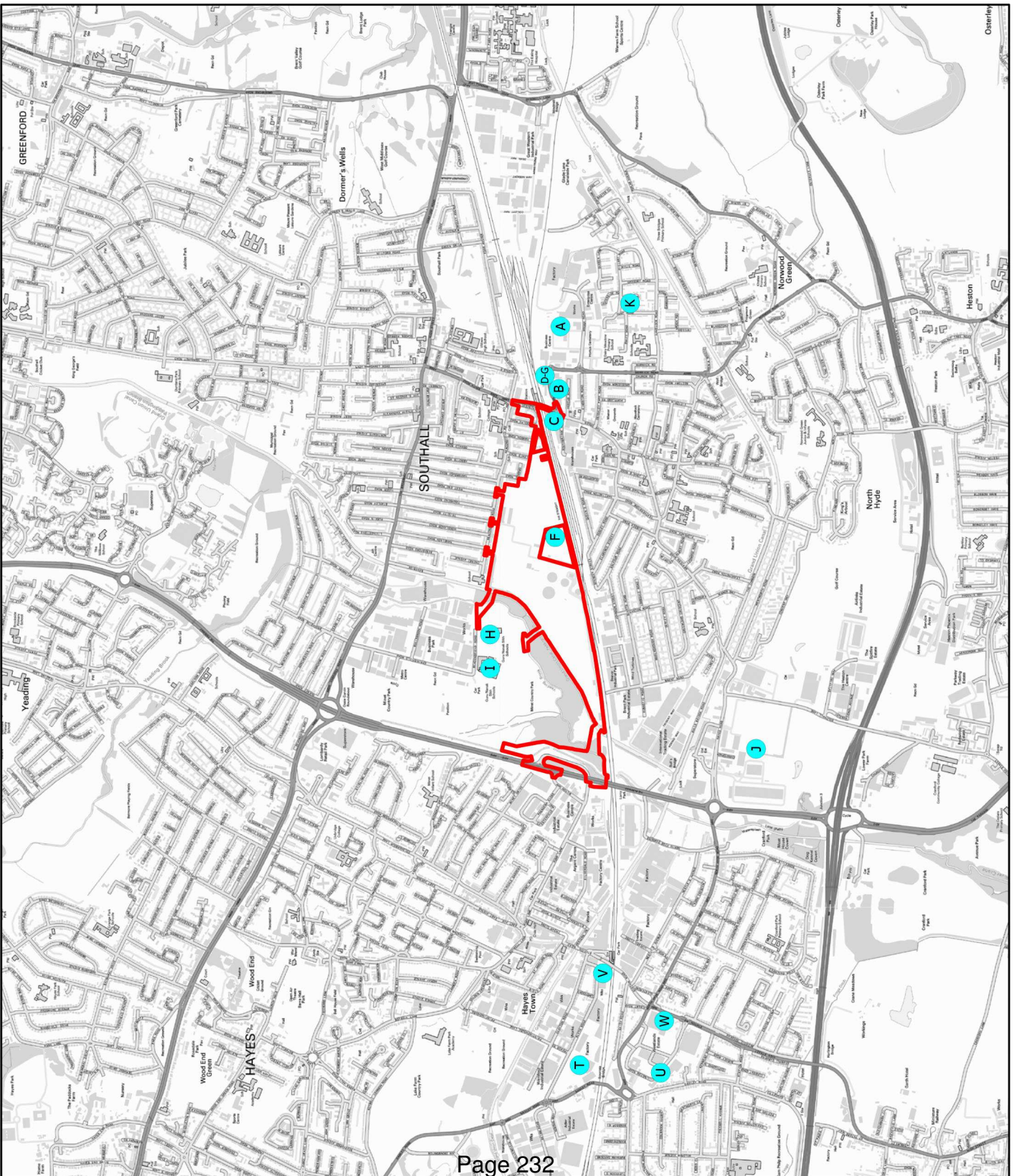
Figure 2

Project
**Southall Gasworks,
 Ealing**
 Drawing Title
**Cumulative Schemes Plans
 Sheet 1**

Date 03.11.2016
 Scale 1:20,000 @A3
 Project No 23340
 Drawing No E001
 Check by HB
 Drawn by MN
 Revision E



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 Architecture • Landscape Planning & Design • Project Services
 Environmental & Sustainability Assessment • Graphic Design
 bartonwillmore.co.uk





Legend

Site Boundary



- A: Middlesex Business Centre, Bridge Road Southall UB2 4AB (P/2014/640)
- B: Magenta site, Merrick Road, Southall UB2 4AU (164015FUL)
- C: Kings House, The Green, Southall UB2 4QH (164285FUL)
- D: Former Honda Garage 1-25 Merrick Road, Southall UB2 4AG (14116FUL)
- E: Former Bisco Smithkline site (164894)
- F: Former Southall Gasworks, White Street, Southall (P/2015/1376)
- G: Archie Business Centre London (P/2013/6596)
- H: Hayes Football Club (Planning ref. 6327/AP/2011/1735)
- I: Guru Harak Sikh College (Planning ref. 4650/AP/2012/2725)
- J: Western Business Centre (Planning ref. P/2012/1195)
- K: Havelock Estate Renewal (Planning ref. P/2013/242)
- L: Warren Farm (P/2016/2012)
- M: Rectory Park Estate (P/2013/15045 and P/2015/3951)
- N: The Old Farm Estate (P/2010/0418) (full permission) and (P/2010/0419) (outline permission)
- O: Former Ealing Cinema site (P/2013/3938)
- P: Ealing, Hammersmith and West London College Beaconsfield Road (P/2012/4739)
- Q: Vacant land adjoining Teris (A40) building (P/2011/0923)
- R: Various land parcels, Ealing Broadway Station (Planning ref. P/2013/539)
- S: Copple Estate and land between No's 11 and 15 Templeman Way (P/2012/2727) (59872/AP/2012/1838) & The Old Farm (P/2015/1768)
- T: 59872/AP/2015/1768
- U: 20 Park, Ealing (45753/AP/2013/2039)
- V: 20 Park Road, Hayes (4325/AP/2011/2040)
- W: Unit 3, Westlands Estate (32157/AP/2015/1839)

Figure 3

Project
**Southall Gasworks,
 Ealing**
 Drawing Title
**Cumulative Schemes Plans
 Sheet 2**
 Date 03.11.2016
 Scale NTS
 Project No 23340
 Drawing No E002
 Drawn by MN
 Check by HB
 Revision E

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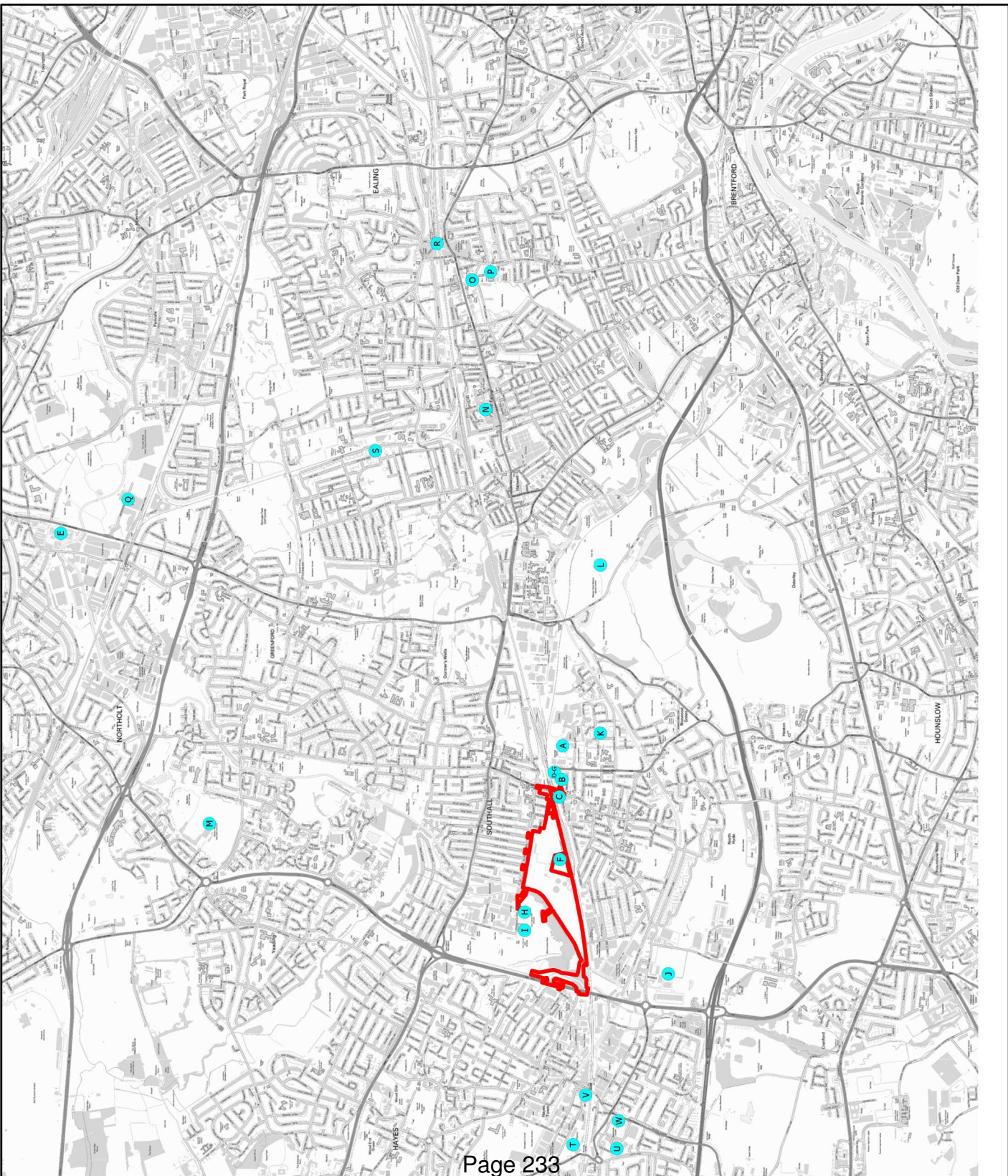




Figure 11 Illustrative
Masterplan

London Borough of Ealing

London Borough of Hillingdon

St James
Designed for life

JOHN THOMPSON & PARTNERS
21-23 West London Road
London W10 6EJ
Tel: 020 7737 7744
www.jtpp.co.uk

00781_Southern Waterside

Plot Horizontal Parameters

Scale: 1:200

Job Ref: 00781

Rev: 001

0 10 20 30 40 50 60 70 80 90 100

Key:

- Development area boundary
- Plot boundary
- Borough boundary
- Private Realm

Figure 10

11/05/23

IV: EDS

Sheet: CH4

Scale: 1:200

Job Ref: 00781

Rev: 001

Plot No.	Area (sqm)	Northings	Eastings
CHL01	17964.528	17964.528	17964.528
CHL02	17964.528	17964.528	17964.528
CHL03	17964.528	17964.528	17964.528
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CHL92	17964.528	17964.528	17964.528
CHL93	17964.528	17964.528	17964.528
CHL94	17964.528	17964.528	17964.528
CHL95	17964.528	17964.528	17964.528
CHL96	17964.528	17964.528	17964.528
CHL97	17964.528	17964.528	17964.528
CHL98	17964.528	17964.528	17964.528
CHL99	17964.528	17964.528	17964.528
CHL100	17964.528	17964.528	17964.528

London Borough of Ealing

London Borough of Hillingdon

New Country Park

Do not scale from this drawing.
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 All dimensions are to the centre of the boundary unless otherwise stated.
 All dimensions are to the centre of the boundary unless otherwise stated.
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 It is intended for use by the client only and should not be used for any other purpose.
 It is intended for use by the client only and should not be used for any other purpose.

- Key:**
- Development area boundary
 - Borough boundary
 - Plot boundary
 - Height Division Line with +/- 2m of deviation

St James
 Designed for life

JOHN THOMPSON & PARTNERS
jtp

00781_Southern Waterside

Project: 00781_Southern Waterside

Client: The Hillingdon Development

Scale: 1:2000

Date: 07/11/2020

Drawn by: JTP/008

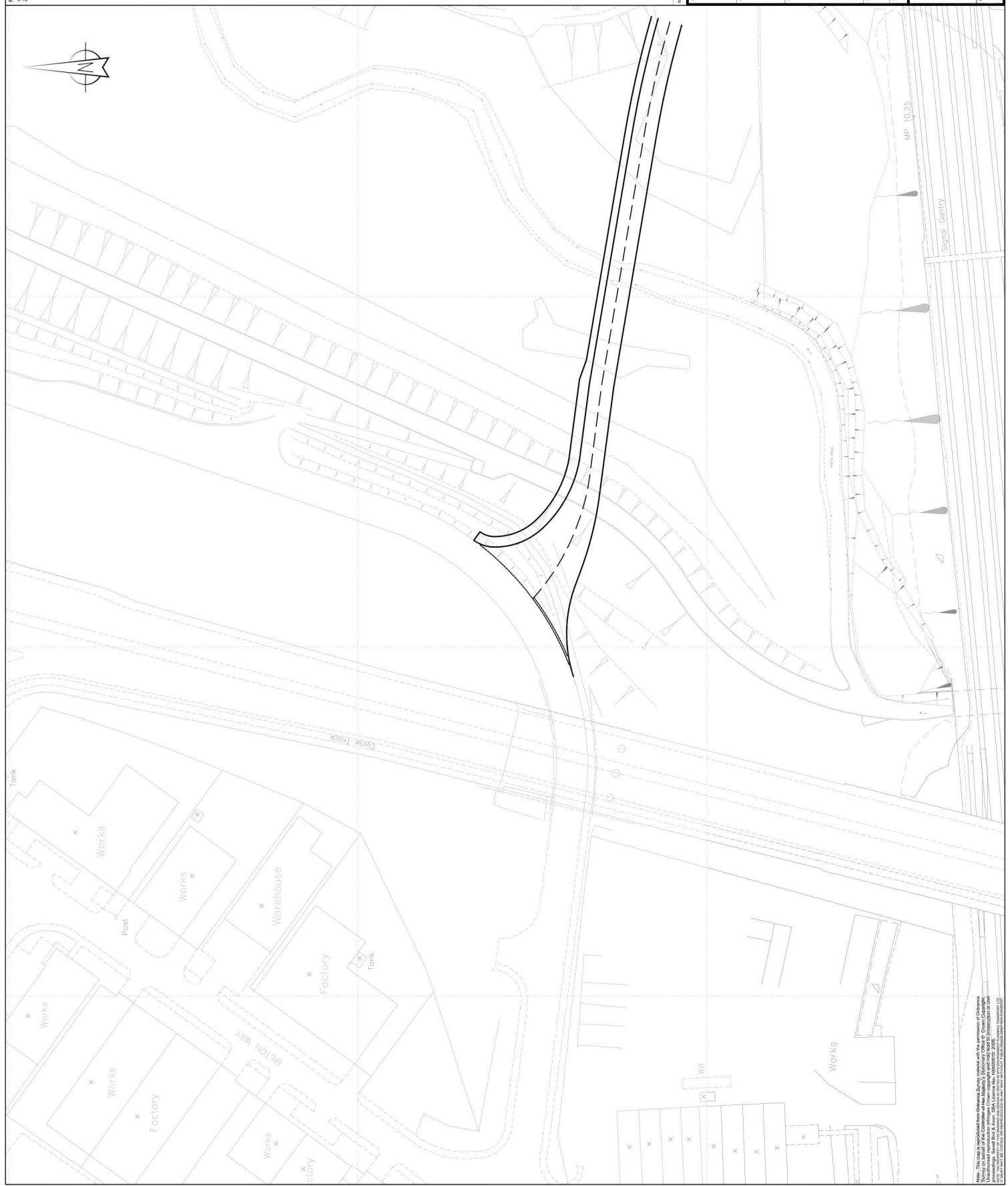
Checked by: JTP/008

Scale bar: 0 5 10 20 30 40 50 60 70 80 90 100m

FINAL

Figure 9

Notes:
 1. All proposed construction drawings are intended for illustrative purposes only.
 2. Where applicable, refer to the relevant drawings.



REV	DATE	DESCRIPTION	DRAWN	CHECKED

PROJECT: National Grid
 DRAWING TITLE: West Southall
 PROPOSED CONSTRUCTION ACCESS VIA PUMP LINE
 SCALE: 1:500 at A1
 DATE: 23.04.09

Savell Bird & Axon
 part of the WYG group
 1st Floor, The Chase Centre, London W1T 0JF
 T: 020 7380 8844 F: 020 7380 8838 E: info@sba.co.uk

DRAWING NUMBER: 52212/B/51

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London Borough of Ealing

London Borough of Hillingdon



Key:

- Development area boundary
- Public realm including highway, roads, allotments & play space
- POA boundary
- Public realm to be improved in the approved scheme. For more information please refer to the DAS
- Borough boundary

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 All dimensions are in metres unless otherwise stated.
 All dimensions are rounded to the nearest millimetre.
 All dimensions are given in the metric system.
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 It is the responsibility of the client to ensure that the drawing is used for the correct purpose.
 All dimensions are given in the metric system.
 This drawing is for information only and is not to be used for construction.
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JOHN THOMPSON & PARTNERS
jtp

Project: 00781_Southern Waterside
 Drawing: The Public and Private Realm
 Date: 08.11.2020
 Drawing No: 00781_PP_001
 Scale: 1:1000

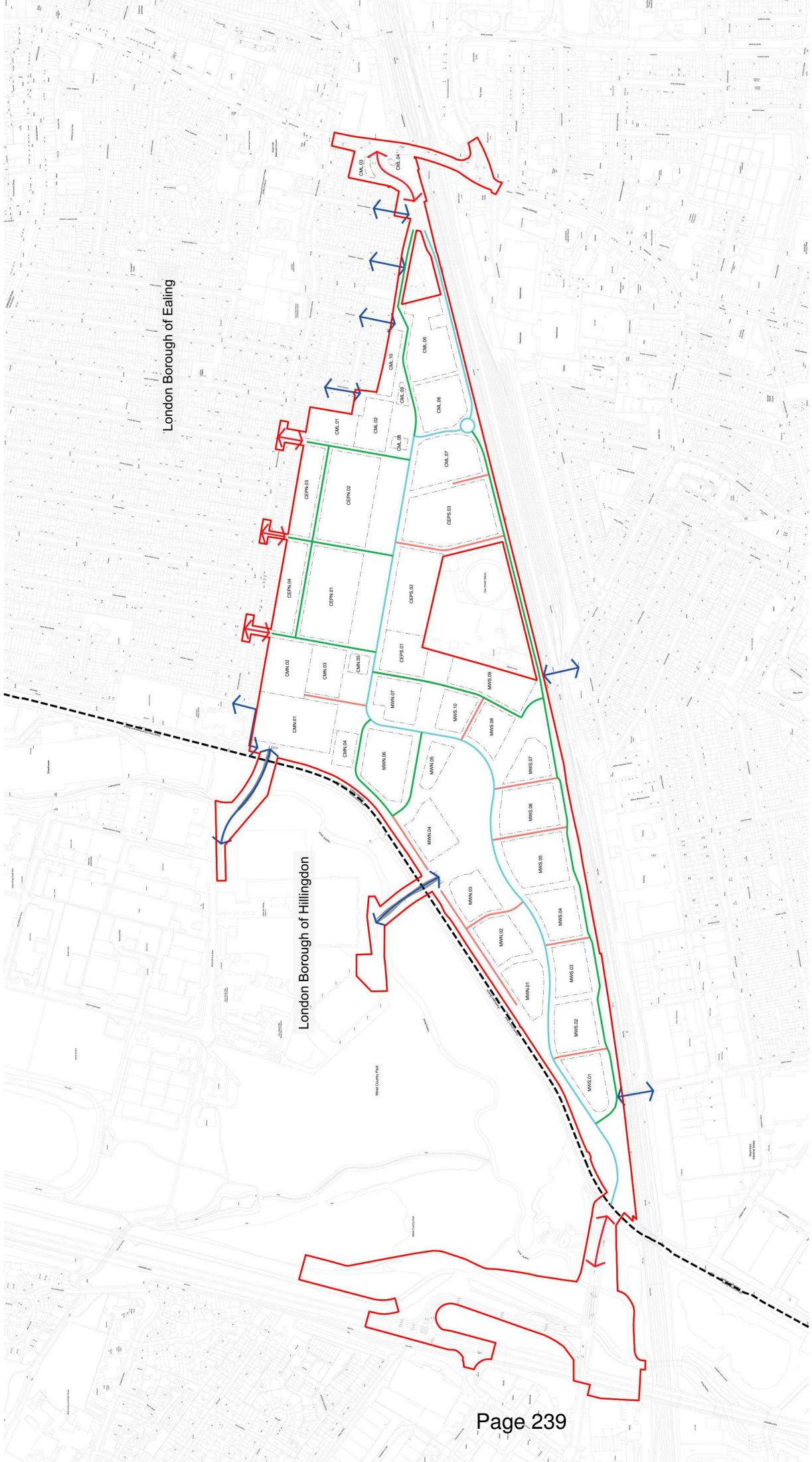
11/18/20
 1/1/2020
 1/1/2020
 1/1/2020

Figure 4

FINAL

London Borough of Ealing

London Borough of Hillingdon



St James
St James
 Designed for life
 JOHN THOMPSON & PARTNERS
jtp

Project: 00781_Southern Waterside
 Drawing No: 1118.03
 Drawing Title: Road Layout Deviation
 Date: 12.12.2020
 Drawing No: 00781_PP_004
 Scale: 1:1000
 Job No: 00781

Key:
 - - - - - Development area boundary
 - - - - - Borough boundary
 - - - - - Proposed road layout
 - - - - - Road with +/- 5m limit of deviation
 - - - - - Road with +/- 10m limit of deviation
 - - - - - Road with +/- 20m limit of deviation
 - - - - - Vehicular, pedestrian and cycle access/egress

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25-26 West London Road
 London W10 6JF
 Tel: +44 (0)20 7471 7000
 Fax: +44 (0)20 7471 7001
 www.stjames.co.uk

Scale Bar: 0 5 10 20 30 40 50 60 70 80 90 100m

FINAL

Figure 7



LEGEND:

- Existing
- Proposed
- Analysed
- Surrounding

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
 PP/Accurmap 3D SHAPINGS 3D MODEL. With modifications
 Released on 05/04/15

PROPOSED BUILDINGS
 PP/Accurmap 3D SHAPINGS 3D MODEL
 Released on 05/04/15

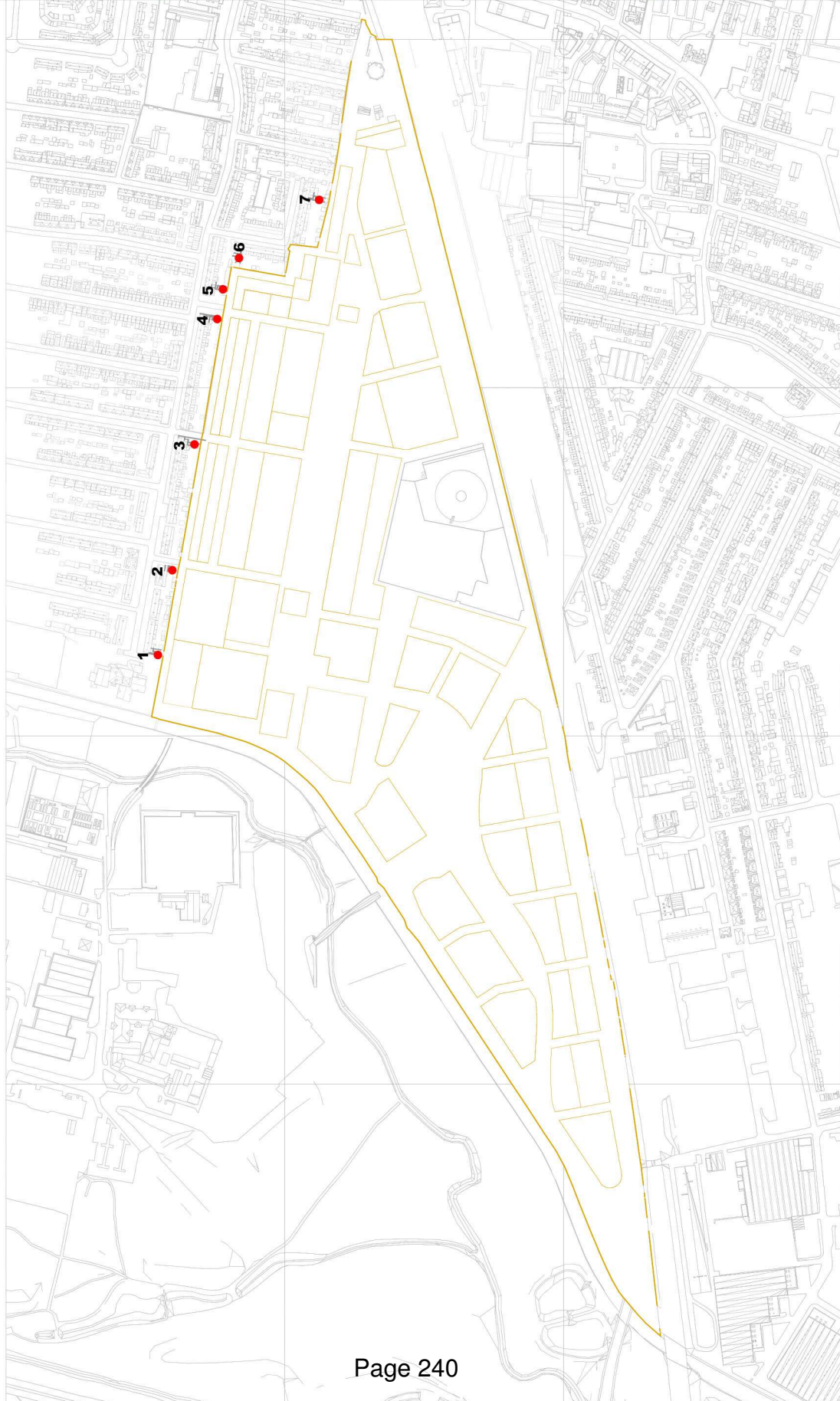
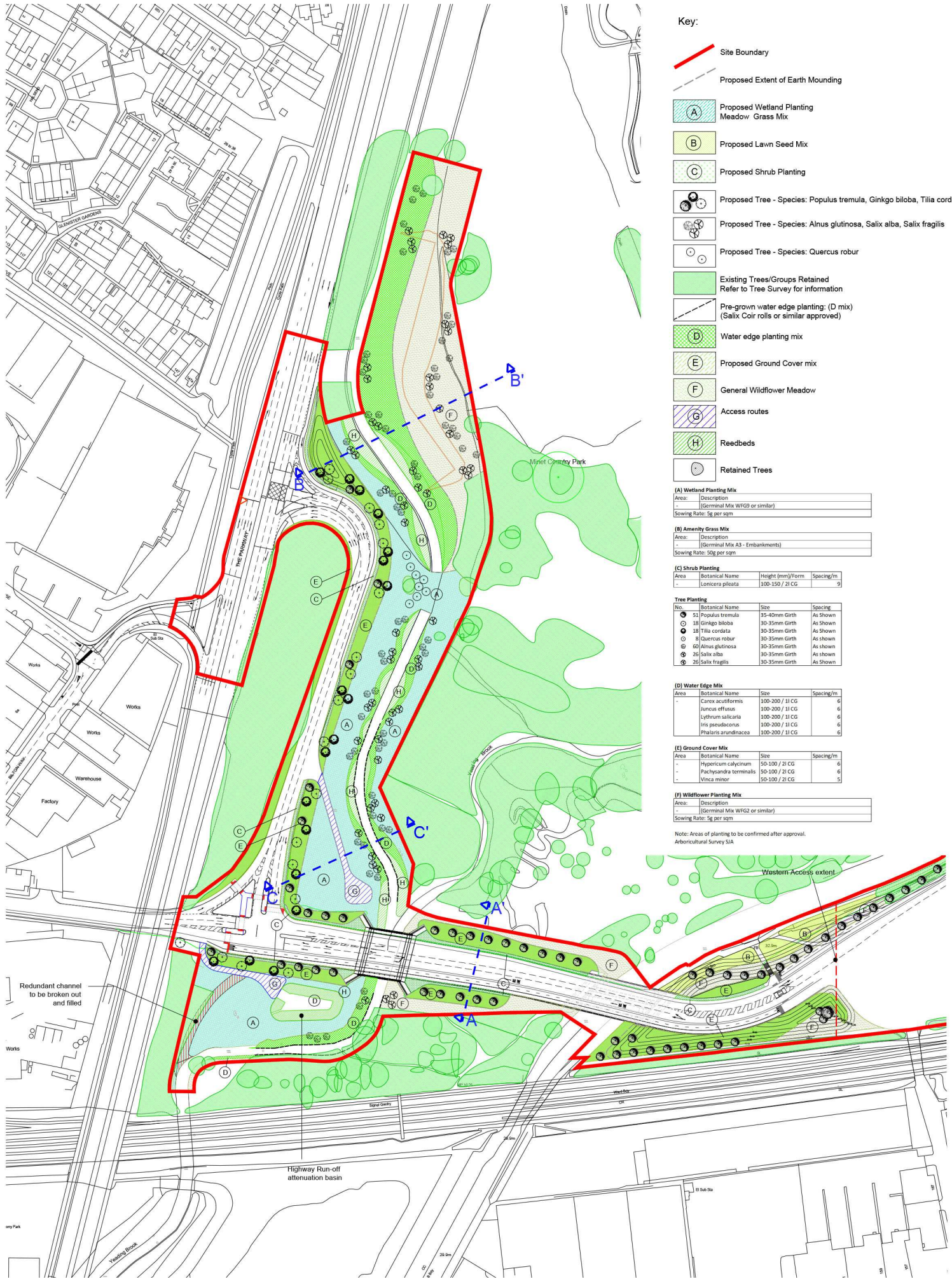


Figure 14

REV	DESCRIPTION	DATE
	This drawing is the property of Anstey Horne & Co. Ltd. All rights reserved. This drawing should not be reproduced without permission. Do not scale from this drawing.	
CLIENT: ST JAMES		
PROJECT TITLE: SOUTHALL GAS WORKS		
SCHEME REF: SCHEME RECEIVED-05/04/15		
DRAWING TITLE: SITE PLAN VIEW PROPOSED SCHEME		
MODELLER/PP/DRAWN BY: JRM	DATE: 11/05/15	SCALE: 1:5000
DRAWING No: ROL7163_01_004		REVISION:



Key:

- Site Boundary
- - - Proposed Extent of Earth Mounding
- A Proposed Wetland Planting Meadow Grass Mix
- B Proposed Lawn Seed Mix
- C Proposed Shrub Planting
- Proposed Tree - Species: Populus tremula, Ginkgo biloba, Tilia cordata
- Proposed Tree - Species: Alnus glutinosa, Salix alba, Salix fragilis
- Proposed Tree - Species: Quercus robur
- Existing Trees/Groups Retained
Refer to Tree Survey for information
- Pre-grown water edge planting: (D mix)
(Salix Coir rolls or similar approved)
- D Water edge planting mix
- E Proposed Ground Cover mix
- F General Wildflower Meadow
- G Access routes
- H Reedbeds
- Retained Trees

(A) Wetland Planting Mix

Area:	Description
-	(Germinal Mix WFG or similar)
Sowing Rate:	5g per sqm

(B) Amenity Grass Mix

Area:	Description
-	(Germinal Mix A3 - Embankments)
Sowing Rate:	20g per sqm

(C) Shrub Planting

Area	Botanical Name	Height (mm)/Form	Spacing/m
-	Loniceria pileata	100-150 / 2l CG	9

Tree Planting

No.	Botanical Name	Size	Spacing
1	Populus tremula	35-40mm Girth	As Shown
18	Ginkgo biloba	30-35mm Girth	As Shown
18	Tilia cordata	30-35mm Girth	As Shown
8	Quercus robur	30-35mm Girth	As Shown
63	Alnus glutinosa	30-35mm Girth	As Shown
26	Salix alba	30-35mm Girth	As Shown
26	Salix fragilis	30-35mm Girth	As Shown

(D) Water Edge Mix

Area	Botanical Name	Size	Spacing/m
-	Carex acutiformis	100-200 / 1l CG	6
-	Juncus effusus	100-200 / 1l CG	6
-	Lythrum salicaria	100-200 / 1l CG	6
-	IRIS pseudacorus	100-200 / 1l CG	6
-	Phalaris arundinacea	100-200 / 1l CG	6

(E) Ground Cover Mix

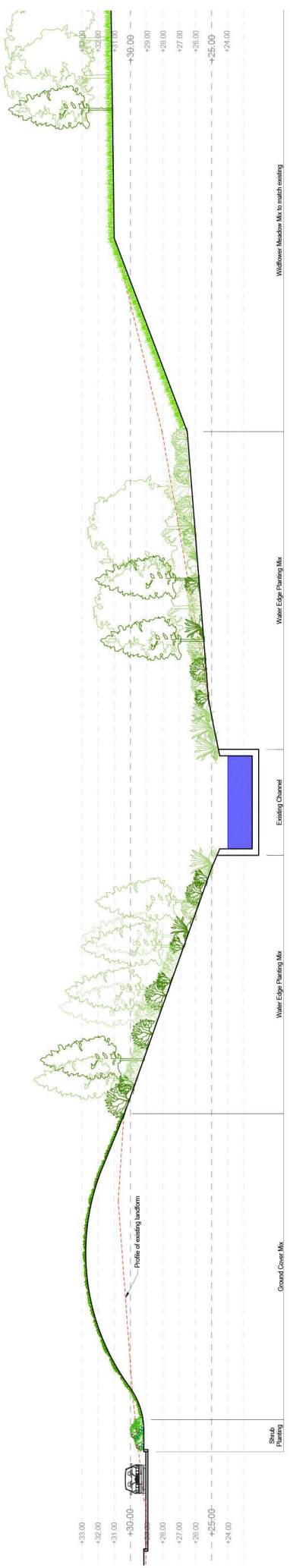
Area	Botanical Name	Size	Spacing/m
-	Hypericum calycinum	50-100 / 2l CG	6
-	Pachysandra terminalis	50-100 / 2l CG	6
-	Vinca minor	50-100 / 2l CG	5

(F) Wildflower Planting Mix

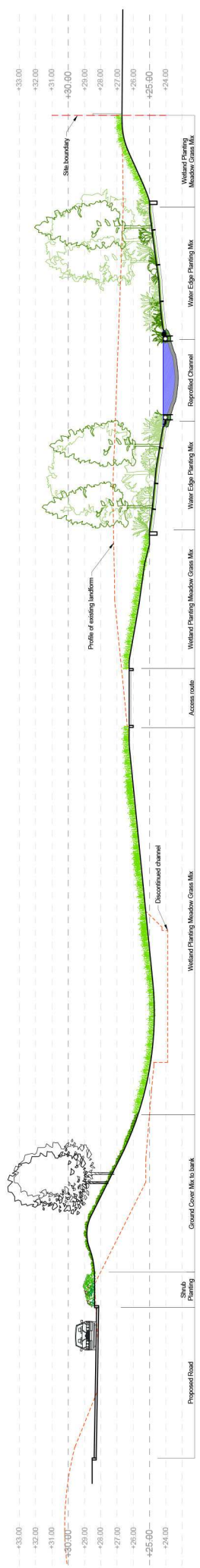
Area:	Description
-	(Germinal Mix WFG2 or similar)
Sowing Rate:	5g per sqm

Note: Areas of planting to be confirmed after approval.
Arboricultural Survey SIA

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① Section B-E'
1:125 @ A1



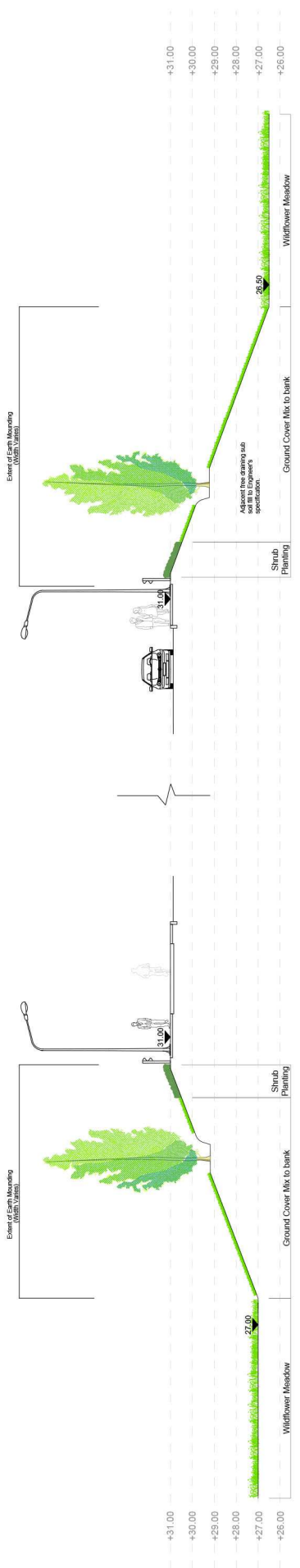
② Section C-C'
1:125 @ A1

Southall, London

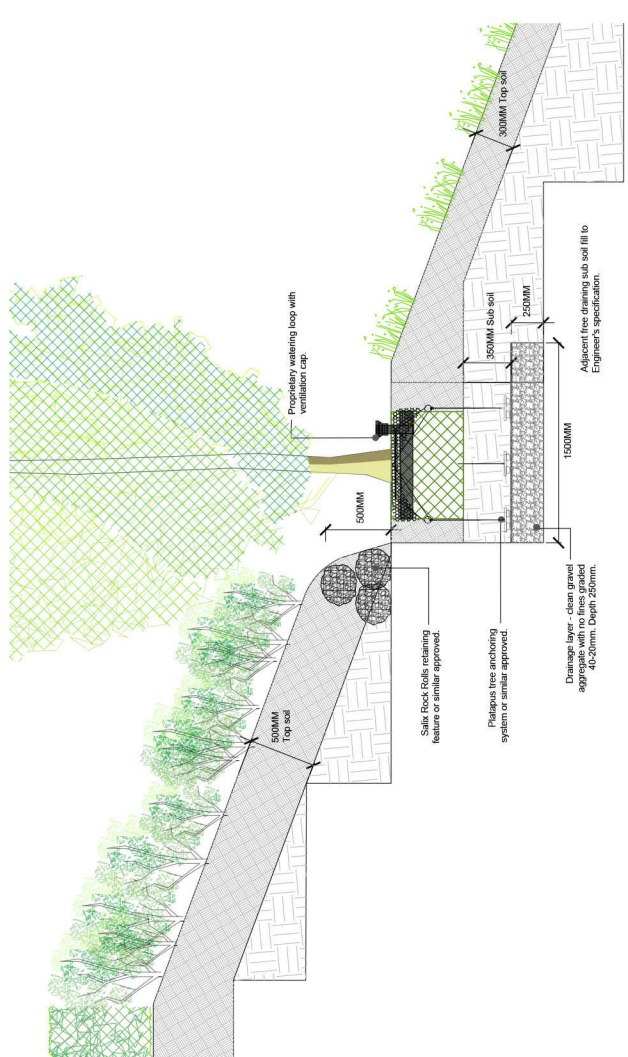
CONSULTANTS	DRAWING NUMBER	REV
H E D Hyland Edger Driver Landscape Architects and Urban Designers One Manor Way, Colnbrook, Uxbridge, Middlesex, UB8 3PH Telephone 01895 311600 Fax 01895 733461	Western Access Sections Sections B and C REVISION P4 Sections amended - 28.04.17 DY	A720-EOS-IW-HED-LS-0010 P4 SCALE 1: As Shown AW 21.10.16 CHECKED PA DATE APPROVED

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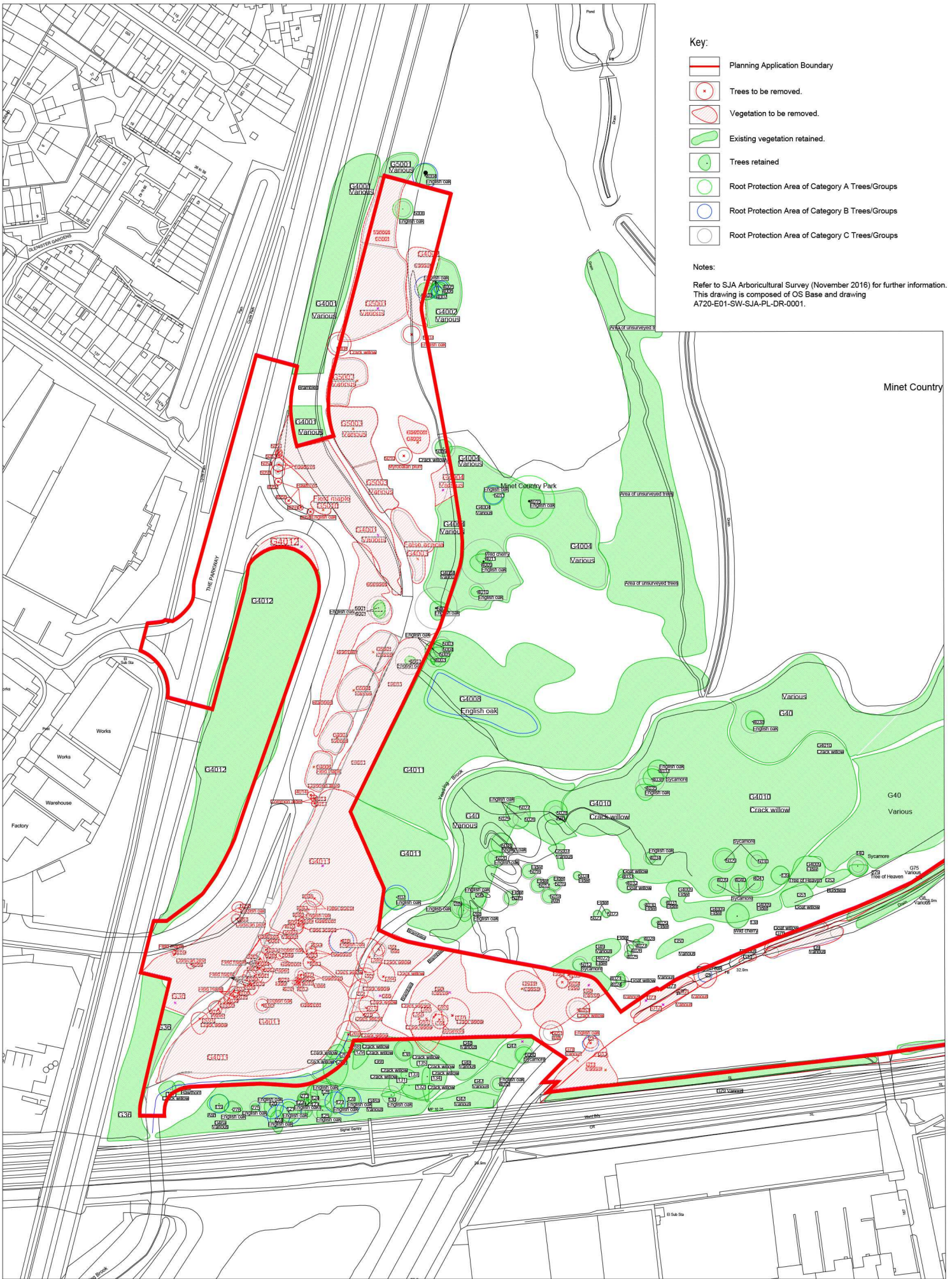
1 Section A-A
1:100 @ A1



2 Typical Section Through Tree Pit
1:20 @ A1

CONTRACT NUMBER	DATE	REV
A720-EOS-IW-HED-LS-0007	21.08.15	P2
DRAWING NUMBER	PROJECT	SCALE
Western Access Tree Pits	JS	As Shown
Section A	DATE	CHECKED
REVISION	PA	PA
P2 Section updated to TILCKT	28.04.17	DY

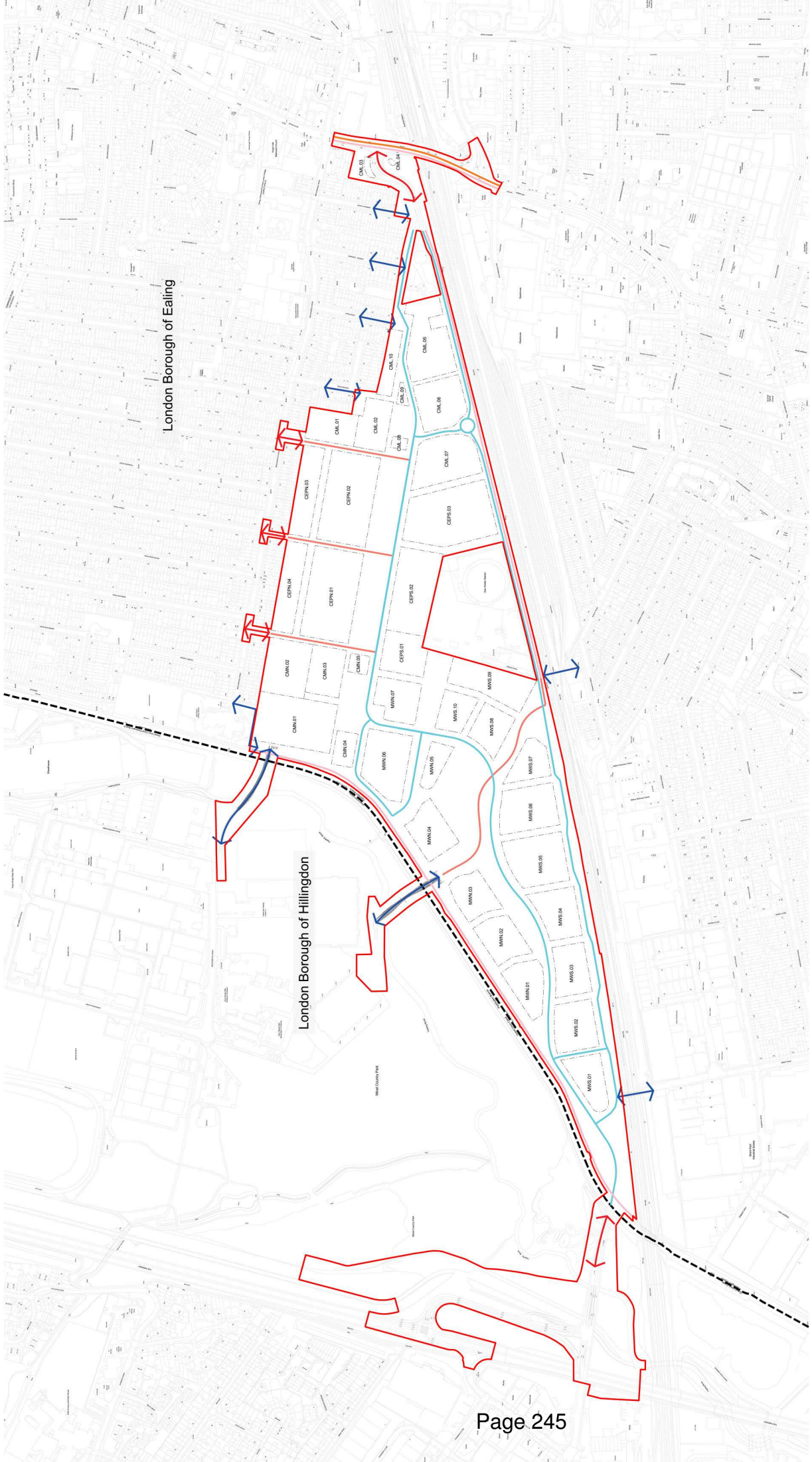
Southall, London



- Key:
- Planning Application Boundary
 - Trees to be removed.
 - Vegetation to be removed.
 - Existing vegetation retained.
 - Trees retained
 - Root Protection Area of Category A Trees/Groups
 - Root Protection Area of Category B Trees/Groups
 - Root Protection Area of Category C Trees/Groups

Notes:
 Refer to SJA Arboricultural Survey (November 2016) for further information.
 This drawing is composed of OS Base and drawing
 A720-E01-SW-SJA-PL-DR-0001.

Minet Country



London Borough of Ealing

London Borough of Hillingdon

St James
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 JOHN THOMPSON & PARTNERS
jtj
 23-25 West London Road
 London W10 6JF
 Tel: +44 (0)20 747 7400
 www.stjames.co.uk

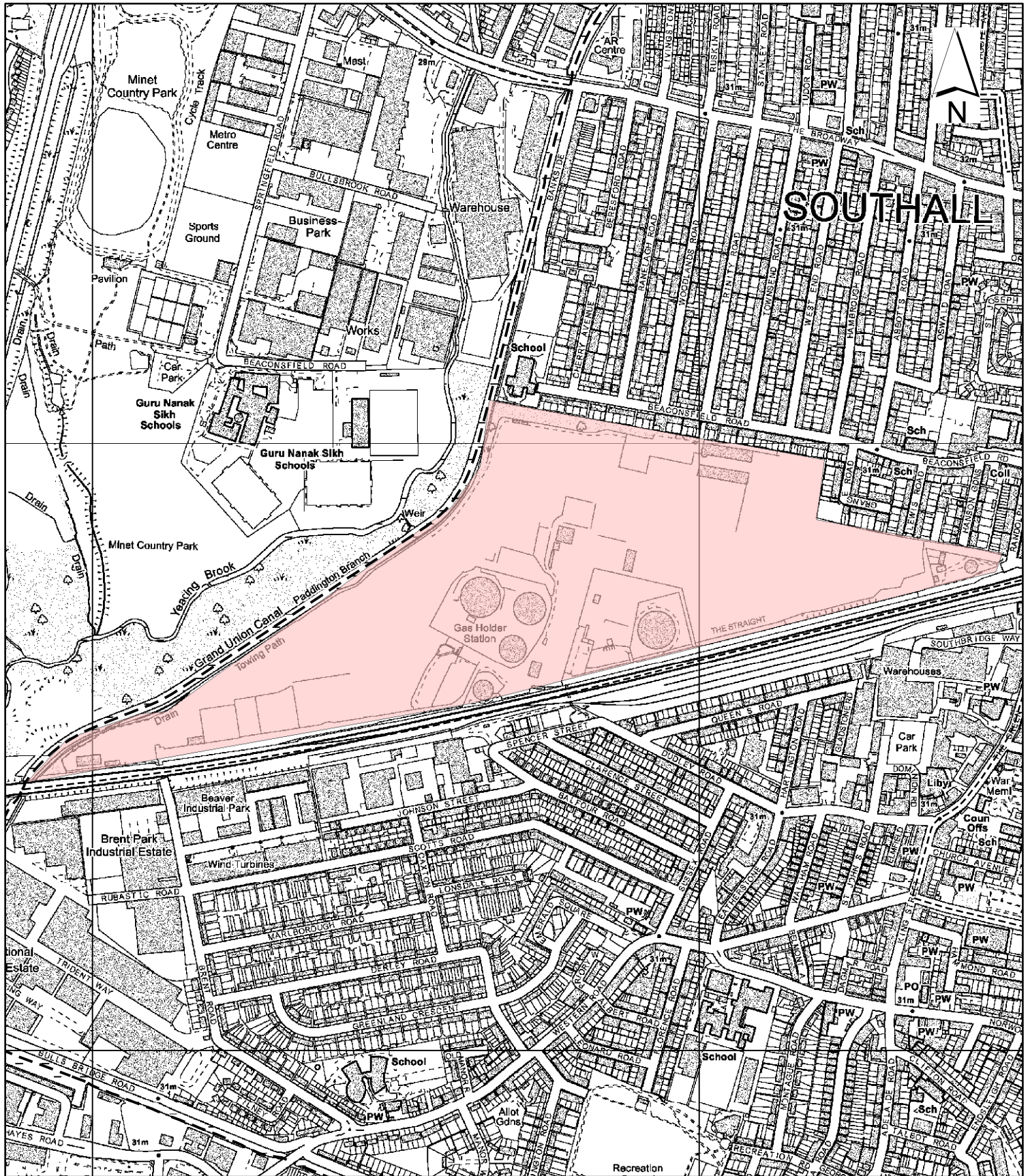
Project: 00781_Southern Waterside
 Drawing Title: Bus and Cycle Networks
 Drawing No: 00781_PP_005
 Date: 12/2020
 Scale: 1:1000
 Drawing No: 00781_PP_005

Key:
 Development area boundary
 Borough boundary
 Grid boundary
 Existing cycle route
 Bus & cycle route
 Existing bus route
 Designated cycle route
 Pedestrian and cycle access/egress
 Vehicular, pedestrian and cycle access/egress

Note: This map shows the proposed bus and cycle routes for the development. It is intended to provide a general overview of the proposed routes and is not intended to be used for detailed planning or engineering purposes. The routes shown are subject to change and should be confirmed with the relevant authorities.

Figure 8

FINAL



Notes:

 Site boundary

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Site Address:

Southall Gas Works

Planning Application Ref:

54814/APP/2017/604

Planning Committee:

Major Page 246

Scale:

1:8,500

Date:

June 2017

LONDON BOROUGH OF HILLINGDON

**Residents Services
 Planning Section**

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address SOUTHALL WATERSIDE HAYES BY PASS HAYES
Development: Construction of new switchroom to enable operation of Western Access Road to the former Southall Gasworks site.
LBH Ref Nos: 54814/APP/2017/1643

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

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KEY:

- APPLICATION BOUNDARY
- EXISTING FLOODPLAIN 100YR-20% LEVEL OF 27.19M
- EXISTING TOPOGRAPHY

Rev	Amendment	Date	By
P1	Issue for planning	27.04.17	GK

MT morgan tucker
consulting engineers

12-14 Berry Street, Clerkenwell, London, EC1V 0AU
Tel:- 020 3764 5556
E-Mail:- info@morgantucker.co.uk
www.morgantucker.co.uk

Client: St James

Project Title: Western Access Southall

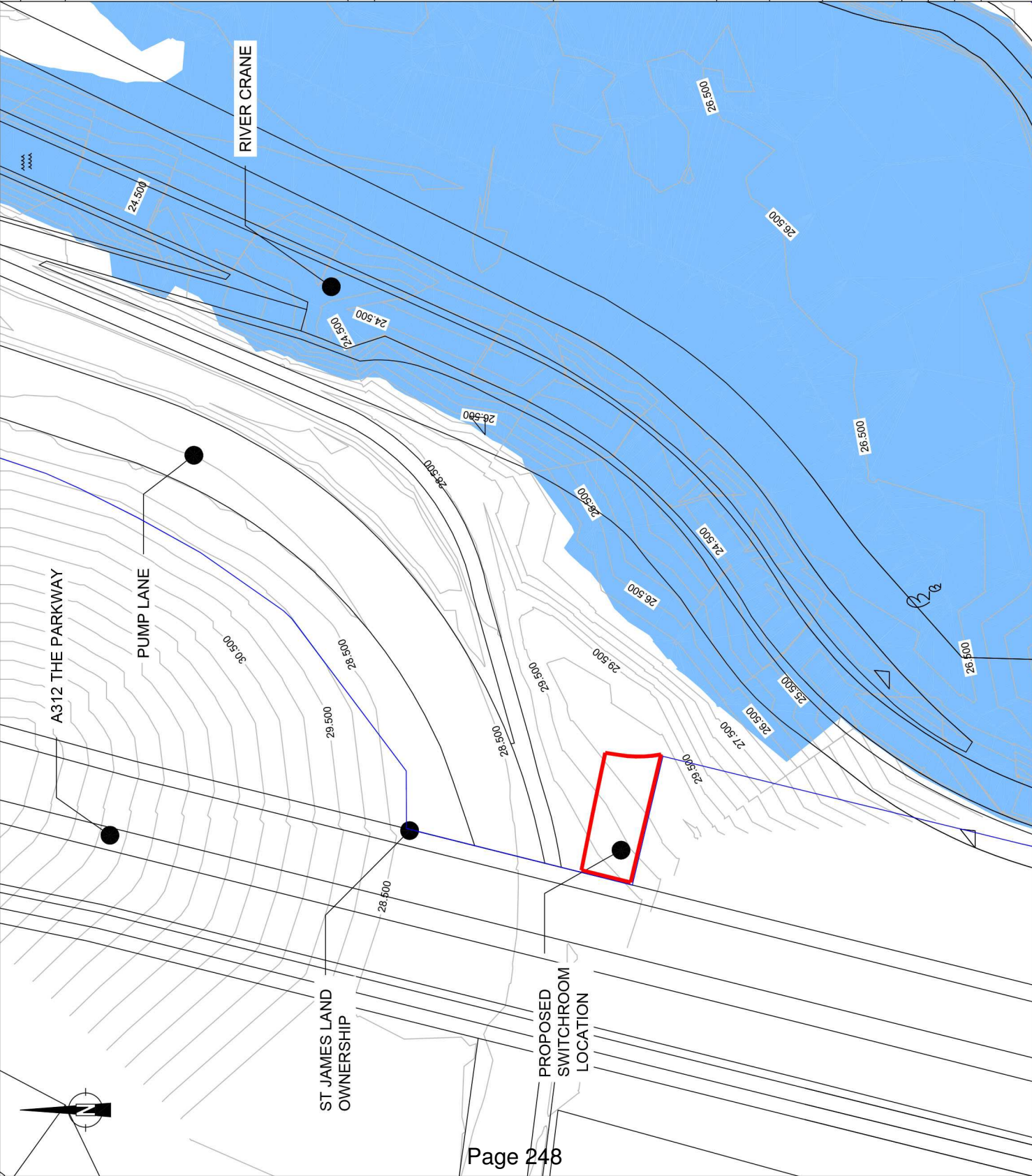
Drawing Title: Existing Site plan

Scale @ A3: 1:500

Drawn By: GK
Checked By: CM
Approved By: TI

Date: April 2017
Purpose: For planning

Drawing Number: A720-E05-IW-MTU-C-DR-0006
Rev: P1



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KEY:

APPLICATION BOUNDARY

Rev	Amendment	Date	By
P1	Issue for planning	27.04.17	GK

MT morgan tucker
consulting engineers

12-14 Berry Street, Clerkenwell, London, EC1V 0AU
Tel:- 020 3764 5556
E-Mail:- info@morgantucker.co.uk
www.morgantucker.co.uk

Client: St. James

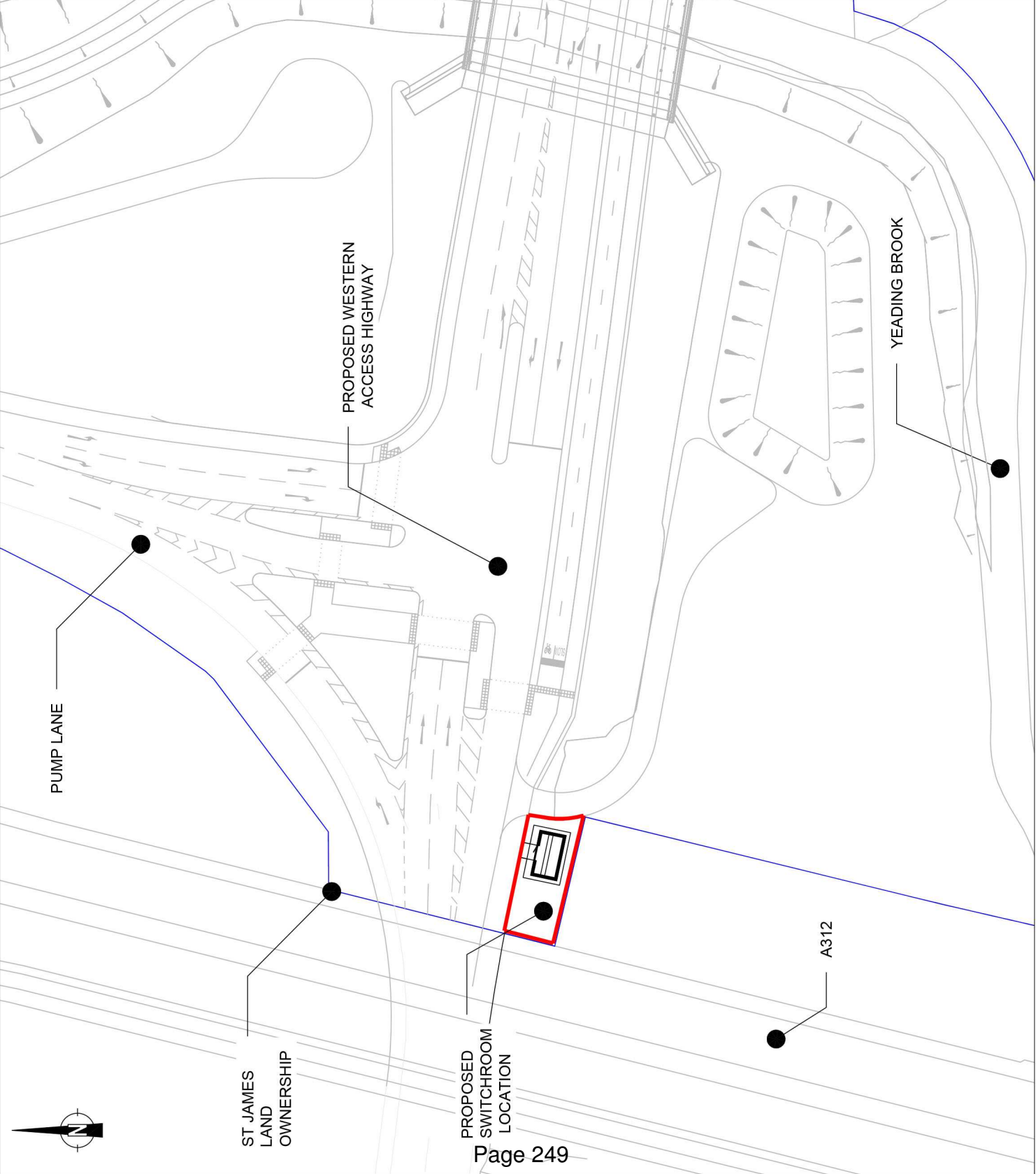
Project Title: Western Access Southall

Drawing Title: Switchroom Site Location Plan

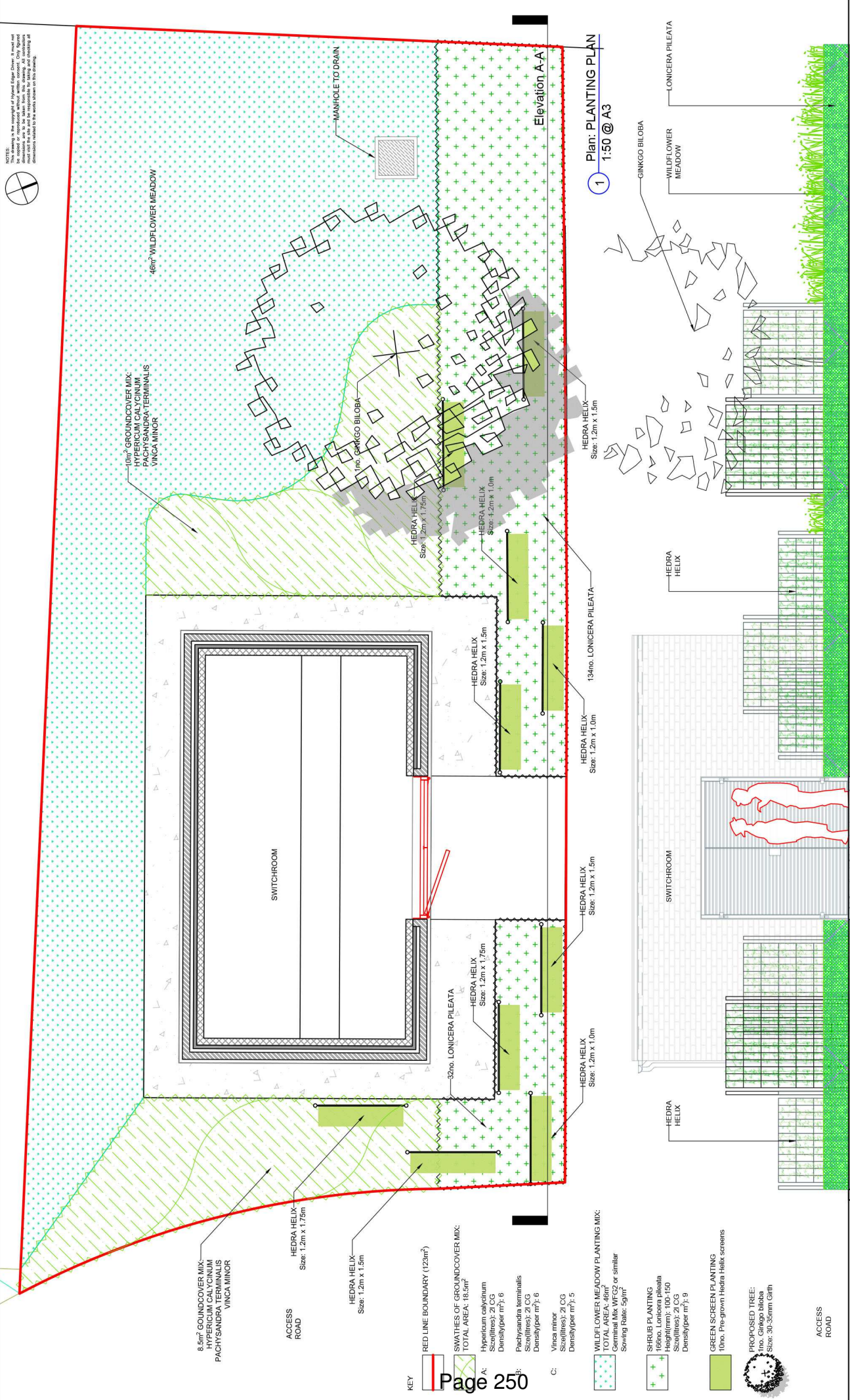
Drawn By: GK	Checked By: CM	Approved By: TI
Date: April 2017	Scale @ A3: 1:500	
Purpose: For planning		

Drawing Number: A720-E05-IW-MTU-C-DR-0005

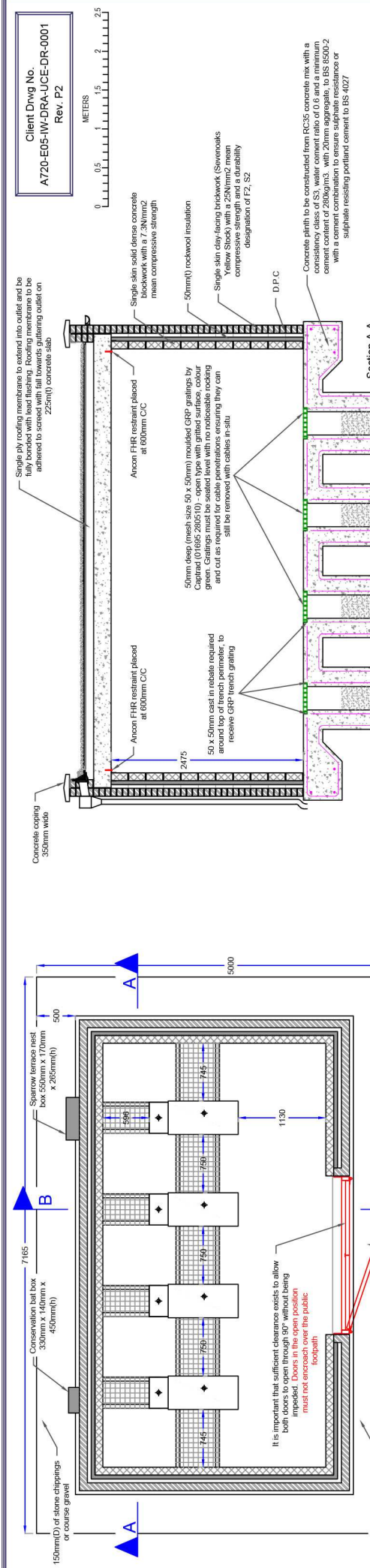
Rev: P1



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- KEY**
- RED LINE BOUNDARY (123m²)
 - SWATHES OF GROUND COVER MIX:
 TOTAL AREA: 18.5m²
 A: Hypericum calycinum
 Size(fit/ies): 2/ CG
 Density(per m²): 6
 B: Pachysandra terminalis
 Size(fit/ies): 2/ CG
 Density(per m²): 6
 C: Vinca minor
 Size(fit/ies): 2/ CG
 Density(per m²): 5
 - WILDFLOWER MEADOW PLANTING MIX:
 TOTAL AREA: 46m²
 Germinat Mix WFG2 or similar
 Sowing Rate: 5g/m²
 - SHRUB PLANTING
 166no. Lonicera pileata
 Height(mm): 100-150
 Size(fit/ies): 2/ CG
 Density(per m²): 9
 - GREEN SCREEN PLANTING
 10no. Pre-grown Hedra Helix screens
 - PROPOSED TREE:
 1no. Ginkgo biloba
 Size: 30-35mm Girth



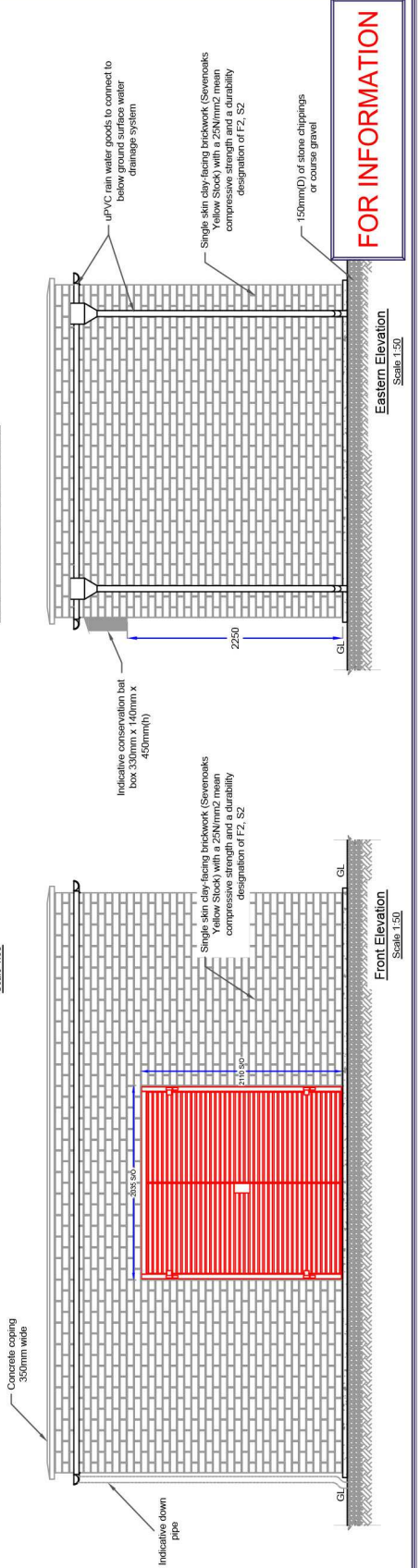
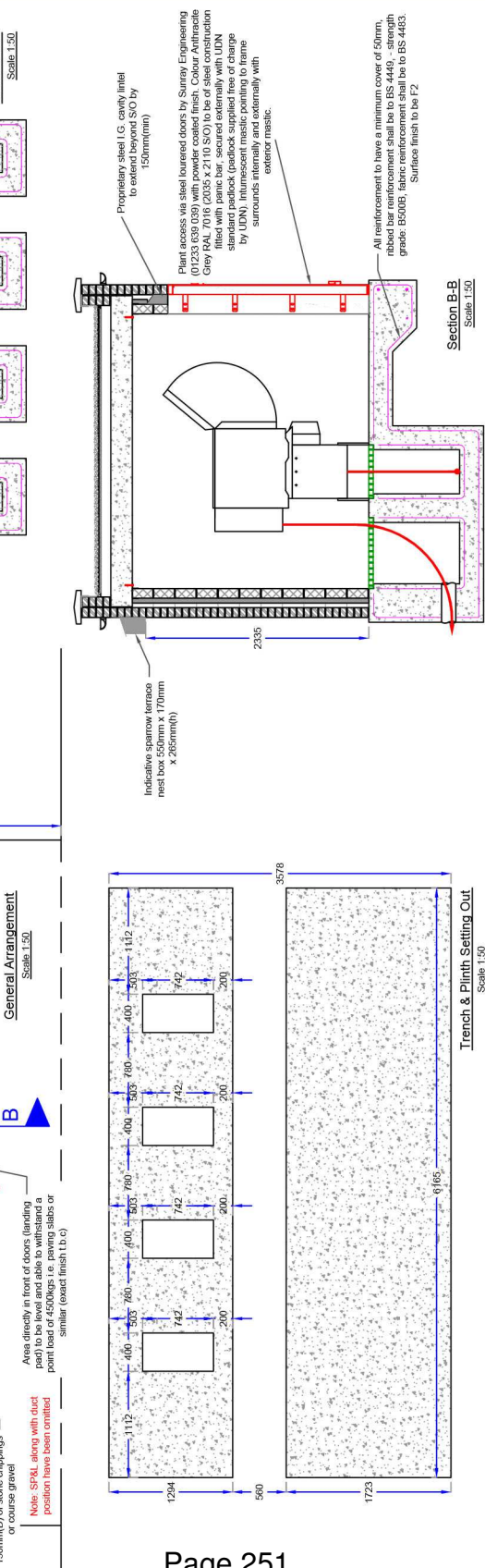
REV	AMENDMENT	BY	DATE
A	Amended to Comments (27.04.17)	B.T.	27.04.17
B	Amended to Comments (28.04.17)	B.T.	28.04.17


DRAGON
 INFRASTRUCTURE SOLUTIONS
 12 SKETTY CLOSE CASWELL ROAD,
 BRACKMILLS INDUSTRIAL ESTATE,
 NORTHAMPTON, NN4 7P, UK
 TEL: 0845 367 0284
 WWW.DRAGONIS.NET

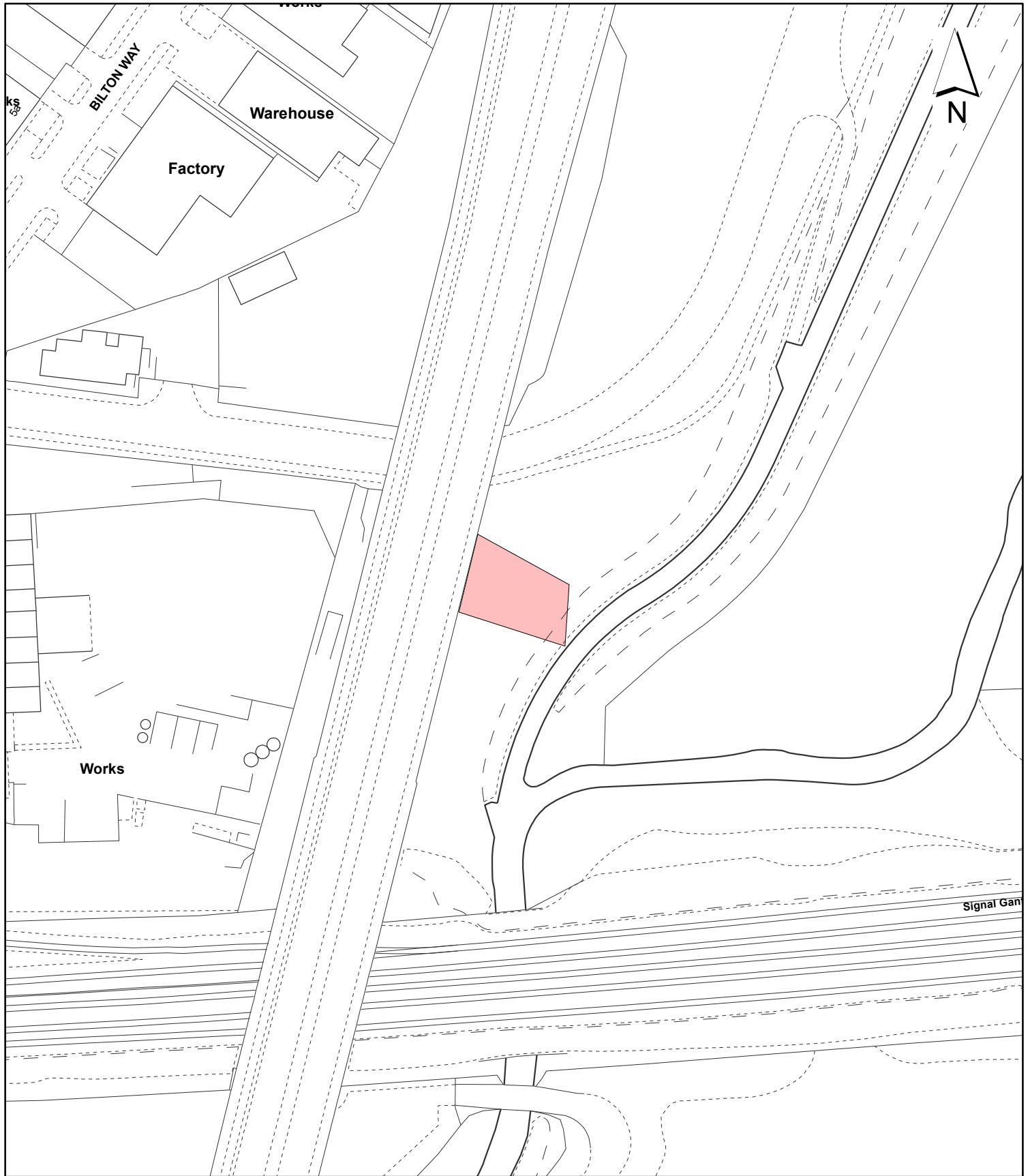
CLIENT: ST. JAMES

PROJECT: SOUTHALL GAS WORKS THE STRAIGHT, SOUTHALL LONDON, UB2 9LE			
TITLE: DUAL SWITCHROOM SKETCH PROPOSAL			
SCALE	DRAWN	DESIGNED	
1:50 @ A3	BT	BT	
CHECKED	AUTHORISED	DATE	
		16.03.2017	
DRG. NO.: DIS1915-SKETCH-1			REV: B

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FOR INFORMATION



Notes:

 Site boundary

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Site Address:

Southall Gas Works

Planning Application Ref:

54814/APP/2017/1643

Planning Committee:

Major Page 252

Scale:

1:1,250

Date:

June 2017

LONDON BOROUGH OF HILLINGDON

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address FORMER ANGLERS RETREAT PH CRICKETFIELD ROAD WEST
DRAYTON

Development: Demolition of existing former public house building and erection of a two storey building comprising of two residential flats, car and cycle parking and associated works.

LBH Ref Nos: 11981/APP/2016/4626

Date Plans Received: 22/12/2016

Date(s) of Amendment(s): 22/12/2016

Date Application Valid: 28/12/2016

07/06/2017

Scale (m)

0 10 20 30

Key:
 C = Cycle Store
 B = Bin Store
 Under Construction

B	01.06.17	Paving Layout Amended & Visibility Signs Shown
A	22.05.17	Paving Layout Amended

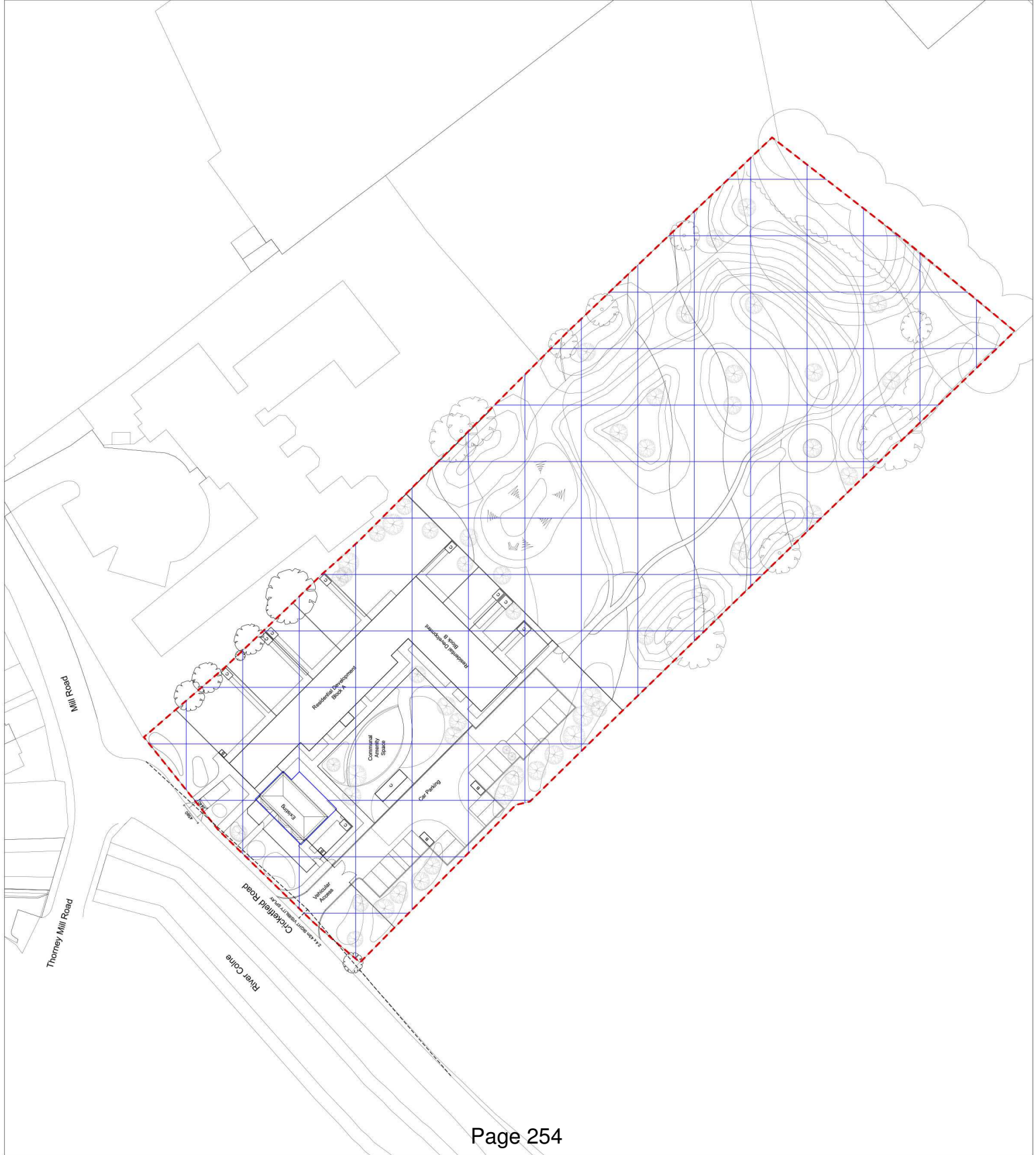
Revisions:
 Client: **NFC Homes Limited**

Project:
Residential Development
 Anglers Retreat Public House
 Cricketfield Road
 West Drayton
 UB7 7HG

Status:	Planning
Date:	2016.12.22
Scale:	1:500
Size:	A2
Title:	Existing Site Plan
Number:	16.43-101
Revision:	B

Jon Spire Architects
 9 Monks Way | Reading | RG30 3DP
 Tel: 07495 529905

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Scale (m)
0 10 20 30

Key:
C = Cycle Store
B = Bin Store

C	01.08.17	Parking Layout Amended & Visibility Splays Shown
B	25.05.17	Parking Layout Amended
A	19.12.16	Drawing Update

Revisions:
Client: **NFC Homes Limited**

Project:
**Residential Development
Anglers Retreat Public House
Cricketfield Road
West Drayton
UB7 7HG**

Status: **Planning**

Date: **2016.12.14**

Scale: **1:500** Size: **A2**

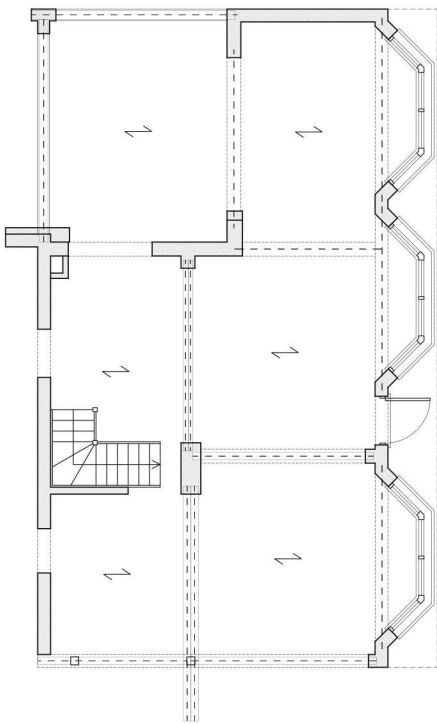
Title: **Proposed Site Plan**

Number: **16.43-100** Revision: **C**

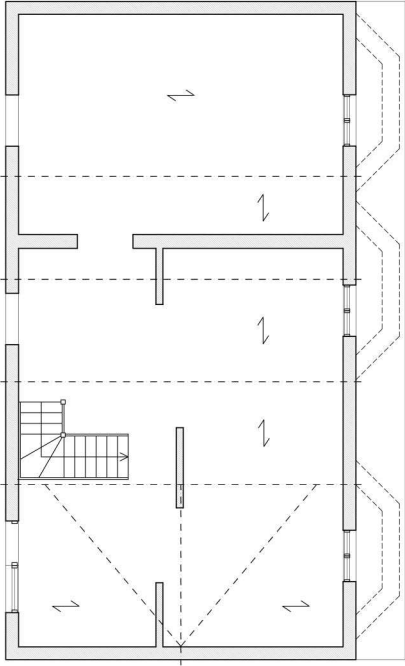
Jon Spires Architects
9 Monks Way | Reading | RG30 3DP
Tel: 07495 529905

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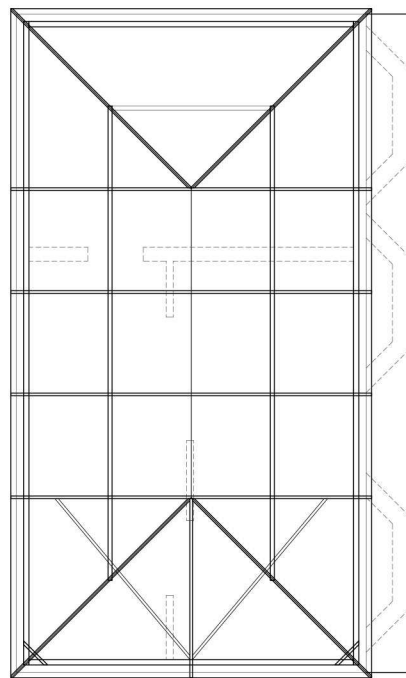




GROUND FLOOR PLAN - Existing



FIRST FLOOR PLAN - Existing



ROOF PLAN - Existing



Revisions	
Client	NFC Homes Limited

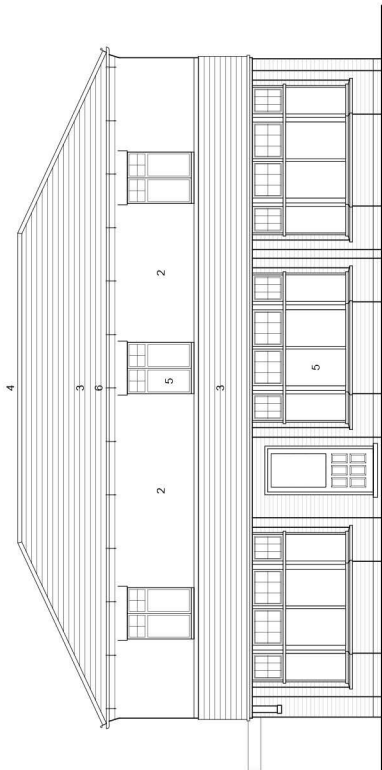
Project	Residential Development Anglers Retreat Public House Crickefield Road West Drayton UB7 7HG
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Status	Planning
Date	2016.12.01
Scale	1:100
Size	A3

Title	Existing Floor Plans
Number	16.43-102
Revision	-

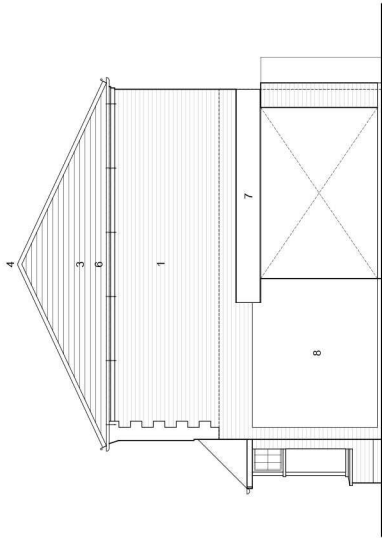
Jon Spires Architects
 9 Monks Way | Reading | RG30 3DP
 Tel: 07495 529905

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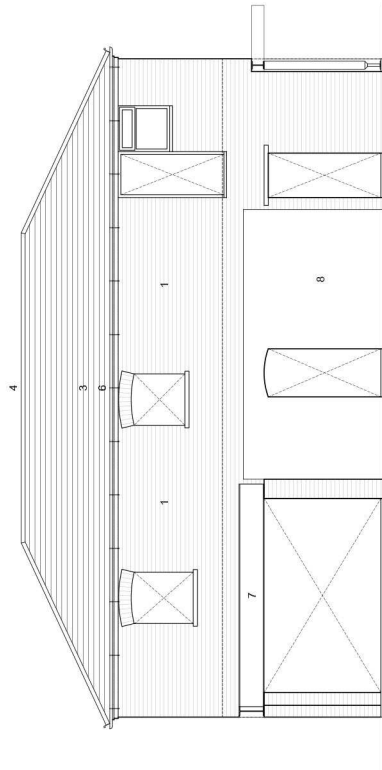
Front Elevation - Existing

Datum 23.00 A.O.D



Side Elevation - Existing

Datum 23.00 A.O.D

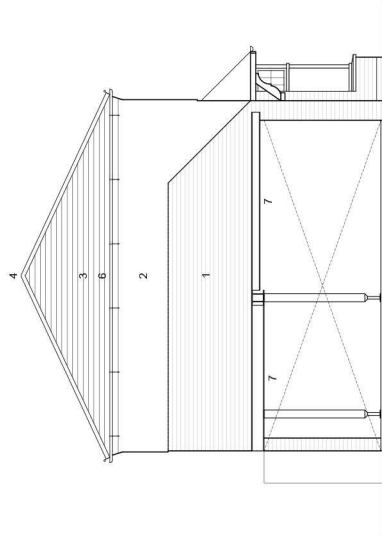


Rear Elevation - Existing

Datum 23.00 A.O.D

Key:

- 1 London Stock Brickwork
- 2 Red Roof Tiles
- 3 Natural Slate
- 4 Clay Ridge & Hip Tile
- 5 Timber Casement Window
- 6 Gutter with Rise & Fall Brackets
- 7 Steel Beam
- 8 Plaster



Side Elevation - Existing

Datum 23.00 A.O.D

Revisions	Client
	NFC Homes Limited

Revisions

Client

NFC Homes Limited

Project

Residential Development
 Anglers Retreat Public House
 Crickfield Road
 West Drayton
 UB7 7HG

Status

Planning

Date

2016.12.01

Scale

1:100

Size

A3

Title

Existing Elevations

Number

16.43-103

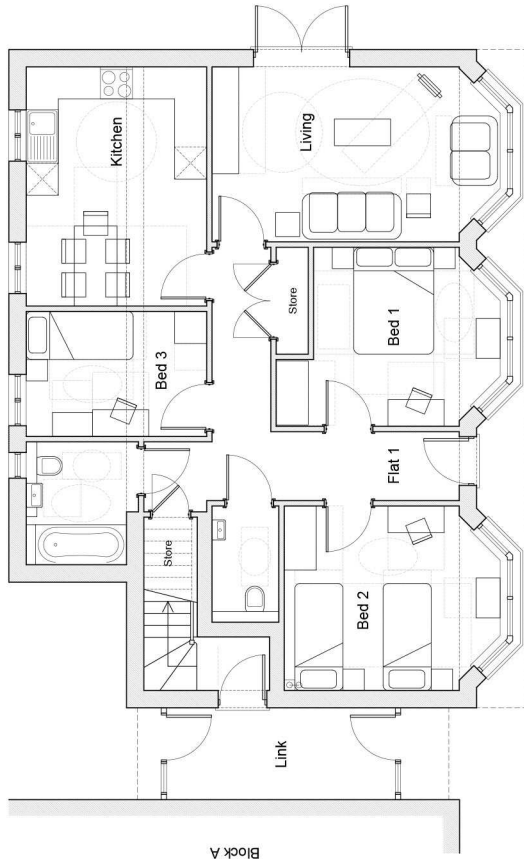
Revision

-

Jon Spire Architects

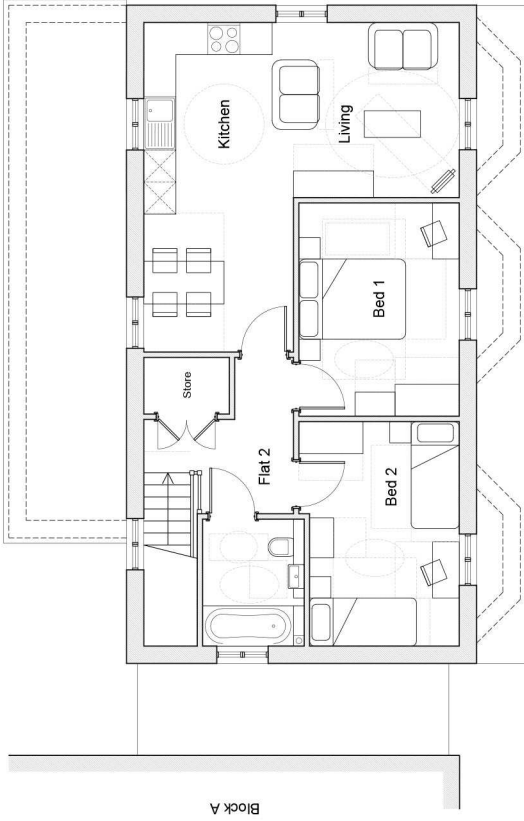
9 Monks Way | Reading | RG30 3DP
 Tel. 07495 529905

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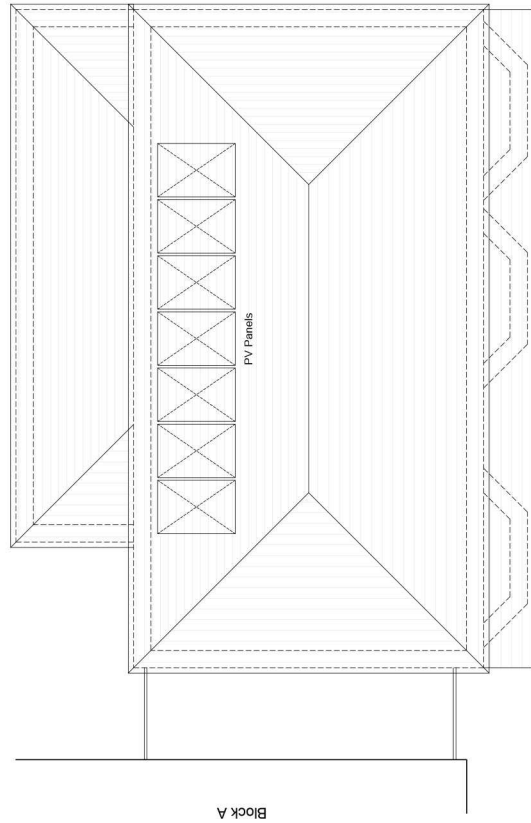
GROUND FLOOR PLAN - Proposed

Flat 1 GIA = 91.15 sqm



FIRST FLOOR PLAN - Proposed

Flat 2 GIA = 71.1 sqm



ROOF PLAN - Proposed



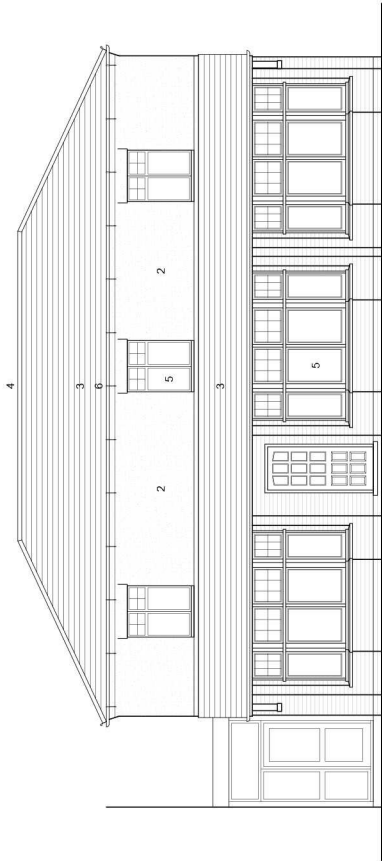
Revisions	A	14.12.16	Drawing Update
Client	NFC Homes Limited		

Project
 Residential Development
 Anglers Retreat Public House
 Crickefield Road
 West Drayton
 UB7 7HG

Status	Planning
Date	2016.12.01
Scale	1:100
Title	Proposed Floor Plans
Number	16.43-104
Revision	A

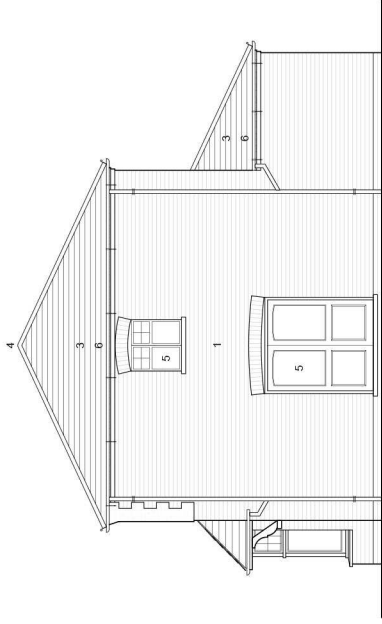
Jon Spires Architects
 9 Monks Way | Reading | RG30 3DP
 Tel: 07495 529905

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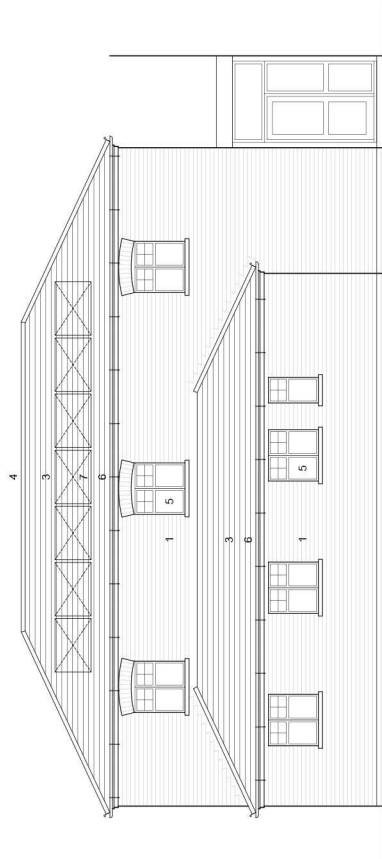
Front Elevation - Proposed

Datum 23.00 A.O.D



Side Elevation - Proposed

Datum 23.00 A.O.D

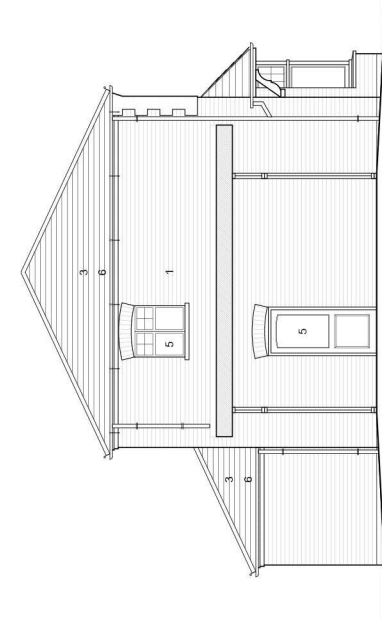


Rear Elevation - Proposed

Datum 23.00 A.O.D

Key:

- 1 London Stock Brickwork (Flemish Bond)
- 2 Natural Slate
- 3 Clay Ridge & Hip Tile
- 4 Timber Casement Window
- 5 Cast Aluminium Gutter with Rise & Fall Brackets
- 6 PV Panels
- 7



Side Elevation - Proposed

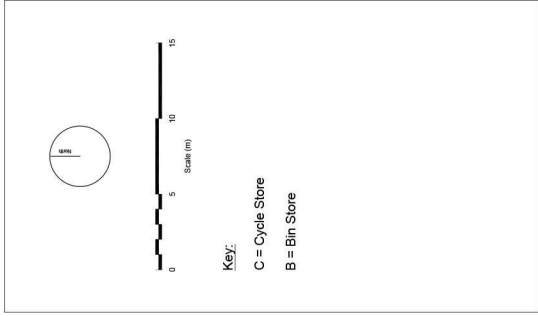
Datum 23.00 A.O.D

Revisions	
Client	NFC Homes Limited
Project	Residential Development Anglers Retreat Public House Cricklefield Road West Drayton UB7 7HG
Status	Planning
Date	2016.12.01
Scale	1:100
Size	A3
Title	Proposed Elevations
Number	16.43-105
Revision	A

Jon Spire Architects

9 Monks Way | Reading | RG30 3DP
Tel 07495 529905

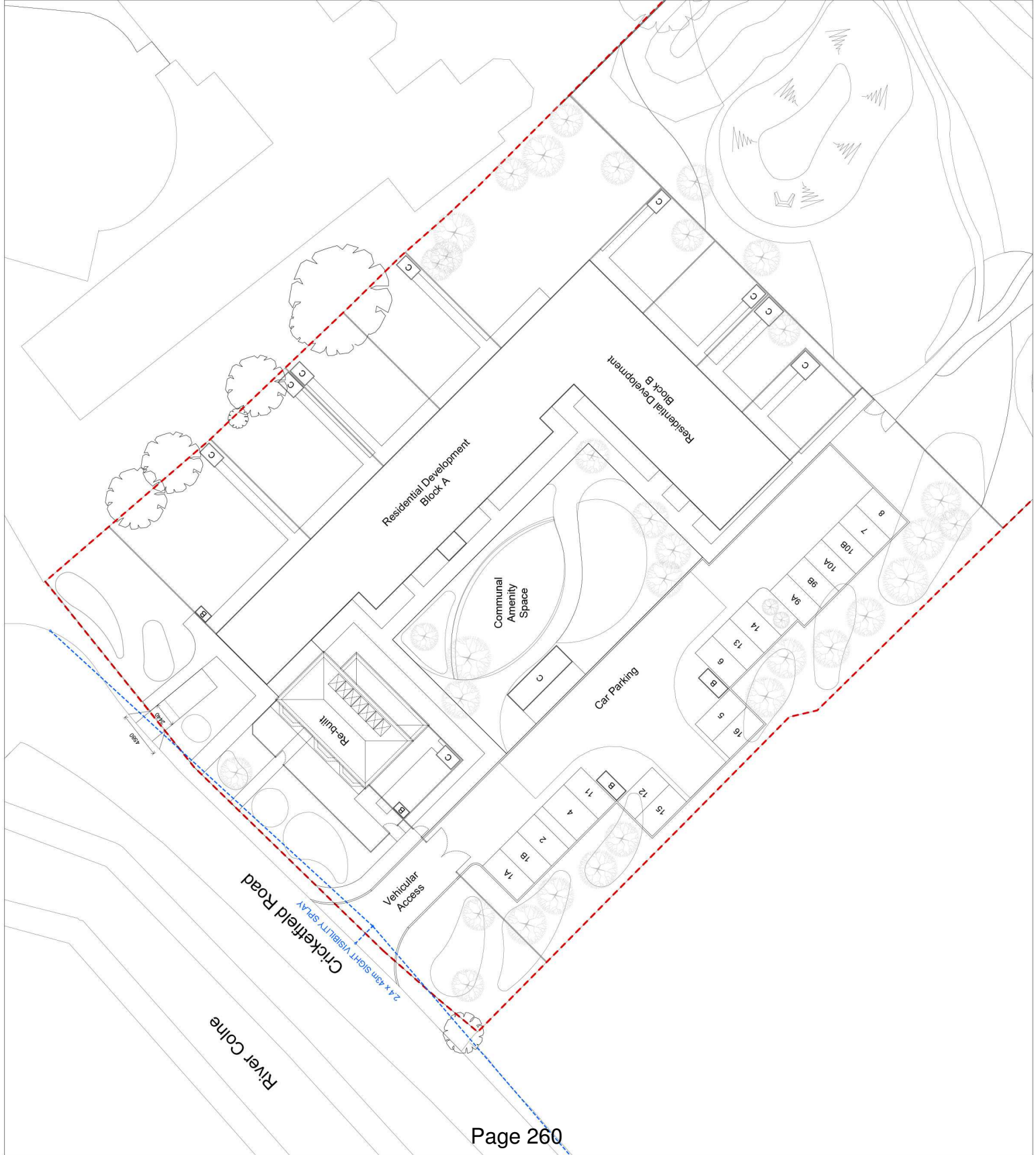
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Revisions	A	01.06.17	Parking Layout Amended & Visibility Splays Shown
Client	NFC Homes Limited		
Project	Residential Development Anglers Retreat Public House Cricketfield Road West Drayton UB7 7HG		
Status	Planning		
Date	2017.05.25		
Scale	1:250	Size	A2
Title	Parking Allocation Plan		
Number	16.43-106		Revision A

Jon Spiers Architects
 9 Monks Way | Reading | RG30 3DP
 Tel: 07495 529905

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DO NOT SCALE THIS DRAWING. P IN DOUBT ASK

- NOTES**
- This drawing is to be read in conjunction with all other relevant drawings.
 - This drawing is issued for Planning purposes only. It is not to be used for construction purposes.
 - All details relating to existing drainage & in particular manholes & downpipes sewers into which new drainage is connecting are to be checked on site. Any discrepancies are to be reported to the client as soon as possible.
 - Where shown, manholes are subject to confirmation of finished slab levels.
 - All drain runs constructed with less than 600mm cover between manholes and ground level. Where a manhole is to be enclosed with a concrete cover, the cover shall be 150mm concrete STA. All pipe are to be placed at every pipe joint position with 20mm level of bedding. All pipe runs are to be installed with a level of bedding to provide joint flexibility.
 - Where shown, manholes are subject to confirmation of finished slab levels.
 - All pipe, 300mm Ø or below to be verified dry. Highborn manholes to be checked for water. All pipework greater than 300mm Ø to be CE marked in accordance with the Construction Products Directive CPD/88/16/EEC.

NEW SURFACE WATER MANHOLE SCHEDULE
NOTE: LEVELS TO ORDINANCE SURVEY DATUM.

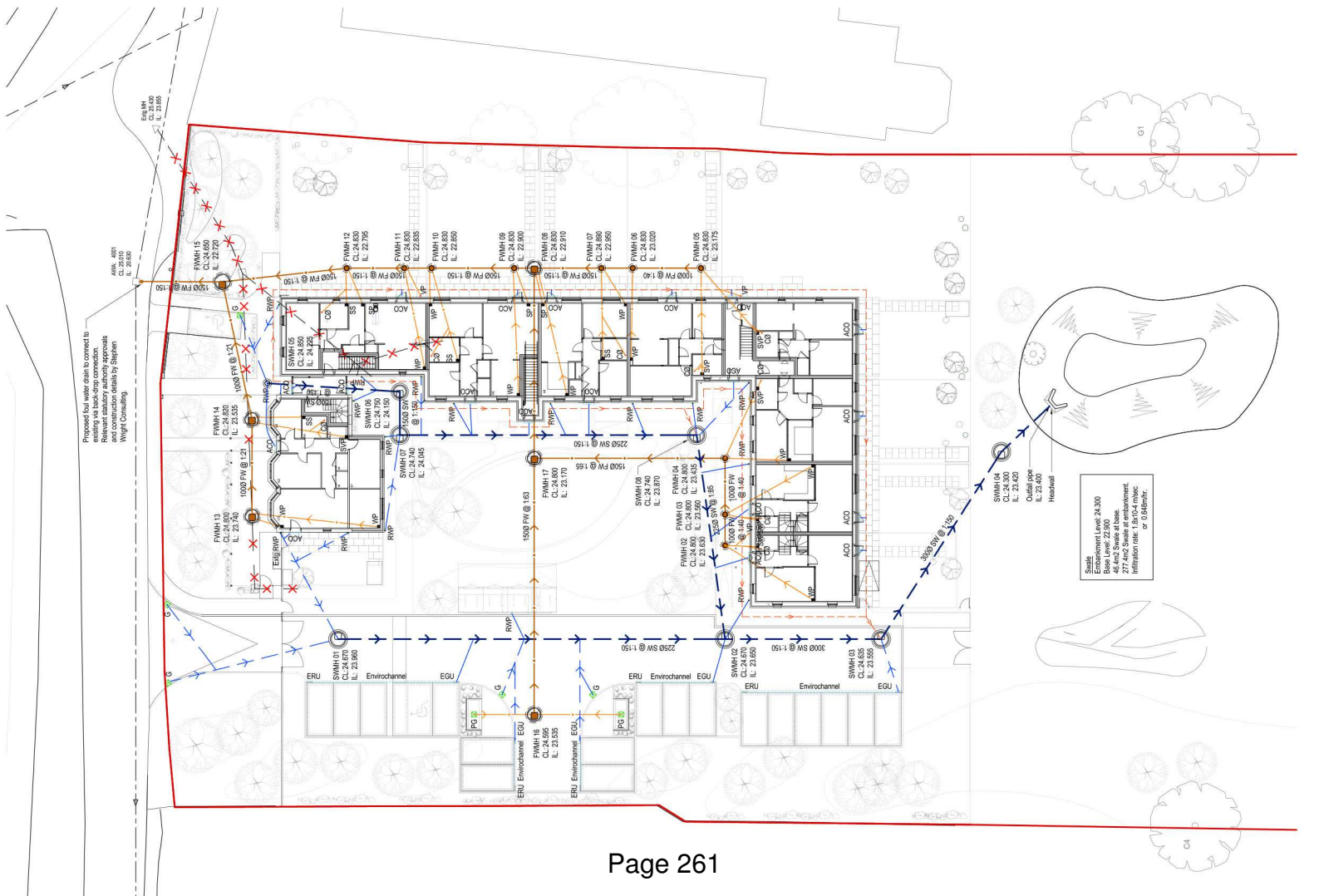
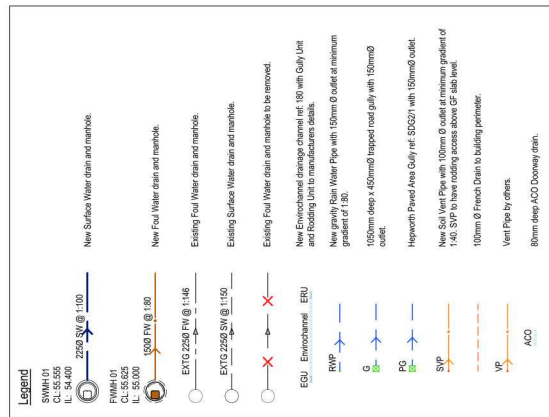
MANHOLE REF.	COVER LEVEL (m) (approx)	INVERT LEVEL (m)	MANHOLE TYPE	COVER & FRAME SIZE (mm)	NOTES	REV
SWMH01	24.670	23.960	2	Class D400 800x600	-	
SWMH02	24.670	23.650	2	Class D400 800x600	-	
SWMH03	24.635	23.655	2	Class D400 800x600	500mm Catch pit IL: 23.055	
SWMH04	24.300	23.420	2	Class B125 600x600	-	
SWMH05	24.850	24.225	2	Class A15 400x400	-	
SWMH06	24.750	24.145	2	Class B125 600x600	-	
SWMH07	24.740	24.045	2	Class B125 600x600	-	
SWMH08	24.740	23.870	2	Class B125 600x600	500mm Catch pit IL: 23.370	

NEW FOUL WATER MANHOLE SCHEDULE
NOTE: LEVELS TO ORDINANCE SURVEY DATUM.

MANHOLE REF.	COVER LEVEL (m) (approx)	INVERT LEVEL (m)	MANHOLE TYPE	COVER & FRAME	NOTES	REV
FWMH01	24.800	23.830	2	Class A15 400x400	-	
FWMH02	24.800	23.650	2	Class A15 400x400	-	
FWMH03	24.800	23.435	2	Class A15 400x400	-	
FWMH04	24.800	23.175	2	Class A15 400x400	-	
FWMH05	24.800	23.000	2	Class A15 400x400	-	
FWMH06	24.800	22.950	2	Class A15 400x400	-	
FWMH07	24.800	22.910	2	Class B125 600x600	-	
FWMH08	24.800	22.900	2	Class A15 400x400	-	
FWMH09	24.800	22.850	2	Class A15 400x400	-	
FWMH10	24.800	22.795	2	Class A15 400x400	-	
FWMH11	24.800	22.535	2	Class A15 400x400	-	
FWMH12	24.800	22.340	2	Class B125 600x600	-	
FWMH13	24.800	22.335	2	Class B125 600x600	-	
FWMH14	24.800	22.270	2	Class B125 600x600	-	
FWMH15	24.800	22.270	2	Class B125 600x600	-	
FWMH16	24.800	22.270	2	Class B125 600x600	-	
FWMH17	24.800	23.170	2	Class D400 800x600	-	

Surface Water Drainage Strategy

- The surface drainage scheme shown hereon is based upon discharging of surface water (SW) run-off from roof, hardstanding and access road areas being collected in a gully and piped to a manhole (MH) for a storm drain to the south-east corner of the site within the extract area.
- Percolation testing has been carried out and the underlying soils were found to be conducive to infiltration at a rate of 1.36 (154) mm/hr. The water table locally was found at a depth of 1.100 m from ground level. A 30% allowance for climate change.
- The swales have been designed to infiltrate a 1,100 year storm event making a 30% allowance for climate change.
- To determine the size of the network and suitable preliminary calculations have been carried out. The results of these calculations are set out in the Surface Water Drainage Handbook (SWMH). This document that the area for the base of swale should be set at 1.4m below GL and with 1:3 banking.





KEY

- EXISTING DROPPED KERB/ACCESS REMOVED AND FOOTWAY REINSTATED (MIN 1.8m WIDE ASPHALT) - REFER TO DETAILED DESIGN DRAWINGS, SUBJECT TO S278/38 AGREEMENT.
- NEW ACCESS/DROPPED KERB - REFER TO DETAILED DESIGN DRAWINGS
- EXISTING FOOTWAY (ASPHALT)
- TURNING AREA
- CAR PARKING
- DISABLED CAR PARKING
- VISIBILITY SPLAYS IN ACCORDANCE WITH MFS (ALL VEGETATION BELOW 0.6m)
- SITE BOUNDARY

Condition 6

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, pedestrian crossing point (tactile paving), 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 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.

Standards

Parking bay sizes:
The minimum dimensions of a standard car parking bay are 2400mm x 4800mm and for a wheelchair accessible car parking bay 3600mm x 4800mm. The minimum dimensions of motorcycle/moped/scooter parking bay are 1400mm x 2500mm. The minimum dimensions for a bicycle space are 600mm x 1800mm; single garages will be accepted as parking space for bicycles if their internal width exceeds 3500 mm or their length 5300 mm.

Size of the crossing:
The width of a standard crossing is 2.44 metres at the back of the public footway. This increases to about 4.58 metres at the kerbline. Crossings up to twice that width or two separate crossings may be built where there is sufficient space.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, DRAWINGS AND SCHEDULES.
NOTES: CONSTRUCTION.
ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.

Discipline	HIGHWAYS
Drawing No.	101
Rev	B

Title: DISCHARGE OF CONDITION 6

Project: THE FORMER ANGLERS RETREAT, CRICKETFIELD ROAD

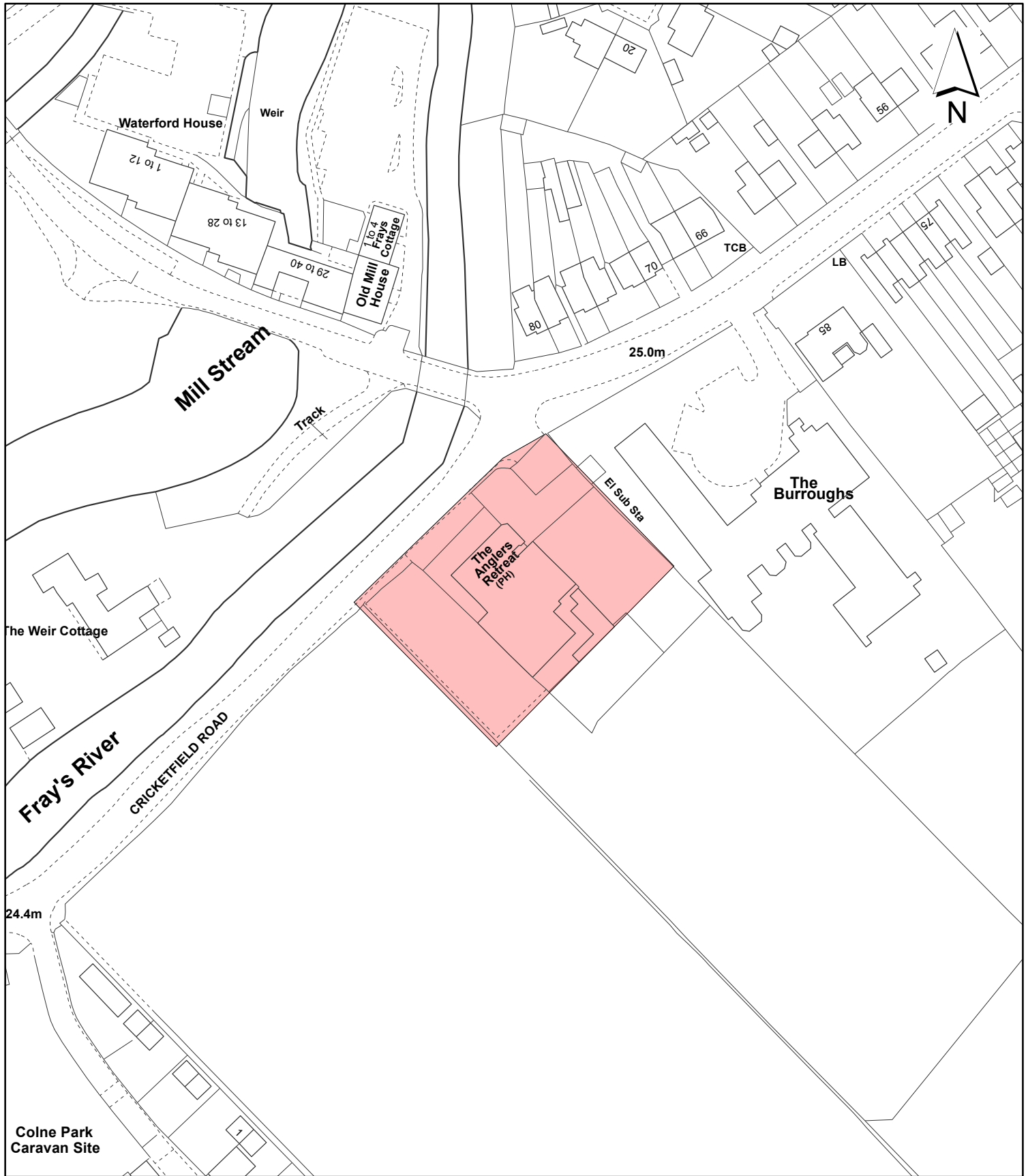
Client: PRIMUS BUILD LTD

Author	DK	Approved Date	
Checker	PK	Construction	-
Drawn	KB	N/A	-
Drawn	KB	Date DCT	14
Drawn	KB	Date DCT	14

Origin	DK	Scale (A1)	1:200
Origin	DK	Scale (A3)	1:400

YES ENGINEERING
1st Floor, 105, Chancery Lane, London, WC2A 9PT Tel: 0207 566 0968

No.	By	Date	Date



Notes:

 Site boundary

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Site Address:

Former Angler's Retreat PH

Planning Application Ref:

11981/APP/2016/4626

Planning Committee:

Major Page 263

Scale:

1:1,250

Date:

June 2017

LONDON BOROUGH OF HILLINGDON

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



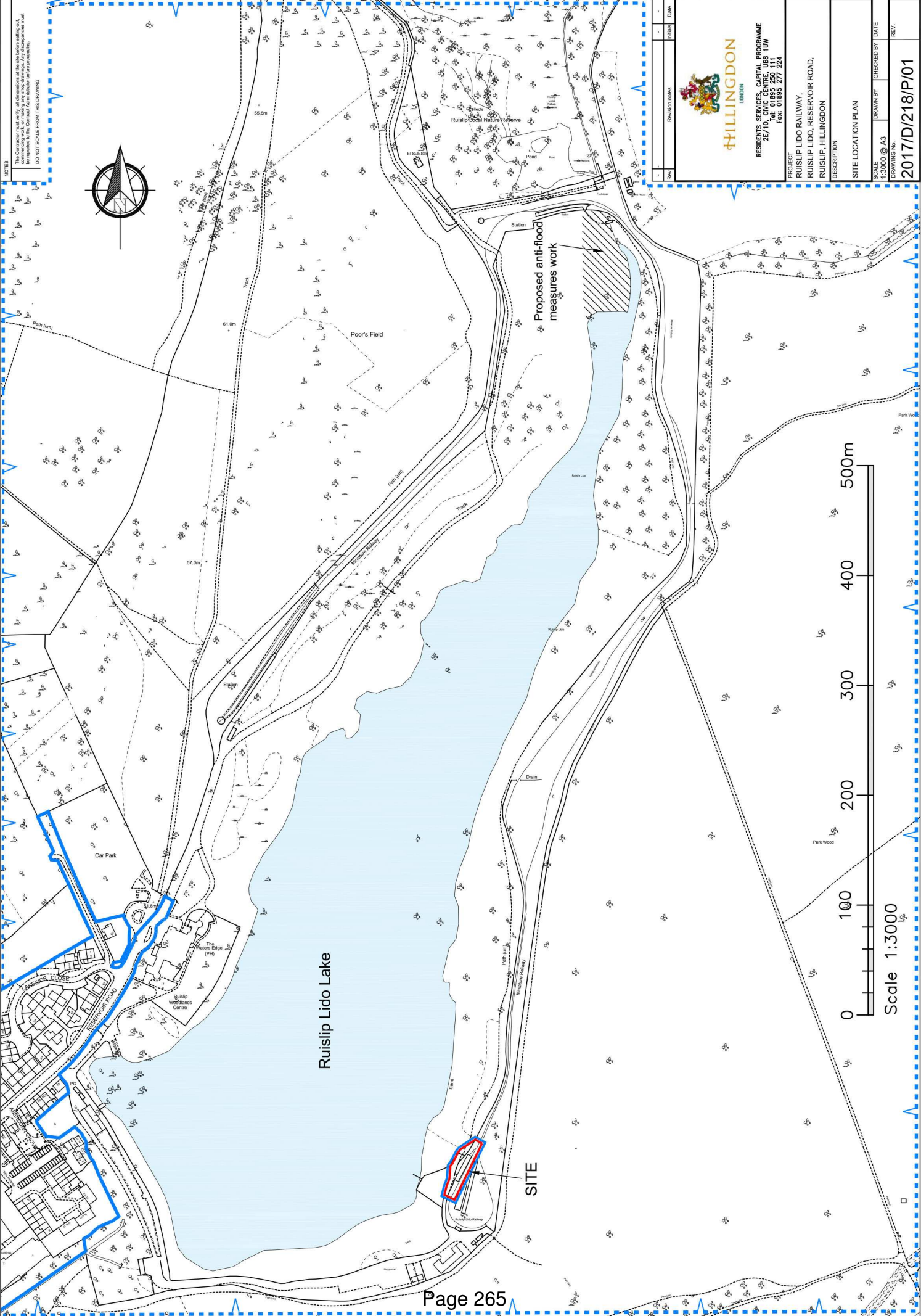
HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address MINIATURE RAILWAY, RUISLIP LIDO RESERVOIR ROAD RUISLIP
Development: Demolition of existing Ruislip Railway Society workshop and provision of replacement workshop building, landscaping and associated works
LBH Ref Nos: 1117/APP/2017/2188

Date Plans Received: 02/06/2017
Date Application Valid: 02/06/2017

Date(s) of Amendment(s): 02/06/2017



NOTES

The Contractor must verify all dimensions of the site before setting out. All dimensions are given in metres unless otherwise stated. Dimensions must be reported to the Contractor to any degree of accuracy. DO NOT SCALE FROM THIS DRAWING



Revision notes	Issued	Date

HILLINGDON
LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
25/10/18
01895 277 224
Fax: 01895 277 224

PROJECT
RUISLIP LIDO RAILWAY,
RUISLIP LIDO, RESERVOIR ROAD,
RUISLIP, HILLINGDON

DESCRIPTION
SITE LOCATION PLAN

SCALE
1:3000 @ A3

DRAWN BY

CHECKED BY

DATE

REV.

DRAWING No.
2017/D/218/P/01

NOTES

The Contractor must verify all dimensions at the site before setting out. Any discrepancy between the drawings and the actual site conditions must be reported to the Contract Administrator immediately. The Contractor must ensure that all dimensions are correct and that the drawings are not scaled from the drawings.

Rev	Revision notes	Initials	Date



HILLINGDON
LONDON

RESIDENTS SERVICES, CAPITAL PROGRAMME
2E/10
01895 250 100
01895 250 100
Fax: 01895 277 224

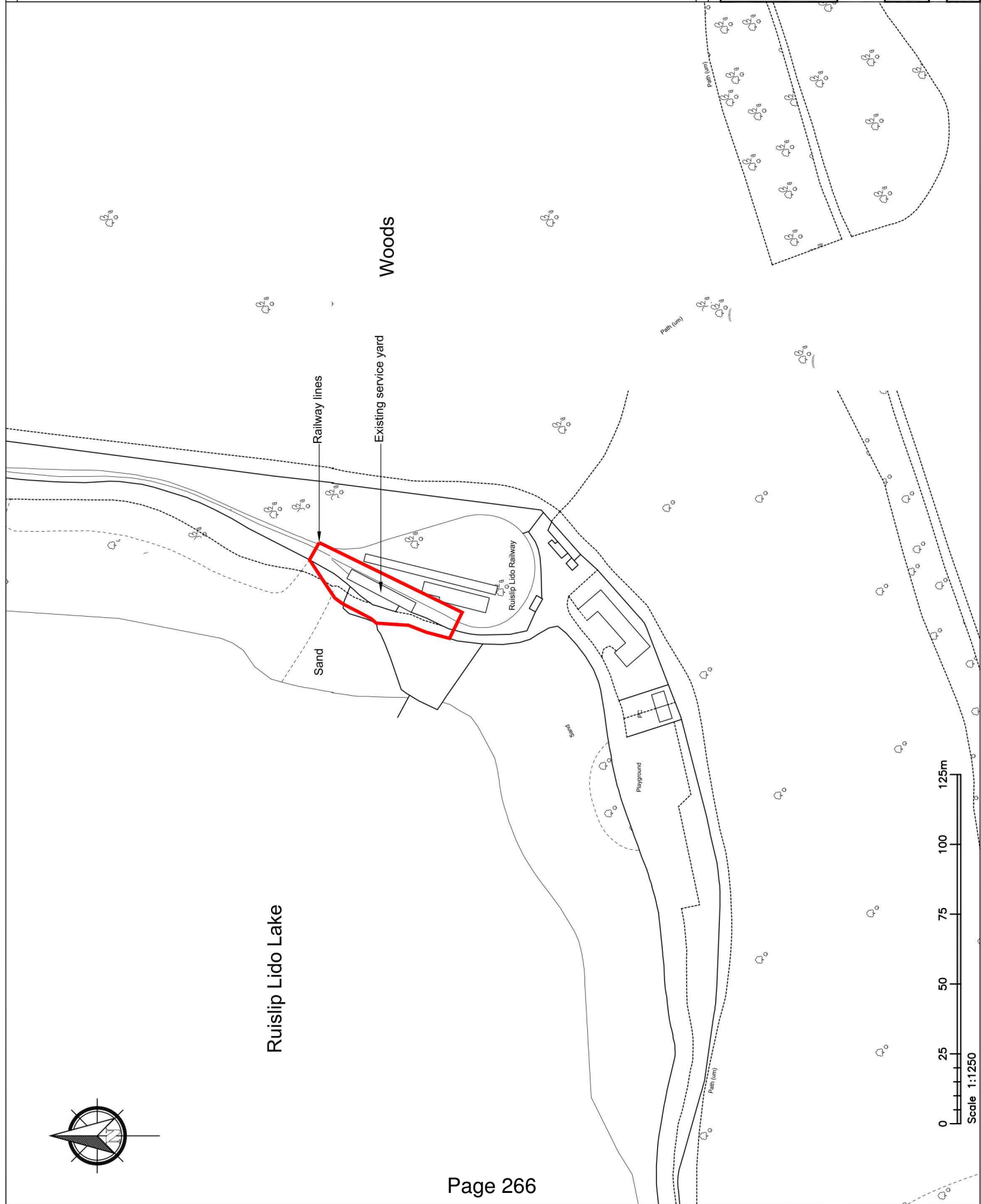
PROJECT: MINIATURE RAILWAY,
RUISLIP LIDO, RESERVOIR ROAD,
RUISLIP, HILLINGDON

DESCRIPTION: EXISTING SITE PLAN

SCALE: 1:1250 @ A3

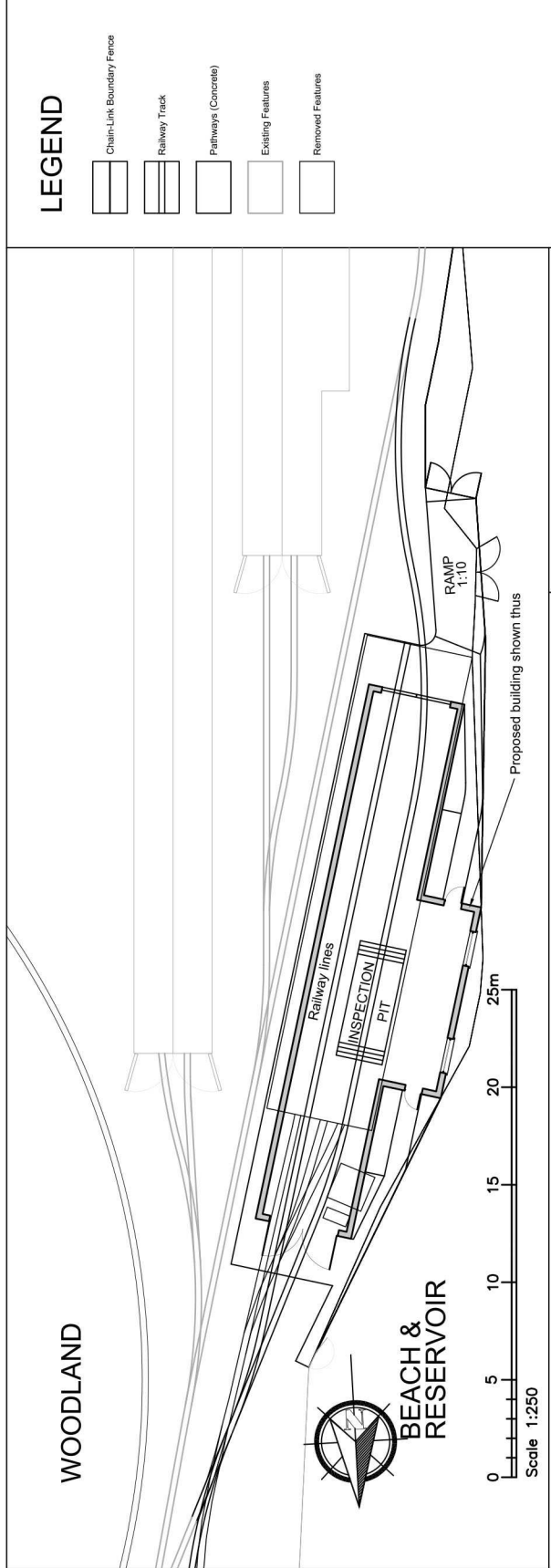
DRAWN BY: [] CHECKED BY: [] DATE: []

DRAWING No. 2017/D218/P/02



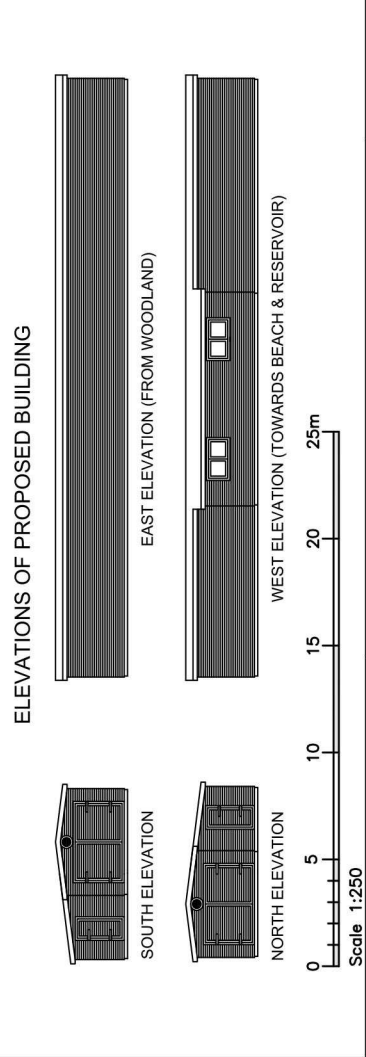
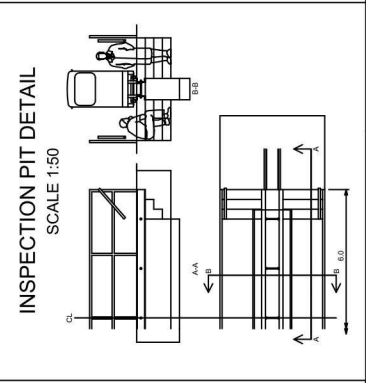
NOTES

The Contractor must verify all dimensions at the site before setting out. Any discrepancy between the drawings and the actual site conditions must be reported to the Contract Administrator immediately. The Contractor must not scale from this drawing.



LEGEND



- Chain-Link Boundary Fence
- Railway Track
- Pathways (Concrete)
- Existing Features
- Removed Features

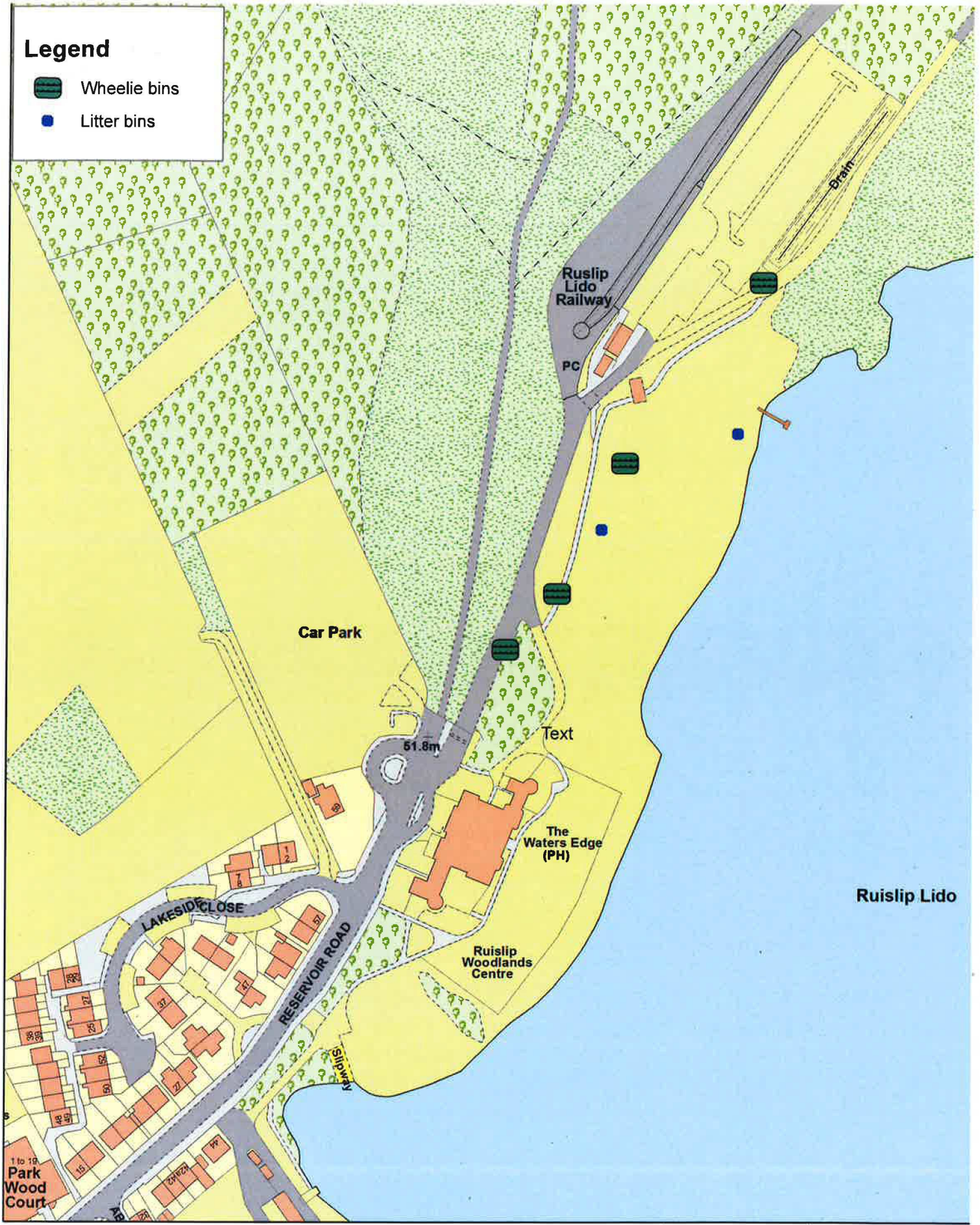


<p>Revision History</p> <p>P1: Draft for discussion P2: Modified to incorporate requested rear access details, with resulting fence line modifications. Highlighted existing features. Inspection pit detail added.</p>	<p>Notes</p> <ol style="list-style-type: none"> 1: All dimensions in metres 2: Final site dimensions and levels to be determined by survey 3: Tree locations to be determined by survey 4: Building proposals subject to approval by the local planning authority 5: Not for construction 	<p>Drawing Number: WBW-002 Revision: P2 Drawing Status: Concept Design Date: 5th November 2016 Scale: 1:100 @ A1 Drawn: R M Shemilt</p>	<p>RUISLIP LIDO RAILWAY</p> <p>Woody Bay Works Redevelopment Direct Replacement</p>
---	---	--	---

<p>HILLINGDON LONDON</p> <p>RESIDENTS SERVICES, CAPITAL PROGRAMME 2E/10, WOODLAND ROAD, WOODLAND, UXTON CV8 2JF Tel: 01895 251 186-10W Fax: 01895 277 224</p>	<p>PROJECT: MINIATURE RAILWAY, RUISLIP LIDO, RESERVOIR ROAD, RUISLIP, HILLINGDON</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Revision notes</td> <td>Initials</td> <td>Date</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Revision notes	Initials	Date					
Revision notes	Initials	Date								
<p>DESCRIPTION</p> <p>PLAN, ELEVATIONS AND DETAILS</p>										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SCALE 1:250 @ A3</td> <td>DRAWN BY SAM</td> <td>CHECKED BY SV</td> <td>DATE 17/05/17</td> </tr> <tr> <td colspan="3">DRAWING No.</td> <td>REV.</td> </tr> </table>			SCALE 1:250 @ A3	DRAWN BY SAM	CHECKED BY SV	DATE 17/05/17	DRAWING No.			REV.
SCALE 1:250 @ A3	DRAWN BY SAM	CHECKED BY SV	DATE 17/05/17							
DRAWING No.			REV.							
<p style="text-align: right;">2017/D218/P/04</p>										

Legend

-  Wheelie bins
-  Litter bins



Ruislip Lido Willowlawn/Car Park litter bins locations



rev	comments	by	date
00	Planning	EB	08.03.17

Notes

1.0 All dimensions in millimeters.
 1.2 Use only dimensions shown.

Legend

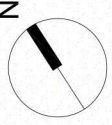
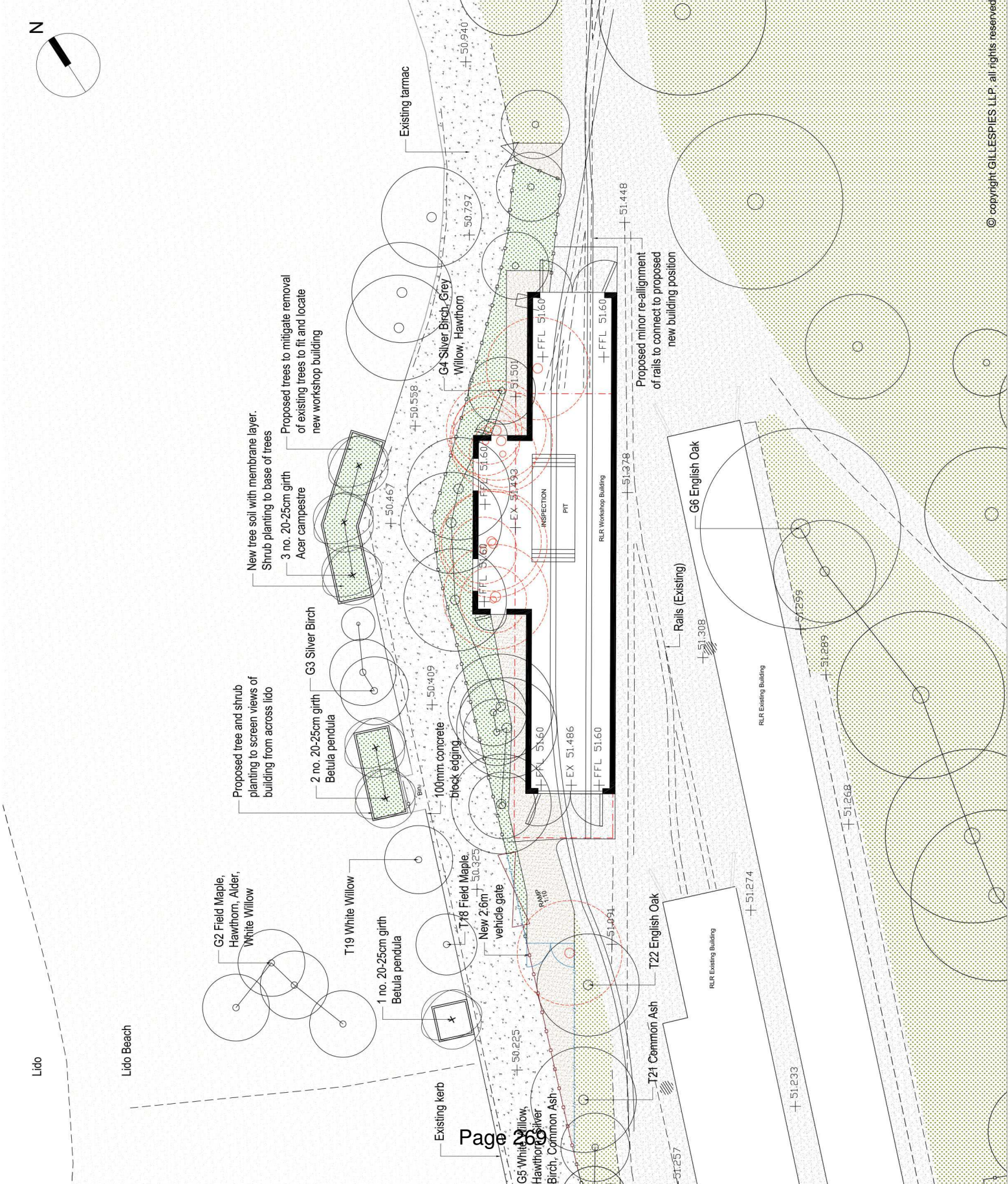
	Proposed pre-fabricated temporary workshop building (to replace existing)
	Existing workshop building demolished and removed from site
	Existing tree retained and protected to BS5837:2012
	Existing tree removed to make space for building
	Proposed tree (native species) to mitigate loss of existing trees
	Existing vegetation
	Proposed shrub planting
	Proposed Loose gravel path with timber edge firm
	Existing fence
	Proposed fence

Project		Ruislip Lido Railway Workshop
Drawing		Landscape General Arrangement Plan
Date	Scale	Checked
03.03.17	1:200 @ A3	EB
Drawing status		WB
Revision		00
PLANNING		

Drawing number
 P10382-002-GA-100

Client
 Hillingdon Borough Council
 Hillingdon
 High Street
 Uxbridge
 UB8 1JW
 Tel: 01895 250659

GILLESPIES
 1 St John's Square, London EC4M 6DA
 P: 0207 252929 F: 0207 253380 E: design.team@gillespies.co.uk














Lido

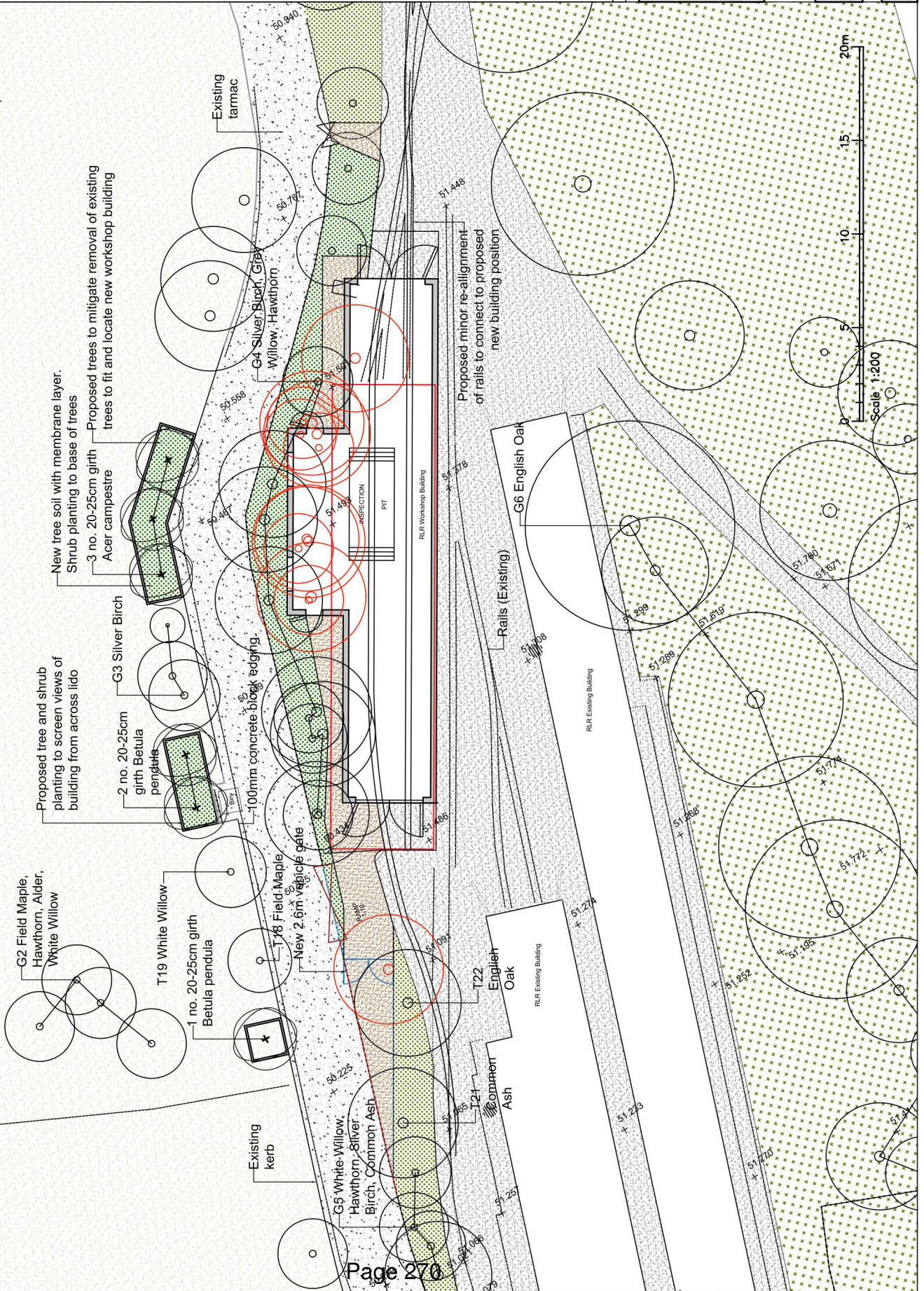
Lido Beach

NOTES

The Contractor must verify all dimensions of the site before setting out, and report to the Contract Administrator before commencing work. Measurements must be reported to the Contractor in writing and must be accurate to the following standards. DO NOT SCALE FROM THIS DRAWING

TEXT

-  Proposed pre-fabricated temporary workshop building (to replace existing)
-  Existing workshop building
-  Demolished and removed from site
-  Existing tree retained and protected to BS5837:2012
-  Existing tree removed to make space for building
-  Proposed tree (native species) to mitigate loss of existing trees
-  Existing vegetation
-  Proposed shrub planting
-  Proposed Loose gravel path with timber edge trim
-  Existing fence
-  Proposed fence



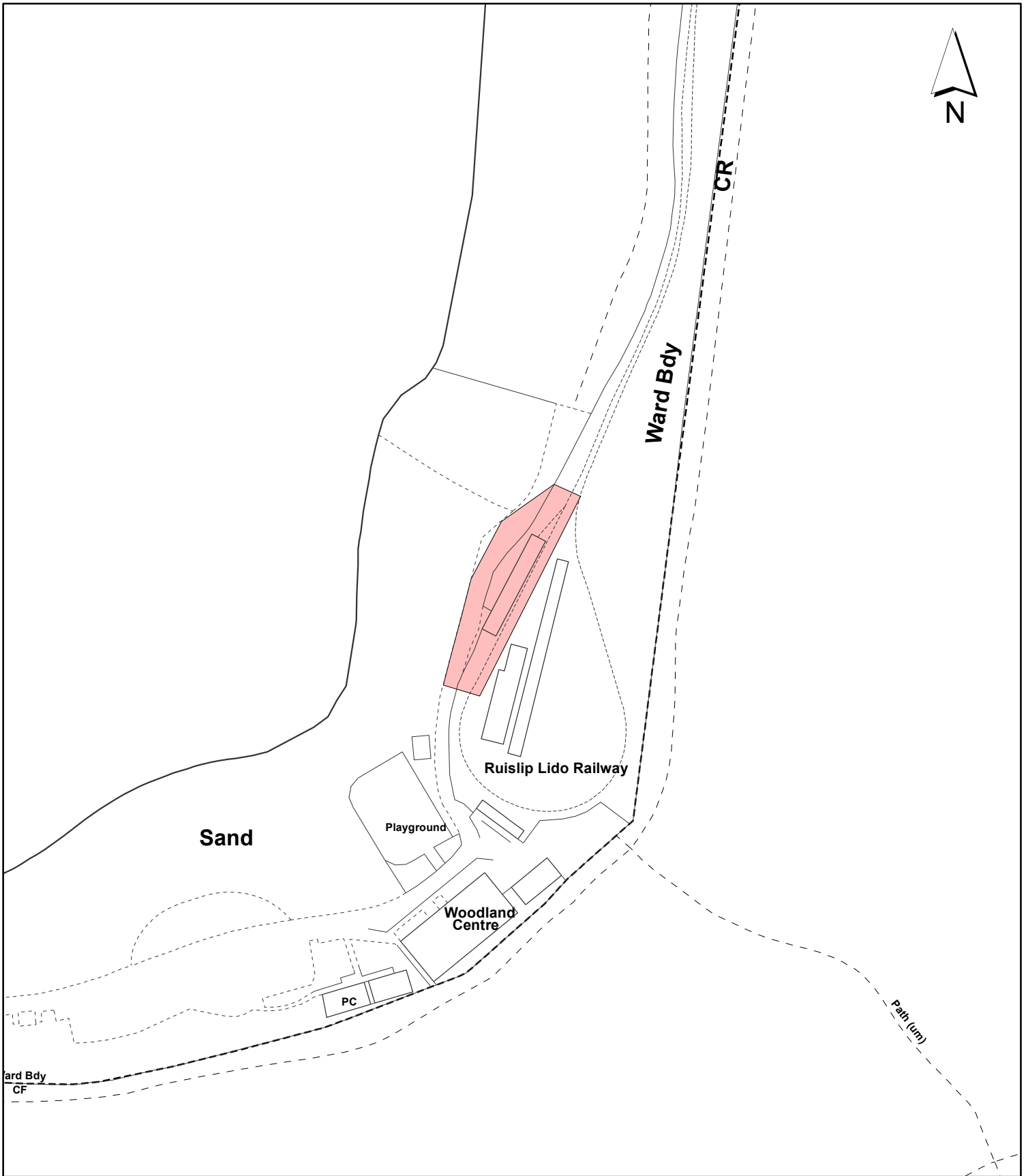
RESIDENTS SERVICES, CAPITAL PROGRAMME
25/10/16 10.00AM 195 106 10W
18195 255 195
Fax: 01895 277 224

PROJECT: MINIATURE RAILWAY.
RUISLIP LIDO, RESERVOIR ROAD,
RUISLIP, HILLINGDON

TOPOGRAPHICAL SURVEY

SCALE: 1:200 @ A3
DRAWN BY: SAM
DATE: 17/05/17
CHECKED BY: SV
REV.:

DRAWING No. 2017/D218/P/03



Notes:

 Site boundary

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Site Address:

**Miniature Railway,
 Ruislip Lido**

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

Planning Application Ref:

1117/APP/2017/2188

Scale:

1:1,250

Planning Committee:

Major Page 271

Date:

June 2017



HILLINGDON
 LONDON

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