



HILLINGDON
LONDON



Major Applications Planning Committee

Date: WEDNESDAY, 31
JANUARY 2018

Time: 6.00 PM

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

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

To Councillors on the Committee

Councillor 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: Tuesday, 23 January 2018

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Putting our residents first

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Useful information for residents and visitors

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings 1 - 14
- 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 without a Petition

	Address	Ward	Description & Recommendation	Page
6	11720/APP/2017/4058 - Sipson Recreational Ground	Heathrow Villages	Replacement sports club building with associated external works Recommendation: Approval	15 - 28 111 - 118
7	10112/APP/2017/2077 - London School of Theology	Northwood	Erection of 12 apartments with associated parking, cycle storage, Motorcycle parking, disabled parking and bin storage following demolition of existing residential block and pair of semi-detached houses. Recommendation: Approval	29 - 68 119 - 130

8	5505/APP/2017/3179 - Airlink House	Townfield	Variation of Conditions 2 (Approved Plans), 3 (Supporting Documents), 6 (Landscaping) and 13 (Car Parking) of planning permission ref: 5505/APP/2015/1546 dated 29/04/2017 (Erection of a 3 storey side extension to existing hotel and conversion of banqueting hall and first floor bathrooms to create a 52 bedroom hotel with associated undercroft driveway and car parking) Recommendation: Approval	69 - 86 131 - 139
9	18218/APP/2017/3711 - Kichener House	West Drayton	(Retrospective Application) Variation of Conditions 2 (Approved Plans) of planning permission ref: 18218/APP/2013/2183 dated 14-02-2014 (Erection of a part single, two, three and 4 storey building to provide 23 residential units, consisting of 14 x 2 bedroom, 9 x 1 together with 250sqm of retail/commercial space, with associated parking, cycle and bin storage and amenity space, involving demolition of existing buildings) to provide 24 units (13 x 2 bedroom, 10 x 1 bedroom and 1 x studio). Recommendation: Approval	87 - 110 140 - 144

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Agenda Item 3

Minutes



HILLINGDON
LONDON

MAJOR Applications Planning Committee

13 December 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 and Brian Stead</p> <p>LBH Officers Present: James Rodger (Head of Planning and Enforcement), Mandip Malhotra (Interim Major Applications Manager), Alan Tilly (Transport and Aviation Manager) and Rebecca Yee (Principal Planner), Roisin Hogan (Planning Lawyer) and Neil Fraser (Democratic Services Officer)</p>
101.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillors Oswell and Yarrow. Councillor Khatra was present as Councillor Oswell's substitute.</p>
102.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
103.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 10 MAY 2017 (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 10 May 2017 be approved as a correct record.</p>
104.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman confirmed that this was an additional meeting of the Majors Planning Committee, to determine the application relating to the former Nestle Factory, Nestles Avenue. It was confirmed that the Committee had recently conducted a visit to the application site, and so were familiar with the application.</p>
105.	<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 5</i>)</p> <p>It was confirmed that there were no Part II items, and therefore all business would be conducted in public.</p>

106. **FORMER NESTLE FACTORY, NESTLES AVENUE - 1331/APP/2017/1883** (*Agenda Item 6*)

Tive Part demolition of existing factory buildings and associated structures, and redevelopment to provide 1,386 dwellings (Use Class C3). office, retail, community and leisure uses (Use Class A1/A3/A4/B1/B8/D1/D2), 22,663sq.m (GEA) of commercial floorspace (Use Classes B1c/B2/B8 and Data Centre (sui generis)), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works.

Officers introduced the application, confirming that the application itself was just over 12 hectares in size and located on Nestles Avenue, located on the southern boundary of the site. The site was, in its entirety, designated as a conservation area, and within the site were four locally listed buildings, which included the former Nestle factory building, the former canteen block, (which was proposed to be retained), and a pair of lodge buildings. Railings, which ran along Nestles Avenue, were also locally listed.

Members were informed that the Nestle Factory had been vacant since closing down in 2014 and, when operational, the only vehicular and pedestrian access into the site was via North High Gardens. This access did not provide a through-route from Nestles Avenue on to North High Gardens, and it was proposed that this road layout would remain throughout the redevelopment of the site, though with the addition of new entrances on Nestles Avenue.

The main building facades were proposed for retention as a key feature, and a War Memorial, previously situated at the main entrance and subsequently moved for safekeeping, would be relocated back to the site, post construction. Features on the site, such as logos and heritage artwork, would likely be retained and potentially used in the on-site art strategy.

The eastern portion of the site would provide four new industrial units, delivering circa 22,000 square meters of employment floor space. The industrial development would be accessed via North High Gardens, which was the existing access point. The western part of the site would provide residential development, together with an element of mixed-use development. The canteen building, currently in a significant state of disrepair, was proposed to be retained for residential use by way of D1 and D2 use, and was to be gifted to the local planning authority to be used for community use, once the development was completed. Lodge buildings, previously used by caretakers, were proposed to be demolished.

A restriction proposed on the application seeking to prevent high-intensity use would mean that there would be 20 car parking spaces allocated to the community centre. Some uses, such as banqueting suites and places of worship (which had the potential for significant trip generation) would be precluded from future development.

The site and conservation area were both listed on the Heritage at Risk register due to the deterioration of the site. While the proposals involved a substantial quantum of demolition, much of the demolition proposed sought to remove modern additions to the site, and English Heritage and the local authority were supportive of the removal of these modern additions. The proposals in their current form had sought to demolish the internal fabric of the buildings, which English Heritage had deemed did not substantially harm the character of the conservation area, especially as three facades of the main factory building and the canteen were proposed to be retained. While the proposal would cause harm to the conservation area and the locally listed heritage assets on the

site, the proposals aimed to enhance or better reveal the significance of the site's heritage. In addition, the site had always been closed off to the general public and the proposal would now open the conservation area and the canal frontage to the local community and the wider general public. Officers asserted that the proposals therefore delivered substantial benefits that outweighed the harm, and the proposals accorded with planning policy.

Regarding the retention of the three locally listed facades, it was confirmed that the Council would be proposing to add a condition, or to enhance one of the existing conditions, to seek that the work to the locally listed buildings was completed in a reasonable timeframe, to ensure that the facades did not deteriorate further through what would be an extensive development.

The entirety of the application site was designated as a strategic industrial location under adopted London Plan and local policies. Officers confirmed that designated strategic industrial land, (SIL locations), were designated as such, in order to promote, manage and protect employment land for employment purposes. However, the Council was currently preparing the Local Plan part two, within which were proposals to release this site from the SIL. The principles which underpinned this proposed release were set out in the Hillingdon 2014 Employment Land Study, which was a published document which supported the Local Plan part two. The study recommended that ten hectares of land within the wider site be de-designated as SIL to avoid the site becoming derelict, and this was supported by emerging policy SA5 of the site DPD. The policy guided the site to provide a mixed-use development of employment and residential uses. The application site was within the Hayes Housing Zone and was a designated opportunity area; therefore the principle of its redevelopment was considered to be acceptable, despite not being wholly in accordance with some of the adopted Local Plan policies.

The application proposed to deliver 35% affordable housing, totalling 475 affordable units, of which 60 units were to be three-bedroom, family units. The proposal sought to deliver an affordable housing tenure on the site comprising 30% London affordable rentals and 70% shared ownership or intermediate rent. This proposed tenure split was not in accordance with the adopted London Plan, however the Mayor of London had recently adopted the affordable housing and viability SPG in August 2017, which offered greater flexibility in the delivery of affordable housing, subject to local needs. Though the SPG was only guidance, it was a material planning consideration and the Council's housing officer had deemed that the proposed tenure met an identified need at this time. The proposals therefore accorded with the Mayor's SPG, and met that identified local need.

The Council had recently approved proposals to implement a Parking Management Scheme (PMS) along Nestles Avenue and nearby roads, which was due to be implemented in the near future. The scheme sought to prevent commuter parking along Nestles Avenue, which had been of significant concern to local residents. The PMS would be implemented prior to the work commencing on Nestles Avenue.

The siting of the industrial and residential blocks, together with amenity space and associated parking provision, was outlined.

The industrial development site proposed 213 car parking spaces alongside loading and servicing bays. The residential access was to be located off Nestles Avenue, and a total of 852 parking spaces were to be located within the residential part of the site. 832 of those were to be residential parking spaces, which equated to 0.6 car parking spaces per unit. It was acknowledged that the level of car parking provision did not

accord with the Council's parking standards; however through the course of the application, officers had worked to secure ways to improve the sustainability of the site. One of the measures proposed was a multi-modal transport scheme (MTS). The MTS scheme would comprise a new bus route into Nestles Avenue, which would remove buses from some of the more congested local areas to provide a new north-south bus route which linked the north of the Borough to the south. In its present configuration, Nestles Avenue was not of a sufficient size to accommodate a bus route however, the applicants had agreed to release a portion of the site along the full length of Nestles Avenue to facilitate the delivery of this bus route, inclusive of a bus stop and a turning circle.

To ensure that the MTS scheme was implementable, road widening was proposed, together with a new off-road cycle lane and footway. To address a question raised by Members at the recent site visit, the road widening was proposed to occur on Council land rather than public highway. This would also ensure the retention of as many trees as possible. It was confirmed that the applicants had agreed to contribute to the delivery of the additional bus service as well as the funding of a review of the PMS, to assess the need to potentially extend the PMS as a result of the development.

In addition, it was proposed that the development include 5 on-site car club spaces located along Canal Street. 5 bays were to be provided from day one, and the S106 agreement would trigger a review of the need to provide an additional 5 car-club bays, should the demand arise at a later date. As a result of the proximity of the site to the nearby Crossrail station, together with the on-site parking and enhanced cycle paths, the north-south bus route and the expansion of the PMS, officers asserted that the development would not result in severe harm to the local highway network, and the level of car parking was deemed to be acceptable.

Regarding separation distance, there was approximately 34 meters between the application site and the existing residential development on Nestles Avenue, and there was more than 70 metres when considering the separation of the north of the site to High Point Village. Several breaches within the proposed development had been identified, and these related primarily to Unit F1, which was part of the retained locally listed facade and comprised 54 units. These would outlook, via the front elevation, onto what was to be gardens; however the outlook to the rear, which should have a separation distance of 15 meters, was only 13.4 metres to the flank elevation of Unit 4.

There were also two units on the first floor of the residential block which would look out onto the roof of the canteen building, which had been identified as a minor concern. However, as they were to look out onto the roof of the building, rather than a blank elevation of the canteen building, it was considered that this was not a material concern. Impact on privacy, outlook, daylight and sunlight for all units had been reviewed and assessed, and the development met local planning policy requirements.

The addendum was highlighted, with officers setting out updates to the plan list. In addition, reference was made to a letter received prior to the meeting that had raised two issues relating to affordable housing and the road widening scheme. These issues were confirmed to have been addressed as part of the earlier presentation.

Housekeeping on various conditions was set out, with several conditions to be removed or amended due to duplication or redundancy. Regarding condition 34, it was suggested that the Committee may wish to recommend that the developer provide a global figure for cycle parking for the development.

A letter addressed to the Head of Planning had also been received, wherein the developer had pointed out that the Council had not referenced the sizeable CIL contribution from the applicant within the officer's report. The reason for this was that the final CIL contribution figure was still to be agreed, though given the scale of the development it was to be of significant value.

Regarding concerns relating to fire safety raised at the Member site visit, it was suggested that an informative be added to set out the Council's expectation that fire safety measures be in place as part of the development. In addition, Members had raised concerns about potential anti-social behaviour. Officers confirmed that there were measures that the Metropolitan Police could implement to prevent anti-social behaviour.

With reference to the landscaping condition, this was confirmed to have omitted reference to motorcycle spaces. Council standards mandated that for every 20 car parking spaces, there should be 1 motorcycle space, and it was suggested that an amendment be made to the landscaping condition to ensure this was in place.

Regarding the War Memorial, following advice from the Council's legal officer, it was suggested that a condition be imposed that effectively secured that the War Memorial was reinstated on site.

The Head of Planning and Enforcement requested that delegated authority be given, to agree any further minor changes to conditions, following feedback from the GLA, together with any required revisions to the phasing of the development as a result of ongoing talks with the applicant.

Members sought clarity on a number of points, which included:

Regarding vehicles and traffic generation as a result of the development, officers were requested to confirm what actions were to be taken to promote traffic movement and limit congestion. Officers confirmed that, following review, 5 junctions were recommended for mitigation measures. In addition, the proximity of the site to the town centre, which had a range of local transport services including bus services and train services, together with the proposed new bus route, should limit the need to travel by the private car thereby reducing potential congestion.

With reference to the scale of the development, Members sought clarity on why there did not appear to be any consideration for the installation of retail sites for residents to use. Officers confirmed that such sites were not part of the application, as the nearby North Side Road had a small parade of shops for resident use. In addition, the Council viewed the development site as part of a wider master plan for the development of all land north of Nestles Avenue and there was an expectation that, when other developments came forward for those parcels of land, these would include commercial or retail developments.

Regarding parking provision, what was in place to ensure parking spaces were expandable, to meet growing demand? Officers confirmed that from day one, the site would include 5 car club bays. The S106 agreement would then secure a review of demand and the feasibility for 5 additional bays, once development was operational and occupied.

With reference to the industrial units to be in place on site, Members requested clarity

on whether there was to be any noise restrictions on those units. Officers confirmed that there were two noise conditions set out within the report, to limit the level of noise that could be heard by residential units.

Regarding the public realm beneath the railway bridge, was there any provision for improvements to that space within the S106 agreement or CIL contributions? Officers confirmed that there was £400K set aside for canal improvements as a whole, and that this could extend to address the area underneath the railway bridge.

Members went on to recommend a number of conditions and informatives, which included:

A request that further consideration be given to artwork on site and outlook for residents, with specific reference to Blocks F1 and F2, to ensure that the view from their homes was not onto a plain or industrial wall.

That the Metropolitan Police be consulted regarding the discharge of the landscaping condition, to help safeguard future residents from potential criminal activity such as burglaries.

That a communication strategy be added to the construction management plan, in order to ensure that local residents were kept up to date with the development, and that the impact of piledriving be considered as part of the construction management plan.

That landscaping conditions be amended to include the planting of specific tree species that efficiently absorbed pollution.

That lorry routes be appropriately managed to limit the impact on local residents.

Members recommended that an affordable housing viability review mechanism be included.

The officer's recommendation, together with the suggested conditions and informatives, was moved. This was seconded and, when put to a vote, unanimously agreed.

RESOLVED:

- 1. That the application be approved;**
- 2. That the Head of Planning be delegated authority to agree the following conditions and informatives:**
 - a) That a Communication Strategy be included within the Construction Management Plan (Condition 28);**
 - b) That motorcycle parking spaces, as per the Council's car to motorcycle parking space ratio, be added (Condition 34);**
 - c) That the War Memorial be reinstated on site (secured by new condition to be added);**
 - d) That a global condition relating to cycle spaces be added;**
 - e) That the demolition condition be amended to require the timely completion of phase 1 (i.e. prior to commencement of Phase 3, or prior to any occupation at the site - to be discussed further with applicants);**
 - f) That condition 50 be removed (duplication of condition 56);**

	<p>g) That the landscaping condition be amended to require consultation with the Metropolitan Police Force and the Design Officer regarding the discharge of the landscaping condition;</p> <p>h) That further Public Art works be added on site, with specific reference to blocks F1 and F2 (additional condition);</p> <p>i) That a new informative regarding the use of pollution absorbent trees be included within tree planting measures;</p> <p>j) That piledriving be considered as part of the Construction Management Plan (new informative requiring these details to be submitted under condition 28);</p> <p>k) That a new informative be added requiring the Construction Management Plan to secure minimum construction traffic via Dawley Road;</p> <p>l) That an Affordable Housing Review Mechanism be included within the Heads of Terms;</p> <p>m) That a new informative be added requiring that CRT contribution must also go towards works to the canal bridge.</p> <p>3. That the Head of Planning be delegated authority to agree any minor changes to conditions following feedback from the GLA, together with further revisions to the phasing of the development as a result of ongoing talks with the applicant.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.30 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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Minutes



MAJOR Applications Planning Committee

10 January 2018

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 Oswell, Brian Stead, David Yarrow and Roy Chamdal (in place of John Morgan)</p> <p>LBH Officers Present: Roisin Hogan (Legal Advisor) Mandip Malhotra (Major Applications Manager) James Rodger (Head of Planning and Enforcement) Peter Loveday (Highway Development Engineer) Anisha Teji (Democratic Services Officer)</p>
107.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies received from Cllr John Morgan, with Cllr Roy Chamdal substituting.</p>
108.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
109.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING ON 5 DECEMBER 2017 (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from 5 December 2017 were confirmed as an accurate record.</p>
110.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
111.	<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 5</i>)</p> <p>It was confirmed that all items would be considered in public.</p>
112.	<p>297 LONG LANE, HILLINGDON - 4860/APP/2017/2394 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the application and provided an overview. Planning permission was sought for the redevelopment to provide a 4 storey residential building containing 33</p>

residential flats comprising 3 x studios., 17 x1 bedroom, and 13x2 bedroom units with associated access, car parking and landscaping.

Officers highlighted the addendum and made a recommendation for approval.

A petitioner spoke in objection to the application, noting that the proposed development would overlook nearby residential properties due to its height. No other building in the area had the same impact as the proposed development. The main objection was that the proposed development would compromise resident privacy in an excessive way and there were a number of security concerns. Images had been submitted by the petitioners which were circulated to Members prior to the meeting. The petition explained that these attempted to show that the tree line did not go towards providing a natural screening as indicated in the plans.

The agent for the application informed Members that since the application was last put before Committee in June 2017, extensive negotiations had taken place. The amendments included reducing the size and scale of the top floor, the removal of the balconies and windows on the top floor and the addition of two car parking spaces. An economic and marketing report confirmed that the proposed residential development would provide employment opportunities. The proposed building did not have street frontage due to its positioning to the rear of the shopping parade, as such the building would be largely screened from view by the surrounding buildings. The proposal had been designed to be sympathetic to overlooking neighbouring properties and the tract of land to the South was of benefit as a blanket TPO. In terms of highways, a highway improvement strategy had been proposed with £130k being payable towards air pollution and air quality. There were 36 off street car parking places and future occupiers would not have rights to parking permits. Affordable housing had been scrutinised and it had been deemed as unviable, however the applicant had agreed to pay £100k to offsite affordable housing provision.

In response to Member questions, the agent confirmed that it was unknown who owned the land along the boundary of the site. It was not owned by any neighbouring properties and it was landlocked. Trees were within the landlocked parcel of land. In relation to affordable housing, numerous matters were taken into account and as a result of the assessment, it was determined that affordable housing was not viable.

Councillor Ray Graham, Ward Councillor for Uxbridge North was in attendance. He supported the petitioner and said that the development was overbearing due to its size, scale, bulk and density. This was within the context of the local scene and the properties in close proximity. The flat roof system did not make a difference and consideration needed to be given to the local infrastructure. Cllr Graham sought clarification on the TPO situation as no owner had been declared in relation to the strip of land it was on.

At the outset, the Chairman indicated that this was an approval report which was subject to a s106 legal agreement being signed by the applicant. If the applicant failed to sign that in accordance of the details in the report then it would be refused on that basis.

Members expressed concerns about who owned the land between the site and boundary and also the TPOs. Officers confirmed that the title of the land was transferred to a Ltd company in 2002, which was not the applicant. Officers also confirmed that there was an area TPO covering the whole of Tudor Way, and the TPO covered half of the constraints plan. Officers accepted there was a difficulty in

confirming whether the trees had or had not been removed, however, assured the Committee that if any trees had been removed it was unlikely to be as a result of the applicant as it was not to do with their land. There were no TPOs on the applicant's land.

Members wanted reassurance that the tree line existed as indicated in the applicant/agent's plans. If there were any trees in the applicant's application site that Members wished to retain, officers could seek to retain those trees. However, officers advised that this was a red herring as the trees were not in the applicant's control. The main key point was that there was a 38 metre distance which meant that there was no valid refusal reason concerning impact on Tudor Way properties as this was more than the usual standard 21 metres as per the Council's HDAS guidance.

Members questioned the matter of affordable housing. The Head of Planning confirmed in writing the report, officers were mindful that there had been a third party viability consultant, the District Valuers Service (DVS), and they were satisfied that the development was unviable. Officers had added extra text to confirm that not only did the DVS conclude that the development unviable, but they also concurred that there were abnormal costs associated with the development.

In response to Member questions, officers confirmed that the separation distance should be 15 metres but it was 13 metres and that there was a marginal shortfall in the separation distance. However, officers explained that this was facing a flank elevation rather than habitable rooms or windows. In relation to the secondary window serving a living /dining area, officers could require windows to be obscured and the conditions could be amended to reflect this.

In response to Member questions, officers confirmed that 1.8m is the average height to prevent issues of overlooking between premises.

On balance, Members bore in mind that this is policy compliant and considered there were no substantial reasons to refuse the application.

The officer's recommendation was moved, seconded, and when put to a vote, six voted in favour and two abstained.

RESOLVED:

That the Committee:

- 1) approve the application as per officer's recommendation and the amendments in the addendum; and**
- 2) delegate authority to the Head of Planning, in consultation with the Chairman and Labour Lead, to reword condition 9 to ensure it complies with the condition that is going to be used on the Nestle Factory site, the deletion of condition 11 and the deletion of any duplicate conditions.**

113. **RUISLIP BOWLS CLUB, MANOR FARM BURY STREET, RUISLIP - 45220/APP/2017/3865** (*Agenda Item 7*)

Officers gave a brief summary of the application. Planning permission was sought for a single storey extension to eastern elevation of club pavilion. Removal of two existing sheds to the east of the pavilion and replacement with new shed adjacent to the west of the pavilion. Enlargement of existing upper terrace. Revisions to existing fenestrations and access arrangements. Officers made a recommendation for

	<p>approval.</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>
114.	<p>LAND AT CESSNA ROAD, HEATHROW AIRPORT, HOUNSLOW - 62360/APP/2017/3000 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the application and provided an overview. Planning permission was sought to amend condition 3 on a section 73 application. Changes included alterations to footprint, increase in height to include additional storey and roof top boardroom, increase in bedrooms provided from 298 to 360, relocation of elevated pedestrian link from first floor level to second floor level, revises external appearances, revised car parking, drop off lay by and internal arrangements.</p> <p>Officers highlighted the addendum and made a recommendation for approval.</p> <p>Members expressly asked for control of air pollution and noise to be included as conditions.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED:</p> <p>That the Committee:</p> <p>1) approve the application as per officer's recommendation and the amendments in the addendum; and</p> <p>2) delegate authority to the Head of Planning, in consultation with the Chairman and Labour Lead, to draft, review and finalise the conditions.</p>
115.	<p>SWINDON ROAD, HEATHROW AIRPORT - 67622/APP/2017/4325 (<i>Agenda Item 9</i>)</p> <p>Officers introduced and provided an overview of the application. The application sought planning permission for the variation of condition 3 of a previous planning application to allow for internal reconfiguration to accommodate an addition 87 bedrooms and for an increase in the height of the atrium roof.</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>
116.	<p>GLAZE HOUSE, BEACONSFIELD ROAD, HAYES - 21940/APP/2017/3965 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the application and provided an overview. Planning permission was sought for a change of use from Class B8 storage and distribution ware house to flexible Class B1c, B2, B8 use.</p> <p>Officers highlighted the addendum and made a recommendation for approval.</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>
117.	<p>DICE, ST ANDREWS PARK, HILLINGDON ROAD, UXBRIDGE - 585/APP/2016/4442 <i>(Agenda Item 11)</i></p> <p>Officers introduced the application and provided an overview. Planning permission was sought for reserved matters (layout, scale, appearance and landscaping) for the erection of 101 dwellings together with associated parking and landscaping within the Town Centre Extension. Officers made a recommendation for approval.</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>
118.	<p>205 & 207 HAREFIELD ROAD, UXBRIDGE - 73106/APP/2017/2980 <i>(Agenda Item 12)</i></p> <p>Officers introduced the application and provided an overview. Planning permission was sought for extensions to both existing properties to create a single block of 20 flats comprising 5 x studio flats, 9 x1 bed flats and 6 x2 bed flats with onsite parking and amenity space, new access point, landscaping and ancillary development. Officers made a recommendation for refusal.</p> <p>Officers highlighted the addendum which included a request from the applicant to withdraw this item from the agenda. The addendum included the Head of Planning's reasons for not doing this.</p> <p>Cllr Ian Edwards confirmed that the email had been forwarded to him and telephone call messages had been left for him but he had not engaged with any conversation.</p> <p>Members noted that there were nine refusal reasons. The officer's recommendation was moved, seconded, and when put to a vote, unanimously refused.</p> <p>RESOLVED: That the application be refused as per officer's recommendations.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.08 pm.</p>

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

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

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Report of the Head of Planning, Sport and Green Spaces

Address SIPSON RECREATION GROUND SIPSON WAY SIPSON
Development: Replacement sports club building with associated external works.
LBH Ref Nos: 11720/APP/2017/4058
Drawing Nos: 2017/P389/P02
2017/P389/P03
2017/P389/P04
2017/P389/P05
2017/P389/P01
Design and Access Statement

Date Plans Received: 08/11/2017 **Date(s) of Amendment(s):**

Date Application Valid: 08/11/2017

1. **SUMMARY**

The proposed building would support the continued recreational use of the site and would offer an improvement on the current arrangements in terms of size, durability and flexibility.

The building would not detract from the character and appearance of the surrounding area.

The building, and its use, would not cause unacceptable harm towards the amenities of neighbouring residents.

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 and documents, numbers:-

2017/P389/P03;
2017/P389/P04;
2017/P389/P05;

2017/P389 - Design & Access Statement;

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

REASON

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

4 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 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.

5 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 a method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

Thereafter, the development shall be implemented in accordance with the approved details.

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).

6 N14 Control of amplified music

The development shall not begin until a scheme for the control of amplified music

emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2016) Policy 7.15

7 HLC3 Hours of Use

No persons other than staff shall be permitted to be on the premises between the hours of 23.00 hours and 08.00 hours.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE 3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 B32 Ancillary Uses

The kitchen floorspace hereby permitted shall be used only for purposes ancillary to the use of the premises as a sports club house and not for any unrelated activity.

REASON

To ensure that the primary use of the building remains appropriate for the site, in accordance with Policies OE 1, OE 3, R 3 and R 5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NONSC Non Standard Condition

The existing gated access to the recreation ground car park shall be retained and maintained in perpetuity.

REASON

To control access to the site and prevent the car park being used for purposes unrelated to the recreation ground in accordance with Policy AM 14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

10 AR3 Sites of Archaeological Interest - scheme of investigation

No development shall take place until the applicant, their agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall only take place in accordance with the approved scheme. The archaeological works shall be carried out by a suitably qualified body acceptable to the Local Planning Authority.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE 3 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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE1	Development within archaeological priority areas
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE18	Design considerations - pedestrian security and safety
LPP 3.16	(2016) Protection and enhancement of social infrastructure
LPP 3.19	(2016) Sports Facilities
LPP 6.13	(2016) Parking
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.3	(2016) Designing out crime
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF8	NPPF - Promoting healthy communities
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
R3	Indoor sports, leisure and entertainment facilities
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

3 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.

4 143 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located within a large recreation ground which, predominantly, consists of sports pitches with the exception of a play area and hard surfaced sports courts in the south eastern corner. The recreation ground is accessed from Sipson Way. A hard surfaced car park which provides approximately 30 car parking spaces, is located close to the eastern site boundary, adjacent to a single-storey community centre building. The site itself is adjacent to the car park towards the east of the recreation ground and is currently occupied by a storage container type building which is used by West Drayton Explorers Football Club as a club house and changing rooms.

The recreation ground is bordered by residential development within Sipson Village to the east and south. To the north are fields and open countryside which are within the green belt. There is a small business estate to the west. Heathrow Airport is nearby to the south.

The site lies within the Heathrow Archaeological Priority Zone. There are no other special designations attached to the site.

3.2 Proposed Scheme

The proposal involves the erection of a existing single-storey timber clad gable roofed building.

The proposed building would be sited in a similar position to the current storage container building, which would, in turn, be removed. The building measures approximately 17.25

metres in length by 7.3 metres in depth, 2.75 metres to eaves height and 3.67 metres to ridge height.

The building would be surrounded by a paved area served by pathways leading from the car parking area. Ramps would be provided to allow step free access to all doors.

3.3 Relevant Planning History

11720/J/97/1549 Sipson Recreation Ground Sipson Way Sipson
Erection of two temporary buildings for use as changing rooms

Decision: 15-12-1997 ALT

Comment on Relevant Planning History

The original permission for buildings on the site acknowledged they were temporary structures and a time limited approval was granted on that basis, with the officer report noting that the buildings would not be suitable as a permanent feature on account of the fact their appearance would deteriorate over time.

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.CI2 (2012) Leisure and Recreation
PT1.EM5 (2012) Sport and Leisure

Part 2 Policies:

AM14 New development and car parking standards.
AM7 Consideration of traffic generated by proposed developments.
BE1 Development within archaeological priority areas
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.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE18 Design considerations - pedestrian security and safety
LPP 3.16 (2016) Protection and enhancement of social infrastructure
LPP 3.19 (2016) Sports Facilities

LPP 6.13	(2016) Parking
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.3	(2016) Designing out crime
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF8	NPPF - Promoting healthy communities
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
R3	Indoor sports, leisure and entertainment facilities
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **26th December 2017**

5.2 Site Notice Expiry Date:- **26th December 2017**

6. Consultations

External Consultees

A site notice was displayed adjacent to the entrance to the recreation ground. In addition, neighbouring residents were sent letters to notify them of the proposal and invite comments.

No representations from members of the public have been received.

Harmondsworth & Sipson Residents Association:

No objection to improvement of the facilities for West Drayton Explorers FC however, I have concerns about the wording of 2.3. Movement in the Design and Access Statement. The Car Park is now ONLY for the users of Community Centre and the Changing facilities/Playing fields. It ceased to be a public car park for all other users due to PHV drivers and Off Airport Parking Companies abusing the free parking spaces. I trust the gates will remain secured when these two buildings are not in use.

Greater London Archaeological Advisory Service (GLAAS):

Comments still outstanding. If an update has not been provided by the time of the Committee Meeting then the standard condition for works within an Archaeological Priority Zone will be attached to any approval.

Internal Consultees

HIGHWAYS:

On the basis that the replacement facility is of a similar size and there are no other significant

changes to the overall facility I do not have any significant highway concerns over the proposal.

LANDSCAPES:

No trees will be removed as a direct impact of the development.

The proposal is to replace the shipping containers with recycled pitched roofed clubhouse which will be re-located

from another site. In order to achieve the the proposed scheme, mobile cranes will be required to remove the existing containers and import the new building - over the tops of the trees.

Care will be required to carry out these manoeuvres without damaging the trees. A working method statement should be submitted by the contractor to explain how they will manage the removal and installation while safeguarding the nearby trees.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an area which provides recreational open space. Policy R 4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012) states that:-

The local planning authority will not normally grant planning permission for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space, (including publicly accessible open space and playing fields, private or school playing fields, private or public allotments), particularly if there is (or would be) a local deficiency in accessible open space.

However, the proposal would not result in any material loss of open space as it would largely occupy the footprint of an existing building. Furthermore, the use of the proposed building would support the ongoing use of the recreation ground by providing enhanced facilities.

Policy 3.19 of the London Plan (2016) states that development proposals that increase or enhance the provision of sports and recreation facilities will be supported.

Policy R 3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012) states:-

"The council will promote a network of accessible local sports halls and centres throughout the borough. accordingly it will regard proposals in the developed area for buildings for indoor sports and leisure and entertainment facilities as acceptable in principle provided:-

(i) They are of a scale and type intended to cater for local demands and needs of people living within a 1.6 km radius of the site; or

(ii) They are intended to serve a wider public and are located in town centres or other areas where they are accessible by public transport for all potential users; and

(iii) They are not detrimental to the amenity of the surrounding area."

Policy R 3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012) is fully complied with in this instance.

It is therefore considered that the principle of providing these sports facilities is acceptable, subject to relevant planning policies being satisfied.

7.02 Density of the proposed development

Not applicable as this is not an application for residential development.

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

The site lies within the Heathrow Archaeological Priority Zone (APZ). GLAAS are yet to provide comments on the application. A standard condition for works within an Archaeological Priority Zone will be attached to any approval.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

The recreation ground is bordered by green belt land approximately 120 metres to the north of the proposed site for the sports club building. It is not considered that the proposed modestly sized building would have any detrimental impact upon the character and setting of the green belt.

7.07 Impact on the character & appearance of the area

The proposed building would be located in a similar position to the existing containerised facilities, towards the eastern side of the recreation ground where there is also an existing community centre building as well as play equipment. This part of the recreation ground is also close to surrounding dwellings and related development. As such, it is not considered that the building would appear incongruous or isolated.

Whilst larger in size than the existing building, the scale of the building is modest in relation to surrounding buildings and, therefore, it is not considered that it would appear overbearing or overly dominant within the surrounding environment. The pitched roof design would correspond with a number of surrounding buildings. Furthermore, the proposed building would replace an existing structure which is temporary in nature, with its appearance and structural integrity deteriorating over time. The current building is also utilitarian in appearance and, overall, does not appear visually sympathetic given the nature of its surroundings.

It is therefore considered that the proposed development complies with saved Policies BE 13 and BE 19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.4 and 7.6 of the London Plan (2016).

7.08 Impact on neighbours

The relocated building would be sited away from residential dwellings and is modest in scale, particularly in height. It is therefore considered that it would not appear overbearing towards neighbouring residents nor would it cause unacceptable overshadowing. The distances between the relocated building and neighbouring residential property would also prevent any views from windows within the building being invasive towards neighbouring residents.

The relocated building would provide an area for community usage that could potentially involve gatherings of a number of people. Given the presence of dwellings nearby, it is considered responsible to attach conditions restricting the hours in which the building can be used and controlling the level of amplified music so as to prevent disturbance to nearby residents.

Subject to the requirements of conditions being adhered to, it is considered that the proposed development accords with Policies BE 20, BE 21, BE 22, BE 23, BE 24 and OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed building would provide an enhancement to existing facilities. It is not considered that the proposal would result in a material increase in traffic or parking demand as the number of sports pitches available would remain as existing. The recreation ground is served by a car park which provides approximately 30 car parking spaces and this is considered sufficient to serve the needs of the proposed facilities as well as the adjacent community centre.

The Council's Highways Engineers have raised no objections to the proposed scheme.

It is therefore considered that the proposed development complies with Policies AM 7 and AM 14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

7.11 Urban design, access and security

Urban design matters are discussed in section 7.07 of this report. Disabled access matters are discussed in section 7.12 of this report.

SECURITY:

The building would not have street frontage but would be positioned close to the street and the existing community centre. It is therefore considered that it would not represent an isolated building that may attract anti-social behaviour. All windows within the building include external shutters that would be deployed when the building is out of use to discourage vandalism or attempts to break in.

It is therefore considered that the proposed development complies with Policy BE 18 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.3 of the London Plan (2016).

7.12 Disabled access

The proposed building would include ramps to provide step free access from the car park to all doors. All ramps would be approximately 1.75 metres in width and the gradient would be no steeper than 1:12. It is considered that the ramps would provide suitable access levels for disabled users of the building. The proposal is therefore in accordance with Policy 3.16 of the London Plan (2016).

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

The building would be sited adjacent to existing trees within the recreation ground. The siting of the building would not impact upon the trees but the building may therefore be delivered to the site fully constructed and the existing containers would also need to be lifted out of position, therefore, any approval would include a condition requiring details of the buildings removal and delivery methods and necessary measures to protect surrounding trees during delivery to be provided and approved prior to commencement of development.

Subject to compliance with relevant conditions, the proposed development accords with Policy BE 38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Existing waste arrangements are present at the recreation ground and will be utilised.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

The site is not located within Flood Zone 2 or 3 nor is it within an area identified as susceptible to surface water flooding. The land around the building is also largely permeable. As such, it is not considered that the proposed development gives rise to any flooding or drainage related concerns.

7.18 Noise or Air Quality Issues

The proposed building would not give rise to any air quality concerns.

The use of the building would allow the congregation of groups of people and, as such, a condition would be attached to any approval to restrict the hours of use of the building as well as control the level of noise emissions by way of mitigation measures and / or restrictions on sound levels to ensure that there is no detrimental impact on surrounding residential occupiers.

Provided necessary noise mitigation measures are implemented and maintained, the proposed development accords with Policy OE 1 of the Local Plan.

7.19 Comments on Public Consultations

With regards to the reference to the car park as a public car park, this is an error within the Design & Access Statement. The proposal does not involve removing the existing controlled gated access. A condition would be attached requiring the gated access to the recreation ground car park to be retained.

7.20 Planning obligations

The modest scale and impact of the proposal means that there would be no requirement for provisions and / or contributions to be secured by way of a Section 106 agreement.

The proposal involves a net increase in floorspace of over 50 m² and, whilst the proposed use would not qualify as chargeable development for the LBH CIL levy, it would be subject to the Mayoral CIL charge. A CIL notice would therefore be issued should the application be approved.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

No further issues.

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 should be approved, subject to appropriate conditions set out within this report.

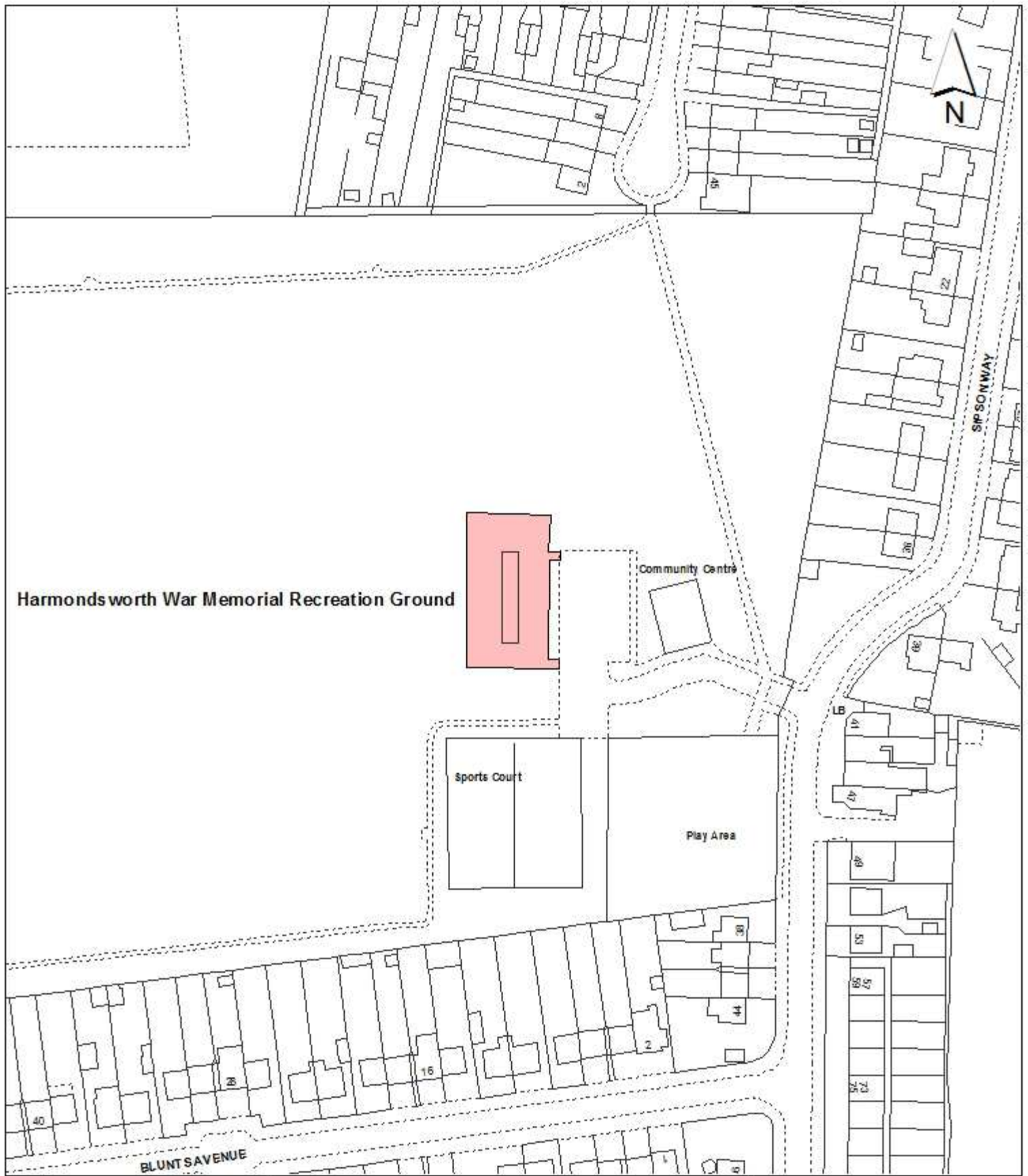
11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)

Hillingdon Planning Obligations SPD
National Planning Policy Framework (NPPF)

Contact Officer: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

Sipson recreational Ground

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

11720/APP/2017/4058

Scale:

1:1,250

Planning Committee:

Major Page 28

Date:

January 2018



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE LONDON SCHOOL OF THEOLOGY GREEN LANE NORTHWOOD

Development: Erection of 12 apartments with associated parking, cycle storage, motorcycle parking, disabled parking and bin storage following demolition of existing residential block and pair of semi-detached houses.

LBH Ref Nos: 10112/APP/2017/2077

Drawing Nos: FLU.249.3A.03 Rev A Basement Plan
Daylight and Sunlight Study (July 2017)
FLU.249.LP.01 Rev C Landscaping
Archaeology & Heritage Statement
Planning Statement
WEST20400-03A Tree Protection Plan
FLU.249.3A.08 Rev A Rear and Side Elevation:
Energy Statement (Ref. E690-ES-00, June 2017)
FLU.249.3A.06 Second Floor Plan
FLU.249.3A.03 Rev B Basement Plan
FLU.249.3A.02 Site Plan
21350/1 Topographical Survey
Tree Report (Including Arboricultural Impact Assessment and Method Statement)
FLU.249.3A.09 BRE 25 Degree Test Elevation
FLU.249.3A.05 First Floor Plan
FLU.249.3A.04 Ground Floor Plan
FLU.249.3A.01 Location Plan
FLU.249.3A.10 Basement Section
Air Quality Assessment
Traffic Report Issue B
Surface Water Drainage Strategy (SWDS)
FLU.249.3A.07 Rev A Front and Side Elevation:

Date Plans Received:	07/06/2017	Date(s) of Amendment(s):	05/10/2017
Date Application Valid:	07/06/2017		15/01/2018
			14/09/2017
			13/06/2017
			07/06/2017
			03/10/2017
			26/09/2017

1. SUMMARY

Planning permission is sought for the erection of 12 apartments with associated parking, cycle storage for 24 cycles, motorcycle parking, disabled parking and bin storage.

The proposed development is considered to be acceptable in regard to its appearance and impact on the character of the area, and would not adversely impact on the setting of the adjacent locally listed building Aldis House. The proposed development would provide acceptable levels of residential amenity for residents in regards to sunlight/daylight, privacy, internal floor space and external amenity space. The proposal would provide acceptable levels of parking and traffic generation and would not cause harm to the

highway network.

The proposed development is considered to comply with Policies AM7, AM14, BE13, BE19, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD and HDAS: Residential Layouts SPD.

The application is therefore recommended for approval, subject to conditions and a S106 Agreement.

2. RECOMMENDATION

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

1. That the applicant enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure:

(i) Affordable Housing Contribution of £286,193

(ii) Affordable Housing Review Mechanism

(iii) Energy: carbon reduction fund contribution of £27,900

(iv) A project management and monitoring fee of 5% of the total cash contributions for the management and monitoring of the resulting agreement (in the event that a S106 Agreement is completed).

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

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

4. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within six months or any other period deemed appropriate by the Head of Planning and Enforcement then delegated authority be granted to the Head of Planning and Enforcement to refuse the application 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 Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)".

5. 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.

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

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

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

FLU.249.3A.01 Location Plan
FLU.249.3A.02 Site Plan
FLU.249.3A.03 Rev A Basement Plan
FLU.249.3A.04 Ground Floor Plan
FLU.249.3A.05 First Floor Plan
FLU.249.3A.06 Second Floor Plan
FLU.249.3A.07 Rec A Front and Side Elevations
FLU.249.3A.08 Rev A Rear and Side Elevations
FLU.249.3A.09 BRE 25 Degree Test Elevation
FLU.249.3A.10 Basement Section
FLU.249.LP.01 Rev C Landscaping
21350/1 Topographical Survey
WEST20400-03A Tree Protection Plan

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 RES5 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:

Archaeology & Heritage Statement
Surface Water Drainage Strategy (SWDS)
Tree Report (Including Arboricultural Impact Assessment and Method Statement)

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

REASON

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

4 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)

5 RES7 Materials (Submission)

Prior to the commencement of relevant works, shall be submitted to and approved in writing by the Local Planning Authority for the following:

- 1) Samples and where appropriate, manufacturer's details, of all new external materials, including brickwork and roofing.
- 2) Detailed drawings at an appropriate scale of the elevational treatment of the building to illustrate the finish of doorways, openings, stone surrounds, coping/parapets, brickwork and cladding detailing.
- 3) Details of the materials, construction, colour and design of all new external windows and doors.
- 4) Details of the design of the balconies, balustrades and handrails.
- 5) The location, type, size and finish of plant, vents, flues, grills and guttering and downpipes/hoppers.
- 6) Details of the external appearance and colour of the lift overrun and housing.

The approved details shall be implemented and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON

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

6 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, tree protection measures and on-site supervision/monitoring by the tree consultant.
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)

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

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

- 1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
- 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage (for 24 cycles)
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (to include 22 car parking spaces, 2 disabled spaces, 2 motorcycle spaces, 5 active electrical charging points and 5 passive electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
- 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
- 4. Schedule for Implementation
- 5. Other
 - 5.a Existing and proposed functional services above and below ground

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 Policy 5.17 (refuse storage) of the London Plan (2016).

8 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 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.

9 RES12 No additional windows or doors

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

REASON

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

10 RES13 Obscure Glazing

All of the rooflights on the eastern elevation roofslope shall be glazed with permanently obscured glass and non-openable below an internal height from floor level of 1.7m. These windows shall remain as such in perpetuity.

REASON

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

11 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted

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

REASON

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

12 RES17 Sound Insulation

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

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by noise in accordance with Policy OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

13 COM17 Control of site noise rating level

The rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

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

14 RES18 Lifetime Homes/Wheelchair Units

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 in accordance with London Plan Policy 3.8 (c) and (d) is achieved and maintained.

15 RES15 Sustainable Water Management

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 previously approved Surface Water Drainage Strategy by Ambiental ref; SWDS 3110 dated May 2017.

REASON

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

and London Plan (2016) Policy 5.12.

16 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. 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 (2016).

17 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 (2015) Policies 7.1 and 7.3.

18 NONSC Soil Testing for Contamination

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted to 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 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); Policy 5.21 of the London Plan (2016); and National Planning Policy Framework (2012).

19 NONSC Energy

Prior to the commencement of development, details of the Photovoltaic Panels ('the PVs') necessary to achieve the CO2 reductions set out in the Energy Strategy (Ref. E690-ES-00, June 2017) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the specification and quantity of the PVs; the angle and mechanism for fixing; and elevations and roof plans showing their inclusion. The development must proceed in accordance with the details and thereafter operated and maintained to achieve the required reductions per annum.

REASON

To ensure the development delivers the CO2 savings as set out in the energy strategy and in accordance with the London Plan Policy 5.2 (2016).

20 NONSC Piling Method Statement

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON

To safeguard local underground sewerage utility infrastructure, in accordance with Policy 5.14 of the London Plan (2016).

21 NONSC Outdoor Amenity Areas

Prior to occupation of the development, the outdoor amenity areas as hereby approved shall be provided for future use by residents. Thereafter, the amenity areas shall be retained in perpetuity for their use.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012) and Policy 7.1 of the London Plan (2016).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

H3	Loss and replacement of residential accommodation
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
OE4	New or improved roads or railways - mitigation measures
OE5	Siting of noise-sensitive developments
OE6	Proposals likely to result in pollution
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional

BE10	surface water run-off - requirement for attenuation measures
BE13	Proposals detrimental to the setting of a listed building
BE18	New development must harmonise with the existing street scene.
BE19	Design considerations - pedestrian security and safety
BE20	New development must improve or complement the character of the area.
BE21	Daylight and sunlight considerations.
BE22	Siting, bulk and proximity of new buildings/extensions.
BE23	Residential extensions/buildings of two or more storeys.
BE24	Requires the provision of adequate amenity space.
BE38	Requires new development to ensure adequate levels of privacy to neighbours.
BE39	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM2	Protection of trees and woodland - tree preservation orders
AM7	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM8	Consideration of traffic generated by proposed developments.
AM9	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM13	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
AM15	(i) Dial-a-ride and mobility bus services
HDAS-LAY	(ii) Shopmobility schemes
LDF-AH	(iii) Convenient parking spaces
LPP 3.3	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
LPP 3.4	New development and car parking standards.
LPP 3.5	Provision of reserved parking spaces for disabled persons
LPP 3.8	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.9	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.14	(2016) Increasing housing supply
LPP 5.1	(2015) Optimising housing potential
LPP 5.2	(2016) Quality and design of housing developments
LPP 5.3	(2016) Housing Choice
LPP 5.7	(2016) Mixed and Balanced Communities
LPP 5.10	(2016) Existing Housing
LPP 5.17	(2016) Climate Change Mitigation
	(2016) Minimising Carbon Dioxide Emissions
	(2016) Sustainable design and construction
	(2016) Renewable energy
	(2016) Urban Greening
	(2016) Waste capacity

LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.21	(2016) Contaminated land
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.11	(2016) Smoothing Traffic Flow and Tackling Congestion
LPP 6.13	(2016) Parking
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.9	(2016) Heritage-led regeneration
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
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 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
LPP 8.1	(2016) Implementation
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review
NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF12	NPPF - Conserving & enhancing the historic environment

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 I1 Building to Approved Drawing

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

5 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works 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.

6 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.

7 I21 Street Naming and Numbering

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

8 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).

9 I45 Discharge of Conditions

Your attention is drawn to conditions 4, 6, 7, 12 and 19 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further

information and advice contact - Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

10 148 **Refuse/Storage Areas**

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

11

The Council's Waste Service should be consulted about refuse storage and collection arrangements. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

12

The applicant is advised that the detailed design of the underground car park must be undertaken with the input of fully qualified Structural and Highways Engineers.

13

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).

14

Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

15

The applicant is advised to contact Thames Water Developer Services on 0800 0093921 to discuss the details of the piling method statement.

16

The Council's Environmental Protection Unit (EPU) must be consulted for their advice when importing soil to the site. (Condition No. 18)

17

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 in the

conditions, 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).

18

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 see the attached Advice Note 8 - 'Potential Bird Hazards From Building Design'.

19

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

20

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

21

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.

3. CONSIDERATIONS

3.1 Site and Locality

The site is situated within the grounds of the London School of Theology, along its eastern boundary and is accessed from Green Lane. In 1970, the School moved to Northwood and onto this campus previously occupied by the London College of Divinity, an Anglican training college. The main college buildings are located to the west of the proposed development site.

The site consists of two residential buildings from the late 20th century, comprising a two storey residential block and a pair of semi-detached houses, surrounded by lawn. There is a change in levels across the college site, with this site occupying higher ground to the north. Adjoining the site to the north and east are residential properties on Firs Walk, Foxdell, and Welcote Drive. Between the site and Green Lane is Aldis Hall, a locally listed building. The application site is not located within a Conservation Area and has a PTAL rating of 2, which is poor.

3.2 Proposed Scheme

Planning permission is sought for the erection of 12 apartments with associated parking, cycle storage for 24 cycles, motorcycle parking, disabled parking and bin storage.

Two units would be located on the basement level, four on the ground floor, four on the first floor and two units on the second floor. Six of the units would be provided with two bedrooms whilst the remaining six would be provided with two bedrooms and a study; it is noted that due to their size, these studies could be used as additional bedrooms. The proposal will therefore be assessed on the basis of six three-bed six person units and six two-bed four person units.

12 parking spaces would be located within an external parking area whilst an additional 10 parking spaces would be located in the basement, along with two disabled parking spaces and motorcycle parking. The cycle store (for 24 cycles) would also be located within the basement along with the bin store. Access to the site is via an existing access road.

3.3 Relevant Planning History

10112/AA/83/0775 London Bible College Green Lane Northwood
Educational dev. - 30sq.m. (Full)(P)

Decision: 06-07-1983 Approved

10112/AB/83/1686 London Bible College Green Lane Northwood

Details in compliance with (base unknown)(P)

Decision: 07-12-1983 NFA

10112/AC/84/0076 London Bible College Green Lane Northwood

Details in compliance with 01011/83/0695(P)

Decision: 06-03-1984 Approved

10112/AD/85/0350 London Bible College Green Lane Northwood

Formation of access (P)

Decision: 22-03-1985 Approved

10112/AE/85/0881 London Bible College Green Lane Northwood

Retention of permission 10112/80/0743(P)

Decision: 03-07-1985 Approved

10112/AF/87/0851 London Bible College Green Lane Northwood

Erect of a block of 8 flats

Decision: 30-09-1987 NFA

10112/AG/89/2271 London Bible College Green Lane Northwood

Redevelopment to provide housing to comprise of five houses, twenty four maisonettes, seventy two flats and associated parking

Decision: 21-09-1990 NFA

10112/AJ/92/0731 London Bible College Green Lane Northwood

Extensions and erection of new blocks to provide additional teaching and residential accommodation (outline application)

Decision: 11-12-1992 Approved

10112/AM/94/1772 London Bible College Green Lane Northwood

Reserved matters (details of design, external appearance and landscaping) for lecture house in compliance with condition 1 of outline planning permission ref. 10112AJ/92/731 dated 11/12/92; Erection of teaching and residential accommodation

Decision: 29-03-1995 Approved

10112/AP/95/0772 London Bible College Green Lane Northwood

Details of car park area, surface water disposal and drainage in compliance with conditions 11 and 13 of outline planning permission ref.10112AJ/92/ 731 dated 11/12/92; Extensions and erection of new blocks to provide additional teaching and residential accommodation

Decision: 17-10-2001 NFA

10112/APP/2004/2414 London School Of Theology Green Lane Northwood
ERECTION OF A NEW CHAPEL AND ANCILLARY MEETING ROOM

Decision: 15-11-2004 Withdrawn

10112/APP/2004/3195 London School Of Theology Green Lane Northwood
ERECTION OF A NEW CHAPEL AND ANCILLARY MEETING ROOMS

Decision: 03-02-2005 Approved

10112/APP/2006/1624 London School Of Theology Green Lane Northwood
CONSTRUCTION OF A NEW ACCESS ROAD FROM GREEN LANE AND ALTERATIONS TO EXISTING ACCESS INCORPORATING NEW PEDESTRIAN ACCESS/CYCLE ACCESS AND SAFETY MEASURES

Decision: 25-10-2012 NFA

10112/APP/2006/449 London School Of Theology Green Lane Northwood
CONSTRUCTION OF NEW ACCESS ROAD FROM GREEN LANE, AND IMPROVEMENTS TO EXISTING ACCESS.

Decision: 27-04-2006 Withdrawn

10112/APP/2008/2564 London School Of Theology Green Lane Northwood
ERECTION OF TWO STOREY TEACHING BLOCK AND NEW MULTI USE GAMES AREA TO NORTH WEST SIDE OF EXISTING BUILDING (PHASE 1), NEW CHAPEL AND FOYER TO SOUTH EAST SIDE OF EXISTING BUILDING AND ERECTION OF TWO DWELLING HOUSES NORTH WEST CORNER OF SITE WITH ACCESS FROM COLLEGE WAY (PHASE 2) (PART OUTLINE APPLICATION)

Decision: 03-03-2009 Refused

10112/APP/2009/707 London School Of Theology Green Lane Northwood
Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part Outline Application - Phase 2)

Decision: 14-07-2009 Approved

10112/APP/2010/2915 London School Of Theology Green Lane Northwood

Application for a new planning permission to replace extant planning permission ref: 10112/APP/2009/ 707 dated 14/07/2009: Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part outline application - Phase 2.)

Decision: 15-04-2011 Approved

10112/APP/2011/2345 London School Of Theology Green Lane Northwood

4 x 4 bed semi detached dwellings with habitable roofspace, 1 x 5 bed detached dwelling with habitable roofspace, associated amenity space, vehicular access and 1 x double detached garage and 1 x triple detached garage involving the demolition of the existing tennis court and the construction of a new tennis court

Decision: 15-08-2012 Withdrawn

10112/APP/2011/2576 London School Of Theology Green Lane Northwood

4 x 4 bed semi detached dwellings with habitable roofspace, 1 x 5 bed detached dwelling with habitable roofspace, associated amenity space, vehicular access and 1 x double detached garage and 1 x triple detached garage involving the demolition of the existing tennis court and the construction of a new tennis court (Application for Conservation Area Consent)

Decision: 08-12-2011 Withdrawn

10112/APP/2012/2057 London School Of Theology Green Lane Northwood

Erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 23-01-2013 Approved

10112/APP/2013/1355 London School Of Theology Green Lane Northwood

Details pursuant to condition 3 (levels) of planning permission ref: 10112/APP/2012/2057 dated 24/1/2013 for the erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 29-07-2013 Approved

10112/APP/2013/1357 London School Of Theology Green Lane Northwood

Details pursuant to condition 6 (Landscape maintenance) of planning permission ref: 10112/APP/2012/2057 dated 24/1/2013 (Erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space, involving removal of existing tennis courts)

Decision: 04-07-2013 Approved

10112/APP/2013/1358 London School Of Theology Green Lane Northwood

Details pursuant to condition 12 (Code for Sustainable Homes) of planning permission ref: 10112/APP/2012/2057 dated 24/1/2013 for the erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 12-07-2013 Approved

10112/APP/2013/1359 London School Of Theology Green Lane Northwood

Details pursuant to condition 13 (Kerbed Verge) of planning permission ref: 10112/APP/2012/2057 dated 24/1/2013 for the erection of 3 detached 5/6 bedroom houses incorporating integral garage and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 06-09-2013 Approved

10112/APP/2013/1360 London School Of Theology Green Lane Northwood

Details pursuant to condition 14 (Archaeology) of planning permission ref: 10112/APP/2012/2057 dated 24/1/2013 for the erection of 3 detached 5/6 bedroom houses incorporating integral garage and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 12-07-2013 Approved

10112/APP/2013/1361 London School Of Theology Green Lane Northwood

Details pursuant to condition 15 (Siting of bat boxes) of planning permission ref: 10112/APP/2012/2057 dated 24/1/2013 for the erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 12-07-2013 Approved

10112/APP/2013/1837 London School Of Theology Green Lane Northwood

Erection of a part three, part two and a half storey building, comprising 6 x two bedroom flats, formation of vehicular access and associated parking and landscaping.

Decision: 28-07-2014 Approved

10112/APP/2013/983 London School Of Theology Green Lane Northwood

Details pursuant to Condition 4 (External materials) of Planning Permission reference 10112/APP/2012/2057 dated 24th January 2013 for Erection of 3 detached 5/6 bedroom houses incorporating integral garages.

Decision: 06-08-2013 Approved

10112/APP/2014/4208 The London School Of Theology Green Lane Northwood

Details pursuant to conditions 5 (Ground Levels), 6 (Tree Method Statement), 7 (Materials), 8 (Landscape Scheme), 14 (Parking Allocation Scheme) and 16 (Traffic Arrangements) of planning permission Ref: 10112/APP/2013/1837 dated 28/07/2014 (Erection of a part three, part two and a half storey building, comprising 6 x two bedroom flats, formation of vehicular access and associated parking and landscaping)

Decision: 27-01-2015 Approved

10112/APP/2014/4260 The London School Of Theology Green Lane Northwood

Details pursuant to condition 11 (Sustainable Water Management) of planning permission ref. 10112/APP/2013/1837, dated 28/7/14: Erection of a part three, part two and a half storey building comprising 6 x two bedroom flats, formation of vehicular access and associated parking and landscaping

Decision: 27-02-2015 Approved

10112/APP/2015/1235 The London School Of Theology Green Lane Northwood

S73 application for the removal of Condition 15 (Secure by Design) of planning permission 10112/APP/2013/1837 dated 28th July 2014 for 'Erection of a part three, part two and a half storey building, comprising 6 x 2 bedroom flats, formation of vehicular access and associated parking and landscaping'.

Decision:

10112/APP/2016/1060 The London School Of Theology Green Lane Northwood

Erection of three storey detached building to provide eight self-contained residential units with associated parking and landscaping works.

Decision: 12-05-2016 Withdrawn

10112/APP/2016/2135 The London School Of Theology Green Lane Northwood

Erection of a four storey detached residential building comprising 8 x 2-bedroom units with associated parking and landscaping, following demolition of existing residential block and pair of semi-detached houses.

Decision: 07-10-2016 Approved

10112/APP/2016/3976 The London School Of Theology Green Lane Northwood

Erection of a four storey detached residential building comprising 9 residential flats (4 x 2 bedroom and 5 x 3 bedroom units) with associated parking and landscaping, following demolition of existing residential block and pair of semi-detached houses

Decision: 31-01-2017 Approved

10112/APP/2017/1567 The London School Of Theology Green Lane Northwood

Alterations to windows/doors (retrospective)

Decision: 10-01-2018 Approved

10112/APP/2017/737 The London School Of Theology Green Lane Northwood
Erection of a four storey detached residential building comprising 5 x 3 bedroom and 5 x 2 bedroom units with associated parking and landscaping

Decision: 31-05-2017 Refused

10112/AR/95/1574 London Bible College Green Lane Northwood
Tree surgery to one False Acacia (T1), one Silver Birch (T2) and two False Acacias in group G1 on TPO 481

Decision: 16-11-1995 Approved

10112/PRE/2002/108 London Bible College Green Lane Northwood
TP PRE CORRES: NEW CHAPEL/MEETING PLACE

Decision:

10112/T/79/0115 London Bible College Green Lane Northwood
Alterations to elevation (P) (also relaxation).

Decision: 10-04-1979 Approved

10112/TRE/2000/102 London Bible College Green Lane Northwood
TO FELL ONE ASH (T12) ON TPO 481

Decision: 09-10-2000 Approved

10112/TRE/2002/110 London Bible College Green Lane Northwood
TO FELL ONE POPLAR (T20) AND TREE SURGERY TO ONE ACACIA (T1) ON TPO 481

Decision: 16-05-2003 Approved

10112/TRE/2007/174 London School Of Theology Green Lane Northwood
TO CARRY OUT TREE SURGERY TO ONE WILLOW (T13 - REDUCE HEIGHT OF CROWN E A THIRD AND POLLARD THE REMAINDER) AND ONE SILVER BIRCH (T6 - REDUCE HEIGHT BY APPROXIMATELY A THIRD) ON TPO 481.

Decision: 13-03-2008 Refused

10112/TRE/2009/43 London School Of Theology Green Lane Northwood
To carry out tree surgery, including crown reduction by up to 20%, to one Oak tree (T14) on TPC

481.

Decision: 28-07-2009 Approved

10112/W/80/0743 London Bible College Green Lane Northwood
Householder dev. (small extension,garage etc) (P)

Decision: 09-06-1980 ALT

10112/Z/83/0695 London Bible College Green Lane Northwood
Educational dev. - 206sq.m. (Full)(P)

Decision: 09-08-1983 Approved

Comment on Relevant Planning History

Consent granted under application ref: 10112/APP/2016/3976: - the current scheme utilises this approved footprint and layout to provide more units internally.

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.H1 (2012) Housing Growth
- PT1.HE1 (2012) Heritage
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM4 (2012) Open Space and Informal Recreation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.EM11 (2012) Sustainable Waste Management
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- H3 Loss and replacement of residential accommodation
- 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
OE4	New or improved roads or railways - mitigation measures
OE5	Siting of noise-sensitive developments
OE6	Proposals likely to result in pollution
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
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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
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 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 3.14	(2016) Existing Housing
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.10	(2016) Urban Greening
LPP 5.17	(2016) Waste capacity
LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.21	(2016) Contaminated land
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.11	(2016) Smoothing Traffic Flow and Tackling Congestion
LPP 6.13	(2016) Parking
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.9	(2016) Heritage-led regeneration
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
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 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
LPP 8.1	(2016) Implementation
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review
NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes

NPPF7 NPPF - Requiring good design
NPPF12 NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 13 local owners/occupiers. No responses were received.

Dene Road Residents Association:
No response was received.

Northwood Residents Association:
No response was received.

Historic England Greater London Archaeology Advisory Service:
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.

The site does not lie within an archaeological priority area and the proposed development is not of a scale that is likely to result in a significant impact at this location.

No further assessment or conditions are therefore necessary.

Thames Water Utilities:
Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to developer.services@thameswater.co.uk to determine if a building over/near to agreement is required.

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 0093921 to discuss the details of the piling method statement.

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

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 7823333.

Internal Consultees

Access Officer:

The Design & Access Statement and plans submitted with this proposal indicate that the proposed development has been designed to accord with the Lifetime Home Standards. However, in accordance with the National Technical Housing Standards which came into effect on 1 October 2015, the scheme should be revised in line with the standards set out in Approved Document M to the Building Regulations (2015 edition).

To this end, one unit (10%) should be designed to meet the standards for an M4 (3) dwelling, with the remaining 11 units designed to achieve an M4 (2) standard home.

Particular attention should be paid to the entrance lobby arrangement within Wheelchair accessible flat, in addition to spatial requirements within the bedrooms, bathrooms and kitchen areas. The plans should be amended to demonstrate compliance with the technical specifications for an M4 (3) dwelling.

The same areas within all remaining dwellings should be designed to accord with the technical

specifications of M4 (2) for an Accessible and Adaptable dwelling.

Conclusion: Revised plans should be requested to demonstrate the feasibility of incorporating the above standards within the building footprint. Any approval of this application should apply 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.

REASON: To ensure an appropriate standard of housing stock in accordance with London Plan Policy 3.8 (c) and (d) is achieved and maintained.

Conservation Officer:

This site is located to the rear of the Locally Listed building, Aldis Hall off Green Lane in Northwood. Aldis Hall is an attractive 2 storey Edwardian building built in the Arts and Crafts style with accommodation in the roof space. It is characterised by red brick and hung tiles at first floor, with a tiled roof featuring bonnet tiles.

The site sits to the east of the London School of Theology and as existing comprises of two 20th Century modern residential blocks of limited architectural value. To the rear of the site there are 2 storey residential dwellings. A substantial gap view has been maintained between Aldis Hall and the neighbouring school site from Green Lane, this is due to the small scale of the existing buildings.

It would need to be duly noted that similar schemes have previously been both approved and refused in the past.

Whilst the design, character, appearance and built form of the proposal is not different to the previously approved scheme, the proposal has omitted all duplexes and allowing for 12 self-contained flats from basement level to roof level. There are concerns by the labelling of some rooms as a 'study', with the potential future use as a bedroom.

It is important that any proposed development on the site responds to the local character and distinctiveness of the surrounding area. The Arts and Crafts style of proposed scheme is commendable and would be considered an appropriate design approach taking into account the character of the surrounding area.

There are no objections to the proposed scheme provided other relevant planning matters are adhered to.

It is recommended that traditional materials are used in the construction of the building including the windows and doors.

The proposals could include more substantial tree planting along the boundary with the school and also along the boundary with the adjacent house, to further screen the new development.

Condition: Prior to the commencement of relevant works, details and/ or samples of the proposed external materials including brickwork, roof tiles, guttering and down pipes, stone surrounds and windows and doors would need to be submitted for approval to the Local Planning Authority.

CONCLUSION: Conditions proposed

Floodwater Management Officer:

The site is located in Flood Zone 1 according to the Environment Agency Flood Maps.

A Surface Water Drainage Strategy by Ambiental ref; SWDS 3110 dated May 2017 was provided with application 10112/APP/2017/737 with amendments added which demonstrated that surface water can be adequately managed on site.

Condition - 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 previously approved Surface Water Drainage Strategy by Ambiental ref; SWDS 3110 dated May 2017.

Highways:

This application is for the construction of a block of 12 flats on the LST site in Green Lane Northwood. There was a previously approved application for 9 flats on the site and recently refused application for 10 flats but highways issues were not seen as significant.

Green Lane is a classified road in the Council's road network and the site has a PTAL value of 2 (poor) which suggests there will be a strong reliance on private car trips to and from the site.

The applicant submitted a Traffic Report by Monson in support of the application. The site has an existing highway access which is relatively narrow but sufficient for a development of this size. Green Lane is a busy route used by 2 scheduled bus services and there is a public car park nearby along with a pedestrian crossing.

The proposal is to increase the number of flats to 12 x 2b and also increase the number of parking spaces to 24 which is in keeping with Council's standards. There will be 24 secured and covered cycle parking spaces along with a motorcycle storage area. There will be small numbers of additional vehicular trips to and from the site when compared with the approved plans but given the traffic on Green Lane this will not be significant. The layout plan provided tracking analysis of the ability for refuse and emergency services to access the building. There is bin store provided in the basement layout.

I would suggest you condition the provision of 5 active EVCPs and 5 passive EVCPs. On the basis of the above comments I do not have significant highway concerns over the latest proposals for the site.

Metropolitan Police:

I have read through the documents and note that the Planning Statement indicates that the scheme will adhere to SBD (Secured by Design). Therefore, can you please ensure that this development is conditioned to achieve SBD.

Sustainability Officer:

The Energy Strategy fails to present a policy compliant development.

I have no objection to the proposed development subject to the following:

The energy assessment correctly sets out the Policy requirement in the London Plan 2016 for the development to achieve zero carbon. However, the energy strategy then references the 2014 Supplementary Planning Guidance for support in setting out the policy requirement. The London Plan 2016 and supporting Advice Note on Preparing Energy Assessments supersedes the 2014 SPG. The approach adopted in the energy assessment is materially wrong in planning terms.

Consequently the development does need to achieve zero carbon. It meets the minimum onsite requirement of 35% reduction from 2013 Building Regulations by achieving 44%. However, it does not attain the policy requirement of zero carbon and is 15.5tCO₂ per annum short of the target.

Policy 5.2e of the London Plan allows for developments to be policy compliant by supplementing onsite reductions with offsite solutions through S106 funds.

Consequently, a contribution of £27,900* to the Council's carbon reduction fund is required to be included within the S106 agreement. This is in accordance with Policy 5.2e and the Guidance on Preparing Energy Assessments.

* (shortfall in tCO₂ per annum) x (30 years) x (£60 cost of tCO₂)

Additionally, the following condition is required:

Condition

Prior to the commencement of development, details of the Photovoltaic Panels ('the PVs') necessary to achieve the CO₂ reductions set out in the Energy Strategy (ddp, June 2017) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the specification and quantity of the PVs; the angle and mechanism for fixing; and elevations and roof plans showing their inclusion. The development must proceed in accordance with the details and thereafter operated and maintained to achieve the required reductions per annum.

Reason

To ensure the development reaches the CO₂ reduction targets set out in the London Plan (Policy 5.2)

Trees/Landscape Officer:

This site is occupied by two brick-built residential buildings on the land to the rear of Aldis Hall - which screens the site from view from Green Lane. The plot is situated on the north side of Green Lane and to the east of the LST campus. The most dominant trees are a sycamore and ash within the site. There are a number of young trees along the north, east and west boundaries. The site lies within the area covered by TPO 481, albeit none of the trees on site are scheduled for protection.

This site has been the subject of various applications, the most recent of which was a 9 flat development ref. 2016/3976 which was approved. The current site layout appears to be identical with changes only to the internal arrangement of flats.

A tree report by ACD, dated March 2016, has been re-submitted. There is no objection to the tree retention/removal strategy. The report contains a detailed Arboricultural Method Statement and Tree Protection Plan.

Conditions will be required to ensure that the tree protection measures are implemented and that the landscape design contributes to the character and appearance of the area.

RECOMMENDATION: No objection subject to conditions RES6 (levels), RES8 (tree protection) (to include on site supervision/monitoring by the tree consultant), RES9 (parts 1, 2, 4, 5 and 6) (landscaping) and RES10 (trees to be retained).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that 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".

The Council's HDAS Residential Layouts SPD states that redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the number of houses which have been redeveloped for new blocks of flats.

Policy H3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the loss of residential accommodation (which could be occupied with or without adaption) will only be permitted if it is replaced within the boundary of the site. An increase in the accommodation will be sought, subject to other policies in the plan.

Policy H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will regard the conversion of residential properties into more units as acceptable in principle provided this can be achieved without causing demonstrable harm to the residential amenities or character of the area or the amenity of adjoining occupiers and the following criteria are met:-

- "(i) It can be demonstrated that adequate sound insulation is provided;
- (ii) Car parking to the standards adopted by the Local Planning Authority can be provided within the curtilage of the site and can be accommodated without significant detriment to the streetscene;
- (iii) All units are self contained with exclusive use of sanitary and kitchen facilities and with individual entrances, and internal staircases are provided to serve units above ground floor level; and
- (iv) Adequate amenity space is provided for the benefit of residents of the proposed development".

The site comprises a two-storey residential block and a pair of semi-detached houses. The site was previously owned by the London School of Theology, and whilst the land has not been used for educational purposes, it is considered that the existing houses were ancillary to the main use of the school. Policy R11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) would be relevant; however the principle of the redevelopment has been established through previous planning permissions for residential dwellings on the site. As such, the proposal is considered to be acceptable in principle. The proposal does not involve the loss of residential accommodation, and would comply with the 10% policy set out in the Council's HDAS Residential Layouts SPD.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks for new developments to achieve the maximum possible density which is compatible with the local context. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

Site densities are of only limited value when considering the suitability of housing schemes of this scale. The London Plan (2016) advises that an appropriate residential density for the site would range from 150-250 habitable rooms per hectare (hr/ha) and 40-80 units per hectare (u/ha) for units with a typical size of 3.0 - 3.7 habitable rooms per unit (hr/u). The development would have a density of 40 units per hectare and 218 habitable rooms per hectare in accordance with the guidance. As such, the proposal is considered to secure the optimum potential of the site, in accordance with Policy 3.4 of the London Plan (2016).

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

The application site is not within an Archaeological Priority Area, is not within a Conservation Area or an Area of Special Local Character. There are Listed Buildings within

the local area, including the Locally Listed Aldis Hall located in front of the site; the impact of the proposed development on the character and appearance of the surrounding area has been discussed in Section 7.07 of this report.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance. 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 application site is located to the rear of the Locally Listed building, Aldis Hall, an attractive 2 storey Edwardian building built in the Arts and Crafts style with accommodation in the roof space. It is characterised by red brick and hung tiles at first floor, with a tiled roof featuring bonnet tiles. The existing buildings on the application site are two 20th Century modern residential blocks of limited architectural value. The Council's Conservation Officer has no objection to the loss of these two existing buildings in order to facilitate the proposed development.

It is important that any proposed development on the site responds to the local character and distinctiveness of the surrounding area. The Council's Conservation Officer considers the Arts and Crafts style of the proposed scheme to be an appropriate design approach taking into account the character of the neighbouring Locally Listed Aldis Hall and the surrounding area. In order to ensure that the proposed development reflects the character and appearance of the surrounding area, a condition requiring traditional materials to be used in the construction of the building, including the windows and doors, shall be included on any consent granted.

This current proposal, for twelve residential units, has the same design, character, appearance and built form as the previously approved scheme for nine residential units (ref: 10112/APP/2016/3976). It is therefore considered that the proposed development would not have a detrimental impact on the character and appearance of the street scene or surrounding area.

The proposal thereby complies with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE20 and BE21 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD seek to ensure that new buildings and extensions maintain and allow adequate levels of daylight and sunlight to penetrate into and between them. There should be a minimum distance of 15m between buildings to overcome possible overdomination. New developments should comply with the 45 degree principle. Furthermore these policies state that planning permission will not be granted for new buildings and extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

requires developments to protect the privacy of neighbouring dwellings. Furthermore, Paragraph 6.12 of the Council's HDAS: Residential Extensions SPD requires a 21m separation distance between habitable rooms to ensure no loss of privacy would occur.

The nearest residential property to the development is situated to the east. Its closest ground floor level habitable room window is approximately 11.5m from the building. The Building Research Establishment's report 'Site Layout Planning for Daylight and Sunlight 1991' recommends that suitable daylight to habitable rooms is achieved where a 25 degree vertical angle taken from a point 2 metres above the floor of the fenestration elevation is kept unobstructed. The plans submitted demonstrate that the proposal would comply with the 25 degree vertical angle. Therefore, the proposal would not be considered to adversely impact daylight/sunlight to this neighbour's windows.

The proposal includes openings on this eastern slope. However, as they are either secondary windows or serve non-habitable room windows, the proposal would not have a significant adverse impact on the privacy of neighbouring occupiers.

The proposed development would not impact on privacy of 5 Firs Walk, located at the rear of the site, as the property is over 21m from the rear of the proposed building, in accordance with paragraph 6.12 of the Council's HDAS: Residential Extensions SPD and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

No other neighbouring residential properties are likely to be affected by the proposal and immediately to the south and east there are non-residential properties that would not be negatively impacted upon.

It is therefore considered that the proposed development would not result in significant harm to the residential amenity of neighbouring properties, and so complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

7.09 Living conditions for future occupiers

Internal Floor Space:

It is noted that six of the proposed units have been provided with studies, which due to their size, could be used as additional bedrooms. As such, the application has been assessed on the basis of providing six three-bed six person units along with six two-bed four person units.

Policy 3.5 of the London Plan 2016 sets out minimum internal floor space standards for residential units requiring 70sq.m for two-bed four person units and 95sq.m for three-bed six person units.

The proposed units would be provided with significantly generous and spacious internal floor space which exceeds the minimum London Plan standards. The proposal is therefore acceptable in regards to internal floor space.

Daylight/Sunlight/Outlook:

Policy BE20 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD seek to ensure that new residential units are provided with adequate levels of daylight and sunlight.

The proposal seeks to provide two residential units in the basement; the proposed principle windows and doors serving habitable rooms would be on the rear elevation and face onto a

basement terrace. Given the change in levels across the site, the western side of the basement would be at ground level whilst the eastern side would be set 3.50m below and 6.4m from the main ground level of the rear garden. It is considered that the proposed basement flats would be provided with adequate levels of sunlight/daylight.

The other flats would all be provided with adequate levels of sunlight/daylight and outlook.

External Amenity Space:

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties. The Council's HDAS: Residential Layouts SPD states that two-beds should be provided with a minimum of 25sq.m of external amenity space whilst three-beds should be provided with a minimum of 30sq.m of external amenity space.

The proposed twelve unit scheme would therefore require the provision of 330sq.m of external amenity space.

The development would be provided with over 390sq.m of usable communal amenity space at the rear of the building. A 64.5sq.m terrace would be provided for the two basement flats; the basement terrace would be 3.50m below the ground level of the rear garden and separated from the communal garden by a low level landscape buffer 6.4m from the rear of the building. The two ground floor flats located above the basement would each be provided with a balcony. The ground floor, first floor and second floor flats at the front of the building would also be provided with balconies. A balcony would also be provided to the ground floor flat at the front of the building.

The amount of amenity space, private and communal, would exceed the recommended amenity space standard for a development of this size. The proposal therefore complies with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that developments should comply with the Council's Car Parking Standards.

Green Lane is a busy classified road in the Council's road network and used by two scheduled bus services and there is a public car park nearby along with a pedestrian crossing. The application site has a PTAL value of 2 (poor) which suggests there will be a strong reliance on private car trips to and from the site. There is an existing highway access to the site which is relatively narrow but sufficient for a development of this size.

The Council's Highways Engineer has assessed the Traffic Report submitted as part of the application. Whilst the proposed development for 12 residential units would result in a small number of additional vehicular trips to and from the site when compared with the approved 9 unit scheme, given the traffic on Green Lane, the increase would not be considered significant. A bin store would be provided in the basement, and the submitted layout plan provides satisfactory tracking analysis of the ability for refuse and emergency services to access the building.

Each flat would be provided with two parking spaces, resulting in a total of 24 parking spaces; 12 spaces would be provided in an external parking area at the front of the building with the remaining 12 located with a basement car park (two of these spaces would be for disabled parking). A motorcycle storage area would be provided within the basement, along with a secure cycle store with 24 cycle parking spaces.

The Council's Highways Engineer has no objection to the proposed parking subject to the provision of five active and five passive Electric Vehicle Charging Points (EVCPs); this can be dealt with by way of a condition on any consent granted.

It is therefore considered that the proposed development would comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban design:
See Section 7.07 of this report.

Access and security:

The Metropolitan Police Crime Prevention Officer has assessed the application and has no objection to the proposed access and security arrangements for the proposed development, subject to the imposition of the Secure By Design condition.

7.12 Disabled access

The Council's Access Officer has assessed the application and raises no objection to the proposed development, subject to a condition requiring one of the residential units to be constructed to meet the standards for Category 3 M4 (3) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015; the remaining units are to be designed to the standards for Category 2 M4 (2) dwelling.

7.13 Provision of affordable & special needs housing

The proposal is for 12 residential units and so the scheme falls within the affordable housing requirement threshold of 10 units as set out in London Plan Policy 3.13 (2016). Policy H2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that 35% of all new residential units in the borough should be delivered as affordable housing. Subject to the provision of robust evidence, the Council will adopt a degree of flexibility in its application of Policy H2 to take account of tenure needs in different parts of the borough as well as the viability of schemes. On this basis, 4 of the 12 units proposed in the scheme should be provided as affordable housing to comply with the requirements of Policy H2, to be secured by way of the S106 Agreement.

A full Financial Viability Appraisal (FVA) has been carried out in support of this application, which has been reviewed by an appropriately qualified, third party, financial consultant. The consultants consider that although the scheme is not sufficiently viable to provide a policy compliant level of affordable housing or sufficiently viable that units could be provided in a workable scheme on site, there is enough viability for a financial contribution to be requested.

The viability consultants have advised the Council that a £286,193 contribution should be secured. The applicant has agreed the contribution. This can be secured by way of the S106 Agreement, alongside an affordable housing review mechanism.

7.14 Trees, Landscaping and Ecology

Trees and Landscaping:

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 Council's Trees/Landscape Officer has assessed the application and raises no objection to the proposed residential development subject to conditions to ensure that the detailed landscape proposals preserve and enhance the character and appearance of the area. It is considered that the scheme is on the whole acceptable and in compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The proposed scheme would provide a bin store within the basement, which would be accessed externally at ground level due to the topography of the site. The plans indicate that the bin store would provide sufficient space to accommodate adequate capacity for waste and recycling. It would also be conveniently located for future occupants and for collection. Details have also been provided to demonstrate that refuse vehicles can safely enter and exit the site. The development therefore accords with Policy 5.17 of the London Plan (2016).

7.16 Renewable energy / Sustainability

Sustainability policy is now set out in the London Plan (2016), at Policy 5.2. Part A of the policy requires development proposals to make the fullest contribution to minimising carbon dioxide emissions by employing the hierarchy of: using less energy; supplying energy efficiently; and using renewable technologies. Parts C & D of the policy require proposals to include a detailed energy assessment. Part E of the London Plan policy allows for developments to be policy compliant by supplementing on-site reductions with off-site solutions through Section 106 funds.

An energy statement, submitted as part of the application, has been assessed by the Council's Sustainability Officer. Whilst the energy assessment correctly sets out the London Plan Policy requirement for the development to achieve zero carbon, the submitted assessment refers to the 2014 Supplementary Planning Guidance for support in setting out the policy requirement; this guidance has been superseded by the London Plan 2016 and supporting Advice Note on Preparing Energy Assessments. The approach adopted in the energy assessment is materially wrong in planning terms.

Consequently the development does need to achieve zero carbon. It meets the minimum on-site requirement of 35% reduction from 2013 Building Regulations by achieving 44%. However, it does not attain the policy requirement of zero carbon and is 15.5tCO₂ per annum short of the target.

Consequently, a contribution of £27,900 (shortfall in tCO₂ per annum) x (30 years) x (£60 cost of tCO₂) to the Council's carbon reduction fund is required to be included within the S106 Agreement, in accordance with Policy 5.2e and the Guidance on Preparing Energy Assessments. The applicant has agreed to provide this energy contribution through the Section 106 Agreement.

The proposed development would provide energy through the provision of PVs on the roof of the proposed building. Details of the proposed PVs can be dealt with by way of a condition on any consent granted.

7.17 Flooding or Drainage Issues

The site is located in Flood Zone 1 according to the Environment Agency Flood Maps. The Council's Floodwater Management Officer has assessed the application and raises no

objection to the proposed development, subject to a condition on any consent granted requiring the development to be carried out in accordance with the Surface Water Drainage Strategy submitted with this application.

7.18 Noise or Air Quality Issues

Noise:

Policy 7.15 of the London Plan (2016) seeks to reduce noise and minimise the existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals. Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission for uses detrimental to the character or amenities of surrounding properties due to noise unless sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable.

Subject to a condition requiring the submission of a sound insulation scheme, it is considered that the proposed development would not result in unacceptable noise levels for residents and neighbouring properties, in accordance with Policy 7.15 of the London Plan (2016) and Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Air Quality:

Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) seeks to ensure that developments do not cause deterioration in the local air quality levels and to protect existing and new sensitive receptors.

An air quality assessment has been provided as part of the application. The application site is not located within an Air Quality Management Area (AQMA) and the proposed development would not lead to a significant impact on air quality in the area. The proposal would therefore comply with Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

7.19 Comments on Public Consultations

No responses were received during the public consultation.

7.20 Planning Obligations

Section 106:

Policy R17 of the Local Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open spaces, facilities to support art, culture and entertainment facilities through planning obligations in conjunction with other development proposals.' Furthermore, London Plan (2016) policy 8.2 confirms that development proposals should address strategic and local priorities through use of planning obligations where appropriate.

In this instance, planning obligations relating to the following are required:

- (i) Affordable Housing Contribution of £286,193
- (ii) Affordable Housing Review Mechanism
- (iii) Energy: carbon reduction fund contribution of £27,900

Community Infrastructure Levy:

The proposed development would be Mayoral CIL Liable. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be

required for each net additional square metre added to the site as part of the development.

The proposal would also be liable under the London Borough of Hillingdon's Community Infrastructure Levy (CIL), which was introduced in August 2014. The charging schedule requires a fee of £95 per square metre for residential developments.

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 erection of 12 apartments with associated parking, cycle storage for 24 cycles, motorcycle parking, disabled parking and bin storage.

The proposed development is considered to be acceptable in regards to its appearance and impact on the character of the area, and would not adversely impact on the setting of the adjacent locally listed building Aldis House. The proposed development would provide acceptable levels of residential amenity for residents in regards to sunlight/daylight, privacy, internal floor space and external amenity space. The proposal would provide acceptable levels of parking and traffic generation and would not cause harm to the highway network.

The proposed development is considered to comply with Policies AM7, AM14, BE13, BE19, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD and HDAS: Residential Layouts SPD.

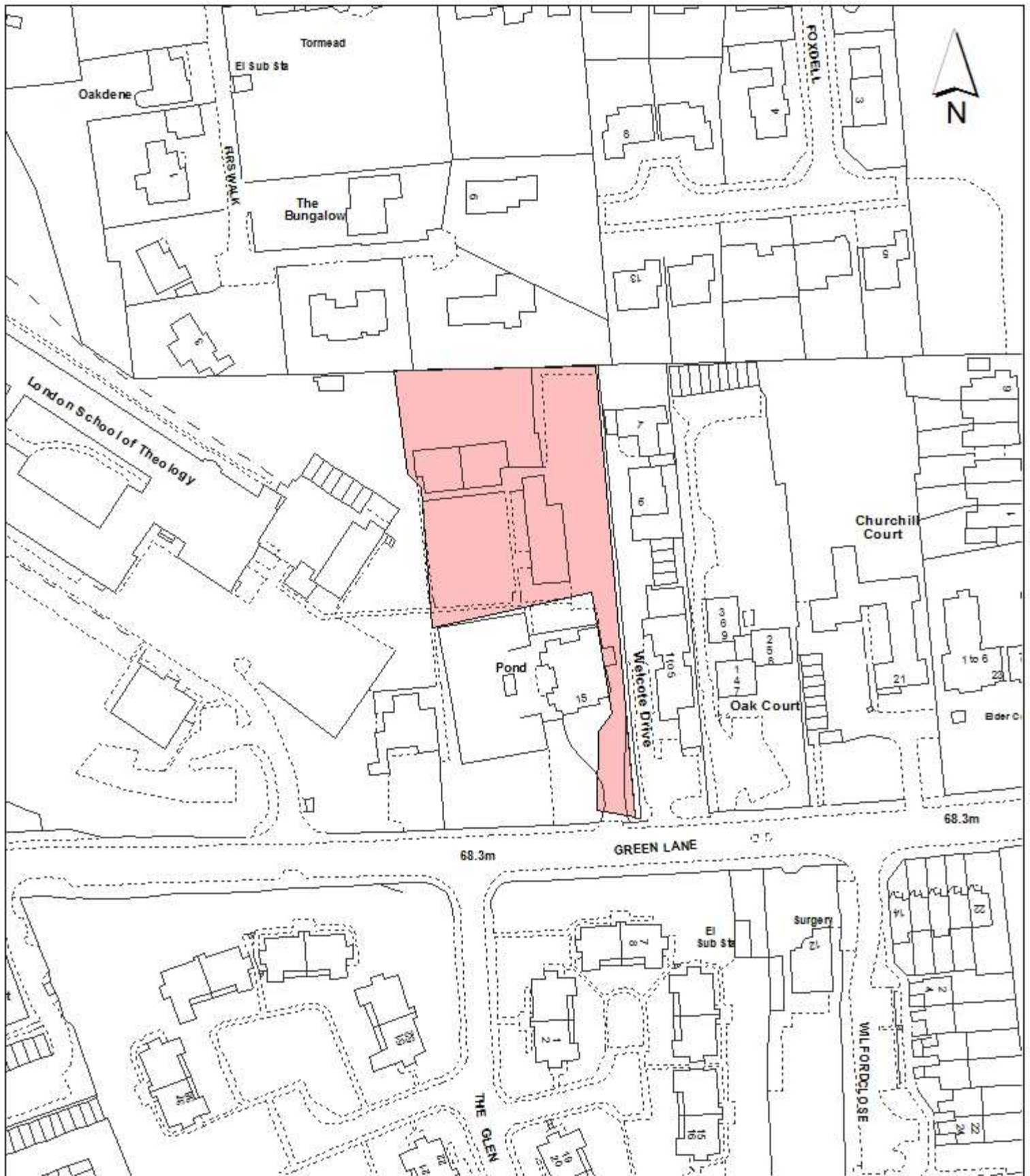
The application is therefore recommended for approval, subject to conditions and a S106 Agreement.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts SPD
London Plan 2016

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**London School of Theology
Green Lane**

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

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

Planning Application Ref:

10112/APP/2017/2077

Scale:

1:1,250

Planning Committee:

Major Page 67

Date:

January 2018



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address AIRLINK HOUSE, 18-22 PUMP LANE HAYES

Development: Variation of Conditions 2 (Approved Plans), 3 (Supporting Documents), 6 (Landscaping) and 13 (Car Parking) of planning permission ref: 5505/APP/2015/1546 dated 29/04/2017 (Erection of a 3 storey side extension to existing hotel and conversion of banqueting hall and first floor bathrooms to create a 52 bedroom hotel with associated undercroft driveway and car parking) to reflect changes to the internal layout, landscaping and fenestration

LBH Ref Nos: 5505/APP/2017/3179

Drawing Nos: Transport Note [Caneparo, August 2017]
SUDS Report [GTA, August 2017]
Noise Report [DKN Acoustics, July 2017]
Energy Statement [BlueSky Unlimited, August 2017]
Planning and Design Statement [Maven Plan, August 2017]
AIR/52BEDS/EXI/SITE/500/0
AIR/52BEDS/EXI/BLOCK/2500/02
2800-AIRLINK/11
2800-AIRLINK/12
2800-AIRLINK/13
2800-AIRLINK/14
2800-AIRLINK/15
Proposed Rear Elevation
Planning Design and Access Statement

Date Plans Received:	31/08/2017	Date(s) of Amendment(s):	31/10/2017
Date Application Valid:	04/09/2017		31/08/2017 30/10/2017

1. SUMMARY

This application seeks to vary conditions 2, 3, 6 and 13 of planning ref: 5505/APP/2015/1546 which gave permission for "Erection of a 3 storey side extension to existing hotel and conversion of banqueting hall and first floor bathrooms to create a 52 bedroom hotel together with associated undercroft driveway and car parking".

This application seeks to consolidate the changes under this application. The proposals are considered to be minor material amendments that would not significantly alter the appearance of the building nor would the changes result in harm to the amenity of neighbouring residents.

2. RECOMMENDATION

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

A) The Council entering into a Deed of Variation with the applicant under Section 106 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 secure:

1. To replace the description of development with 'Variation of Conditions 2 (Approved Plans), 3 (Supporting Documents), 6 (Landscaping) and 13 (Car Parking) of planning permission ref: 5505/APP/2015/1546 dated 29/04/2017 (Erection of a 3 storey side extension to existing hotel and conversion of banqueting hall and first floor bathrooms to create a 52 bedroom hotel with associated undercroft driveway and car parking) to reflect changes to the internal layout, landscaping and fenestration.'

2. The S106 Agreement remains valid and in force subject to the variations in this Deed.

B) 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 26 January 2016.

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: 2800-AIRLINK/17, 2800-AIRLINK/11, 2800-AIRLINK/12, 2800-AIRLINK/13, 2800-AIRLINK/14, 2800-AIRLINK/15, 2800-AIRLINK/66.

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 (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:

Transport Note [Caneparo Associates, August 2017],
SUDS Drainage Assessment [GTA Cvilis Ltd, August 2017],
Planning, Design and Access Statement [Maven Plan, August 2017],
Noise Report [DKN Acoustics, July 2017],
Energy Statement [Bluesky Unlimited, August 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 the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016)

4 COM7 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building, unless otherwise agreed in writing with the Local Planning Authority.

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 COM25 Loading/unloading/deliveries

The premises shall not be used for delivery and the loading or unloading of goods outside the hours of 08:00 and 18:00, Monday to Friday, and between the hours of 08:00 and 13.00 on Saturdays. The site shall not be used for delivery and the loading or unloading of goods on Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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

The development shall be carried out in accordance with the landscaping details shown on plan 2800- Airlink/11 and shall be maintained in full accordance with the approved details for so long as the development remains in existence.

REASON

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

7 NONSC Contaminated soils

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. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by 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 OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 COM20 Air extraction system noise and odour

Other than those existing, no air extraction system or other plant or machinery shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority.

The rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessments shall be made in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas'.

Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 NONSC Kitchen door

The kitchen door on the western facade is to be used for kitchen access only and otherwise kept closed at all times.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 NONSC No use of roof area

No access onto, use of, activity, storage whatsoever shall occur on the roof of the new extension hereby approved, other than for maintenance and repair as may be required on occasion for the lifetime of the development.

REASON

To safeguard the amenity of surrounding areas properties in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 COM27 Traffic Arrangements - submission of details

Within 3 months of the date of this permission, details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) shall be submitted to the Local Planning Authority for approval.

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.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016)

12 NONSC Car park management

The car parking facilities provided at the hotel shall be used by hotel staff and guests only and strictly for the duration of their stay at the hotel. Within 3 months of this permission being granted, a car parking management strategy shall be submitted to demonstrate how this will be managed and to ensure the efficient operation of the car park, especially at peak demand periods. The approved strategy shall be implemented as soon as it's approved and remain in place thereafter. Any changes to the strategy shall be agreed in writing with the Local Planning Authority.

REASON

To ensure suitable parking provision is provided on the site, in accordance with policies

AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2015).

13 H13 Installation of gates onto a highway

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

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2015).

14 NONSC Floodlighting

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

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

15 NONSC Antenna

Unless otherwise agreed in writing by the Local Planning Authority, no antenna, masts, poles, satellite dishes or the like shall be erected on the development hereby approved

REASON

To ensure that the apparatus is not erected which would detract from the visual amenities of the and in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

16 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 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 (2015) and national guidance.

AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE26	Town centres - design, layout and landscaping of new buildings
BE28	Shop fronts - design and materials
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.5	(2011) Quality and design of housing developments
LPP 7.2	(2011) An inclusive environment
LPP 6.1	(2015) Strategic Approach
LPP 6.13	(2015) Parking
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments

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 (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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

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

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

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

A. Demolition and construction works 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.

6 I2 **Encroachment**

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

7 I23 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: -

Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

8 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

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 I28 Food Hygiene

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

11

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.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the northern side of Pump Lane, approximately 75m east of the junction of Pump Lane and Coldharbour Lane. The site is approximately 1,440sqm in area and is located within the Hayes Town Centre.

The area adjoining the site to the north is characterised by two storey dwellings fronting Mount Road. To the east is an open air car park, and to the west, the site is adjoined by single and two storey commercial buildings. Across Pump Lane to the south is a 3 to 4 storey residential housing estate.

Occupying an area of approximately 0.14 hectares, the site accommodates a three storey hotel (with restaurant and banqueting facilities) building with car parking to the rear (accessed from Pump Lane, via drive way at eastern end to building).

The main access to the proposed development is from Pump Lane, which in its continuation is characterised by industrial and commercial developments such as the Argent Centre. Hayes and Harlington railway station is approximately 600m away from the site.

To the side and rear of the building is car parking for 11 vehicles.

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the immediate vicinity of the site. The site is located within a Developed Area and within the Hayes Town Centre as identified in the Policies of the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The proposal includes the following changes:

- removal of the 3 hotel rooms originally proposed in the south west corner fronting Pump Lane to allow this area to be used as the restaurant/bar with the 3 previously consented hotel rooms relocated to the rear;
- changes to the internal layout to amend the corridor position and location of the bathrooms, staff rooms, office and bedrooms while a new gym is provided within the centre of the floorplate;
- change to the window size and position in rooms 15 and 20 on the ground floor facing east into the car park;
- 3 roof lights added onto the rear roof extension above rooms 23, 24 and 25 to provide sunlight/daylight;
- alterations to the landscaping so the tree planting is now evenly spaced along the side and rear boundaries;
- the bedroom windows along the frontage have also now been fitted with reflective glazing so pedestrians can't see into these rooms but guests can see out;
- at first floor level a minor adjustment has been made to the internal layout in the north-west corner to reconfigure one of the bedrooms and provide new storage and staff w/c facilities; and
- a new kitchen extraction duct has been added to the rear of the building to take fumes and odour from the kitchen and discharge them at roof level, well away from the residential properties at the rear
- the proposal provides 52 bedrooms and 11 car parking spaces which is the same as the number of rooms and car parking spaces provided under planning ref: 5505/APP/2015/1546 (26/01/2016).

3.3 Relevant Planning History

5505/ADV/2013/54 Airlink House, 18-22 Pump Lane Hayes
Installation of 1 externally illuminated fascia sign on side elevation

Decision: 19-09-2013 Approved

5505/ADV/2017/1 Airlink House, 18-22 Pump Lane Hayes

Installation of replacement built up internally illuminated channel lettering with logo sign

Decision: 01-03-2017 Approved

5505/APP/2005/2752 First Floor Airlinks House Pump Lane Hayes

CHANGE OF USE OF FIRST FLOOR FROM CLASS B1 (A) (GENERAL OFFICE) TO CLASS D (TUITION CENTRE)

Decision: 29-11-2005 Approved

5505/APP/2010/2455 Airlink House, 18-22 Pump Lane Hayes

Single storey rear extension and change of use of building from offices to a restaurant / banquet hall at ground floor level with 23 hotel rooms above.

Decision: 28-07-2011 Approved

5505/APP/2010/371 Airlink House, 18-22 Pump Lane Hayes

Change of use of ground floor only from Class B1 (Business) to Class A3 (Restaurants and Cafe for use as a restaurant and new access ramp to front entrance, 2 new double timber fire doors to rear, new brick bin store, and new 10m high extract duct to side.

Decision: 03-09-2010 Approved

5505/APP/2011/3064 Airlink House, 18-22 Pump Lane Hayes

Application to vary condition 2 of planning permission ref: 5505/APP/2010/2455 to make minor internal alterations at the ground, first and second floor level and increase height of rear extension adjoining northern boundary by 1.3m

Decision: 14-08-2012 Approved

5505/APP/2013/1843 Airlink House, 18-22 Pump Lane Hayes

Installation of 14 x wall mounted floodlights to front and side

Decision: 19-09-2013 Approved

5505/APP/2013/996 Airlink House, 18-22 Pump Lane Hayes

Application to vary conditions 13 and 23 for a temporary period of 12 months only to planning permission (ref: 5505/APP/2011/3064) for single storey rear extension and change of use of building from offices to a restaurant/banquet hall at ground floor level with 23 hotel rooms above) dated 06/11/2012 to extend the opening hours of the premises.

Decision: 19-07-2013 Approved

5505/APP/2014/1499 Airlink House, 18-22 Pump Lane Hayes

Variation of conditions 13 (Noise) and 23 (Operating Hours) of planning permission ref: 5505/APP/2011/3064 dated 06/11/2012 to extend the hours to which music can be played and to extend the hours during which staff can be in the restaurant, banqueting halls and bar areas (Application to vary condition 2 of planning permission ref: 5505/APP/2010/2455 to make minor internal alterations at the ground, first and second floor level and increase height of rear extension adjoining northern boundary by 1.3m).

Decision: 07-10-2014 Approved

5505/APP/2014/3244 Airlink House, 18-22 Pump Lane Hayes

3-storey side extension involving alterations to the existing parking layout

Decision: 22-01-2015 Approved

5505/APP/2015/1546 Airlink House, 18-22 Pump Lane Hayes

Erection of a 3 storey side extension to existing hotel and conversion of banqueting hall and first floor bathrooms to create a 52 bedroom hotel together with associated undercroft driveway and car parking.

Decision: 15-12-2015 Approved

5505/APP/2017/2640 Airlink House, 18-22 Pump Lane Hayes

Retrospective application for the use of the building as a 52 bedroom hotel with associated ground floor restaurant/bar and 11 parking spaces to the side

Decision: 16-08-2017 Withdrawn

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.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE25 Modernisation and improvement of industrial and business areas
- BE26 Town centres - design, layout and landscaping of new buildings
- BE28 Shop fronts - design and materials
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 7.2 (2011) An inclusive environment
- LPP 6.1 (2015) Strategic Approach
- LPP 6.13 (2015) Parking
- LPP 7.4 (2011) Local character
- LPP 7.5 (2011) Public realm
- LPP 7.6 (2011) Architecture
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE2 Assessment of environmental impact of proposed development
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th November 2017**

5.2 Site Notice Expiry Date:- **6th November 2017**

6. Consultations

External Consultees

The application was consulted on between 16 October 2017 and 06 November 2017. 18 neighbouring occupiers were consulted.

No responses to the application were received.

Internal Consultees

Highways

This application is to regularise changes made to a new hotel that was constructed in 2016 in Pump Lane Hayes and is now open. The applicant has supplied a Transport Note by Caneparo Associates in support of the application. There are still 52 bedrooms on site as well as 11 car parking spaces and the access has remained unaltered. The applicant is also willing to enter a deed of variation of the existing Travel Plan for the site to comply with any changes to the scheme. From a highways perspective the traffic generation is the same as the approved scheme along with car parking provision and vehicular access. On that basis I have no highway concerns over the proposed changes so if you wish to approve the variations I have no objection.

SUSTAINABILITY

No objections.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development is established under planning ref: 55805/APP/2015/1546 (26-01-16) for a 3-storey, 12 bedroom side extension referred to above together with the conversion of the ground floor banquet hall and first floor bathrooms to create a 52 bedroom hotel across the whole site with associated undercroft driveway and parking (11 spaces). The proposals under this application are modest and do not impact the nature of the use and it is therefore acceptable in planning policy terms.

7.02 Density of the proposed development

No residential use is proposed as part of this development. Density is not therefore a relevant consideration.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

One of the Core Policies set out in the adopted Hillingdon Local Plan: Part 1 - Strategic Policies in respect of design is Policy BE1. This requires that all new developments should achieve a high quality of design in all new buildings, alterations and extensions and make a positive contribution to the local area in terms of layout, form and scale in order to protect the amenity of the surrounding land and buildings.

The design of the building is identical in all respects to the previously consented scheme save for some minor adjustment to the window size and positions serving bedrooms 15 and 20; the inclusion of 3 roof lights serving rooms 23, 24 and 25, and the provision of an

extraction vent running up the rear of the building to discharge at roof level.

In the context of the consented scheme, the changes proposed are modest. It is considered that this application would not alter the form and character consented under planning ref: 5505/APP/2015/1546.

7.08 Impact on neighbours

Policy OE1, in Appendix 5 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that planning permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally because of the siting or appearance or noise and vibrations.

The changes under this proposal are modest and is not considered to harm the amenity of nearby occupiers. An updated noise statement was submitted with this application which takes account of the changes. The kitchen extract is proposed to move further from the nearest properties and would have a lesser impact than the original position of the noise extract. The proposed alterations to the windows are modest and will not give rise to increased overlooking to occupiers of adjacent sites. As such the proposal is considered acceptable in this regard.

7.09 Living conditions for future occupiers

Living conditions for future occupiers is proposed to improve by virtue of additional windows and lighting.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The National Planning Policy Framework (NPPF) at Paragraph 32 states that plans and decisions should take account of whether safe and suitable access to the site can be achieved for all people; and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 35 of NPPF also refers to developments and states that developments should be located and designed where practical to give priority to pedestrian and cycle movements; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

The proposal includes 11 car parking spaces which remains as consented and the access has remained unaltered. The traffic generation of this proposal is the same as the approved scheme. On this basis the highways impact of the proposal remains acceptable.

7.11 Urban design, access and security

Issues of design and access have been discussed elsewhere in the relevant sections of this report. In respect of security, it is not considered that the proposal would have any significant adverse impacts in terms of security.

7.12 Disabled access

The facilities are considered to be satisfactory from an accessibility standpoint. Notably, the Council's Access Officer raised no objection to the original proposals. The scheme is therefore considered to comply with Policy R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

Considerations relating to affordable and special needs housing are not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is

appropriate. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features. Policy EM2 seeks to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains.

Minor alterations have been made to the landscaping so the tree planting is now evenly spaced along the side and rear boundaries. The planter boxes at the front of the building have been deleted as they don't currently exist and could result in rising damp to the front face of the building and attract litter from people passing by from the town centre.

No objections are therefore raised in landscape terms, subject to relevant landscape conditions being reimposed, to ensure that the proposals preserve and enhance the character and appearance of the area, in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The proposal would not alter the development in terms of waste management or storage from the scheme previously agreed within the original grant of planning permission.

7.16 Renewable energy / Sustainability

As part of the approved scheme the applicants submitted an energy report which confirms that the proposed development will achieve 35% carbon reduction against Part L 2013. The Council's Sustainability Officer raised no objections to the proposed development.

7.17 Flooding or Drainage Issues

The applicant has submitted an updated Sustainable Urban Drainage report (August 2017). The proposed system accords with the proposal agreed under planning ref: 5505/APP/2015/1546 (26-01-16) and as such this is considered acceptable.

7.18 Noise or Air Quality Issues

Saved Policies OE1 and OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to protect the environment from the adverse effects of pollutants and to ensure sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable.

A noise assessment, including the results of a noise survey was submitted in support of the original application. It is not considered that adverse noise or impacts are likely from the site, in accordance with Policy OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

AIR QUALITY

The proposal would not alter the development in terms of air quality from the scheme previously agreed within the original grant of planning permission.

7.19 Comments on Public Consultations

Not applicable

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 of recreation open space, 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.

A number of planning obligations to mitigate the impacts of the development, were secured

under the original grant of planning permission.

Notwithstanding the amendments to the approved scheme, the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development. It is therefore recommended that these planning obligations be secured as part of any forthcoming approval by way of a Deed of Variation to the existing S106 Agreement.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None identified.

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

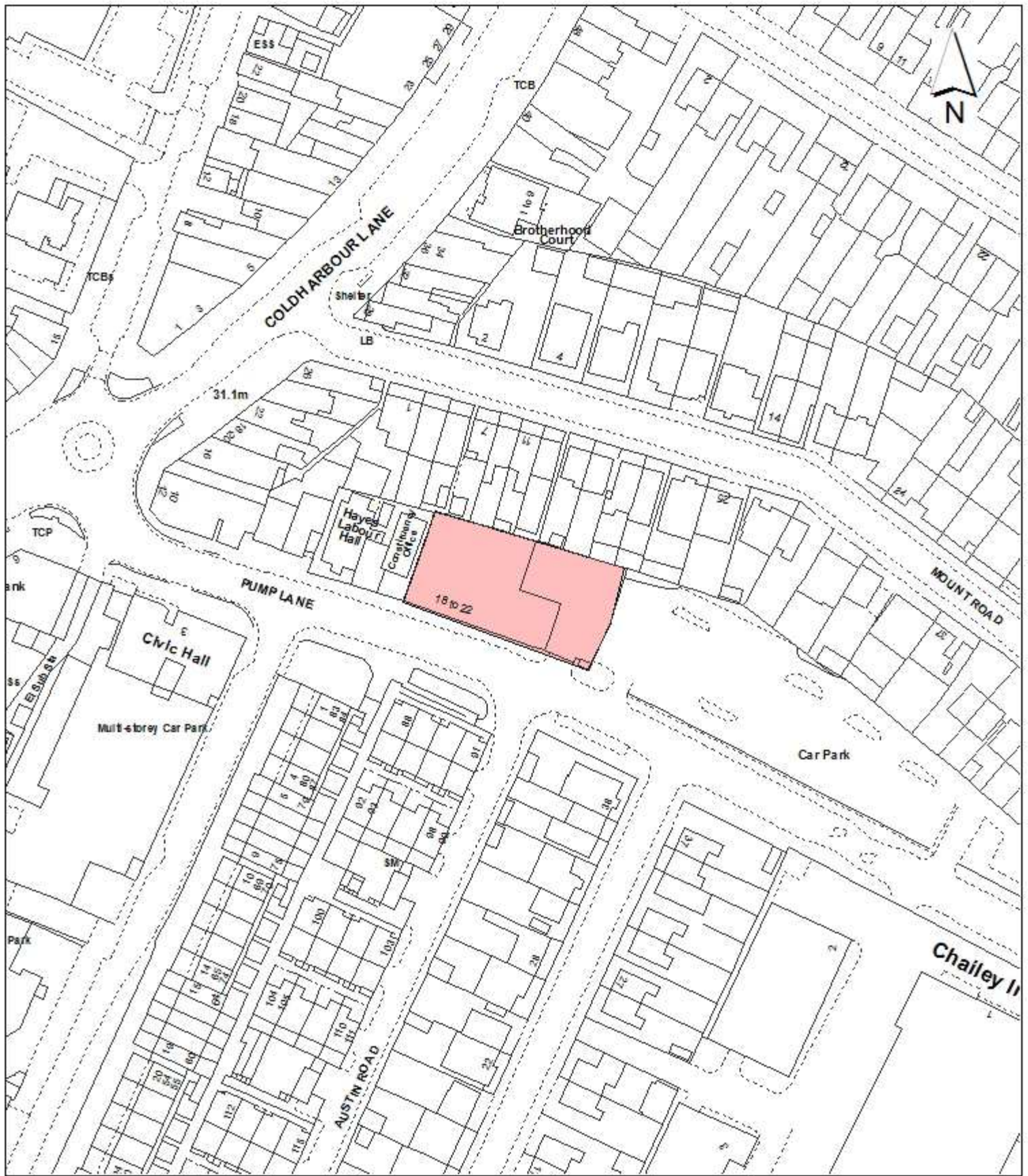
The proposed alterations under this application are modest in comparison to the original permissions at this site. The proposal would not harm the amenity of nearby occupiers or dramatically alter the appearance of the building. Subject to conditions, it is recommended that the alterations under this proposal are approved.

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)
National Planning Policy Framework (2012)

Contact Officer: Zenab Haji-Ismael

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

Airlink House

Planning Application Ref:

5505/APP/2017/3179

Planning Committee:

Major Page 86

Scale:

1:1,250

Date:

January 2018

LONDON BOROUGH OF HILLINGDON

Residents Services
Planning Section

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



HILLINGDON
LONDON

Agenda Item 9

Report of the Head of Planning, Sport and Green Spaces

- Address** KITCHENER HOUSE WARWICK ROAD WEST DRAYTON
- Development:** Retrospective Application) Variation of Conditions 2 (Approved Plans) of planning permission ref: 18218/APP/2013/2183 dated 14-02-2014 (Erection of a part single, two, three and 4 storey building to provide 23 residential units, consisting of 14 x 2 bedroom, 9 x 1 together with 250sqm of retail/commercial space, with associated parking, cycle and bin storage and amenity space, involving demolition of existing buildings) to provide 24 units (13 x 2 bedroom, 10 x 1 bedroom and 1 x studio).
- LBH Ref Nos:** 18218/APP/2017/3711
- Drawing Nos:** Community Consultation document
12034-02-04
12034-02-01
12034-02-02
12034-02-03
12034-02-35 Rev. A
12034-02-36
12034-02-37
12034-02-38
12034-02-39
12034-02-40
12034-02-41
12034-02-42
Air Quality Assessment dated 6 June 2013
Bat Survey dated 14 June 2013
12034-02-05
12034-02-25 Rev. A
12034-02-26
12034-02-27 Rev. A
12034-02-28 Rev. A
12034-02-29 Rev. A
12034-02-30 Rev. A
12034-02-31 Rev. A
12034-02-32 Rev. A
12034-02-33 Rev. A
12034-02-34 Rev. A
12034-02-15 Rev. A
12034-02-16. Rev. A
12034-02-17 Rev. A
12034-02-18. Rev. A
12034-02-19 Rev. C
12034-02- 20 Rev. B
12034-02-21
12034-02-22
12034-02-23 Rev. B
12034-02-24 Rev. A
Low and Zero Carbon Technologies Options Appraisal dated July 2013
Design & Access Statement

Phase 1 Habitat Survey dated 10 June 2015
Noise Impact Assessment (Report No. 3158/05/13) dated 29 March 2015
Contamination Report (Report 163/DS) dated April 2015
12034-02-3
12034-02-45
17247 - SK 89
17247 - SK 90
Covering Letter [Bidwells dated October 2017]
17247 - SK 91
Transport Statement Rev. C
12034-02-05
12034-02-06
12034-02-07
12034-02-08
12034-02-09
12034-02-10
12034-02-11
12034-02-12
12034-02-13
12034-02-14 Rev. B

Date Plans Received: 12/10/2017

Date(s) of Amendment(s):

Date Application Valid: 12/10/2017

1. SUMMARY

The proposed alterations under this application seek the change of 1 x 2 bedroom duplex to a 1 x 1 bedroom and 1 x studio. The alterations to form the additional unit are internal and modest and considered a minor material amendment in the context of the original consent. This application does not include external alterations and therefore would not harm the amenity of nearby occupiers or the appearance of the building. It is recommended that the alterations under this proposal are approved.

2. RECOMMENDATION

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

A) That the Council enters into a Deed of Variation with the applicant under Section 106 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 secure:

B) To replace the description of development with 'Variation of Conditions 2 (Approved Plans) of planning permission ref: 18218/APP/2013/2183 dated 14-02-2014 (Erection of a part single, two, three and 4 storey building to provide 23 residential units, consisting of 14 x 2 bedroom, 9 x 1 together with 250sqm of retail/commercial space, with associated parking, cycle and bin storage and amenity space, involving demolition of existing buildings) to provide 24 units (13 x 2 bedroom, 10 x 1 bedroom and 1 x studio).'

C) £25,000 off site Affordable Housing contribution.

D) A legal agreement to prevent future occupants from applying for car parking permits.

E) Monitoring contribution (equivalent to 5%)

F) c) If the Legal Agreement have not been finalised by the 16/02/2018 or any other date that may be agreed by the Head of Planning and Enforcement, that delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The applicant has failed to agree to provide an offsite affordable housing contribution and failed to agree a permit free development. The proposal therefore conflicts with Policy H2 of the Local Plan Part 1 and Policy AM7, AM14 of the adopted Local Plan and the Council's Planning Obligations SPD.'

G) The S106 Agreement remains valid and in force subject to the variations in this Deed.

H) 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 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 17247-SK 89, 17247-SK 91, 12034-02-01, 12034-02-02, 12034-02-09, 12034-02-10, 12034-02-12, 12034-02-13, 12034-02-16. Rev. A, 12034-02-17 ,Rev. A, 12034-02-18. Rev. A , 12034-02-19 Rev. C, 12034-02- 20 Rev. B, 12034-02-23 Rev. B, 12034-02-24 Rev. A, 12034-02-25 Rev. A, 12034-02-26, 12034-02-36, 12034-02-37, 12034-02-38, 12034-02-39, and 12034-02-43 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

2 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 Provision: Low and Zero Carbon Technologies Options Appraisal dated July 2013, External Appearance/Materials: Drawing 12034-02-040 (Material Schedule), Noise and Vibration Control & Attenuation: Noise Impact Assessment (Report No. 3158/05/13) dated 29 March 2013, Compliance with Lifetime Homes: Lifetime Homes Checklist (Document 12034-02-26), Secure by Design Compliance: Secure by Design Checklist (Document 12034-02-42) and Allocated Car Parking for Residential Units: (Document 12034-02-14 Rev. B).

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 BE19 and OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

3 COM15 Sustainable Water Management

Within 3 months of this permission until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

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

Thereafter the development shall proceed in accordance with the approved scheme.

- vi) a sustainable drainage plan shall be submitted that shows the soakaways should not be constructed within 20 metres of the railway boundary.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

4 COM22 Operating Hours

The premises at ground floor level shall not be used except between:-

[0700 and 2200], Mondays - Fridays

[0800 to 2300] Saturdays

[1000 to 1800] Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 NONSC Control of Advertisements and views into the retail unit

1. Any future occupant to the unit at ground floor level shall retain for the life of the development that a minimum 70% of the approved glazed frontage to the retail unit with unobstructed views into the premise without any window transfers or shop shelf stands or equivalent barriers within 1.5m of the windows.

2) Notwithstanding the provisions of Town and Country Planning (Control of Advertisements) Regulations 2007 (or any order revoking and re-enacting that Order with or without modification) no advertisement or other signage shall be attached to the shop front without full details of the advertisements/signage been submitted to and approved in writing by the Local Planning Authority.

REASON

In order to maintain an active frontage at street level, to safeguard the future visual integrity and attractiveness of the development and to retain the high degree of natural surveillance for pedestrians walking to and from West Drayton Station and in accordance with policies BE19, BE27 and BE28 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and relevant policies of the London Plan.

6 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995)

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the A1 retail unit within the development shall be used only for purposes within Use Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

In accordance with policies OE1, BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan policies 3.5, 7.5 and 7.6.

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

The landscaping scheme shall be retained and maintained in accordance with the details agreed under planning ref: 18218/APP/2014/3893 (dated 17-07-17).

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality, provide adequate facilities and safeguard the safety of the railway embankment in compliance with policies BE13, BE38 and AM14 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 (2016).

8 NONSC Traffic Arrangements

The traffic arrangements must be implemented and permanently retained as agreed under planning ref: 18218/APP/2014/3893 (dated 17-07-17) and used for no other purpose at any time.

REASON

To safeguard pedestrian and vehicular safety and convenience in compliance with Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

9 NONSC Nose and vibration protection measures

Noise mitigation measures shall be implemented prior to first occupation and thereafter retained/maintained as approved under planning ref: 18218/APP/2014/3893 (dated 17-07-17) and remain in accordance with these details for as long as the development remains in existence.

REASON

To safeguard the future amenity of occupants of the development and to ensure that the development complies with the objectives of Policy OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2016) Policies 3.1, 3.8 and 7.2

11 NONSC Details of energy provision

Energy reduction measures shall be implemented and retained and maintained for the life of the development in accordance with details agreed under ref: 18218/APP/2014/3893 (dated 17-07-17).

REASON:

To safeguard the amenity of neighbouring properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 NONSC Ingress of Polluted Air

Measures put in place to control air pollution shall be maintained for the life of the development in accordance with details agreed under ref: 18218/APP/2014/3893 (dated 17-07-17).

REASON:

To safeguard residential amenity in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Notes: In areas where there the air pollution levels are above, or close to, the national and European limits, this is designed to safeguard the future residents/users of the site from the ingress of the poor outdoor air quality. The design must take into account climate change pollutants and ensure there are no trade-offs between local and global pollutant emissions. Suitable ventilation systems will need to: take air from a clean location or treat the air and remove pollutants; designed to minimise energy usage; be sufficient to prevent summer overheating; have robust arrangements for maintenance

13 COM31 Secured by Design

The 'Secured by Design' principles secured 18218/APP/2014/3893 (dated 17-07-17) shall be retained and maintained for the lifetime of the development.

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.

14 NONSC Level access

Level access into the development and ground floor unit shall be, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2000 (as amended), and shall be retained for the life of the development.

REASON:

To ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations

15 COM6 Levels

The details approved under planning ref: 18218/APP/2014/3893 (dated 17-07-17) shall be retained for the duration of the development.

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)

16 RES17 Sound Insulation

Details relating sound insulation as agreed under planning ref: 18218/APP/2014/3893 18218/APP/2014/3893 (dated 17-07-17) shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.15.

17 NONSC Car Parking Management Plan

The car parking scheme approved under planning ref: 18218/APP/2014/3893 18218/APP/2014/3893 (dated 17-07-17) 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan. (July 2011).

18 NONSC Gates

Within 8 weeks of this decision, details of the operation of the main access way gate by disabled persons, and manual operation of any gates in the event of power failure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the secure access arrangements shall be installed in accordance with the approved details and maintained so long as the development remains on site.

REASON

In order to ensure the development achieves an appropriate level of accessibility in accordance with Policy 3.8 of the London Plan (July 2011)

19 NONSC Privacy screens

Within 8 weeks of this permission, an audit of the erected privacy screens shall be undertaken to establish effectiveness and compliance with the approved plans, the audit shall identify any remedial actions necessary to prevent overlooking of neighbouring properties.

Any measures identified in the audit as being necessary to prevent overlooking shall be

implemented within 3 months of occupation of the building and shall thereafter be retained for the life of the development.

REASON

To prevent overlooking and to accord with policy BE24 of the Hillingdon Local Plan Part 2 Saved UDP Policies (November 2012).

20 COM20 Air extraction system noise and odour

Within 3 months of this permission, details relating to air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

21 COM30 Contaminated Land

Within 8 weeks of this permission, a scheme to deal with contamination shall be 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) 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

22 NONSC Non Standard Condition

Piling or any other foundation designs shall not be permitted other than with the prior express written consent of the Local Planning Authority where vibro-compaction/displacement piling plant is to be used including the prior submission of a method statement in regarding their use.

REASON

To safeguard the integrity of the railway embankment and other railway structures.

23 NONSC Non Standard Condition

No excavations should be carried out near railway embankments, retaining walls or bridges without prior written consent of the Local Planning Authority.

REASON

In the interests of public safety and to safeguard the integrity of the railway embankment and other railway structures.

24 NONSC Non Standard Condition

Within 8 weeks of this permission details of any plant, machinery or fuel burnt, as part of the energy provision for the development shall be submitted to the LPA for approval. This shall include pollutant emission rates with or without mitigation technologies. Where a scheme to mitigate emissions is required, this shall be submitted to the LPA for approval. The said scheme should be implemented, and maintained for the life of the development.

REASON:

To safeguard the amenity of neighbouring properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

Note:

This condition relates to the operational phase of residential or commercial development and is intended for the protection of future residents in a designated AQMA and Smoke Control Area. Advice on the types of authorised fuels and appliances can be found at www.defra.gov.uk. The Council would recommend using ultra low NOx gas CHP, to limit emissions.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

NPPF National Planning Policy Framework

LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H4	Mix of housing units
R1	Development proposals in or near areas deficient in recreational open space
R6	Ancillary recreational facilities
LPP 2.13	(2016) Opportunity Areas and Intensification Areas
LPP 2.15	(2016) Town Centres
LPP 2.7	(2016) Outer London: Economy
LPP 2.8	(2016) Outer London: Transport
LPP 3.11	(2016) Affordable housing targets
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 3.6	(2016) Children and young people's play and informal recreation facilities
LPP 3.8	(2016) Housing Choice
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 4.12	(2016) Improving opportunities for all
LPP 4.4	(2016) Managing Industrial Land and Premises
LPP 5.10	(2016) Urban Greening
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.15	(2016) Water use and supplies
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 6.10	(2016) Walking
LPP 6.13	(2016) Parking
LPP 6.5	(2016) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.2	(2016) An inclusive environment

LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review

3 I2 Encroachment

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

4 I5 Party Walls

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

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

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

5 I11 The Construction (Design and Management) Regulations 1994

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

6 I12 Notification to Building Contractors

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

7 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

8 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.

9 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).

10 I23A **Re-instatement of a Vehicle Access.**

You are advised by London Borough of Hillingdon, Highways Management, that any works on the Highway, in relation to the reinstatement of any existing vehicle access, must be carried out with approval from the Highway Authority. Failure to reinstate an existing vehicle access will result in the Highway Authority completing the works, and the developer may be responsible for the costs incurred. Enquiries should be addressed to: Highways Maintenance, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

11 I23B **Heavy Duty Vehicle Crossover**

Prior to work commencing, you are advised to submit an application for a Heavy Duty Vehicle Crossover to Highways Maintenance, 4W/07, Civic Centre, Uxbridge, UB8 1UW to prevent damage to the highway from construction vehicles entering and leaving the site.

12 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)

13

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Richard Selwood at Network Rail on AssetProtectionWestern@networkrail.co.uk so that the risk of their works can be assessed and enter into a Basic Asset Protection Agreement (BAPA).before works begin.

14

If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to railway line boundary and make provision for its future maintenance and renewal without encroachment upon the railway operator's land. The railway operators existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way.

15

The developers should be made aware that Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges.

16

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary.

Certain broad leaf deciduous species should not be planted adjacent to the railway boundary. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent the rail infrastructure operator from maintaining its boundary fence. Lists of trees that are permitted and those that are not are provided below and these should be added to any tree planting conditions:

Permitted:

Birch (*Betula*), Crab Apple (*Malus Sylvestris*), Field Maple (*Acer Campestre*), Bird Cherry (*Prunus*

Padus), Wild Pear (*Pyrus Communis*), Fir Trees - Pines (*Pinus*), Hawthorne (*Cretaegus*), Mountain Ash - Whitebeams (*Sorbus*), False Acacia (*Robinia*), Willow Shrubs (*Shrubby Salix*), Thuja Plicatata "Zebrina"

Not Permitted:

Alder (*Alnus Glutinosa*), Aspen - Poplar (*Populus*), Beech (*Fagus Sylvatica*), Wild Cherry (*Prunus Avium*), Hornbeam (*Carpinus Betulus*), Small-leaved Lime (*Tilia Cordata*), Oak (*Quercus*), Willows (*Salix Willow*), Sycamore - Norway Maple (*Acer*), Horse Chestnut (*Aesculus Hippocastanum*), Sweet Chestnut (*Castanea Sativa*), London Plane (*Platanus*

Hispanica).

17

Any scaffold which is to be constructed adjacent to the railway should be erected in such a manner that at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding should be positioned, that in the event of failure, it will not fall on to Network Rail land.

18

The set of drawings contained within the Transport Statement including 1 untitled drawing, and Drawings 2013/1754 -002 Rev. B, /007 Rev. D, /008 Rev. C, 009 Rev. D, 010 Rev. D should not be treated as approved drawings in respect to the internal arrangements on the ground floor (e.g. layout and location of refuse stores, car parking bays). They are material only in regard to the highway/vehicle movements aspect of the scheme).

19

All future parties to the approved scheme should take attention to condition 3 (general compliance with supporting documentation) and the individual allocated car parking plan for the residential units: (Document 12034-02-14 Rev. B)

20

This Air Quality relates to the operational phase of residential or commercial development and is intended for the protection of future residents in a designated AQMA and Smoke Control Area. Advice on the types of authorised fuels and appliances can be found at www.defra.gov.uk. The Council would recommend using ultra low NOx gas CHP, to limit emissions.

21

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.

22

You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

3. CONSIDERATIONS

3.1 Site and Locality

The site is loosely rectangular in shape with 2 'long' boundaries facing west and east. Warwick Road is located to the south of the site and runs due east/west before linking through to Station Road to the south west. The site comprises a 4 storey residential building with 250 sqm of commercial/community use built following the grant of planning permission ref: 18218/APP/2013/2183 (14/02/2014). The site is located in the designated West Drayton Town Centre and has a Public Transport Accessibility Level (PTAL) of 3.

A separate cul-de-sac spur road (also known as Warwick Road) runs along the eastern site boundary and serves at the south entrance to West Drayton over-ground Railway Station for pedestrians and vehicles to drop off/collect. The West Drayton Station is locally listed as one of Brunel's built Great Western Railway station.

3.2 Proposed Scheme

This application seeks a variation to Conditions 2 of planning ref: 18218/APP/2013/2183 (14/02/2014) which granted consent for the 'erection of a part single, two, three and 4 storey building to provide 23 residential units, consisting of 14 x 2 bedroom, 9 x 1 together with 250sqm of retail/commercial space, with associated parking, cycle and bin storage and amenity space, involving demolition of existing buildings.'

The variation seeks to alter the approved scheme to provide 24 units which has already been constructed. This application is for retrospective planning permission. When the site was built in 2016, a studio unit and a 1 bedroom unit was constructed instead of a 2 bedroom duplex. This is a retrospective Section 73 (Minor Material Amendment) application which seeks to formalise the change in the mix and number of units. No external changes are proposed as part of this current application.

3.3 Relevant Planning History

18218/APP/2013/2183 Kitchener House Warwick Road West Drayton

Erection of a part single, two, three and 4 storey building to provide 23 residential units, consisting of 14 x 2 bedroom, 9 x 1 together with 250sqm of retail/commercial space, with associated parking, cycle and bin storage and amenity space, involving demolition of existing buildings.

Decision: 10-12-2013 Approved

18218/APP/2014/3893 Kitchener House Warwick Road West Drayton

Details pursuant to the Conditions 8 (Landscape Scheme), 9 (Traffic Management), 11 (Acoustic Measures), 16 (Energy Reduction), 17 (Air Pollution Mitigation), 21 (Levels), 22 (Noise Protection) and 24 (Access Way) of planning permission 18218/APP/2013/2183 dated 6th August 2013

Decision: 17-07-2017 Approved

18218/APP/2015/1116 Kitchener House Warwick Road West Drayton

Details pursuant to condition 10 (Code for sustainable homes) of planning permission 18218/APP/2013/2183 dated 6th August 2013.

Decision: 13-04-2015 Approved

18218/APP/2015/821 Kitchener House Warwick Road West Drayton

Non material amendment of planning permission 18218/APP/2013/2183 dated 06/08/2013 (for the Erection of a part single, two, three and four storey building to provide residential units together with retail/commercial space) for minor design changes and amendment to wording of condition 15 to allow demolition of building.

Decision: 16-03-2015 Approved

18218/APP/2017/513 Kitchener House Warwick Road West Drayton

Planning Approved scheme contains 23 units (9 - 1 Bed Units, 14 - 2 Bed Units)
Planning Application Scheme replaces one number 2 Bed duplex residential unit within approved scheme with 1 no 1 Bed unit and additional 1 no 1 Bed studio unit.

Decision:

18218/APP/2017/591 Kitchener House Warwick Road West Drayton

Details pursuant to conditions 9 (Traffic Arrangements), 10 (Code for Sustainable Homes), 18 (secured by design) and 23 (car parking management) relating to planning permission ref: 18218/APP/2013/2183 dated 14/02/2014 for 'the erection of a part two, three and 4 storey building to provide 23 residential units, consisting of 14 x 2 bedroom, 9 x 1 together with 250sqm of retail/commercial space, with associated parking, cycle and bin storage and amenity space, involving demolition of existing buildings.

Decision: 07-08-2017 Approved

18218/APP/2017/678 Kitchener House Warwick Road West Drayton

Change of use of the commercial unit to a flexible use including Classes A1, A2, B1, D1 and D2.

Decision: 21-04-2017 Approved

18218/E/84/0558 Kitchener House Warwick Road West Drayton

Reconstruction of part of fire damaged building.

Decision: 30-05-1984 Approved

Comment on Relevant Planning History

Where conditions have already been discharged by virtue of the above consents, the conditions have been altered to compliance conditions for completeness. This is reflected in the conditions proposed at the beginning of this report.

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.EM6 (2012) Flood Risk Management

PT1.BE1 (2012) Built Environment

- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.H1 (2012) Housing Growth
- PT1.H2 (2012) Affordable Housing
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- NPPF National Planning Policy Framework
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- H4 Mix of housing units
- R1 Development proposals in or near areas deficient in recreational open space
- R6 Ancillary recreational facilities
- LPP 2.13 (2016) Opportunity Areas and Intensification Areas
- LPP 2.15 (2016) Town Centres
- LPP 2.7 (2016) Outer London: Economy
- LPP 2.8 (2016) Outer London: Transport
- LPP 3.11 (2016) Affordable housing targets
- 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 3.6 (2016) Children and young people's play and informal recreation facilities
- LPP 3.8 (2016) Housing Choice
- LPP 3.9 (2016) Mixed and Balanced Communities
- LPP 4.12 (2016) Improving opportunities for all
- LPP 4.4 (2016) Managing Industrial Land and Premises

- LPP 5.10 (2016) Urban Greening
- LPP 5.11 (2016) Green roofs and development site environs
- LPP 5.12 (2016) Flood risk management
- LPP 5.14 (2016) Water quality and wastewater infrastructure
- LPP 5.15 (2016) Water use and supplies
- LPP 5.2 (2016) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2016) Sustainable design and construction
- LPP 6.10 (2016) Walking
- LPP 6.13 (2016) Parking
- LPP 6.5 (2016) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.9 (2016) Cycling
- LPP 7.1 (2016) Lifetime Neighbourhoods
- LPP 7.14 (2016) Improving air quality
- LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 7.2 (2016) An inclusive environment
- LPP 7.4 (2016) Local character
- LPP 7.5 (2016) Public realm
- LPP 7.6 (2016) Architecture
- LPP 8.3 (2016) Community infrastructure levy
- LPP 8.4 (2016) Monitoring and review

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th November 2017**

5.2 Site Notice Expiry Date:- **20th November 2017**

6. Consultations

External Consultees

This application was advertised between 26-10-17 and 26-11-17. A site notice was displayed between 30-10-17 and 20-11-17 No comments or objections were received.

Internal Consultees

Trees and Landscaping

This application seeks to change the detail within the approved plans. According to the submission it appears that the existing / proposed footprint remains unchanged and, therefore, there should be no impact on the landscape / external environment.

Metropolitan Police

The condition relating secured by design can be discharged.

Highways

Additional car parking has not been provided. Further information from the applicant is required.

EPU

No comments received

SUSTAINABILITY

No comments received

DESIGN

No comments received.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development has been established under planning ref: 18218/APP/2013/2183. The retrospective addition of a unit through the reconfiguration of internal layout is considered acceptable given the site's location next to West Drayton Station and the Town Centre.

UNIT MIX

London Plan Policy 3.8 and the Mayor's Housing SPG expect new developments offer a range of housing choices, in terms of the mix of housing sizes and types. Policy H4 of the Local Plan of the Hillingdon Local Plan: Part 2 - Policies (November 2012) provides that one and two bedroom development will be preferable in town centre locations. The proposed unit mix would be:

- 13 x 2 bedrooms;
- 10 x 1 bedrooms; and
- 1 x studio.

This unit mix is considered acceptable in this Town Centre location.

7.02 Density of the proposed development

London Plan (2016) Policy 3.4 requires development to optimise housing output for different locations taking into account local context and character, design principles set out in London Plan (2016) Chapter 7 and public transport capacity. Table 3.2 provides the density matrix in support of this policy. The site has a 'urban' setting with a PTAL rating of 3. The density matrix therefore suggests a residential density in the region of 200-450 habitable rooms per hectare for this location. The proposal provides 209 habitable rooms per hectare which accords with the recommendation of the London Plan (2016).

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

Not applicable to the determination of this application.

7.04 Airport safeguarding

Not applicable to the determination of this application.

7.05 Impact on the green belt

Not applicable to the determination of this application.

7.06 Environmental Impact

Not applicable to the determination of this application.

7.07 Impact on the character & appearance of the area

This application involves the reconfiguration of internal layouts only. The proposal would not result in any impact to the street scene or the character of the local area as there are no external alterations proposed through this application.

7.08 Impact on neighbours

This application involves the reconfiguration of internal layouts as such the proposal is not considered to result in harm to neighbouring occupiers. As there are no additional windows proposed, the proposal will not increase opportunities of overlooking nor will the proposal result in the loss of privacy.

7.09 Living conditions for future occupiers

The proposed unit provides at least 39 sqm and the 1 bedroom unit is 50 sqm. The additional unit formed under this application complies with the minimum floorspace standards stipulated within the London Plan (2016).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The National Planning Policy Framework (NPPF) at Paragraph 32 states that plans and decisions should take account of whether safe and suitable access to the site can be achieved for all people; and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 35 of NPPF also refers to developments and states that developments should be located and designed where practical to give priority to pedestrian and cycle movements; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

The proposal would not result in harm to pedestrian safety and the additional unit will not result in increased traffic impact. The proposal provides an additional studio unit. The applicant has failed to provide additional car parking, however given the site's location next to West Drayton Station and the Town Centre, 23 car parking spaces in this instance on balance considered acceptable subject to a Clause within the Deed of Variation which secures the studio unit as car free.

7.11 Urban design, access and security

Issues of design and access have been discussed elsewhere in the relevant sections of this report. In respect of security, it is not considered that the proposal would have any significant adverse impacts in terms of security.

7.12 Disabled access

The facilities are considered to be satisfactory from an accessibility standpoint. Notably, the Council's Access Officer has raised no objection to the original proposals. The scheme is therefore considered to comply with Policy R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

Policy 3.3 of the London Plan (2016) and Policy H2 of the Local Plan: Part One (November 2012) requires a minimum of 35% of units within developments of 10 or more units to be delivered as affordable housing.

Affordable Housing and Viability SPG states the preferred tenure split is for schemes to deliver:

- At least 30% low cost rent (social rent or affordable rent) with rent set at levels that the LPA considers 'genuinely affordable';
- At least 30% as intermediate products; and
- The remaining 40% to be determined by the relevant LPA.

The viability assessment of the original planning application found the application was not

capable of providing affordable housing. A viability assessment was submitted with this application which has been independently reviewed. The independent assessment has found that the site is capable of providing £25,000 off site affordable housing contribution. This is to be secured through the Deed of Variation if permission is granted.

7.14 Trees, Landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features. Policy EM2 seeks to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains.

No objections are raised in landscape terms, subject to relevant landscape conditions being reimposed, to ensure that the proposals approved are implemented and maintained onsite to preserve and enhance the character and appearance of the area, in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The proposal would not alter the development in terms of waste management or storage from the scheme previously agreed within the original grant of planning permission. The approved waste storage is sufficient to serve the additional unit.

7.16 Renewable energy / Sustainability

All onsite energy reduction measures including a community heat pump have been implemented.

7.17 Flooding or Drainage Issues

Policy EM6 (Flood Risk Management) of the Local Plan Part 1 Strategic Policies (Adopted Nov 2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated. Saved Policies OE7 and OE8 of the Local Plan Part 2 seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

Although not submitted with this application, the variations to the approved scheme do not affect the proposed drainage scheme of managing the drainage, and the FRA submitted with the original application, which demonstrates the site is not at risk from flooding. The Flood and Drainage Officer therefore raises no objections to the variation, subject to a condition for sustainable water management being reimposed. Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed drainage and flood related issues, in compliance with The Hillingdon Local Plan: Part 2 Policies OE7 and OE8, Policies 5.13 and 5.15 of the London Plan and the aspirations of the NPPF.

7.18 Noise or Air Quality Issues

Saved Policies OE1 and OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to protect the environment from the adverse effects of pollutants and to ensure sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable.

A noise assessment, including the results of a noise survey was submitted in support of the original application. It is not considered that adverse noise or impacts are likely from the site, in accordance with Policy OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

AIR QUALITY

The proposal would not alter the development in terms of air quality from the scheme previously agreed within the original grant of planning permission.

7.19 Comments on Public Consultations

None.

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 of recreation open space, 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.

A number of planning obligations to mitigate the impacts of the development, were secured under the original grant of planning permission.

Notwithstanding the amendments to the approved scheme, a £25,000 off site Affordable Housing contribution and a permit free clause would be required as a variation to the current application. It is therefore recommended that these planning obligations be secured as part of any forthcoming approval by way of a Deed of Variation to the existing S106 Agreement.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None identified.

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

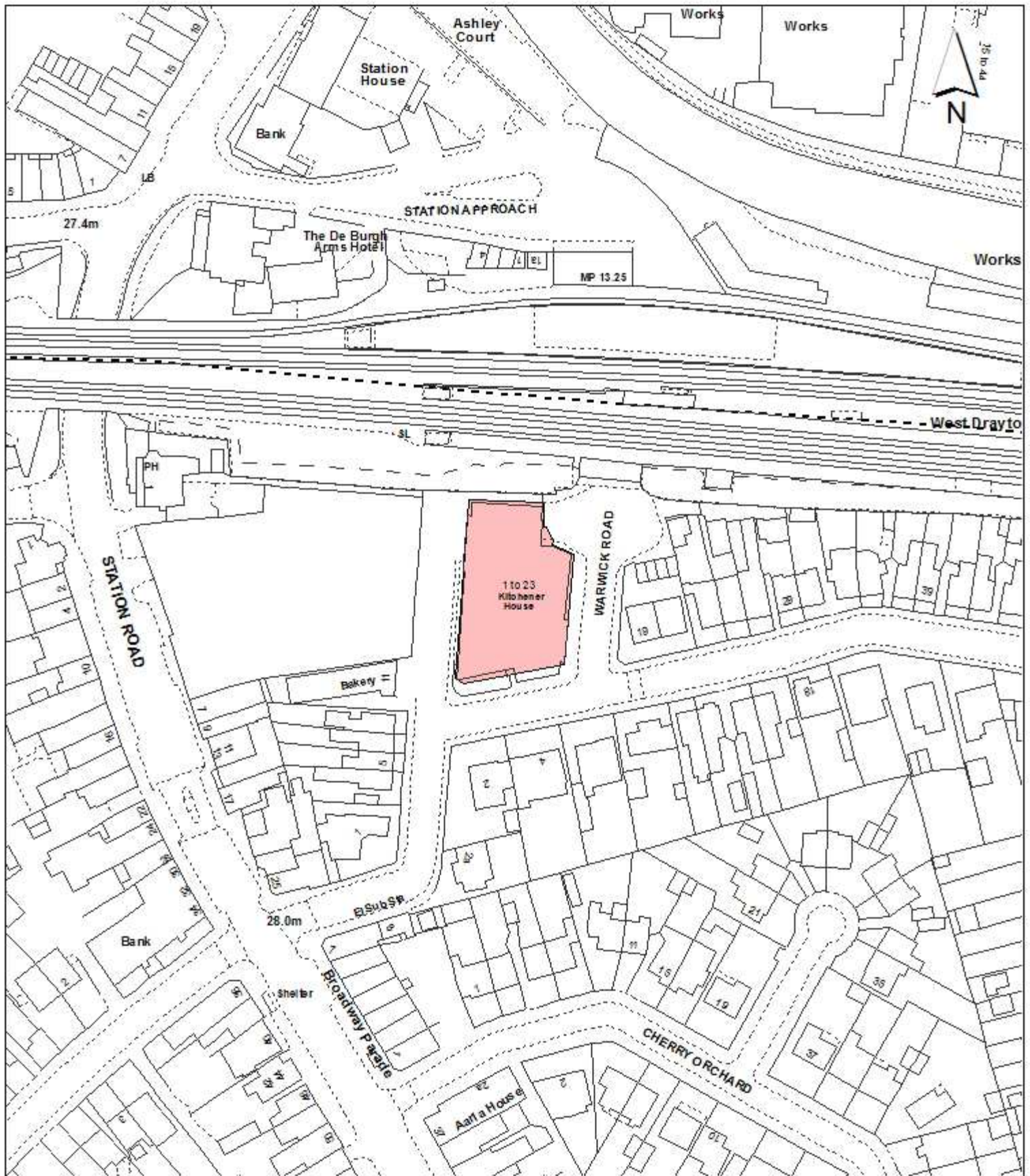
The alterations under this application are internal and modest and considered a minor material amendment in the context of the original consent. The change of a unit from 1 duplex to provide a 1 x1 bedroom and 1 x studio is appropriate in this location. This application does not include external alterations and therefore would not harm the amenity of nearby occupiers or the appearance of the building. It is recommended that the alterations under this proposal are approved.

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)
National Planning Policy Framework (2012)

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

Kitchener House

Planning Application Ref:

18218/APP/2017/3711

Planning Committee:

Major Page 110

Scale:

1:1,250

Date:

January 2018

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

Plans for Major Applications Planning Committee

Wednesday 31st January
2018



HILLINGDON
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INVESTOR IN PEOPLE

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Report of the Head of Planning, Sport and Green Spaces

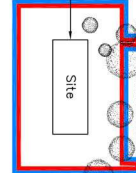
Address SIPSON RECREATION GROUND SIPSON WAY SIPSON
Development: Replacement sports club building with associated external works.
LBH Ref Nos: 11720/APP/2017/4058
Date Plans Received: 08/11/2017 **Date(s) of Amendment(s):**
Date Application Valid: 08/11/2017



Scale 1:1250

Harmodsworth War Memorial Recreation Ground

Existing Club House



Parking

Community Centre

Service Road

Proposed Work Area

Games Court

Playground

BLUNTS AVENUE

SIPSON WAY

BATH ROAD

+ 25.9m

25.9m+

Site Location Plan

PROJECT
HARMONDSWORTH WAR MEMORIAL RECREATION GROUND
SIPSON WAY, WEST DRAYTON
UB7 0DD

DESCRIPTION
REPLACEMENT OF CLUB FACILITIES
SITE LOCATION PLAN

SCALE 1:1250@A3	DRAWN BY DW	CHECKED BY SV	DATE 10/2017
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DRAWING NUMBER: 2017/P389/P01

RESIDENTS SERVICES,
CAPITAL PROGRAMME & PLANNED WORKS
2E/10, CIVIC CENTRE, UXBRIDGE, UB8 1UW
Tel: 01895 250 111 Fax: 01895 277 224

Rev	Revision notes	Initials	Date

NOTES

The Contractor must verify all dimensions all the site before setting out. All dimensions are to be taken from the approved site plan and are subject to change without notice. All dimensions must be taken to the Centre Line unless otherwise stated. All dimensions must be taken to the Centre Line unless otherwise stated. DO NOT SCALE FROM THIS DRAWING



Existing Club House Demolished

1200mm Paved Path

Ramp 2:
Gradient 1:12
Rise Max - 166mm Max

Proposed Building

Color Hand Rails -
40mm Diameter
300mm Minimum Overhang

Ramp 1:
Gradient 1:12
Rise Max - 166mm Max

Proposed Location of New Club House

1200mm Paved Path

Public Waste Bin

Existing Tarmac Carpark

Community Centre

Path
Service Road

Rev	Revision notes	Initials	Date

RESIDENTS SERVICES
CAPITAL PROGRAMME & PLANNED WORKS
2E/10, CIVIC CENTRE, UXBRIDGE, UB8 1UW
Tel: 01895 250 111 Fax: 01895 277 224

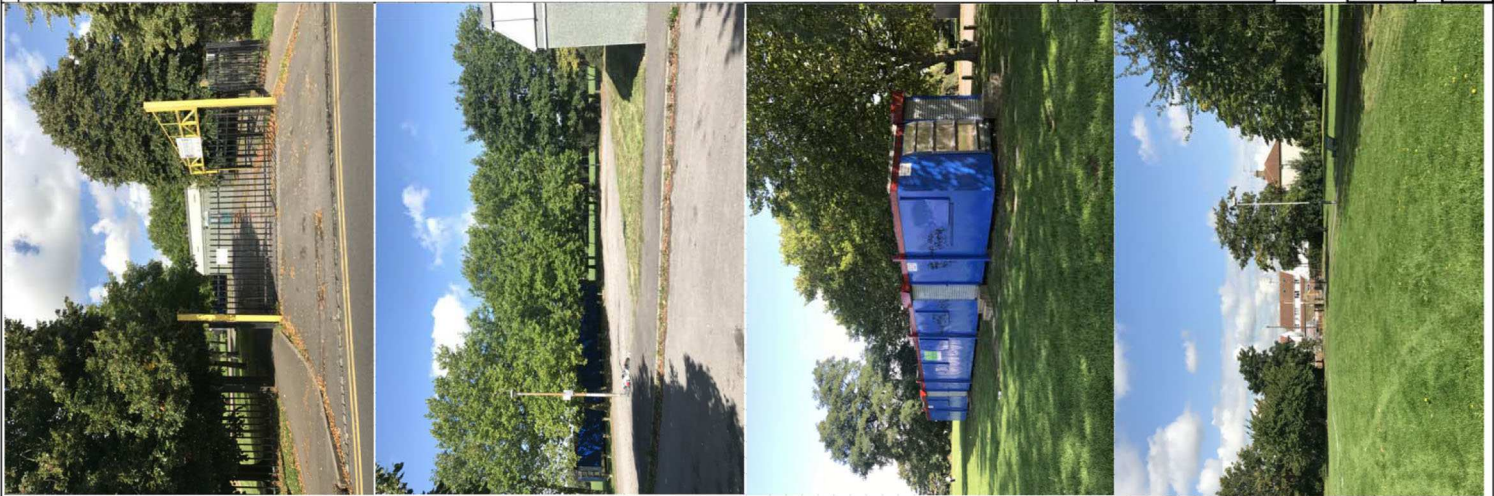
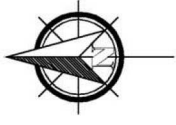
PROJECT
HARMONSWORTH WAR MEMORIAL
RECREATION GROUND
SIPSON WAY, WEST DRAYTON, UB7 0DD

DESCRIPTION
REPLACEMENT OF CLUB FACILITIES
PROPOSED SITE PLAN

SCALE 1:200@A3
DRAWN BY DW
CHECKED BY JSV
DATE 10/2017
DRAWING No. 2017/P389/P03

NOTES

The Contractor must verify all dimensions of the site before starting work. All dimensions are given in metres unless otherwise stated. The Contractor is responsible for any discrepancies that may occur between the drawings and the actual site conditions. DO NOT SCALE FROM THIS DRAWING.



View A

View B

View C

View D



Harmondsworth War Memorial Recreation Ground

Boundary Fencing

Path

Community Centre

Parking (tarmac)

Existing Club House

Service Road (tarmac)

Fenced Playground (with play equipment)

Fenced Game Court

SIPSON WAY

Existing Site Plan

Rev	Revision notes	Initials	Date

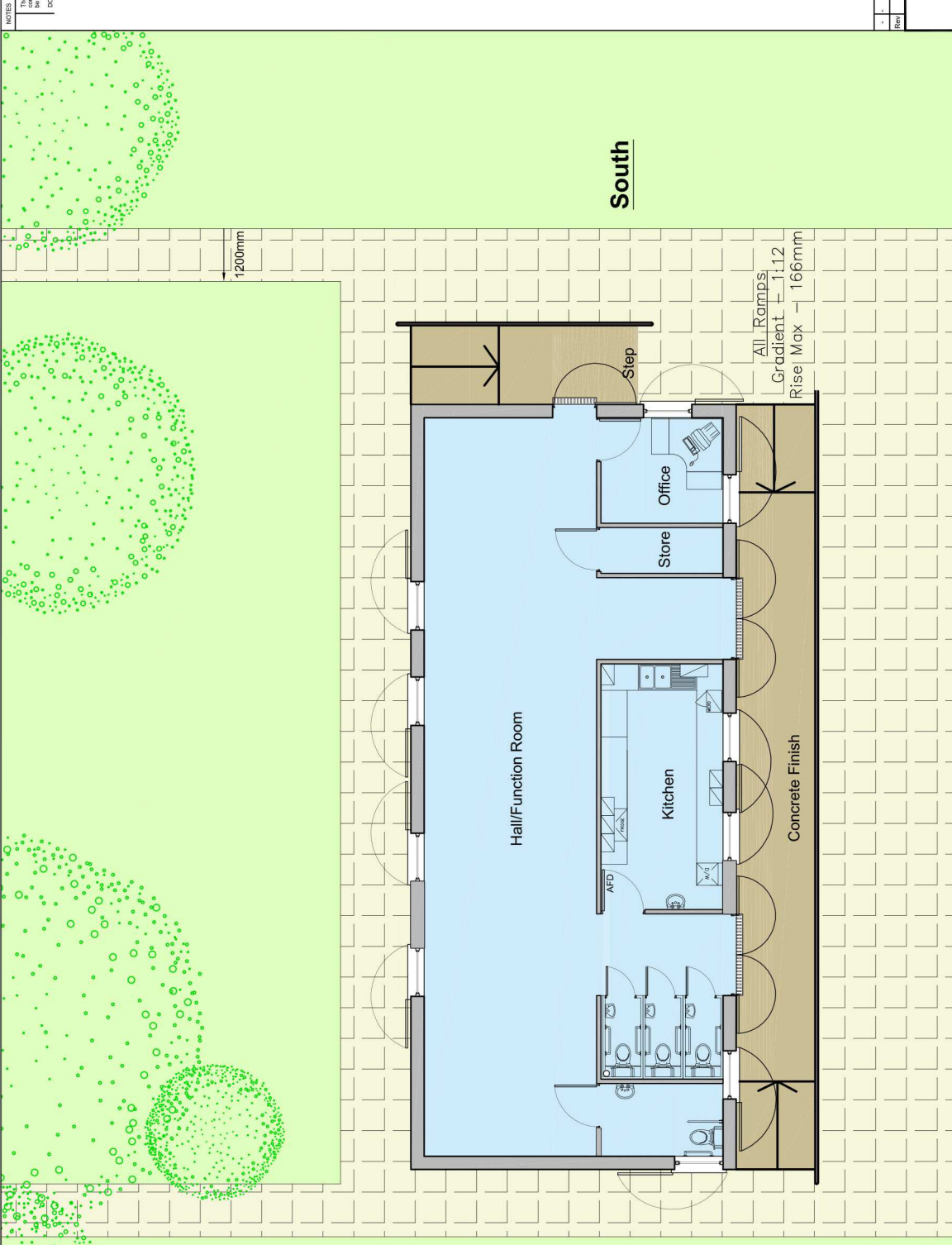
HILLINGDON
LONDON

RESIDENTS SERVICES
CAPITAL PROGRAMME & PLANNED WORKS
2E/10, CIVIC CENTRE, UxBRIDGE, UB8 1UW
Tel: 01895 250 111 Fax: 01895 277 224

PROJECT
HARMONDSWORTH WAR MEMORIAL RECREATION GROUND
SIPSON WAY, WEST DRAYTON UB7 0DD

DESCRIPTION
REPLACEMENT OF CLUB FACILITIES
EXISTING SITE PLAN

SCALE	1:500 @ A3	DRAWN BY	DW	CHECKED BY	SV	DATE	10/2017
DRAWING NO.	2017/P389/P02			REV.			

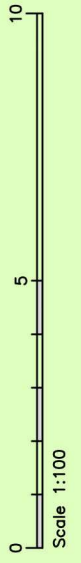


North

South

New Paved Area

Harmondsworth War Memorial Recreation Ground



Proposed Floor Plan

NOTES

The Contractor must verify all dimensions at the site before setting out. The Contractor must ensure that the proposed works are in accordance with the relevant planning permissions and must be reported to the Council's Planning Department accordingly.
DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

HILLINGDON
LONDON

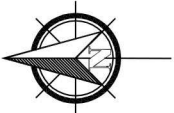
RESIDENTS SERVICES
 CAPITAL PROGRAMME & PLANNED WORKS
 2E/10, CIVIC CENTRE, UXBRIDGE, UB8 1UW
 Tel: 01895 250 111 Fax: 01895 277 224

PROJECT
 HARMONDSWORTH WAR MEMORIAL
 RECREATION GROUND
 SIPSON WAY, WEST DRAYTON, UB7 0DD

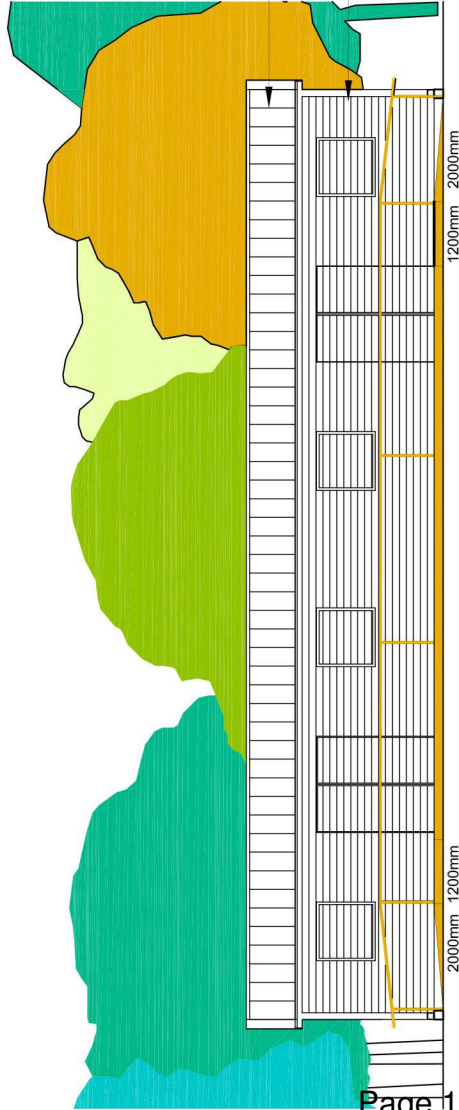
DESCRIPTION
 REPLACEMENT OF CHANGING ROOM FACILITIES
 PROPOSED FLOOR PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:100@A3	DW	JSV	10/2017

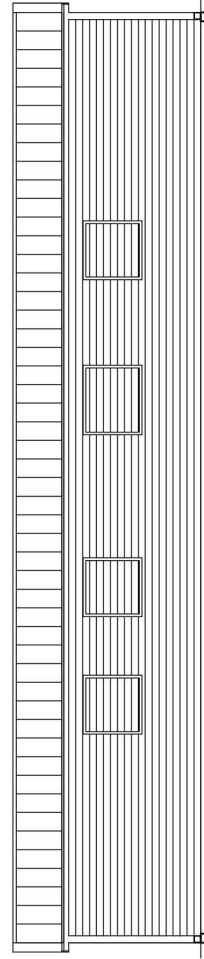
DRAWING No.
2017/P389/P04



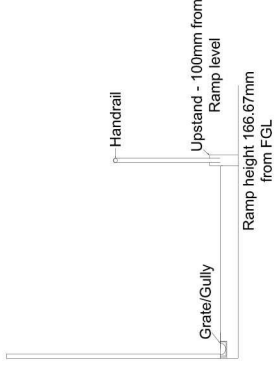
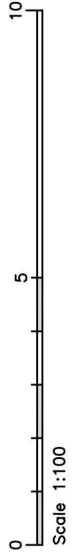
Ramp 2:
Gradient — 1:12
Rise Max — 166mm Max
Unit will need to be raised
166.67mm from FGL



West Elevation

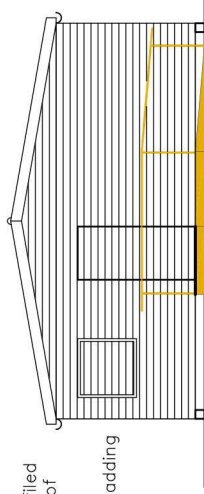


East Elevation

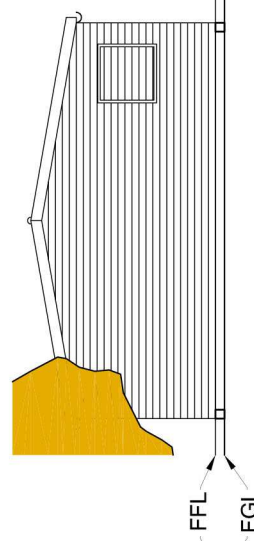


Typical Ramp Section

Ramp 1:
Gradient — 1:12
Rise Max — 166mm Max
Unit will need to be raised
166.67mm from FGL



South Elevation



North Elevation

NOTES

The Contractor must verify all dimensions at the site before setting out. The Contractor must ensure that the proposed works are in accordance with the approved drawings and specifications. The Contractor must ensure that the proposed works are in accordance with the approved drawings and specifications. DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	Initials	Date
-	-	-	-

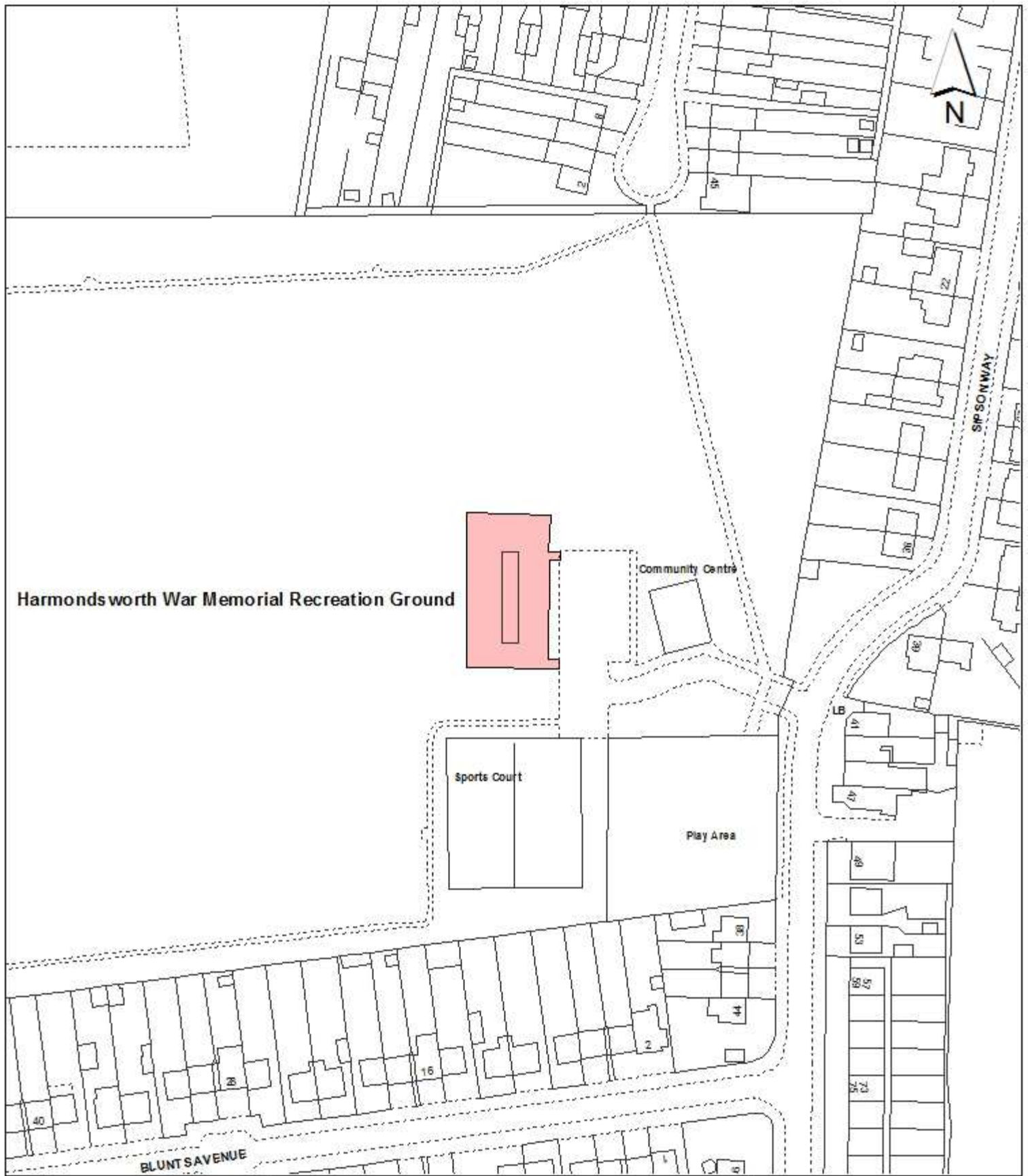
HILLINGDON
LONDON

RESIDENTS SERVICES
CAPITAL PROGRAMME & PLANNED WORKS
2E/10, CIVIC CENTRE, UXBRIDGE, UB8 1UW
Tel: 01895 250 111 Fax: 01895 277 224

PROJECT
HARMONDSWORTH WAR MEMORIAL
RECREATION GROUND
UB7 0DD

DESCRIPTION
REPLACEMENT OF CHANGING ROOM FACILITIES
PROPOSED ELEVATIONS

SCALE	DRAWN BY	CHECKED BY	DATE
1:100@A3	DW	JSV	10/2017
DRAWING No.			REV.
2017/P389/P05			



Notes:

 Site boundary

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Site Address:

Sipson recreational Ground

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

11720/APP/2017/4058

Scale:

1:1,250

Planning Committee:

Major Page 118

Date:

January 2018



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE LONDON SCHOOL OF THEOLOGY GREEN LANE NORTHWOOD

Development: Erection of 12 apartments with associated parking, cycle storage, motorcycle parking, disabled parking and bin storage.

LBH Ref Nos: 10112/APP/2017/2077

Date Plans Received: 07/06/2017 **Date(s) of Amendment(s):** 05/10/2017
15/01/2018
14/09/2017
13/06/2017
07/06/2017
03/10/2017
26/09/2017



Rev	Date	Description

FLUENT
ARCHITECTURAL DESIGN SERVICES
22 BUCKINGHAM SQUARE, LONDON, W1M 0AA
TEL: 011 753 811 222
E-MAIL: info@fluentdesign.com
WEB: www.fluentdesign.com

Client : Westcombe Homes Ltd

LST Site C, Green Lane, Northwood

Location Plan

1: 1250 @ A3 0 10 20

Scale	Dwg No.
1:1250 @ A3	FLU.249.3A.01
Date	Rev
11.10.16	
Drawn	
N Millin	





Rev	Date	Description

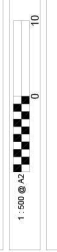
Fluent
ARCHITECTURAL DESIGN SERVICES

FLUENT
ARCHITECTURAL DESIGN SERVICES
223, ELANE ROAD, STANNIS
TELE: 01793 201572, MOBILE: 07964 184872
E-MAIL: INFO@FLUENTDESIGN.CO.UK
WWW.FLUENTDESIGN.CO.UK

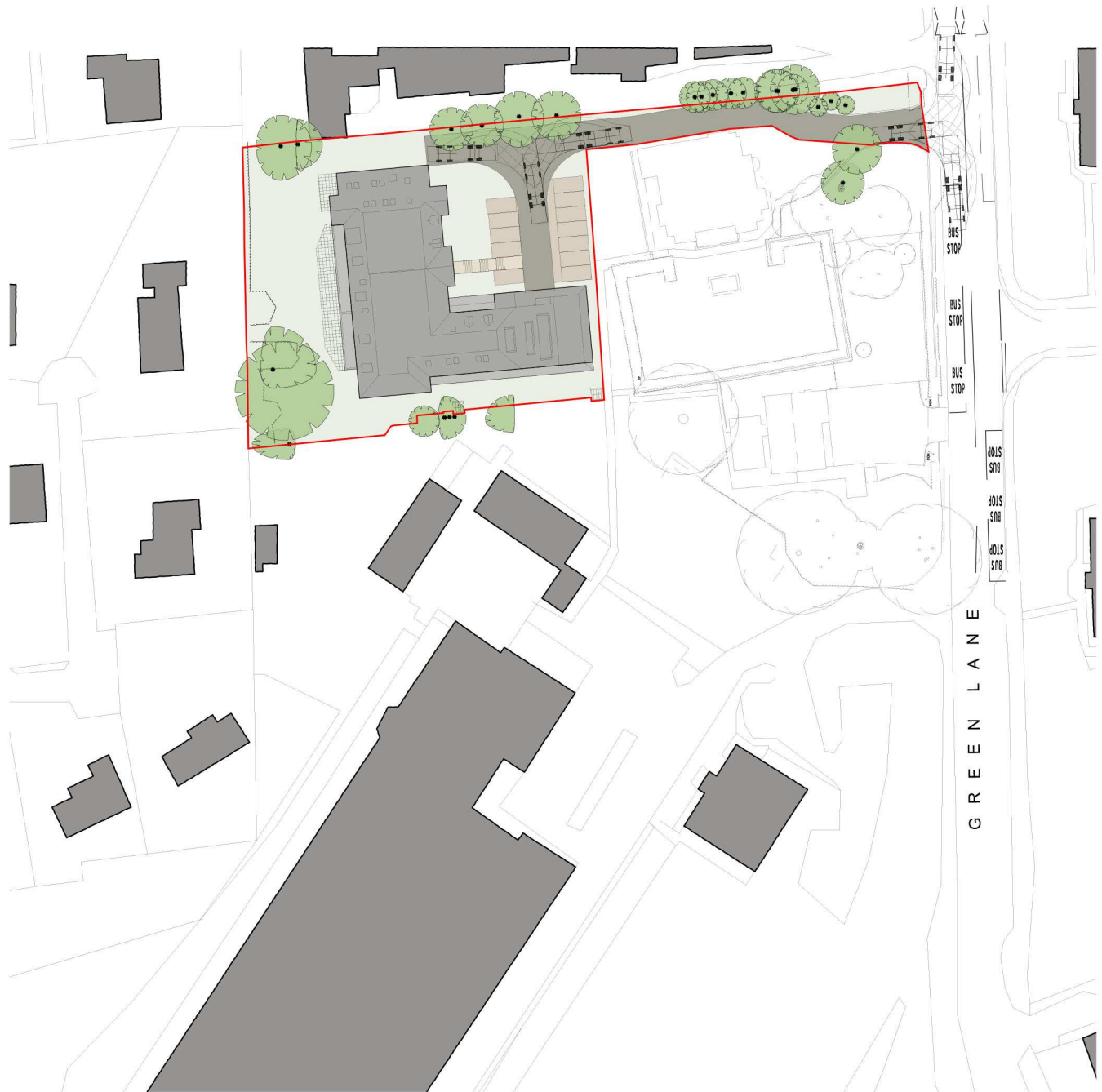
Client: **Westcombe Homes Ltd**

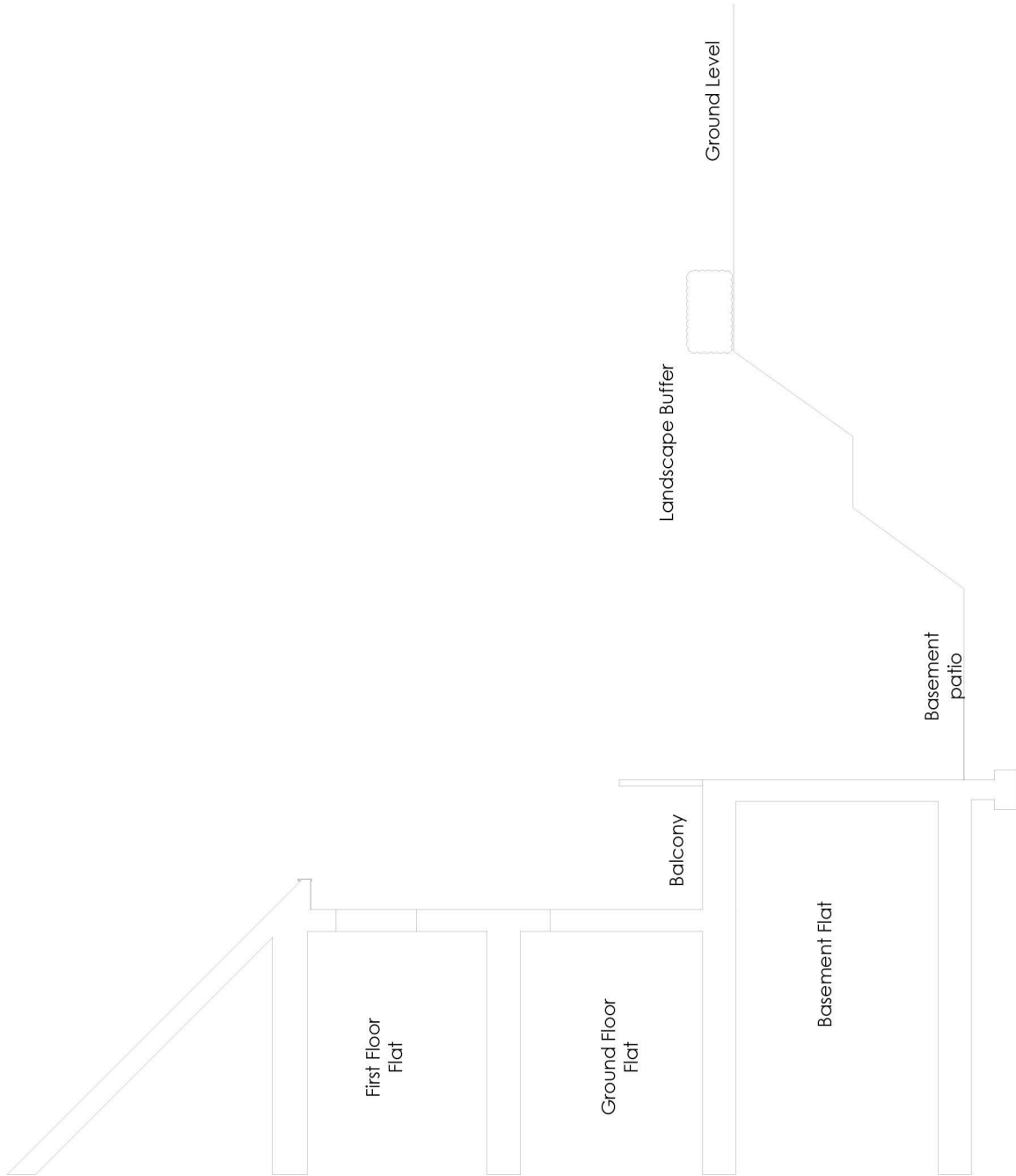
LST Site C, Green Lane, Northwood

Proposed Site Layout



Scale	1:500 @ A2	Dwg No.	FLU 249.3A.02
Date	11.10.16	Rev	
Drawn	N.Millin		





Rev	Date	Description

FLUENT
ARCHITECTURAL DESIGN SERVICES

ARCHITECTS & INTERIORS
221 CLARE ROAD, STAMFORD
TEL: 01784 939572, 0800 077614, 018423
E-MAIL: SALES@FLUENT-ADSD.CO.UK
WWW.FLUENT-ADSD.CO.UK

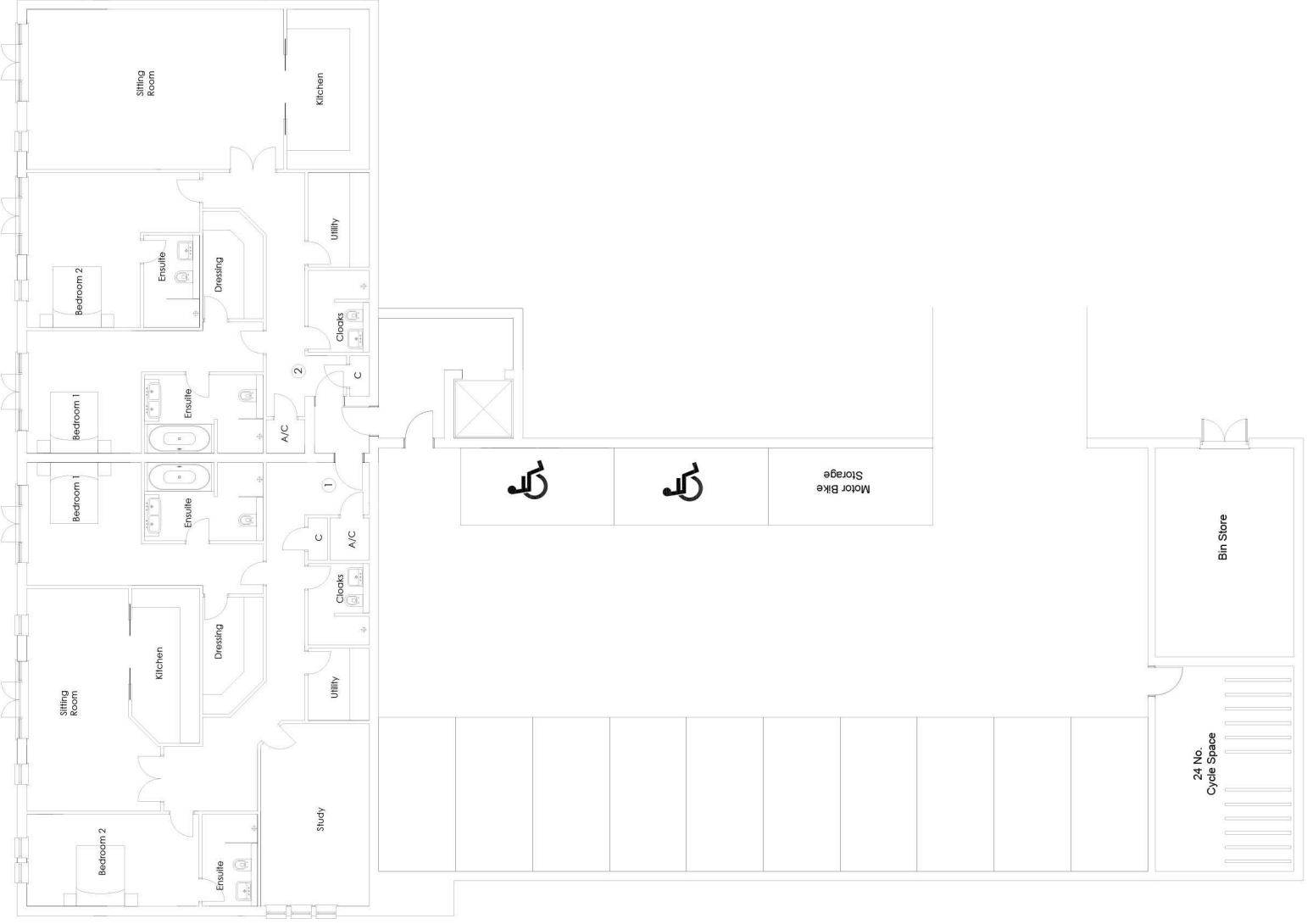
Client: **Westcombe Homes Ltd**

LST Site C, Green Lane, Northwood

Basement Section

1:100 @ A2 0 1 2 3

Scale	Dwg No.
1:50 @ A2	FLU.249.3A.10
Date	Rev
25.09.17	
Drawn	
N. Millin	



Rev	Date	Description

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FLUENT SERVICES
ARCHITECTS AND PLANNERS
251 CLARE ROAD, STAMFORD
TEL: 01784 931572, 0800 077814, 01843 214323
E: MAIL: SALES@FLUENT-DESIGN.CO.UK
WWW.FLUENT-DESIGN.CO.UK

Client: **Westcombe Homes Ltd**

LST Site C, Green Lane, Northwood

Basement Floor Plan

1:100 @ A2 0 1 2 3

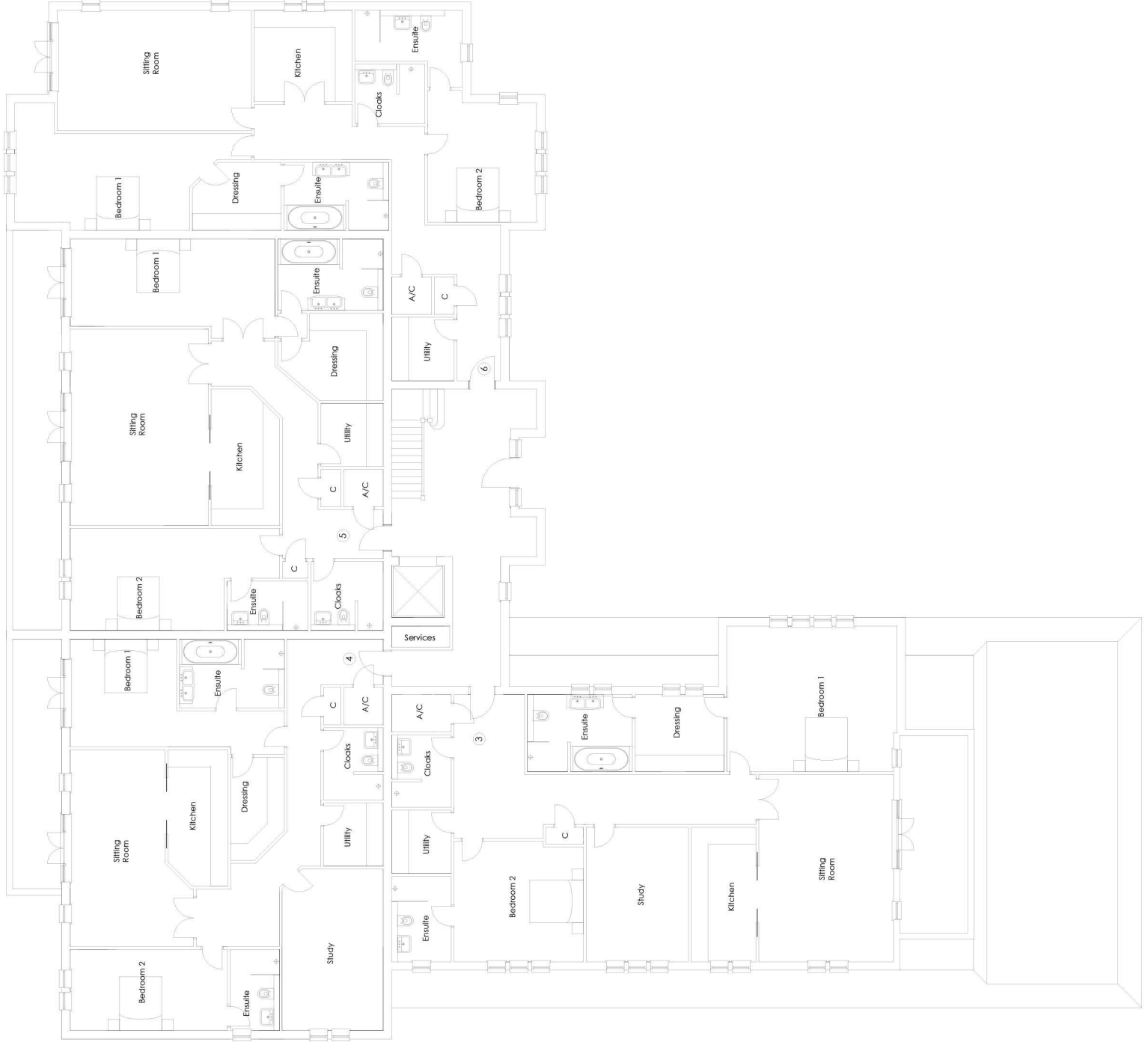
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Date: **11.10.16**

Drawn: **N. Millin**

Dwg No. **FLU.249.3A.03**

Rev **B**



Rev	Date	Description

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LEICESTERSHIRE, LE9 4AB
TEL: 01753 831572, 4081 27814, 8484973
E-MAIL: SALES@FLUENT-DESIGN.CO.UK
WWW.FLUENT-DESIGN.CO.UK

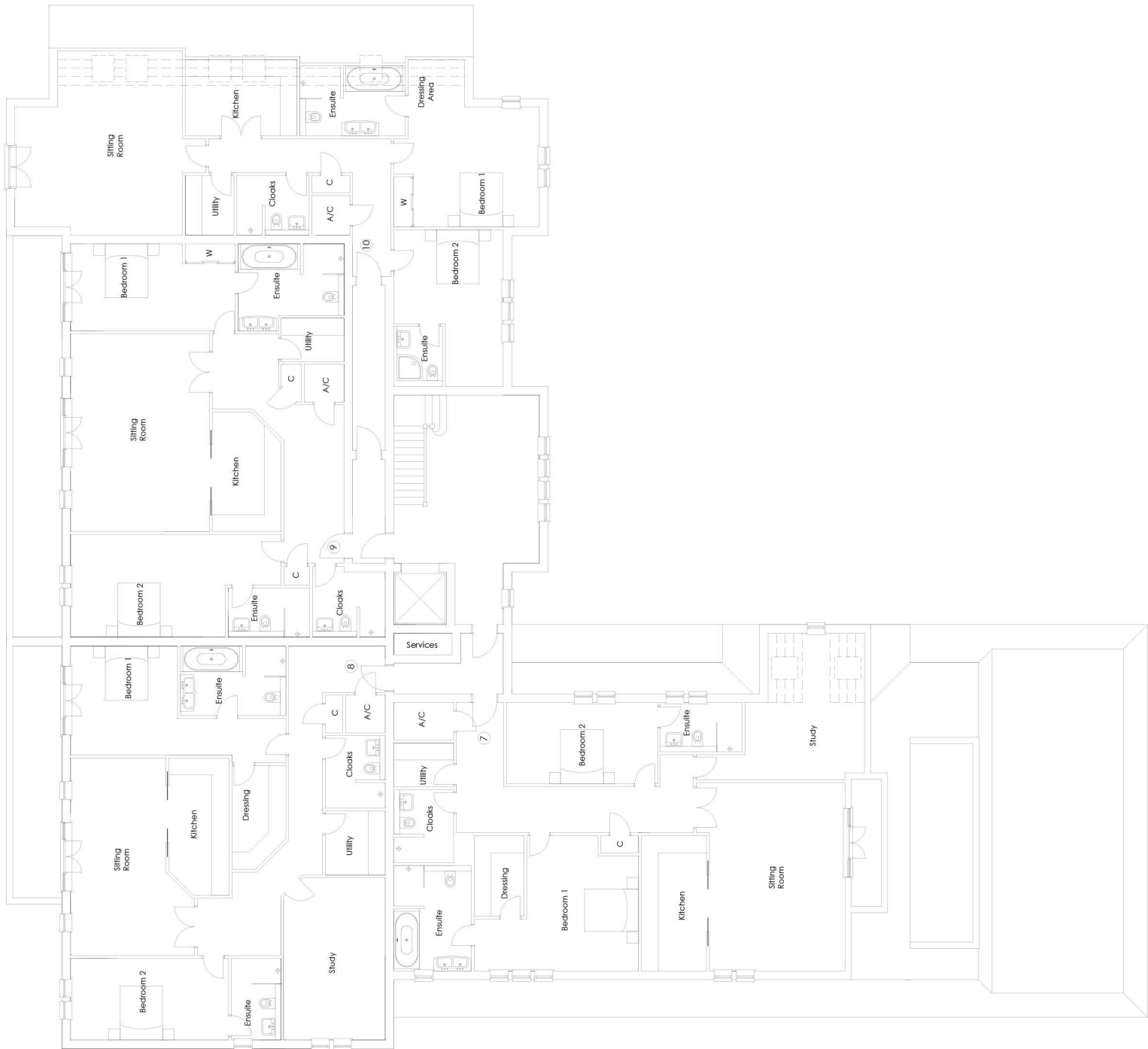
Client: **Westcombe Homes Ltd**

LST Site C, Green Lane, Northwood

Ground Floor Plan

1:100 @ A2 0 1 2 3

Scale	Dwg No.
1:100 @ A2	FLU.249.3A.04
Date	Rev
11.10.16	
Drawn	
N. Millin	



Rev	Date	Description

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221, CLARE ROAD, STAMFORD,
LEICESTERSHIRE LE8 5RQ, ENGLAND
TEL: 01753 831572, 408127414, 4484973
E-MAIL: SALES@FLUENT-DESIGN.CO.UK
WWW.FLUENT-DESIGN.CO.UK

Client: **Westcombe Homes Ltd**

LST Site C, Green Lane, Northwood

First Floor Plan

1:100 @ A2
0 1 2 3

Scale	Dwg No.
1:100 @ A2	FLU.249.3A.05
Date	Rev
11.10.16	
Drawn	
N. Millin	



Rev	Date	Description

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ARCHITECTS & INTERIORS
221, CLARE ROAD, STAMFORD,
LEICESTERSHIRE LE8 5RQ
TEL: 01753 831572, 408127814, 4484873
E: MAIL: SALES@FLUENT-DESIGN.CO.UK
WWW.FLUENT-DESIGN.CO.UK

Client: **Westcombe Homes Ltd**

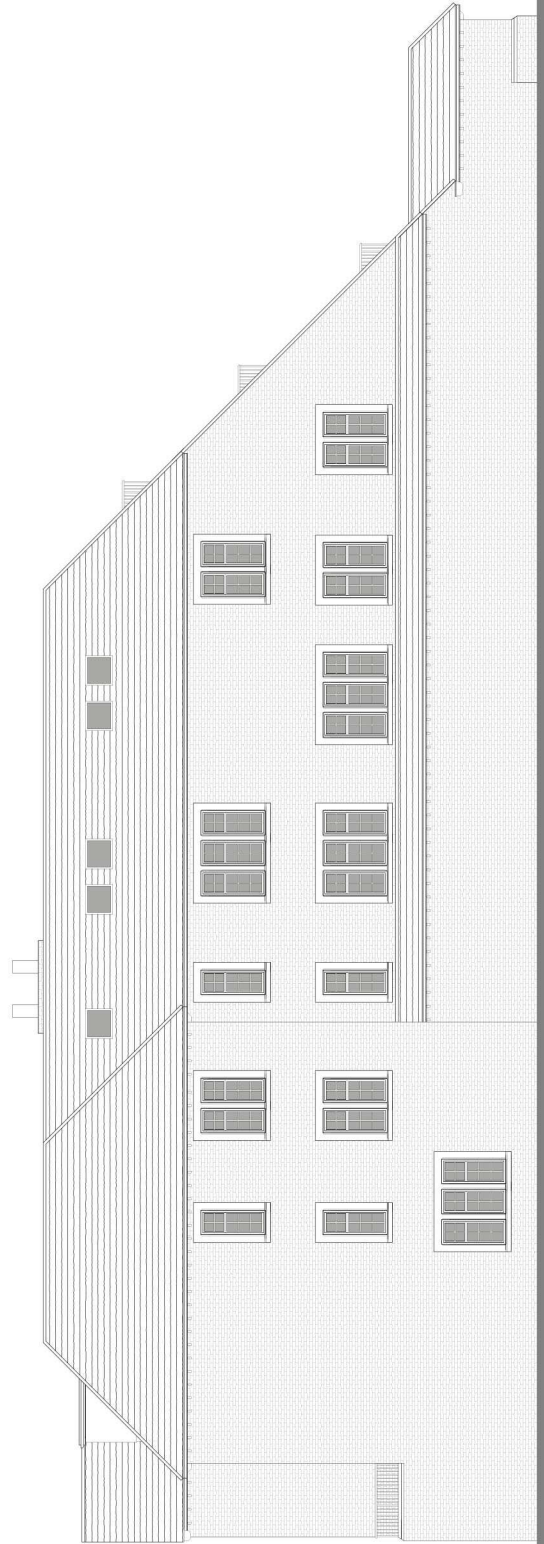
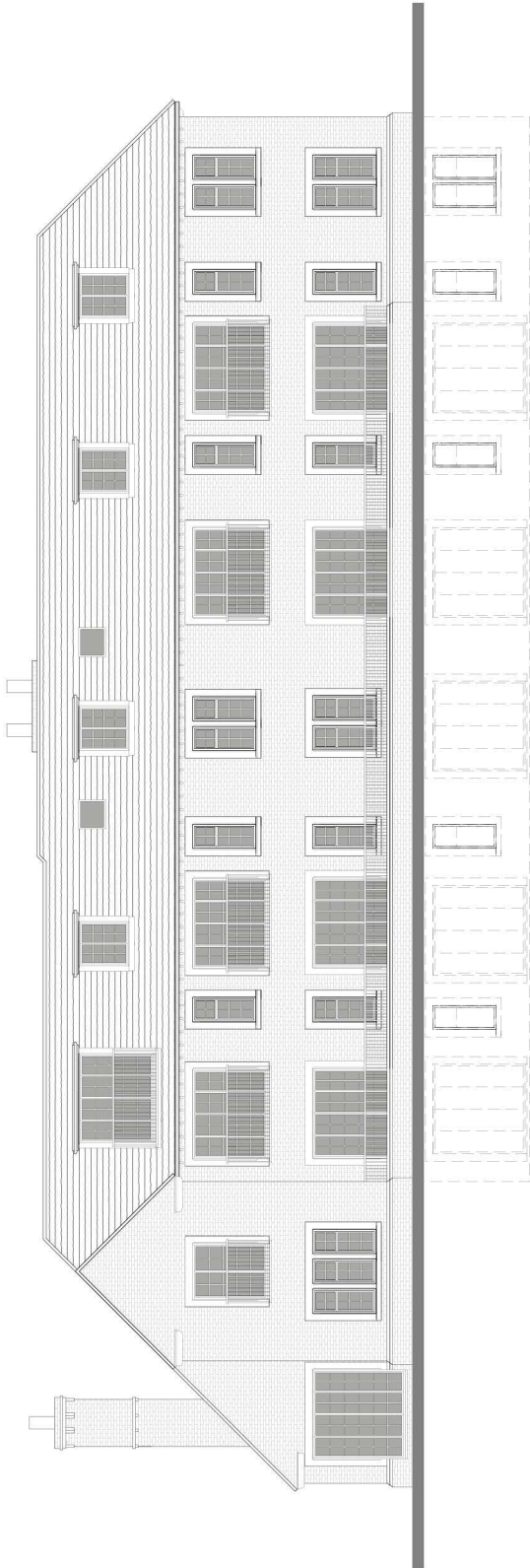
LST Site C, Green Lane, Northwood

Second Floor Plan

1:100 @ A2

0	1	2	3
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Scale	Dwg No.
1:100 @ A2	FLU.249.3A.06
Date	Rev
11.10.16	
Drawn	
N. Millin	



Rev	Date	Description

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ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAMFORD,
MIDDLESEX UB8 3PH, U.K.
TEL: 01753 631572, 0800 077614, 01832 47473
E-MAIL: SALES@FLUENT-DESIGN.CO.UK
WEB: FLUENT-DESIGN.CO.UK

Client: **Westcombe Homes Ltd**

LST Site C, Green Lane, Northwood

Rear & Side Elevations

1:100 @ A2 0 1 2 3

Scale	Dwg No.
1:100 @ A2	FLU.249.3A.08
Date	Rev
11.10.16	
Drawn	A
N.Millin	



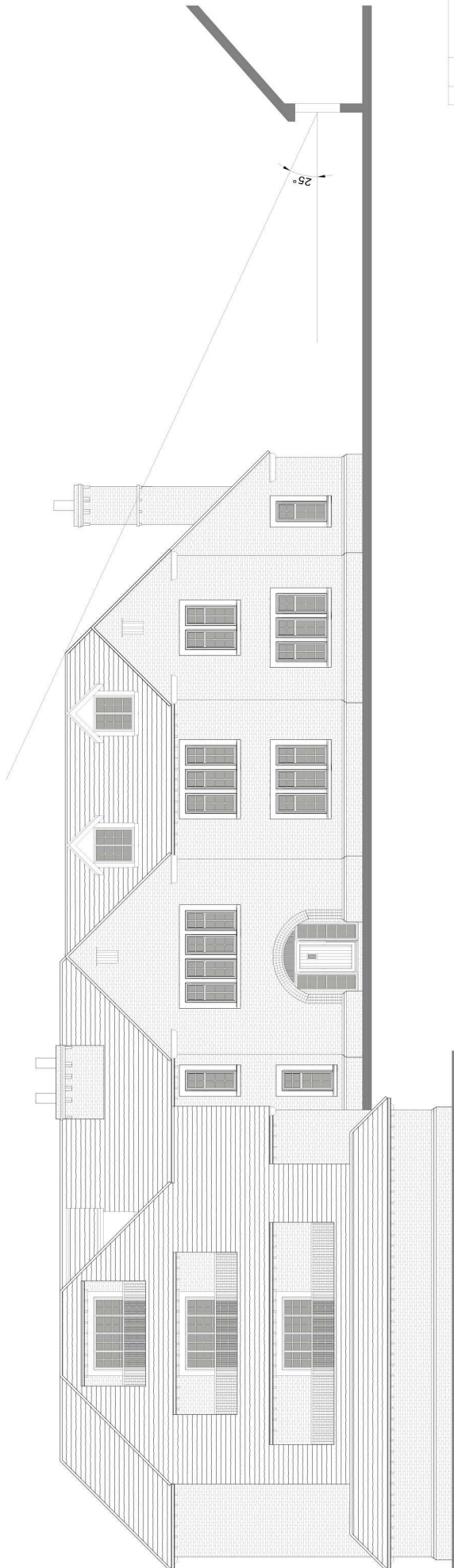
Rev	Date	Description

FLUENT
ARCHITECTURAL DESIGN SERVICES

ARCHITECTURAL SERVICES
223, CLARE ROAD, STANBROOK,
TEL: 01793 201572, MOBILE: 07954 184872
E-MAIL: SALES@FLUENTDESIGN.CO.UK
WWW.FLUENTDESIGN.CO.UK

Client:		Westcombe Homes Ltd
LST Site C, Green Lane, Northwood		
Landscaping		
Scale	1:200 @ A2	Dwg No. FLU.249.LP.01
Date	13.09.17	Rev
Drawn	N.Millin	C





Rev	Date	Description

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ARCHITECTURAL DESIGN SERVICES

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ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAMFORD,
MIDDLESEX UB11 1AB, U.K.
TEL: 01753 631572, 0181 677614, 0181 677615
E-MAIL: SALES@FLUENT-DESIGN.CO.UK
WWW.FLUENT-DESIGN.CO.UK

Client: **Westcombe Homes Ltd**

LST Site C, Green Lane, Northwood

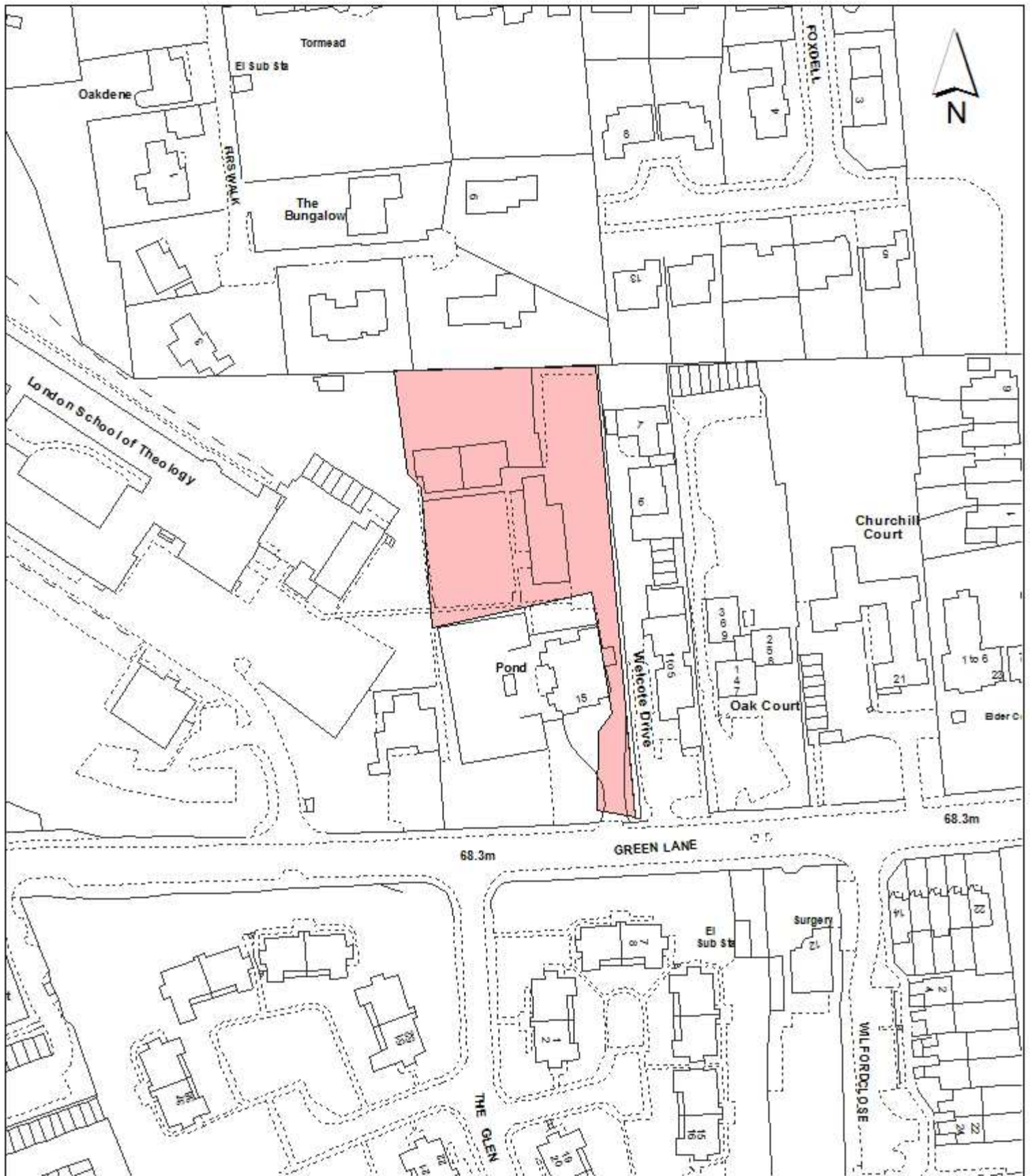
BRE 25° Test



Scale	Dwg No.
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Date	Rev
11.10.16	

Drawn: **N. Millin**



Notes:

 Site boundary

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Site Address:

**London School of Theology
Green Lane**

Planning Application Ref:

10112/APP/2017/2077

Planning Committee:

Major Page 130

Scale:

1:1,250

Date:

January 2018

**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 AIRLINK HOUSE, 18-22 PUMP LANE HAYES

Development: Variation of Conditions 2 (Approved Plans), 3 (Supporting Documents), 6 (Landscaping) and 13 (Car Parking) of planning permission ref: 5505/APP/2015/1546 dated 29/04/2017 (Erection of a 3 storey side extension to existing hotel and conversion of banqueting hall and first floor bathrooms to create a 52 bedroom hotel with associated undercroft driveway and car parking) to reflect changes to the internal layout, landscaping and fenestration

LBH Ref Nos: 5505/APP/2017/3179

Date Plans Received: 31/08/2017

Date(s) of Amendment(s):

Date Application Valid: 04/09/2017

AREA 5 HA
SCALE 1:2500

CENTRE COORDINATES: 510059, 179829



Airlink Hotel Nos. 18 to 22 Pumplane
Hayes, Middx. UB3 3NB-Block Plan
scale 1:2500@A4
DWG. NO.
AIR/52BEDS/EXI/BLOCK/2500/02



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Licence No: 100047474



	Project: 18-22 PUMP LANE HAYES MIDDLESEX UB3 3NB	Title: PROPOSED GROUND FLOOR PLAN	Scale: 1:200 @ A3 Date: 02.05.2017 Drawing No.: 2800 - A/RLINK/11
	239 Western Road, Southall, Middlesex, UB2 9HS Tel : 020 8571 1369 Fax: 020 8643 2008	Revision	Revision



	Project: 18-22 PUMP LANE HAYES MIDDLESEX UB3 3NB	Title: PROPOSED FIRST FLOOR PLAN	Scale: 1:200 @ A3 Date: 02/05/2017 Drawing No.: 2800 - AIRLINK/12 Revision:
	239 Western Road, Southall, Middlesex, UB2 5HS Tel : 020 8571 1369 Fax: 020 8643 2008		

PROPOSED FIRST FLOOR PLAN@+3.30FFL & +3.95FFL

SCALE 1:200@A3





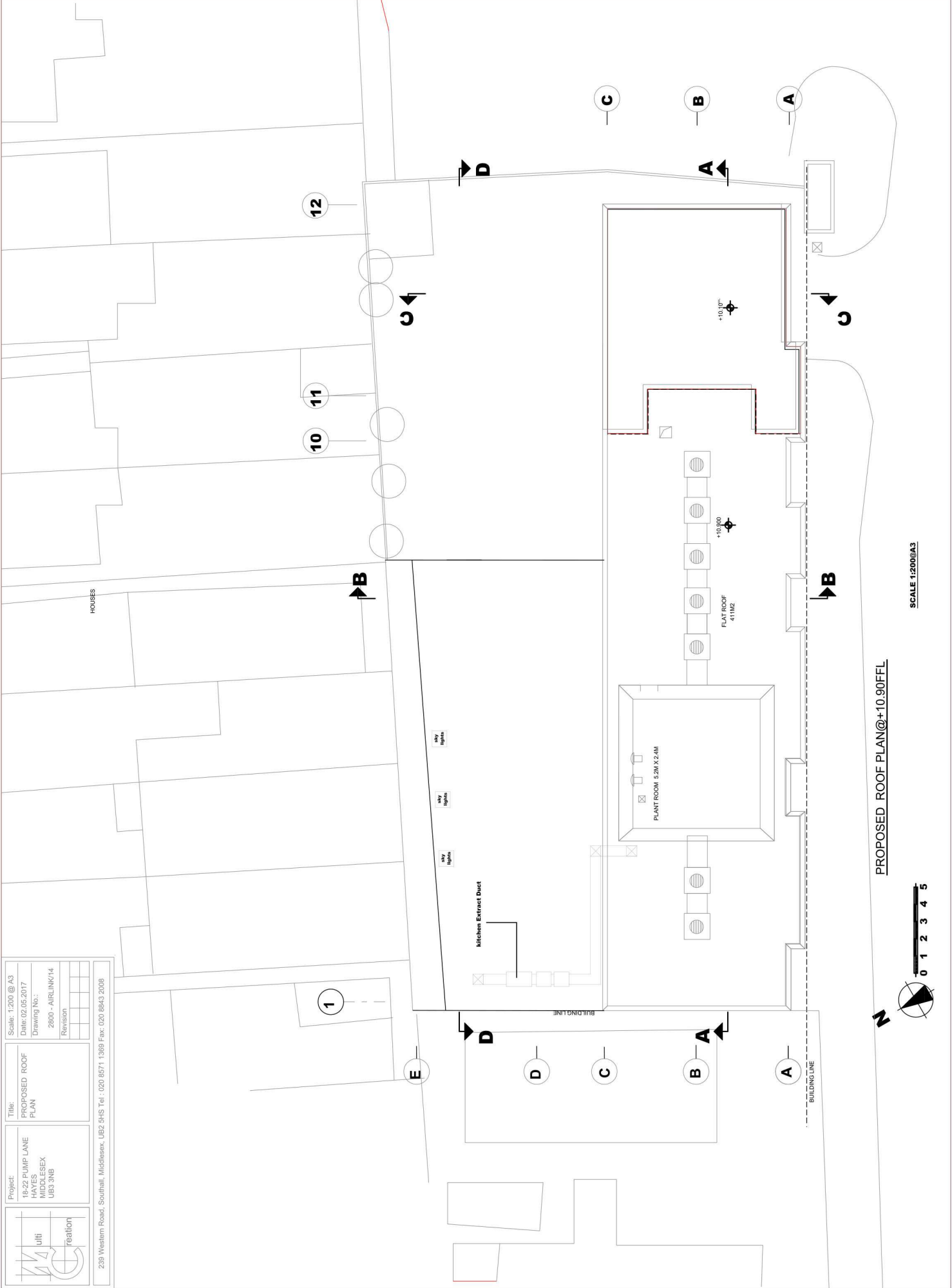
	Project: 18-22 PUMP LANE HAYES MIDDLESEX UB3 3NB	Title: PROPOSED SECOND FLOOR PLAN	Scale: 1:200 @ A3 Date: 02.05.2017 Drawing No.: 2800 - AIRLINK/13
	239 Western Road, Southall, Middlesex, UB2 5HS Tel : 020 8571 1369 Fax: 020 8643 2008		

PROPOSED SECOND FLOOR PLAN@+6.60FFL

SCALE 1:200@A3

0 1 2 3 4 5





	Project: 18-22 PUMP LANE HAYES MIDDLESEX UB3 3NB	Title: PROPOSED ROOF PLAN	Scale: 1:200 @ A3 Date: 02.05.2017 Drawing No.: 2800 - AIRLINK/14 Revision:
	239 Western Road, Southall, Middlesex, UB2 5HS Tel : 020 8571 1369 Fax: 020 8643 2008		

PROPOSED ROOF PLAN@+10.90FFL

SCALE 1:200@A3

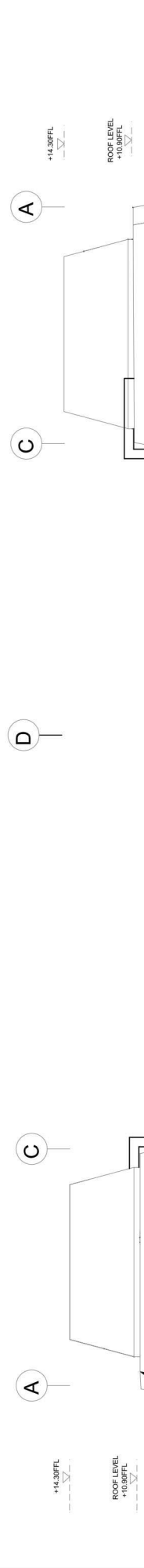
	Project: 18-22 PUMP LANE HAYES MIDDLESEX UB3 3NB	Title: PROPOSED FRONT & SIDE ELEVATIONS	Scales: 1:200 @ A3 Date: 02.05.2017 Drawing No.: 2800 - AIRLINK/15
	239 Western Road, Southall, Middlesex, UB2 5HS Tel : 020 8571 1369 Fax : 01893 2008		



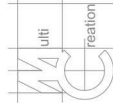
PROPOSED FRONT (SOUTH) ELEVATION
 SCALE 1:200@A3
 0 1 2 3 4 5

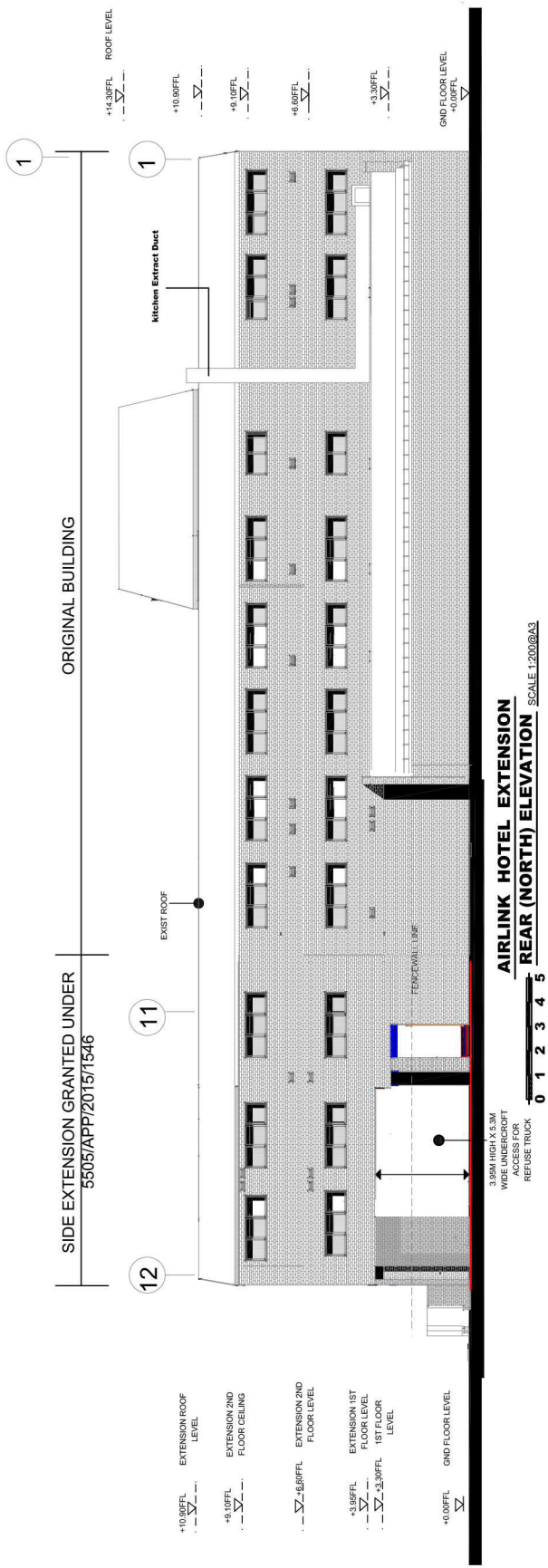


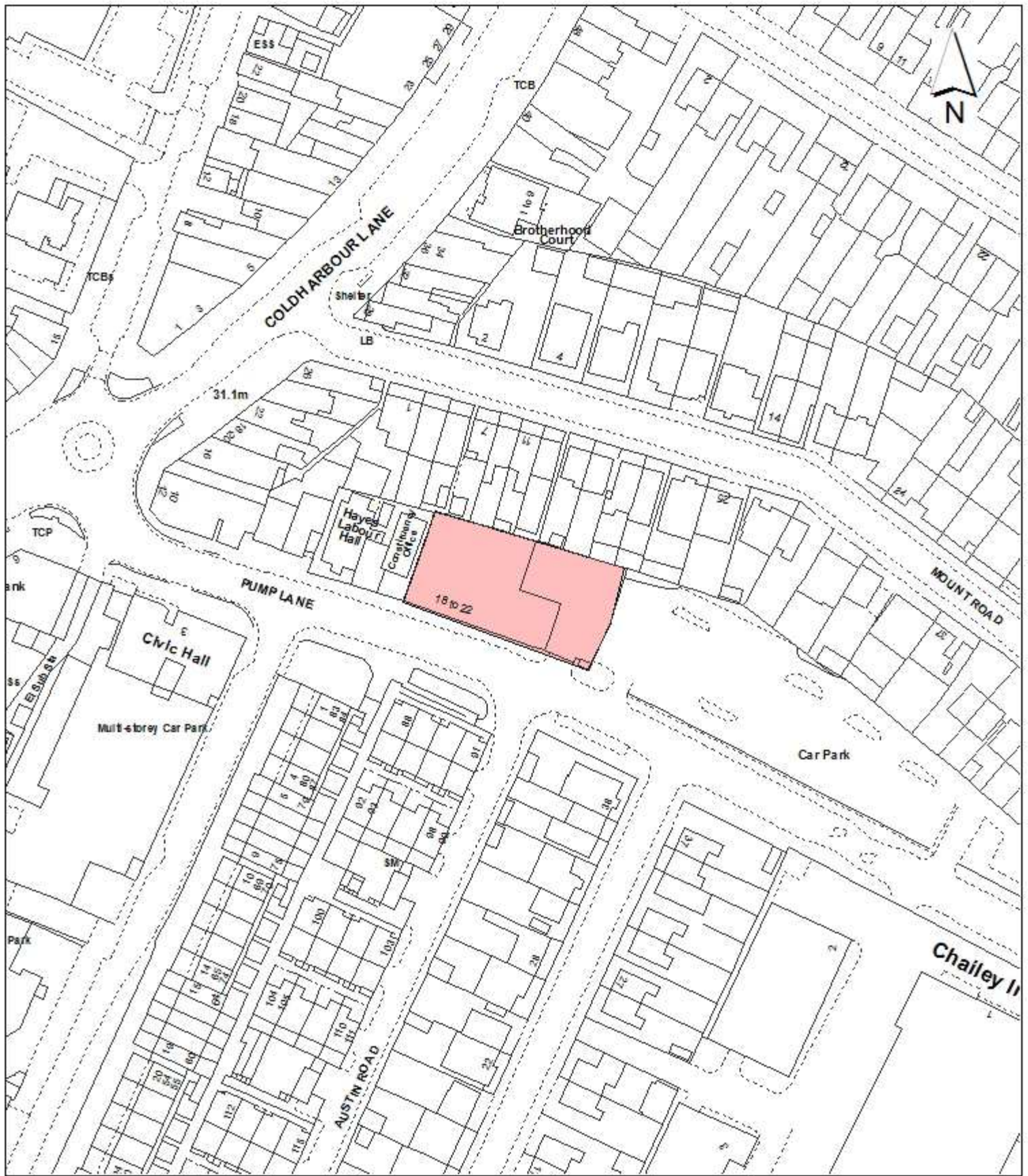
PROPOSED RIGHT (EAST) ELEVATION
 SCALE 1:200@A3
 0 1 2 3 4 5



PROPOSED LEFT (WEST) ELEVATION
 SCALE 1:200@A3
 0 1 2 3 4 5

	Project: 18-22 PUMP LANE HAYES MIDDLESEX UB3 3NB	Title: PROPOSED REAR ELEVATION	Scale: 1:200 @ A3 Date: 02.06.2017 Drawing No.: 2800 - AIRLINK/66															
	Revision <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																	
239 Western Road, Southall, Middlesex, UB2 5HS Tel : 020 8571 1369 Fax: 020 8643 2008																		





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 Site boundary

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Site Address:

Airlink House

Planning Application Ref:

5505/APP/2017/3179

Planning Committee:

Major Page 139

Scale:

1:1,250

Date:

January 2018

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 KITCHENER HOUSE WARWICK ROAD WEST DRAYTON

Development: Variation of Conditions 2 (Approved Plans), 8 (Landscape Scheme), 9 (Traffic Management), 10 (Code for Sustainable Homes), 11 (Acoustic Measures), 16 (Energy Reduction), 17 (Air Pollution Mitigation), 18 (Secured by Design), 21 (Levels), 22 (Noise Protection), 23 (Car Parking Management) and 24 (Access Way) of planning permission ref: 18218/APP/2013/2183 dated 14-02-2014 (Erection of a part single, two, three and 4 storey building to provide 23 residential units, consisting of 14 x 2 bedroom, 9 x 1 together with 250sqm of retail/commercial space, with associated parking, cycle and bin storage and amenity space, involving demolition of existing buildings).

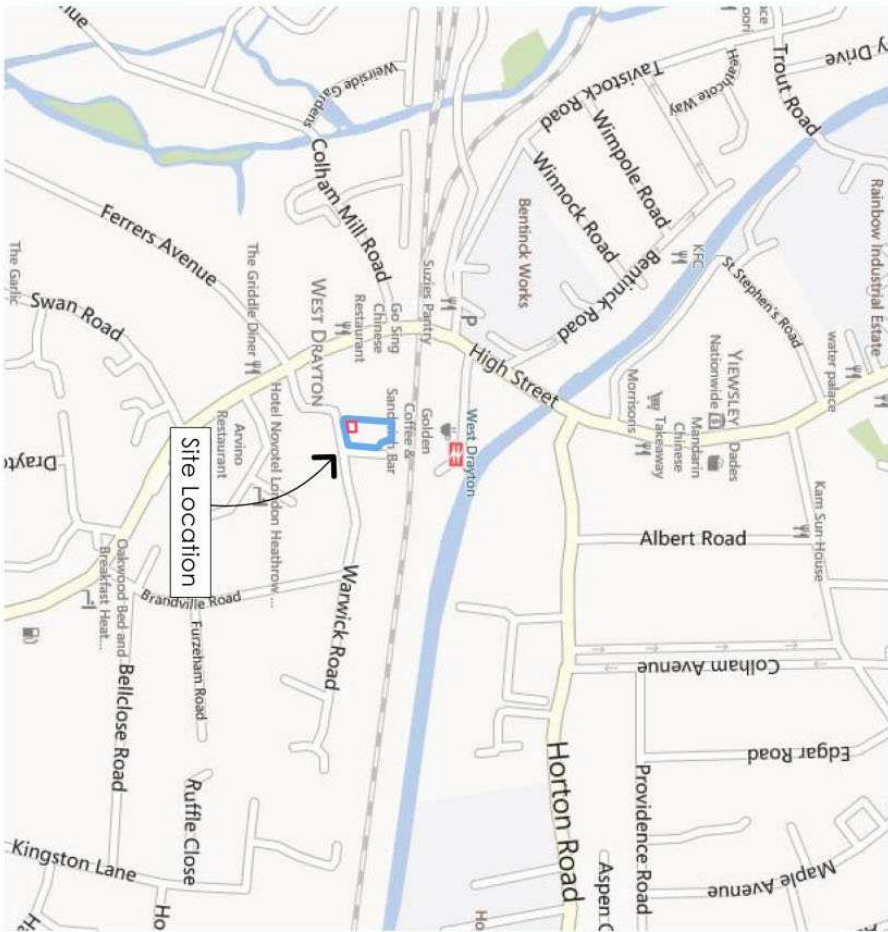
LBH Ref Nos: 18218/APP/2017/3711

Date Plans Received: 12/10/2017

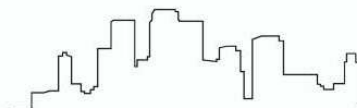
Date(s) of Amendment(s):

Date Application Valid: 12/10/2017

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Revision	Description	Drawn	Checked	Date					
Preliminary	<input type="checkbox"/>	Information	<input checked="" type="checkbox"/>	Tender	<input type="checkbox"/>	Construction	<input type="checkbox"/>	As Built	<input type="checkbox"/>



Woods Hardwick
Architects, Engineers and Development Consultants



Title **KITCHENER HOUSE
WEST DRAYTON**

Details **APARTMENT 24 - LOCATION PLAN**

15-17 Goldington Road
Bedford
MK40 3NH
United Kingdom
T. +44 (0)1234 268862
F. +44 (0)1234 353034
mail@woodshardwick.com
www.woodshardwick.com

Scale As indicated Date **Page 141** Drawn CH Chk JK

17247 - SK 89

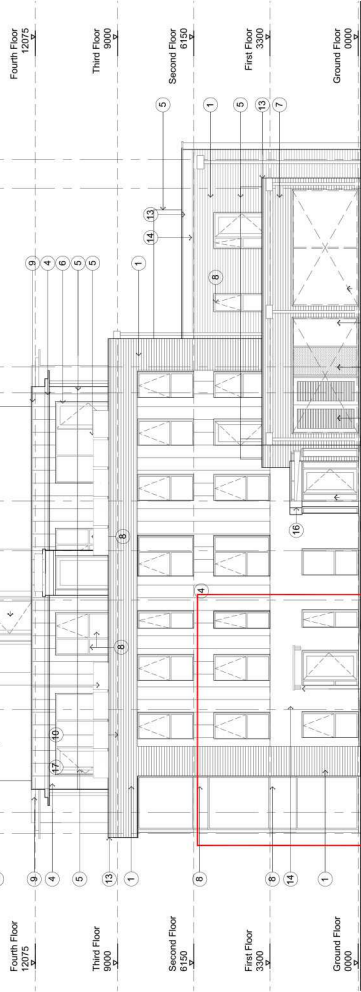
PLANNING

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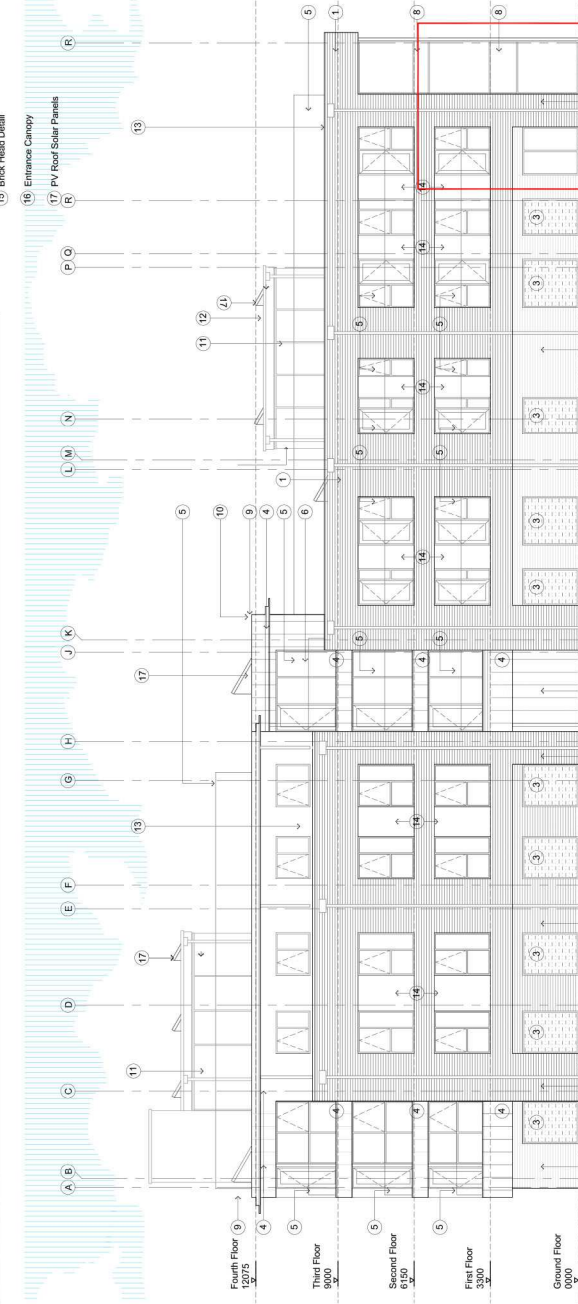
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MATERIALS KEY

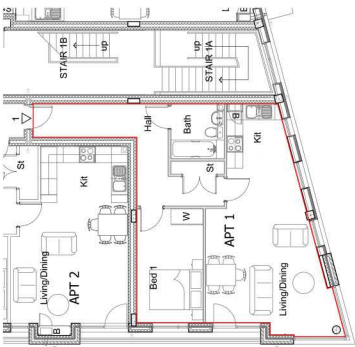
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- Red Facing Brick
- Grille Screen
- Cladding
- Opaque Glazed Panel Balustrade
- Powder Coated Aluminium Window Frames
- Grey Glazed Bricks
- Spandrel panel
- Powder Coated Aluminium projecting Bricks
- Powder Coated Aluminium curtain walling
- Powder Coated Aluminium fascia
- Powder Coated Aluminium cladding
- Reference panel
- Black Head Detail
- Entrance Canopy
- PV Panel Solar Panels



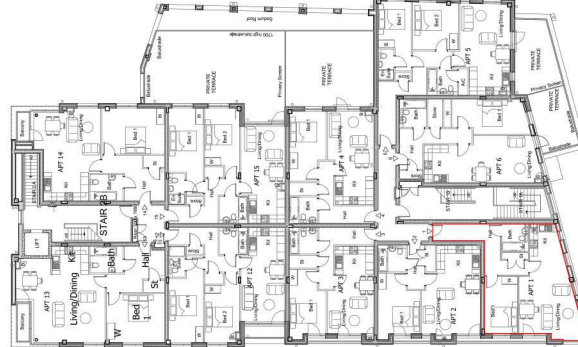
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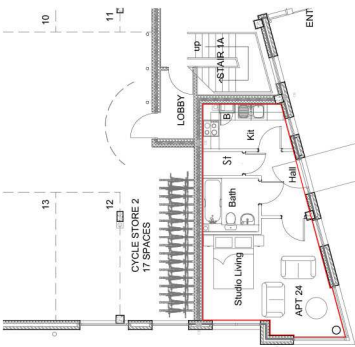
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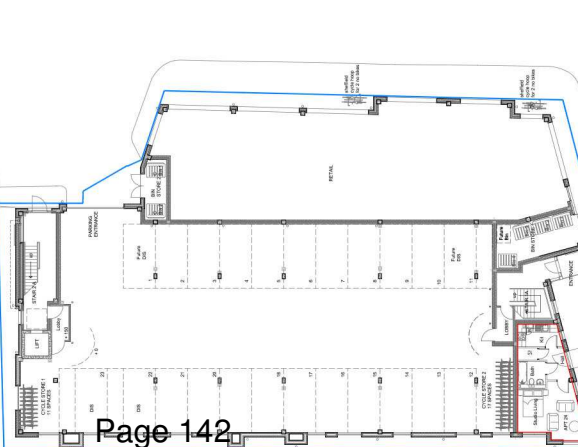
PROPOSED - PART FIRST FLOOR PLAN
Scale 1:100



PROPOSED FIRST FLOOR PLAN Scale 1:200



PROPOSED - PART GROUND FLOOR PLAN
Scale 1:100



PROPOSED GROUND FLOOR PLAN Scale 1:200

PLANNING

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<input type="checkbox"/>	Construction	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	As Built	<input type="checkbox"/>	<input type="checkbox"/>	

The
**KITCHENER HOUSE
WEST DRAYTON**
PROPOSED

Woods Hardwick
Architects, Engineers and Development Consultants
15-17 Galsington Road
HKO3 2HR
Tel: 01274 26880
Fax: 01274 39304
www.woods-hardwick.com

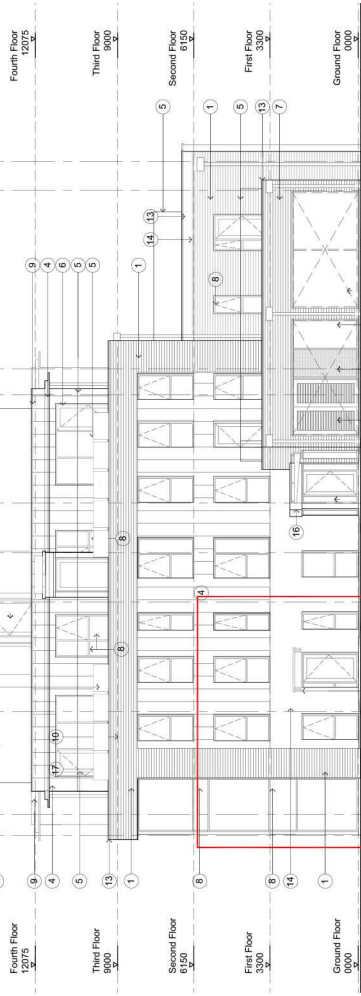
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17247 - SK 91

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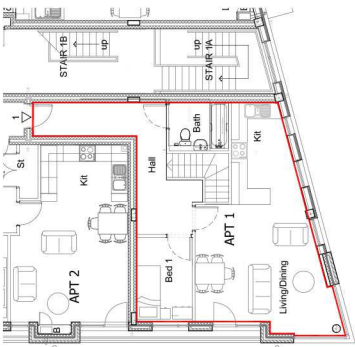
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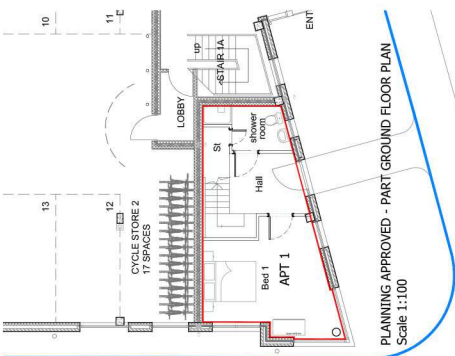
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- Red Facing Brick
- Grille Screen
- Cladding
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- Grey Glazed Bricks
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- Reference panel
- Brick Head Detail
- Entrance Canopy
- PV Panel Solar Panels



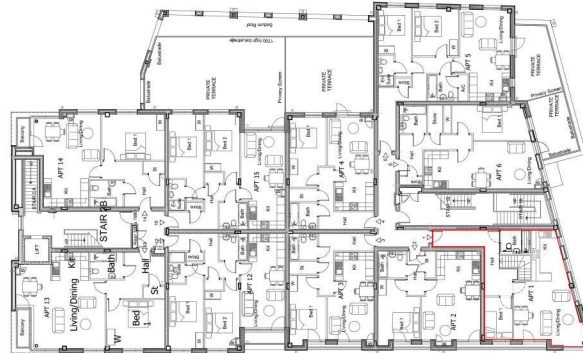
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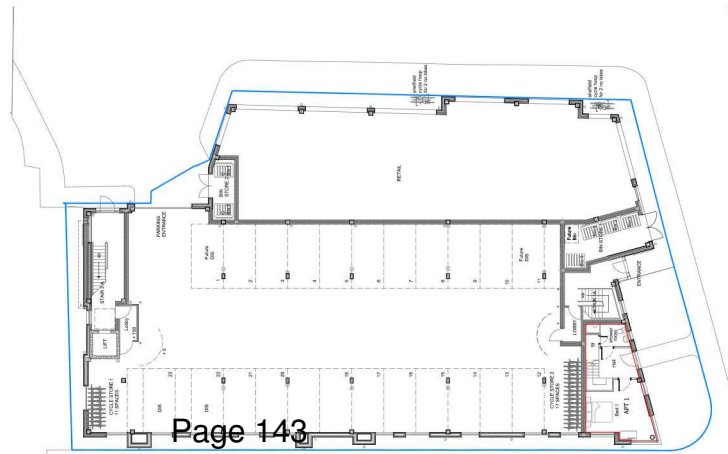
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Scale 1:100



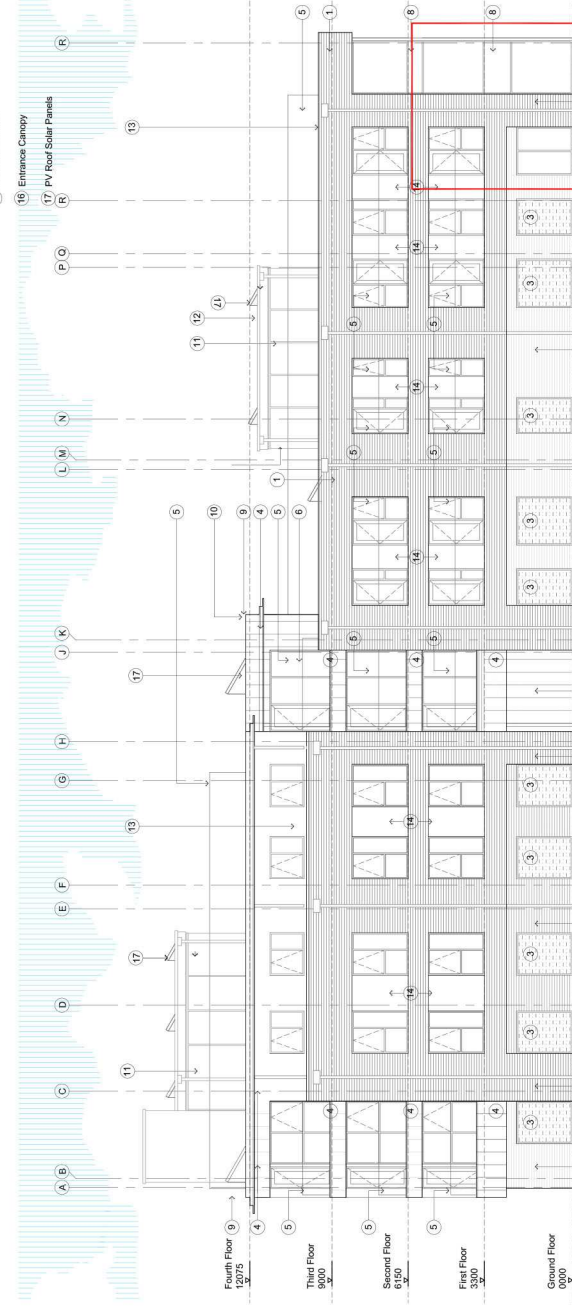
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Scale 1:100



PLANNING APPROVED FIRST FLOOR PLAN Scale 1:200



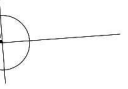
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PLANNING APPROVED - PROPOSED WEST ELEVATION

PLANNING

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WOODS HARDWICK
Architects, Engineers and Development Consultants

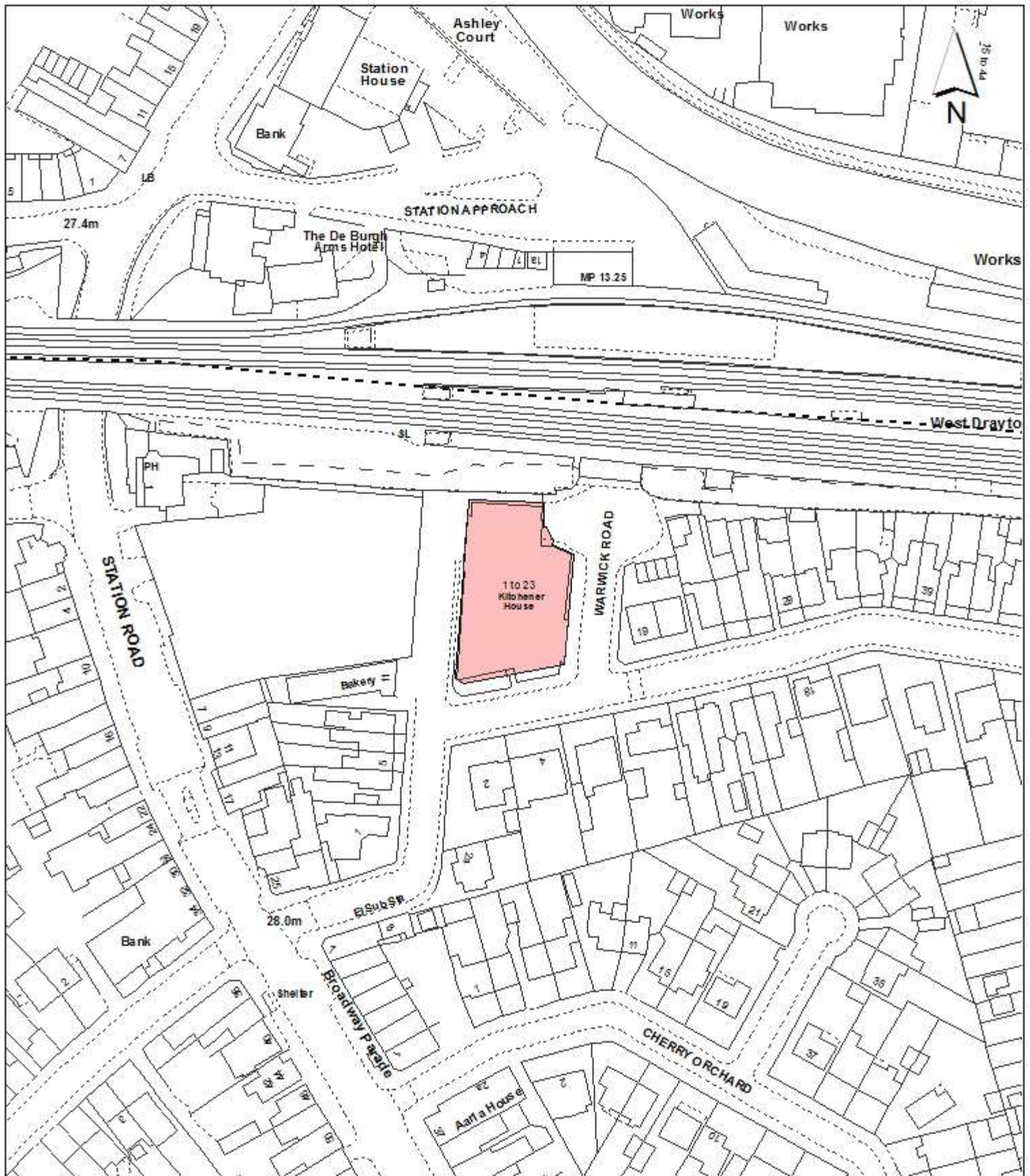
15-17 Colindale Road
HND 3M
London NW9 1UH
T: +44 (0)208 268800
F: +44 (0)208 393094
www.woodsardwick.com

**KITCHENER HOUSE
WEST DRAYTON**

**APARTMENT 24 - PLANS & ELEVATIONS
PLANNING APPROVED**

Scale: 1:100@A1 Date: 2016-07-19 Drawn: CH Ck: JK

17247 - SK 90



Notes:

 Site boundary

For identification purposes only.

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Site Address:

Kitchener House

Planning Application Ref:

18218/APP/2017/3711

Planning Committee:

Major Page 144

Scale:

1:1,250

Date:

January 2018

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON



HILLINGDON LONDON

Meeting:	Major Applications Planning Committee	
Date:	31st January 2018	Time: 6:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6; 11720/APP/2017/4058	Location: Sipson Recreational Ground
Amendments/Additional Information:	Officer Comments:
Comments from the Greater London Archaeological Advisory Service (GLAAS) have not yet been received.	The standard condition relating to works in an Archaeological Priority Zone will remain in place as per the agenda report (Condition 10)
Item: 7; 10112/APP/2017/2077	Location: London School of Theology
Amendments/Additional Information:	Officer Comments: For clarification
Amend Condition 7 part 2 to state the following: 2. Details of Hard Landscaping 2.a Refuse Storage 2.b Cycle Storage (for 24 cycles) 2.c Means of enclosure/boundary treatments 2.d Car Parking Layouts (to include 24 car parking spaces including 2 disabled spaces, 2 motorcycle spaces, 5 active electrical charging points and 5 passive electrical charging points) 2.e Hard Surfacing Materials 2.f External Lighting	For clarification only, this does not change the officer recommendation on this application.
Item: 9; 18218/APP/2017/3711	Location: Kitchener House, Warwick Road, West Drayton
Amendments/Additional Information:	Officer Comments:
The plans pack contains only the drawings proposed as part of this application, and only those which are relevant to the consideration of the changes proposed. The full list of drawings on page 87 of the committee report include all previously approved plans, which must be carried forward to this planning decision notice.	For clarification only, this does not change the officer recommendation on this application.

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