



HILLINGDON  
LONDON



# Major Applications Planning Committee

**Date:** THURSDAY, 5 APRIL 2018

**Time:** 6.00 PM

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE

**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:** Monday, 26 March 2018

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This Agenda is available online at:  
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=325&Year=0>

***Putting our residents first***

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# Useful information for residents and visitors

## *Watching & recording this meeting*

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

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



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

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

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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

### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

### About the Committee's decision

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

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

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

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

## Agenda

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### CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

### PART I - Members, Public and Press

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

#### Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land comprising the former Imperial House, Victoria Road, Ruislip  5039/APP/2017/4163	South Ruislip	Variation of conditions 3 (Supporting plans and/or documents) and 20 (No more than two deliveries / collections in the servicing hours) of planning permission ref: 5039/APP/2015/4395 dated 17/10/2017: Construction of 2,554sqm. GIA (1,687spm sales area) Class A1 discount food store with associated access arrangements, car parking and landscaping (involving the demolition of Imperial House, former Comet building and vacant Value Windows Ltd building) and external refurbishment / re-cladding of Bensons for Beds unit to allow unrestricted numbers of deliveries / collections during the servicing hours (outside of the hours 07:00 to 23:00, Mondays to Saturdays and 20:00 to 18:00 on Sundays, Public and Bank Holidays).  <b>Recommendation: Refusal</b>	7 - 24  46 - 62

## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Hillingdon & Uxbridge Cemetery  64409/APP/2018/537	Brunel	Proposed installation of floor mounted fanned convection gas heaters with flue through external wall and associated surface fixed gas supply feed.  <b>Recommendation: Approval</b>	25 – 30  63 - 66
8	Rainbow & Kirby Industrial Estates  38058/APP/2017/1340	Yiewsley	Reserved Matters relating to Appearance and Landscaping of outline planning permission ref: 38058/APP/2013/1756 dated 23-07- 2014 for Demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care / dementia sheltered housing scheme (C3), 1,529.4sq.m light industrial floorspace comprising 17 business units (B1c) and 611.30sq.m of restaurant / café (A3) floorspace, associated open space, car parking and landscaping.  <b>Recommendation: Approval</b>	31 – 44  67 - 86

## PART I - Plans for Major Applications Planning Committee 45 - 86

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## Minutes



**MAJOR Applications Planning Committee**

**13 March 2018**

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Jazz Dhillon, Janet Duncan, Henry Higgins, John Morgan, John Oswell, Brian Stead and David Yarrow</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning, Transportation and Regeneration), Peter Loveday (Highway Development Engineer), Mandip Malhotra (Pre - Applications Manager), Roisin Hogan (Legal Advisor) and Anisha Teji (Democratic Services Officer)</p> <p><b>Other Councillors</b>  Councillor Shehryar Ahmed Wallana (Ward Councillor in attendance)</p>
141.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There no apologies for absence.</p>
142.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
143.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED</b> - That the minutes from 20 February 2018 be approved as an accurate record.</p>
144.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
145.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all agenda items would be heard in Part I.</p>

Officers introduced the report and provided an overview of the application. Planning permission was sought for the demolition of existing buildings and erection of 104 self contained units, community space, the provision of car parking, associated landscaping, drainage and other ancillary work. Officers highlighted the addendum, made a verbal amendment and made a recommendation for approval.

Two petitioners shared the five minutes speaking time and spoke in objection of the application. In total, the petitions had in excess of 400 signatures against the application.

In summary, the first petitioner submitted that the petition signatories strongly objected to the tower block development and it was out of character. The petitioner requested that affordable bungalows were built rather than flats with balconies overlooking neighbouring properties. The petitioner submitted that the rapid erection of high density flats had shocked residents and there was a concern that this would impact local nurseries, schools and surgeries. Traffic and the level of pollution had also increased in the area.

The second petitioner reiterated the points raised by the first petitioner. The petitioner submitted that the latest application was only seven dwellings smaller than the previous application that was refused. This application was still grossly overdeveloped in terms of bulk, size, height and overlooking existing housing. It was far too high for the street scene and traffic in the area would increase. The Comag site was situated directly next to two storey Edwardian buildings and close to a housing estate. Residents were already experiencing anti social behaviour caused by the densely populated over developed site. Local residents had to change their way of life to live. The petitioner stated that there was no local infrastructure to support this type of development.

Both petitioners asked for the application to be refused.

The applicant's agent addressed the Committee. The agent spoke in support of the application. He drew the Committee's attention to a number of key points. Since the previous application, the applicant had worked closely with officers to respond to the concerns raised and worked on the reasons for refusal. The applicant had active dialogue with local residents. The revised application had reduced in size, bulk and was smaller in scale, reducing from eight to seven storeys. There had been a redesign that featured traditional roofs reflecting the local character. The agent submitted that this was a town centre site within 100 m of the cross rail location and people were obliged to make the most out of this. In relation to affordable housing, the scheme provided 35% affordable housing including family size accommodation. Parking was provided with a ratio of 1:1 alongside electronic parking points and motor cycle spaces. In terms of highways, the scheme would result in a net reduction in vehicle trips compared to current vehicle use on the site. In relation to amenity, all new homes would have the appropriate distance in accordance with policy. Boundaries had been set back to avoid overlooking. All neighbouring amenity spaces had passed the overshadowing test and there would be no unacceptable use of light, overlooking or privacy. He urged the Committee to follow the officer's recommendation.

In response to a Member question regarding sun light and its impact on residents, the agent confirmed that the question was whether there was a significant adverse effect on residents. He confirmed that there would be an adequate level of day light and sunlight. The Chairman also asked the applicant's agent if they'd withdraw the appeal if tonight's application was approved. The agent said he understood that to be the case.

Cllr Shehryar Ahmed Wallana, Ward Councillor for Yiewsley addressed the Committee. He summarised the proposed changes to the development. He submitted that the applicant could agree to reduce the footprint. Cllr Ahmed Wallana's main concern was the impact on residents and he submitted that unless the building was minimised, the application should be refused.

Members clarified whether the bulk of the property was the same. It was confirmed that at the back of the site, a storey had been taken off. The overall character of the wider area was varied with mixed architecture and use of materials.

Members commented that the site visit was useful. Members accepted that the applicant had gone some way to address the concerns raised previously and this was a better scheme than the previous one. However, there were still some concerns in relation to a tree on the corner. The Chairman drew Members' attention to the addendum in relation to the tree. There was some doubt whether the tree could be retained.

Members questioned the town houses. All the other town houses in the area had straightforward picture roofs. The roof in question was a gable roof and was distinctly different from neighbouring roofs. There was no attempt to make it within the character of the area. Members accepted that there was a transition period in the area, but considered that it should not be at the cost of existing residents. Although parking, allocated spaces and electronic vehicle charging points were all good factors, some Members were still concerned about the bulk on Winnock Road.

Officers clarified that this was a new development and the area was changing. The current proposal took greater steps to address some of the previous concerns raised. When this was heard previously there were significant concerns regarding day and sun light. Officers confirmed that based on BRE guidelines, there would be no loss of sun or day light. Officers explained that although this was a suburban location, the Council had to take account of local, regional and national plans to optimise development. This development was in accordance within planning policies. The use of materials used could be controlled through the creation of a materials condition.

Members refused this application once and laid down the changes to be made. Members expressed sympathy towards residents. However, Members noted that amendments and revised plans had now been submitted and the concerns raised had been addressed. Members questioned whether it would be in the best interests of residents to refuse this application. Members considered that, on whole, this was a balanced amendment to a previous application that was properly rejected due to its impact on residents. The bulking and the mass had been adjusted so that it met some of the concerns with regards to the urban setting. Members discussed the impact of sun and day light and accepted that there had been proper studies that indicated that the standards were acceptable.

Officers provided a verbal addendum update that the need for a review mechanism was not required as the scheme delivers a policy compliant scheme. It was delegated to the Head of Planning to make this change prior to a formal decision being issued.

The Chairman noted that there was a suggestion to remove future permitted development rights to extend the height of the property. The Chairman suggested delegating this to the Head of Planning to word.

The officer's recommendation was moved, seconded, and when put to a vote, there

	<p>five votes in favour and three votes against.</p> <p><b>RESOLVED - That the application be approved as per officer's recommendation, subject to:</b></p> <ul style="list-style-type: none"> <li>a) the section 106 agreement;</li> <li>b) the changes in the addendum;</li> <li>c) delegating authority to the Head of Planning, in consultation with the Chairman and Labour Lead, to draft, review and finalise the conditions;</li> <li>d) adding a condition stating 'notwithstanding the stairs shown on the plans hereby approved adjoining 2 Winnock Road, revised submissions for these steps shall be submitted in writing for approval'; and</li> <li>e) imposing a condition seeking the removal of any future permitted development which may permit roof extensions.</li> </ul>
147.	<p><b>MALT HOUSE, 281 FIELD END ROAD - 23156/APP/2017/4464</b> (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for the demolition of existing building and erection of 27 residential units comprising 24 flats and three houses including car parking, landscaping, access and associated works. Officers highlighted the addendum and made a recommendation for approval.</p> <p>Officers provided a verbal addendum update that the need for a review mechanism was not required as the scheme delivers a policy compliant scheme. It was delegated to the Head of Planning to make this change prior to a formal decision being issued.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED - That the application be approved subject to:</b></p> <ul style="list-style-type: none"> <li>a) The changes listed in the addendum; and</li> <li>b) amending condition 9 to include further elevational fenestration and eaves details for the dwelling houses hereby approved.</li> </ul>
148.	<p><b>UNIT E, PROLOGIS PARK - 73366/APP/2017/4345</b> (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for the effluent treatment plant within existing service yard with resultant realignment of service yard fence and reduction in site landscaping. 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><b>RESOLVED - That the application be approved.</b></p>
149.	<p><b>CLUB HOUSE, FIELD END RECREATION - 73434/APP/2017/4640</b> (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for the demolition and replacement of existing club house. Resurfacing of existing access road and provision of 23 new hard surfaced car parking spaces (including two disabled bays). 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><b>RESOLVED - That the application be approved.</b></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 Anisha Teji 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

<b>Address</b>	LAND COMPRISING THE FORMER IMPERIAL HOUSE VICTORIA ROAD RUISLIP
<b>Development:</b>	Variation of conditions 3 (Supporting plans and/or documents) and 20 (No more than 2 deliveries/collections in the servicing hours) of planning permission ref. 5039/APP/2015/4395 dated 17/10/2017: Construction of a 2,554sqm. GIA (1,687sqm sales area) Class A1 discount food store with associated access arrangements, car parking and landscaping (involving the demolition of Imperial House, former Comet building and vacant Value Windows Ltd building) and external refurbishment / re-cladding of Bensons for Beds unit to allow unrestricted numbers of deliveries/ collections during the servicing hours (outside of the hours 07:00 to 23:00, Mondays to Saturdays and 10:00 to 18:00 on Sundays, Public and Bank Holidays).
<b>LBH Ref Nos:</b>	5039/APP/2017/4163
<b>Drawing Nos:</b>	Flood Risk Assessment, November 2015 Geo-Environmental Site Investigation Report Technical Note, July 2016 Planning and Retail Statement, November 2015 Response to GLA Stage 1 Report Energy Statement, Rev. 4 dated 11/11/15 response to Highway Officer's Comments, February 2016 South Ruislip Industrial Market and SIL Study, August 2016 Transport Assessment, November 2015 BS5837:2012 Tree Survey Underground Services Search Report Cover Letter Lidl18941-11g Noise Impact Assessment, November 2017 12998/T/01-03 12998/T/02-03 12998/T/03-03 Rev. A 3096/302 Rev. B 3096/405 Rev. A 3096/409 3096/410 Rev. A 3096/415 3096/416 3096/426 Rev. G 3096/436 Rev. A 3096/426 Rev. P (layout with tracking) Arbtech TCP 02 Carpark Lighting Layout, Rev. A Soft Landscape Specification, dated October 2015 Design and Access Statement Lidl Service Management Plan, November 2017 Walsingham Planning letter dated 17/11/17 Air Quality Assessment 12998/T/02-02 (Arboricultural Impact Assessment)

Carpark Lighting Proposal, dated 30/10/15  
Draft Travel Plan, dated November 2015

**Date Plans Received:** 17/11/2017

**Date(s) of Amendment(s):** 17/11/2017

**Date Application Valid:** 18/12/2017

### **Reason for Urgency**

The LIDL store has opened for business and officer's are aware the applicant seeks a quick decision. Of particular relevance officer's consider that there is a high risk unless this application is determined on the 5th April that a non-determination appeal will be lodged. Given that there is no major planning committee meeting scheduled between 5 April and 23 May an urgent decision is warranted.

### **1. SUMMARY**

Planning permission was granted for the new Lidl store on Victoria Road which has recently opened on 17/10/17 (App. No. 5039/APP/2015/4395 refers). As access to the servicing bay for the store is through the customer car park, in order to avoid delivery/servicing lorries conflicting with customer vehicles, a condition of the planning permission restricts deliveries/collections to take place during the night, outside of the store's opening hours. Following agreement with Lidl, the numbers of deliveries/collections has been restricted to a maximum of 2 per night in order to safeguard the amenities of surrounding residents.

This application seeks to vary two conditions to allow an unrestricted number of deliveries/collections during the night.

It is considered that the noise impact assessment submitted with the application is not sufficiently robust to demonstrate that surrounding residents would not be affected by the increased numbers of servicing movements, little justification has been put forward for the need for unrestricted deliveries and collections, and no information has been submitted to indicate what mitigation measures would be put in place to mitigate the noise impacts during the night. Furthermore, in the absence of any information concerning number of HGVs involved, there is the potential for multi deliveries to occur, which may involve HGVs backing up onto the public highway, prejudicial to highway efficiency and safety.

On this basis, the application can not be supported and is recommended for refusal.

### **2. RECOMMENDATION**

**REFUSAL** for the following reasons:

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

The application fails to demonstrate that unrestricted numbers of deliveries/collections during the night would not result in a significant loss of residential amenity from noise and

general disturbance to surrounding residential properties and inadequate safeguards would be put in place to mitigate the harm, contrary to Policy 7.15 of the London Plan (March 2016), Policies BE19, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and DoT Quiet Deliveries Good Practice Guidance (February 2015) and the Council's Supplementary Planning Guidance - Noise.

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

In the absence of any details which provide clarification of the nature of unrestricted deliveries/collections, in the event of multi deliveries occurring, there is the potential for HGVs to back up onto the adjoining highway which could interrupt the free flow of traffic and prejudice highway safety, contrary to Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

## **INFORMATIVES**

### **1 I52 Compulsory Informative (1)**

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

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

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.

NPPF1	NPPF - Delivering sustainable development
NPPF2	NPPF - Ensuring the vitality of town centres
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding costal
LPP 2.17	(2016) Strategic Industrial Locations
LPP 4.7	(2016) Retail and town centre development
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
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 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.15	(2016) Water use and supplies
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.5	(2016) Funding Crossrail and other strategically important transport infrastructure

LPP 6.9	(2016) Cycling
LPP 6.10	(2016) Walking
LPP 6.13	(2016) Parking
LPP 6.14	(2016) Freight
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 7.6	(2016) Architecture
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 7.21	(2016) Trees and woodlands
LPP 8.2	(2016) Planning obligations
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
LE2	Development in designated Industrial and Business Areas
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

### 3

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.

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

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site forms a 1.0ha rectangular shaped corner plot located within an industrial/ commercial area on the southern side of Victoria Road. The site forms the western corner of Victoria Road's eastern junction with Stonefield Way, a road which forms a one-way route around three sides of a block within the industrial estate, with vehicles entering Stonefield Way from its eastern junction before re-emerging onto Victoria Road at its western junction, some 120m to the west of the application site. The commercial units on this side of Victoria Road are mainly in use for retail purposes, with residential properties opposite.

The site has been re-developed to provide a Lidl store at the back of the site and car parking to the side and in front of the store, with the existing Bensons for Bed unit within the car parking area being retained and refurbished.

Traffic on Victoria Road is segregated by central island road markings and there is a zebra crossing immediately in front of the eastern part of the site. There is also a wide grassed verge/segregated service road in front of the site.

The application site forms part of the Stonefield Way IBA and has a PTAL score of 1b. It is also located within Flood Zone 2.

### 3.2 Proposed Scheme

This application seeks to vary condition 3 (Supporting plans and/or documents) and delete Condition 20 (No more than 2 deliveries/collections in the servicing hours) in order to allow unrestricted numbers of deliveries/collections to take place outside of the store's opening hours of 07:00 to 23:00 hours, Mondays to Saturdays and 10:00 to 18:00 hours on

Sundays, Public and Bank Holidays. The reason for the imposition of the condition was to prevent delivery/collection vehicles conflicting with customer movements during the store's opening hours so as to safeguard public and highway safety.

The covering letter advises that with a GIA of 2,755sqm, the retail unit represents Lidl's latest store format and will be one of the largest stores in the retailer's portfolio. It goes on to advise that:-

'following a review of the operation of its larger format stores, Lidl require flexibility in its servicing arrangements in order to respond to greater consumer demand for goods, and to be able to react to daily, weekly and seasonal fluctuations in trade. The current cap on no more than two deliveries per day will remove this flexibility and impact Lidl's ability to respond to customer demand. This has the potential to detrimentally affect the proper operation of the Victoria Road store.'

The application is supported by the following amended document:-

Noise Impact Assessment, November 2017

This provides an introduction to the assessment and describes and assesses relevant national noise policy and guidance. The report goes on to identify appropriate guidance to assess delivery noise levels and describes the assessment methodology which compares existing daytime and night time noise levels with the predicted noise levels of vehicles arriving/departing, based at recordings another similar store and the change in noise levels provides the overall impact. The baseline noise monitoring which was undertaken is described which took place over the long weekend of 9/12/16 to 12/12/16 using a noise sensitive receiver placed at the front of the site. Baseline noise levels are presented and the assessment uses modeling software to predict the changes in sound levels during arrival, unloading and departure events and presents this in map form and calculates that the predicted noise level at the noise receiver would be below the Observed Adverse Effect Level (OAEL) of the NPPG and therefore the assessment demonstrates that noise emissions of deliveries would be acceptable at the sensitive receivers in the area, 24 hours a day, 7 days a week.

### **3.3 Relevant Planning History**

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

Following an initial refusal of planning permission and a subsequent recommendation for approval of a revised scheme (App. Nos. 5039/APP/2014/143 and 3715 refer), the current 2,554sqm. GIA Lidl store on site was granted planning permission on 17/10/17 (App. No. 5039/APP/2015/4395 refers).

Advertisement consent for Lidl's signage at the site was approved on 10/1/18 (App. No. 5039/ADV/2017/50 refers).

## **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.E1	(2012) Managing the Supply of Employment Land
PT1.E5	(2012) Town and Local Centres
PT1.E7	(2012) Raising Skills
PT1.BE1	(2012) Built Environment
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM6	(2012) Flood Risk Management
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.T1	(2012) Accessible Local Destinations
PT1.CI1	(2012) Community Infrastructure Provision

Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
NPPF2	NPPF - Ensuring the vitality of town centres
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding costal
LPP 2.17	(2016) Strategic Industrial Locations
LPP 4.7	(2016) Retail and town centre development
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
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 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.15	(2016) Water use and supplies
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.5	(2016) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2016) Cycling
LPP 6.10	(2016) Walking
LPP 6.13	(2016) Parking

LPP 6.14	(2016) Freight
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 7.6	(2016) Architecture
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 7.21	(2016) Trees and woodlands
LPP 8.2	(2016) Planning obligations
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LE2	Development in designated Industrial and Business Areas
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **17th January 2018**

**5.2** Site Notice Expiry Date:- **25th January 2018**

## **6. Consultations**

### **External Consultees**

312 neighbouring properties and the South Ruislip Residents' Association were consulted on this application and 2 site notices were displayed, one on each of the road frontages of the site on 4/1/18 with a closing date of 25/1/18.

Comments from 7 properties have been received, 2 in support, 2 making general points and 3 in opposition. A petition of objection has also been received which has 54 local signatures. The petition states that the signatories object to the Lidl site being in operation for 24 hours a day opposite residential properties which is in breach of human rights. This is the fifth food superstore on Victoria Road and residents rights have been removed wrongly.

### **Objection Comments**

#### **Noise comments**

(i) The unrestricted numbers of deliveries and collections during servicing hours would result in 24 hour use a day and my right to peaceful sleep during the 8 hours at night when the store is shut should be respected,

(ii) There would be unrestricted out of hours deliveries to the site with freight from the Polish War Memorial going along West End Road, Pembroke Road, then Victoria Road. This is a lot of residents being subject to massive HGV's noise at all times of the night past 23:00 hours, the accepted start of the quiet period,

(iii) Planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. This proposal clearly violates the above as it is going to affect the health and quality of life for residents living on Victoria Road opposite Lidl,

(iv) On 8/1/18, between 5:00 and 6:00 AM, 3 Lidl delivery lorries arrived which woke all the family members due to the reverse noise made by the lorries. If this is to happen throughout the night, it will clearly impact upon health and quality of life,

(v) Lidl could have used the access road to the rear of the site which was at one time part of Value Windows where deliveries could be safely made so Lidl have created an unnecessary problem to justify opening the site 24 hrs a day at a later date,

(vi) Since the approval, there has been no change in the size of store so unable to understand why Lidl want to remove the restriction. This is a case of 'Residents First' before the approval of the initial

plan and once approved, 'Residents Last',

(vii) Report fails to address how the potential of the proposal to affect the residents on Victoria Road can be rectified,

(viii) As per the report, the current noise level is close to the British Standards. By not restricting delivery vehicles, this is going to increase the noise level and as per the assessment, I fail to understand how this will not impact on the noise level,

(ix) Noise Impact Assessment was carried out in perfect conditions which had least amount of impact. Report did not address more adverse weather conditions,

(x) Lidl have had plenty of time to comply with the conditions and all landscaping should be put in place as a matter of urgency to reduce noise noise travelling to local properties opposite and intrusion of headlights during hours of darkness intruding and spoiling quality of life,

#### Highway Issues

(xi) There is no safe entry or exit of or onto the Lidl site and urge Hillingdon Planning to stop the premature opening of the store. This will result in loss of amenity to borough residents due to grid locking of the area, restricting local buses and emergency vehicles will be impeded,

(xii) Modified junction of Stonefield Way and Victoria Road has no planning permission as planning permission has lapsed and changing the junction back to a two way junction ignores known safety concerns which include faulty and incomplete modelling. If junction so dangerous in 1995 that needed to be changed to one-way, dangers have increased in 2018 with 60% more traffic on British roads and the traffic from a Lidl superstore now mixing with heavy industrial traffic,

(xiii) Traffic Management Order has been applied for in an attempt to circumnavigate the lack of planning permission but these should be used on grounds of safety and for the purpose of free flowing traffic which is not the case here as would be changing a safe junction to a dangerous one as recognised by Council officials in 1995.

(xiv) Grid locking of area being ignored as the figures on the original planning application for the junction was based on Bensons for Beds and Comet and hid the fact that junction was going to benefit Lidl with many hundreds and thousands of vehicle movements a day including cars turning right out of Stonefield Way onto Victoria Road being in conflict with HGV traffic making a right turn onto Stonefield Way, resulting in chaos. I purpose built junction is needed which may have to involve Lidl shutting,

#### Other comments

(xv) Existing trees numbered 5 to 9 and described as "Trees of high quality with an estimated remaining life of at least 40 years" have been removed. Lidl should provide replacement trees before this application is considered for approval and store opens,

(xvi) Store is meant to be opening on 25th January

(xvii) Consultation period includes Christmas period and can only comment on application when know precisely what is being proposed

(xviii) Pylon signs should also respect restrictions on hours to prevent disturbance of peaceful sleep,

#### Comments in support

(xix) No reason not to allow access during these periods when there is little traffic in the area,

(xx) Lidl have complied with every request during the planning process and if need additional deliveries to make project viable, they should be allowed.

#### South Ruislip Residents' Association:

We are writing in support of local objections to extending the number of deliveries/collections in the set servicing hours to this site from a maximum number of two to an unrestricted number during the servicing hours which are outside of the hours 07:00 to 23:00, Mondays to Saturdays and 10:00 to 18:00 on Sundays, Public and Bank Holidays. There as far as we can see are no guidelines as to how many extra traffic movements there are likely to be which means that at the times that most people are sleeping there will inevitably be increased noise accentuated by the large vehicles now in use. thus causing undue disturbance. Whilst some modest increase in traffic movement be

considered reasonable it is crucial that the right balance is achieved particularly as to precedent that could be set. It is within our remit to express our concerns as Manor Ward forms part of the Ruislip Residents Association. It would be appreciated if our concerns could be fully taken into account in your deliberations and that we be informed of your decision in due course.

GLA:

Given the scale and nature of the proposals, the GLA conclude that the amendments do not give rise to any new strategic planning issues. Therefore the Mayor of London does not need to be consulted further on this application. Your Council may, therefore proceed to determine the application without further reference to the GLA.

Transport for London:

With regards to the proposed variation of Condition 3, TfL has no objection.

For Condition 20, the applicant shall clarify how they will manage increased deliveries during busy periods such as Christmas and New Year while ensuring all of the relevant guidance/ regulations are adhered to and provide a good indication of maximum number of deliveries it may expect to receive over the periods.

Environment Agency:

The application 5039/APP/2017/4163 Variation of conditions 3 (Supporting plans and/or documents) and 20 (No more than 2 deliveries/collections in the servicing hours) of Planning Permission ref. 5039/APP/2015/4395 dated 17/10/17 are not conditions recommended by the Environment Agency. As this is not our condition we are unable to comment on the discharge

MOD Safeguarding:

It is confirmed that the MOD has no safeguarding objections to conditions 3 and 20 of permission 5039/APP/2015/4395 being varied.

### **Internal Consultees**

Environmental Protection Officer:

I have read through the submitted acoustic report Reference: 6596/BL/pw, dated Nov 2017. The report noise levels taken from a similar store in 2016 which is a reasonable practice to do. The noise predictions are generally for one noise operation activity.

As they are applying for unrestricted noise deliveries the applicant has not submitted information as to why the need for unrestricted deliveries are required given that they have not raised concerns in relation to store operation that they carry out.

As they are proposing unrestricted delivery the report does not take into account any multi deliveries that may occur during busy periods and as stated within the report that the noise from HGV's maybe heard the fact of multi deliveries during the night may give rise to nuisance by its very nature.

By increasing the use of pallets and pallet transfer during the night may also increase nuisance and the applicant has not sufficiently shown the number of deliveries that may be required to support the operation of the store.

With the current submitted information I cannot agree to unrestricted deliveries as I feel there has been insufficient assessment made in the report for the case of multiple deliveries during the night as the focus is only on single events.

Highway Engineer:

Condition 20 Servicing hours

The Gateway Transport Assessment (November 2015) provided in support of the permitted

application stated that the operator's servicing policy was to limit deliveries to one and two deliveries per day and servicing would be conducted outside network and trading peak hours.

On the basis of the information provided and discussions undertaken the applicant was given approval with a condition (No.20) applied that was to protect highway safety and residential amenity.

The application now requires unrestricted numbers of deliveries/collections outside the 0700 to 2300 period Mondays to Saturdays and 1000 to 1800 on Sundays and Bank Holidays.

The DoT Quiet Deliveries Good Practice Guidance (February 2015) states that local communities need to be reassured and I am not aware that the operator has undertaken any such exercise with the local community based around the new store.

Condition 20 also includes a requirement that the operator requires the number of deliveries to be recorded.

I find it difficult to understand why the operator requires removal of the delivery restrictions unless it has changed its servicing policies. I also would have expected the applicant to provide residents with the reassurance that the DoT Guidance suggests.

The store has been open now for 2 months and on that basis I would have thought the applicant would have supported the application with recent data on the number of deliveries that have actually taken place which may help to demonstrate the level of activity that has taken place.

On the basis of the above comments I do not believe an unrestricted number of deliveries should be approved given the proximity of local residents to the new store.

Access Officer:

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the variation of conditions.

## **7. MAIN PLANNING ISSUES**

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

Not applicable to the current proposal which seeks to vary the delivery /collection arrangements on a scheme which has already been implemented.

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

Not applicable to this proposal.

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

Not applicable to this proposal.

### **7.04 Airport safeguarding**

Not applicable to this proposal.

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

Not applicable to this proposal.

### **7.06 Environmental Impact**

Not applicable to this proposal.

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

Not applicable to this proposal.

### **7.08 Impact on neighbours**

As the only potential impact upon neighbours would be through the potential for noise and general disturbance, this is dealt with in Section 7.18 below.

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

Not applicable to this proposal.

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

The Council's Highway Engineer does not raise any specific concerns with the proposal in terms of highway and safety issues, although he does note that the DoT Quiet Deliveries Good Practice Guidance (February 2015) states that local communities need to be reassured and Condition 20 also requires the operator to record the number of deliveries.

No evidence has been presented to the Council that the operator has undertaken any such exercise with the local community based around the new store and no records of the numbers of deliveries that are being made have been provided, despite the store already being opened for nearly 3 months.

However, as delivery numbers have not been specified, in the event of a number of HGVs arriving at the same time, the potential exists for HGVs to back up onto the public highway which would prejudice the free flow of traffic and be detrimental to highway safety, contrary to Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this proposal.

#### **7.12 Disabled access**

Not applicable to this proposal.

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

Not applicable to this application.

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

Not applicable to this proposal.

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

Not applicable to this proposal.

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

Not applicable to this proposal.

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

Not applicable to this proposal.

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

The covering letter submitted with the application advises that the servicing arrangements imposed by the conditions will be a significant burden to the store operating efficiently and successfully as a limit of two deliveries per day during the permitted hours does not provide any flexibility for Lidl to respond to daily, weekly or seasonal variations in demand for stock and condition 20 is unjustified.

In terms of the background to the imposition of Condition 20, the need to service the store outside of the store's opening hours was in response to Lidl's inability to provide a layout that provided a segregated servicing access and therefore there was a need to minimize the conflict of delivery lorries having to cross the customer car park whilst it was in use. The restriction to a maximum of two deliveries/collections a night was mutually agreed in order to allow the application to be approved.

This application was submitted before the new store opened and the precise nature of delivery requirements at the store known.

The Council's Environmental Protection Officer has reviewed the submitted acoustic report. The officer also makes the point that the reason for the change in delivery requirement has not been made clear when this was previously agreed, although the methodology that is used in the noise assessment is generally acceptable, albeit the information is based on a different store and not the application site.

The officer does however note that a significant omission of the report is that it does not take into account multi deliveries taking place at the site which would be more liable to occur with unrestricted deliveries, particularly during busy periods. The submitted report acknowledges that noise from HGVs may be heard and multi deliveries during the night may give rise to nuisance by its very nature. Multi deliveries would also be likely to result in lorries backing up, bringing them closer to the residential properties which has not been assessed. The officer also notes that increasing the use of pallets and pallet transfer during the night may also increase nuisance and the applicant has not sufficiently shown the number of deliveries that may be required to support the operation of the store.

The officer concludes that with the current submitted information, unrestricted deliveries cannot be supported as there has been insufficient assessment made in the report for the case of multiple deliveries during the night as the focus is only on single events.

As the submitted noise assessment is not sufficiently robust, the need and nature of the unrestricted deliveries is not known and it appears that good practice guidance has not been followed, the proposal is contrary to Policy 7.15 of the London Plan (March 2016), Policies BE19, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and DoT Quiet Deliveries Good Practice Guidance (February 2015) and the Council's Supplementary Planning Guidance - Noise.

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

The petitioner objections and those from the South Ruislip Residents' Association have been dealt with in the main report, as have the comments from individuals (i), (ii), (iii), (vi), (vii), (xvi), (xvii) as are the comments in support (xix) and (xx). Points (iv), (v), (ix) and (x) are noted. In terms of points (xi), (xii), (xiii), (xiv), the new junction layout at the top of Stonefield Way was included as part of the works for the new Lidl store (App. No. 5039/APP/2015/4395 refers) and therefore these works do have planning permission which was granted after all the highway impacts were carefully considered by both TfL's and the Council's Highway Engineers using traffic generated by the Lidl store and levels predicted into the future as is standard procedure. As regards point (xviii), illuminate signage at the store, including the pylon signs was granted advertisement consent on 10/1/18 with a condition restricting the hours of illumination to store opening hours.

#### **7.20 Planning Obligations**

Not applicable to this application which seeks to vary 2 conditions.

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

No enforcement issues are raised by this application.

#### **7.22 Other Issues**

No other issues are raised by this application.

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

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including

regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

## **10. CONCLUSION**

It is considered that the noise impact assessment submitted with the application is not sufficiently robust to demonstrate that surrounding residents would not be affected by the increased numbers of servicing movements, little justification has been put forward for the need for change, and no information has been submitted to indicate what mitigation measures would be put in place to safeguard noise impacts, including those sought by condition 14 of the original planning permission.

Also, in the absence of any information concerning number of HGVs involved, there is the potential for multi deliveries to occur, which may involve HGVs backing up onto the public highway, prejudicial to highway efficiency and safety.

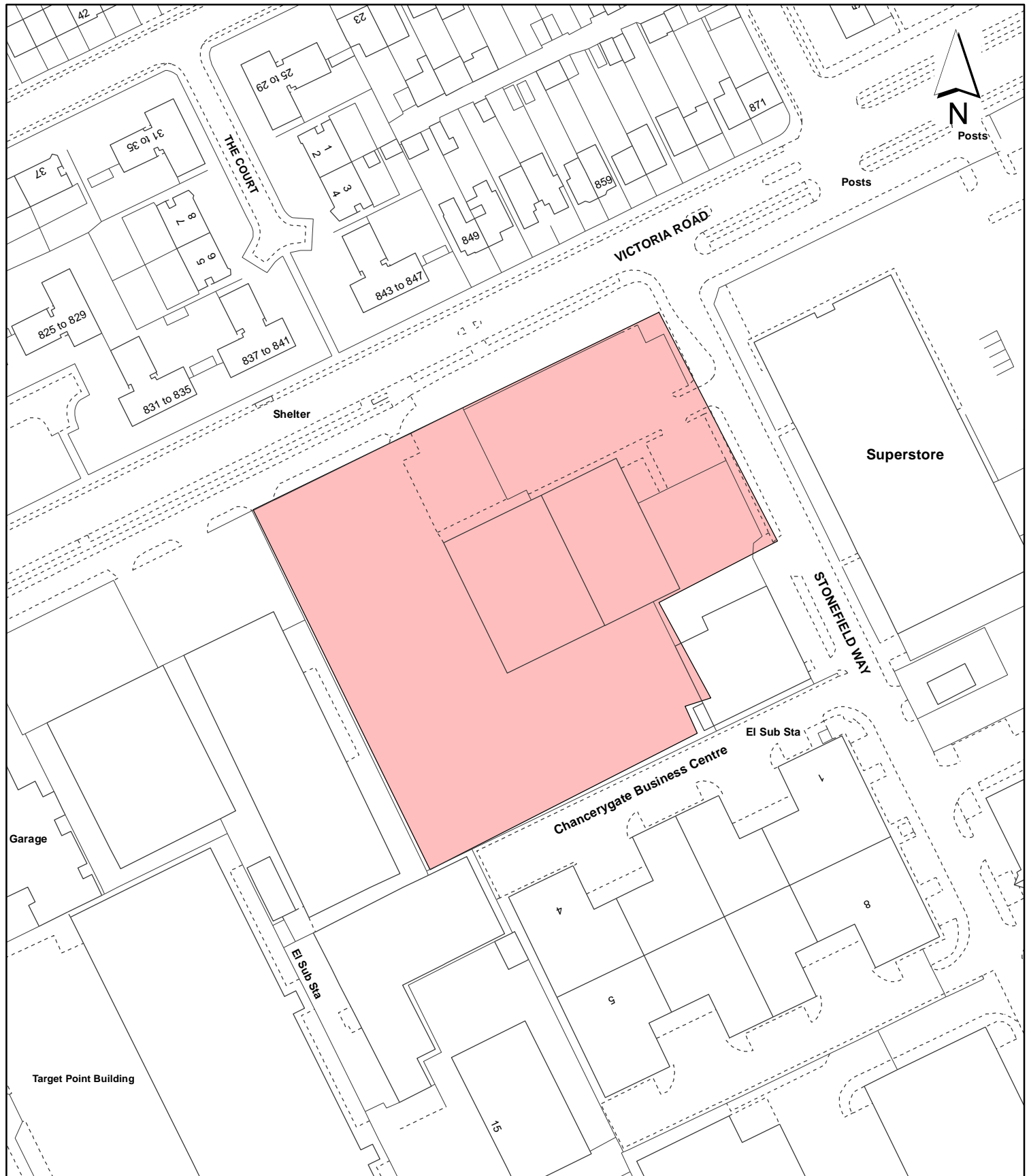
On this basis, the application is recommended for refusal.

#### **11. Reference Documents**

National Planning Policy Framework (March 2012)  
London Plan (March 2016)  
Hillingdon Local Plan (November 2012)  
Supplementary Planning Guidance - Noise

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.

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Site Address: **Land Comprising the Former Imperial House  
Victoria Road  
Ruislip**

Planning Application Ref:  
**5039/APP/2017/4163**

Planning Committee:  
**Major** Page 23

Scale:  
**1:1,250**

Date:  
**April 2018**

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

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



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## Report of the Head of Planning, Sport and Green Spaces

**Address** HILLINGDON AND UXBRIDGE CEMETERY HILLINGDON HILL HILLINGDON

**Development:** Proposed installation of floor mounted fanned convection gas heaters with flue through external wall and associated surface fixed gas supply feed.

**LBH Ref Nos:** 64409/APP/2018/537

**Drawing Nos:** Heritage statement - 2017/D/223  
2017/D233/P02  
2017/D233/P01

**Date Plans Received:** 09/02/2018

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

**Date Application Valid:** 09/02/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The site is occupied by Grade II Listed chapel building which are positioned within the wider cemetery complex. The chapel was opened in 1856 and is one of a pair that occupy the site. Whilst the other chapel remains in regular use as a venue for funeral services, the building subject of the application suffered extensive damage nine years ago as a result of a fire, with the roof, windows and doors particularly badly affected.

The building interior features white painted smooth render wall finishing and patterned terracotta floor tiles.

The building is set back from the road, behind the gate house, and, as such, does not have a visible presence within the street scene. The cemetery complex is a large site, approximately 7 hectares, which is characterised by formal landscaping, including ornamental trees.

After being restored following the fire, the building has come into use as a staff rest room which provides facilities for Council staff who work at the cemetery.

#### 1.2 Proposed Scheme

The proposal involves the installation of two free-standing fan convection heaters that are required as the building currently becomes cold during winter months and, as such, fails to provide a suitable environment for staff room use. Each heater measures 930mm in length by 315mm in depth and 670mm in height. The heaters would be positioned against the interior wall.

As the heaters are gas powered, they require connection to the gas supply network. There is an existing pipe which currently terminates adjacent to the northern elevation of the building. This pipe would be extended through the external wall by way of a 20mm hole which would be drilled into it. Within the building interior, the pipe would run at low level, adjacent to interior walls to which it would be affixed through the use of metal clips. The pipe would then connect to each heater.

A flue would also be installed and this would require a hole of 80mm diameter to be drilled in the exterior wall to allow it to discharge into the air. The flue outlet would be covered with a metal guard finished in matt grey.

### 1.3 Relevant Planning History

64409/APP/2009/2268 Hillingdon And Uxbridge Cemetery Hillingdon Hill Hillingdon  
Repair and Refurbishment of existing Chapel.

**Decision Date:** 07-04-2010      **Approved**      **Appeal:**  
64409/APP/2009/2269 Hillingdon And Uxbridge Cemetery Hillingdon Hill Hillingdon  
Refurbishment of existing Chapel (Application for Listed Building Consent)

**Decision Date:** 06-05-2010      **Approved**      **Appeal:**  
64409/APP/2014/2685 Hillingdon And Uxbridge Cemetery Hillingdon Hill Hillingdon  
Refurbishment works to the gate house and Chapel buildings. Repair and refurbishment of Gatehouse and Chapel buildings, to include reroof, overhaul rainwater goods, repairs and repointing to stonework, overhaul windows and external and internal doors, replacement of any of inappropriate design and upgrading to fire doors where necessary. Inspection and upgrade to timber floors, removal of existing and provision of new services. Carry out structural repairs in accordance with structural engineer's report (Listed Building Consent Application)

**Decision Date:**      **Appeal:**  
64409/APP/2014/3560 Hillingdon And Uxbridge Cemetery Hillingdon Hill Hillingdon  
Repair and refurbishment of Gatehouse and Chapel buildings to include: re-roofing, overhaul of rainwater goods, repairs and re-pointing to stonework, overhaul windows and external and internal doors, upgrading to fire doors, upgrade of timber floors and structural repairs in accordance with structural engineer's report (Listed Building Consent)

**Decision Date:** 18-11-2014      **Approved**      **Appeal:**

### Comment on Planning History

## 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

## 3. Comments on Public Consultations

The application was publicised by way of a site notice posted adjacent to the Cemetery entrance on Hillingdon Hill, neighbouring letters were sent out and the application was also advertised in the local paper.

No letters of representation have been received from members of the public.

LISTED BUILDINGS & CONSERVATION OFFICER:

There are no objections to these works, which will have minimal impact on the significance

of the chapel. The chapel was rebuilt from a burnt out shell approximately 9 years ago and has no original internal features. Externally the flues are discretely located and the two heaters use an existing gas pipe.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

LPP 7.8 (2016) Heritage assets and archaeology

NPPF12 NPPF - Conserving & enhancing the historic environment

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

The main planning issues relate to the impact of the proposed work on the Grade II listed Cemetery.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires external and internal alterations to harmonise with their surroundings. Policy BE8 of the Hillingdon Local Plan: Part 2 (November 2012) only permits alterations to the listed building if no damage is caused to the buildings and internal and external works are in keeping with the appearance of the listed building.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require developments to harmonise with features in the area.

The heaters are modest in size and would not obscure any significant amount of the original fabric of the building or any distinctive or valuable features. The mounting of the heaters would result in only minor drilling into the internal walls and the mounts would be secure so as to prevent any strain on the wall that may lead to damage.

The copper gas pipe would run at low level, adjacent to the interior walls and, as such, would not appear visually prominent. The fixing of the pipe to the interior walls would not result in any significant drilling.

At 20mm and 80mm respectively, the holes drilled within the exterior wall to allow access for the gas pipe and flue would not remove a significant amount of the original fabric of the

building nor any historically important features. The holes would be positioned at a low level so as to minimise visual impact.

The use of gas fan convection heaters ensures that the building can be heated quickly and efficiently, thereby meaning that the amount of heaters installed can be kept to a minimum. Furthermore, the heaters do not require a water supply, meaning the amount of pipework involved can be kept to a minimum.

By installing the heaters, the building would provide a better environment for its existing, and any future use, thereby ensuring that it is more likely to remain in use over time and less susceptible to abandonment which may lead to the building falling into disrepair. This is achieved without any intrusive works taking place and the overall character, appearance and historic integrity of the building would not be degraded as a result of the works.

It is therefore considered that the proposed development accords with Policy BE 9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Chapter 9 of the NPPF (2012) and 7.8 of the London Plan (2016), as such, it is recommended that Listed Building Consent is granted.

## **6. RECOMMENDATION**

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

#### **1 SP01 Council Application Standard Paragraph**

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

#### **REASON**

To safeguard the special architectural and/or historic interest of the building.

#### **2 G14 Time Limit (3 years) - Listed Building Consent**

The works hereby permitted shall begin before the expiration of three years from the date of this consent.

#### **REASON**

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **3 G11 Listed Building and Conservation Area Consents**

No opening up of the building beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

#### **REASON**

To safeguard the special architectural and historic interest of the building in accordance with Policy BE 9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **4 G4 Listed Building and Conservation Area Consents**

Any damage caused to the building in execution of the works shall be made good after the works are completed.

**REASON**

To safeguard the special architectural and historic interest of the building in accordance with Policy BE 9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**5            LB10            Internal and External Finishes (Listed Buildings)**

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

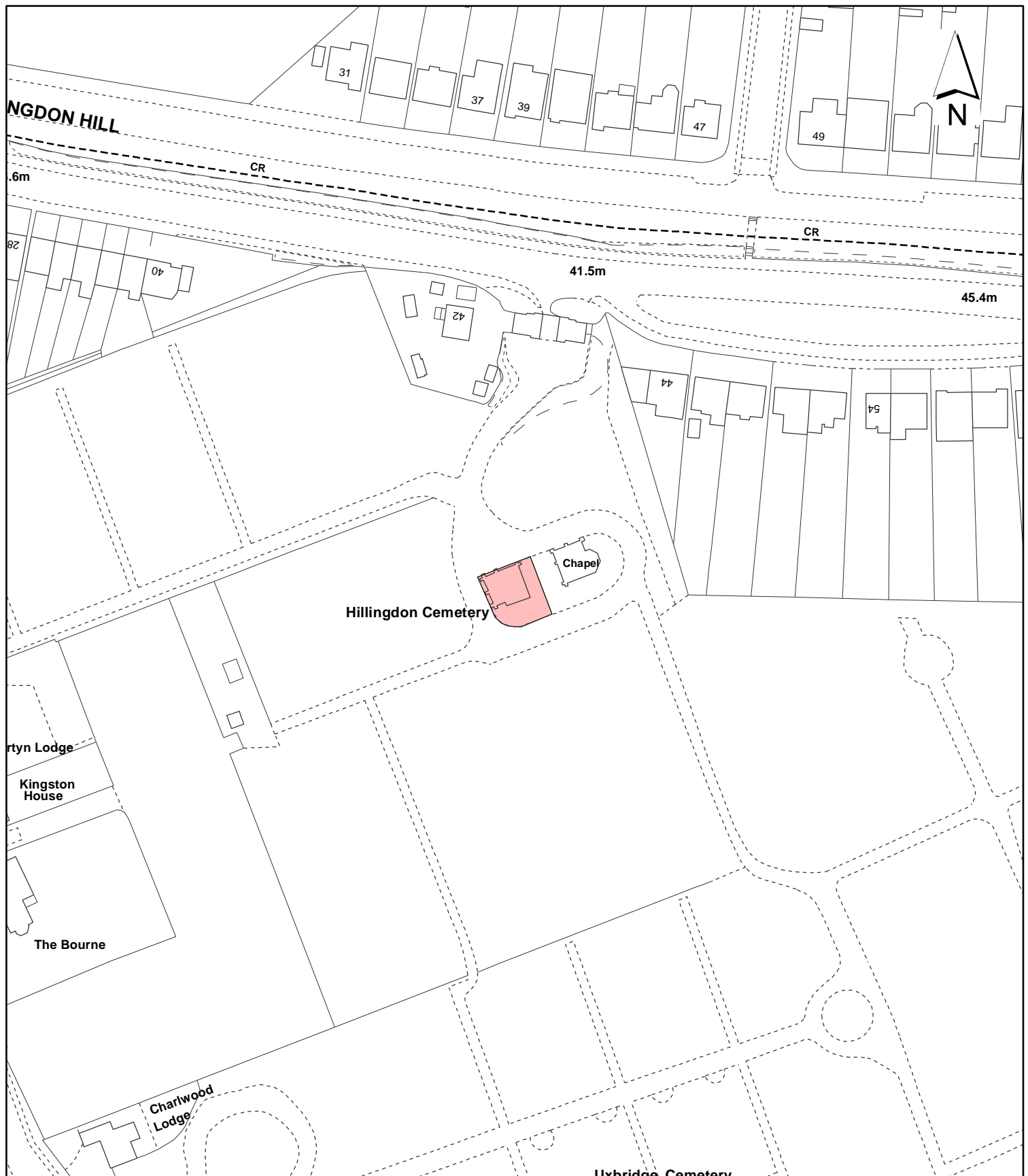
**REASON**

To safeguard the special architectural and historic interest of the building in accordance with Policy BE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**INFORMATIVES**

**Contact Officer:** James McLean Smith

**Telephone No:** 01895 250230



#### Notes:

 Site boundary

For identification purposes only.

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Site Address:

### Hillingdon & Uxbridge Cemetery

Planning Application Ref:

**64409/APP/2018/537**

Planning Committee:

**Major** Page 30

Scale:

**1:1,250**

Date:

**April 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

<b>Address</b>	RAINBOW AND KIRBY INDUSTRIAL ESTATES TROUT ROAD YIEWSLEY
<b>Development:</b>	Reserved Matters relating to Appearance and Landscaping of outline planning permission ref: 38058/APP/2013/1756 dated 23-07-2014 for Demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme (C3), 1,529.4sq.m light industrial floorspace comprising 17 business units (B1c) and 611.30sq.m of restaurant/cafe (A3) floorspace, associated open space, car parking and landscaping.
<b>LBH Ref Nos:</b>	38058/APP/2017/1340
<b>Drawing Nos:</b>	5420_R6_1203 REV B 5420_R7-R8_1203 REV B 5420_M1_1301 REV A 5420_M1_1301 REV A 5420_R6_1301 REV B 5420_R7-R8_1301 REV A N0419 (96)001 ILLUSTRATIVE LANDSCAPE PRINCIPLES P N0419 (96)002 LANDSCAPE PROPOSALS PLAN N0419 (96)003 LANDSCAPE PROPOSALS PLAN N0419 (96)004 LANDSCAPE PROPOSALS PLAN. N0419 (96)005 LANDSCAPE PROPOSALS PLAN. N0419 (96)006 LANDSCAPE PROPOSALS PLAN. N0419 (PP) 001-007 PLANTING N0419 (PP) 001-007 STREET FURNITURE AND PLAY EQUIP 5420_1101_PHASING DIAGRAM_REV C 5420_1102_PARKING ALLOCATION_REV C 5420_1103_REFUSE ALLOCATION_REV C 5420_1701 - ACCOMMODATION SCHEDULE_REV E 5420_1900 - FINISHES 5420_2100 - VISUAL_NORTHERN CANAL 5420_2101 - VISUAL 2_NORTHERN CANAL 5420_2102 - VISUAL 3_EXTRA CARE 5420_2103 - VISUAL 4_BUSINESS UNIT 5420_2104 - VISUAL 5_MIXED USE 5420_2105 - VISUAL 6_HIGH STREET 5420_C1_1200 - FLOOR PLANS_REV F 5420_C1_1300 - ELEVATIONS_REV E 5420_C2_1200 - FLOOR PLANS_REV B 5420_C2_1300 - ELEVATIONS_REV C 5420_C3_1200 - FLOOR PLANS_REV D 5420_C3_1300 - ELEVATIONS_REV C 5420_E1_1200 - FLOORPLANS_REV C 5420_E1_1201 - FLOORPLANS 5420_E1_1202 - FLOORPLANS 5420_E1_1203 - FLOOR PLANS 5420_E1_1300 - ELEVATIONS_REV E 5420_E1_1301 - ELEVATIONS_REV E 5420_M1_1200 - GF LAYOUT_REV F

5420\_M1\_1201 - UPPER FLOORS  
 5420\_M1\_1300 - ELEVATIONS\_REV C  
 5420\_R2\_1200 - GF LAYOUT\_REV C  
 5420\_R2\_1201 - UPPER FLOORS REV A  
 5420\_R2\_1300 - ELEVATIONS\_REV C  
 5420\_R3-R4\_1200 - FLOOR PLANS\_REV E  
 5420\_R3-R4\_1201 - FLOOR PLANS REV C  
 5420\_R3-R4\_1300 - ELEVATIONS\_REV D  
 5420\_R5\_1200 - FLOOR PLANS\_REV B  
 5420\_R5\_1300 - ELEVATIONS\_REV E  
 5420\_R6\_1200 - FLOOR PLANS\_REV C.  
 5420\_R6\_1201 - FLOOR PLANS REV C  
 5420\_R6\_1202 - FLOOR PLANS REV C  
 5420\_R6\_1300 - ELEVATIONS\_REV E  
 5420\_R7-R8\_1200 - FLOOR PLANS\_REV A  
 5420\_R7-R8\_1201 - FLOOR PLANS REV A  
 5420\_R7-R8\_1202 - FLOOR PLANS REV A  
 5420\_R7-R8\_1300 - ELEVATIONS\_REV A  
 5420\_SK20 - VISUAL LOCATIONS  
 5420\_1104\_PROPOSED ENERGY  
 Location Plan  
 170412 RAIN Reserved Matters Application Covering

**Date Plans Received:** 12/04/2017      **Date(s) of Amendment(s):** 12/04/2017  
**Date Application Valid:** 12/04/2017

## 1. SUMMARY

This application seeks to discharge condition 2 (reserved matters landscaping) of outline planning permission ref. 38058/APP/2013/1756 - Demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme (C3), 1,529.4sq.m light industrial floorspace comprising 17 business units (B1c) and 611.30sq.m of restaurant/cafe (A3) floorspace, associated open space, car parking and landscaping (Outline Application).

The principle of the development, together with the siting, massing, and scale of the proposed building have already been approved, by virtue of the outline planning permission. Only appearance and landscaping details fall to be considered under this application.

The Council's Tree/ Landscaping Officer and Design officer's advise that no objections are raised to the proposed landscaping and design scheme.

The proposed details are considered acceptable, in compliance with relevant planning policies. Approval is therefore recommended.

## 2. RECOMMENDATION

**APPROVAL subject to the following:**

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

5420\_R6\_1203 REV B  
5420\_R7-R8\_1203 REV B  
5420\_M1\_1301 REV A  
5420\_M1\_1301 REV A  
5420\_R6\_1301 REV B  
5420\_R7-R8\_1301 REV A  
N0419 (96)001 ILLUSTRATIVE LANDSCAPE PRINCIPLES PL  
N0419 (96)002 LANDSCAPE PROPOSALS PLAN  
N0419 (96)003 LANDSCAPE PROPOSALS PLAN  
N0419 (96)004 LANDSCAPE PROPOSALS PLAN.  
N0419 (96)005 LANDSCAPE PROPOSALS PLAN.  
N0419 (96)006 LANDSCAPE PROPOSALS PLAN.  
N0419 (PP) 001-007 PLANTING  
N0419 (PP) 001-007 STREET FURNITURE AND PLAY EQUIP  
5420\_1101\_PHASING DIAGRAM\_REV C  
5420\_1102\_PARKING ALLOCATION\_REV C  
5420\_1103\_REFUSE ALLOCATION\_REV C  
5420\_1701 - ACCOMMODATION SCHEDULE\_REV B  
5420\_1900 - FINISHES  
5420\_2100 - VISUAL\_NORTHEN CANAL  
5420\_2101 - VISUAL 2\_NORTHEN CANAL  
5420\_2102 - VISUAL 3\_EXTRA CARE  
5420\_2103 - VISUAL 4\_BUSINESS UNITS  
5420\_2104 - VISUAL 5\_MIXED USE  
5420\_2105 - VISUAL 6\_HIGH STREET  
5420\_C1\_1200 - FLOOR PLANS\_REV f  
5420\_C1\_1300 - ELEVATIONS\_REV E  
5420\_C2\_1200 - FLOOR PLANS\_REV B  
5420\_C2\_1300 - ELEVATIONS\_REV D  
5420\_C3\_1200 - FLOOR PLANS\_REV D  
5420\_C3\_1300 - ELEVATIONS\_REV D  
5420\_E1\_1200 - FLOORPLANS\_REV C  
5420\_E1\_1201 - FLOORPLANS  
5420\_E1\_1202 - FLOORPLANS  
5420\_E1\_1203 - FLOOR PLANS  
5420\_E1\_1300 - ELEVATIONS\_REV B  
5420\_E1\_1301 - ELEVATIONS\_REV B  
5420\_M1\_1200 - GF LAYOUT\_REV A  
12/04/2017  
5420\_M1\_1201 - UPPER FLOORS  
5420\_M1\_1300 - ELEVATIONS\_REV D  
5420\_R2\_1200 - GF LAYOUT\_REV D  
5420\_R2\_1201 - UPPER FLOORS REV A  
5420\_R2\_1300 - ELEVATIONS\_REV C  
5420\_R3-R4\_1200 - FLOOR PLANS\_REV E  
5420\_R3-R4\_1201 - FLOOR PLANS REV C  
5420\_R3-R4\_1300 - ELEVATIONS\_REV D  
5420\_R5\_1200 - FLOOR PLANS\_REV B  
5420\_R5\_1300 - ELEVATIONS\_REV B  
5420\_R6\_1200 - FLOOR PLANS\_REV C.

5420\_R6\_1201 - FLOOR PLANS REV C  
5420\_R6\_1202 - FLOOR PLANS REV C  
5420\_R6\_1300 - ELEVATIONS\_REV B  
5420\_R7-R8\_1200 - FLOOR PLANS\_REV A  
5420\_R7-R8\_1201 - FLOOR PLANS REV A  
5420\_R7-R8\_1202 - FLOOR PLANS REV A  
5420\_R7-R8\_1300 - ELEVATIONS\_REV A  
5420\_SK20 - VISUAL LOCATIONS  
5420\_1104\_PROPOSED ENERGY  
Location 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

### **2 NONSC CRT Condition**

Notwithstanding the landscaping proposals set out within the approved plans, prior to the first occupation of phases R6 or R7-R8 (whichever comes first), a revised landscaping scheme for these phases shall be submitted to and approved by the local planning authority. Development will be undertaken in accordance with this revised landscaping scheme. The revised landscaping scheme shall provide:

- A revised planting plan and schedule of native plant species.
- Sections showing the height of the landscaped between the Grand Union Canal towpath and buildings R6 and R7-8 relative to its surroundings.
- Details of root protection barriers to be installed within the canal buffer.
- A Landscape Maintenance Schedule

#### REASON

In the interests of the appearance, character, biodiversity and structural integrity of the Grand Union Canal Corridor in accordance with policy BE31 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **3 NONSC Non Standard Condition**

Notwithstanding the plans hereby approved the following landscaping details shall be submitted to and approved in writing prior to the commencement of the development:

1. Full details of hard and soft landscape details including plans, schedules and specifications.
2. Full details of future landscape management and maintenance. This should include plans which clearly differentiate between private spaces, communal spaces (by management company?) and those areas to be adopted by the Council.
3. An arboricultural method statement and protection measures will be required to show how trees to be retained can be safeguarded during construction, in accordance with BS5837:2012. With regard to observations about the current details,
4. The landscape design concept and objectives should be clearly expressed.
5. Public realm tree planting should be more robust than the specified 14-16cm girth.
6. Where trees are planted in small soil plots or tree pits within paved areas, root cell systems should be specified and incorporated underground to ensure that the sufficient growing medium is available to support the trees - to thrive and have useful life

expectancy. (Tree pit details to be specified)

7. Right plant right place. Trees should be selected to ensure that they have space to develop to their full potential, selecting fastigate forms where overhead space is restricted and broader headed trees where space permits. Canalside vegetation should be predominantly native in character with the more the formal / ornamental planting palette restricted to the residential and urban areas.

8. Beech hedging has been specified. Beech is not the most robust hedging type for this situation and is understood to be sensitive to climate change. A suitable alternative (native species) that is known to be reliable in this area is hornbeam.

#### 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 Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015)

### 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.

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE32	Development proposals adjacent to or affecting the Grand Union Canal
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

### **3. CONSIDERATIONS**

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

The application site comprises the former Rainbow and Kirby Industrial Estates, which accommodate approximately an 2.15 hectare irregularly shaped plot, currently accessed via two access points from Trout Road, as well as the High Street and from St Stephen's Road. Parts of the site front the south east side of Trout Road, the western side of

Yiewsley High Street, and the north west side of St Stephens Road, with the entire south west boundary bordered by the Grand Union Canal.

The site largely accommodates a range of single-storey and two-storey industrial buildings, many of which were in a poor state of repair, particularly those fronting Trout Road. Many of the buildings suffered significant fire damage on 19 March 2011 and have since been demolished. The site also encompassed a three-storey vacant office building, Gemeni House fronting the High Street, which has also now been demolished.

The site is bounded to the North West by existing industrial units and by Trout Road, beyond which are four-storey residential properties (including roof accommodation) and the recently completed Tesco Supermarket and ancillary parking.

To the North East the site is largely bounded by commercial properties fronting Yiewsley High Street. These range from single-storey to four-stories in height, fronting the street and include two supermarkets (Aldi and Iceland) and ancillary parking, as well as smaller retail units with offices and/or residential accommodation above. The former church immediately opposite the site's High Street frontage, and the George and Dragon Public House to the north.

The Grand Union Canal and towpath bound the site's South West boundary, beyond which are two-storey terraced residential properties and associated gardens, located in Peplow Close, and industrial units located in Bentinck Road.

To the South East, with the exception of industrial units located towards the canal, the site is largely bounded by a mix of two-storey detached and semi-detached residential properties located in St Stephens Road.

The former office building fronting the High Street falls within the Secondary Shopping Area of Yiewsley/West Drayton Town Centre. The remainder of the site falls within the Trout Road Industrial and Business Area.

The application site has a PTAL level of 3.

### **3.2 Proposed Scheme**

The application is for Reserved Matters relating to Appearance and Landscaping of outline planning permission ref: 38058/APP/2013/1756 dated 23-07-2014 for Demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme (C3), 1,529.4sq.m light industrial floorspace comprising 17 business units (B1c) and 611.30sq.m of restaurant/cafe (A3) floorspace, associated open space, car parking and landscaping.

### **3.3 Relevant Planning History**

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

38058/APP/2013/1756 - Demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme (C3), 1,529.4sq.m light industrial floorspace comprising 17 business units (B1c) and 611.30sq.m of restaurant/cafe (A3) floorspace, associated open space, car parking and landscaping (Outline Application). Approved 23/07/2014.

## **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

Part 2 Policies:

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.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE32 Development proposals adjacent to or affecting the Grand Union Canal

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

### **5. Advertisement and Site Notice**

5.1 Advertisement Expiry Date:- **9th June 2017**

5.2 Site Notice Expiry Date:- Not applicable

### **6. Consultations**

#### **External Consultees**

The application was advertised by way of site notices was posted on 1st June 2017. A total of 2 letters of comments were received raising concerns on the following grounds:

1. Hospital's in the area are already saturated.

Officer comment: This is a Reserved Matters application only assessing the appearance and landscaping.

2. Concerns regarding the safety of materials following the Grenfell Tower Fire.

Officer comment: Issues regarding safety of materials etc are a Building Control matter.

#### **HEATHROW AIRPORT LIMITED**

No objection subject to a bird hazard management plan condition and a crane & wind turbine informatives.

Officer comment: This condition and informatives form part of the original outline approval and therefore there is no need to duplicate them.

#### **CANAL & RIVER TRUST**

Should planning permission be granted we request that the following condition is applied:

Notwithstanding the landscaping proposals set out within the approved plans, prior to the first

occupation of phases R6 or R7-R8 (whichever comes first), a revised landscaping scheme for these phases shall be submitted to and approved by the local planning authority. Development will be undertaken in accordance with this revised landscaping scheme. The revised landscaping scheme shall provide:

- A revised planting plan and schedule of native plant species.
- Sections showing the height of the landscaped between the Grand Union Canal towpath and buildings R6 and R7-8 relative to its surroundings.
- Details of root protection barriers to be installed within the canal buffer.
- A Landscape Maintenance Schedule

#### Reason

In the interests of the appearance, character, biodiversity and structural integrity of the Grand Union Canal Corridor.

#### Internal Consultees

##### Trees & Landscaping

With regard to the landscape package (hard copies) submitted by Paul Jukes, of Influence, I confirm that the landscape information submitted in support of the Outline application is sufficient in this case. An illustrated landscape strategy with photographs / sketches indicating the proposed character, appearance and quality of spaces and finishes would have been helpful.

As previously noted, some of the issues which will be required can be dealt with by conditions:

1. Full details of hard and soft landscape details including plans, schedules and specifications.
2. Full details of future landscape management and maintenance. This should include plans which clearly differentiate between private spaces, communal spaces (by management company?) and those areas to be adopted by the Council.
3. An arboricultural method statement and protection measures will be required to show how trees to be retained can be safeguarded during construction, in accordance with BS5837:2012. With regard to observations about the current details,
4. The landscape design concept and objectives should be clearly expressed.
5. Public realm tree planting should be more robust than the specified 14-16cm girth.
6. Where trees are planted in small soil plots or tree pits within paved areas, root cell systems should be specified and incorporated underground to ensure that the sufficient growing medium is available to support the trees - to thrive and have useful life expectancy. (Tree pit details to be specified)
7. Right plant right place. Trees should be selected to ensure that they have space to develop to their full potential, selecting fastigate forms where overhead space is restricted and broader headed trees where space permits. Canalside vegetation should be predominantly native in character with the more the formal / ornamental planting palette restricted to the residential and urban areas.
8. Beech hedging has been specified. Beech is not the most robust hedging type for this situation and is understood to be sensitive to climate change. A suitable alternative (native species) that is known to be reliable in this area is hornbeam.

Design Officer:

The revised details are acceptable.

## **7. MAIN PLANNING ISSUES**

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

The principle of the proposal, including the proposed residential use on the site was considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The principle of the development is therefore

deemed acceptable and in accordance with the outline consent.

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

The Density of the proposal, including the proposed residential use on the site was considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The density of the development is therefore deemed acceptable and in accordance with the outline consent.

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

The site is not located in a conservation area or an archaeological priority area and does not contain any listed buildings.

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues arising from this development.

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

The site does lie within or near the Green Belt.

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

Policy BE13 states that new development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance.

Policy BE26 states that within town centres the design, layout and landscaping of new buildings will be expected to reflect the role, overall scale and character of the town centres as a focus of shopping and employment activity.

London Plan Policy 7.1 sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan policies relating to density (3.4) and sustainable design and construction (5.3) are also relevant.

The Design & Conservation Officer raised no objections to the scale, height and massing of the Outline Scheme approved in 2014. Appearance was reserved for later consideration. To this end the applicant has submitted details of the appearance of the facades of all the buildings, including the residential blocks, the commercial units and the Extra Care block. The design of the buildings of course remains as approved at the outline stage. The materials proposed for the buildings are as follows:

- Wienberger Westerton Orange Multi Brickwork
- Wienberger Con Mosso Brickwork
- Wienberger Telford Brindle Brickwork
- Vertical Russwood Scottish Larch Cladding
- Vertical Aliva Terracotta Rainscreen Cladding
- VMZ Zinc Standing Seam Pigmento Red Finish Wall \* Roof Cladding
- VMZ Zinc Standing Seam In Quartz-Zinc Finsih Wall End & Roof Cladding

These details were selected following discussions with the Council's Urban Design officer. It should be noted that the predominant material used for the facades is brick. This will give the development a softer visual appearance than render or other alternative external finish. Small sections of larch cladding are appropriate given the canal side setting.

The materials proposed result in an coherent and acceptable scheme that is in keeping with the area in accordance with policies BE13 and BE26 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

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

This was considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

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

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

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

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

#### **7.12 Disabled access**

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

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

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

#### **7.14 Trees, landscaping and Ecology**

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises that new development should retain topographical and landscape features of merit and that new planting and landscaping within development proposals should be provided wherever it is appropriate.

Whilst the broad landscaping principles, in terms of tree removal, retention and the layout of the site together with locations of landscaping were considered and approved at outline stage. The landscaping details submitted have been reviewed by the Council's Trees & Landscaping officer who considers them to acceptable.

The scheme is therefore considered to comply with Policy BE1 of the Hillingdon Local Plan: Part One: Strategic Policies (November 2012) and Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

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

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

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

These matters were considered and approved as part of the original outline consent

(reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

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

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

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

#### **7.20 Planning obligations**

These matters were considered and approved as part of the original outline consent (reference: 38058/APP/2013/1756, dated 23/07/2014). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

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

None

#### **7.22 Other Issues**

None

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

#### **General**

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

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

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

#### **Planning Conditions**

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

#### **Planning Obligations**

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

#### **Equalities and Human Rights**

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

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

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

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

#### **10. CONCLUSION**

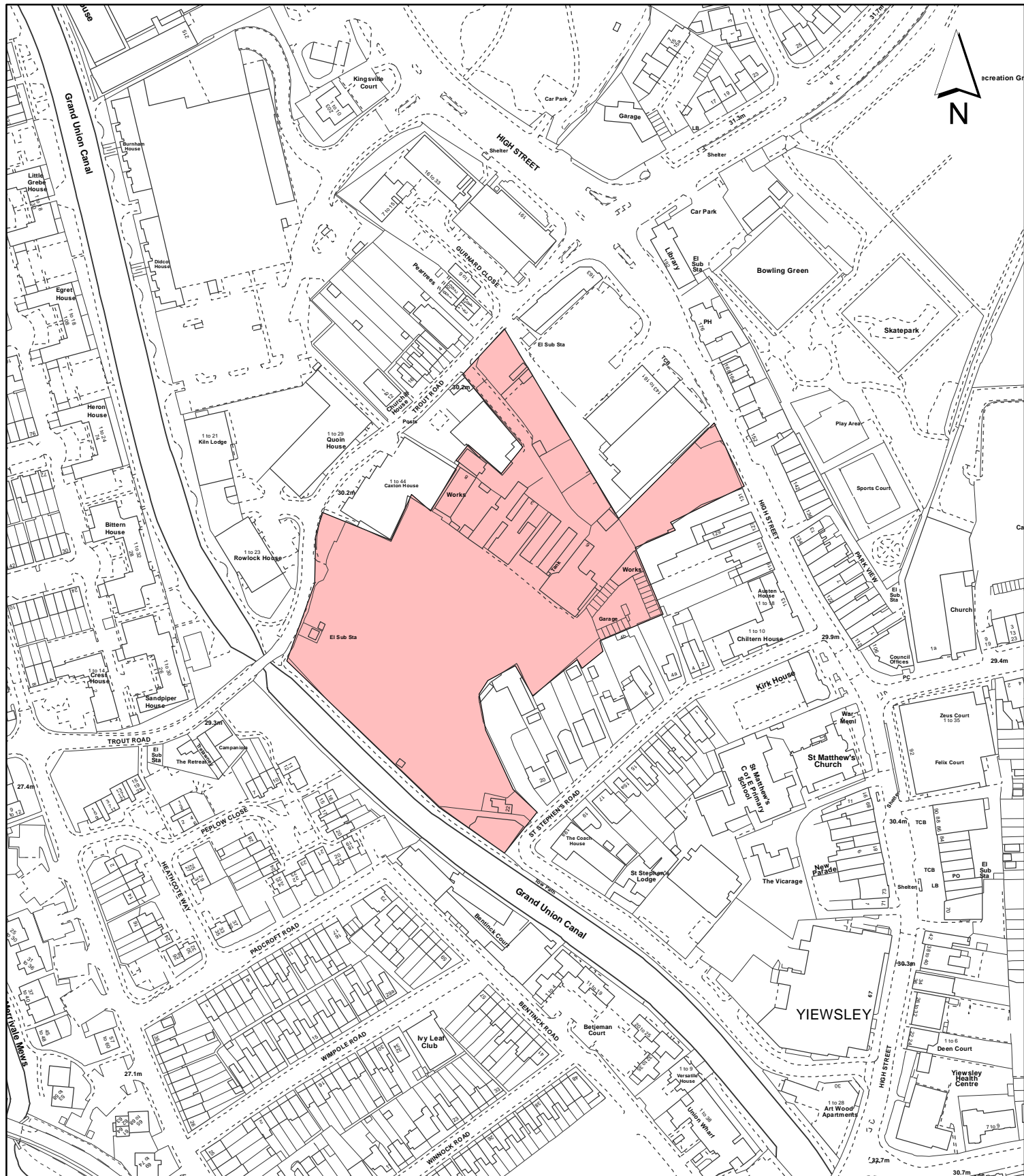
For the reasons provided throughout this report, the application for the Reserved Matters of Appearance and Landscaping is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

#### **11. Reference Documents**

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

**Contact Officer:** Matt Kolaszewski

**Telephone No:** 01895 250230



# Notes:

 Site boundary

For identification purposes only.

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Site Address:

## Rainbow & Kirby Estates

Planning Application Ref:

**28058/APP/2017/1340**

Planning Committee:

**Major** Page 43

Scale:

**1:2,500**

Date:

**April 2018**

## LONDON BOROUGH OF HILLINGDON Residents Services Planning Section

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



**HILLINGDON**  
LONDON

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# Plans for Major Applications Planning Committee

Thursday 5th April  
2018



HILLINGDON  
LONDON

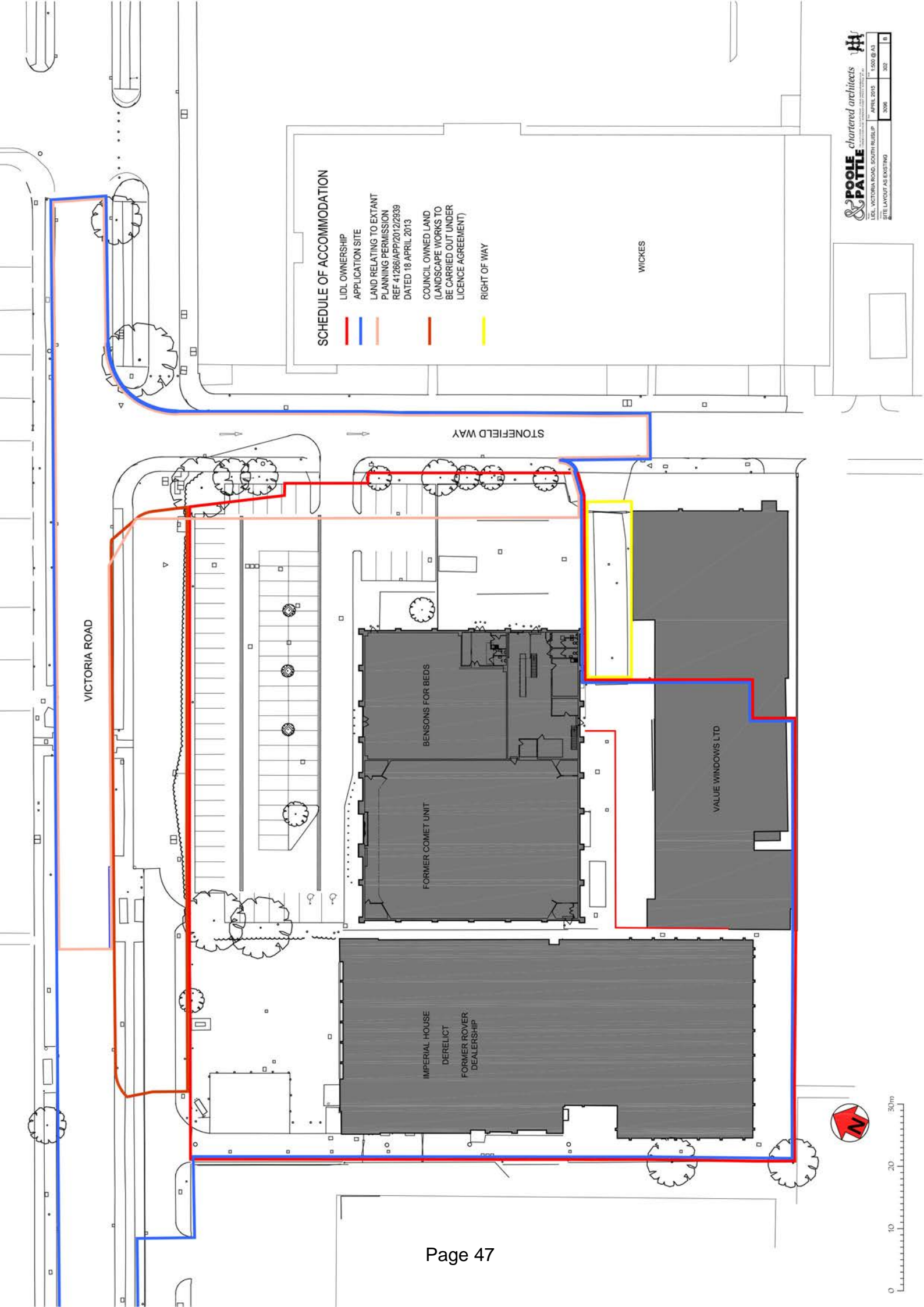


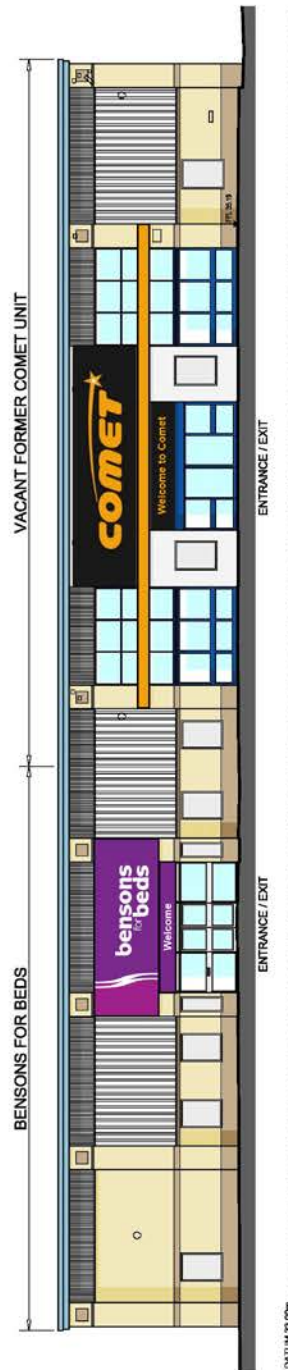
INVESTOR IN PEOPLE

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

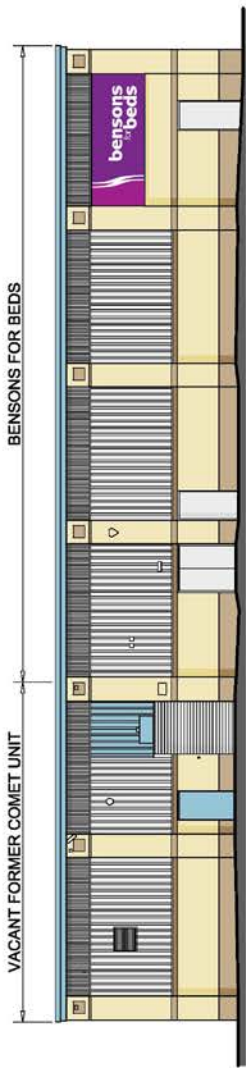
## **Report of the Head of Planning, Sport and Green Spaces**

<b>Address</b>	LAND COMPRISING THE FORMER IMPERIAL HOUSE VICTORIA ROAD RUISLIP
<b>Development:</b>	Variation of conditions 3 (Supporting plans and/or documents) and 20 (No more than 2 deliveries/collections in the servicing hours) of planning permission ref. 5039/APP/2015/4395 dated 17/10/2017: Construction of a 2,554sqm. GIA (1,687sqm sales area) Class A1 discount food store with associated access arrangements, car parking and landscaping (involving the demolition of Imperial House, former Comet building and vacant Value Windows Ltd building) and external refurbishment / re-cladding of Bensons for Beds unit to allow unrestricted numbers of deliveries/ collections during the servicing hours (outside of the hours 07:00 to 23:00, Mondays to Saturdays and 10:00 to 18:00 on Sundays, Public and Bank Holidays).
<b>LBH Ref Nos:</b>	5039/APP/2017/4163

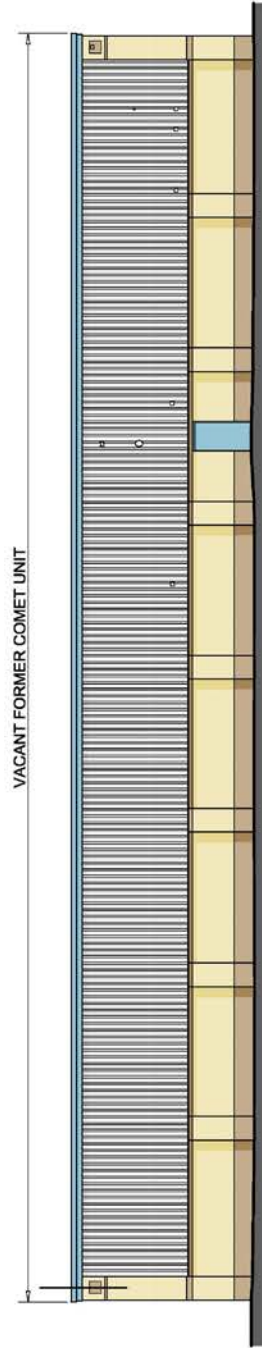




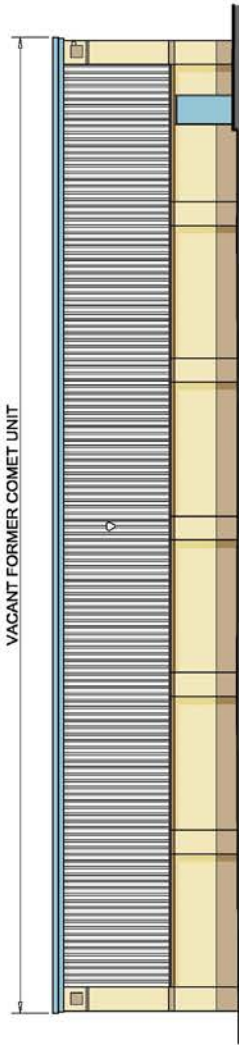
VICTORIA ROAD ELEVATION



STONEFIELD WAY ELEVATION

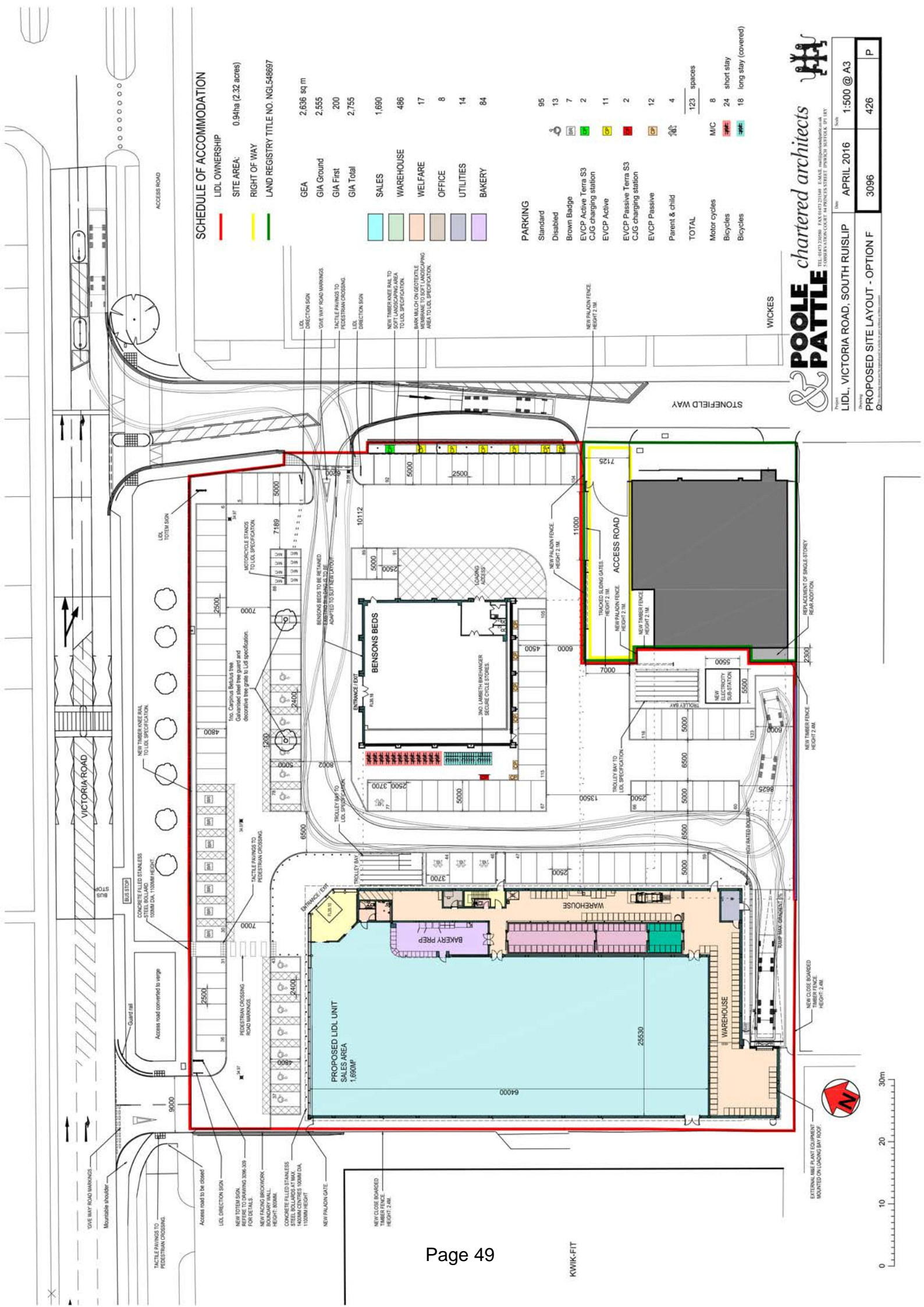


SOUTH EAST ELEVATION



SOUTH WEST ELEVATION





SCHEDULE OF ACCOMMODATION


LIDL OWNERSHIP  
SITE AREA: 0.94ha (2.32 acres)  
RIGHT OF WAY  
LAND REGISTRY TITLE NO. NGL546697

GEA	2,636 sq m
GIA Ground	2,555
GIA First	200
GIA Total	2,755
SALES	1,690
WAREHOUSE	496
WELFARE	17
OFFICE	8
UTILITIES	14
BAKERY	84

PARKING

Standard	95
Disabled	13
Brown Badge	7
EVCP Active Terra S3	2
C/JG charging station	2
EVCP Active	11
EVCP Passive Terra S3	2
C/JG charging station	2
EVCP Passive	12
Parent & child	4
TOTAL	123 spaces
Motor cycles	8
Bicycles	24
Bicycles	18

WICKES



**POOLE & PATTLE** chartered architects

TEL: 01753 25090 FAX: 01753 25148 E-MAIL: mail@pooleandpattle.co.uk  
5 CONSERVATOR COURT, 84 PRINCES STREET, WICKES, OX16 1BY

Project: LIDL, VICTORIA ROAD, SOUTH RUISLIP

Date: APRIL 2016

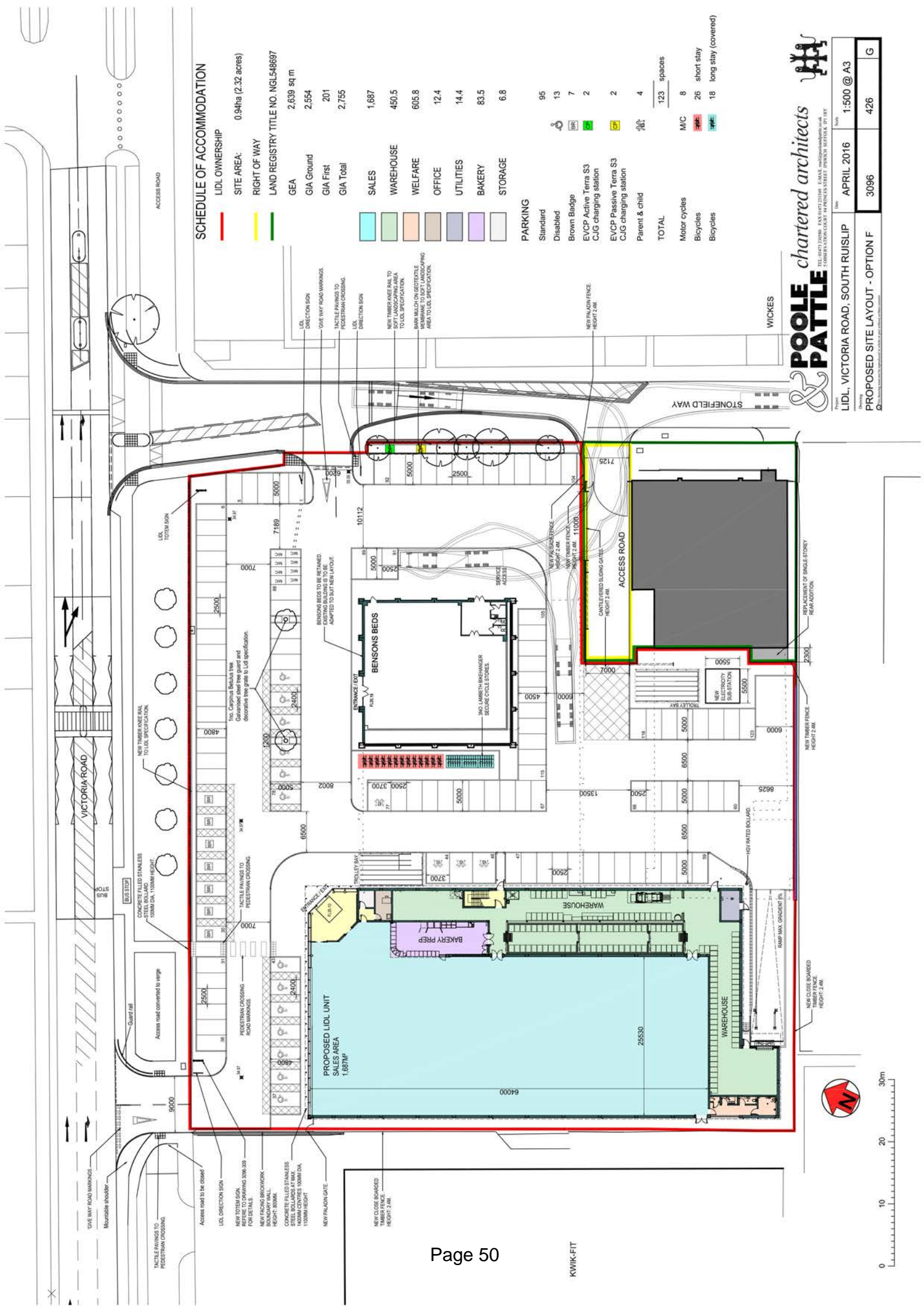
Scale: 1:500 @ A3

Drawn By: PROPOSED SITE LAYOUT - OPTION F

Sheet No: 3096

Total Sheets: 426

Page: P



SCHEDULE OF ACCOMMODATION

LIDL OWNERSHIP  
SITE AREA: 0.94ha (2.32 acres)  
RIGHT OF WAY  
LAND REGISTRY TITLE NO. NGL548697

GEA	2,639 sq m
GIA Ground	2,554
GIA First	201
GIA Total	2,755
SALES	1,887
WAREHOUSE	450.5
WELFARE	605.8
OFFICE	12.4
UTILITIES	14.4
BAKERY	83.5
STORAGE	6.8

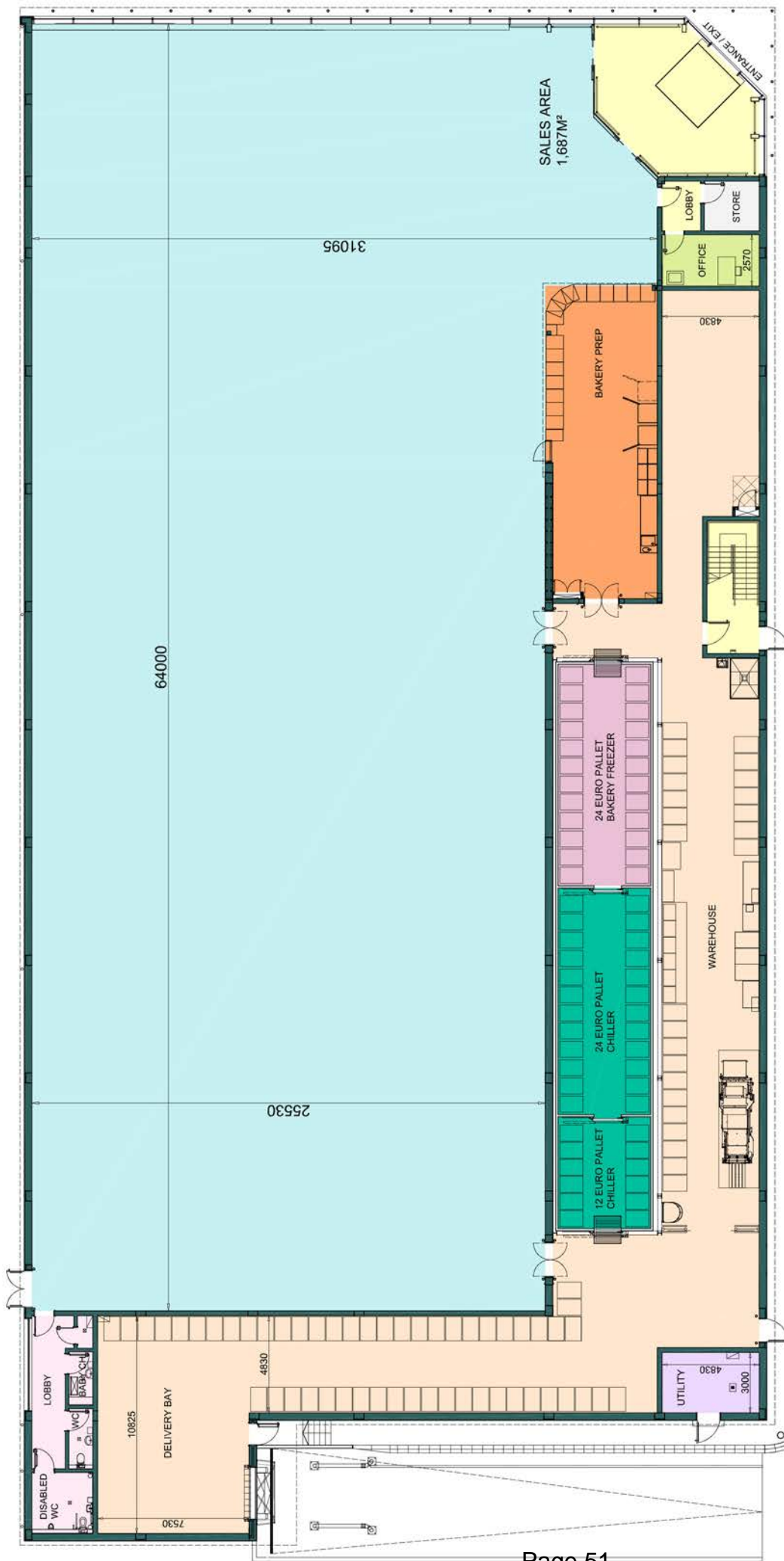
PARKING		
Standard	95	
Disabled	13	
Brown Badge	7	
EVCIP Active Terra S3	2	
C/JG charging station	2	
EVCIP Passive Terra S3	2	
C/JG charging station	2	
Parent & child	4	
TOTAL	123	spaces
Motor cycles	8	
Bicycles	26	short stay
Bicycles	18	long stay (covered)



POOLE & PATTLE chartered architects  
TEL: 01753 25090 FAX: 01753 21048 E-MAIL: mail@pooleandpattle.co.uk  
5 CONSERVATORS COURT, WICKES, SOUTH RUISLIP, MIDDLESEX, U.K.

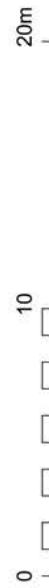
Project	LIDL, VICTORIA ROAD, SOUTH RUISLIP	Date	APRIL 2016	Scale	1:500 @ A3
Drawing	PROPOSED SITE LAYOUT - OPTION F	Number	3096	Area	426
Sheet					G





# SCHEDULE OF ACCOMMODATION - KEY

GI/A ground	2,554	sq m
GEA ground	2,639	sq m
Sales area	1,687	sq m
Warehouse	450.5	sq m
Bakery Prep	83.5	sq m
Bakery Warehouse	50.6	sq m
Additional Chillers	77.8	sq m
Office	12.4	sq m
Public wc, etc	32.8	sq m
Utility	14.4	sq m
Circulation	114.7	sq m
Store	6.8	sq m
Internal partitions	23.5	sq m



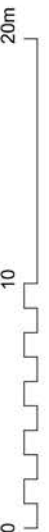
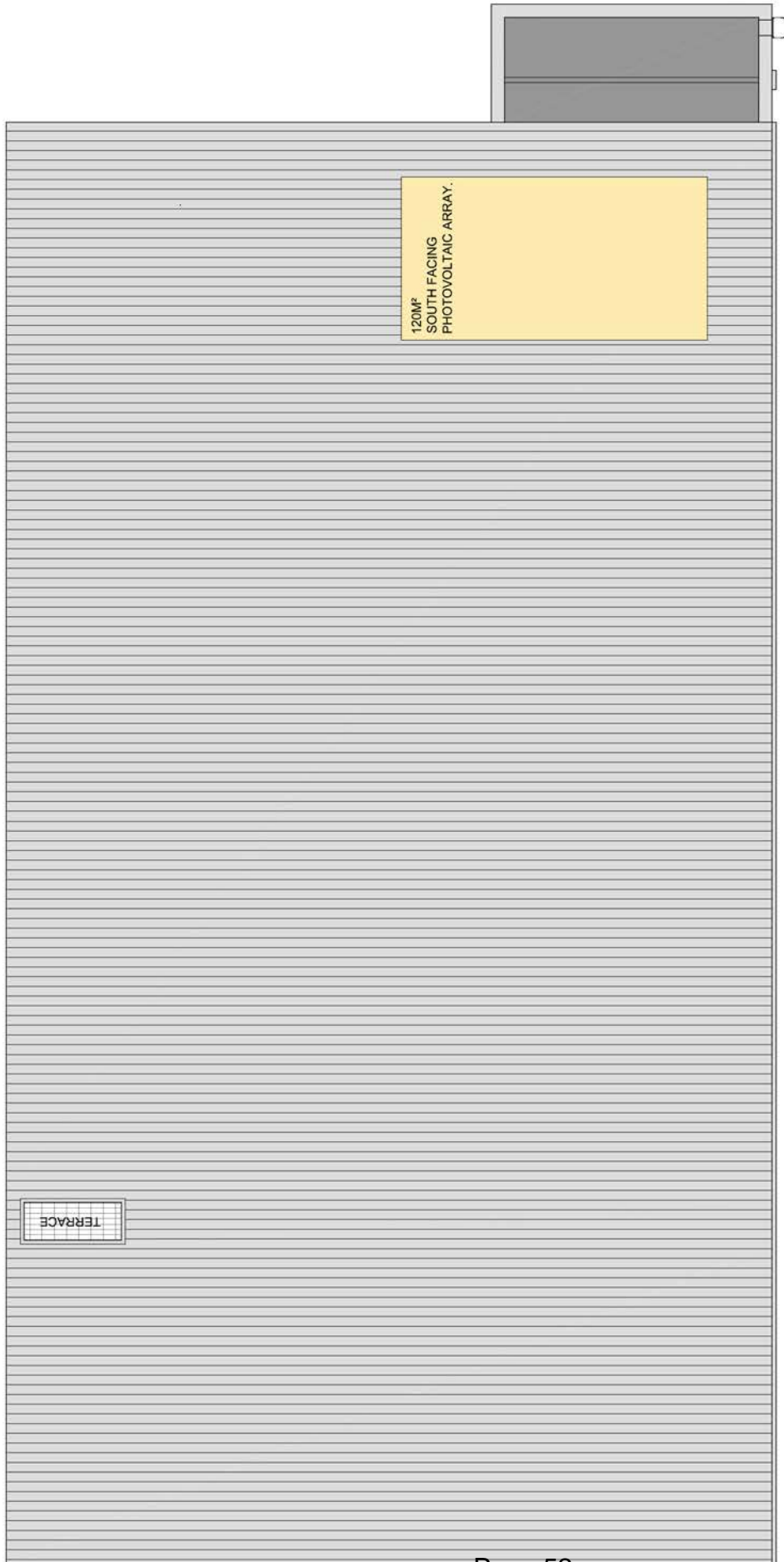
**POOLE & PATTLE** chartered architects

LIDL, VICTORIA ROAD, SOUTH RUISLIP

Project: LIDL, VICTORIA ROAD, SOUTH RUISLIP  
 Date: JAN 2015  
 Scale: 1:200 @ A3

Ground Floor Plan as Proposed

3096 409 -



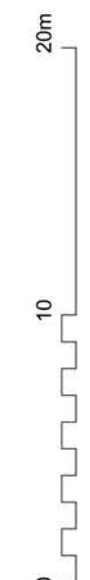
Project	LIDL, VICTORIA ROAD, SOUTH RUISLIP	Date	SEPT 2016	Scale	1:200 @ A3
Drawing	ROOF PLAN AS PROPOSED		3096	436	A












# SCHEDULE OF ACCOMMODATION - KEY

GIA first 201 sq m

Office	34.6	sq m
Welfare area, wc, etc	127.3	sq m
Terrace	10.2	sq m
Circulation	22.7	sq m
Internal partitions	6.2	sq m



**Legend**

- |   |   |
|---|---|
|    | Existing trees to be retained and protected during construction   |
|    | Existing trees to be removed  |
|   | Existing shrubs to be retained and protected during construction  |
|  | Proposed shrub planting to review 7/20/2018   |
|  | Underground Root Cell system. Strata backfill. 3' walls edge 16x16' or 24x24' footing system. Color edge slanders |
|  | Proposed Root Cell system. Strata backfill. 3' walls edge 16x16' or 24x24' footing system. Color edge slanders    |
|  | Proposed Root Cell system. Strata backfill. 3' walls edge 16x16' or 24x24' footing system. Color edge slanders    |
|  | Proposed Root Cell system. Strata backfill. 3' walls edge 16x16' or 24x24' footing system. Color edge slanders    |
|  | Proposed Root Cell system. Strata backfill. 3' walls edge 16x16' or 24x24' footing system. Color edge slanders    |



Date	Description	IC	JC	INT
27.10.15	Class Comment			INT
27.10.15	Layout changes			INT
26.10.15	Layout changes			INT
17.10.14	Layout to entrance updated			JC
01.07.14	Disabled parking adjusted			JC
29.05.14	Move labels obscuring parking			JC
	Date			Description

ACD  
Ecology  
Arboriculture

ACD Landscape Architects & ACD Ecology  
 Redburn Park Business Centre, Grange Lane, Midlothian,  
 Wilt, NT16 9ES  
 Tel: 01666 875408 Fax: 01666 824654

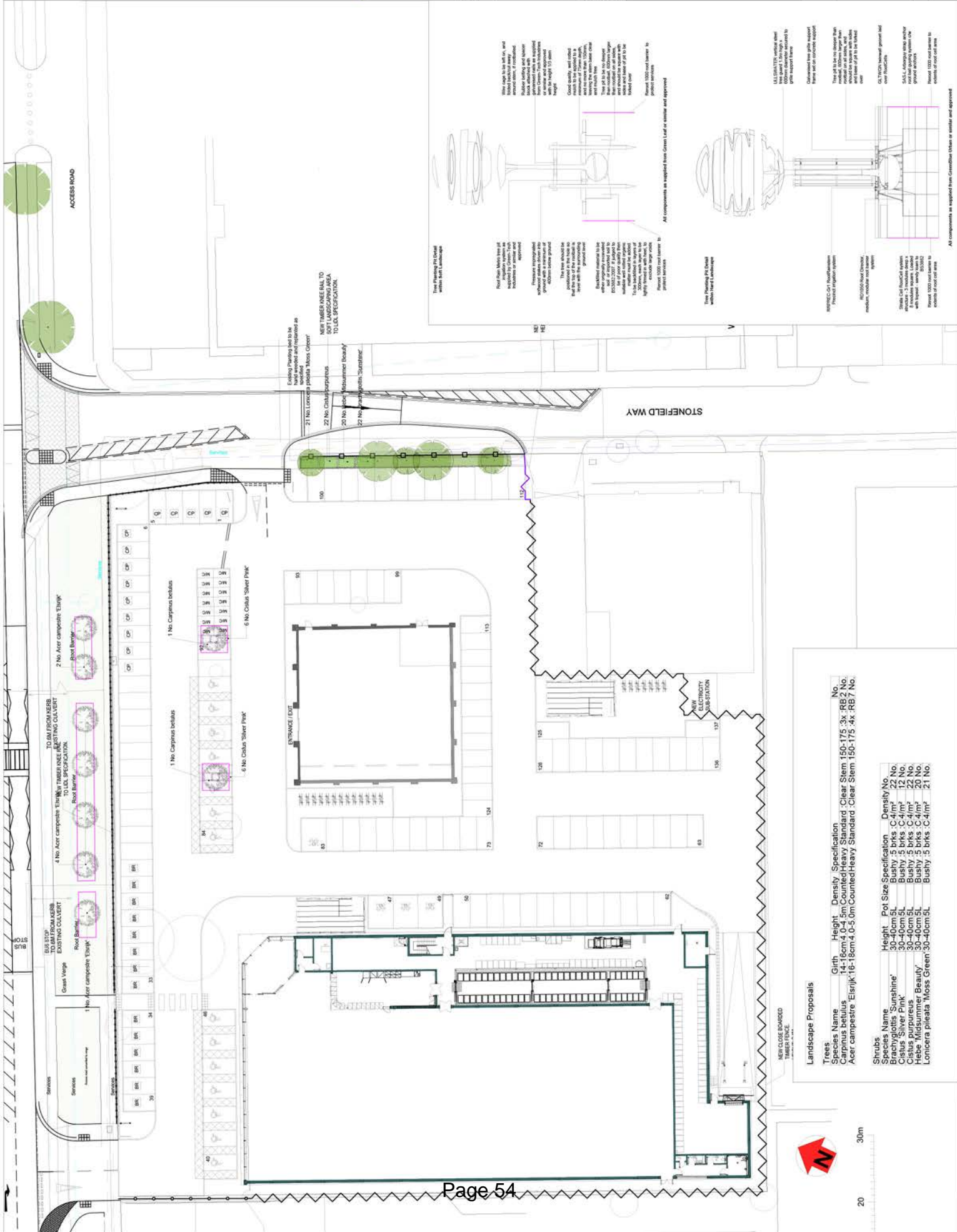
ACD Architects  
 Tamworth, Leamington Spa, Warwickshire, Surrey,  
 GU27 2PE  
 Tel: 01483 427174 Fax: 01428 341090

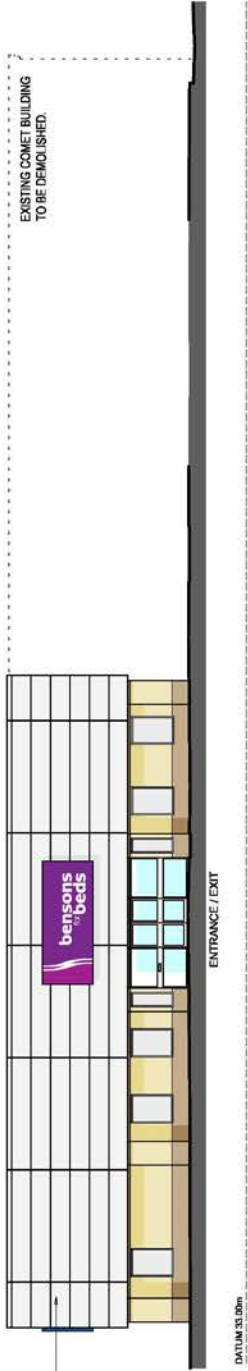
ACD Landscape Architects Southampton  
 12 Southgate Street, Southampton, Hampshire, SO3 9BZ  
 Tel: 01803 835604  
[www.acdsouthampton.co.uk](http://www.acdsouthampton.co.uk)



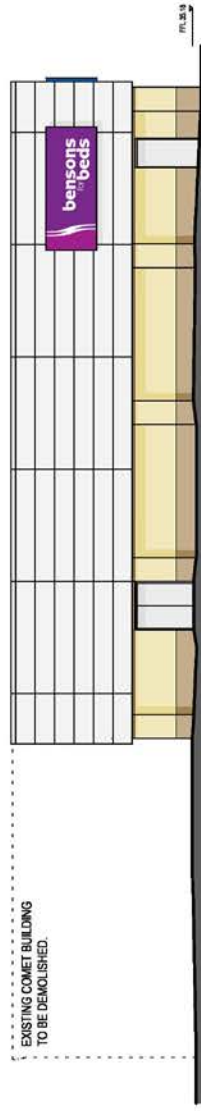
scheme: VICTORIA ROAD  
SOUTH RUISLIP  
client: LIDL UK  
drawing: Landscape Proposals  
date: NOV '13  
scale: 1:250@A1  
drawing no: LIDL18941-11g  
drawn: JC checked: HC

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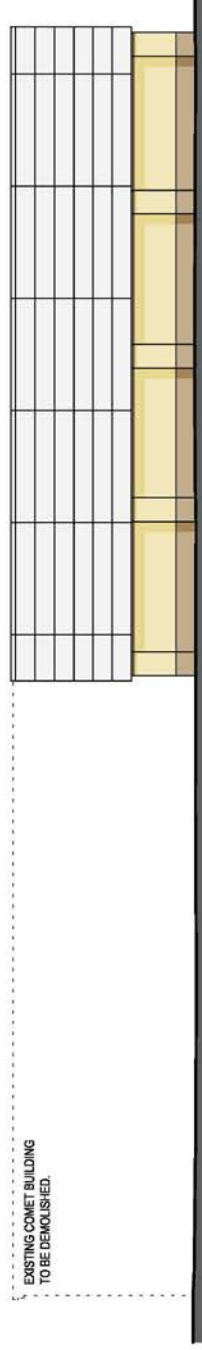




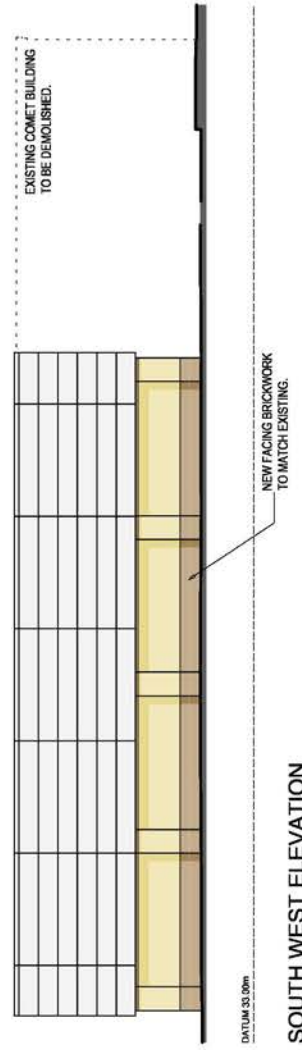
VICTORIA ROAD ELEVATION



STONEFIELD WAY ELEVATION

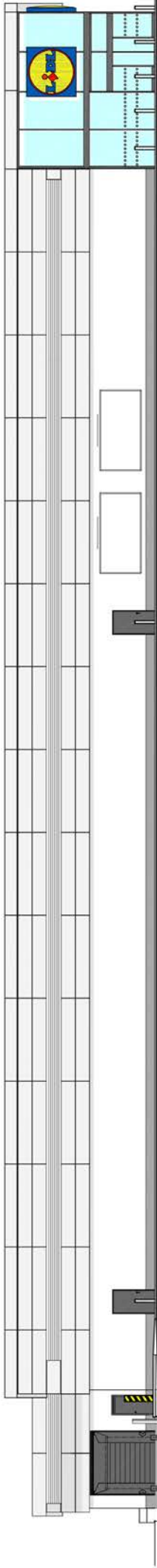


SOUTH EAST ELEVATION

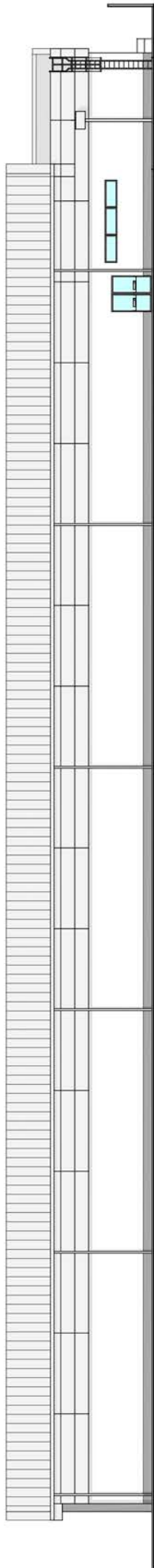


SOUTH WEST ELEVATION

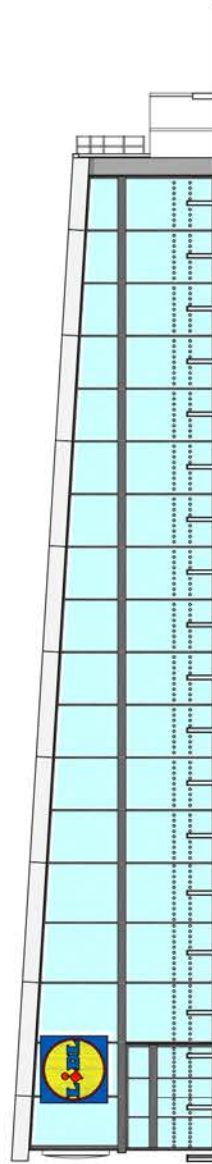




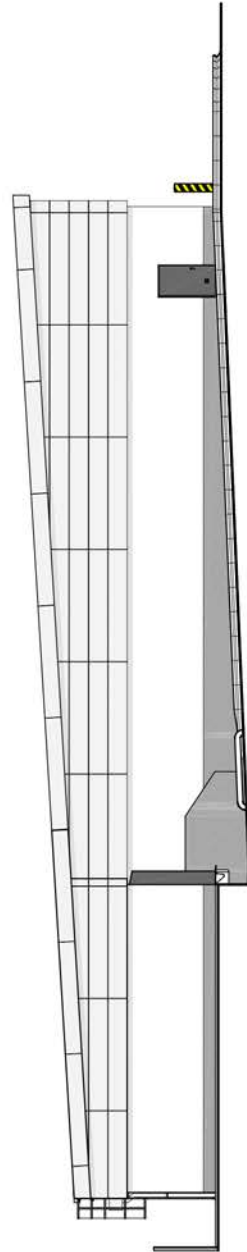
EAST ELEVATION



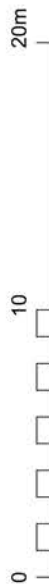
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



## PROPOSED MATERIALS

### WALLS

20mm mineral render painted white RAL 9010 with low level plinth in grey RAL 7038.

Ash & Lacy Building Systems Freedom 1 rainscreen cladding with 4mm Alucobond in silver metallic finish RAL 9006.

### ROOF

Standing seam aluminium sheet roofing in silver RAL 9006 finish

SHOPFRONT GLAZING, ENTRANCE / EXIT LOBBY AND WINDOWS

Powder coated aluminium framed double glazed system in Graphite Grey, RAL 7024.

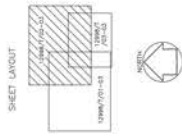
### EXTERNAL DOORS

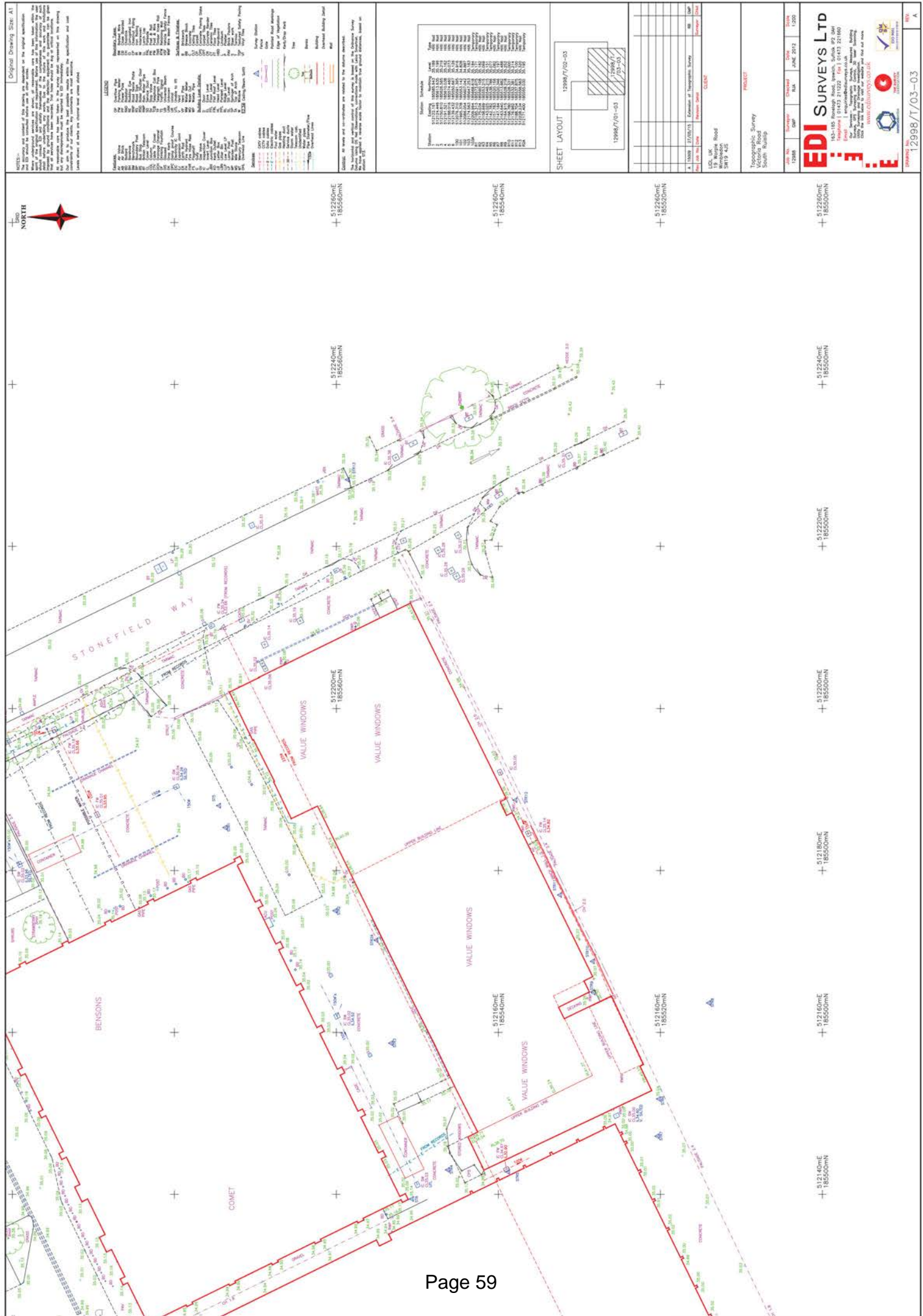
Steel external escape doors and sectional door for deliveries in Graphite Grey, RAL 7024.





Figure 1 shows a schematic diagram of a 1D lattice chain. The chain is composed of two parallel rows of sites. The top row contains 20 sites, numbered 1 through 20 from left to right. The bottom row contains 20 sites, numbered 21 through 40 from left to right. Horizontal bonds connect sites in the top row to sites in the bottom row. Vertical bonds connect sites in the top row to sites in the bottom row. The chain is terminated at both ends by a fixed spin, represented by a vertical line with a dot.

[illegible]



Original Drawing Size: A1

NOTES:-  
The survey was carried out on the 12th of June 2012. The survey was carried out by the following personnel:  
Surveyor: [Name]  
Assistant: [Name]  
The survey was carried out in accordance with the following specifications:  
[List of specifications]

LEGEND  
[List of symbols and their meanings]

Table with 2 columns: Station, Elevation

Station	Elevation
12998/7/01-03	185500.00
12998/7/02-03	185500.00
12998/7/03-03	185500.00

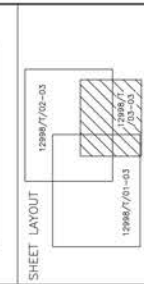


Table with 2 columns: Station, Elevation

Station	Elevation
12998/7/01-03	185500.00
12998/7/02-03	185500.00
12998/7/03-03	185500.00

CLIENT  
LCL UK  
12998/7/01-03

PROJECT  
Topographic Survey  
Victoria Road  
South Ruislip

EDI SURVEYS LTD  
103-115, Riverside Road, Ipswich, Suffolk IP2 0JH  
Tel: 01473 610000 Fax: 01473 610001  
Email: info@edisurveys.co.uk  
www.edisurveys.co.uk



**Tree Categories**

Arbtech categorises trees with the standard BS 5822:2012. Categories 1 to 4 are based on the tree's size, age, form and condition. Categories 5 to 7 are based on the tree's size, age, form and condition, and its potential for future growth.

Category 1 - Trees in such conditions that they cannot realistically be retained and should be removed as soon as possible.

Category 2 - Trees in such conditions that they cannot realistically be retained and should be removed as soon as possible, but may be retained for a short period of time (up to 12 months) to allow for the removal of the tree to be planned.

Category 3 - Trees of moderate quality with an estimated remaining life expectancy of 10 to 20 years.

Category 4 - Trees of moderate quality with an estimated remaining life expectancy of 20 to 30 years.

Category 5 - Trees of good quality with an estimated remaining life expectancy of 30 to 40 years.

Category 6 - Trees of good quality with an estimated remaining life expectancy of 40 to 50 years.

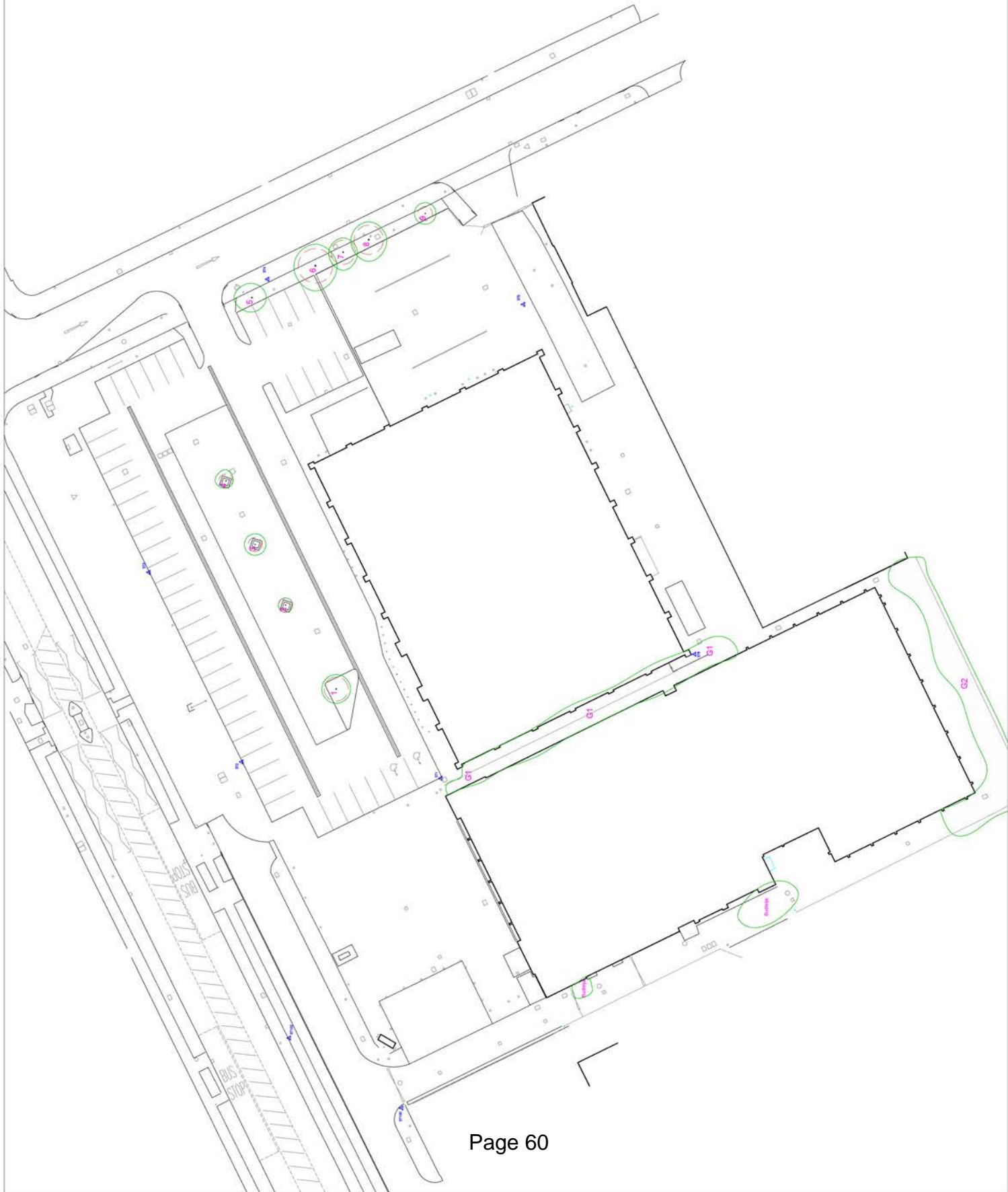
Category 7 - Trees of good quality with an estimated remaining life expectancy of 50 years or more.

**Root Protection Area**

The Root Protection Area (RPA) is the area around the base of a tree which contains the majority of its roots. The RPA is calculated using the formula:  $RPA = 0.5 \times DBH \times 100$ , where DBH is the diameter of the tree at breast height (1.3m).

The RPA is indicated on the plan by a dashed line. The RPA should be protected by a root protection barrier (RPB) which is 100mm high and 100mm wide. The RPB should be installed around the RPA and should be maintained in good condition.

The RPA is indicated on the plan by a dashed line. The RPA should be protected by a root protection barrier (RPB) which is 100mm high and 100mm wide. The RPB should be installed around the RPA and should be maintained in good condition.



**ARBTECH**

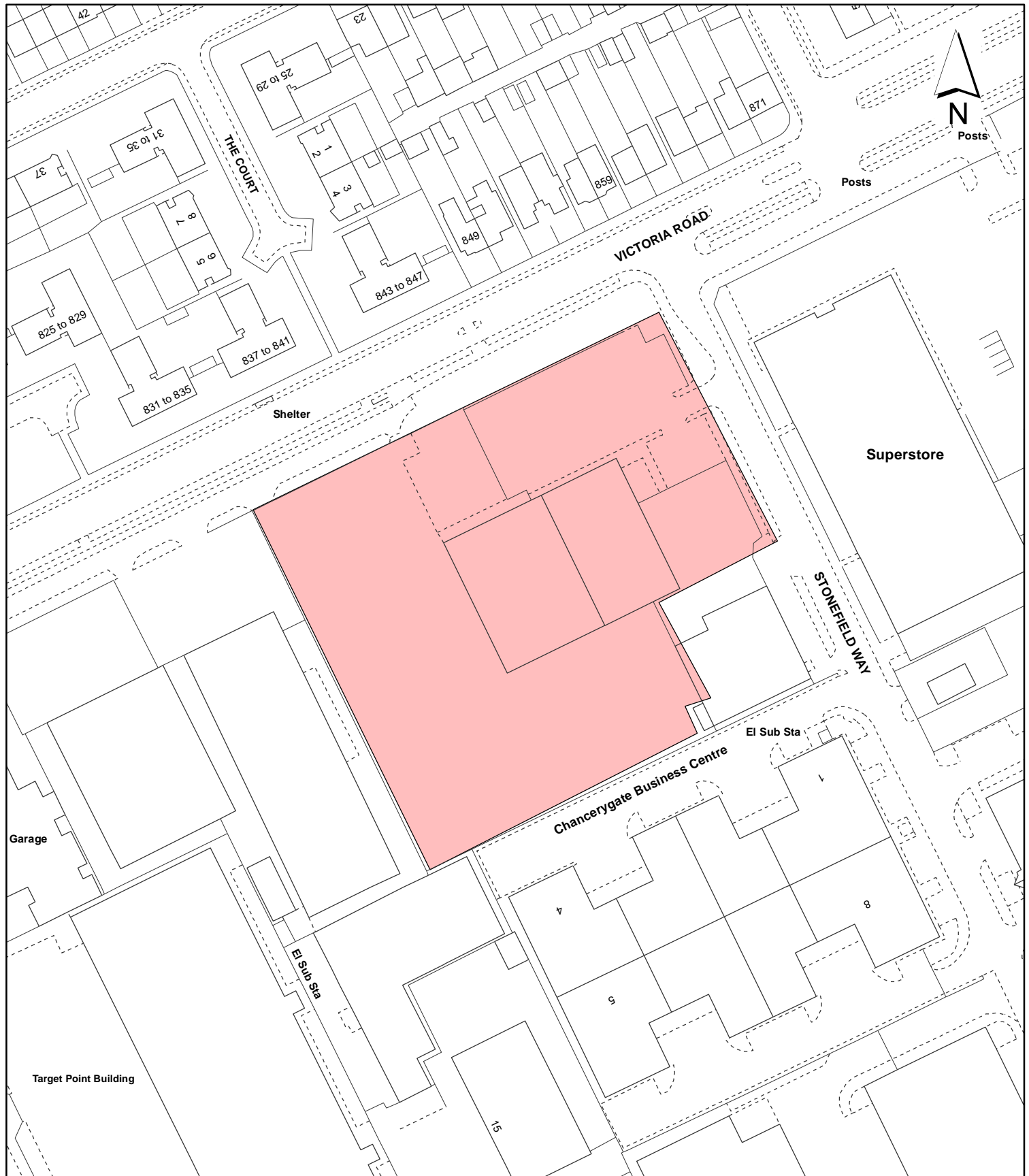
Unit 3, Mill House Farm, Chesham, Ch4 0PH  
www.arbtech.co.uk, email@arbtech.co.uk, 01294 669568

**Project**

Unit 1 Victoria Road,  
South Ruislip,  
Middlesex,  
HA4 0QB.

Client	ARBTECH												
Drawing	Tree Constraints Plan												
Based on	12998/T02-02												
Drawing No.	Arblech TCP 02												
Date	Nov 2015												
Scale	1:250 @ A1												
Drawn	MGM												
Key:	<table><tr><td>Tree</td><td>1</td><td>Tree</td><td>1</td></tr><tr><td>Category</td><td>1</td><td>Category</td><td>1</td></tr><tr><td>DBH</td><td>1</td><td>DBH</td><td>1</td></tr></table>	Tree	1	Tree	1	Category	1	Category	1	DBH	1	DBH	1
Tree	1	Tree	1										
Category	1	Category	1										
DBH	1	DBH	1										





# Notes:

Site boundary

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Site Address: **Land Comprising the Former Imperial House  
Victoria Road  
Ruislip**

Planning Application Ref:  
**5039/APP/2017/4163**

Planning Committee:  
**Major** Page 62

Scale:  
**1:1,250**

Date:  
**April 2018**

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



### **Report of the Head of Planning, Sport and Green Spaces**

**Address** HILLINGDON AND UXBRIDGE CEMETERY HILLINGDON HILL HILLINGDON

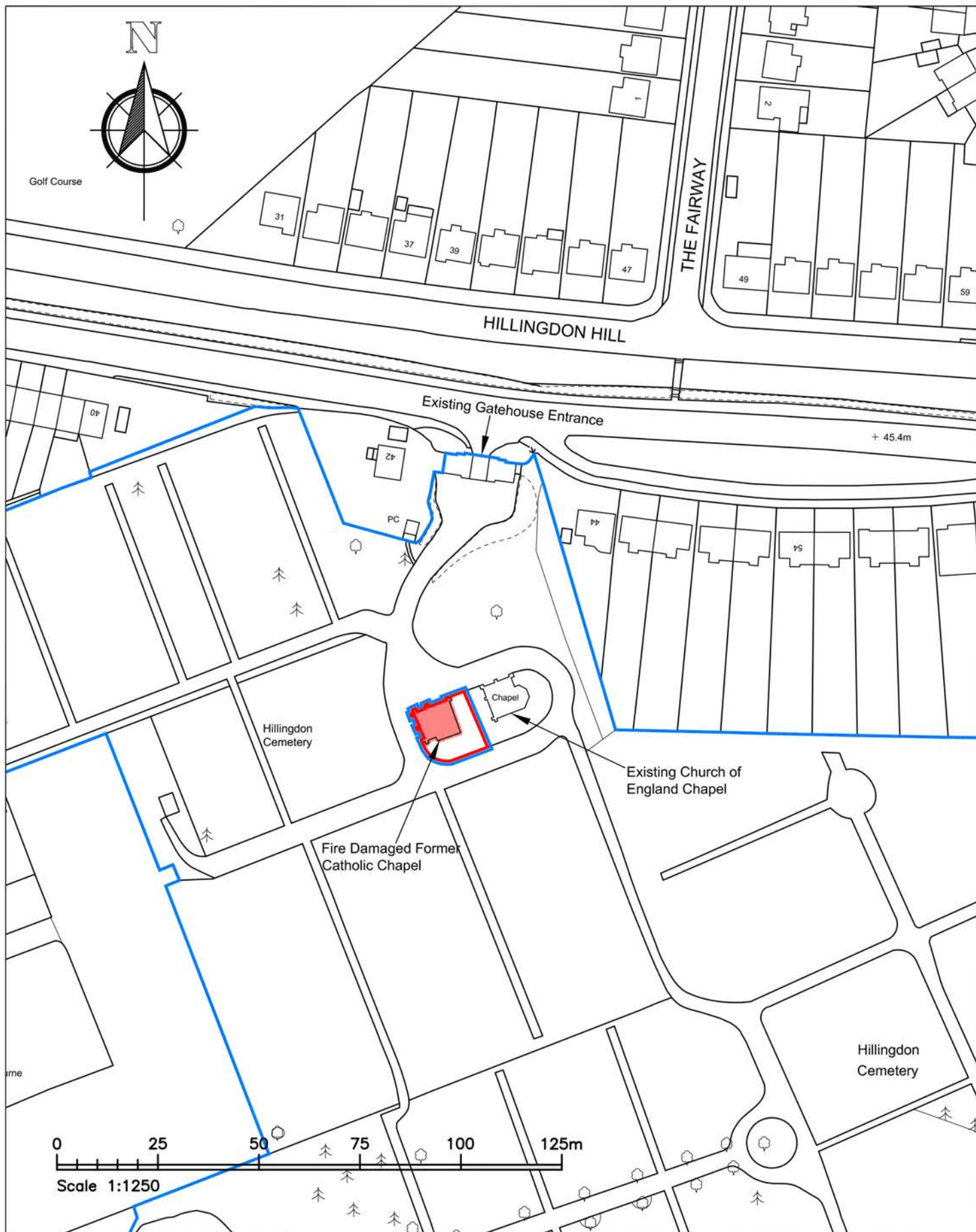
**Development:** Proposed installation of floor mounted fanned convection gas heaters with flue through external wall and associated surface fixed gas supply feed.

**LBH Ref Nos:** 64409/APP/2018/537

**Date Plans Received:** 09/02/2018

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

**Date Application Valid:** 09/02/2018

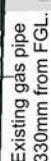


  
**HILLINGDON**  
 LONDON

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

NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

Rev	Revision notes	Initials	Date
-	-	-	-
Project UXBRIDGE AND HILLINGDON CEMETERY HILLINGDON HILL, UXBRIDGE, UB10 0JB		Scale 1:1250 @ A4	
Description SITE LOCATION PLAN		Date 09/11/17	
		Drawing No. 2017/D233/P/01	
		Drawn by SAM	Rev.
		Checked by SV	



NORTH ELEVATION



EAST ELEVATION



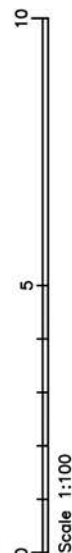
ILLUSTRATIVE VIEW OF HEATER

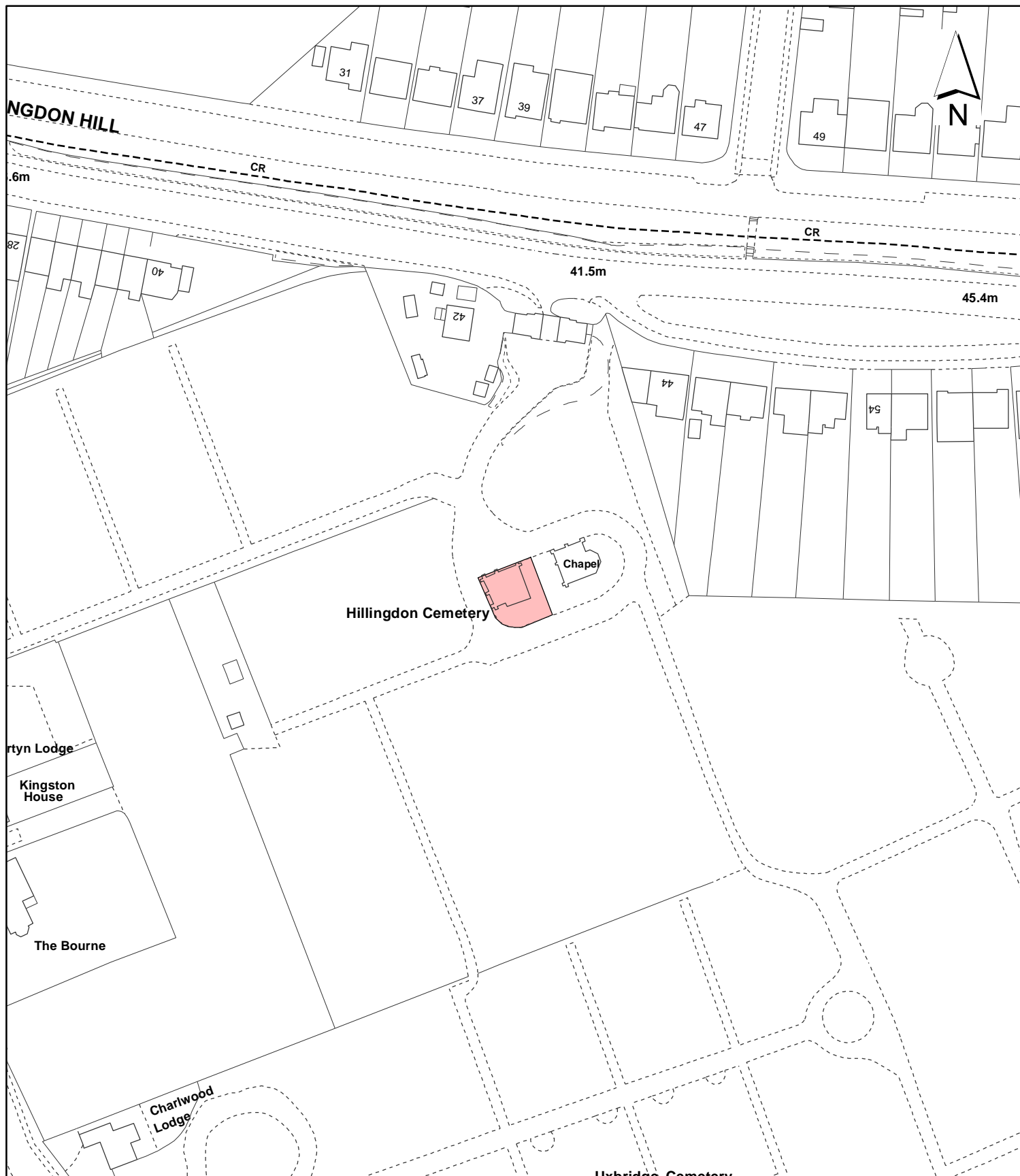


### SECTION A-A



SOUTH ELEVATION

[illegible]



# Notes:

 Site boundary

For identification purposes only.

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Unless the Act provides a relevant exception to copyright.

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Site Address:

## Hillingdon & Uxbridge Cemetery

Planning Application Ref:

**64409/APP/2018/537**

Planning Committee:

**Major** Page 66

Scale:

**1:1,250**

Date:

**April 2018**

## LONDON BOROUGH OF HILLINGDON

**Residents Services  
Planning Section**

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



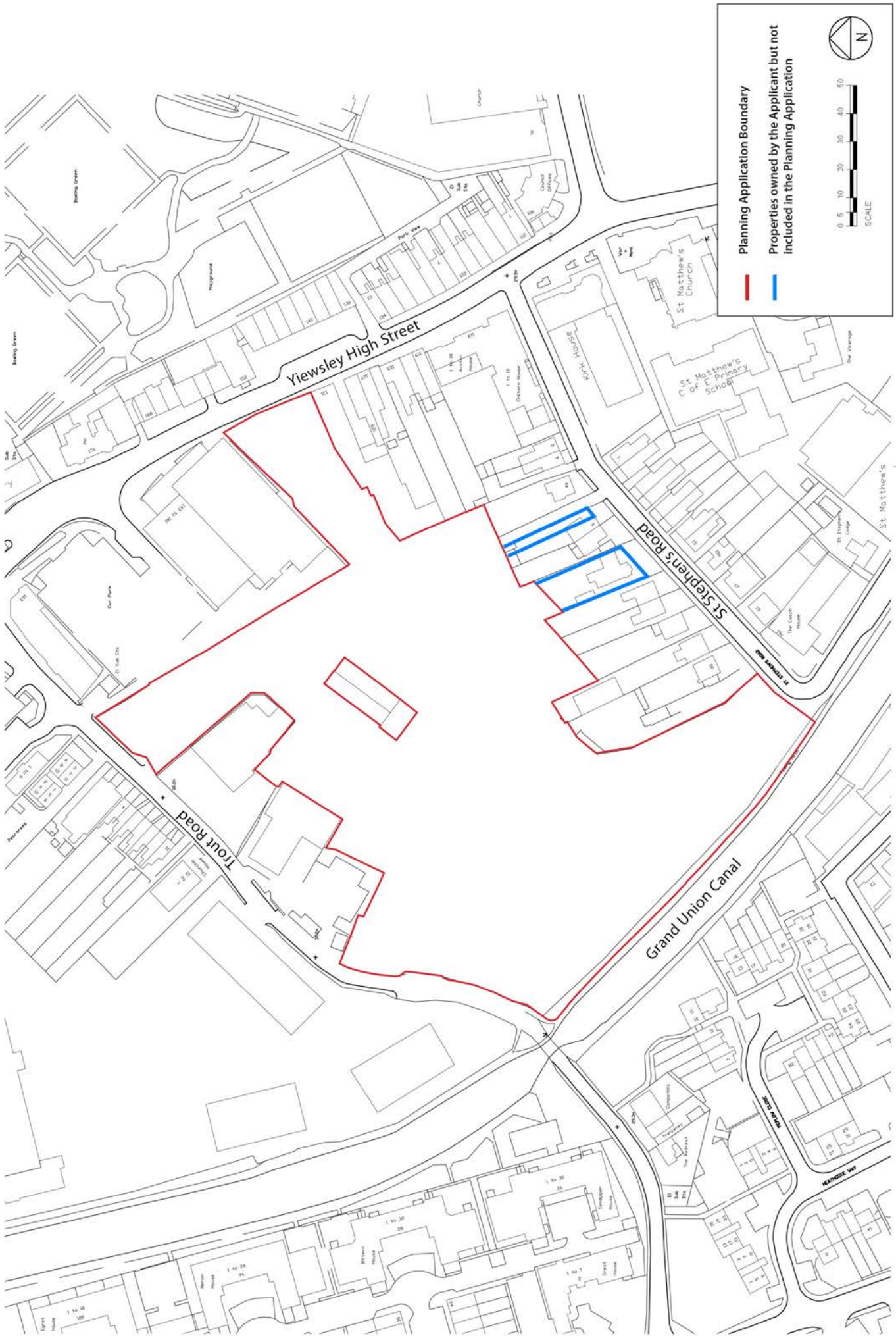
**HILLINGDON**  
LONDON

## **Report of the Head of Planning, Sport and Green Spaces**

**Address** RAINBOW AND KIRBY INDUSTRIAL ESTATES TROUT ROAD YIEWSLEY

**Development:** Reserved Matters relating to Appearance and Landscaping of outline planning permission ref: 38058/APP/2013/1756 dated 23-07-2014 for Demolition of existing premises and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme (C3), 1,529.4sq.m light industrial floorspace comprising 17 business units (B1c) and 611.30sq.m of restaurant/cafe (A3) floorspace, associated open space, car parking and landscaping.

**LBH Ref Nos:** 38058/APP/2017/1340





Revision	Drawn	Comments	Date
A	U.A.	Update of Plant Name	12.04.17
B	(B) Prol.	Layout Amendments UPA Landscape Comments 18.01.2018	
C	HD	Amended to show 10-20mm path base and subsoil 12.03.2019	

STATUS FOR PLANNING

**influence®**

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**Cardiff Office**  
Nicky's Whiff  
"Noddy's" Wharf  
Morgantown, Newport  
+44 (0)1656 702152

[www.influence.co.uk](http://www.influence.co.uk)  
[www.influence.co.uk](http://www.influence.co.uk)

SUBJECT

Front Road  
West Drayton

CLIENT

CLIENT  
Bourne End (Investments) Ltd

TABLE 1

## Illustrative Landscape Principles Plan

SCALE 1:500 @ A1  
DRAWN PmJ  
DATE 17.01.2018  
CHECKED

OB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N0419	(96)001	C	A1

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Page 69

**APRIL 15, 1997** **MANAGEMENT** **11** **RESEARCH** **12** **RESEARCH** **13** **RESEARCH** **14** **RESEARCH** **15** **RESEARCH** **16** **RESEARCH** **17** **RESEARCH** **18** **RESEARCH** **19** **RESEARCH** **20** **RESEARCH** **21** **RESEARCH** **22** **RESEARCH** **23** **RESEARCH** **24** **RESEARCH** **25** **RESEARCH** **26** **RESEARCH** **27** **RESEARCH** **28** **RESEARCH** **29** **RESEARCH** **30** **RESEARCH** **31** **RESEARCH** **32** **RESEARCH** **33** **RESEARCH** **34** **RESEARCH** **35** **RESEARCH** **36** **RESEARCH** **37** **RESEARCH** **38** **RESEARCH** **39** **RESEARCH** **40** **RESEARCH** **41** **RESEARCH** **42** **RESEARCH** **43** **RESEARCH** **44** **RESEARCH** **45** **RESEARCH** **46** **RESEARCH** **47** **RESEARCH** **48** **RESEARCH** **49** **RESEARCH** **50** **RESEARCH** **51** **RESEARCH** **52** **RESEARCH** **53** **RESEARCH** **54** **RESEARCH** **55** **RESEARCH** **56** **RESEARCH** **57** **RESEARCH** **58** **RESEARCH** **59** 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Business and Environmental Planning Issues		The Green MFG. SOLUTIONS	
Auto Design	25	Automotive Design to MFG. Mfg.	25
Automotive	26	Automotive Supply	26
Business and Environmental Planning Issues	27	Business and Environmental Planning Issues	27
Case Studies	28	Case Studies	28
Chemical	29	Chemical	29
Computer-Aided Design	30	Computer-Aided Design	30
Computer-Aided Manufacturing	31	Computer-Aided Manufacturing	31
Cost Management	32	Cost Management	32
Customer Relationship Management	33	Customer Relationship Management	33
Design	34	Design	34
Environmental Management	35	Environmental Management	35
Financial Management	36	Financial Management	36
Human Resources	37	Human Resources	37
Information Technology	38	Information Technology	38
International Trade	39	International Trade	39
Marketing	40	Marketing	40
Manufacturing	41	Manufacturing	41
Operations	42	Operations	42
Product Development	43	Product Development	43
Project Management	44	Project Management	44
Quality	45	Quality	45
Research and Development	46	Research and Development	46
Supply Chain Management	47	Supply Chain Management	47
Training	48	Training	48
Transportation	49	Transportation	49
Waste Management	50	Waste Management	50
Workforce	51	Workforce	51
Worldwide	52	Worldwide	52

Category	Item	Score	Weight	Item	Score	Weight
General Skills Training	Letter-Word	100	10%	Spelling	100	10%
	Reading Comprehension	100	10%	Math	100	10%
	Math	100	10%	Science	100	10%
	Science	100	10%	History	100	10%
	History	100	10%	Art	100	10%
	Art	100	10%	Music	100	10%
	Music	100	10%	Physical Education	100	10%
	Physical Education	100	10%	Health	100	10%
	Health	100	10%	Character Education	100	10%
	Character Education	100	10%	Foreign Languages	100	10%
Content	Math	100	10%	Science	100	10%
	Science	100	10%	History	100	10%
	History	100	10%	Art	100	10%
	Art	100	10%	Music	100	10%
	Music	100	10%	Physical Education	100	10%
	Physical Education	100	10%	Health	100	10%
	Health	100	10%	Character Education	100	10%
	Character Education	100	10%	Foreign Languages	100	10%
	Foreign Languages	100	10%	Other	100	10%
	Other	100	10%			

<p><b>Major System Negative and Ineffective</b></p> <p>           1. <b>Control</b>            2. <b>Compliance</b>            3. <b>Conformity</b>            4. <b>Control</b>            5. <b>Control</b>            6. <b>Control</b>            7. <b>Control</b>            8. <b>Control</b>            9. <b>Control</b>            10. <b>Control</b>            11. <b>Control</b>            12. <b>Control</b>            13. <b>Control</b>            14. <b>Control</b>            15. <b>Control</b>            16. <b>Control</b>            17. <b>Control</b>            18. <b>Control</b>            19. <b>Control</b>            20. <b>Control</b>            21. <b>Control</b>            22. <b>Control</b>            23. <b>Control</b>            24. <b>Control</b>            25. <b>Control</b>            26. <b>Control</b>            27. <b>Control</b>            28. <b>Control</b>            29. <b>Control</b>            30. <b>Control</b>            31. <b>Control</b>            32. 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<b>Control</b>            99. <b>Control</b>            100. <b>Control</b> </p>	<p><b>Major System Positive and Effective</b></p> <p>           1. <b>Control</b>            2. <b>Control</b>            3. <b>Control</b>            4. <b>Control</b>            5. <b>Control</b>            6. <b>Control</b>            7. <b>Control</b>            8. <b>Control</b>            9. <b>Control</b>            10. <b>Control</b>            11. <b>Control</b>            12. <b>Control</b>            13. <b>Control</b>            14. <b>Control</b>            15. <b>Control</b>            16. <b>Control</b>            17. <b>Control</b>            18. <b>Control</b>            19. <b>Control</b>            20. <b>Control</b>            21. <b>Control</b>            22. <b>Control</b>            23. <b>Control</b>            24. <b>Control</b>            25. <b>Control</b>            26. <b>Control</b>            27. <b>Control</b>            28. <b>Control</b>            29. <b>Control</b>       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[illegible]

**RELEVANT BACKGROUND**  
 This document should contain history and/or background information on the site and related findings. All information is to be kept to a suitable distance away from these elements.

[illegible]

© Andrew Ross  
Thames and Hudson  
in association with  
The British Museum

[illegible]

be placed within a square shaped card even with and complement the other sheet furniture

amounts surveyed:

Those within the squares and pillars and  
 the grille and cross first grant in a finish  
 within the public realm.

10 20



Revision	Drawn	Comments	Date
A	J.A.	Update of Paper Name	12.04.17
B	L.H.P.M.	Layout Amendment: LPA Landscape Comments 18.01.2018	
C	W.D.	Amended to show 16.25km path length and subline 12.03.2018	

**KEY**

 Site Boundary

[illegible]

Site Layout as indicated on Drawing 5420 1000  
and SITE PLAN - MATERIALS  
WVP Architects Ltd  
Street Lighting/Drainage and Engineering details  
not suitable for use within this drawing.  
Free Details as illustrated upon accompanying  
drawing 5404 1000/000 Recommended Urban Tree  
Planting Details are for consideration until further details  
are required.

STATUS FOR PLANNING

**influence®**

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Trout Road  
West Drayton

CLIENT  
Bourne End (Investments) Ltd

## Illustrative Landscape Principles Plan

SCALE 1:500 @ A1	DATE 17.01.2018
DRAWN PMJ	CHECKED

JOB NO: **N0419** | DWG NO: **(95)002** | REV NO: **C** | ORIGINAL SIZE: **A1**

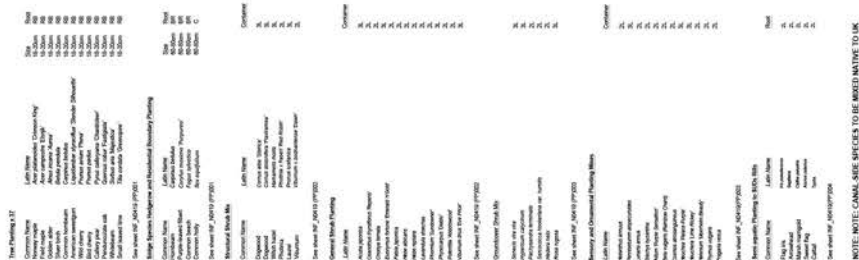
© copyright

[illegible]

NOTE: NOTE: CANAL-SIDE SPECIES TO BE MIXED NATIVE TO UK

### KEY PLAN

[illegible]







Revision	Drawn	Comments	Date
A	LA	Update of Plant Names	12-04-17
B	LBI (Pilot) Layout Amendments (PFA) Landmarks Comments	18-01-2018	
C	WQ	Advised to show 16-250m girth base and radius	12-03-2018

**KEY:**

- [illegible]

## STATUS FOR PLANNING

**influence®**

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Arlene Wharfe  
100 St Paul's Churchyard  
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EC4M 8BB  
+44 (0)20 3102 7770

**London Office**  
Joan Meehan  
100 St Paul's Churchyard  
London  
EC4M 8BB  
+44 (0)20 3102 7770

## PROJECT

Front Road  
West Drayton

CLIENT  
Bourne End (Investments) Ltd

## Illustrative Landscape Principles Plan

SCALE 1:500 @ A1 DATE 17.01.2018  
DRAWN PmJ CHECKED

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N0419	(96)005	C	A1

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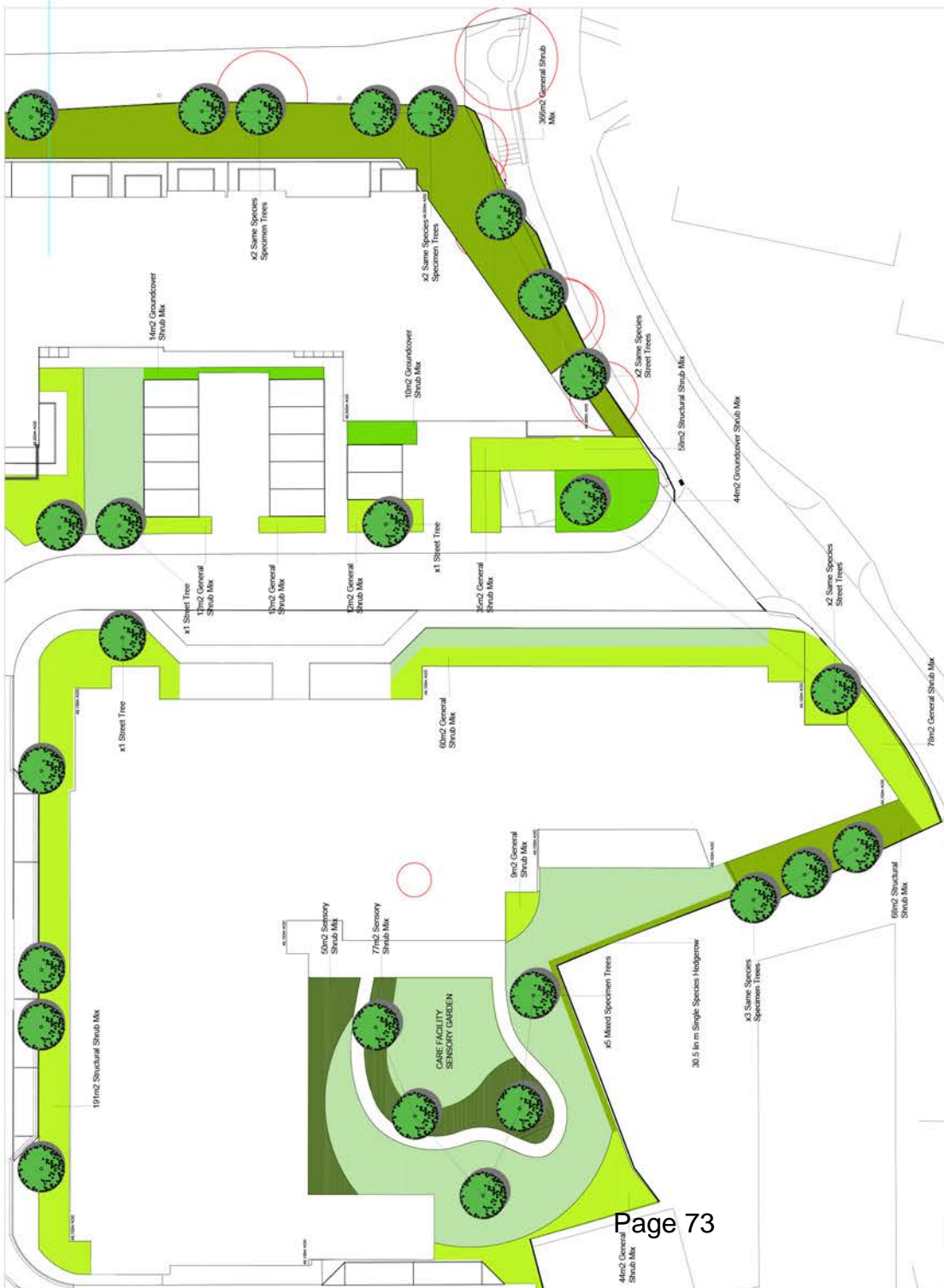
© 2000 Blackwell Science Ltd

- [illegible]

CRIMINOLOGICAL CRITERIA

- [illegible]

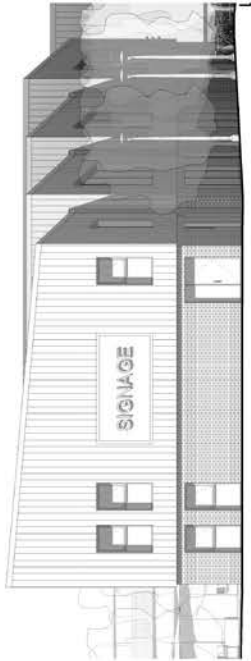
### KEY PLAN

[illegible]

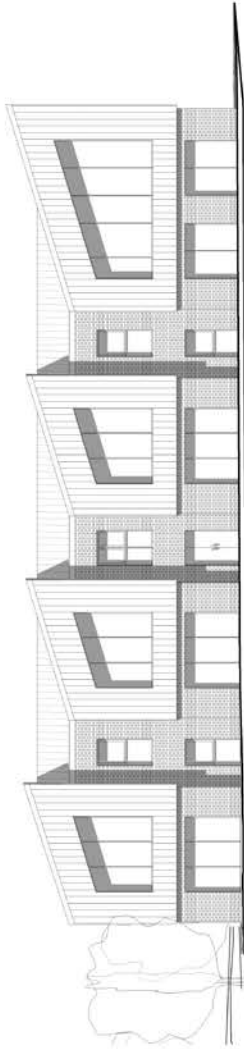
NOTE: NOTE: CANAL-SIDE SPECIES TO BE MIXED NATIVE TO UK



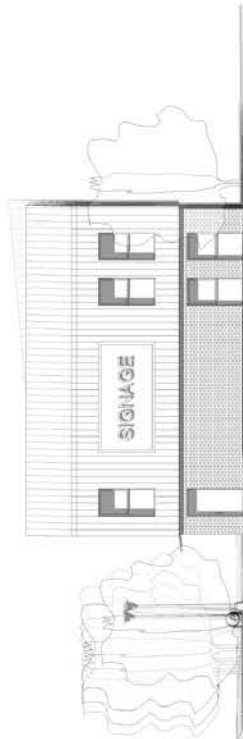




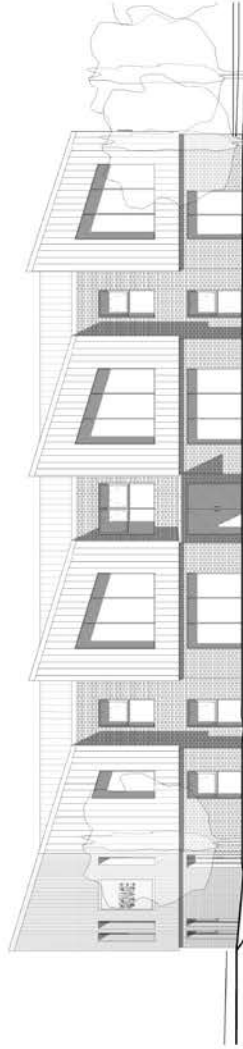
C1 NORTH ELEVATION  
1 : 100



C1 EAST ELEVATION  
1 : 100



C1 SOUTH ELEVATION  
1 : 100



C1 WEST ELEVATION  
1 : 100



WIENERBERGER WESTERTON  
ORANGE MULTI BRICKWORK



VMZ ZINC STANDING SEAM,  
PIGMENTO RED WALL AND  
ROOF CLADDING



PRECEDENT:

RAVENS WAY, LONDON BY BELL PHILIPPS (PHOTO: E. SUMNER)

notes:

REVISIONS:		C1, C2, C3 revised	
E	05/01/18	SL	C1, M1, R3-R4, R5, R6 revised, railings amended to glass balustrades
D	21/12/17	SL	R3-R4, C1 revised
C	05/01/17	SL	Underpinning
B	30/03/17	RH	Underpinning
A	13/03/17	RH	Soil not Planning

Cavendish And Gloucester  
**Hillingdon**  
Trot Road, West Drayton  
**drawing information**

pwpparchitects

pwpparchitects LLP, 41 South Street, Haverhill, Hampshire PO8 8Z

15/03/2018 14:00:00

ELEVATIONS

Planning  
1 : 100  
1 : 100

Scale  
1 : 100  
1 : 100

Drawn  
1 : 100  
1 : 100

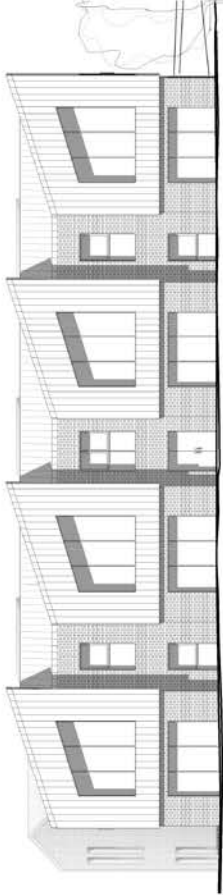
Job  
5420

Rev  
C1\_1300E

NOTE: The contractor is responsible for checking all site dimensions and levels. These should be checked prior to the ordering of any components and before the commencement of the works. All discrepancies should be brought to the attention of the Contract Administrator.



C2\_NORTH ELEVATION  
1 : 100



C2\_EAST ELEVATION  
1 : 100



C2\_SOUTH ELEVATION  
1 : 100



C2\_WEST ELEVATION  
1 : 100



WIENERBERGER WESTERTON  
ORANGE MULTI BRICKWORK



VMZ ZINC STANDING SEAM,  
PIGMENTO RED WALL AND  
ROOF CLADDING



PRECEDENT:  
RAVENS WAY, LONDON BY BELL PHILIPPS (PHOTO: E. SUMNER)

notes:

revisions:

D	16/01/18	SL	C2 West Elevation amended
C	05/01/18	SL	C1, C2, C3 revised
B	13/03/17	PH	Updated Elevations
A	13/03/17	PH	Start Planning

Cavendish And Gloucester  
Hillingdon  
Trout Road, West Drayton  
[drawing information](#)

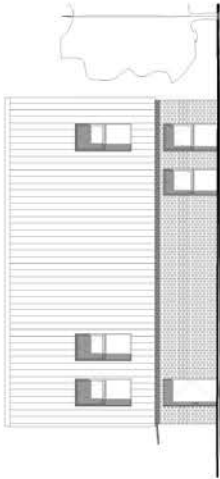
ELEVATIONS

Plotting  
1 : 100  
1 : 100  
LP  
R

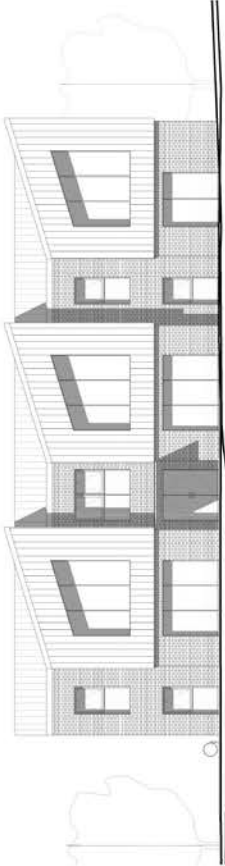
job:

5420

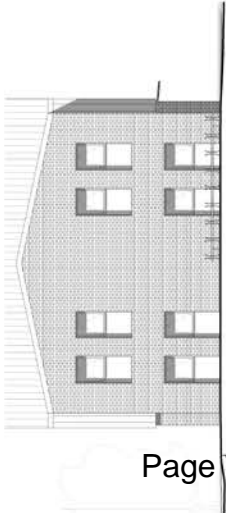
C2\_1300D



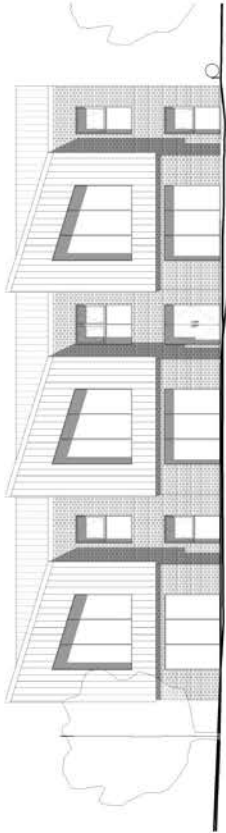
C3 NORTH ELEVATION  
1:100



C3 EAST ELEVATION  
1:100



C3 SOUTH ELEVATION  
1:100



C3 WEST ELEVATION  
1:100



WIENERBERGER WESTERTON  
ORANGE MULTI-TI BRICKWORK



VMZ ZINC STANDING SEAM,  
PIGMENTO RED WALL AND  
ROOF CLADDING



PRECEDENT:  
RAVENS WAY, LONDON BY BELL PHILIPPS (PHOTO: E. SUMNER)

notes:

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revisions:

D	05/01/18	SL	C1, C2, C3 revised
C	04/04/17	RH	Revised GFA
B	13/03/17	RH	Updated Elevations
A	13/03/17	RH	Start Planning

Cavendish And Gloucester  
Hillingdon  
Trout Road, West Drayton  
[drawing information](#)

ELEVATIONS

Planning	1:100	LP	5420	C3 1300D
Scale	1:100	LP	5420	C3 1300D
Scale	1:100	LP	5420	C3 1300D
Scale	1:100	LP	5420	C3 1300D





R3-R4\_NORTH ELEVATION  
1 : 100



R3-R4\_EAST ELEVATION  
1 : 100



R3-R4\_SOUTH ELEVATION  
1 : 100



WIENERBERGER CON MOSO  
BRICKWORK



VERTICAL ALIVA TERRACOTTA  
RAINSCREEN CLADDING



VMZ ZINC STANDING SEAM IN  
QUARTZ/ZINC FINISH WALL  
AND ROOF CLADDING



FRAMELESS GLASS  
BALUSTRADE

notes:

revisions: D 21/12/17 SL C1, M1, R3-R4, R5, R6 revised, railings amended to glass balustrades  
C 06/10/17 SL R3-R4, C1 revised  
B 13/03/17 RH Updated Elevations  
A 13/03/17 RH Client Planning

Cavendish And Gloucester  
Hillingdon  
Trot Road, West Drayton  
drawing information

ELEVATIONS

15/10/21 01021002  
pwp architects  
15/10/21 01021002 01102  
R3-R4\_1300

status:  
drawing  
scale:  
drawn:  
checked:  
date:

5420 R3-R4\_1300

NOTE: The contractor is responsible for checking all site dimensions and levels. These should be checked prior to the ordering of any components and before the commencement of the works. All discrepancies should be brought to the attention of the Contract Administrator.



R6 WEST ELEVATION  
1 : 100



R6 NORTH ELEVATION  
1 : 100



WIENERBERGER TELFORD  
BRINDLE BRICKWORK



VERTICAL RUSSIAN WOOD  
SCOTTISH LARCH CLADDING



VAZ ZINC STANDING SEAM IN  
QUARTZ ZINC FINISH WALL  
AND ROOF CLADDING



FRAMELESS GLASS  
BALUSTRADE

notes:

revisions:

D	13/10/17	SL	R6 revised
C	21/09/17	SL	R6 West Elevation revised
B	30/03/17	RH	Updated Elevations
A	27/03/17	RH	Solent Planning

Cavendish And Gloucester  
**Hillingdon**  
Trot Road, West Drayton  
[drawing information](#)

PRECEDENT:  
BARKING RIVERSIDE, LONDON BY SHEPPARD ROBSON

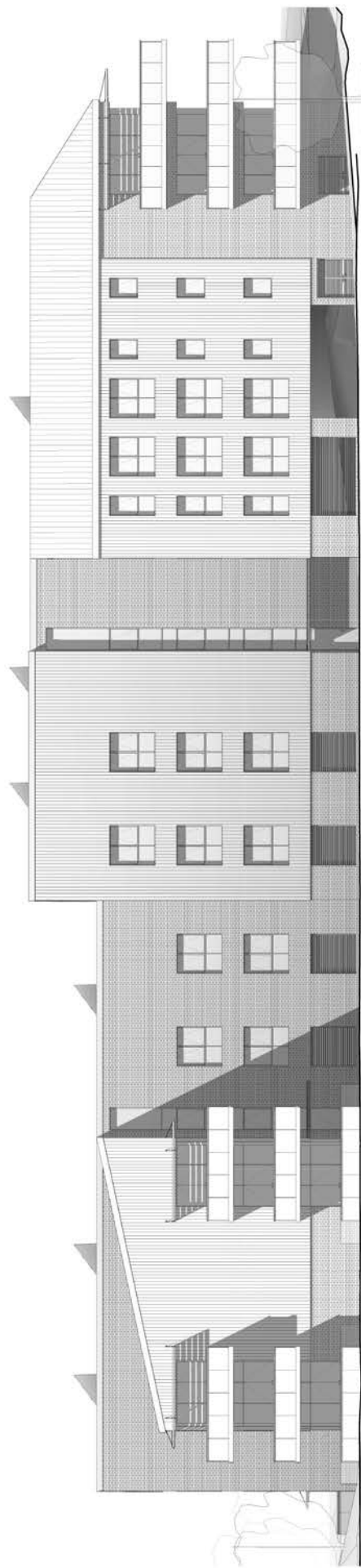


ELEVATIONS

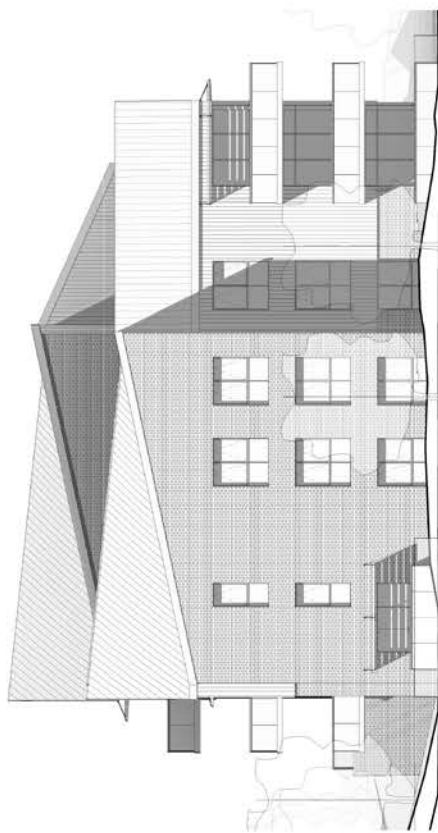
**pwp architects**  
PWP Architects Ltd, 41 South Street, Haverhill, Hampshire PO8 1ZJ  
01753 604000  
www.pwp-architects.com

Planning  
1:100  
Scale:  
1:100  
LP  
5420  
R6\_1300D

NOTE: The contractor is responsible for checking all site dimensions and levels. These should be checked prior to the ordering of any components and before the commencement of the works. All discrepancies should be brought to the attention of the Contract Administrator.



**R6 EAST ELEVATION**  
1 : 100



**R6 SOUTH ELEVATION**  
1 : 100



WIENERBERGER TELFORD  
BRINDLE BRICKWORK



VERTICAL RUSSWOOD  
SCOTTISH LARCH CLADDING



VAZ ZINC STANDING SEAM IN  
QUARTZ-ZINC FINISH WALL  
AND ROOF CLADDING



FRAMELESS GLASS  
BALUSTRADE

notes:

revisions:

B 21/12/17 SL C1, M1, R3-R4, R5, R6 revised, railings amended to glass balustrades  
A 13/10/17 SL R6 revised

Cavendish And Gloucester  
**Hillingdon**  
Trout Road, West Drayton  
**drawing information**

ELEVATIONS

drawing  
1:100  
LP  
R6 1301B



pwp architects LTD 41 South Street, Havant, Hampshire PO9 1JZ  
01252 462441 01252 461132  
www.pwparchitects.co.uk  
info@pwparchitects.co.uk

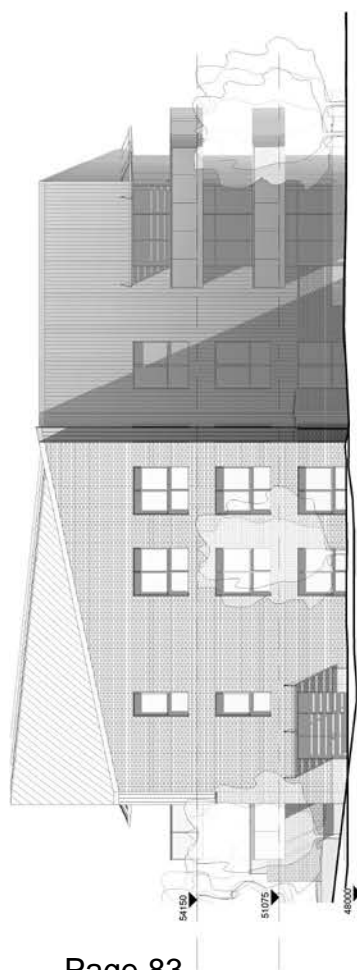
5420 R6 1301B  
LP  
R6

NOTE: The contractor is responsible for checking all site dimensions and levels. These should be checked prior to the ordering of any components and before the commencement of the works. All discrepancies should be brought to the attention of the Contract Administrator.





**R7-R8\_EAST ELEVATION**  
1 : 100



**R7-R8\_ SOUTH ELEVATION**  
1 : 100



notes:

Cavendish And Gloucester  
Hillingdon  
Trout Road, West Drayton  
drawing information title:

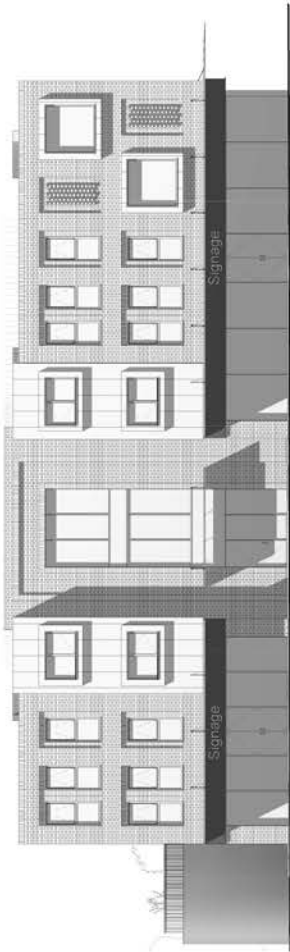
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status:
date:
scale:
drawn:
name:
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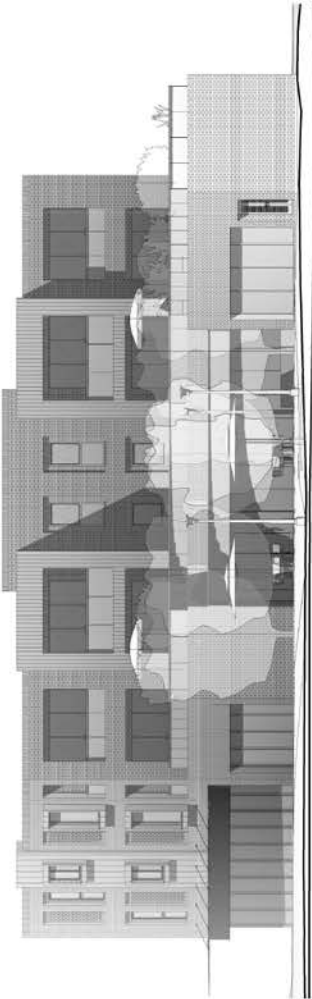
Revisions: A 12/01/18 SL P2, P7-P8 revised

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M1 EAST ELEVATION  
1 : 100



M1 WEST ELEVATION  
1 : 100



PRECEDENT:  
BOXED WINDOW, ACCORDIA, CAMBRIDGE BY FCB STUDIOS



PRECEDENT:  
FLEMISH BOND DETAILING, HORSTEAD PARK, KENT BY PROCTOR & MATTHEWS ARCHITECTS



WIENERBERGER WESTERTON  
ORANGE MULTI BRICKWORK



VAZ ZINC STANDING SEAM,  
PIGMENTO RED WALL AND  
ROOF CLADDING



FRAMELESS GLASS  
BALUSTRADE



VERTICAL RUSSWOOD  
SCOTTISH LARCH CLADDING

notes:

revisions: D 21/12/17 SL C1, M1, R3-R4, R5, R6 revised, railings amended to glass balustrades  
C 23/11/17 SL M1 revised  
B 13/03/17 RH Updated Elevations  
A 13/03/17 RH Submit Planning

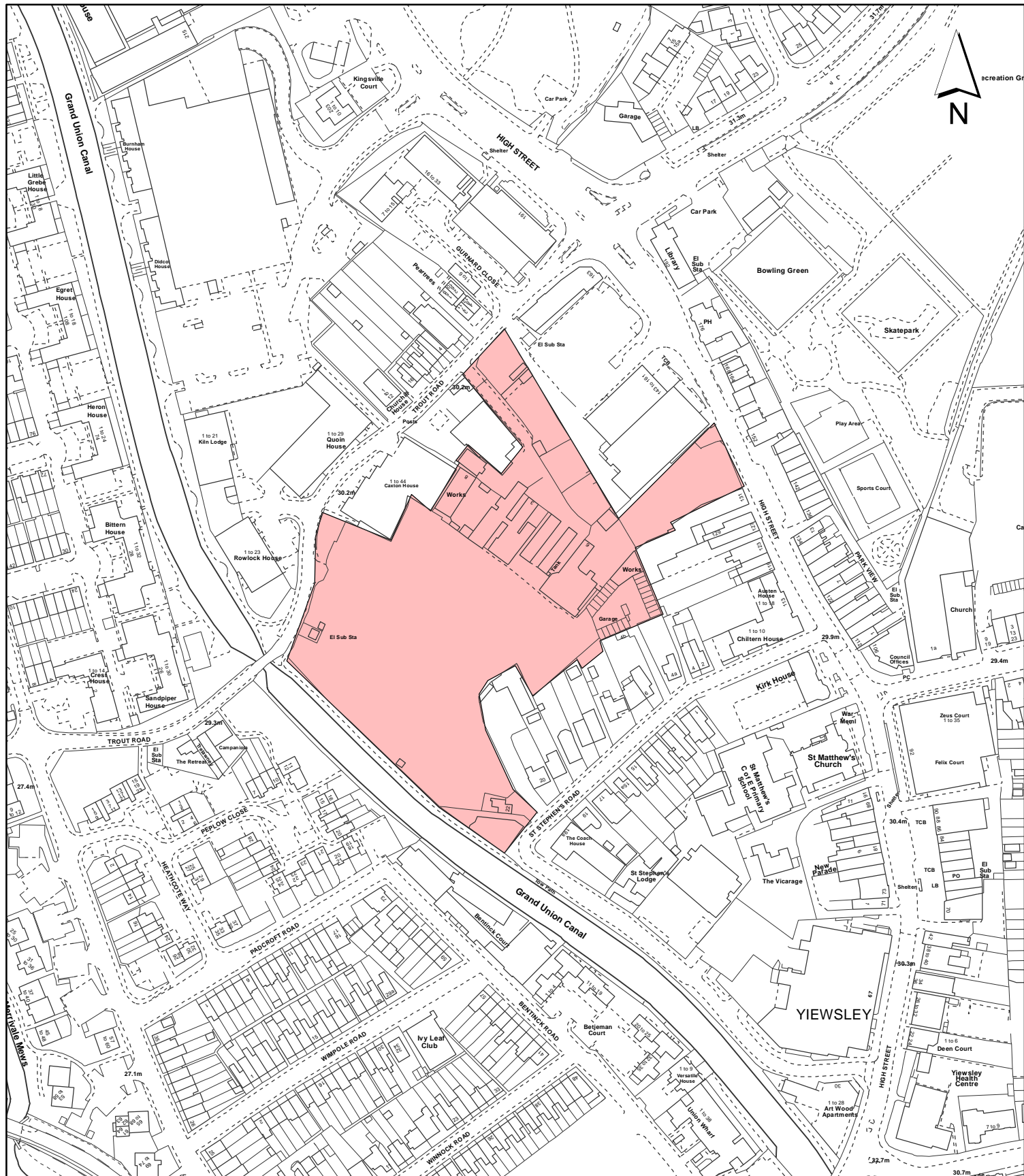
Cavendish And Gloucester  
Hillingdon  
Trot Road, West Drayton  
[drawing information](#)

ELEVATIONS  
1 : 100  
1 : 100  
1 : 100

**pwp** architects  
PWP Architects Ltd, 41 South Street, Havant, Hampshire PO9 1Z  
01252 462441 01252 461132  
www.pwparchitects.com  
info@pwparchitects.com

5420 M1\_1300D  
job: 5420 M1\_1300D  
drawing: 5420 M1\_1300D  
scale: 1 : 100  
date: 21/12/17  
status: 0

NOTE: The contractor is responsible for checking all site dimensions and levels. These should be checked prior to the ordering of any components and before the commencement of the works. All discrepancies should be brought to the attention of the Contract Administrator.



# Notes:

 Site boundary

For identification purposes only.

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Site Address:

## Rainbow & Kirby Estates

Planning Application Ref:

**28058/APP/2017/1340**

Planning Committee:

**Major** Page 86

Scale:

**1:2,500**

Date:

**April 2018**

## LONDON BOROUGH OF HILLINGDON Residents Services Planning Section

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



**HILLINGDON**  
LONDON