



HILLINGDON  
LONDON



# North Planning Committee

**Date:** WEDNESDAY, 24  
OCTOBER 2018

**Time:** 7.30 PM, OR UPON THE  
RISING OF THE MAJOR  
APPLICATIONS PLANNING  
COMMITTEE, WHICHEVER  
IS LATEST

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

**Meeting  
Details:** Members of the Public and  
Media are welcome to attend.  
This meeting may also be  
broadcast live.

## To Councillors on the Committee

Councillor Edward Lavery (Chairman)  
Councillor Duncan Flynn (Vice-Chairman)  
Councillor Scott Farley  
Councillor Becky Haggar  
Councillor Henry Higgins  
Councillor John Oswell  
Councillor Devi Radia  
Councillor Robin Sansarpuri  
Councillor Steve Tuckwell

This Agenda is available online at:  
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camera and scan the code below:



**Published:** Tuesday, 16 October 2018

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Putting our residents first

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

# Useful information for residents and visitors

## *Watching & recording this meeting*

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

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# A useful guide for those attending Planning Committees

## Petitions, Speaking and Councillors

**Petitions** – Those who have organised a petition of 20 or more people who live 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. The Chairman may vary speaking rights if there are multiple petitions

**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 meeting works

The Planning Committees consider the more complex or controversial proposals for development and also 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 discuss 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.

## How the Committee makes decisions

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. 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 of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered 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.

### Applications with a Petition

- 6 11 Woodgate Crescent - 61044/APP/2018/1825  
New retaining walls to rear and sides and levelling of garden, involving demolition of existing retaining walls (retrospective)

#### **Recommendation: Refusal**

- 7 22 Breakspear Road South - 51947/APP/2018/2469  
Single storey rear extension, first floor rear/side extension with habitable roof space with enlargement of existing dormer and 6 x side roof lights, creation of basement, conversion of garage to habitable use to include alterations to front elevation, porch to front and single storey outbuilding to rear for use as a gym

#### **Recommendation: Refusal**

### Applications without a Petition

	Address	Ward	Description & Recommendation	Page
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8	31 Frithwood Avenue - 8032/APP/2018/2140	Northwood	Change of use of the building from Use Class C1 (Hotels - currently a 12-bedroom bed and breakfast) to Use Class C2 (Residential Institution - 8-bedroom care home), involving a part two-storey, part single storey rear extension, and enlargement of roofspace.  <b>Recommendation: Refusal</b>	31 - 50
9	Mount Vernon Hospital - 3807/APP/2018/3026	Northwood	The retention of the existing electronic communications installation on a permanent basis  <b>Recommendation: Approve + Sec 106</b>	51 - 60

### **Other**

10 Section 106 Quarterly Monitoring Report 61 - 76

### **PART II - MEMBERS ONLY**

11 Enforcement Report 77 - 84

12 Enforcement Report 85 - 92

13 Enforcement Report 93 - 100

### **PART I - Plans for North Planning Committee**

### **Addendum**

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## Minutes



**NORTH** Planning Committee

**2 October 2018**

**Meeting held at Committee Room 5 - Civic Centre, High Street, Uxbridge**

	<p><b>Committee Members Present:</b> Councillors Duncan Flynn (Vice-Chairman), Scott Farley, Becky Haggar, Henry Higgins, John Oswell, Devi Radia, Robin Sansarpuri and Steve Tuckwell</p> <p><b>Apologies</b> Councillor Edward Lavery</p> <p><b>Substitutes</b> Councillor Ian Edwards</p> <p><b>LBH Officers Present:</b> Glen Egan (Office Managing Partner - Legal Services), Matt Kolaszewski (Planning Team Manager), James Rodger (Head of Planning and Enforcement), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport and Aviation Manager)</p>
78.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Lavery, with Councillor Edwards substituting.</p>
79.	<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>
80.	<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 of the previous meeting, held on 12 September 2018, were agreed as a correct record.</p>
81.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
82.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items marked Part I would be considered in public, and all items marked Part II would be considered in private.</p>

83.	<p><b>101 &amp; 103 MANOR WAY, RUISLIP - 53974/APP/2018/1380</b> (<i>Agenda Item 6</i>)</p> <p><b>Single-storey rear extension, alterations to elevations and change of use from Use Class A1 to Use Class B1(a).</b></p> <p>Officers introduced the application, which outlined a proposed change of use from a retail unit to Class B1 officers, together with alterations to the shopfront and a single-storey rear extension with car parking, and highlighted the addendum.</p> <p>Responding to questioning from the Committee, officers confirmed that the planning history and previous refusals were not relevant to this application, and that the dormer window did not impact upon privacy.</p> <p>Members agreed that it made sense to bring the site back into use, and moved, seconded and unanimously agreed the officer's recommendation.</p> <p><b>RESOLVED: That the application be approved.</b></p>
84.	<p><b>LAND WEST OF FORE STREET, EASTCOTE - 73373/APP/2018/1999</b> (<i>Agenda Item 7</i>)</p> <p><b>Erection of security fencing and replacement access gate (Part Retrospective).</b></p> <p>Officers introduced the application, which sought planning permission for the installation of security fencing and replacement gates, and highlighted the addendum which included amendments to Condition 3 and 4 and an additional condition regarding the time frame for the works.</p> <p>Responding to Members' questioning, officers commented that the proposed hedge screening would be around the perimeter of the site and that the application related to the replacement fence and access, and any further issues that arose outside the planning application could be subject to enforcement.</p> <p>The Committee noted that the changes would improve the safety of the site, and the officer's recommendation was moved and seconded. Upon being put to a vote, the proposal was unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to amendments to Conditions 3 and 4, and an additional condition regarding the timeframe of works.</b></p>
85.	<p><b>ST MARTINS HOUSE, THE RUNWAY, RUISLIP - 61166/APP/2018/2418</b> (<i>Agenda Item 8</i>)</p> <p><b>Demolish the existing building to create nine new build flats with roof garden and amenity space / onsite parking bays.</b></p> <p>Officers introduced the application, which sought the demolition of the existing building to create a three-storey building, providing nine new residential units with a roof garden and under-croft car parking. An addendum was also noted, which included an additional condition regarding a Construction Management Strategy.</p> <p>The Committee heard that planning permission was granted for this scheme involving a part-demolition of the existing building earlier in 2018, but upon further site investigations, the application advised that the foundations to parts of the existing walls</p>



were inadequate, and this application was submitted to include the complete demolition of the existing building.

Members noted that further details regarding the soft landscaping, planting and maintenance of the roof garden were necessary to ensure that the area was suitable, and requested stronger wording of the landscaping condition, to be agreed by the Chairman and Labour Lead, in conjunction with the Head of Planning and Enforcement.

The officer's recommendation, subject to delegated authority, was moved, seconded and unanimously agreed upon being put to a vote.

**RESOLVED: That the application be approved, subject to delegated authority to the Chairman and Labour Lead Member to agree further wording regarding Condition 5 in conjunction with the Head of Planning and Enforcement.**

86. **ST CATHERINE'S FARM COURT, HOWLETTS LANE, RUISLIP - 73986/APP/2018/2609** (*Agenda Item 9*)

**Alterations and extension to the existing parking arrangement to provide additional car parking spaces and the installation of a traffic control barrier system at the entrance to the road.**

Officers introduced the application which sought permission to formalise the existing car parking arrangement at St Catherine's Farm Court to accommodate an increase in the number of visitors, and noted that the proposals had the full support of the Council's Flood and Water Management Officer.

Members agreed that the application was sensible, and moved and seconded the officer's recommendation. Upon being put to a vote, this was unanimously agreed.

**RESOLVED: That the application be approved.**

87. **THE SIX BELLS P.H., DUCKS HILL ROAD, RUISLIP - 14387/APP/2018/1383** (*Agenda Item 10*)

**Restoration of the Six Bells Public House, to include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity.**

This item was considered alongside Item 11.

Officers introduced the report, which sought permission for the erection of a new barn-type building, connected via a glazed link to the Grade II listed Six Bells Public House.

Councillor Corthorne, Ward Councillor for West Ruislip, addressed the Committee and expressed his broad support for the proposals, which would redevelop the site that is currently unoccupied and a concern for local residents. Members heard that local area had rich local heritage, and the sympathetic development would safeguard the area. Councillor Corthorne noted that there were parking concerns, but accepted that the parking arrangements did meet the national standards and could not be changed, he supported the application.

The Committee expressed its agreement with Councillor Corthorne's comments, and noted that it would be good to bring the public house back into use.

	<p>As such, Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p><b>RESOLVED: That the application be approved.</b></p>
88.	<p><b>THE SIX BELLS P.H., DUCKS HILL ROAD, RUISLIP - 14387/APP/2018/1385</b> <i>(Agenda Item 11)</i></p> <p><b>Restoration of the Six Bells Public House, to include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity (Listed Building Consent).</b></p> <p>This item was considered alongside Item 10, and the officer's recommendation was moved, seconded and unanimously agreed.</p> <p><b>RESOLVED: That the application be approved.</b></p>
89.	<p><b>TREE PRESERVATION ORDER NO. 774 (TPO 774)</b> <i>(Agenda Item 12)</i></p> <p>Officers introduced the report, which sought the confirmation of Tree Preservation Order No. 774 on Park Lane, between Shelley Lane and Barrington Drive, Harefield.</p> <p>Members noted that the TPO was welcome action, and moved to confirm the TPO.</p> <p>The officer's recommendation was seconded, and upon being put to a vote, was unanimously agreed.</p> <p><b>RESOLVED: That the Tree Preservation Order be confirmed.</b></p>
90.	<p><b>ENFORCEMENT REPORT</b> <i>(Agenda Item 13)</i></p> <p><b>RESOLVED:</b></p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.48 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact on . Circulation of these minutes is to Councillors, Officers,

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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, Transportation and Regeneration

**Address** 11 WOODGATE CRESCENT NORTHWOOD MIDDLESEX

**Development:** New retaining walls to rear and sides and levelling of garden, involving demolition of existing retaining walls (retrospective)

**LBH Ref Nos:** 61044/APP/2018/1825

**Drawing Nos:** Design and Access Statements  
1106/1/01  
1106/1/6  
BRP-11WC-05  
1106/1/5  
1106/1/4  
1106/1/03  
1106/1/02

**Date Plans Received:** 16/05/2018      **Date(s) of Amendment(s):**

**Date Application Valid:** 29/05/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a two storey detached dwellinghouse located on the northern side of Woodgate Crescent. The site is located within the Gatehill Farm Estate Area of Special Local Character (ASLC).

The property has a main hipped roof and front catslide roof with two front dormers. The property has stepped front and rear elevations. There is a recessed garage (with pitch roof to front and parapet wall to rear) and attached single storey projection to the western side of the property. To the rear of the garage is a single storey rear conservatory extension. The lie of the site is such that the ground slopes steeply downwards in both north (rear) to south (front) and east to west directions.

To the north (rear) of the site are the playing fields associated with St Johns School and the Green Belt. A dense screen of trees is sited on the rear boundary. The property has a hardsurfaced front garden with parking for 3 cars and a substantially wide rear garden.

The streetscene is residential in character and appearance mainly comprising of large and wide-fronted detached dwellings set within substantially sized plots. Whilst the facade detail and finish do vary within the streetscene, the dwellings are largely similar in their scale and form, with main hipped roofs and front gable projections.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

This report was withdrawn from the 12th September North Planning Committee meeting by the Head of Planning, Transportation and Regeneration before the meeting. The report has

been re-written following further discussions with the Council's Tree and Landscape Officer and Flood and Water Management Officer.

## 1.2 Proposed Scheme

This application seeks retrospective planning permission for new 2m high retaining walls to the rear and sides of the back garden and excavation of the garden to create a sunken/level patio area. The scale of the engineering operation was such that officers considered planning permission was required. The existing retaining wall is 1m in height and close to the back of the house. The rear garden slopes upwards to a rear boundary fence. The proposal excavates a large part of the rear garden and involves a new 2m retaining wall.

## 1.3 Relevant Planning History

61044/APP/2015/1545      11 Woodgate Crescent Northwood Middlesex

Part two storey, part single storey rear extension, first floor side extension incorporating front dormer, single storey infill extension to front, extension to porch and new pitch roof to front and new pitch roof over garage

**Decision Date:** 01-07-2015      Approved      **Appeal:**

61044/PRC/2014/36      11 Woodgate Crescent Northwood Middlesex

Part single, part two storey rear extension, first floor extension above existing garage, entrance porch and dormer windows

**Decision Date:** 13-11-2014      OBJ      **Appeal:**

### Comment on Planning History

61044/APP/2015/1545 - Part two storey, part single storey rear extension, first floor side extension incorporating front dormer, single storey infill extension to front, extension to porch and new pitch roof to front and new pitch roof over garage  
Approved on 1/7/2015

61044/PRC/2014/36 - Part single, part two storey rear extension, first floor extension above existing garage, entrance porch and dormer windows  
Objection on 13/11/14

## 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

18 neighbouring properties were consulted by letter on 6/6/18. A site notice was displayed in the area. By the close of the consultation period on 18/7/18, there is a petition on this application and 10 objections were received which are summarised as follows:

### EXTERNAL CONSULTEES

- 1.Excavation has damaged the large trees along their root which would have retained water.
- 2.Construction would increase the chance of flood risk and would affect trees

- 3.The outcome looks ugly
- 4.Noise, construction, drainage and materials of the proposal

INTERNAL CONSULTEES:

TREE/LANDSCAPE OFFICER:

This site is occupied by a detached two-storey house on the north side of Woodgate Crescent.

The rear garden is wide but relatively shallow in depth, sloping up to the north. The original house and garden featured changes of levels, including terracing and steps required to create accessible areas.

While there are no TPO's or Conservation Areas affecting the site, it lies within the Gatehill Farm Estate Area of Special Local Character, typically composed of detached houses set within well landscaped spacious plots.

The area is also associated with good tree cover, including a young woodland immediately north of the site which is Green Belt land, part of St John's School.

The house has recently undergone extensive alterations and extensions following the approval of application ref. 2015/1545. (According to Ocella, no landscape comments were sought and no landscape conditions were imposed).

The current application is retrospective as significant engineering works have already taken place to modify the design and layout of the back garden. From the information available it is not known whether any collateral damage to trees has occurred, although the engineering drawing indicates that the piles / retaining wall have been set back from the boundary lines

The main change to the site is the level access from the rear of the house enabled by the installation of the new retaining walls around the boundaries. Much of the new rear garden comprises hard landscape detailing incorporating paving, decking and featuring a large hot tub. According to the D&A the proposal 'will take the opportunity and improve the soft landscaping by introducing new hedges and plants to the rear garden' - landscape details should be conditioned. The front of the house is currently screened by site hoarding, however, landscaping to the front of the house is also required to ensure that a reasonable proportion (at least 25% of the site area) is retained as soft landscape.

No objection subject to landscape conditions RES8, RES9 (parts 1,2,5 and 6) and RES10.

Officer comment: Officers have subsequently discussed the above comments with the Tree and Landscape Officer. In discussion it became clear that had a retaining wall of this scale been submitted without works have commenced the Tree and Landscape Officer would have insisted on an arboricultural report before an application was determined. With regard to the present situation he simply does not know whether trees have been damaged. If a retrospective drainage system is installed the officer has confirmed that this could cause additional damage to tree roots. The Tree and Landscape Officer has advised that there is not sufficient information at this stage to ascertain whether boundary trees will be retained in accordance with policy BE38. As such the only conclusion that can be reached is that the proposals are contrary to policy BE38 due to the lack of tree information.

FLOOD AND WATER MANAGEMENT OFFICER (summary of updated comments):

Concerns raised that the proposed piles are contiguous, which means they have been

sunk to a significant depth and would appear to be very close to the edge of the property across almost its entire width. In effect the piles could impact on local drainage flows, not least as this area has a number of ditches and springs. It is likely there could be groundwater flows which have been pushed externally towards other properties as a result of these works if appropriate drainage and mitigation has not put in place. Considering the sensitive nature of the area, that has experienced flooding in the past downstream of this location, it is important that water is also held on site through sustainable drainage methods and doesn't add to the already overwhelmed Thames Water Drainage system. A full investigation of the groundwater levels and details of the drainage scheme implemented to mitigate both surface and ground are required pre-determination.

#### **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

Part 2 Policies:

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

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

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.4 (2016) Local character

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

The main considerations are the impact of the new retaining wall and engineering works on the character and appearance of the original building, the street scene and Gatehill Farm Estate, Northwood Area of Special Local Character and tree impacts.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments in an Area of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area.

Section 10 of the Hillingdon Design and Accessibility Statement (HDAS) - Residential Extensions states all front walls and enclosures should make a positive contribution to the street scene and must ensure adequate visibility for all vehicles entering and exiting the



property. To ensure harmonisation with the existing street scene, applicants should ensure the design, materials used and the height of any wall/enclosure must be in keeping with the character of the area. In addition, front gates over 1 metre in height will be refused because of the overbearing impact on the street scene. The erection of railings over 1 metre in height around front gardens will also be refused for this reason, as will the erection of railings onto boundary walls.

The proposed boundary wall would be erected across the length of the North side boundary and partly across the length of East and West side boundary, and would have a maximum height of 2.0 m. The boundary wall would reflect the height of the existing fence and would be finished in materials to match the host dwelling. The proposal is to make the garden much more suitable for the family /occupants by demolishing the existing retaining wall and to build a new one away from the house, closer to the perimeter fence leaving a minimum 1.2m gap. There is no objection in principle to these engineering works. The earth removed does not involve going below the internal floor level of the house and the rear patio is not disproportionate in scale to rear patios found elsewhere in the surrounding area.

It is considered that the use of the wall would match similar properties within the area and would appear in keeping. The levelling of garden is acceptable and it is considered that the proposal is congruent with the street scene and ASLC. Subsequently, it is considered that the proposal would not have a negative impact upon the visual amenity of the site, the Area of Special Local Character or surrounding area and therefore would comply with Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### TREES

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The site is bound along the rear boundary by a row of mature trees.

The retaining wall along the rear the site run along the line of trees. Little evidence has been provided to show whether the tree roots of these trees were adequately protected during the excavation process. To this end officers cannot say with certainty whether these trees will survive and as such an objection is raised in this regard. As such the proposals are contrary to policy BE38.

#### FLOODING/DRAINAGE

The site is located within Flood Zone 1 and is less than 1ha in size. As such, no Flood Risk Assessment is required. London Plan policies 5.12 and 5.13 require development proposals to use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) requires that surface water run off is controlled to ensure the development does not increase the risk of flooding.

The proposed piles are contiguous, which means they have been sunk to a significant depth and would appear to be very close to the edge of the property across almost its entire width. In effect the piles could impact on local drainage flows, not least as this area has a number of ditches and springs. It is likely there could be groundwater flows which have been pushed externally towards other properties as a result of these works if appropriate drainage and mitigation has not put in place. Considering the sensitive nature of the area, that has experienced flooding in the past downstream of this location, it is important that water is also held on site through sustainable drainage methods and doesn't

add to the already overwhelmed Thames Water Drainage system.

Therefore an investigation of the groundwater levels and details of the drainage scheme implemented to mitigate both surface and ground water were sought from the applicant. However these details have not been forthcoming. Without this information Officers cannot be certain that the development would not result in flooding and drainage problems to neighbouring properties. An objection is raised in this regard.

The application is therefore recommended for refusal given concerns regarding lack of information concerning tree protection measures and concerns that the development will cause flooding and drainage problems to neighbouring properties.

## **6. RECOMMENDATION**

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

#### **1 NONSC Non Standard Condition**

In the absence of detailed drainage report, the application has failed to address the issues relating to flood risk and has failed to demonstrate that this development incorporates sustainable drainage techniques to reduce the risk of flooding. The method of piling used is considered likely to have affected groundwater flows to the detriment of neighbours amenity.

The proposal is therefore contrary to Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 5.12 and 5.13 of The London Plan (2016), the National Planning Policy Framework (July 2018) and the Planning Practice Guidance (March 2014).

#### **2 NONSC Non Standard Condition**

In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837: 2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on the site and ensure their long-term retention. The proposal is therefore contrary to Policies BE1 and HE1 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).

## **INFORMATIVES**

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

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

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

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

- 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.

a), b) or c) to be added depending on the refusal circumstances:

a) 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.

b) In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

c) In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable. However, the amendments required to make the application acceptable are substantial and would materially change the development proposal. They would require further consultation to be undertaken prior to determination which could not take place within the statutory determination period specified by the Department of Communities and Local Government. You are therefore encouraged to consider the submission of a fresh application incorporating the material amendments set out below which are necessary to make the scheme acceptable.

### **Standard Informatives**

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

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

Part 1 Policies:

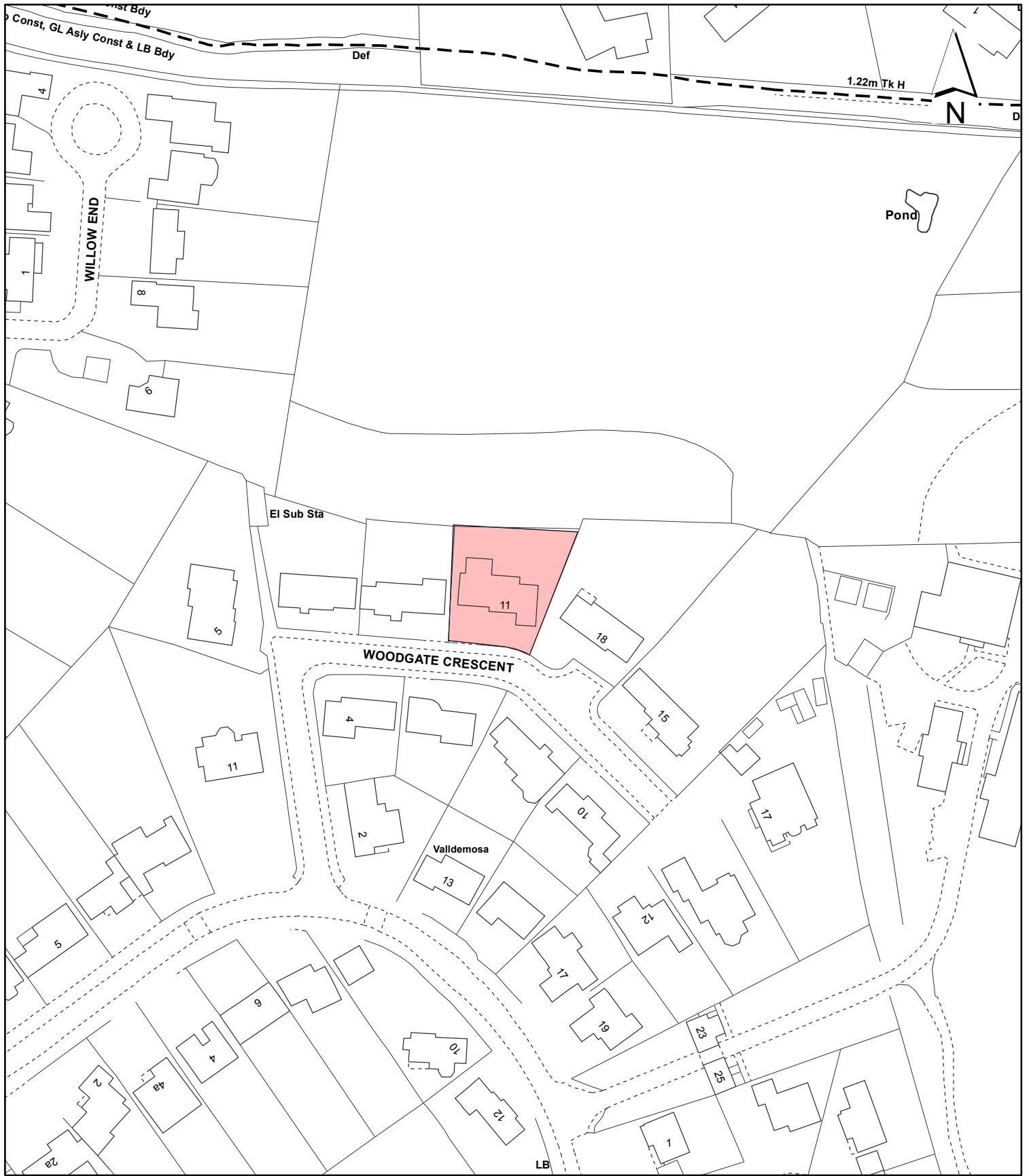
PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character

**Contact Officer:** Hoda Sadri

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**11 Woodgate Crescent  
 Northwood**

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

Planning Application Ref:  
**61044/APP/2018/1825**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 15**

Date:  
**October 2018**



**HILLINGDON**  
 LONDON

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## Report of the Head of Planning, Transportation and Regeneration

**Address** 22 BREAKSPEAR ROAD SOUTH ICKENHAM

**Development:** Single storey rear extension, first floor rear/side extension with habitable roof space with enlargement of existing dormer and 6 x side roof lights, creation of basement, conversion of garage to habitable use to include alterations to front elevation, porch to front and single storey outbuilding to rear for use as a gym

**LBH Ref Nos:** 51947/APP/2018/2469

**Drawing Nos:** MOHAMMED/PLAN/011  
MOHAMMED/PLAN/010 Soils  
MOHAMMED/PLAN/006  
MOHAMMED/PLAN/003  
MOHAMMED/PLAN/001  
MOHAMMED/PLAN/008  
MOHAMMED/PLAN/009  
MOHAMMED/PLAN/005  
MOHAMMED/PLAN/007  
Daylight and Sunlight Assessment  
MOHAMMED/PLAN/002  
MOHAMMED/PLAN/004  
MOHAMMED/PLAN/012  
Appendix A Existing Site and Proposed Plan  
Appendix B Greenfield Runoff estimation for sites  
Appendix B Surface Water Storage requirements for sites  
Appendix D Proposed Surface Runoff Improvement Measures (SuDS)  
Groundwater Monitoring Results Sheet  
MOHAMMED/PLAN/010  
Standard Penetration Test Results

**Date Plans Received:** 04/07/2018

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

**Date Application Valid:** 17/07/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application comprises a two-storey detached dwellinghouse on the South East side of Breakspear Road South with the principal elevation facing North-West. The dwellinghouse is of traditional construction and detailing and includes a pitched tiled roof with a catslide incorporating a dormer window and integral garage to the side. It is a sizeable rectangular shaped plot, with a mixture of hard and soft landscaping to the front and a rear garden space which is predominantly laid to lawn. The site is not covered by any recognised Tree Preservation Orders, however there are large mature trees to both the front and rear.

The area is predominantly residential in character and appearance, consisting of similar detached properties. The properties fronting Breakspear Road South have a staggered formations, such that the application site sits behind no.20 to the South approximately 7

metres and forward of no.24 to the North by approximately 7 metres.

The site is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan (November 2012).

## 1.2 Proposed Scheme

The proposal is for a single storey rear extension, first floor rear/side extension with habitable roof space with enlargement of existing dormer and 6 x side roof lights, creation of basement, conversion of garage to habitable use to include alterations to front elevation, porch to front and single storey outbuilding to rear for use as a gym.

Although the application is described as extensions and alterations to the existing property it is tantamount to a new dwelling on the site (hence reference in the report of the new dwelling).

## 1.3 Relevant Planning History

51947/APP/2002/2982      22 Breakspear Road South Ickenham

ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING CONSERVATORY)

**Decision Date:** 17-02-2003      **Approved**      **Appeal:**

51947/PRC/2018/44      22 Breakspear Road South Ickenham

Demolition of existing building to erect 5 bedroom dwelling with basement.

**Decision Date:** 30-05-2018      **OBJ**      **Appeal:**

### Comment on Planning History

The application follows pre-application advice (ref. 51947/PRC/2018/44). The planning officer concluded:

"The design and scale of the proposed development is unacceptable with respect to the established character of the area and the impact on neighbouring residential amenity.

The scheme at present is considered to be bulky and excessive in scale, resulting in a development which would be out of keeping with the general pattern of development within the area. In addition, it would be harmful to the amenity of neighbouring properties by virtue of loss of outlook and privacy. It is also likely to result in a detrimental sense of enclosure to neighbouring properties.

Based on the information provided and available to officers it is considered that the proposal could not be supported for the above mentioned reasons."

## 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

## 3. Comments on Public Consultations

EXTERNAL CONSULTEES



13 neighbours were consulted on 19.07.2018 and a site notice was displayed to the front of the site on 26.07.2018. By the close of the consultation period 13 neighbouring residents had objected to the proposed development.

The objections can be summarised as the following:

- i) Overdevelopment of the site;
- ii) Increase in traffic;
- iii) Out of character;
- iv) Loss of light;
- v) Impact on trees;
- vi) Loss of privacy;
- vii) Set a precedent for further similar developments;
- viii) Noise from construction works;
- ix) Traffic from construction vehicles;
- X) Highway and pedestrian safety;
- Xi) Increase risk of flooding;
- Xii) The outbuilding could be used as a separate dwelling;
- Xiii) Inaccuracies on the existing plans.

Ickenham Residents Association:

The construction of a new basement under the proposed new ground floor is of great concern particularly with view to previous flooding issues in properties in Breakspear Road South.

Since the HDAS remains silent in relation to basements, all we can reiterate and stress, as in the past, is the importance of firm building control aspects to be put into place over proposed basement developments for the safety and security of adjoining properties, should your Team be inclined to approve such an application.

The proposal for an outbuilding with a hipped roof to be used as a gym does not give any dimensions, but suggests the installation of a shower and toilet. It would be located right at the garden end of 22 Breakspear Road South and would be adjacent to no. 52 Greenacres Avenue.

Should your Team, however, eventually be considering approval for this new outbuilding proposal, may we ask whether you could apply a condition not to allow any services (water, sewage) to be put into place, so that the proposed new shed/outbuilding would/could never be converted or extended to residential accommodation at any future stage, and will only be used as ancillary to the main house in accordance with HDAS guidelines, section 9.4, in order to avoid any future undesirable fragmentation of the curtilage or the creation of separate residential use in accordance with Policy BE13 of the UDP.

The application was called to committee by a local Ward Councillor.

OFFICER COMMENT: The above issues are addressed in the main body of the report.

INTERNAL CONSULTEES

HIGHWAY COMMENTS

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any

highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016).

#### TREES AND LANDSCAPE COMMENTS

The loss of the tree is regrettable but acceptable if a replacement tree is planted in the front garden - ideally further away from the buildings.

The loss of green front garden space and total coverage in hard surfacing to accommodate four cars is unacceptable. The proposal will be detrimental to the character and appearance of the area and fails to satisfy saved policies BE23 and BE38. This proposal is unacceptable for the above reason.

#### FLOOD WATER COMMENTS

The additional information does not address the need to retain a gap between the property boundary and the proposed basement. A basement should allow space on either side for groundwater to pass around without being pushed to other properties and increasing their risk. It is noted a ground investigation has been submitted but undertaken in August at the end of a period of particularly dry weather is unlikely to reveal the groundwater issues that may reside in the area, as ground water levels fluctuate significantly through the year. It is noted that surface water run off will be controlled on site however it is not accepted that 5ls is appropriate as a small site, and that since the document was produced flow control devices have evolved and could reduce flows to 2ls. This should be done through an appropriate sustainable method permeable paving is considered a more appropriate method than a tank.

#### **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

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

EM6	(2012) Flood Risk Management
H4	Mix of housing units
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF2	NPPF - Ensuring the vitality of town centres
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

## 5. MAIN PLANNING ISSUES

### PROPOSAL

The first floor rear/side extension would extend 2.8m beyond the side elevation and wrap around to the rear of the property, 3.15m deep. The roof would be hipped with a large crown roof. Habitable roof space is proposed with a rear dormer window and 6 x side roof lights.

A single storey rear extension would extend off the proposed two storey rear extension. The single storey extension would be 5.85m deep, the full width of the property and 3.65m high with a pitched roof.

A basement is proposed to be used as a home cinema/games room with a lift and staircase as well as a terrace to access the garden. There would be a light well to the rear and side of the property.

The garage would be converted to habitable use and retain four parking spaces to the front.

The porch extension proposed would be 2.65m wide, 1.70m deep with a hipped roof measuring 3.5m high.

A single storey outbuilding is proposed at the bottom of the rear garden for use as a gym with a shower room. The outbuilding would be 9m wide, 3.6m deep and 3.9m high with a hipped roof. The outbuilding would be set in approximately 0.60m from the side boundaries.

### PRINCIPLE OF DEVELOPMENT

Paragraph 17 of the National Planning Policy Framework (NPPF) (2012) states that one of the core principles of the document is the "effective use of land by reusing land that has been previously developed (brownfield land)."

Policy H3 of the Hillingdon Local Plan states that the loss of residential accommodation will

only be permitted if it is replaced within the boundary of the site.

The development proposes the demolition of the existing dwelling and the erection of a two storey detached 5 bedroom dwelling with basement. In principle the demolition of the existing dwelling to be replaced with the new single dwelling is therefore acceptable however, it is subject to all other material planning considerations being judged acceptable.

Policy 3.5 of the London Plan (2016) requires housing developments to be of the highest quality internally, externally and in relation to their context and to the wider environment. New homes are expected to have adequately sized rooms and convenient and efficient room layouts which are functional and fit for purpose, and to meet the changing needs of Londoners over their lifetimes. Any future application is expected to take this into consideration and illustrate how the proposal would meet the requirements set out in the London Plan.

In addition any proposal would also be subject to compliance with the relevant policies set out the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the Hillingdon Design and Accessibility Statement (HDAS) Residential Extensions.

## DESIGN

Local Plan Part 1 Policy BE1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Policies BE13 and BE19 of the Hillingdon Local Plan (November, 2012) seeks to ensure that new development complements or improves the character and amenity of the area.

Furthermore Policies BE13 and BE15 of the of the Hillingdon Local Plan: (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

In order to safeguard visual and residential amenity, Local Plan: Part 2 policy BE22 confirms that buildings of two-or more storeys in height should be set back a minimum of 1 m from the side boundary of the property for the full height of the building.

The existing dwelling at its greatest points is 9.45 metres wide and 10.5 metres deep however this includes the integral garage to the side and a small lean-to at the rear. The proposed resultant dwelling would be larger at 9.45 metres wide and 18.6 metres in total length including the single storey rear extension. This excessive size results in a large prominent crown roof. Furthermore, the overall cumulative depth of the two storey and single storey rear extension would result in a 9m depth, contrary to HDAS: Residential Extensions. Whilst it is noted that the proposed dwelling sits on the side boundary to the South as the existing dwelling, the lack of the required set in from the side boundary to the South further exacerbates the excessive size and scale of the new proposal.

This would result in a cramped overdevelopment of the site which would detract from the open character and appearance of the surrounding area and the visual amenities of the street scene.

The outbuilding would be positioned at the bottom of the garden and set in 0.60m from adjoining boundaries. The outbuilding would have a footprint of 32sq.m, considered too small to be used as a self-contained unit. Nevertheless, had the application been recommended for approval, a condition would have been added to ensure the outbuilding

cannot be used for independent living.

The street scene is residential in character and appearance and whilst it is accepted the majority comprise mainly of two storey detached properties there are all generally similar in design, size and scale. The proposed dwelling would be overly large and not in character with the immediate or surrounding properties and there would be nothing of a similar mass or scale to that proposed, nor with the suggested roof form with a very large crown roof. It is therefore considered that the proposal would be an overdevelopment of the plot, resulting in excessive mass and scale which is considered to be detrimental to the character and appearance of the site and street scene, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

## HIGHWAYS

The location exhibits a PTAL rating of 0-1 which is considered as poor and is therefore likely to encourage a higher dependency on the private motor vehicle.

It is reasonable to assume that it is unlikely that the garage in question is being used for the intended purpose of housing a motor vehicle. This philosophy is supported by the statistical probability of residential garages being used for their intended purpose in England equating to approximately 45% with examples of a significantly lower percentage of use in many other locations. Hence the proposed conversion of the garage to a habitable room is not expected to materially alter the parking scenario at this address especially as a generous parking area on the frontage is to remain.

As the Council's car parking standards are not linked to building extensions or the number of habitable rooms within an address, there is no specific requirement to provide additional on-plot parking provisions for this proposal.

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016).

## TREES AND LANDSCAPE

There is an attractive front garden with a suitable mix of paving for off-street parking and soft landscaped areas including a tree, shrub planting and a lawn. There are no TPO or Conservation Area designations affecting the site. The site is on the edge of the residential suburban area of Ickenham and overlooks open countryside, designated Green Belt, to the west.

According to the response to the planning questionnaire, Q7, there are no trees on the site. - This fails to acknowledge the presence of the tree in the front garden. The proposed extensions will be likely to lead to the removal of the tree. The loss of garage parking will create pressure to provide additional on-site parking in the front garden - as indicated on the proposed ground floor plan, ref. MOHAMMED/PLAN/004. The loss of (soft) front garden space will be detrimental to the character and appearance of the area - and is contrary to Hillingdon's design guidance which seeks to retain at least 25% of soft landscape.

The loss of the tree is regrettable but acceptable if a replacement tree is planted in the front garden - ideally further away from the buildings. The loss of green front garden space and total coverage in hard surfacing to accommodate four cars is unacceptable. The proposal will be detrimental to the character and appearance of the area and fails to satisfy saved policies BE23 and BE38. This proposal is unacceptable for the above reason.

## FLOODING

The site is not located within a flood zone. The additional ground information does not address the need to retain a gap between the property boundary and the proposed basement. A basement should allow space on either side for groundwater to pass around without being pushed to other properties and increasing their risk. It is noted a ground investigation has been submitted but undertaken in August at the end of a period of particularly dry weather is unlikely to reveal the groundwater issues that may reside in the area, as ground water levels fluctuate significantly through the year. It is noted that surface water run off will be controlled on site however it is not accepted that 5ls is appropriate as a small site, and that since the document was produced flow control devices have evolved and could reduce flows to 2ls. This should be done through an appropriate sustainable method permeable paving is considered a more appropriate method than a tank. The flood and water management officer has raised an objection to the proposal.

## AMENITY

The NPPF encourages positive planning to achieve high-quality architecture, reflective of local surroundings and materials with a good standard of amenity for all existing and future occupants of land and buildings (paras. 12 and 58).

Policy BE20 of the Hillingdon Local Plan (November 2012) and the HDAS - 'Residential Layouts' seeks to ensure that new development does not result in harm to neighbouring occupiers through loss of daylight or sunlight. Given the relative orientation and scale of the proposal on this particular plot, any application would be required to be supported by a Daylight and Sunlight Assessment, which assesses the impact of the development on the level of sunlight and daylight reaching neighbouring properties and future occupiers of the development.

Policy BE21 of the Hillingdon Local Plan (November 2012) seeks to resist developments which would result in significant loss of residential amenity by reason of their siting, bulk and proximity. The HDAS (2006) - Residential Layout provides further guidance on the interpretation of this policy.

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants.

In terms of the internal floorspace, the DCLG Technical Housing Standards - Nationally Described Space Standard (March 2015) sets out minimum internal space standards

which must be achieved, relating to room sizes, ceiling height and internal floor space requirements.

The submitted plans illustrate the proposed development would provide a 5 bed dwelling although it could also easily be altered to 6 or even 7 bed dwelling. However with a total internal floor area as shown on the submitted plans of approximately 486 m<sup>2</sup>, the proposed dwelling would have by far enough space. Furthermore the proposed bedrooms are all of a suitable size well above the minimum requirements.

#### Amenity space

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the houses and the character of the area.

The proposed dwelling would have a rear garden space as illustrated on the plans of over 100 m<sup>2</sup>, thereby in compliance with the recommendations.

#### IMPACT ON NEIGHBOURS

All habitable rooms should receive adequate levels of daylight and are not subject to an unacceptable degree of overlooking from other parts of the development or from adjoining properties. Equally it will need to be demonstrated that the proposed units do not result in an unacceptable impact on the residential amenity of adjoining properties by way of over domination, over shadowing/loss of daylight and loss of privacy. A daylight/sunlight assessment has been submitted to fully demonstrate that the development will not lead to an unacceptable level of overshadowing to adjoining occupants and to allay potential neighbour concerns which might be raised in this regard.

In particular it is noted that the large new dwelling would now extend to the rear beyond no.20 to the South by approximately 6.7 metres at two storey height. Given the excessive depth and height it is considered the proposed development would unduly detract from the amenities of the adjoining occupiers by reason of overdominance, overshadowing, loss of outlook and would be an un-neighbourly form of development. This also highlights the excessive depth of the proposal and whilst it is accepted the existing properties are staggered at angle along the road, this does not help to justify the adverse impact of the current proposal.

There are no windows facing No. 24 to the north, however, the neighbouring property has side windows which are not obscure glazed and may result in some loss of sunlight due to the orientation of the buildings.

#### CIL

The scheme would be CIL liable.

Presently calculated the amounts would be as follows;

LBH CIL £55,957.00

London Mayoral CIL £21,910.00

Total CIL £77,867.00

## CONCLUSION

The design and scale of the proposed development is unacceptable with respect to the established character of the area and the impact on neighbouring residential amenity.

The scheme at present is considered to be bulky and excessive in scale, resulting in a development which would be out of keeping with the general pattern of development within the area. In addition, it would be harmful to the amenity of neighbouring properties by virtue of loss of outlook, loss of sunlight and overbearing impact. It is also likely to result in a detrimental sense of enclosure to neighbouring properties.

## 6. RECOMMENDATION

### REFUSAL for the following reasons:

#### 1 NON2 Non Standard reason for refusal

The proposal, by reason of its overall size, scale, depth, roof form and failure to set in from the side boundary would result in incongruous additions which would fail to harmonise with the architectural composition of the original detached dwelling, would be detrimental to the character and appearance of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

#### 2 NON2 Non Standard reason for refusal

The proposed rear extensions, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at Nos. 20 and 24 Breakspear Road South, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

#### 3 NON2 Non Standard reason for refusal

The proposed basement has failed to allow space on either side for groundwater to pass around without being pushed to other properties and increase their risk of flooding. Whilst a ground investigation has been submitted, it was undertaken in August at the end of a period of particularly dry weather is unlikely to reveal the groundwater issues that may reside in the area, as ground water levels fluctuate significantly through the year. Surface water run off will be controlled on site however it is not accepted that 5ls is appropriate as a small site and is therefore contrary to Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policy 5.12 of The London Plan (2016) and the National Planning Policy Framework (July 2018).

#### 4 NON2 Non Standard reason for refusal

The loss of the tree to the front, together with the loss of green front garden space and



total coverage in hard surfacing to accommodate four cars is unacceptable. The proposal will be detrimental to the character and appearance of the area and fails to satisfy saved policies BE23 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
  - 2 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).
  - 3 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.
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EM6 (2012) Flood Risk Management
- H4 Mix of housing units
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- HDAS-LA Residential Layouts, Hillingdon Design & Access Statement, Supplementary

- Planning Document, adopted July 2006
- LPP 3.3 (2016) Increasing housing supply
  - LPP 3.4 (2015) Optimising housing potential
  - LPP 3.5 (2016) Quality and design of housing developments
  - LPP 7.4 (2016) Local character
  - NPPF1 NPPF - Delivering sustainable development
  - NPPF2 NPPF - Ensuring the vitality of town centres
  - NPPF4 NPPF - Promoting sustainable transport
  - NPPF6 NPPF - Delivering a wide choice of high quality homes
  - NPPF7 NPPF - Requiring good design

- 4** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

### **Standard Informatives**

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

#### Part 1 Policies:

PT1.BE1 (2012) Built Environment

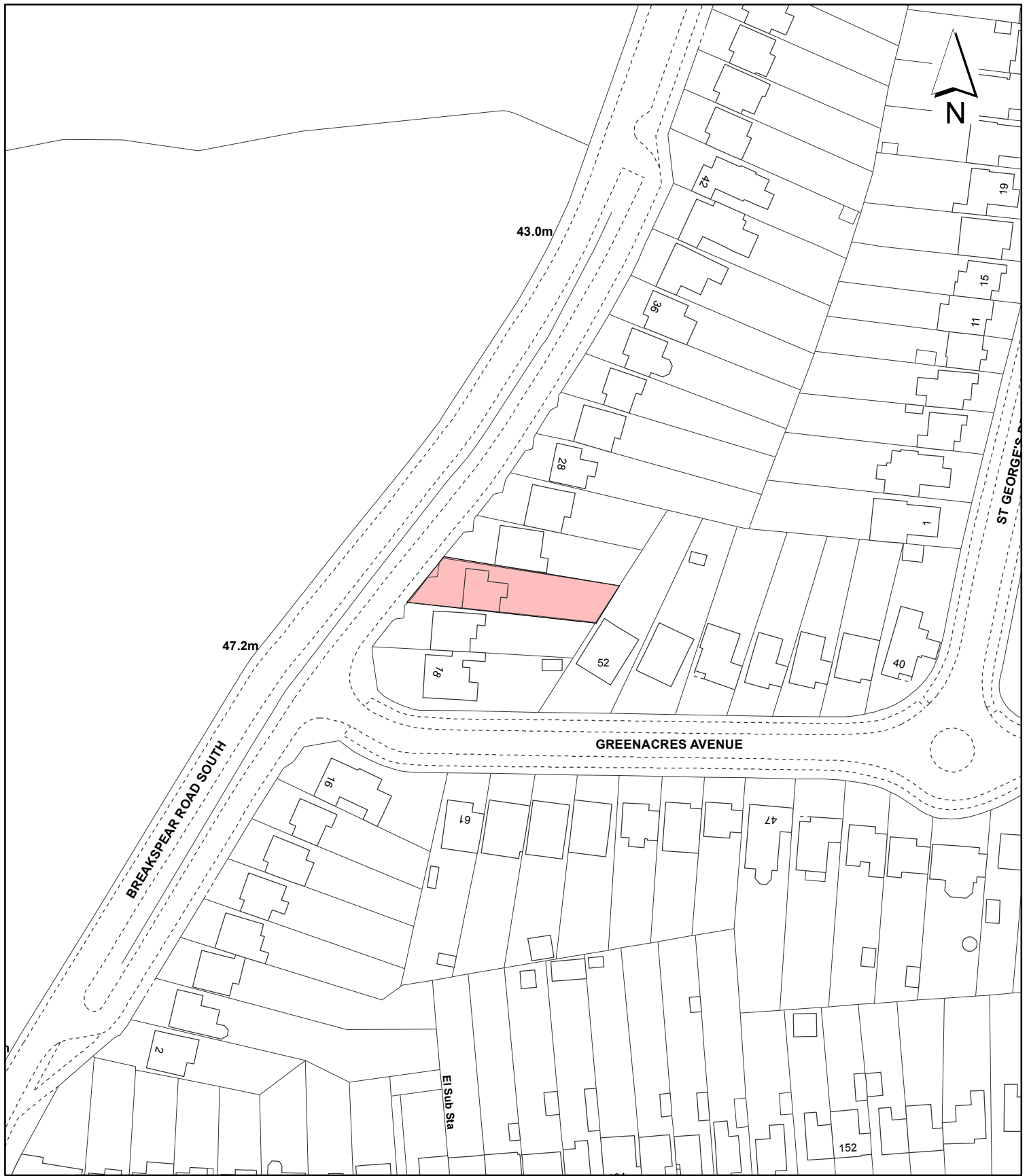
#### Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.

BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM6	(2012) Flood Risk Management
H4	Mix of housing units
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF2	NPPF - Ensuring the vitality of town centres
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**22 Breakspear Road South**

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

Planning Application Ref:  
**51947/APP/2018/2469**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 30**

Date:  
**October 2018**



## Report of the Head of Planning, Transportation and Regeneration

- Address** 31 FRITHWOOD AVENUE NORTHWOOD
- Development:** Change of use of the building from Use Class C1 (Hotels - currently a 12-bedroom bed and breakfast) to Use Class C2 (Residential Institution - 8-bedroom care home), involving a part two-storey, part single storey rear extension, and enlargement of roofspace.
- LBH Ref Nos:** 8032/APP/2018/2140
- Drawing Nos:** 0071-06 Rev F Proposed Ground & First Floor Plans  
0071-05 Rev E Existing Elevations  
0071-04 Rev E Existing Second Floor Plan  
0071-03 Rev E Existing Ground & First Floor Plans  
Covering Letter re amended plans dated 10-08-18  
0071-01 Rev E Location Plan/Block Plan  
0071-08 Rev F Proposed Elevations  
0071-02 Rev E Proposed Site Layout (Ramped Access)  
Planning Statement  
Arboricultural Impact Assessment December 2017  
Accessibility Statement  
0071-07 Rev F Proposed Second Floor Plans  
Method Statement (September 2018)  
Transport Statement December 2017

<b>Date Plans Received:</b>	29/05/2018	<b>Date(s) of Amendment(s):</b>	19/09/2018
<b>Date Application Valid:</b>	12/06/2018		10/08/2018
			21/09/2018
			29/05/2018

## 2. RECOMMENDATION

### REFUSAL for the following reasons:

#### 1 NON2 Non Standard reason for refusal

The proposed part two-storey, part single storey rear extension, by reason of the size, scale and bulk of the single-storey element, would not be visually subordinate to the original building, would not respect the composition of the original building and would result in a further loss of garden openness at the rear of the site. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

## 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.

AM7	Consideration of traffic generated by proposed developments.
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
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.16	(2016) Protection and enhancement of social infrastructure
LPP 3.17	(2016) Health and social care facilities
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

### **3. CONSIDERATIONS**

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

31 Frithwood Avenue is a substantial detached building that sits on a sloping site on a prominent corner bounded by Canterbury Close to the west and Frithwood Avenue to the South. The existing house is set away from the front boundary by approximately 20m. The site benefits from access to the rear, off Canterbury Close for car parking and bin storage. To the front is an area of lawn with 2 parking spaces and to the rear an area of patio and a car park with 3 parking spaces.

The existing house has been used as a 12 room guest house (Use Class C1), although it

is currently vacant. The surrounding area is characterised by a two and a half-storey residential dwelling set within generous grounds. The site is located adjacent to the Northwood - Frithwood Conservation Area. The site is subject to a Tree Preservation Order (TPO) 49.

### 3.2 Proposed Scheme

Planning permission is sought for the change of use of the building from Use Class C1 (Hotels - currently a 12-bedroom bed and breakfast) to Use Class C2 (Residential Institution - 8-bedroom care home), involving a part two-storey, part single storey rear extension, and enlargement of the roofspace.

The proposed ground floor extension would be 5.5m deep and 11.8m wide whilst the proposed first floor extension would be 2.66m deep and 4.37m wide. The existing rear dormer window would be extended, resulting in a 5.94m wide and 1m deep dormer. The existing front dormer would be extended from 0.36m deep to 0.86m deep

The building is currently vacant.

### 3.3 Relevant Planning History

8032/APP/2004/1904 31 Frithwood Avenue Northwood

RENEWAL OF PLANNING PERMISSION REF:8032/F/98/1853 DATED 14/07/1999 : ERECTION OF A PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION, SINGLE STOREY SIDE EXTENSION AND FRONT PORCH EXTENSION TO GUEST HOUSE, INSTALLATION OF ON-SITE CAR PARKING AREA AND LANDSCAPING

**Decision:** 04-11-2004 Approved

8032/APP/2004/3228 31 Frithwood Avenue Northwood

PART CHANGE OF USE OF GROUND FLOOR (28m<sup>2</sup>) FROM CLASS C1 (GUEST HOUSE) TO CLASS D1(a) (NON-RESIDENTIAL) TO PROVIDE 1 CONSULTING ROOM FOR PHYSIOTHERAPY PRACTICE (INVOLVING DEMOLITION OF EXISTING KITCHEN)

**Decision:** 25-01-2005 Approved

8032/APP/2017/1671 31 Frithwood Avenue Northwood

Part two storey, part single storey side/rear extension, enlargement of roofspace involving alterations to elevations and change of use from Class C1 (Hotels) to Class C2 (Residential Institutions)

**Decision:** 08-09-2017 Withdrawn

8032/APP/2017/3739 31 Frithwood Avenue Northwood

Part two storey, part single storey rear extension, enlargement of roofspace involving alterations to elevations and change of use from a Bed and Breakfast (Use Class C1) to extra care facility comprising 13 units and an internal communal facility (Use Class C2) (Reconsultation)

**Decision:**

8032/APP/2017/4601 31 Frithwood Avenue Northwood

Part two storey, part single storey rear extension and conversion of roofspace to habitable use to include the repositioning and enlargement of the front dormer and the repositioning and enlargement of the rear dormer.

**Decision:**

8032/B/88/1682 31 Frithwood Avenue Northwood

Conversion of single family dwelling into 3 1-bed room flats & 1 3-bedroom flat

**Decision:** 08-02-1989 Approved

8032/C/88/2505 31 Frithwood Avenue Northwood

Change of use of single family dwelling to 4 self contained flats & assoc parking

**Decision:** 11-11-1988 Withdrawn

8032/E/89/2437 31 Frithwood Avenue Northwood

Change of use from single family dwelling unit to guest house

**Decision:** 07-06-1990 Approved

8032/F/98/1853 31 Frithwood Avenue Northwood

Erection of a part two storey, part single storey rear extension, single storey side extension and front porch extension to guest house, construction of on-site car parking area and landscaping

**Decision:** 14-07-1999 Approved

8032/PRC/2016/110 31 Frithwood Avenue Northwood

Redevelopment of 5 flats

**Decision:** 15-03-2017 PRM

8032/PRC/2017/26 31 Frithwood Avenue Northwood

Conversion to 17 room care home

**Decision:** 11-04-2017 OBJ

### **Comment on Planning History**

Planning application ref: 8032/APP/2017/1671 - 'part two storey, part single storey side/rear extension, enlargement of roofspace involving alterations to elevations and change of use from Class C1 (Hotels) to Class C2 (Residential Institutions). The application was recommended for refusal but was withdrawn by the applicant before a decision was made. The development would have provided 17 units to 14 units and this application includes a communal lounge.



Planning application ref: 8032/APP/2017/4601 was also submitted on 20/12/2017. This application was presented to North Planning Committee on 13/03/2018 with a resolution to refuse. The application is currently under appeal for non-determination (Planning Inspectorate ref: APP/R5510/W/18/3199718).

Planning application ref: 8032/APP/2017/3739 -'Part two storey, part single storey rear extension, enlargement of roofspace involving alterations to elevations and change of use from a Bed and Breakfast (Use Class C1) to extra care facility comprising 13 units and an internal communal facility (Use Class C2) (Reconsultation)'. The application is currently under appeal for non-determination (Planning Inspectorate ref: APP/R5510/W/18/3203314). The application was recommended for refusal for the following reasons:

1. The proposed two storey side/rear extension, by reason of its size, scale, bulk together with the size of the rear dormer would not be visually subordinate to the original building, would not respect the composition of the original building and would result in a further loss of garden openness particularly to the rear. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. In the absence of a Section 106 legal agreement or unilateral undertaking securing a management plan and the use of the premise as a care facility, the proposal provides an indoor living area of an unsatisfactory size for the occupiers of the proposed units. The proposal therefore gives rise to a substandard form of living accommodation and fails to provide requisite accessibility requirements to the detriment of the amenities of future occupiers contrary to Policy 7.2 of the London Plan (2016), Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The current application has reduced the width of the ground floor extension and the depth of the first floor extension; the existing side extension would be removed. Whilst some alterations have been made to the previous scheme, it is considered that the current application does not adequately address the previous reason for refusal in regards to the rear extensions.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

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
BE13	New development must harmonise with the existing street scene.
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HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.16	(2016) Protection and enhancement of social infrastructure
LPP 3.17	(2016) Health and social care facilities
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to 12 local owners/occupiers in July 2018. A site notice was also displayed. Two responses were received (summarised below):

- i) site notice had not been displayed
- ii) same size extensions although the number of bedrooms have been reduced
- iii) no lift
- iv) Canterbury Close is a cul-de-sac with a common private roadway.
- v) property situated near to the Northwood-Frithwood Conservation Area
- vi) 24/7 Care Home would lead to increased staff, noise disturbance
- vii) increased vehicle movements with occasional ambulances and minibuses
- viii) increase pressure on on-street parking, limited parking on site
- ix) increase in hardstanding, loss of landscaping and amenity space
- x) important to preserve the TPO tree in the front garden
- xi) an entrance ramp would be required

Neighbours were re-consulted in August 2018 following revised plans. Four responses were

received which re-iterated previous comments along with new comments (summarised below):

- a) application has been varied but no new site notice or notification of neighbours
- b) concerns over prevarication
- c) application is for 24 hour care support so want a cap on the number of overnight staff to no more than two, and a restriction from say 10pm to 6am of vehicle movements if possible.

Northwood Residents Association:  
No response received.

Ward Councillor:  
I confirm my request for this application to be called in to the North Planning Committee.

Ward Councillor:  
I would like planning application 8032/APP/2018/2140 17th Aug. 2018 to be brought to the Planning Committee please. This is the fourth application, which has been turned down on each application.

### **Internal Consultees**

Access Officer:

This proposal for a change of use from a 12 bedroom bed-and-breakfast to an 8 bedroom care home provides a detail with regards to accessibility and inclusion.

More detail should be submitted in respect of the type of care to be catered for. It would appear that the building would not be wheelchair accessible, and the quality of accommodation is at face value is considered to be not fit for purpose.

Further details should be submitted as part of an Accessibility Statement.

Officer comments:

Revised plans have been received which provide six wheelchair accessible bedrooms, wet rooms, a lift and an entrance ramp, along with an Accessibility Statement.

Access Officer:

These revised details and plans are now acceptable.

Adult Social Care:

The provider of this service has contacted the Council on a number of occasions recently in relation to this care home but Adult Social Care have no current use for the home, given its size and type of accommodation.

Additional comments:

Please can you send me some details of the provider. At present, there is no interest from the council to place people in residential care in this way. The details needed are which client group are being considered, ie. Learning disability, older people, children or mental health, who the provider is and is it going to be regulated.

Officer comments:

The Method Statement, setting out details of the provider, has been provided to Adult Social Care.

Floodwater Management Officer:

This is in an area which contributes to flooding of the nearby St Mays Avenue in Hertfordshire and will need to control surface water on site through any changes to the site and as the site is being extended.

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it, manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change. This rate should be presented per hectare as well as the total for the whole site.
- iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
- iv. Where infiltration techniques (soakaway) a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

b) Minimise water use.

- i. incorporate water saving measures and equipment.
- ii. provide details of how rain and grey water will be recycled and reused in the development.

c) Long Term Management and Maintenance of the drainage system.

- i. Provide a management and maintenance plan ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).
- ii. Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required. iii. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner.

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

## REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to: Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2016) and

To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016). National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

## Highways:

The site is situated within a residential catchment in Northwood and is a substantial detached property located on a corner plot at the junction Frithwood Avenue and Canterbury Close. It has been utilised as a Bed and Breakfast (C1) facility consisting of 13 bedrooms with a hard-standing parking area to the front and rear of the premises. Frithwood Avenue is encompassed within a Controlled Parking Zone (CPZ) operating between 1pm and 2pm Monday to Friday but Canterbury Close is excluded from the zone. The address is located approximately 15 minutes from the nearest main shopping area and underground station (Northwood station) with an approximate 5-minute walk to

the nearest bus stop. However the official public transport accessibility level (PTAL) for the site equates to 1-2 which is considered as low.

#### Parking Provision

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP policy states that new development will only be permitted where it is in accordance with the Council's adopted parking standards.

There are currently 5 parking spaces that serve the C1 use with 2 spaces located on the frontage and 3 to the rear accessed from Canterbury Close. This quantum is proposed to be retained but with the inclusion of 2 disabled spaces.

The proposed C2 use would demand up to 4 on-site parking provisions in order to accord with the Council's parking standard. The standard is based on a 'level of care' provision of 1 staff member per 3 residents. This 'level of care' assumption tallies with the proposal which suggests a maximum staffing level of up to a '7 staff attendance per shift' of which approximately 40- 50% would travel to and from the site by means other than by 'single occupancy' private motor vehicle journeys. In practise this would equate to 3-4 staff members travelling by private motor vehicle during any one shift period. This is considered a reasonable assumption based on Care Home staff profiles and established travel databases for comparable C2 uses in other locations.

The level of proposed on-site provision therefore marginally exceeds the Council's parking standard as it now also includes 2 disabled compliant spaces situated on the frontage which may also be usefully utilised for short term ambulance parking when required. As the PTAL rating for the address is considered as low, this higher on-site provision is broadly welcomed as it will help discourage extraneous on-street parking to the benefit of the local highway network and community.

#### Cycling Provision

In terms of cycle parking there should be a provision of at least 1 space secure and accessible space per 2 staff equating to 4 spaces in order to conform to the adopted minimum borough cycle parking standard. This calculation is based on a maximum of 7 staff per shift of a total of 13 enrolled staff (covering a 24 hour period). A suitable cycle store accommodating 4 cycle spaces has been depicted on-plan and is located to the side of the building which conforms to the Council's requirements.

#### Access Arrangements/ Internal Layout

There are two existing carriageway crossings emerging onto Canterbury Close which serve as vehicular access points to the front and rear of the address. These are to remain without alteration which is considered acceptable given the level and proposed arrangement of on-site parking provisions.

In parking layout terms there is conformity to the design principles contained within the Department for Transport's - Manual for Streets (MfS) (circa 2007) best practice document for new development road and parking layouts. This is welcomed as the frontage layout also allows for the arrival and departure of ambulances and service vehicles on an 'as and when' basis without impedance with vehicles being able to enter and leave the site in a forward gear which is the recommended practice on highway safety grounds.

There is conformity to the relevant visibility sight-line requirements at both access locations, in accord with MfS guidelines hence there are no envisaged highway safety related implications associated with this redevelopment.

On the above premise the arrangement of parking provision and internal road layout are considered acceptable within the design context.

### Trip Generation

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policy requires the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

On the basis of vehicle trip generation database evidence from established sources such as TRICS and TRAVL, it is expected that general activity would be relatively low given the 'dormant' nature of this type of C2 use.

A review of the TRICS database throughout the day time confirms the low use profile with an expected 'peak' mid-morning two-way movement of up to 4 vehicles with negligible activity for the remainder of the day. It is therefore considered that this level of trip generation can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

### Operational Refuse Requirements

Refuse collection from the rear of the site envelope will continue via Canterbury Close. A satisfactory bin store location in proximity of the public highway has been depicted on plan and therefore conforms to the appropriate refuse 'collection distance' standard. There are no further observations.

### Construction Logistics Plan (CLP) and Phasing Regime

A full and detailed CLP will be a requirement given the constraints and sensitivities of the local road network in order to avoid/minimize potential detriment to the public realm. This would need to be secured under a suitable planning condition.

### Conclusion

The application has been reviewed by the Highway authority who are satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

### Trees/Landscape Officer:

This site is occupied by a large detached house on a tight corner plot at the junction of Canterbury Close and Frithwood Avenue. The house has been used as a small hotel which has had a detrimental effect on the area due to the associated loss of garden space for car parking. The conifer on the front lawn is protected by TPO 49 (T38 on the schedule).

The site has been the subject of several recent applications including application ref. 2017/4601 which was withdrawn. A tree report by Tamla Trees has assessed the condition and value of 7 individual trees, a small tree group and a hedge on, or close to the site. There are no 'A' grade trees. One 'B' grade tree, T6 an offsite eucalyptus, will be retained. The remaining trees are relatively poor (C grade) trees with a short useful life expectancy. According to the Tamla report, T1-5 will be removed to facilitate the development. T1 on the Tamla survey is the protected tree, T38 on the TPO.

The current layout shows an amended car park in the front garden with the T38 retained, however, the parking space has been extended slightly towards the protected cypress - well within the root protection area. In my view it would be more sustainable to remove the protected tree (of poor quality) and plant a replacement specimen within the front lawn where it will have space to establish and develop - as part of a comprehensive landscape plan.

The car parking to the rear continues to occupy an exceptionally large area of hard surfacing. This is due in part to the relatively narrow access from the road which is on the bend. The external amenity areas remain disproportionately small for the size of the building, however the external arrangement will be little different to the current arrangement.

In order to satisfy policy BE23 and BE38 a landscape proposal should ensure that the site is both functional and attractive for its residents - and it should contribute to the character and appearance of the wider residential area.

No objection subject to conditions RES9 (parts 1, 2, 4 and 5)

## **7. MAIN PLANNING ISSUES**

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

The proposal is for the conversion of a twelve-bed bed and breakfast (Use Class C1) to an eight-bed care home). The Planning Statement (May 2018) and the Method Statement (March 2018), submitted as part of this application, state that the proposed care home would be regulated and will care for tenants with Mental Health, Young Onset Dementia and Dual Diagnosis impairments; some may also have secondary impairments such as a learning disability and or other physical health issues. Individuals will be provided essential care and support.

Policy 3.16 (Protection and enhancement of social infrastructure) of the London Plan (2016) seeks to provide social facilities which are accessible for all sections of the community, including disabled and older people. Policy 3.17 (Health and social care facilities) of the London Plan (2016) supports the provision of health and social care facilities. Extra care accommodation is defined within the 2017 Draft London Plan as self-contained residential accommodation and associated facilities, designed and managed to meet the needs and aspirations of older people, and which provides 24-hour access to emergency support. A range of facilities are normally available such as a residents' lounge, laundry room, a restaurant or meal provision facilities, classes, and a base for health care workers. Domiciliary care will be available to varying levels, either as part of the accommodation package or as additional services which can be purchased if required.

The applicant has submitted supporting information relating to the type of care provided. The 'eligibility criteria' includes care provided for those with dual diagnosis mental health issues (which could include drug/alcohol/gambling addiction) who reside in 'self contained flats'. Further information provided notes that to be eligible for this type of care, the individual must be over the age of 18, must have the means to pay rent or be eligible for housing benefit. Within the same document, it discusses the need to provide accommodation that allows elderly people to remain independent and remain in their own homes for as long as possible with the right care package.

The proposed care home would comprise of eight bedrooms with en-suites, an office, additional wet rooms/bathrooms, storage space and a kitchen/dining/lounge/communal area. The principle of the change of use from a Bed and Breakfast (Use Class C1) to an Extra Care facility (Use Class C2) is considered to be acceptable subject to a condition ensuring that the property remains within Use Class C2.

Policy H10 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) states that proposals for the change of use to provide accommodation for people in need of care (eg nursing homes, residential care homes or sheltered housing schemes) would normally be expected to -

- Be conveniently located for local shops, services and public transport
- Comply with the council's car parking standards and amenity guidelines, and
- In relation to sheltered housing, have regard to recommendations on design issues

The application site is located approximately 15 minutes from the nearest main shopping

area and underground station (Northwood station) with an approximate 5 minute walk to the nearest bus stop. It is therefore considered that the proposed use as a care home would be acceptable as local shops, services and public transport can be accessed from the site. In regards to car parking, amenity and design, these issues have been discussed elsewhere in this report.

The proposal therefore complies with Policies 3.16 and 3.17 of the London Plan (2016) and Policy H10 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

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

Not applicable to this application.

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

The site is located approximately 30m east of the Northwood - Frithwood Conservation Area. Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect conservation areas from inappropriate development.

It is considered that the proposed works to the building and the change of use to a care home would not cause harm to the character and appearance of the Northwood - Frithwood Conservation Area, and so complies with BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building.

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas complements or improves the amenity and character of the area.

Though the site is not situated within a Conservation Area, the immediate area is characterised by large family dwellings with generous landscaping to the front and large gardens to the rear. This site is situated on a prominent slope and is bounded by Frithwood Avenue to the south and Canterbury Close to the west and north. To the rear is an area of hardstanding accessed from Canterbury Close which is used for car parking. The proposal is for extensions to the building and internal alterations to provide an eight-bedroom care home.

The existing conservatory and rear/side extension would be removed and replaced with a part single storey and part two-storey rear extension. The extension would be set in 2.8m from the neighbouring property, 33 Frithwood Avenue, which assists in reducing the impact on the neighbouring property. The single storey element of the rear extension would extend across the full width of the rear of the property and has been reduced in depth from the previous application (from 6m to 5.5m).



Given that the extension extends along the full width of the building, the proposed extension would create a large infill on the corner of the site along Canterbury Close. Due to the small reduction in depth, it is considered that the proposed extension would not appear as a subordinate addition to the building when viewed from Canterbury Close. The infilling of the corner would also reduce the amount of rear amenity space resulting in a further loss of garden openness.

The first floor element of the rear extension has been reduced in depth and would appear as a subordinate addition to the property.

The proposed increase in depth of the existing front dormer window is considered to be acceptable and would not have a detrimental impact on the appearance of the building. The extended rear dormer at the rear of the building would be set in from the sides by over 1m so would be a subordinate addition to the roof space.

Overall it is considered that the single-storey element of the proposed rear extension would not be acceptable in terms of its size, scale and bulk and so the proposal would not comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policies BE20 and BE21 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD seek to ensure that new buildings and extensions maintain and allow adequate levels of daylight and sunlight to penetrate into and between them.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings. Furthermore, Paragraph 6.12 of the Council's HDAS: Residential Extensions SPD requires a 21m separation distance between habitable rooms to ensure no loss of privacy would occur.

The proposal is not considered to result in unacceptable levels of sunlight/daylight to the proposed care home or to neighbouring properties. There would not be an issue of loss of privacy or overlooking of properties located opposite the site due to separation distances of over 21m. There would also not be an issue of overlooking from windows on the rear of the building as properties on Canterbury Close are over 21m away. No additional side windows are proposed and there would be no change to the existing situation.

The proposal therefore complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

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

The proposal would provide eight bedrooms; two rooms at ground floor level, four rooms at first floor level and two rooms at second floor level. Communal space would be located on the ground floor where they would be better accessed and activated.

As this application falls under Use Class C2, there are no policy standards governing unit sizes, internal layout, outlook and living conditions. Notwithstanding this, the proposed rooms would vary in size from 20.6sqm to 34.8sq.m, thereby providing adequate space for residents.

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

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan

Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

On the basis of vehicle trip generation database evidence from established sources such as TRICS and TRAVL, it is expected that general activity would be relatively low given the 'dormant' nature of this type of C2 use.

A review of the TRICS database throughout the day time confirms the low use profile with an expected 'peak' mid-morning two-way movement of up to 4 vehicles with negligible activity for the remainder of the day. It is therefore considered that this level of trip generation can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

The proposal would therefore comply with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The application site is located on the corner of Frithwood Road and Canterbury Close. Frithwood Avenue is encompassed within a Controlled Parking Zone (CPZ) operating between 1pm and 2pm Monday to Friday but Canterbury Close is excluded from the zone. The property is located approximately 15 minutes from the nearest main shopping area and underground station (Northwood station) with an approximate 5-minute walk to the nearest bus stop. However the public transport accessibility level (PTAL) for the site equates to 1-2 which is considered as low.

The proposed development would be provided with five parking spaces. Two parking spaces would be located on the driveway at the front of the site; one of these spaces would be a disabled space. Three parking spaces would be located at the rear of the site; one of these spaces would be a disabled space whilst one parking space would be able to accommodate an ambulance/minibus.

The Council's Car Parking Standards would require four parking spaces for the proposed eight bedroom care home (Use Class C2). The standard is based on a 'level of care' provision of 1 staff member per 3 residents. This 'level of care' assumption tallies with the proposal which suggests a maximum staffing level of up to a '7 staff attendance per shift' of which approximately 40- 50% would travel to and from the site by means other than by 'single occupancy' private motor vehicle journeys. In practise this would equate to 3-4 staff members travelling by car during any one shift period. This is considered a reasonable assumption based on Care Home staff profiles and established travel databases for comparable C2 uses in other locations.

The Council's Highways Engineer has assessed the application and considers that the proposed five on-site parking spaces would be acceptable. As the area has a low PTAL rating of 1-2, the proposed on-site provision will help discourage extraneous on-street parking to the benefit of the local highway network and community.

The proposal would retain the two existing vehicle crossovers from Canterbury Close and would provide adequate visibility sight-lines for vehicles to safely enter and exit the site. The parking layouts would allow for the arrival and departure of ambulances and service

vehicles on an 'as and when' basis without impedance.

In regards to cycle parking there should be a provision of at least one secure and accessible space per two staff; based on a maximum of 7 staff per shift of a total of 13 enrolled staff (covering a 24 hour period) 4 cycle spaces would be required. A cycle store for four cycles would be provided in the front at the side of the building; this is considered to be acceptable and further details of the cycle store can be provided by way of a condition on any consent granted.

The proposal would therefore comply with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Urban design:

See Section 7.07 of this report.

Access and security:

The proposed care home would provide 24 hour care with overnight staff to ensure the proposed care home is suitably safe and secure for care home residents.

#### **7.12 Disabled access**

The proposal would provide eight bedrooms with en-suites, of which six would be wheelchair accessible. Two wheelchair accessible bedrooms with individual wet rooms would be provided on the ground floor along with two additional wet rooms. On the first floor would be four wheelchair accessible bedrooms with individual wet rooms. A lift from the ground floor to the first floor would be provided. The second floor would comprise of the remaining two bedrooms which would have en-suites. The proposal would provide two disabled parking spaces.

The Council's Access Officer considers the proposed development to be acceptable.

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

The principle of the change of use of the site from a bed and breakfast (Use Class C1) to a care home facility (Use Class C2) has been discussed in Section 7.01 of this report.

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

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states, amongst other things, that development proposals will be expected to retain and utilise topographical and landscape features of merit.

The site is subject to a Tree Preservation Order (TPO) 49, with a protected tree (T38) located within the front garden; it is noted that the protected tree is of poor quality.

The Council's Trees and Landscape Officer considers that it would be more sustainable to remove the protected tree (of poor quality) and plant a replacement specimen within the front lawn where it will have space to establish and develop, as part of a comprehensive landscape plan. Notwithstanding this, the proposed development would not have a significantly detrimental impact on the visual amenity of the site.

Subject to a landscaping condition to be added to any consent granted, the Council's Trees and Landscape Officer has no objection to the proposed development

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

Refuse storage would be provided within the parking area at the rear of the site and the refuse would be collected from Canterbury Close. The location of the refuse storage is

acceptable and would be within the standard refuse collection distance. The refuse storage area would need to be covered and secure; details of the refuse store can be provided by way of condition on any consent granted.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the principles of sustainable drainage should be used in any development which should seek to manage storm water as close to its source as possible.

The application site is located within an area which contributes to flooding of the nearby St Mays Avenue in Hertfordshire and will need to control surface water on site through any changes to the site and as the site is being extended.

The Council's Floodwater Management Officer has assessed the application and has no objection subject to a sustainable water management condition to be added to any consent granted.

The proposal therefore complies with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

**7.18 Noise or Air Quality Issues**

The proposed change of use from a hotel (Use Class C1) to a care home (Use Class C2) would not lead to unacceptable levels of noise or impact on air quality.

**7.19 Comments on Public Consultations**

Two responses were received during the first public consultation, regarding the provision of a site notice, the size of the extensions and the number of bedrooms. The site notice was displayed in front of the site. The impacts of the proposed extensions and the number of bedrooms have been discussed elsewhere in this report.

Four responses were received during the second public consultation regarding re-consultation and restrictions in relation to the proposed 24 hour care support. In regards to notifying residents of the amended plans, letters were sent to residents as per statutory requirements.

Given that the facility is to provide 24 hour care support, it has been suggested that there is a cap on the number of overnight staff to no more than two and a restriction on vehicle movements between 10pm to 6am. The method statement submitted as part of the application states that the nature of the care provided is flexible depending on the individual needs of residents, and so staffing levels vary depending on requirements. However, the method statement anticipates that overnight staffing levels would not exceed two members of staff, and so a condition capping the number of overnight staff and restricting vehicle movements at night is not considered appropriate in this instance.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None

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

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

## 10. **CONCLUSION**

Planning permission is sought for the change of use of the building from Use Class C1 (Hotels - currently a 12-bedroom bed and breakfast) to Use Class C2 (Residential Institution - 8-bedroom care home), involving a part two-storey, part single storey rear extension, and enlargement of the roofspace.

There is no objection to the principle of a change of use of the building from a Bed and Breakfast (Use Class C1) to an Extra Care facility (Use Class C2). The proposed care home would provide adequate facilities for future residents, would provide acceptable levels of on-site parking and would not have a detrimental impact on the highway.

However, the proposed rear extension, due to the size, scale and bulk of the single-storey element, would not be a subordinate addition to the building, increasing the built-up appearance and reducing the garden openness at the rear of the site.

The proposed development therefore fails to comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

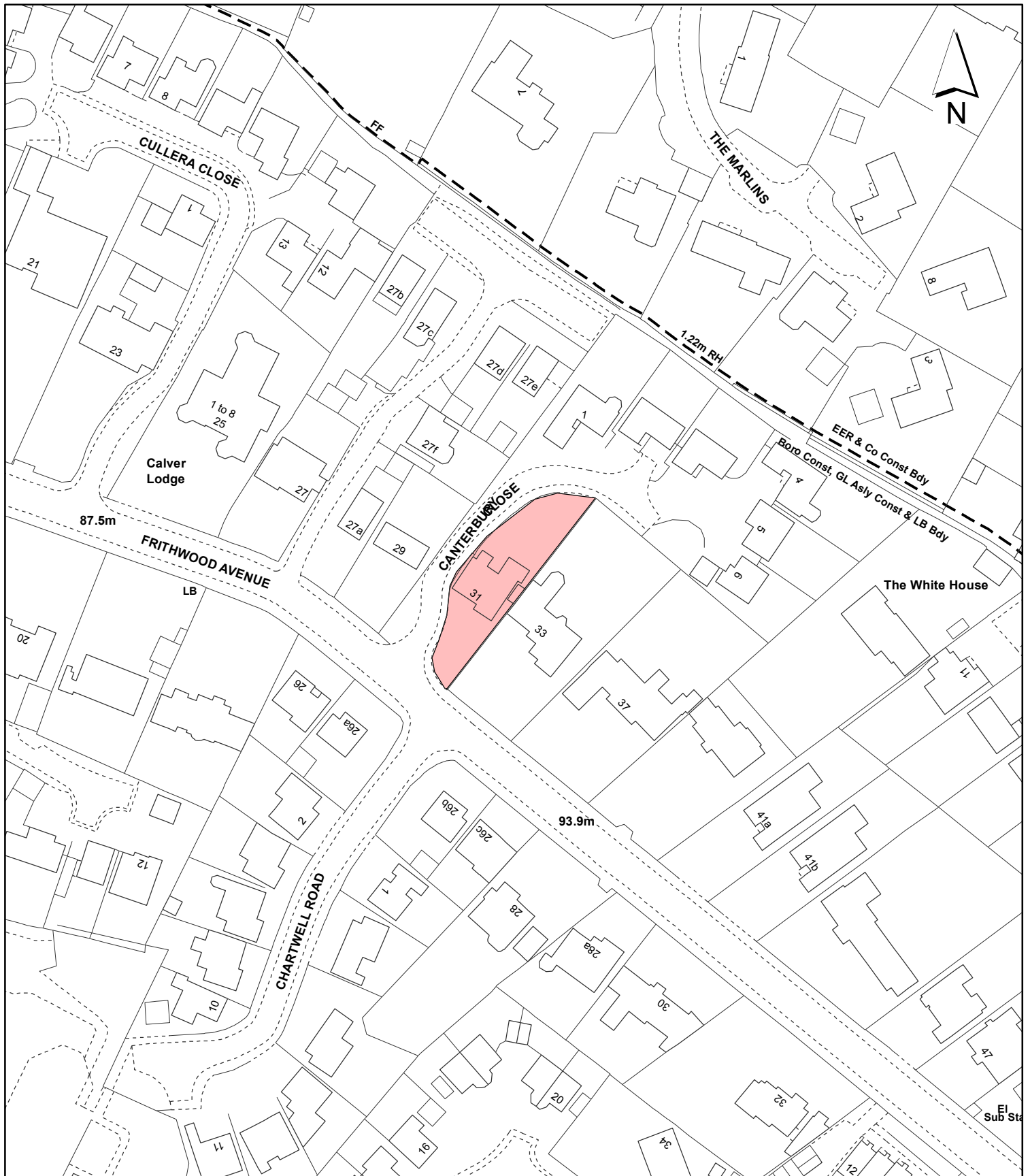
The application is recommended for refusal.

## 11. **Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
London Plan (2016)  
National Planning Policy Framework (July 2018)

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**31 Frithwood Avenue**

Planning Application Ref:  
**8032/APP/2018/2140**

Planning Committee:  
**North Page 49**

Scale:  
**1:1,250**

Date:  
**October 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, Transportation and Regeneration

**Address** MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

**Development:** The retention of the existing electronic communications installation on a permanent basis

**LBH Ref Nos:** 3807/APP/2018/3026

**Drawing Nos:** Supporting and Technical Justification  
Benefits of Mobile Connectivity  
Planning Statement  
1490289-00-000-MD022 Rev.22  
1490289-00-002-MD022 Rev.22  
1490289 ML001 Rev.1  
DF/1490289/205787

**Date Plans Received:** 16/08/2018 **Date(s) of Amendment(s):**

**Date Application Valid:** 16/08/2018

### 1. SUMMARY

Planning permission is being sought for the permanent retention of existing telecommunications equipment within the servicing area of Mount Vernon Hospital. The equipment is sited in a discreet location which is amongst the back of the house area that serves the Hospital.

The works would not increase the developed area of the hospital, and it is considered, given the modest scale of the proposal, the retention of the equipment would not have a greater impact on the openness of the Green Belt in this location. The siting and limited height and built form of the proposal and would not be detrimental to the setting of the adjacent listed building. Approval is recommended accordingly, subject to conditions.

### 2. RECOMMENDATION

**To approve this application subject to condition.**

#### 1 COM4 Accordance with Approved Plans

The development hereby permitted shall be retained in complete accordance with the details shown on the submitted plans, numbers: 1490289-00-000-MD022 Rev.22, 1490289-00-002-MD022 Rev.22, 1490289 ML001 Rev.1 Supporting and Technical Justification, Benefits of Mobile Connectivity, Planning Statement and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

### INFORMATIVES

#### 1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The

Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
NPPF- 10	NPPF-10 2018 - Supporting high quality communications
NPPF- 4	NPPF-4 2018 - Decision-making

## **3**

The Local Planning Authority has actively engaged with the applicant at the application stage of the planning process, in order to achieve an acceptable outcome. 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 2012, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance.

### **3. CONSIDERATIONS**

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

The Site is approximately 0.933 ha in area and is within the Mount Vernon Hospital grounds. The hospital is situated north west of Northwood and adjoins the A404 which forms the eastern boundary to Mount Vernon Hospital.

The whole of the Mount Vernon Hospital site is designated within the Metropolitan Green Belt. The application site comprises the servicing area associated with the hospital. It is situated to the west of the main hospital to the north of the Lynda Jackson Macmillan Centre. This part of the site is screened from White Hill by a canopy of densely planted mature trees. The application site is considered to fall within the definition of previously developed land. The Listed Building is situated 120m from the application site.

The site has three points of access including those from Rickmansworth Road to the north east and White Hill from the west.

#### **3.2 Proposed Scheme**

The proposal relates to the retention of:

- A 30m high steel lattice mast on a concrete base;
- Antennas, transmission dishes and related apparatus such as Mast Head Amplifiers (MHAs) and Remote Radio Units (RRUs) attached to the mast at various heights above ground level;
- Ground based equipment cabins, equipment cabinets, and electric supply meter cabinets positioned around the base of the mast;
- An irregularly shaped compound secured by 2m high chainlink fencing to prevent unauthorised access to the site; and
- Vehicular access from the internal access roads serving the hospital together with a dedicated parking/service area on the eastern side of the compound.

### 3.3 Relevant Planning History

3807/APP/2000/2312 Transmitting Site At Mount Vernon Hospital Rickmansworth Road Nc  
INSTALLATION OF EIGHT SATELLITE DISHES ON EXISTING TOWER

**Decision:** 09-02-2001 ALT

3807/APP/2000/667 Transmitting Site At Mount Vernon Hospital Rickmansworth Road Nc  
INSTALLATION OF ONE DAB ANTENNA, ONE 0.3 METRE DISH AND ONE 1.2 METRE DISH TO EXISTING TOWER AND ANCILLARY DEVELOPMENT, INCLUDING CABIN

**Decision:** 05-10-2000 ALT

3807/APP/2001/853 Transmitting Site At Mount Vernon Hospital Rickmansworth Road Nc  
INSTALLATION OF 4 X 0.6 METRE DISHES AT 22.5 METRES AND 3 X PANEL ANTENNAS A 22.5 METRES ON EXISTING 30 METRE TOWER, AT GROUND LEVEL INSTALLATION OF O CABIN MEASURING 1300 X 1200 X 790, ONE CABIN MEASURING 770 X 790 X 1300, AND O DIESEL GENERATOR FOR EMERGENCY POWER BACK-UP

**Decision:** 07-09-2001 Approved

3807/APP/2002/2216 Mount Vernon Hospital Rickmansworth Road Northwood  
INSTALLATION OF 3 OMNI DIRECTIONAL ANTENNAS SUPPORTED OFF A 26 METRE HIGH MONOPOLE WITH ASSOCIATED EQUIPMENT CABIN TO FORM PART OF METROPOLITAN POLICE SECURE RADIO NETWORK.

**Decision:** 14-02-2007 NFA

3807/APP/2002/2587 Mount Vernon Hospital Rickmansworth Road Northwood  
INSTALLATION OF 1 x 1.2 METRE DISH AT 17 METRES AND 1 x 0.6 METRE DISH AT 20 METRES ON EXISTING MAST

**Decision:** 21-03-2003 ALT

3807/APP/2003/1423 Mount Vernon Hospital Rickmansworth Road Northwood  
INSTALLATION OF ONE 0.6 METRE DISH ON 27 METRE HIGH EXISTING TELECOMMUNICATION MAST

**Decision:** 16-02-2004    Approved

3807/APP/2006/2922        Mount Vernon Hospital Rickmansworth Road Northwood  
INSTALLATION OF TWO ADDITIONAL RADIO EQUIPMENT CABINETS AT GROUND LEVEL  
(APPLICATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING  
(GENERAL PERMITTED DEVELOPMENT)) ORDER 1995)(AS AMENDED).

**Decision:** 23-11-2006    Approved

3807/AY/90/1895        Mount Vernon Hospital Rickmansworth Road Northwood  
Installation of two radio antennas on roof of hospital (Application for determination under Section  
64 of the Act)

**Decision:** 02-01-1991    GPD

3807/BR/92/0627        Mount Vernon Hospital Rickmansworth Road Northwood  
Siting of telecommunications equipment comprising of two Omni antennas and two microwave  
dishes (Application for determination under Section 64 of the Act)

**Decision:** 29-04-1992    GPD

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

This shared communications infrastructure has been a feature of the townscape in Northwood, the Green Belt, and the grounds of Mount Vernon Hospital since it was first developed in the 1990s following the grant of planning permission under case reference 3807/BS/92/0757.

The temporary permission was renewed for a further 10 years in December 2004 under case reference 3807/APP/2003/2977. The time-limited planning permission granted under case reference 3807/APP/2003/2977 expired on 2 November 2014 and it recently emerged that the permission was not renewed.

Other apparatus, such as the majority of the ground based radio equipment cabinets, has been installed using permitted development rights continues to benefit from the planning permission granted by the GPDO. This is a complex and unsatisfactory situation that this application seeks to simplify and consolidate by obtaining planning permission to retain this long-established communications installation on a permanent basis.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.  
BE13 New development must harmonise with the existing street scene.  
BE37 Telecommunications developments - siting and design  
BE8 Planning applications for alteration or extension of listed buildings  
BE9 Listed building consent applications for alterations or extensions  
NPPF- 10 NPPF-10 2018 - Supporting high quality communications  
NPPF- 4 NPPF-4 2018 - Decision-making

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

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

**5.2** Site Notice Expiry Date:- **8th October 2018**

## **6. Consultations**

### **External Consultees**

This application was consulted on by way of a site notice between 10-09-2018 and 08-10-2018. No comments or objections were received.

### STATUTORY CONSULTEES

Historic England (Summary)

Not required to be consulted on this application.

Ministry of Defence

No objection to the proposal.

### **Internal Consultees**

Highways

No comments received.

EPU

No comments received.

## **7. MAIN PLANNING ISSUES**

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

The application site is designated as Green Belt. The main policy issue in relation to this development is considered to be the principle of additional development within the Green Belt and its impact on the openness, character and appearance of the Green Belt.

The NPPF (2018) states that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, would not constitute inappropriate development in the Green Belt.

The telecommunications equipment is situated within the servicing area would not significantly increase the built footprint of Mount Vernon Hospital. Given the siting of the tower screened by a building to the east and densely planted trees to the west, in the context of the wider site, it is not considered that the works would have a greater impact on the openness of the Green Belt in this location, in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part 2 (November 2012).

In addition, Part 10 of the NPPF (2018) is considered relevant. The proposal would allow communications infrastructure which is essential for economic growth and social well being to continue to operate from this site. On the basis of the above considerations, no objection is raised to the principle of the development at this location.

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

Not relevant to the determination of this application.

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

Not relevant to the determination of this application.

#### **7.04 Airport safeguarding**

The Ministry of Defence Infrastructure Organisation has written in response to the consultation and raise no safeguarding objection to this proposal.

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

This is discussed above under the 'principle of development'. Whilst the permanent retention of the telecommunications equipment could be considered inappropriate within the Green Belt, given that it has existed since the early 90s, its siting within the servicing area of the hospital which is screened by mature trees to the west and an existing building to the east, it is considered to fall under the category of 'limited infilling of previously developed land which does not have a greater impact on the openness of the Green Belt' under paragraph 145 of the NPPF (2018).

It is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. It is therefore considered that the amenity and openness of the Green Belt would not be harmed to a detrimental degree by the proposals, in accordance with Saved Policy OL4 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012).

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

Policy BE13 of the Hillingdon Local Plan: Part 2- Saved UDP Policies (November 2012) seek to ensure that development complements or improves the character and amenity of the area. Policy BE15 states proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

Policy BE37 of the Hillingdon Local Plan: Part 2 (November 2012) states telecommunication developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. and the Local Planning Authority will only grant permission for large or prominent structures if the appearance of the townscape or landscape would not seriously

be harmed.

The existing equipment has existed since the early 90s, it is situated within the servicing area of the Hospital which is screened by existing buildings and therefore is not visible from the setting of the Grade II Listed Building situated 120m east of the tower.

The appearance of the tower is considered to be acceptable given that it has been in place for over twenty years. Given its limited harm to its setting, it is considered to accord with Part 1 Policy BE1 of the Local Plan, Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**7.08 Impact on neighbours**

There are no neighbouring residential buildings that could be impacted by this application.

**7.09 Living conditions for future occupiers**

Not relevant to the determination of this application.

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

Not relevant to the determination of this application as this application merely seeks to retain the existing telecommunication equipment on a permanent basis.

**7.11 Urban design, access and security**

These issues have been considered in other section of this report.

**7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

General

Members must determine planning applications having due regard to the provisions of the

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.



## **10. CONCLUSION**

The principle of the development is considered acceptable at this location. In terms of the impact on the Green Belt, it is considered that the visual impacts of the proposal will not be of significant detriment to the character and openness of this part of the Green Belt.

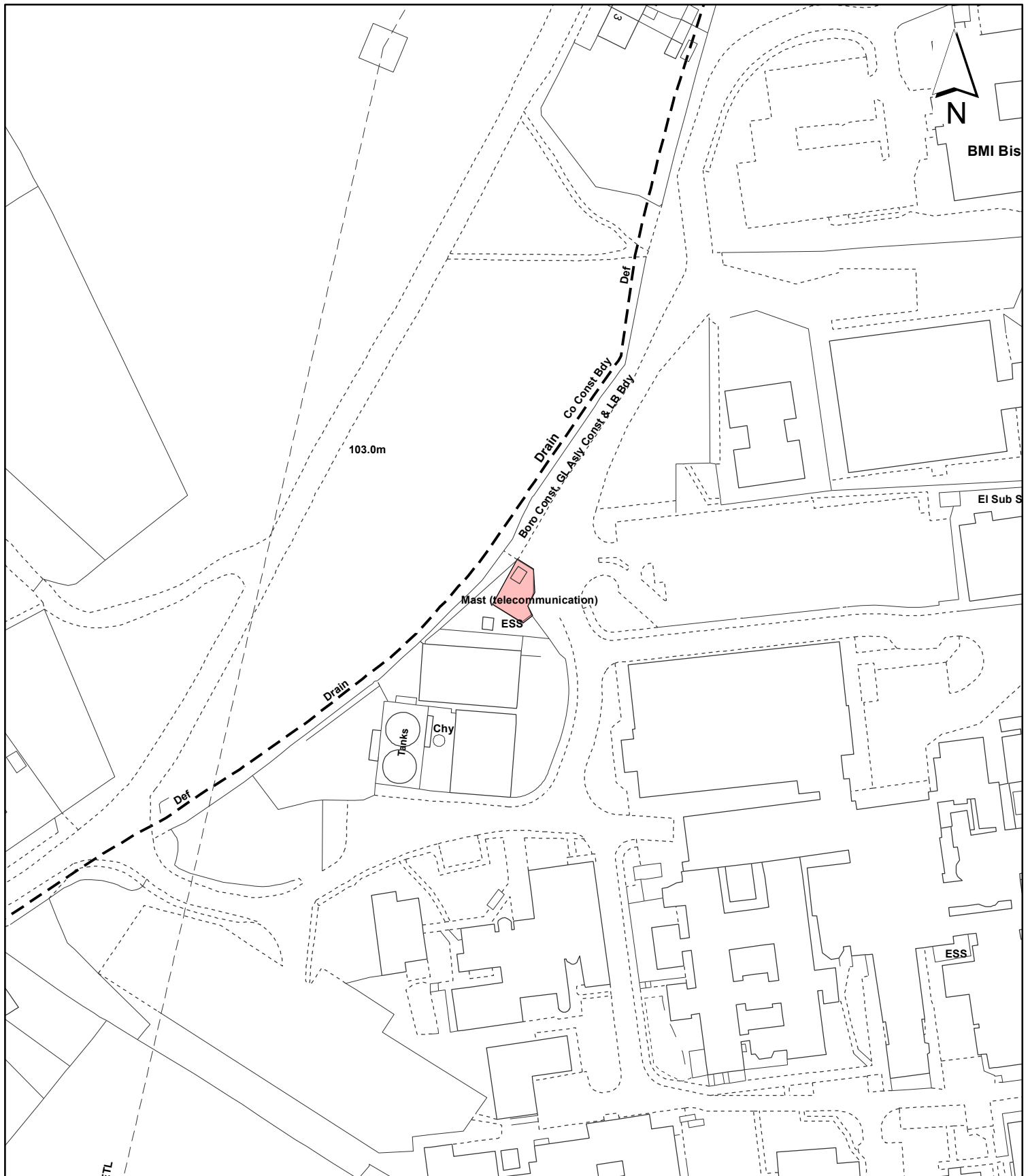
There are no adverse highway, ecological or amenity issues associated with this development. Subject to conditions, the application is recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2016)  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Zenab Haji-Ismael

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Mount Vernon Hospital  
 Rickmansworth Road**

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

Planning Application Ref:  
**3807/APP/2018/3026**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 60**

Date:  
**October 2018**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning and Enforcement

### **S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT**

#### **SUMMARY**

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2018 where the Council has received and holds funds.

#### **RECOMMENDATION**

**That Members note the contents of this report.**

#### **INFORMATION**

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 27 September 2018 and updates the information received by Cabinet in June 2018. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2018, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of July 2018 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/06/18' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/03/18" and "Total Income as at 30/06/18".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. A majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

### **Financial implications**

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 2018. The recommendation to note has no financial implications.

### **CORPORATE CONSULTATIONS CARRIED OUT**

#### Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

### **EXTERNAL CONSULTATIONS CARRIED OUT**

There are no external consultations required on the contents of this report.

### **BACKGROUND DOCUMENTS**

District Auditor's "The Management of Planning Obligations" Action Plan May 1999  
Monitoring Officers Report January 2001  
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.  
Cabinet Report September 2018.

**Contact Officer:** Nikki Wyatt

Telephone No: 01895 - 2508145

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
<b>SECTION 278</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending, (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT/278/73	South Ruislip	R.A.F Northolt., South Ruislip Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
PT/278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,729.21	10,729.21	0.00	3,417.25	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,993.58 claimed towards remedial works & fees 13/14. Further £307.63 claimed.
PT/278/105/350C *122	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	951,810.00	951,810.00	727,611.76	727,611.76	0.00	224,198.24	0.00	£5,000 received as a returnable deposit and £871,000 received as a bond deposit for the completion of highway works. Funds to be returned with interest on satisfactory completion of the works. Further £73,310 received and claimed by ECU for fees and checks. £2,500 to be used for payment of traffic orders. £2,500 spend towards required traffic orders for highway works. £654,301.76 (75% of bond) returned on satisfactory completion of works.
PT/278/110/413 *149	South Ruislip	Imperial House, Stonefield Way, South Ruislip (Lidl) 5039/APP/2015/4365	750,233.62	750,233.62	0.00	0.00	0.00	750,233.62	0.00	£750,233.62 received as the highways deposit sum to ensure satisfactory completion of the works. Any unspent funds to be returned to the developer on completion.
<b>SECTION 278 SUB - TOTAL</b>			<b>1,847,616.72</b>	<b>1,847,616.72</b>	<b>814,268.67</b>	<b>814,268.67</b>	<b>0.00</b>	<b>1,033,348.05</b>	<b>0.00</b>	
<b>SECTION 106</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	30,000.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. <b>Agreement obtained from the owner of the site to allow the Council to retain £30k towards public realm improvements in South Ruislip. Balance to be returned.</b>
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required.site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/143/323A	Cavendish	150 Field End Road, (initial House), Eastcote, Pinner 25760/APP/2013/3632	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received towards improving town centre facilities in the Authority's Area. No time limits for spend. Funds allocated towards Eastcote Town Centre Improvements (Cabinet Member Decision 13/03/2018)
PT/148/327 *105	Northwood Hills	Northwood School, Potter Street, Northwood. 12850/APP/2013/1810	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received as the travel plan bond to ensure compliance by the owner to its monitoring and reporting obligations. Funds to be returned at the end of the monitoring period (2024).
PT/154/350A	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	135,000.00	135,000.00	98,555.57	98,555.57	0.00	36,444.43	0.00	Contribution towards the provision of public transport infrastructure improvements and related initiatives in the authority's area including; bus priority measures, improvements to bus services, public transport interchanges and cycle provision (see legal agreement for details). Funds to be spent within 7 years of receipt (Sept 2022). Funds allocated towards a scheme to improve the public transport interchange in vicinity of South Ruislip Station (Cabinet Member Decision 07/11/2017). Scheme complete March 2018, awaiting invoices.
PT/181/395 *139	Northwood	Land at Northwood School, Potter Street, Northwood. 12850/APP/2014/4492	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received to be used by the Council to secure compliance with the travel plan if required. Any unspent funds to be returned at the end of the monitoring period (10 years).
PT/183/350E *140	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00	0.00	Funds received as the Travel Plan bond to ensure compliance with the travel plans required under schedules 2 & 3 of the agreement. Unspent funds to be returned at the end of the monitoring period (10 years).
		<b>PLANNING TRANSPORTATION &amp; RECYCLING SUB - TOTAL</b>	<b>307,678.65</b>	<b>307,678.65</b>	<b>126,674.72</b>	<b>126,674.72</b>	<b>0.00</b>	<b>181,003.93</b>	<b>30,000.00</b>	
		<b>PLANNING TRANSPORTATION &amp; RECYCLING TOTAL</b>	<b>2,155,295.37</b>	<b>2,155,295.37</b>	<b>940,943.39</b>	<b>940,943.39</b>	<b>0.00</b>	<b>1,214,351.98</b>	<b>30,000.00</b>	
<b>PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES</b>										
		<b>EDUCATION, YOUTH AND LEISURE SUB - TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION</b>										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66985/APP/2011/3049	25,330.03	25,330.03	0.00	0.00	0.00	25,330.03	25,330.03	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (Feb 2019).
PPR/79/299E	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	16,353.04	16,353.04	8,177.00	8,177.00	0.00	8,176.04	0.00	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator for Hillingdon Residents. No time limits for spend. Funds allocated towards Partnership Team to support construction training in the Borough and the Civic Centre Apprentice Scheme (Cabinet Member Decision 10/05/2017). £8,177 spent towards apprenticeship scheme (2017/18).
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	22,192.63	0.00	0.00	0.00	22,192.63	0.00	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). No time limit (5 year spend period removed by later agreement). <b>Funds allocated towards road safety improvements on Copswood Way (Cabinet Member Decision 22/06/2018.)</b>
PPR/90/331B	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
PPR/100/351B	Northwood	103, 105 & 107 Ducks Hill Rd, Northwood 64345/APP/2014/1044	10,959.04	10,959.04	0.00	0.00	0.00	10,959.04	0.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend. Funds allocated towards on site construction training schemes at Grassy Meadows and Parkview (Cabinet Member Decision 14/06/2017)
PPR/114/380A	Ickenham	211-213 Swakeleys Rd, Ickenham. 70701/APP/2015/3026	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/115/381	South Ruislip	555 Stonefield Way, Ruislip	14,600.00	14,600.00	0.00	0.00	0.00	14,600.00	14,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/119/385A	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 196/APP/2013/2958	26,307.20	26,307.20	0.00	0.00	0.00	26,307.20	26,307.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/120350D	South Ruislip	Former Arla Dairy site, Victoria Road, Ruislip. 6619/APP/2014/1600	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds to be used by the Council towards a work place co-ordinator payable per phase (phase1 payment received). Funds to be spent within 7 years of receipt (September 2023).
PPR/134/411A	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	37,100.00	37,100.00	0.00	0.00	0.00	37,100.00	37,100.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
		<b>COMMUNITY, COMMERCE &amp; REGENERATION TOTAL</b>	<b>196,824.58</b>	<b>196,824.58</b>	<b>8,177.00</b>	<b>8,177.00</b>	<b>0.00</b>	<b>188,647.58</b>	<b>137,537.03</b>	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
<b>PORTFOLIO: CENTRAL SERVICES, CULTURE &amp; HERITAGE</b>										
CSL6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	32.50	32.50	0.00	9,305.93	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. £782 from this contribution has been allocated towards new equipment at Manor Farm Library (Cabinet Member decision 29/03/2016)
CSL10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend.
		<b>CENTRAL SERVICES, CULTURE &amp; HERITAGE - TOTAL</b>	<b>35,550.91</b>	<b>35,550.91</b>	<b>32.50</b>	<b>32.50</b>	<b>0.00</b>	<b>35,518.41</b>	<b>13,338.00</b>	
<b>PORTFOLIO: FINANCE PROPERTY &amp; BUSINESS SERVICES</b>										
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be closed.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	44,059.48	44,059.48	0.00	102,820.27	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). £15,191.56 Spend towards maintenance costs 2012/13. Maintenance costs claimed 2014/15. Maintenance costs claimed 2015/16.
E/66/239D	Eastcote	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	9,614.17	9,614.17	0.00	385.83	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Works on going.
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	50,000.00	30,000.00	25,000.00	25,000.00	0.00	25,000.00	20,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration at the reserve. £5,000 spent towards access improvements at the reserve. Further £15,000 allocated towards the management of Ten Acre Woods (Cabinet Member Decision 22/07/2016). £5,000 spent towards essential tree works 2016/17. £5,000 spent towards ditch restoration 2017/18. <b>£20,000 received as final payment. Funds to be spent by May 2029.</b>
E/78/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	10,000.00	10,000.00	10,000.00	10,000.00	0.00	0.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pinn Meadows (Cabinet Member Decision 31/10/13). Scheme complete.



CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	0.00	0.00	0.00	30,609.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits.
E/91/323B	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	55,000.00	55,000.00	0.00	0.00	0.00	55,000.00	0.00	Funds received towards the costs of improvements to public open space in the Authority's Area. No time limits for spend. Funds allocated towards the provision of a skate park at Field End Recreation Ground (Cabinet Member Decision 24/03/2017)
E/99/350B	West Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	50,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Sept 2022).
E/108/380B	Ickenham	211-213 Swakeleys Rd, Ickenham 70701/APP/2015/3026	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/111/385C	Northwood Hills	Frank Welch Court, High Meadow, Pinner. 196/APP/2013/2958	31,369.64	31,369.64	0.00	0.00	0.00	31,369.64	31,369.64	Contribution received to improve the ecological facilities at Pinn meadows including; access for river dipping, creation of an Ox- bow pond, creation of wildflower meadow ( see agreement for details). No time limit for spend.
E/122/406	South Ruislip	23 Stonefield Way, South Ruislip 25508/APP/2014/3570	15,355.00	15,355.00	0.00	0.00	0.00	15,355.00	15,355.00	Funds received as the air quality contribution to be used towards air quality improvements in the Borough. No time limits for spend.
E/124/411B	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	18,310.23	18,310.23	0.00	0.00	0.00	18,310.23	18,310.23	Funds received to be used by the Council towards off site carbon reduction measures, schemes and initiatives to mitigate the development. No time limits for spend.
E/128/416	Ickenham	Vyners School, Warren Rd, Ickenham 4514/APP/2017/1771	70,000.00	70,000.00	0.00	0.00	0.00	70,000.00	70,000.00	Contribution received as the drainage improvement contribution to be used to improve drainage in the Authority's area, including improvements to two pitches at Hillingdon House Farm. No time limits for spend.
		<b>FINANCE PROPERTY &amp; BUSINESS SERVICES SUB -TOTAL</b>	<b>538,282.91</b>	<b>518,282.91</b>	<b>120,798.62</b>	<b>120,798.62</b>	<b>0.00</b>	<b>417,484.29</b>	<b>217,534.87</b>	
<b>PORTFOLIO: SOCIAL SERVICES, HOUSING, HEALTH &amp; WELLBEING</b>										
H/11/195B *57	Ruislip	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/22/239E *74	Eastcote	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/34/282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip . 669895/APP/2011/3049	15,031.25	15,031.25	0.00	0.00	0.00	15,031.25	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development.Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/35/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	40,528.05	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. Funds to be spent within 5 years of completion of the development (estimated to be 2019).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
H/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	221,357.83	0.00	0.00	0.00	221,357.83	221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/45/323F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	86,000.00	86,000.00	0.00	0.00	0.00	86,000.00	86,000.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	14,126.88	0.00	0.00	0.00	14,126.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/48/331E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	4,320.40	0.00	0.00	0.00	4,320.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/51/231H *110	Ruislip	Fmr RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2013/2685 & 38402/APP/2012/1033	17,374.27	17,374.27	0.00	0.00	0.00	17,374.27	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/52/205G	Eastcote	Former RAF Eastcote (Pembroke Park), Lime Grove, Ruislip 10189/APP/2014/3354 & 3359/3358 & 3360	298,998.00	298,998.00	0.00	0.00	0.00	298,998.00	298,998.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. No time limit for spend.
H/54/343D *112	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/2013/1094	17,600.54	17,600.54	0.00	0.00	0.00	17,600.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits. Second instalment (£8,901.77) received towards the same purpose.
H/53/346D *113	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,434.88	8,434.88	0.00	0.00	0.00	8,434.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/57/351D *116	Northwood	103, 105 & 107 Ducks Hill Road, Northwood. 64345/APP/2014/1044	6,212.88	6,212.88	0.00	0.00	0.00	6,212.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2018)
			AS AT 30/06/18	AS AT 31/03/18	AS AT 30/06/18	AS AT 31/03/18	To 30/06/18	AS AT 30/06/18	AS AT 30/06/18	
H/63/385D *130	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 186/APP/2013/2958	10,195.29	10,195.29	0.00	0.00	0.00	10,195.29	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/72/411C	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	254,308.70	254,308.70	0.00	0.00	0.00	254,308.70	254,308.70	Contribution received towards the provision of off site affordable housing available through a registered provider to persons who cannot afford to rent or buy housing generally available on the open market. No time limit for spend.
		<b>SOCIAL SERVICES HEALTH &amp; HOUSING SUB-TOTAL</b>	<b>1,041,676.16</b>	<b>1,041,676.16</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,041,676.16</b>	<b>901,192.58</b>	
		<b>GRAND TOTAL ALL SCHEMES</b>	<b>3,967,629.93</b>	<b>3,947,629.93</b>	<b>1,069,951.51</b>	<b>1,069,951.51</b>	<b>0.00</b>	<b>2,897,678.42</b>	<b>1,299,602.48</b>	

The balance of funds remaining must be spent on works as set out in each individual agreement.

Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.

Bold figures indicate changes in income and expenditure.

Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.

\* Denotes funds the Council is unable to spend currently totals £1,240,340.53

\*24: PT/25 £7,425.09 reasonable period' for expenditure has lapsed. Balance to be returned

\*32: PT/278/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

\*49: PT/278/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

\*57: H/11/195B £3,156.00 funds have been received to provide health care services in the borough.

\*62: PT/278/77/197 £23,000.00 held as security for the due and proper execution of the works.

\*74 H/22/239E £7,363.00 funds have been received to provide Health Care services in the borough.

\*76: PT/278/78/238G £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

\*81: H/28/263D £3,353.86 funds have been received to provide Health Care services in the borough.

\*92: H/34/282F £15,031.25 funds received to provide health care facilities in the borough.

\*94: H/36/299D £9,001.79 funds received to provide health care facilities in the borough.

\*103: H/44/319D £24,312.54 funds received to provide health care facilities in the borough.

\*104: H/46/323G £14,126.88 funds received to provide health care facilities in the borough.

\*105: PT/148/327 £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)

\*107: H/48/331E £4,320.40 funds received to provide health care facilities in the borough.

\*110: H/51/231H £17,374.27 funds received to provide health care facilities in the borough.

\*112: H/54/343D £17,600.54 funds received to provide health care facilities in the borough.

\*113: H/53/346D £8,434.88 funds received to provide health care facilities in the borough.

\*116: H/57/351D £6,212.88 funds received to provide health care facilities in the borough.

\*122: PT/278/105/350C £224,198.24 is to be held as a returnable security deposit for the highway works (to be later refunded).

\*130: H/63/385D £10,195.29 funds received to provide health care facilities in the borough.

\*139: PT/181/395 £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)

\*140: PT/183/350E £40,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)

\*149: PT/278/110 £750,233.62 is to be held as a returnable security deposit for the highway works (to be later refunded).

£1,240,340.53

Mar Figs	total bal 13,842,868.40	spendable unalloc: 6,187,980.88	unspendable 3,721,317.00	allocated (live/not live) 3,933,570.52
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Jun Figs	income 30 Jun 18 25,514,891.10	income 31 Mar 18 24,944,142.10	570,749.00 570,749.00
	exp 30 Jun 18 11,246,168.17	exp 31 Mar 18 11,101,273.70	144,894.47 144,894.47

	total bal 14,268,722.93	spendable unalloc: 6,114,475.03	unspendable 3,706,317.00	allocated (live/not live) 4,447,930.90 4,447,930.90
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	425,854.53 -	73,505.85 -	15,000.00	514,360.38
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425,854.53

	Dec report			Sept rpt		S106 unspendable			not allocated		
	Total Income			Total Income		Dec rpt	Sept rpt	Variance	Dec rpt	Sept rpt	Variance
	at 31/12/07	at 30/9/07	new income q3	at 30/9/07	Sept v Dec						
PT278/26/127 PT278/27/09 (Includes Former PT/29) *16	664 Victoria Rd S.Ruislip / 27060/APP/2003/1105	58,827	58,827		58,827	5,000	5,000				0
PT278/30/115 *22	Stockley Park Phase 3 "Trident Site" 37977/W/96/1447 Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	572,732	572,732		572,732	558,232	558,232				0
PT278/34/86A *18	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	385,827	385,827		385,827	188,379	188,379				0
PT278/44/87A *20	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	278,673	278,673		278,673	197,592	197,592				0
PT278/46/135 *32	10A Sandy Lodge Way Northwood 54671/APP/2002/54	7,458	7,458		7,458	5,000	5,000				0
PT278/47	Refunds Various		12,339	(12,339)	12,339						0
PT278/48	No Legal Agreement Various	74,984	74,984		74,984						0
PT278/49/117 *23	Grand Union Village Southall 327/APP/2000/2106 Land at Rockingham Road, Riverside	63,873	63,873		63,873	63,873	63,873				0
PT278/50/132	Way Uxbridge / 56862/APP/2001/2595 Harlington Community School Sports Centre, Pinkwell Lane, Hayes /	33,510	33,510		33,510						0
PT278/51/128 *36	18948/APP/2000/2427	4,847	4,847		4,847						0
PT278/55/10A *14 (Formerly PT/31)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	161,499	161,499		161,499	161,036	161,036				0
PT278/57/140 A	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284 The Dairy Farm, Breakspear Road North, Harefield	381,642	381,642		381,642						0
PT278/58/143 A	27314/APP/2005/844	1,000	1,000		1,000						0
*42	Former DERA site, Kingston Lane West Drayton 45658/APP/2002/3012 DERA Site, Kingston Lane, West	16,500	16,500		16,500	15,000	15,000				0
PT278/60/147 B	Drayton - Highways 45658/APP/2002/3012	55,126	55,126		55,126						0
PT278/61/148 A	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082 Hayes Goods Yard	2,000	2,000		2,000						0
PT278/62/149 PT278/63 *49	10057/APP/2004/2996&2999	2,000	2,000		2,000						0
PT/278	White House Gate, R.A.F Northolt R.A.F. Eastcote SECTION 278 SUB - TOTAL	25,000 2,000 2,137,998	25,000 2,000 2,148,337		55,000 2,000 2,178,337	(30,000)  (30,000)			20,000  20,000	20,000  20,000	
PT/05/04a *2	BA World Cargo / 50045A/95/1043	328,915	328,915		328,915	328,915	328,915				0
PT/05/04b *2	BA World Cargo / 50045A/95/1043	399,335	399,335		399,335	136,690	136,690				0
PT/08/68A&B (See also PT/66) PT/11/45	Land at Hayes Park, Hayes End Road, Hayes 12853/APP/2000/675	12,418	12,418		12,418						0
PT/18/38B (See also E/25/38A) *33	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,248	3,248		3,248						0
PT/20/70	Former Airspeed House, Stanwell Road, Heathrow / 50395A/97/1297	135,981	135,981		135,981	59,068	59,068				0
PT/21/39A	Wimpey Site, Beaconsfield Road / 582/BX/98/0882	19,915	19,915		19,915						0
PT/24/55 (see E/08) *28	The Chimes - Supervision & TTS / 42966/AH/961862	113,485	113,485		113,485		893	(893)			0
PT/25/56 *24	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 382/BH/97/0714	22,935	22,935		22,935	22,935	22,935				0
PT/37/40B-C (see: PPR/29) PT37/40E	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	36,310	36,310		36,310	36,310	36,310				0
*47 PT/41/94A (See also E/29)	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418	553,808	553,808		553,808						0
*19 PT/41/94B	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418	31,819	31,819		31,819	31,819	31,819				0
*19 PT/41/94C	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline)	9,506	9,506		9,506	9,506	9,506				0
*19 PT/41/94C	Land to the West of Stone Close, Horton Road, Yiewsley 54822/APP/2003/718 (full)	4,777	4,777		4,777	4,777	4,777				0
*19 PT/42/41 *31	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline)	5,703	5,703		5,703	5,703	5,703				0
PT/44/03	Temp Stockpiling at Bedford Court. 47853/SPP/2003/113	50,000	50,000		50,000	50,000	50,000				0
PT/45/58 PT/50/15B  (see also: PPR/07)	S278 Surplus North Point, Horton Rd, Yiewsley (Independent Industrial Estate) / 2664/AA/98/2349	157,292	157,292		157,292						0
	Land at Barnsfield Place, Uxbridge - Lighting / 43562/F/99/2018	30,000	30,000		30,000						0
	County Court Site Traffic Management	35,757	35,757		35,757						0

PT/52/73 *45 PT/54/21C	Former Magnatex Site, Bath Road - Residents Parking Scheme 10850/5/97/2005	3,520	3,520	3,520					0		
PT/54/21D	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343	57,000	57,000	57,000					0		
PT/56/26A	Former EMI Site, Dawley Road - HGV Signage 6198/BS/98/1343	39,739	39,739	39,739					0		
(see: PPR/18 & E/17 ) PT/57/27C (see: EYL/35 & E/18) *34 PT/61/89B	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing 37977/P/94/335 Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736	2,676,600	2,601,600	75,000	2,601,600				0		
(see: E/35) PT/65/74A (see EYL/40, E/20 & E/21) PT/66/51 (See also PT/08) PT/67/95A (Formerly E/30/95A)	LHR Training Centre, Stockley Close / 51458/97/1537 Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357 White Hart Public House, 1186 Uxbridge Road, Hayes 10852/APP/2003/2196 Land At Royal Lane Hillingdon 56265/APP/2001/1103 - Landscaping	25,000	25,000	25,000					0		
PT/68/96A PT/69/97A	Land at Sanderson Site and Braybourn - Tramway feasibility, resident parking scheme / 35347/APP/2000/1294 & 1296 Land at West Drayton Depot Stockley Road West Drayton - Landscaping 2760/APP/2003/2816	42,925	42,925	42,925					0		
(see: E/22) PT/70/98A (see: EYL/46 & E/23)	Land at Toolmasters site Hillingdon - Traffic Calming 3048/APP/2003/552 UB1 Vine Street Uxbridge	25,590	25,590	25,590					0		
PT/71/99 PT/72/88B (see: PT/73 & EYL/47 ) PT/73/88C (see: PT/72 & EYL/47 )	11005/AG/97/360 Land at Hales Yard Springwell Lane, Harefield 21895/APP/2003/763&764 - Highways Land at Hales Yard, Springwell Lane, Harefield 21895/APP/2003/763&764 - Towpath	250,000	250,000	250,000					0		
PT/76/119	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077 Grand Union Village, Ruislip Road, Southall/ 327/APP/2000/2106	34,213	34,213	34,213					0		
PT/77/123 PT/78/10B (See also PT/278/55) PT/79/108A (formerly PT/278/41) PT/80/112 (formerly PT/278/05) PT/82/114 (formerly PT/278/23) PT/84/87B-D (Formerly part of PT/278/44)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203 Grand Union Park, Packet Boat Lane, site ref. 1197 (various applications) Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069 Brunel s106 16 April 04 532/SPP/2002/2237 MOD Records Office, Stockley Road, Hayes - Offsite Footpath 18399/APP/2004/2284 MOD Records Office, Stockley Road, Hayes - Public Transport 18399/APP/2004/2284	74,594	74,594	74,594					0		
PT/88/140 B PT/88/140C *38 PT/88/140F	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate 1502/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754	488,717	488,717	488,717					0		
PT/91/142A	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood 58866/APP/2005/1087	70,516	70,516	70,516		70,516	70,516		0		
PT/92/154	5, 7, 7a & 10 Westlands Industrial Estate 1502/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012	1,018	1,018	1,018					0		
PT/93/147C	DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012	40,290	40,290	40,290					0		
PT/93/147D	Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754	20,046	20,046	20,046					0		
PT/95/161A	26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31 Colham House Taxi Rank Relocation 27298/APP/2006/875	15,010	15,010	15,010					0		
PT/96/164	Colham House Footpath Re-Paving 27298/APP/2006/875	10,500	10,500	10,500					0		
PT/97	Colham House Footpath Re-Paving 27298/APP/2006/875	15,000	15,000	15,000				15,000	15000		
PT/98	Colham House Kerb Alignment 27298/APP/2006/875	40,000	40,000	40,000				40,000	40000		
PT/99	Colham House Side Alley Re-surfacing 27298/APP/2006/875	5,000	5,000	5,000				5,000	5000		
PT/100	11 - 21 Clayton Road, Hayes 56840/APP/2004/630 Honeywell Site, Trout Road Yiewsley 335/APP/2002/2754	10,000	10,000	10,000				10,000	10000		
PT/101	West Drayton to Heathrow Cycle Scheme 100,000 10,000	30,066	30,066	30,066				30,066	30066.7		
PT/102	DERA Site at Kingston Lane 100,000 10,000	151,948	151,948	151,948				151,948	151947.8		
PT/103 PT/104	DERA Site at Kingston Lane	100,000 10,000	100,000 10,000	100,000 10,000							
		<b>6,486,241</b>	<b>6,301,241</b>	<b>185,000</b>	<b>6,265,484</b>	<b>35,757</b>	<b>1,257,467</b>	<b>1,259,055</b>	<b>(1,588)</b>	<b>252,014</b>	<b>252,014</b>
CSL/1/13 (formerly EYL/15/13)	Sainsbury-Minet D. / 40601H/91/1970 DERA Site, Kingston Lane, West Drayton - Community Facility 45658/APP/2002/3012	1,433,000	1,433,000	1,433,000					0		
CSL/2/147E		243,005	243,005	243,005				243,005	243004.77		

CSL/3/140I CSL/4/152A	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	66,134	66,134	66,134	66,134	66133.52
(Formerly: PPR/35)	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 <b>CULTURE, SPORT AND LEISURE SUB - TOTAL</b>	19,839	19,839	19,839	19,839	19839.13
		<b>1,761,977</b>	<b>1,761,977</b>	<b>1,761,977</b>	<b>328,977</b>	<b>328,977</b>
EYL/03/12B	Hillingdon Hospital - North Site / 4058/99/1568	668,174	668,174	668,174		0
EYL/14/75	Land at 78-84 The Crescent, Harlington / 46970/APP/1999/2169	21,640	21,640	21,640		0
EYL/19/44	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0897	31,620	31,620	31,620		0
EYL/28/79	Former Elec S/S, Kingston Lane, West Drayton 55015/APP/2001/2590	20,318	20,318	20,318		0
EYL/29/54	Hyde House, Newhaven Close, Hillingdon 2306/SPP/2002/238	36,836	36,836	36,836		0
EYL/30/30 EYL/31/19A	Former Bridge Works, Bentinck Road W/D/ 20610/APP/2002/2407	161,898	161,898	161,898		0
(see: PT/51, PPR/13 & E/12)	County Court Site, 114 High Street, Uxbridge / 5067/APP/00/1149 & 1385 Defence Research Agency, West Drayton - New Nursery & W Drayton Primary School Improvements / 49542F/98/1509	194,922	194,922	194,922		0
EYL/38/104	Land at North Works, Summerhouse Lane, Harefield 201AJ/98/2472	394,733	394,733	394,733		0
see: PT278/22 EYL/39/65A	Land at Johnson's Yard 53936/APP/2002/1357	121,107	121,107	121,107		0
EYL/40/74D	Herne House, Church Walk, Hayes 15405/APP/2003/188	18,900	18,900	18,900	18,900	0 18,900
(see: PT/65, E/20 & E/21)	339-353 High Street, Harlington 53740/APP/99/310	66,514	66,514	66,514		0
EYL/43/67	113 Belmont Road & 2-4 Fairfield Road, Uxbridge 55741/APP/2003/1467	18,680	18,680	18,680		0
EYL/44/81	Land at 9 Orchard Drive Cowley 11972/APP/2003/1546	11,465	11,465	11,465		0
EYL/45/82	2 - 6 Swan Road West Drayton/ 5722/APP/2004/589	69,984	69,984	69,984		0
EYL/49/106						
EYL/55/110 EYL/56/108B& C	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	22,865	22,865	22,865		0
(See also PT278/41)						
EYL/57/118 (See also E/31)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	167,440	167,440	167,440	167,440	167440.09
EYL/59/129A	Land at Buchan Close Cowley 58254/APP/2003/783	13,565	13,565	13,565	13,565	0 13,565
EYL/60/131	5 - 19 Botwell Lane Hayes 53799/APP/2003/360	19,427	19,427	19,427		0
EYL/62/137	St Vincent's Hospital Northwood 138/APP/2001/1240	371,818	371,818	371,818	197,818	197817.94
EYL/63/138	Land at Dalegarth & Rydall Orchard View Cowley 56481/APP/2003/2735	8,417	8,417	8,417	8,417	0 8,417
EYL/65/142B	3 Reginald Road, Northwood 58866/APP/2004/274	28,460	28,460	28,460	15,321	15321.45
EYL/66/144	68 Ducks Hill Road 11900/APP/2005/1087	179,174	179,174	179,174	86,922	86921.5082
EYL/67/145	6A Swan Road West Drayton 9037/APP/2005/2945	21,276	21,276	21,276		0
EYL/68/146	91 Cowley Road Uxbridge 263/APP/2003/1769	68,663	68,663	68,663		0
EYL/69/150	The Retreat, 26 Field End Road, Eastcote 2011/APP/2002/876	30,346	30,346	30,346	16,205	16204.9883
EYL/70/151	35 The Drive, Ickenham 32381/APP/2004/282	14,256	14,256	14,256		0
EYL/71/155B	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	471,253	471,253	471,253		0
EYL/72/156	18-24 Hercies Road, Uxbridge 60045/APP/2005/1997	13,120	13,120	13,120		0
EYL/73/157	23b Green Lane, Northwood 38244/APP/2005/2654	21,063	21,063	21,063	11,248	11247.642
EYL/74/158	29 Dawley Road, Hayes 11280/APP/2005/678	14,543	14,543	14,543		0
EYL/75/162	23-26 Queens Road Uxbridge 53248/APP/2005/680	19,129	19,129	19,129	19,129	0 19,129
EYL/76/163	18a Colham Ave, West Drayton 29679/APP/2006/1048	18,939	18,939	18,939	8,826	0 8,826
EYL/77/147F	DERA Site, Kingston Lane, West Drayton					
EYL/78/161B	45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton	328,366	328,366	328,366		0
EYL/79/140G	335/APP/2002/2754 MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	238,153	238,153	238,153		0
EYL/80/165	Land Rear of 4-20 Acacia Avenue, Yiewsley 39054/APP/2004/2894	768,003	768,003	768,003	357,890	0 357,890
EYL/81/166	Land at Dell Court, Green Lane, Northwood 59117/APP/2006/872	77,511	77,511	77,511		0
EYL/82	367-371, High St, Harlington 19758/APP/2005/371	29,087	29,087	29,087	15,532	15532.458
EYL/87	Dairy Farm Breakspear Rd 27314/APP/2005/844	45,214	45,214	45,214		0
EYL/83	37, Watford Rd., Northwood 35199/APP/2006/884	73,803	73,803	73,803	73,803	73802.65
EYL/84	Hayes Goods Yard 10057/APP/2005/ 2996 & 2999	7,722	7,722	7,722	7,722	7721.63
EYL/85	11-21, Clayton Rd, Hayes 56840/APP/2004/630	262,182	252,606 9,576	252,606		0
EYL/86	Honeywell Site, Trout Rd., Yiewsley 335/APP/2002/2754	98,853	98,853	98,853	98,853	98852.87
EYL/88	former True Lovers' Knot Public House,	765,637	765,637	765,637	405,787	529545.08 (123,758)
		66,591	66,591			

<b>EDUCATION, YOUTH AND LEISURE SUB - TOTAL</b>		<b>6,120,274</b>	<b>6,044,107</b>	<b>76,167</b>	<b>6,044,107</b>	<b>1,523,377</b>	<b>1,220,408</b>	<b>302,969</b>
PPR/02/39C	The Chimes - Uxbridge Initiative / 42966/AH/96/1862	100,000	100,000		100,000			0
PPR/05/33	Blunts Field Training Programme, Bath Road / 45486/G/98/2296	66,778	66,778		66,778			0
PPR/07/15A								
(see: PT/50)								
PPR/09/42	Land at Barnsfield Place, Uxbridge - Small Business Units / 43562/F/99/2018	150,570	150,570		150,570			0
*8	Abbeys Warehouse, Hayes / 49614B/96/110	30,000	30,000		30,000			0
PPR/10/16	Land At Masterdrive Unit, Printing House Lane, Hayes / 45736/APP/2000/2577	86,195	86,195		86,195			0
PPR/13/19C								
(see: PT/51, EYL/31 & E/12) PPR/15/21B	County Court Site, 114 High Street, Uxbridge - Uxbridge TC Improvements / 5067/APP/00/1149 & 1385	15,803	15,803		15,803			0
(see: PT/54 & E/13) PPR/24/05 *35	Former EMI Site, Dawley Road - Hayes TC Partnership / 6198/BS/98/1343	131,081	131,081		131,081			0
PPR/26/84	Denbridge Industrial Estate, Oxford Road/4551CL/98/435	200,000	200,000		200,000			0
PPR/32/50 (Formerly PT/02)	Land at Former Sadia Works, High St, Yiewsley / 41515/B/93/606	10,000	10,000		10,000			0
PPR/33/139	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Specific Environmental Works - former Uxbridge College Access) / 40601H/91/1970	47,466	47,466		47,466			0
PPR/34/140D	Former SKM House Springfield Road Hayes 35515/APP/2005/516	5,000	5,000		5,000			0
PPR/36/153A	MOD Records Office Stockley Road, Hayes 18399/APP/2004/2284	78,171	78,171		78,171			0
PPR/37/159	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	13,250	13,250		13,250			0
PPR/40/147G	Horton Close, West Drayton 46871/APP/2006/1037	4,200	4,200		4,200			0
PPR/41/167	DERA Site, Kingston Lane, West Drayton - Town Centre 45658/APP/2002/3012	67,153	67,153		67,153	30,000	30,000	0
PPR/42	9-15, Harefield Road, Uxbridge 59532/APP/2005/2401	8,500	8,500		8,500			0
PPR/43	Hayes Goods Yard 10057/APP/2004/2996 & 2999	78,939	78,939		78,939			0
PPR/44	Colham House, Uxbridge, Training 27298/APP/2006/875	10,000	10,000		10,000			0
	Honeywell Site, Trout Rd., Yiewsley 335/APP/2002/2754	18,229	18,229		18,229			0
	<b>PERFORMANCE, PARTNERSHIPS &amp; REGENERATION SUB - TOTAL</b>	<b>1,121,336</b>	<b>1,121,336</b>		<b>1,121,336</b>	<b>30,000</b>	<b>30,000</b>	
E/02/18	Old Mill House, Thorney Mill Road, West Drayton / 41706C/91/1904	59,556	59,556		59,556			0
E/06/2A E/09/11B	BT Site, Willow Tree Lane, Yeading - Play Ground Works	100,000	100,000		100,000			0
(see: PT/48 & EYL/01)								
E/10/85	Little London Nurseries, Harlington Road - Morello Avenue Play Area / 3408/APP/2000/703	38,021	38,021		38,021			0
(see: PT/36) E/13/21A	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000	25,000		25,000			0
(formerly PT/54/21A) E/17/26D	Former EMI Site, Dawley Road / 6198/BS/98/1343	25,000	25,000		25,000			0
(see: PT/56 & PPR/18 ) E/18/27B	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400	1,323,400		1,323,400			0
(see: PT/57 & EYL/35)								
E/19/36 (see: PPR/21) E/21/74C	Carmichael Close, Ruislip - Sidmouth Open Space / 55898/APP/2000/2736	125,274	125,274		125,274			0
(see: PT/65, EYL/40 & E/20)								
E/22/97B (see: PT/69)	Land adj. Eastern Perimeter Rd. H'row. - Air Quality 53546/APP/98/2307	43,999	43,999		43,999			0
E/24/62 (See also PT/60 & PPR/23) E/25/38A (See also PT/18/38B) E/26/93 (Formerly PT/33) E/27/92 (Formerly PT/36) E/28/71 (Formerly PT/40)	Land at Johnson's Yard - Uxbridge TC CCTV 53936/APP/2002/1357	5,370	5,370		5,370			0
	Land at West Drayton Depot Stockley Road West Drayton - Monitoring of Noise & Dust Emissions 2760/APP/2003/2816	5,463	5,463		5,463			0
	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51095/APP/2000/1004	13,940	13,940		13,940			0
	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	39,015	39,015		39,015			0
	H.S.A Land, Bath Road 41687S/98/16	12,204	12,204		12,204			0
	A4 Heathrow Corridor scheme - Oxford Avenue Green	50,000	50,000		50,000			0
	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692	12,692		12,692			0



E29/94D	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) & 54822/APP/2003/718 (full)	2,852	2,852	2,852						0	
E/31/124 (see also EYL/57) E/32/01 (Formerly PT/43/01)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	42,172	42,172	42,172						0	
E36/140E	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970 MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284	1,008,500	1,008,500	1,008,500						0	
E/37/152B	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,607	8,607	8,607				52,114	52114.04	0	
E/38/153B	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 &1437 9-15 Harefield Rd, Uxbridge	10,000	10,000	10,000				10,000	10000	0	
E/39/160	59532/APP/2005/2401 Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	8,532	8,532	8,532						0	
E/40/155C E/41/49 (Formerly PPR/31/49)	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970 MOD Records Office Stockley Road/Bourne Avenue, Hayes	20,147	20,147	20,147				20,147	20147.3	0	
E/42/140J	18399/APP/2004/2284 Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710	100,737	100,737	100,737						0	
E/43/1B E/44 E/45	Air Quality Action Plan Porters Way Play Area Former True Lovers Knot P.H Green Spaces provision	11,544 25,000 125,000	11,544 25,000 125,000	11,544				11,544	11543.73	0	
E/46	<b>ENVIRONMENT SUB -TOTAL</b>	<b>21,195</b>	<b>21,195</b>	<b>21,195</b>						<b>0</b>	
H/1/152C	<b>3,768,333</b>	<b>3,597,138</b>	<b>171,195</b>	<b>3,597,138</b>				<b>93,805</b>	<b>93,805</b>	<b>0</b>	
*40	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 9-15 Harefield Rd, Uxbridge	8,562	8,562	8,562		8,562	8,562			0	
H/2/160B H/3/155A	59532/APP/2005/2401 Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	300,000	300,000	300,000				300,000	300000	0	
*41 H/4/140H	MOD Records Office Stockley Road/Bourne Avenue, Hayes	74,041	74,041	74,041		74,041	74,041			0	
*43 H/5/161C	18399/APP/2004/2284 Former Honeywell Site, Trout Road, West Drayton	51,133	51,133	51,133		51,133	51,133			0	
*44 H/6 *48	335/APP/2002/2754 11-21, Clayton Rd., Hayes 56840/APP2004/630 Hayes and Harlington Scrapyard. Health Provision	50,032 30,066	50,032 30,066	50,032 30,066		50,032 30,066	50,032 30,066			0	
H/7		2,908	2,908	2,908						0	
		<b>516,742</b>	<b>513,834</b>	<b>2,908</b>	<b>513,834</b>	<b>213,834</b>	<b>213,834</b>	<b>(1,588)</b>	<b>300,000</b>	<b>300,000</b>	<b>0</b>
		<b>21,912,902</b>	<b>21,487,970</b>	<b>424,931</b>	<b>21,482,213</b>	<b>5,757</b>	<b>2,700,413</b>	<b>2,702,001</b>	<b>2,518,173</b>	<b>2,215,204</b>	<b>302,969</b>
									<b>0</b>	<b>0</b>	<b>0</b>

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# Plans for North Applications Planning Committee

Wednesday 24th October  
2018



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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

Page 101

**Report of the Head of Planning, Transportation and Regeneration**

**Address** 11 WOODGATE CRESCENT NORTHWOOD MIDDLESEX  
**Development:** New retaining walls to rear and sides and levelling of garden, involving demolition of existing retaining walls (retrospective)  
**LBH Ref Nos:** 61044/APP/2018/1825

**Date Plans Received:** 16/05/2018

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

**Date Application Valid:** 29/05/2018



# Location Plan

x

This Plan is Based upon the Ordnance Survey's digital data, with the permission of the Controller of Her Majesty's Stationery Office  
Crown copyright  
Map dated.....2014

Licence Number AR 100220449

This Plan is issued for convenience of identification purposes only and although believed to be correct its accuracy can not be guaranteed.



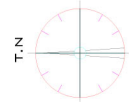
ORDNANCE SURVEY (C) CROWN COPYRIGHT 2014. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432

# LOCATION PLAN

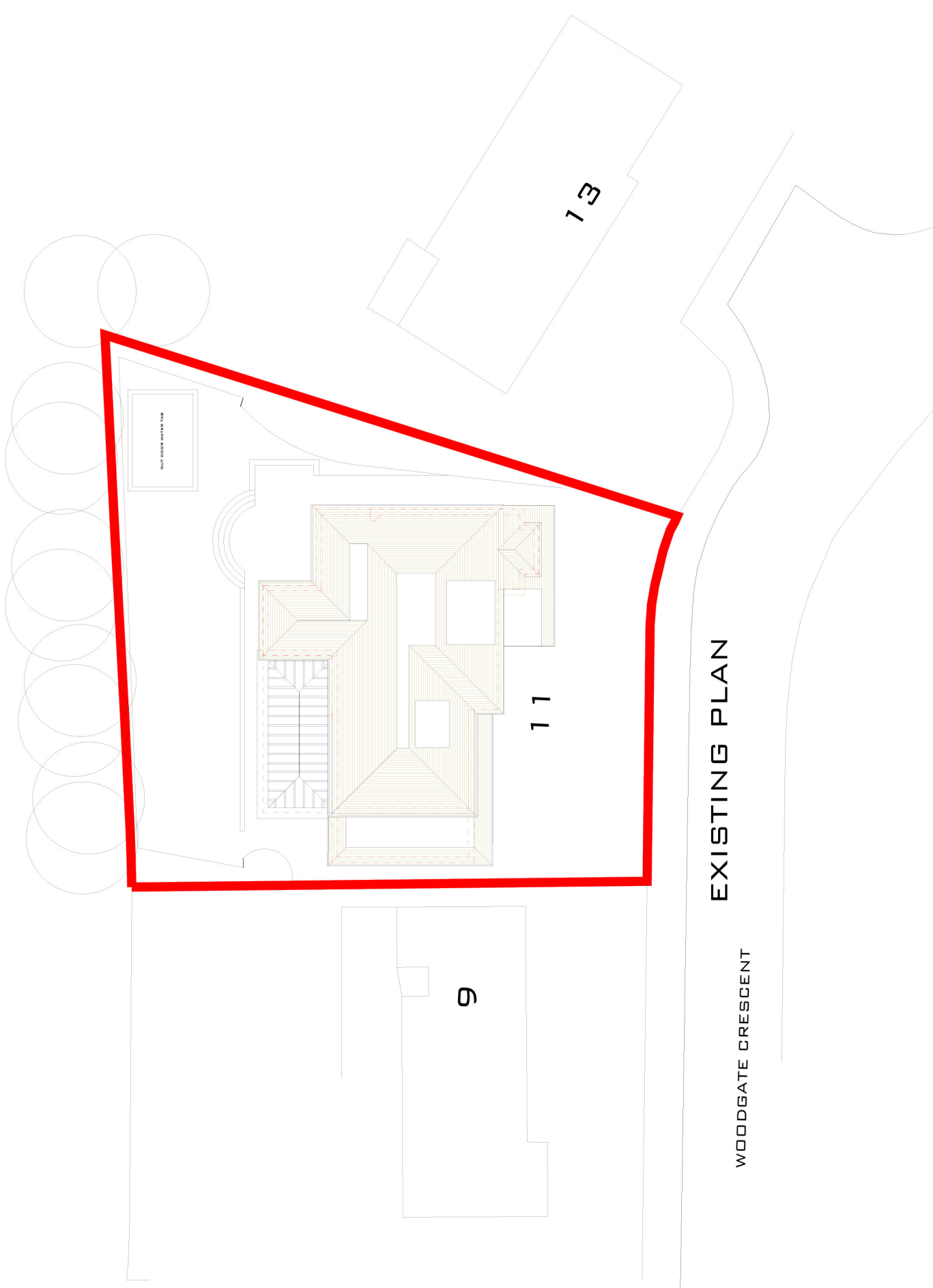
## REVISION

DATE	REV	DESCRIPTION	DRAWN BY	AUTHORISED/CHECKED

THE ARCHITECT SHALL OWN THE COPYRIGHT IN THE ORIGINAL WORK PRODUCED IN THE DESIGN OF THIS DRAWING. THE ARCHITECT'S WORK SHALL BE IDENTIFIED AS THE AUTHOR OF THIS WORK, NO PART OF ANY DESIGN BY THE ARCHITECT MAY BE REPRODUCED BY THE CLIENT WITHOUT THE CONSENT OF THE ARCHITECT IN WRITING. THE DRAWING MAY NOT BE USED FOR REPRODUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. EXCEPT ON PAYMENT OF A LICENSE FEE AGREED OR SUBSEQUENTLY AGREED, THE ARCHITECT SHALL NOT BE LIABLE IF THE DRAWING IS MODIFIED OTHER THAN BY OR WITH THE CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE FEES OF THE ARCHITECT AND OTHER AMOUNTS PROPERLY DUE. THE ARCHITECT MAY SUSPEND FURTHER USE OF THE DRAWING ON GIVING 7 DAYS' NOTICE OF THE INTENTION OF DOING SO. NO DIMENSIONS TO BE TAKEN FROM THIS DRAWING. THE ARCHITECT MUST BE INFORMED OF ANY DISCREPANCY ON THE DRAWINGS.



CLIENT ADDRESS	CLIENT:	AUTHORIZED BY	DATE
11 WOODGATE CRESCENT HAG 3RB	Mr Namath GAZA & Mrs ANNESE SAKALA	Mr Namath GAZA	NOV 2014
SITE ADDRESS	PROJECT :	DESIGNED BY:	STARTING DATE
11 WOODGATE CRESCENT HAG 3RB	EXTENSION AND MODIFICATIONS	A.M.MENI	NOV 2014
	DRAWING TITLE:	SCALE	LOCATION
	LOCATION PLAN	A3 = 1:800	LOCATION
	REVISION	DRAWING STATUS	LOCATION PLAN
JOB NO. 1105			
DRAWING NO. 1105/1/01			



**EXISTING PLAN**

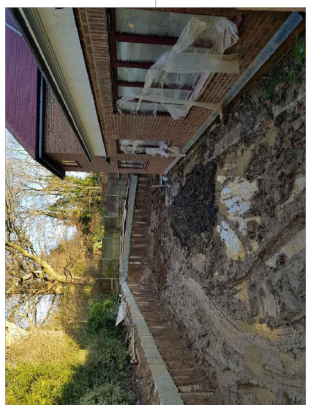
WOODGATE CRESCENT

DATE	REV	DESCRIPTION	DRAWN BY	AUTHORISED	CHECKED	CLIENT:	CLIENT ADDRESS	CLIENT:	AUTHORIZED BY	DATE
						Mrs Nandini Das & Mrs Anshu Sakala	11 WOODGATE CRESCENT HAG 3RD	Mr Nandini Das	Nov 2019	
							11 WOODGATE CRESCENT HAG 3RD	PROJECT :	DESIGNED BY:	STARTING DATE
								EXTENSION AND MODIFICATIONS	A.M.MENI	Nov 2019
							SITE ADDRESS	DRAWING TITLE:	SCALE	LOCATION
							11 WOODGATE CRESCENT HAG 3RD	PROPOSAL	A3 1:100 A3 1:1200	U.S.HULLIBRAND
								REVISION	DRAWING STATUS	PROPOSAL
								JOB NO. 1105		
								DRAWING NO. 1106/1/03		

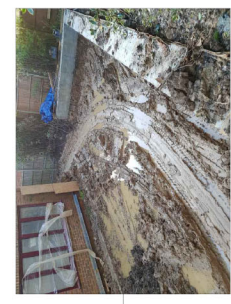


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RETAINING WALL      GRABBED AREA      HARDSTANDING



VIEW A



VIEW B



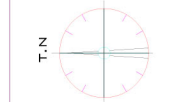
PROPOSED PLAN

WOODGATE CRESCENT

REVISION

DATE	REV	DESCRIPTION	DRAWN BY	AUTHORIZED	CHECKED

THE ARCHITECT SHALL OWN THE COPYRIGHT IN THE ORIGINAL WORK PRODUCED IN THE COURSE OF HIS PROFESSIONAL SERVICES. THE CLIENT SHALL BE IDENTIFIED AS THE ARCHITECT'S CLIENT IN ALL WORK PRODUCED BY THE ARCHITECT. THE ARCHITECT SHALL BE REGISTERED BY THE CLIENT WITHOUT THE ARCHITECT'S CONSENT IN WRITING. THE ARCHITECT SHALL NOT BE LIABLE FOR REPRODUCTION OF HIS WORK OR FOR ANY LOSS OR DAMAGE, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, BUSINESS, OR REPUTATION, ARISING FROM THE USE OF HIS WORK, UNLESS SUCH LOSS OR DAMAGE IS CAUSED BY NEGLIGENCE OR OTHER ACTIVE NEGLIGENCE OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE LIABLE FOR THE DRAWING IS MODIFIED, OTHER THAN BY OR WITH THE CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO THE AMOUNTS PROPERLY DUE TO HIM AT THE TIME THE CLIENT IS IN DEFAULT OF PAYMENT OF ANY FEES OR OTHER AMOUNTS PROPERLY DUE. THE ARCHITECT MAY SUSPEND FURTHER USE OF THE DRAWINGS OR WITHIN 7 DAYS NOTICE OF THE INTENTION OF DOING SO. NO DIMENSIONS TO BE TAKEN FROM THIS DRAWING. THE ARCHITECT MUST BE INFORMED OF ANY DISCREPANCY ON THE DRAWINGS.



CLIENT:	CLIENT ADDRESS	AUTHORIZED BY	DATE
Mr Namath GAZA & Mrs ANNESE SHAKALA	11 WOODGATE CRESCENT HAG 3RB	Mr Namath GAZA	NOV 2019
PROJECT :	11 WOODGATE CRESCENT HAG 3RB	DESIGNED BY:	NOV 2019
EXTENSION AND MODIFICATIONS		A.M.MENI	
DRAWING TITLE:		SCALE	
PROPOSAL		A3 = 1:100	
		A3 = 1:200	
JOB NO. 1105	REVISION	DRAWING STATUS	PROPOSAL
DRAWING NO. 1105/1/03			

EXISTING FENCE

EXISTING GARDEN LEVEL

# EXISTING ELEVATION

EXISTING FENCE

PROPOSED GARDEN LEVEL

# PROPOSED RETAINING WALL ELEVATION

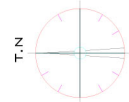


### SCALE BAR

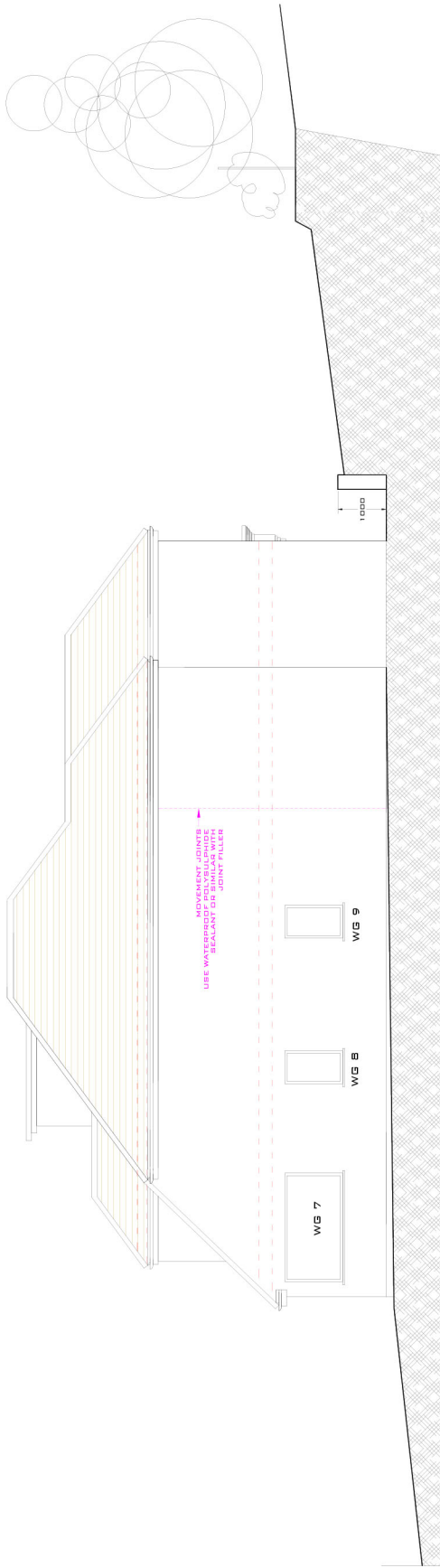
### REVISION

DATE	REV	DESCRIPTION

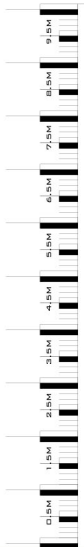
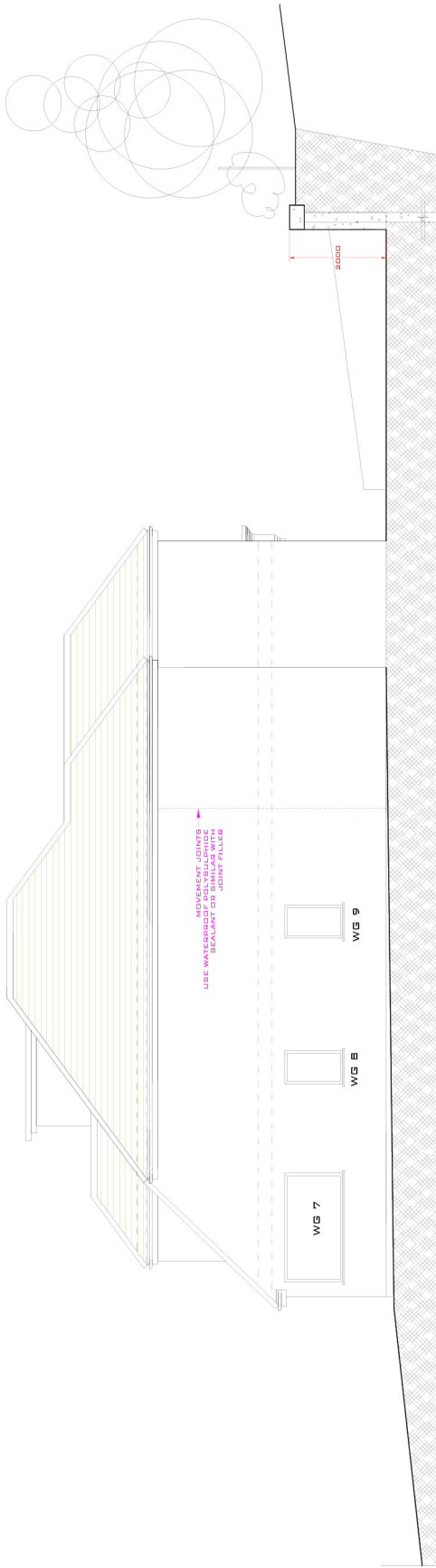
THE ARCHITECT SHALL OWN THE COPYRIGHT IN THE ORIGINAL WORK PRODUCED IN THE DESIGN OF THIS PROJECT. THE ARCHITECT'S DESIGN SHALL BE IDENTIFIED AS THE AUTHOR OF THIS WORK, NO PART OF ANY DESIGN BY THE ARCHITECT MAY BE REPRODUCED BY THE CLIENT WITHOUT THE ARCHITECT'S CONSENT. THE ARCHITECT IN WRITING, THE DRAWING MAY NOT BE USED FOR REPRODUCTION OF ANY PART OF THE DESIGN WITHOUT THE ARCHITECT'S CONSENT. EXCEPT ON PAYMENT OF A LICENSE FEE AGREED OR SUBSEQUENTLY AGREED, THE ARCHITECT SHALL NOT BE LIABLE IF THE DRAWING IS MODIFIED OTHER THAN BY OR WITH THE CONSENT OF THE ARCHITECT. ANY USE OF THIS DRAWING BY THE CLIENT IS IN DEFAULT OF PAYMENT OF ANY FEES OR OTHER AMOUNTS PROPERLY DUE. THE ARCHITECT MAY SUSPEND FURTHER USE OF THE DRAWING OR WITHDRAW THE DRAWING FROM THE CLIENT'S POSSESSION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE INTENTION OF DOING SO. NO DIMENSIONS TO BE TAKEN FROM THIS DRAWING. THE ARCHITECT MUST BE INFORMED OF ANY DISCREPANCY ON THE DRAWINGS.



CLIENT:	Mr Namoth Gasa & Mrs Anness Sakala	AUTHORIZED BY:	Mr Namoth Gasa
CLIENT ADDRESS:	11 WOODGATE CRESCENT HAG 3RB	PROJECT:	EXTENSION AND MODIFICATIONS
SITE ADDRESS:	11 WOODGATE CRESCENT HAG 3RB	DESIGNED BY:	A.M.MERI
PROPOSAL:		DRAWING TITLE:	PROPOSAL
JOB NO.:	1105	SCALE:	A3=1:100 A4=1:150
DRAWING NO.:	1106/1/5	REVISION:	
		DRAWING STATUS:	PROPOSAL
		STARTING DATE:	NOV 2013
		LOCATION:	L.B.HILLINGDON



## EXISTING RIGHT SIDE ELEVATION

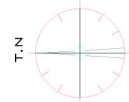


### SCALE BAR

### REVISION

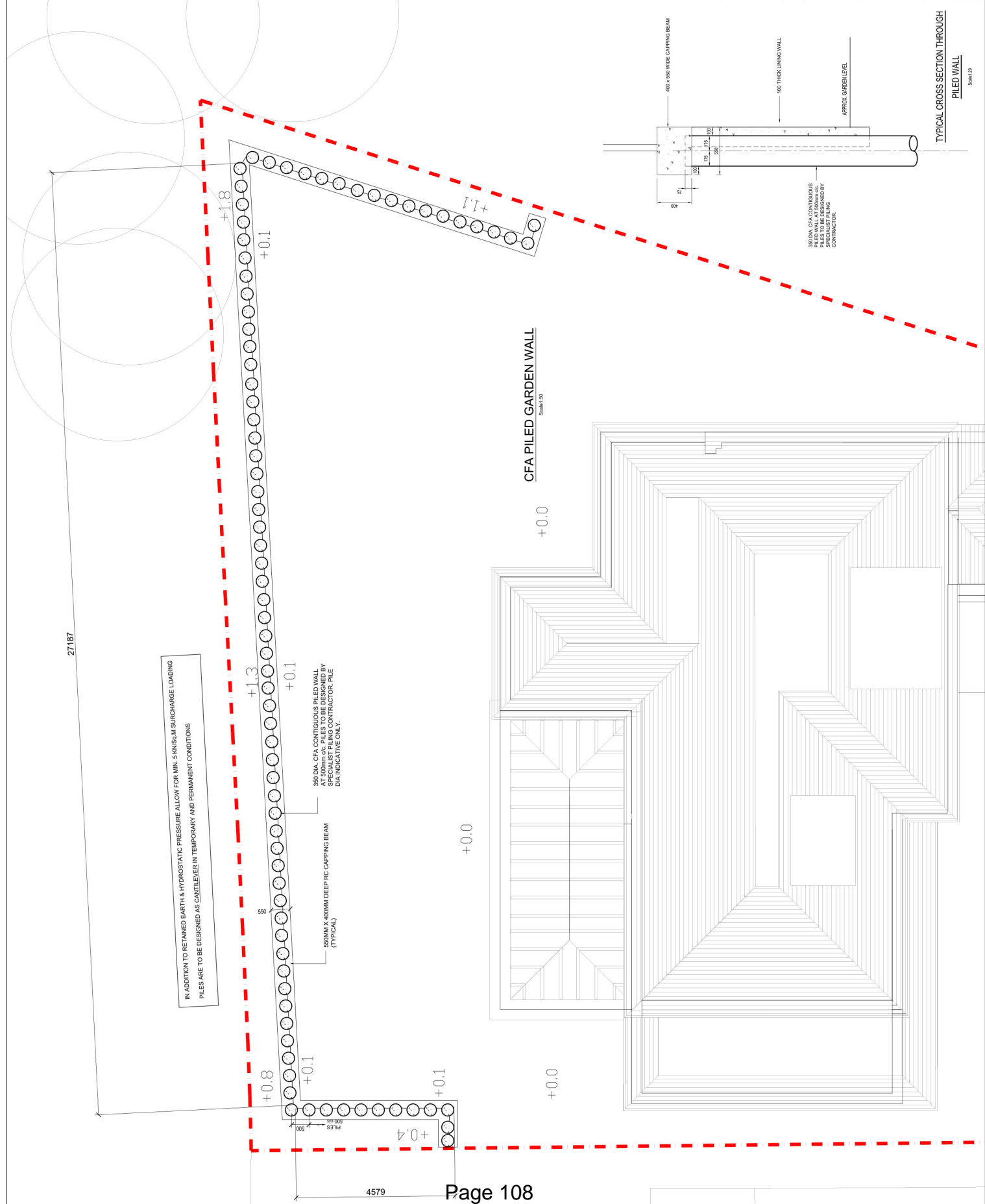
DATE	REV	DESCRIPTION

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CLIENT ADDRESS		CLIENT:	AUTHORIZED BY:
11 WOODGATE CRESCENT HAG 3RB		Mr Namath Gasa & Mrs Annessh Sakala	Mr Namath Gasa
SITE ADDRESS		PROJECT :	STARTING DATE
11 WOODGATE CRESCENT HAG 3RB		EXTENSION AND MODIFICATIONS	NOV 2013
DRAWING TITLE		DESIGNED BY:	NOV 2013
PREPROBAL		A.M.MERI	LOCATION
JOB NO. 1105		SCALE	L.B.HILLINGDON
DRAWING NO. 1106/1/4		AS=1:50	DRAWING STATUS
		A3=1:100	PROPOSAL
		REVISION	

IN ADDITION TO RETAINED EARTH & HYDROSTATIC PRESSURE ALLOW FOR MIN. 5 KN/Sq.M SURCHARGE LOADING  
PILES ARE TO BE DESIGNED AS CANTILEVERS IN TEMPORARY AND PERMANENT CONDITIONS



NOTES

NOTES FOR CONCRETE

- This drawing to be read in conjunction with all relevant Architects drawing and specifications.
- All concrete works shall meet the requirements of BS 8110 and BS 5400-2:2002.
- All structural levels are in metres and dimensions are in millimetres unless otherwise stated.
- Drawings should not be scaled by hand and only figured dimensions are to be used.
- The contractor is responsible for the design, fabrication, erection and removal of all temporary works.

- This drawing to be read in conjunction with all relevant Architects drawing and specifications.
- All concrete works shall meet the requirements of BS 8110 and BS 5400-2:2002.
- All materials used in the production of concrete shall comply with the relevant standards. Water shall be clean and free from harmful matter.
- All proposed mix proportions to be submitted to Engineer for approval.
- The use of admixtures is not permitted without prior approval by the Engineer.
- Method of curing concrete, striking of formwork, and forming of construction joints to be agreed with the Engineer prior to commencement of work.
- Testing procedures for the workability and quality control including the preparation and testing of cubes to comply with BS 1881 shall be agreed with the Engineer prior to commencement of work.
- Reinforced concrete has been designed in accordance with BS 8110.
- The resistance is assumed to be 1% to be confirmed by the Architect.
- Reinforced concrete basement slab to be laid on 100mm large polythene membrane on compacted granular material. The sub-base is to be rolled to ensure with sand to -25mm. The position of construction joints to be agreed with the Engineer.
- Reinforcement to be placed under all reinforced concrete in contact with ground LINO. Cover to reinforcement to be as shown below.

NOTES FOR CONCRETE PILES

- All piling shall be in accordance with the ICE model piling specification and latest amendments.
- The responsibility of the contractor, piles shall be of CFA, type and design shall be agreed with the Engineer. The design shall be agreed with the authority and engineer.
- The contractor is to ensure that all piles are found in the same strata.
- Piling concrete shall be minimum class DS-2 in accordance with BS 5400-2:2002.
- All concrete work shall meet the requirements of BS 8110 and the National Structural Concrete Specification for Building.
- All material used in the production of concrete shall comply with the relevant standards. Water shall be clean and free from harmful matter. All sources of materials shall be agreed with the engineer prior to start on site.
- The contractor is to ensure that all piles are found in the same strata.
- Settlement of any individual pile at working load is not to exceed 10mm.
- The contractor is to make due allowance for limiting noise and vibration to acceptable levels on this occupied site.
- Submission of all proposed pile design details shall be submitted for approval.
- Any proposed piles are shown in Kluwektonium (KNN) and are to be confirmed by the Engineer.
- Integrity testing is to be carried out to ALL piles.

GENERAL

All method statements and health & safety risk assessments for the works should be issued to the Engineer and Principal Designer for comments before works are commenced.

**BRP & ASSOCIATES**  
 CONSULTING STRUCTURAL ENGINEERS  
 17 WOODGATE AVENUE  
 STAINMORE  
 HARROGATE  
 Middlesbrough HA7 2LA  
 Phone 020 8907 7440 Fax 020 8621 6856

Rev.	Date	Revision	By

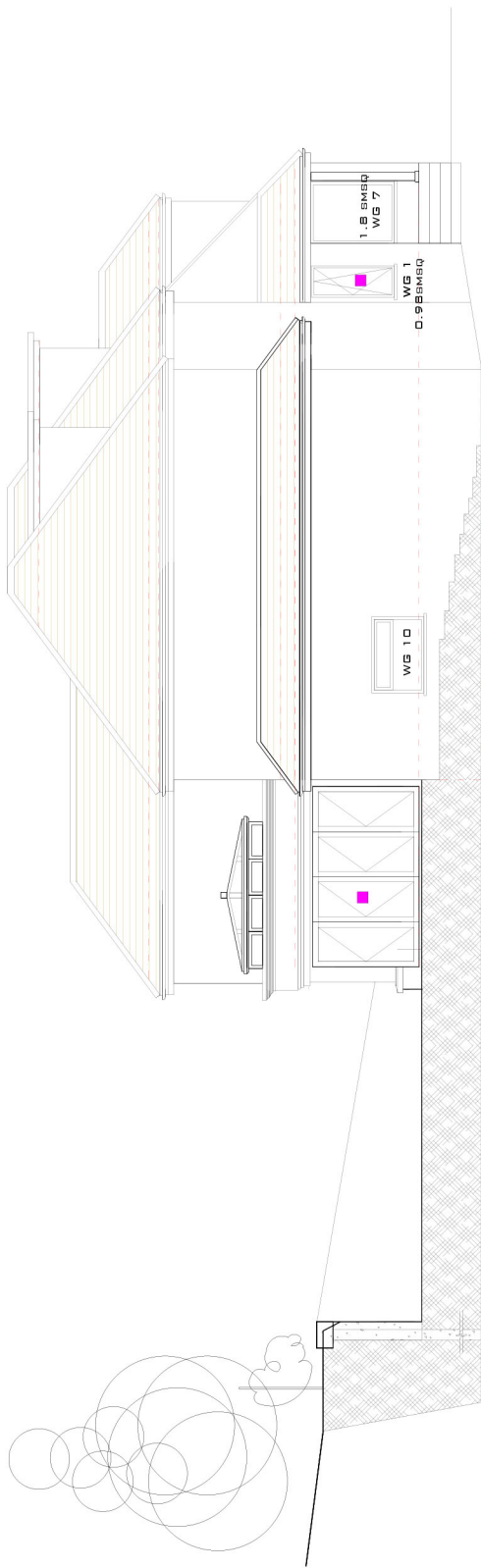
Project  
**11 Woodgate Crescent**  
**Northwood HA6 3RB**

Drawing Title  
**CFA PILED GARDEN WALL**

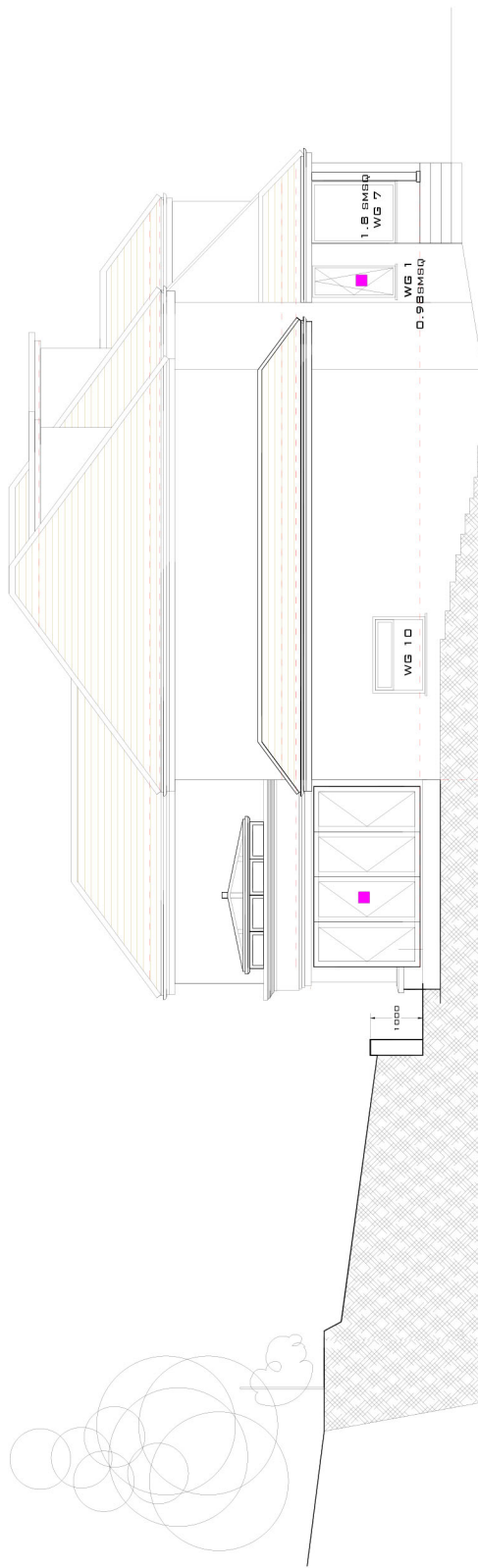
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RJE <td>BP <td> </td> <td>1:50 @ A1</td> </td>	BP <td> </td> <td>1:50 @ A1</td>		1:50 @ A1

Draw No.  
**BRP-11WC-05**





## PROPOSED LEFT SIDE ELEVATION

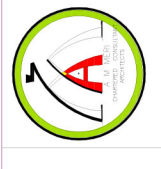
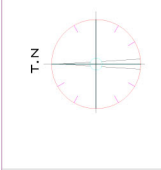


## EXISTING LEFT SIDE ELEVATION



### REVISION

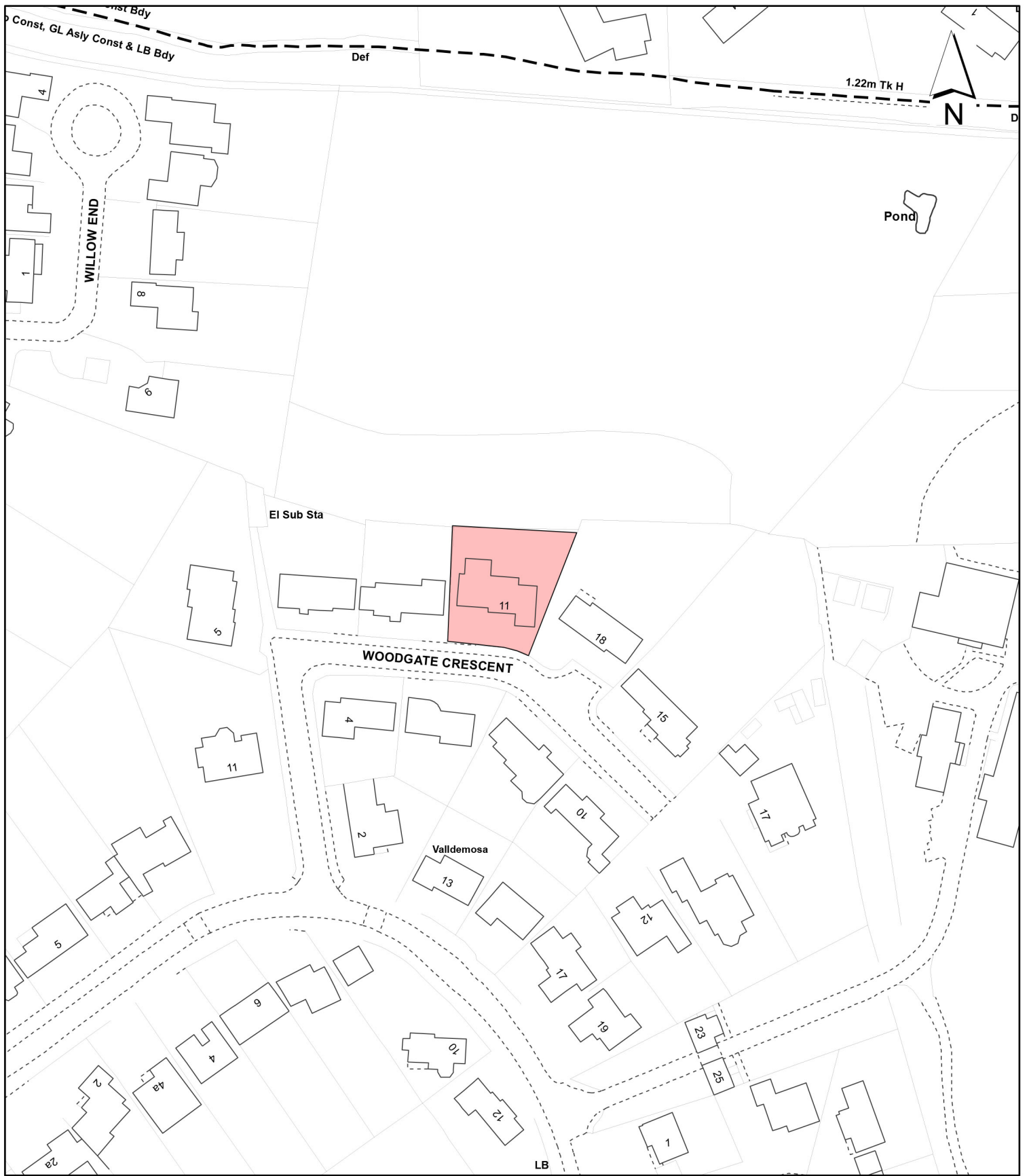
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CLIENT ADDRESS  
11 WOODGATE CRESCENT  
HAG 3RB  
HAG 3RB

SITE ADDRESS  
11 WOODGATE CRESCENT  
HAG 3RB  
HAG 3RB

CLIENT:	AUTHORIZED BY:	STARTING DATE:
Mr Namath Gasa & Mrs Annessh Sakala	Mr Namath Gasa	Nov 2013
PROJECT :	DESIGNED BY:	STARTING DATE
EXTENSION AND MODIFICATIONS	A.M.MERI	Nov 2013
DRAWING TITLE:	SCALE	LOCATION
PROPOSAL	A3=1:100 A4=1:150	L.B.HILLINGDON
JOB No. 1105	REVISION	DRAWING STATUS
DRAWING No 1106/1/6		PROPOSAL



**Notes:**

 Site boundary

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Site Address:

**11 Woodgate Crescent  
 Northwood**

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

Planning Application Ref:  
**61044/APP/2018/1825**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 110**

Date:  
**October 2018**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning, Transportation and Regeneration

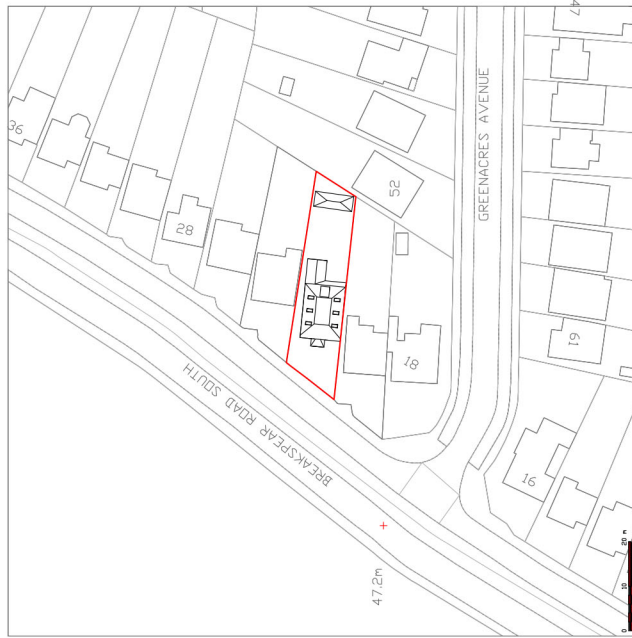
**Address** 22 BREAKSPEAR ROAD SOUTH ICKENHAM

**Development:** Single storey rear extension, first floor rear/side extension with habitable roof space with enlargement of existing dormer and 6 x side roof lights, creation of basement, conversion of garage to habitable use to include alterations to front elevation, porch to front and single storey outbuilding to rear for use as a gym

**LBH Ref Nos:** 51947/APP/2018/2469

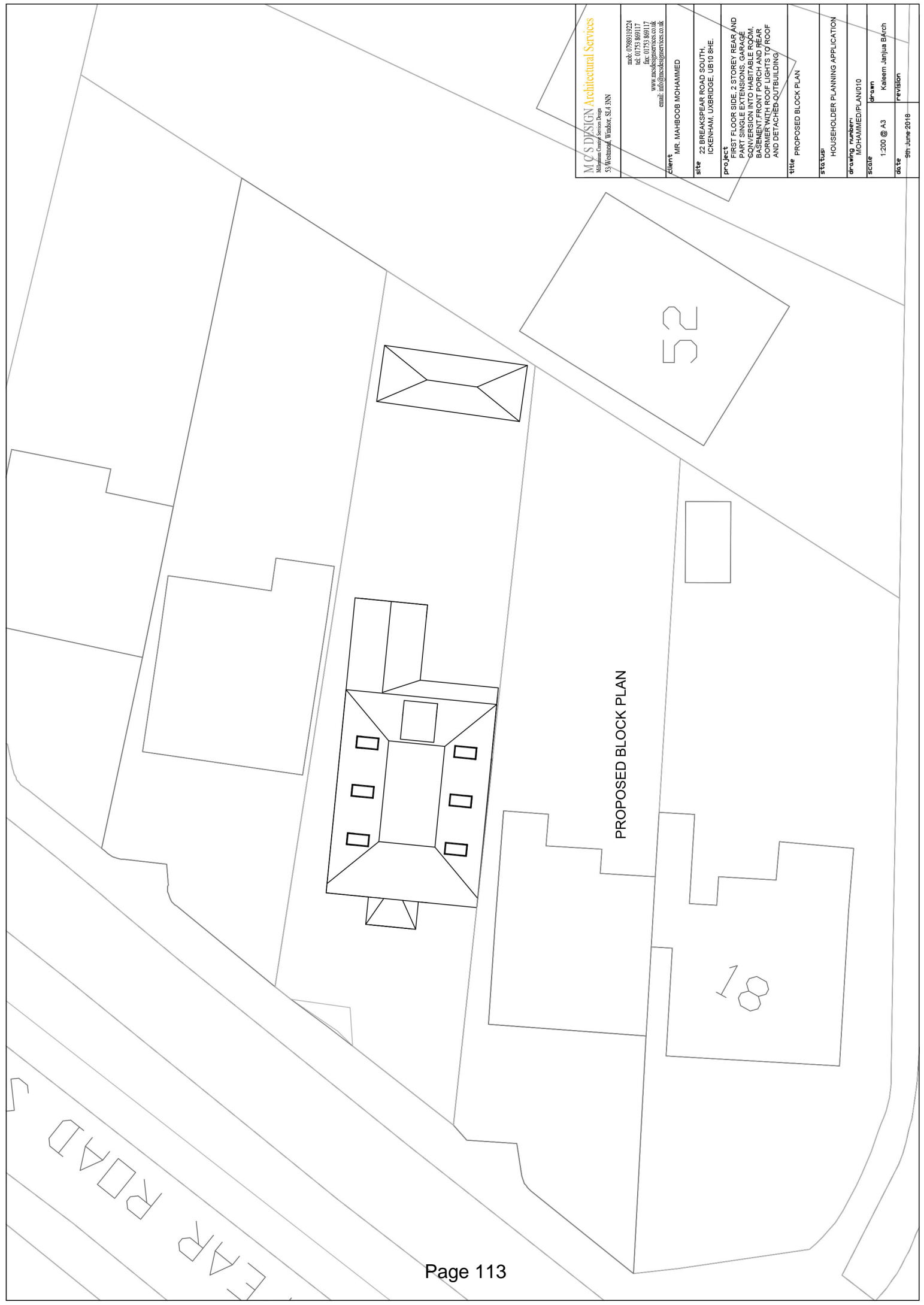
**Date Plans Received:** 04/07/2018  
**Date Application Valid:** 17/07/2018

**Date(s) of Amendment(s):** 19/09/2018  
04/07/2018



**SITE LOCATION PLAN**

<p><b>MCS DESIGN Architectural Services</b>          Minimum Creative Services Design          53 Westmead, Windsor, SL4 3NN</p>	
<p>mobile: 07986319224          tel: 01753 869117          fax: 01753 869117          www.mcsdesignservices.co.uk          email: info@mcsdesignservices.co.uk</p>	
<b>Client</b>	MR. MAHMOOD MOHAMMED
<b>Site</b>	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBIDGE, UB10 8HE.
<b>Project</b>	FIRST FLOOR SIDE, 2 STOREY REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND REAR, DAMNER WITH ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING
<b>Title</b>	SITE LOCATION PLAN
<b>Stage</b>	HOUSEHOLDER PLANNING APPLICATION
<b>Drawing Number</b>	MOHAMMED/PLAN/011
<b>Scale</b>	1:1250 @ A3
<b>Date</b>	9th June 2018
<b>Drawn</b>	Kaleem Janjua BArch
<b>Revised</b>	



**MCS DESIGN Architectural Services**  
 Minimum Charge Services Dept  
 53 Westmead, Windsor, SL4 3NN

mobile: 07986939224  
 tel: 01753 869117  
 fax: 01753 869117  
 www.mcsdesignservices.co.uk  
 email: info@mcsdesignservices.co.uk

**Client** MR. MAHBOOB MOHAMMED

**Site** 22 BREAKSPEAR ROAD SOUTH,  
 ICKENHAM, UXBIDGE, UB10 8HE.

**Project**  
 FIRST FLOOR SIDE, 2 STOREY REAR AND  
 PART SINGLE EXTENSIONS, GARAGE  
 CONVERSION INTO HABITABLE ROOM,  
 BASEMENT FRONT PORCH AND REAR,  
 DAMNER WITH ROOM LIGHTS TO ROOF  
 AND DETACHED OUTBUILDING

**Title** PROPOSED BLOCK PLAN

**Category** HOUSEHOLDER PLANNING APPLICATION

**Drawing Number** MOHAMMED/PLAN/010

**Scale** 1:200 @ A3  
**Drawn** Kaleem Janjua  
**Arch** Kaleem Janjua

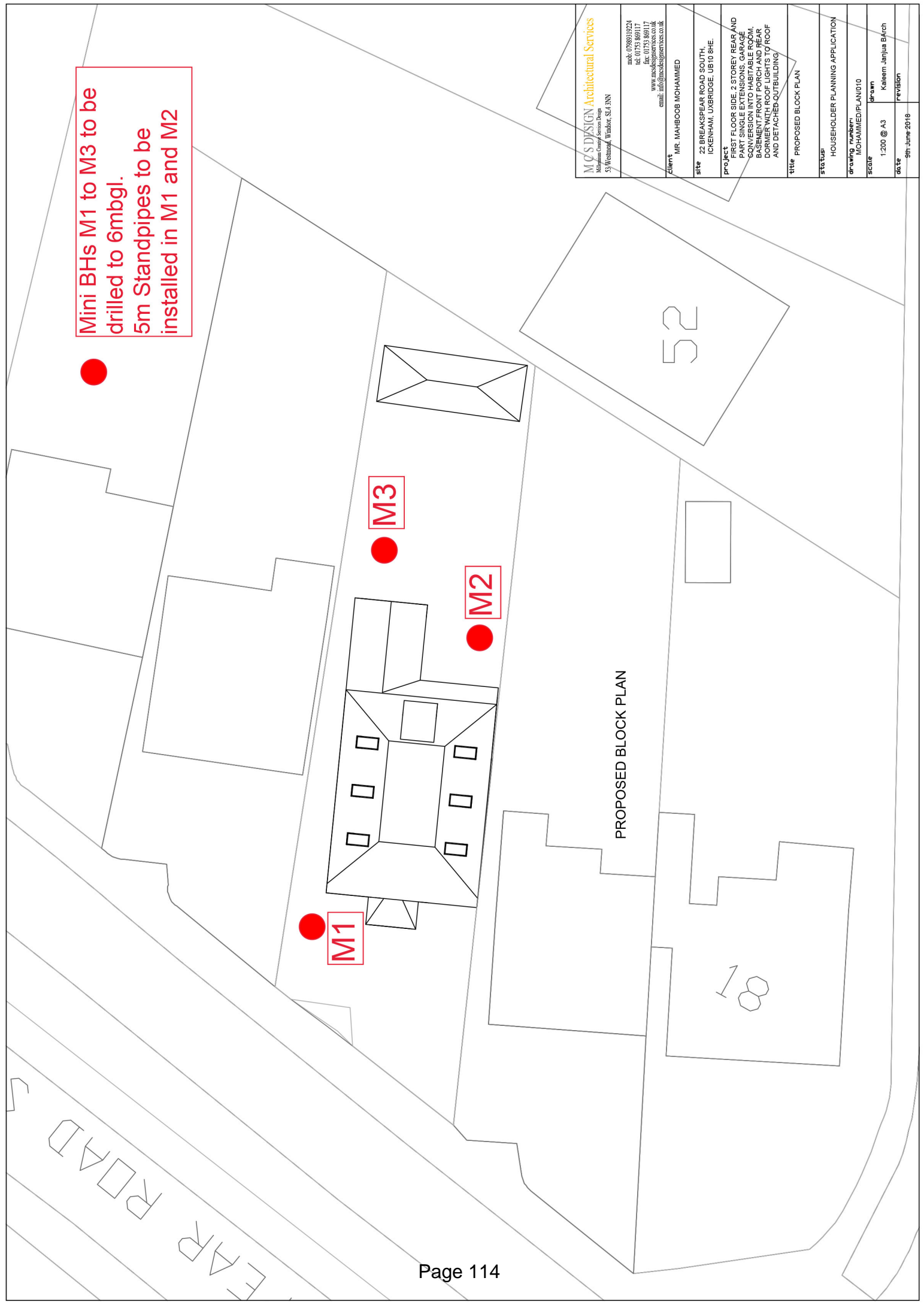
**Date** 9th June 2018  
**Revision**

PROPOSED BLOCK PLAN

FAR ROAD

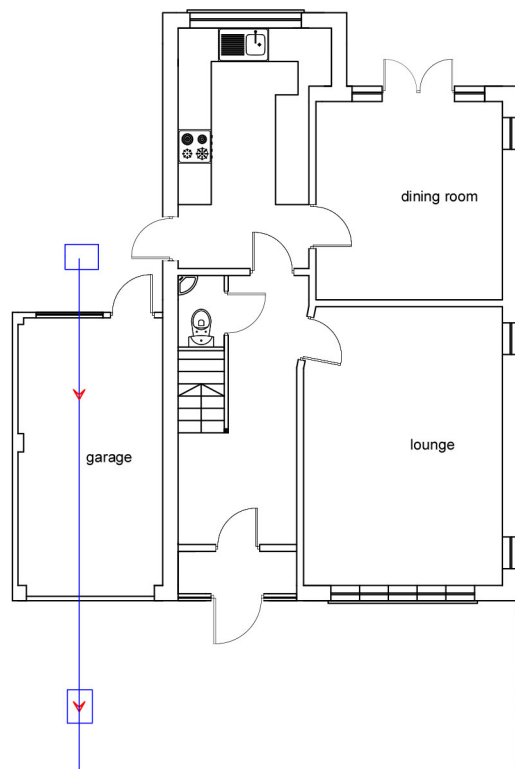
52





Mini BHs M1 to M3 to be drilled to 6mbgl. 5m Standpipes to be installed in M1 and M2

<b>MCS DESIGN Architectural Services</b> Minimum Change Services Design 53 Westmead, Windsor, SL4 3NN		mobile: 07986319224 tel: 07753 869117 fax: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk
Client	MR. MAHBOOB MOHAMMED	
Site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBIDGE, UB10 8HE.	
Project	FIRST FLOOR SIDE, 2 STOREY REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND REAR, DAMNER WITH ROOM HEIGHTS TO ROOF AND DETACHED OUTBUILDING	
Title	PROPOSED BLOCK PLAN	
Site No	HOUSEHOLDER PLANNING APPLICATION	
Drawing Number	MOHAMMED/PLAN/010	
Scale	1:200 @ A3	Drawn Kaleem Janjua / Arch
Date	9th June 2018	Revision



EXISTING GROUND FLOOR PLAN

**M C S DESIGN Architectural Services**  
 Mubinnam Creative Services Design  
 53 Westmead, Windsor, SL4 3NN

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 www.mcsdesignservices.co.uk  
 email: info@mcsdesignservices.co.uk

**client**  
 MR. MAHBOOB MOHAMMED

**site**  
 22 BREAKSPEAR ROAD SOUTH,  
 ICKENHAM, UXBRIDGE, UB10 8HE.

**project**  
 FIRST FLOOR SIDE, 2 STOREY REAR AND  
 PART SINGLE EXTENSIONS, GARAGE  
 CONVERSION INTO HABITABLE ROOM,  
 BASEMENT, FRONT PORCH AND REAR  
 DORMER WITH ROOF LIGHTS TO ROOF  
 AND DETACHED OUTBUILDING

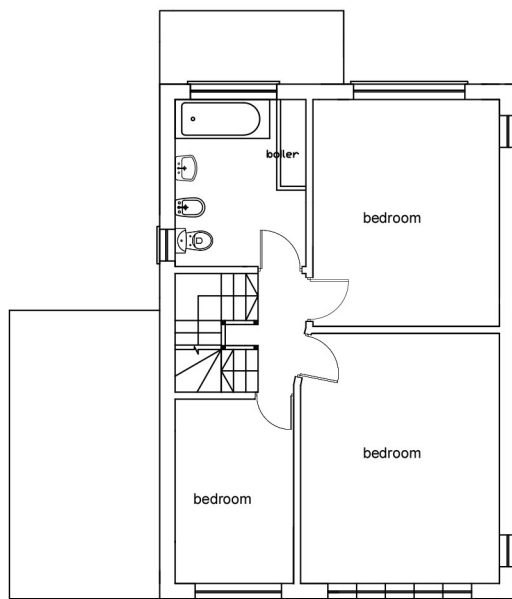
**title**  
 EXISTING GROUND FLOOR PLAN

**status:**  
 HOUSEHOLDER PLANNING APPLICATION

**drawing number:**  
 MOHAMMED/PLAN/003

<b>scale</b> 1:100 @ A3	<b>drawn</b> Kaleem Janjua BArch
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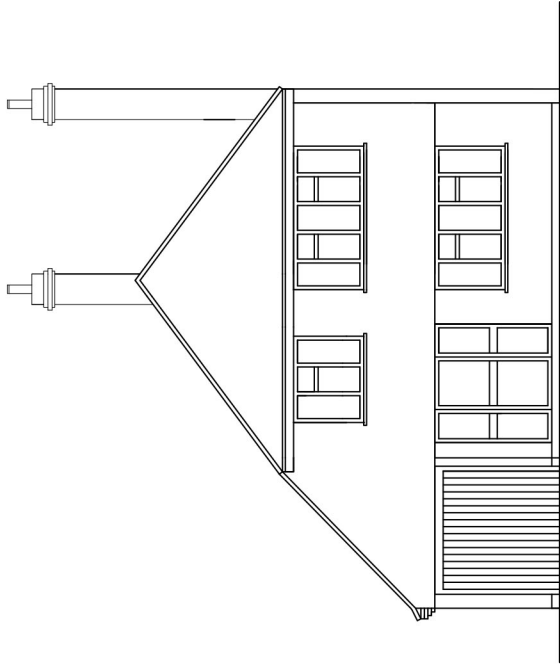
<b>date</b> 9th June 2018	<b>revision</b>
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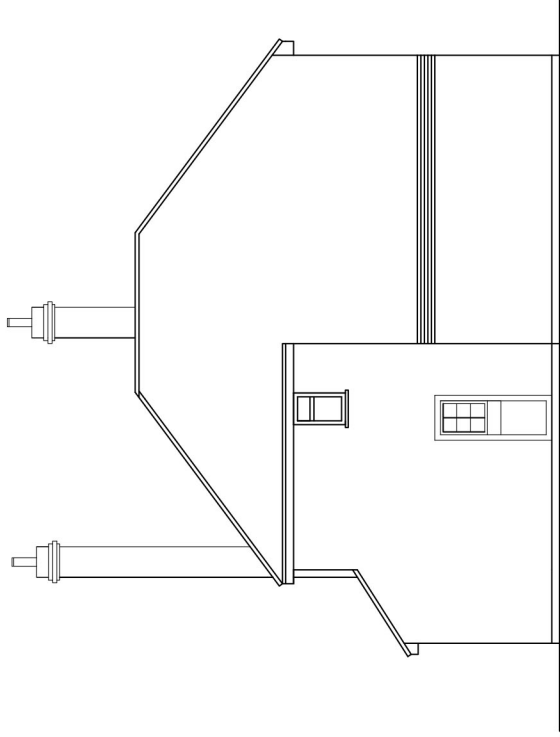
EXISTING FIRST FLOOR PLAN

<b>M C S DESIGN Architectural Services</b> Millennium Creative Services Design 53 Westmead, Windsor, SL4 3NN	
mob: 07989319224 tel: 01753 869117 fax: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk	
<b>client</b>	MR. MAHBOOB MOHAMMED
<b>site</b>	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE.
<b>project</b>	FIRST FLOOR SIDE, 2 STOREY REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND REAR DORMER WITH ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING
<b>title</b>	EXISTING FIRST FLOOR PLAN
<b>status</b>	HOUSEHOLDER PLANNING APPLICATION
<b>drawing number</b>	MOHAMMED/PLAN/005
<b>scale</b>	1:100 @ A3
<b>drawn</b>	Kaleem Janjua BArch
<b>date</b>	9th June 2018
<b>revision</b>	

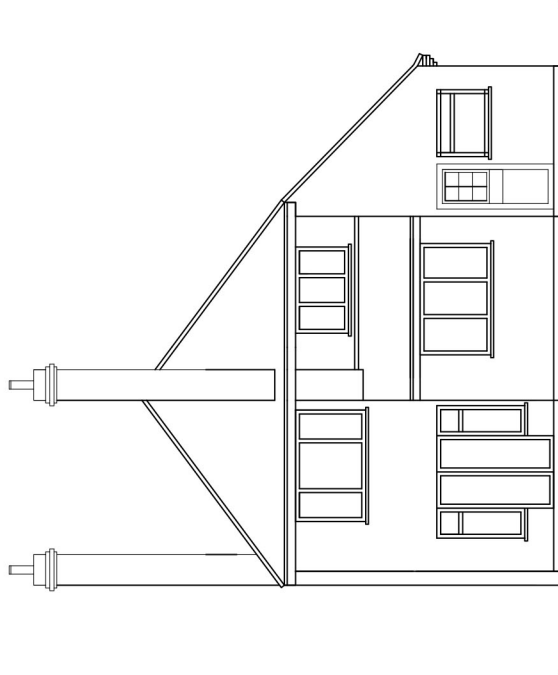




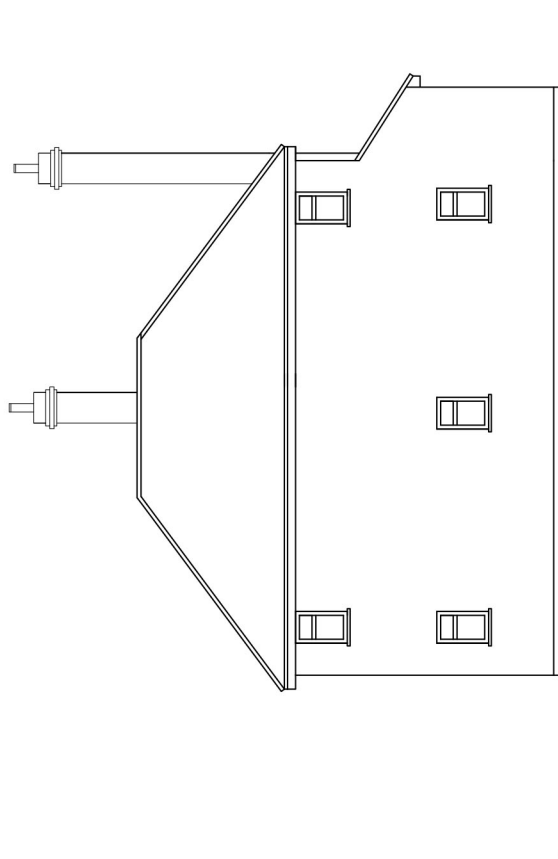
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION 1

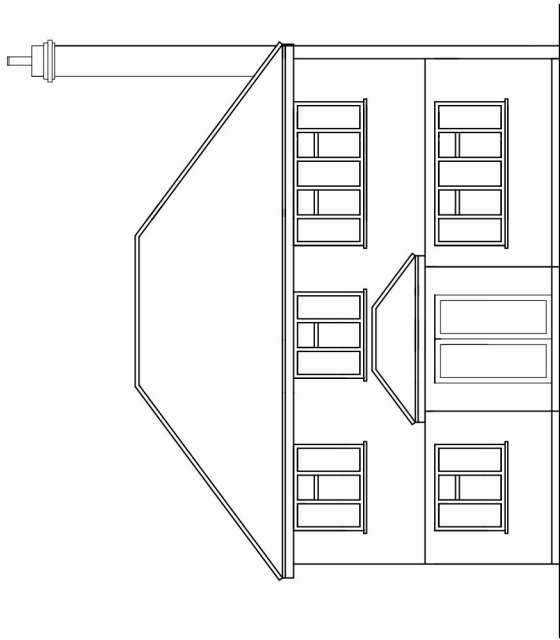


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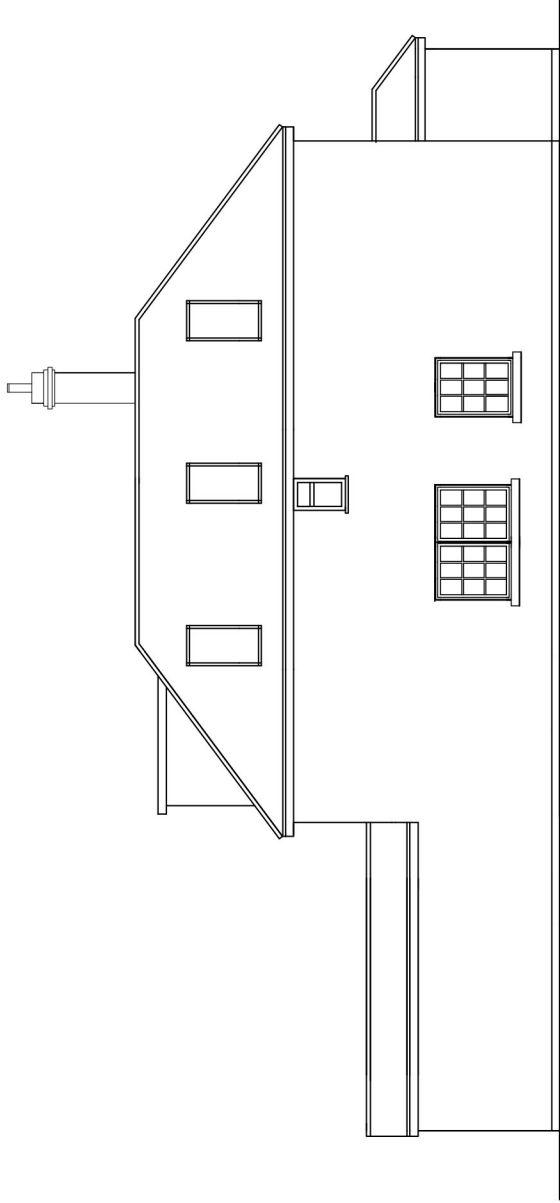


EXISTING SIDE ELEVATION 2

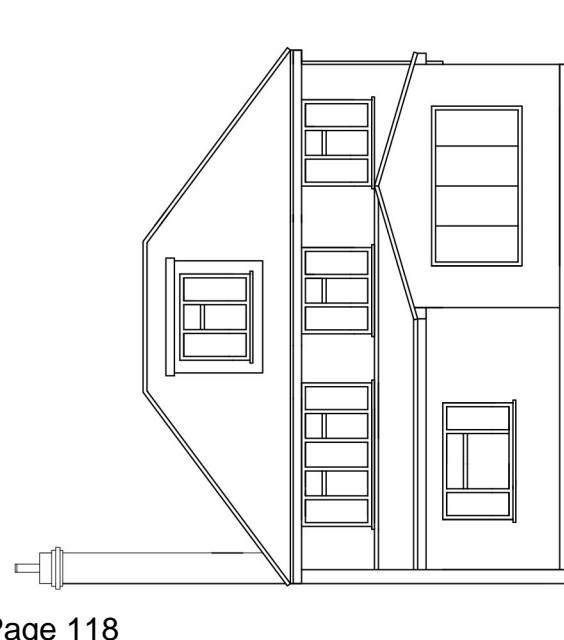
<b>MCS DESIGN Architectural Services</b> Minimum Charge Services Design 33 Westmead, Windsor, SL4 3NN	
mobile: 07988319224 tel: 01753 869117 fax: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk	<b>Client</b> MR. MAHBOOB MOHAMMED
<b>Site</b> 22 BREAKSPEAR ROAD, SOUTH ICKENHAM, LUXBRIDGE, UB10 8HE	<b>Project</b> FLOOR SIDE, 2 STOREY REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT, FRONT PORCH AND REAR DORMER WITH ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING
<b>Title</b> EXISTING ELEVATIONS	
<b>Stage</b> HOUSEHOLDER PLANNING APPLICATION	
<b>Drawing Number</b> MOHAMMED/PLAN/001	
<b>Scale</b> 1:100 @ A3	<b>Drawn</b> Kaleem Janjua BArch
<b>Date</b> 9th June 2018	<b>Revision</b>



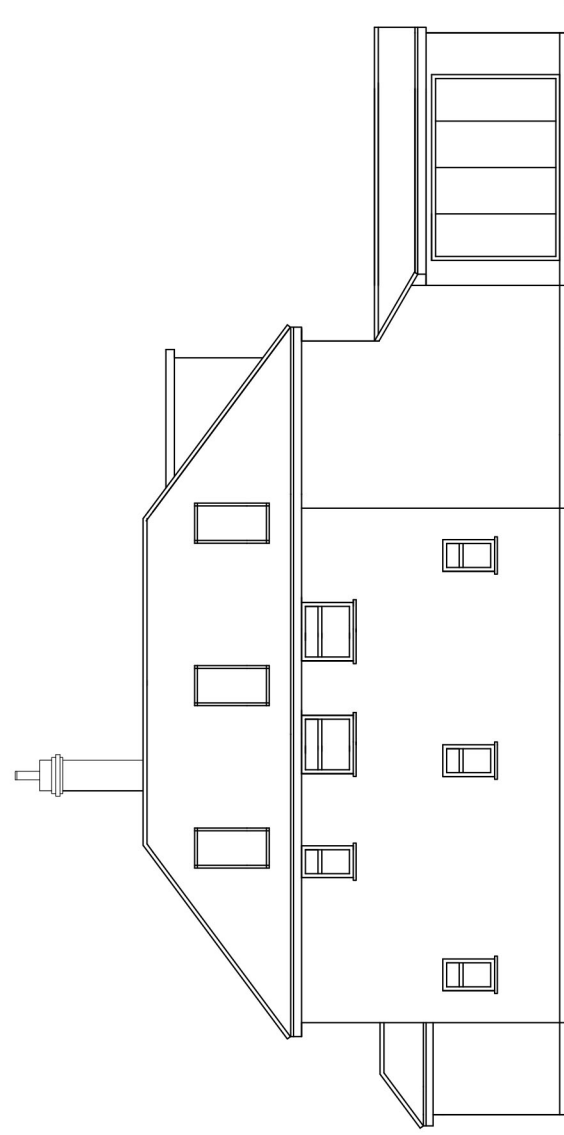
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 1

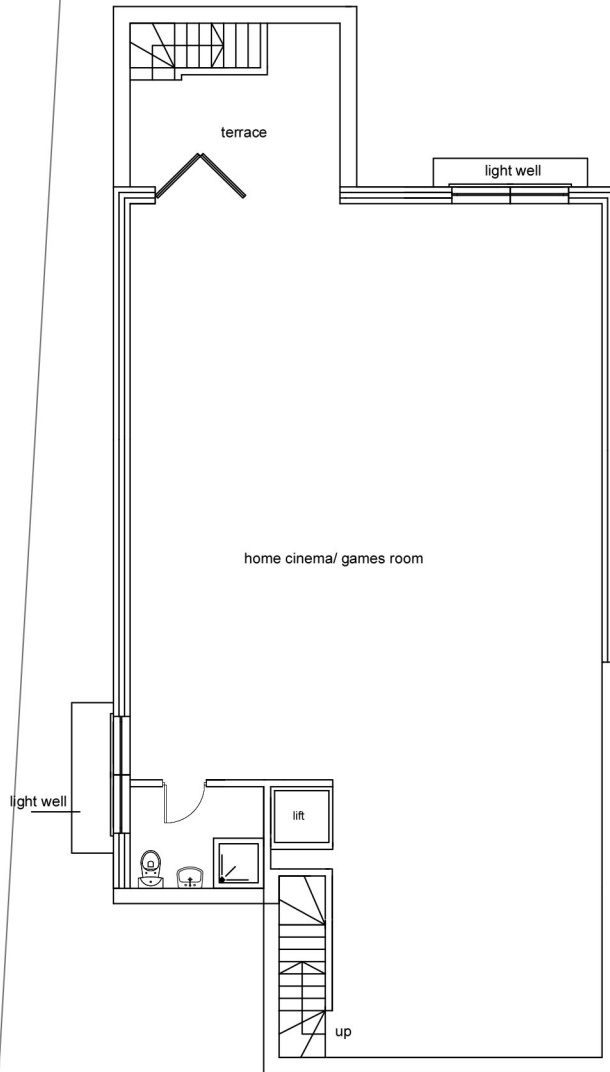


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 2

<b>MCS DESIGN Architectural Services</b> Unit 10, Green Lane Business Park 53 Westmead, Windsor, SL4 3NN	
id: 0753 869117 mob: 0788519224 www.mcsgdesignservices.co.uk email: info@mcsgdesignservices.co.uk	<b>client:</b> MR. MAHMOOD MOHAMMED
<b>site:</b> 22 BREAKSPEAR ROAD SOUTH, ICKENHAM, LUXBRIDGE, UB10 8HE.	<b>Project:</b> 1ST FLOOR SIDE, 2 STOREY REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND REAR DORMER WITH ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING
<b>title:</b> EXISTING ELEVATIONS	<b>scale:</b> HOUSEHOLDER PLANNING APPLICATION <b>drawing number:</b> MOHAMMED/PLAN/002 <b>scale:</b> 1:100 @ A3 <b>date:</b> 9th June 2018 <b>revision:</b>
<b>client:</b> MR. MAHMOOD MOHAMMED	<b>drawn:</b> Kaleem Janjua Arch



PROPOSED BASEMENT FLOOR PLAN

**M C S DESIGN** Architectural Services  
 Millennium Creative Services Design  
 53 Westmead, Windsor, SL4 3NN

mob: 07989319224  
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 www.mcdesignservices.co.uk  
 email: info@mcdesignservices.co.uk

**client**  
 MR. MAHBOOB MOHAMMED

**site**  
 22 BREAKSPEAR ROAD SOUTH,  
 ICKENHAM, UXBRIDGE, UB10 8HE.

**project**  
 FIRST FLOOR SIDE, 2 STOREY REAR AND  
 PART SINGLE EXTENSIONS, GARAGE  
 CONVERSION INTO HABITABLE ROOM,  
 BASEMENT FRONT PORCH AND REAR  
 DORMER WITH ROOF LIGHTS TO ROOF  
 AND DETACHED OUTBUILDING

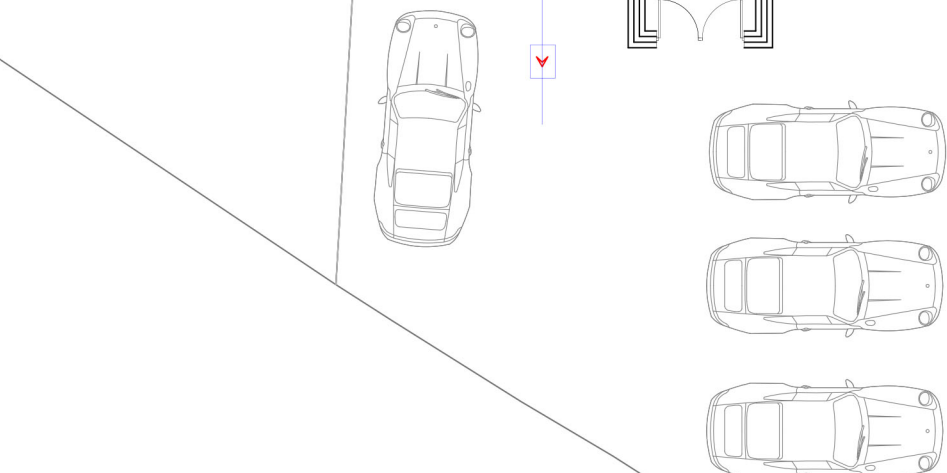
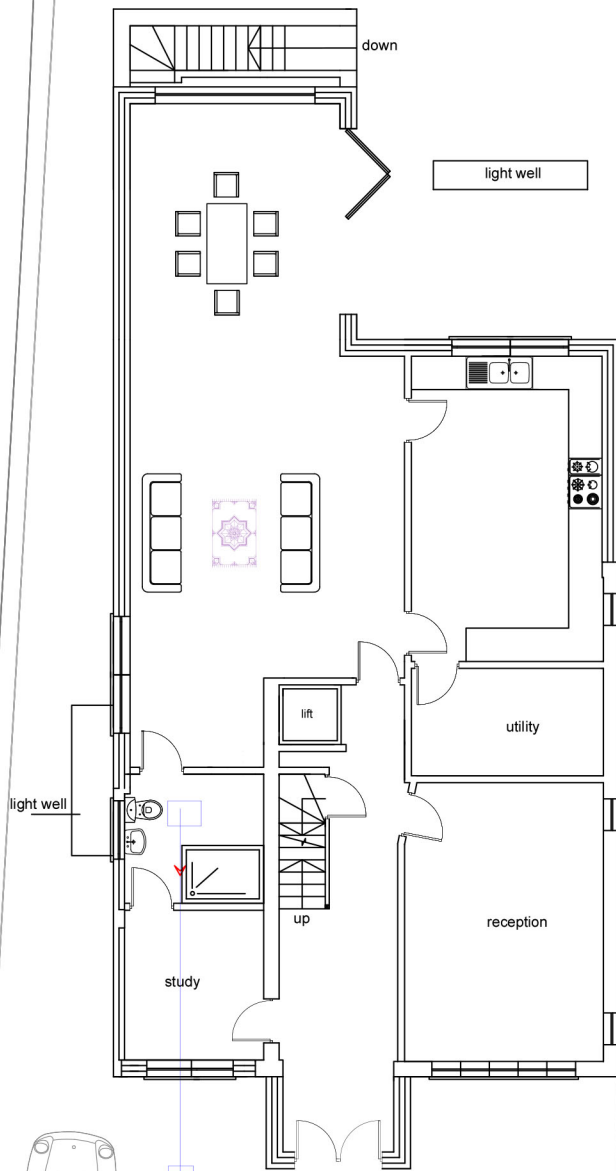
**title**  
 PROPOSED BASEMENT FLOOR PLAN

**status:**  
 HOUSEHOLDER PLANNING APPLICATION

**drawing number:**  
 MOHAMMED/PLAN/005

**scale** 1:100 @ A3 **drawn** Kaleem Janjua BArch

**date** 9th June 2018 **revision**



**M C S DESIGN** Architectural Services  
 Millennium Creative Services Design  
 53 Westmead, Windsor, SL4 3NN

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 www.mcsdesignservices.co.uk  
 email: info@mcsdesignservices.co.uk

**client**  
 MR. MAHBOOB MOHAMMED

**site**  
 22 BREAKSPEAR ROAD SOUTH,  
 ICKENHAM, UXBRIDGE, UB10 8HE.

**project**  
 FIRST FLOOR SIDE, 2 STOREY REAR AND  
 PART SINGLE EXTENSIONS, GARAGE  
 CONVERSION INTO HABITABLE ROOM,  
 BASEMENT, FRONT PORCH AND REAR  
 DORMER WITH ROOF LIGHTS TO ROOF  
 AND DETACHED OUTBUILDING

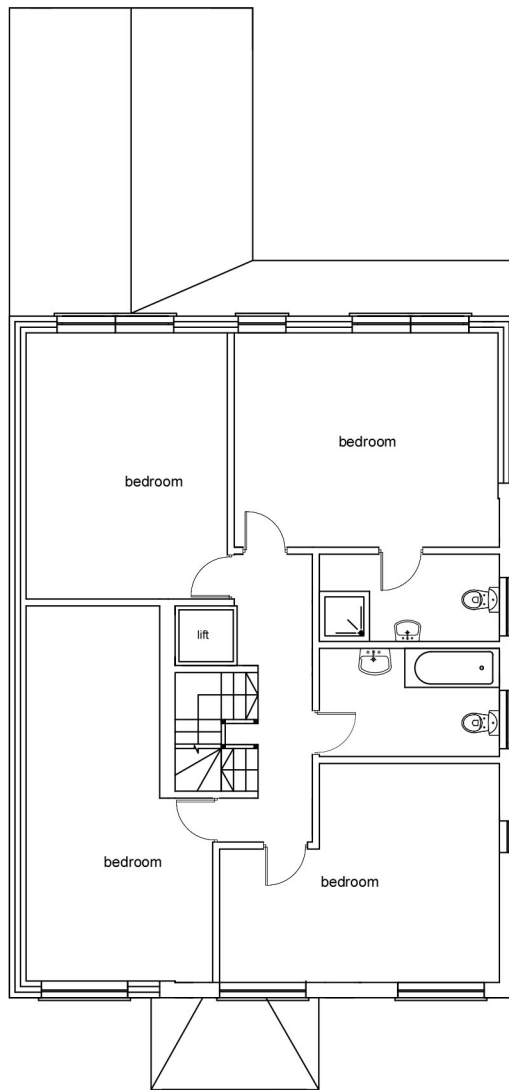
**title**  
 PROPOSED GROUND FLOOR PLAN

**status:**  
 HOUSEHOLDER PLANNING APPLICATION

**drawing number:**  
 MOHAMMED/PLAN/004

**scale** 1:100 @ A3 **drawn** Kaleem Janjua BArch

**date** 9th June 2018 **revision**



PROPOSED FIRST FLOOR PLAN

**M C S DESIGN** Architectural Services  
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 fax: 01753 869117  
 www.mcsdesignservices.co.uk  
 email: info@mcsdesignservices.co.uk

**client**  
 MR. MAHBOOB MOHAMMED

**site**  
 22 BREAKSPEAR ROAD SOUTH,  
 ICKENHAM, UXBRIDGE, UB10 8HE.

**project**  
 FIRST FLOOR SIDE, 2 STOREY REAR AND  
 PART SINGLE EXTENSIONS, GARAGE  
 CONVERSION INTO HABITABLE ROOM,  
 BASEMENT FRONT PORCH AND REAR  
 DORMER WITH ROOF LIGHTS TO ROOF  
 AND DETACHED OUTBUILDING

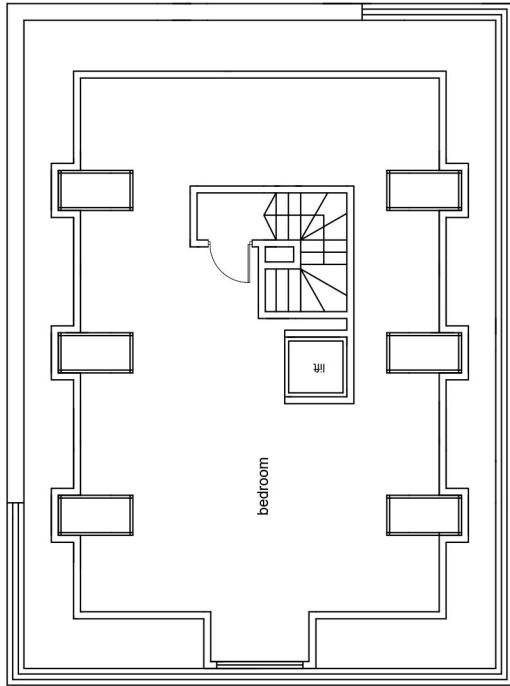
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**status:**  
 HOUSEHOLDER PLANNING APPLICATION

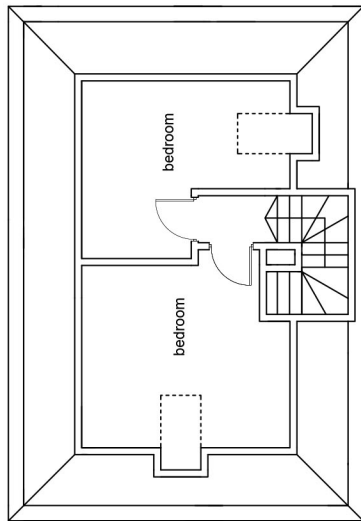
**drawing number:**  
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<b>scale</b> 1:100 @ A3	<b>drawn</b> Kaleem Janjua BArch
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<b>date</b> 9th June 2018	<b>revision</b>
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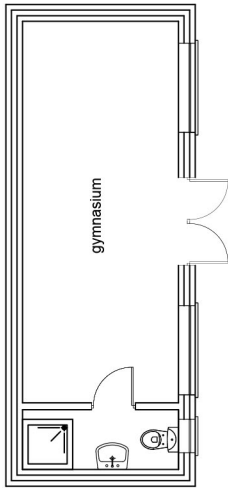


PROPOSED SECOND FLOOR PLAN

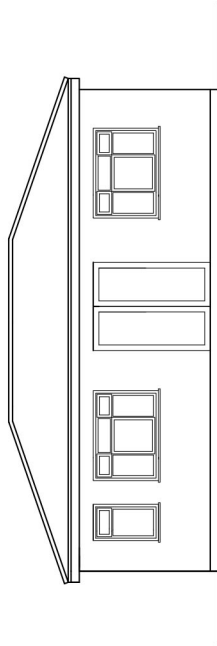


EXISTING SECOND FLOOR PLAN

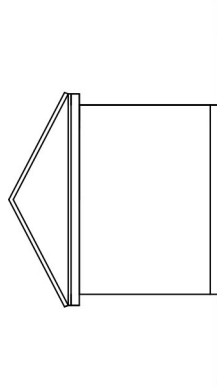
<b>MCS DESIGN Architectural Services</b> Mohammed Centre Service Design 33 Westmead, Windsor, SL4 3NN	
mobile: 07808319224 tel: 01753 869117 fax: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk	
<b>client</b>	MIR. MAHBOOB MOHAMMED
<b>site</b>	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE.
<b>project</b>	FIRST FLOOR SIDE, 2 STOREY REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT, FRONT PORCH AND REAR DORMER WITH ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING
<b>title</b>	EXISTING AND PROPOSED SECOND FLOOR PLANS
<b>stage</b>	HOUSEHOLDER PLANNING APPLICATION
<b>drawing number</b>	MOHAMMED/PLAN/008
<b>scale</b>	1:100 @ A3
<b>date</b>	9th June 2018
<b>drawn</b>	Kaleem Janjua BArch
<b>revision</b>	



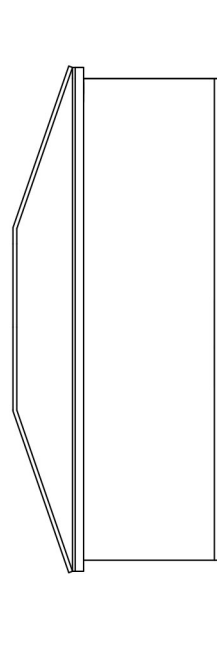
PROPOSED GROUND FLOOR PLAN



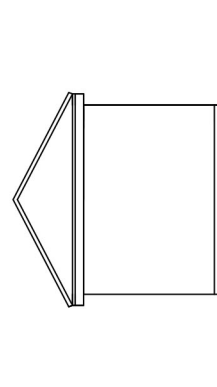
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 1

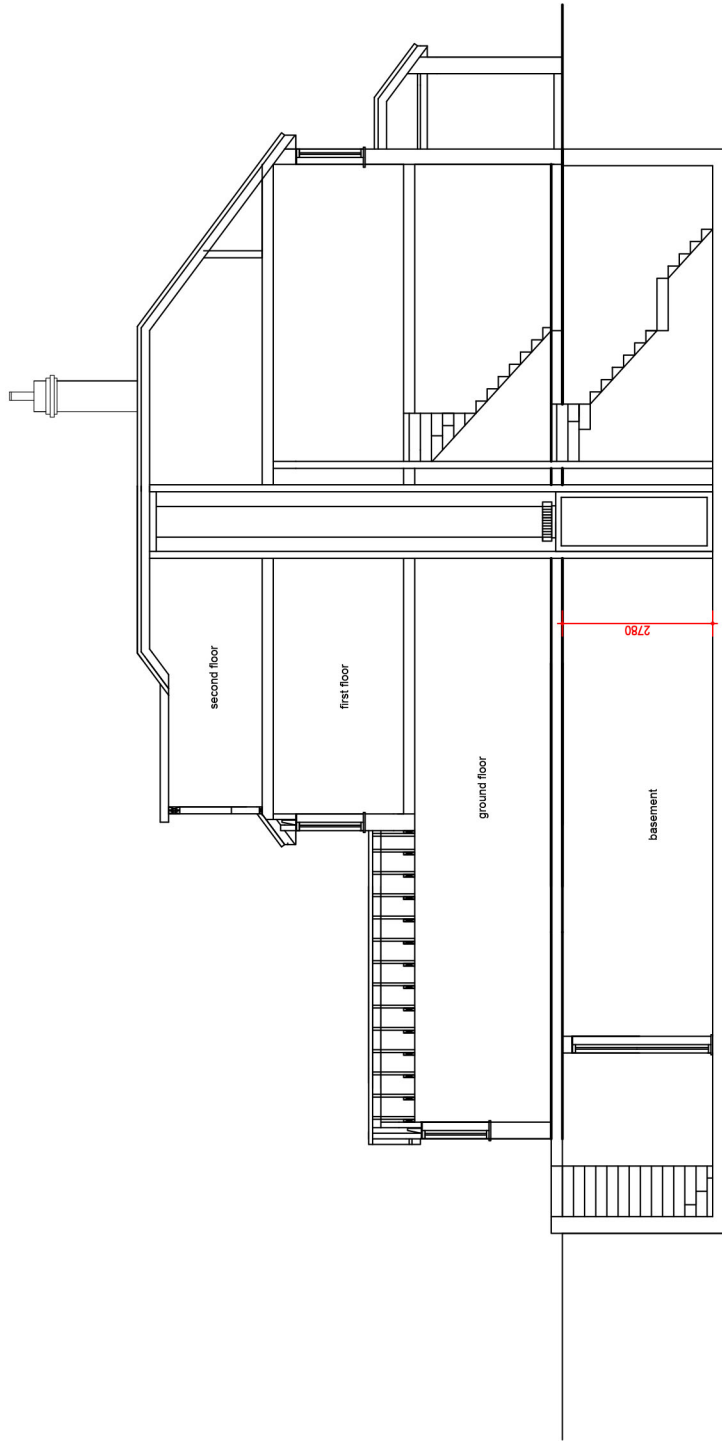


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 2

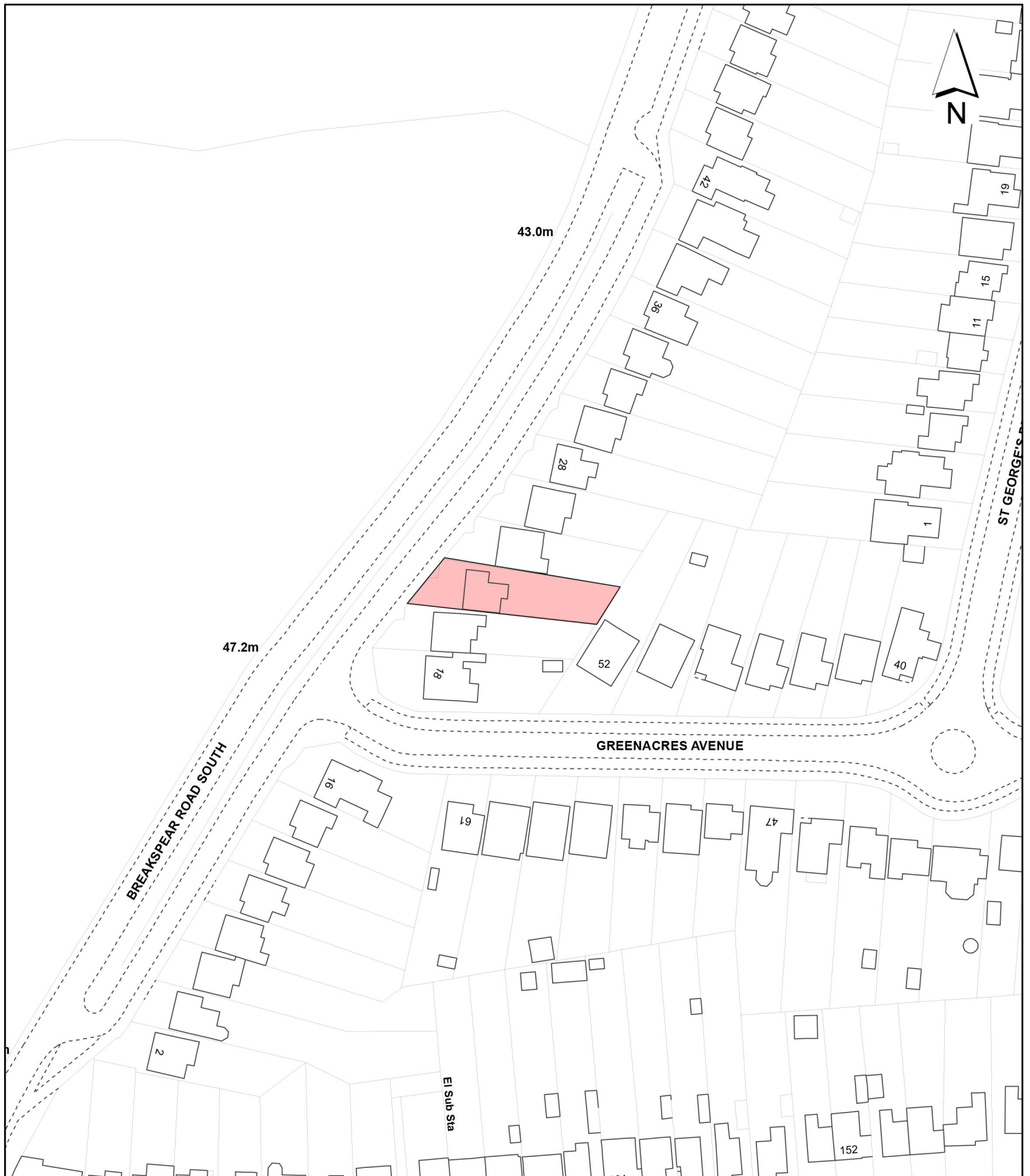
<b>MCS DESIGN Architectural Services</b> Minimum Centre Service Design 53 Westmead, Windsor, SL4 3NN	
mobile: 07986939224 tel: 07753 869117 fax: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsgdesignservices.co.uk	
<b>Client</b>	MR. MAHMOOD MOHAMMED
<b>Site</b>	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE.
<b>Project</b>	FIRST FLOOR SIDE, 2 STOREY REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND REAR, DOWNER WITH PROPOSED LIGHTS TO ROOF AND DETACHED OUTBUILDING
<b>Title</b>	DETACHED OUTBUILDING PROPOSED ELEVATIONS AND GROUND FLOOR PLAN
<b>Stage</b>	HOUSEHOLDER PLANNING APPLICATION
<b>Drawing Number</b>	MOHAMMED/PLAN/009
<b>Scale</b>	1:100 @ A3
<b>Date</b>	9th June 2018
<b>Revision</b>	



SECTIONAL VIEW

<b>MCS DESIGN Architectural Services</b> Minimum Centre Service Design 53 Westmead, Windsor, SL4 3NN	
mob: 07986319224 tel: 01753 869117 fax: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk	
<b>Client</b>	MR. MAHMOOD MOHAMMED
<b>Site</b>	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBIDGE, UB10 8HE.
<b>Project</b>	FIRST FLOOR SIDE, 2 STOREY REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND REAR, DORMER WITH ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING
<b>Title</b>	SECTIONAL VIEW
<b>Stage</b>	HOUSEHOLDER PLANNING APPLICATION
<b>Drawing Number</b>	MOHAMMED/PLAN/012
<b>Scale</b>	1:100 @ A3
<b>Date</b>	12th July 2018
<b>Drawn</b>	Kaleem Janjua BArch
<b>Revision</b>	





**Notes:**

 Site boundary

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Site Address:

**22 Breakspear Road South**

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

Planning Application Ref:  
**51947/APP/2018/2469**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 125**

Date:  
**October 2018**



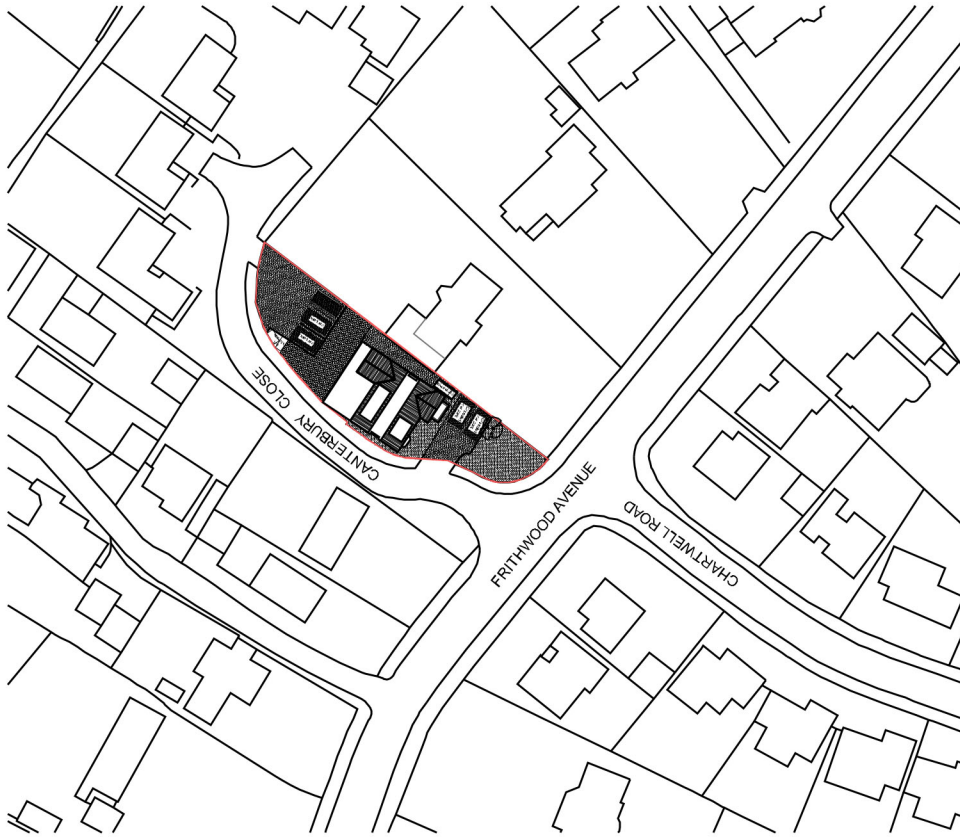
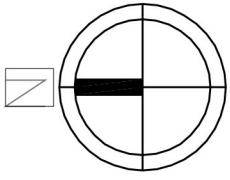
## Report of the Head of Planning, Transportation and Regeneration

**Address** 31 FRITHWOOD AVENUE NORTHWOOD

**Development:** Change of use of the building from Use Class C1 (Hotels - currently a 12-bedroom bed and breakfast) to Use Class C2 (Residential Institution - 8-bedroom care home), involving a part two-storey, part single storey rear extension, and enlargement of roofspace.

**LBH Ref Nos:** 8032/APP/2018/2140

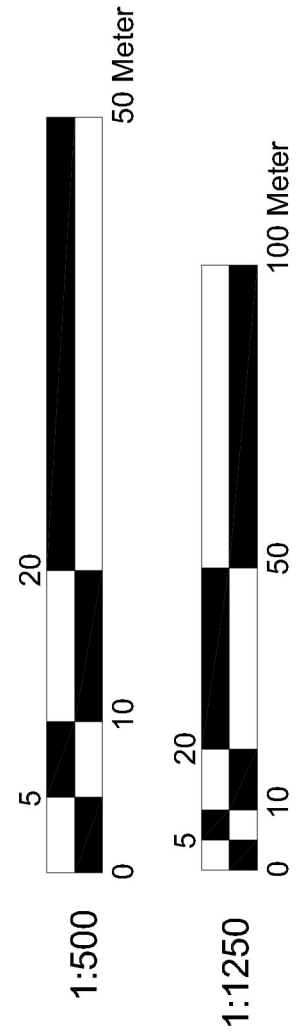
<b>Date Plans Received:</b>	29/05/2018	<b>Date(s) of Amendment(s):</b>	19/09/2018
<b>Date Application Valid:</b>	12/06/2018		10/08/2018
			21/09/2018
			29/05/2018



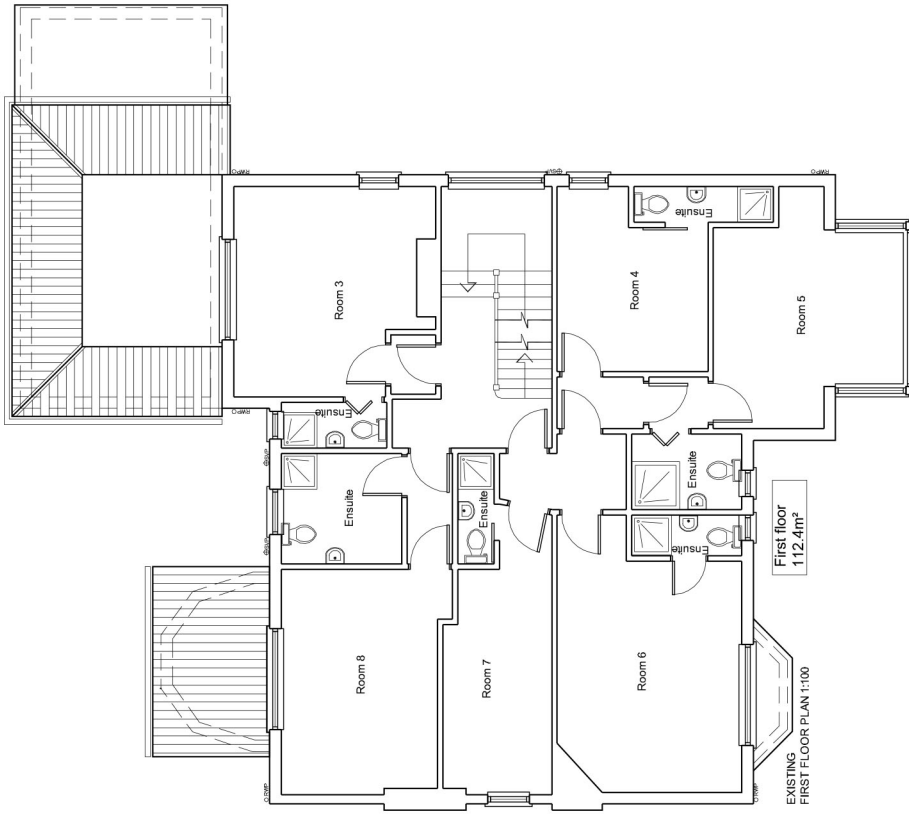
LOCATION PLAN 1:1250



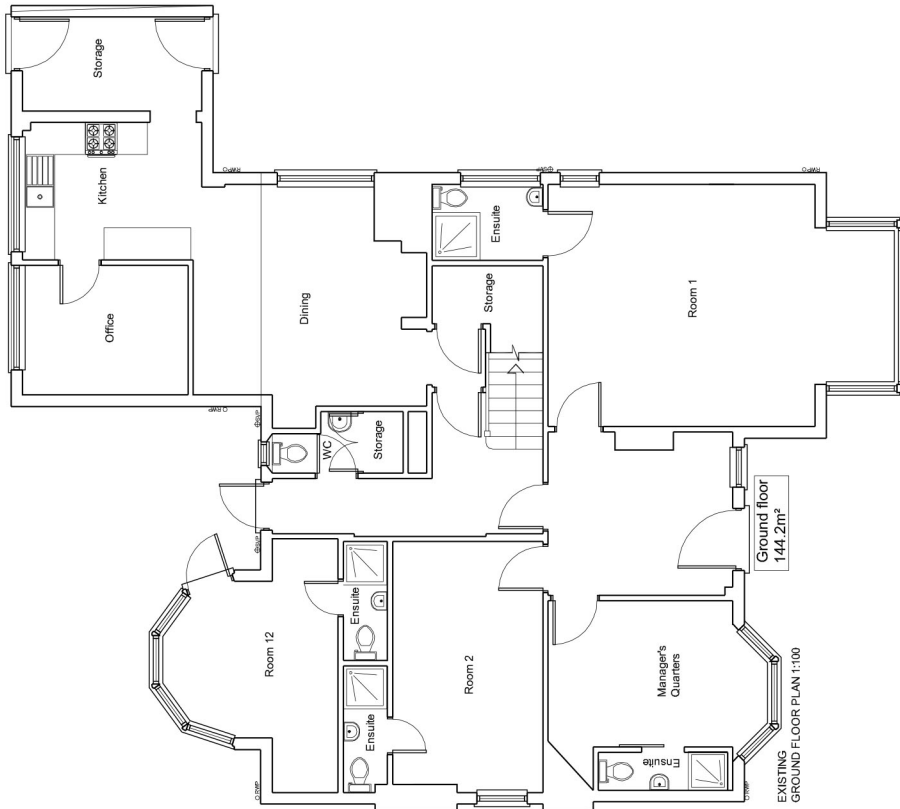
BLOCK PLAN 1:500



Revision	Per car parking (rather than remaining trees) - re-orientation reduced by 6.5m to create extra amenity space	Date	08/08/18
E			
Project: 31 Frithwood Avenue Northwood HA6 3LY			
Title: Location plan Block plan (Supported Living Scheme)			
Scale:	1:1250/500@A3	Date:	12.02.17
Drawn by:	S.Phillips	Drawing No.:	0071-01
<b>PLANNING ISSUE</b>			



EXISTING  
FIRST FLOOR PLAN 1:100

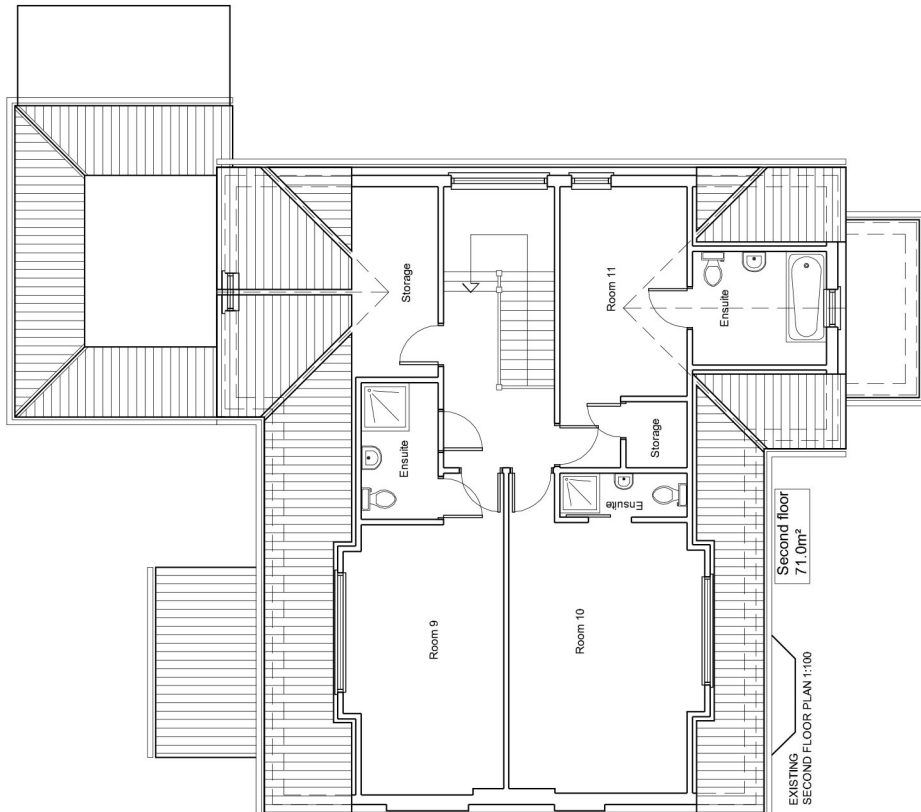


EXISTING  
GROUND FLOOR PLAN 1:100

1:100



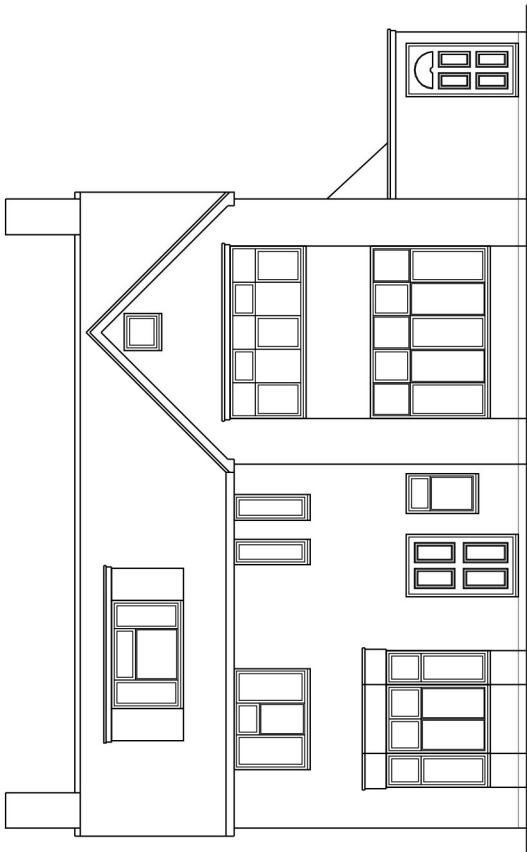
Revision:	DATE REVISION INTRODUCED BY DOCUMENT CONTROL	Date:	08/08/18
E	12.02.17	Project:	31 Frithwood Avenue Northwood H40 3L1
Title:		Existing	Ground floor plan First floor plan (Supported Living Scheme)
Scale:		1:100 @ A3	
Drawn by:		12.02.17	Drawn No.:
S.Phills		0071-03	PLANNING ISSUE



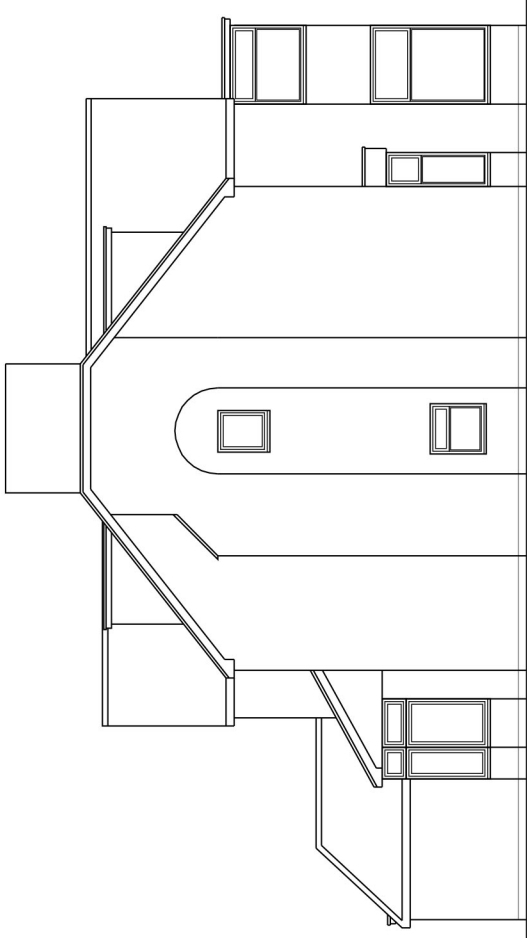
	Existing	Proposed
Ground floor	= 144.2m <sup>2</sup>	= 171.1m <sup>2</sup>
First floor	= 112.4m <sup>2</sup>	= 122.4m <sup>2</sup>
Second floor	= 71.0m <sup>2</sup>	= 76.2m <sup>2</sup>
Total	= 327.6m <sup>2</sup>	= 369.7m <sup>2</sup>



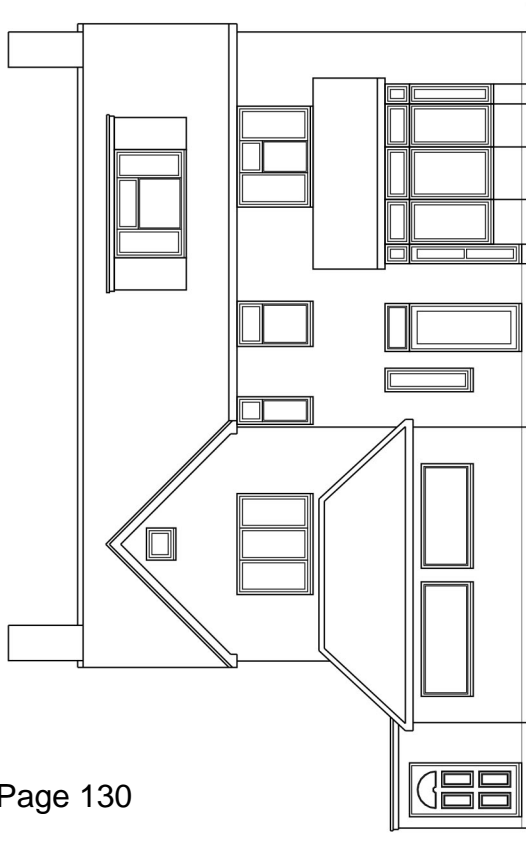
Revision	DATE REVISION MADE AND BY (DATE AND NAME)	Date
E	12.02.17 S.Phillis	08/08/18
Project: 31 Frithwood Avenue Northwood Hd 3.1		
Title: Existing Second floor plan (Supported Living Scheme)		
Scale:	Date:	Drawn by:
1:100 @ A3	12.02.17	S.Phillis
Drawing No.:		0071-04
<b>PLANNING ISSUE</b>		



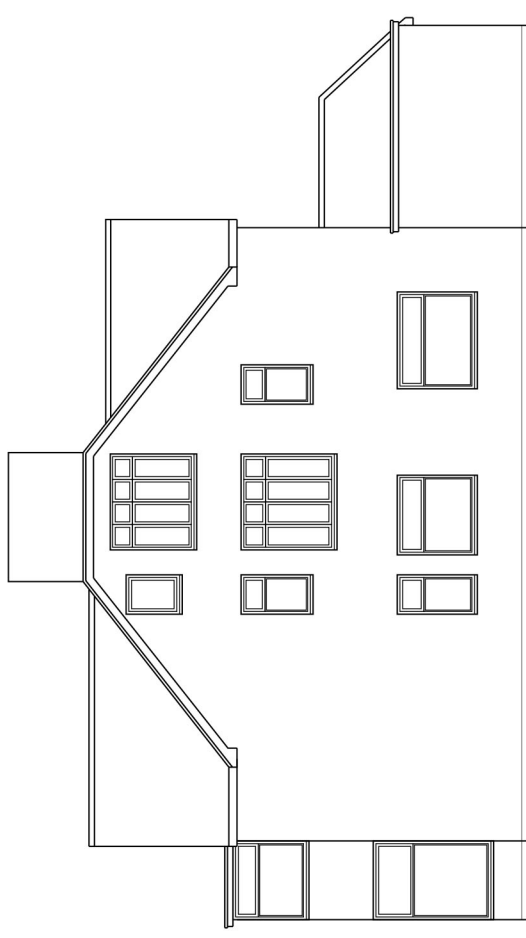
EXISTING  
FRONT ELEVATION 1:100



EXISTING  
SIDE ELEVATION 1:100



EXISTING  
REAR ELEVATION 1:100



EXISTING  
SIDE ELEVATION 1:100



Revision:	DATE REVISION INTRODUCED (BY DOCUMENT OR OTHER MEANS)	Date:	08/08/18
E	None	Project:	31 Frithwood Avenue Northwood H46 3LY
Title:		Date:	12.02.17
Existing Elevations (Supported Living Scheme)		Drawn by:	S.Phillips
Scale:	1:100 @ A3	Drawing No.:	0071-06
<b>PLANNING ISSUE</b>			

FRITHWOOD AVENUE

CANTERBURY CLOSE

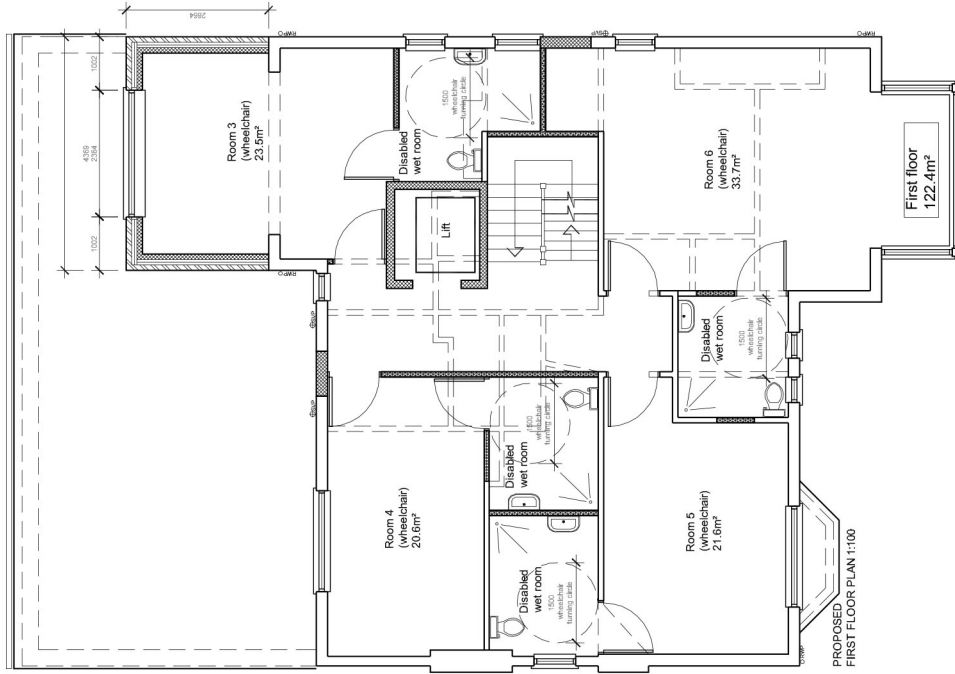
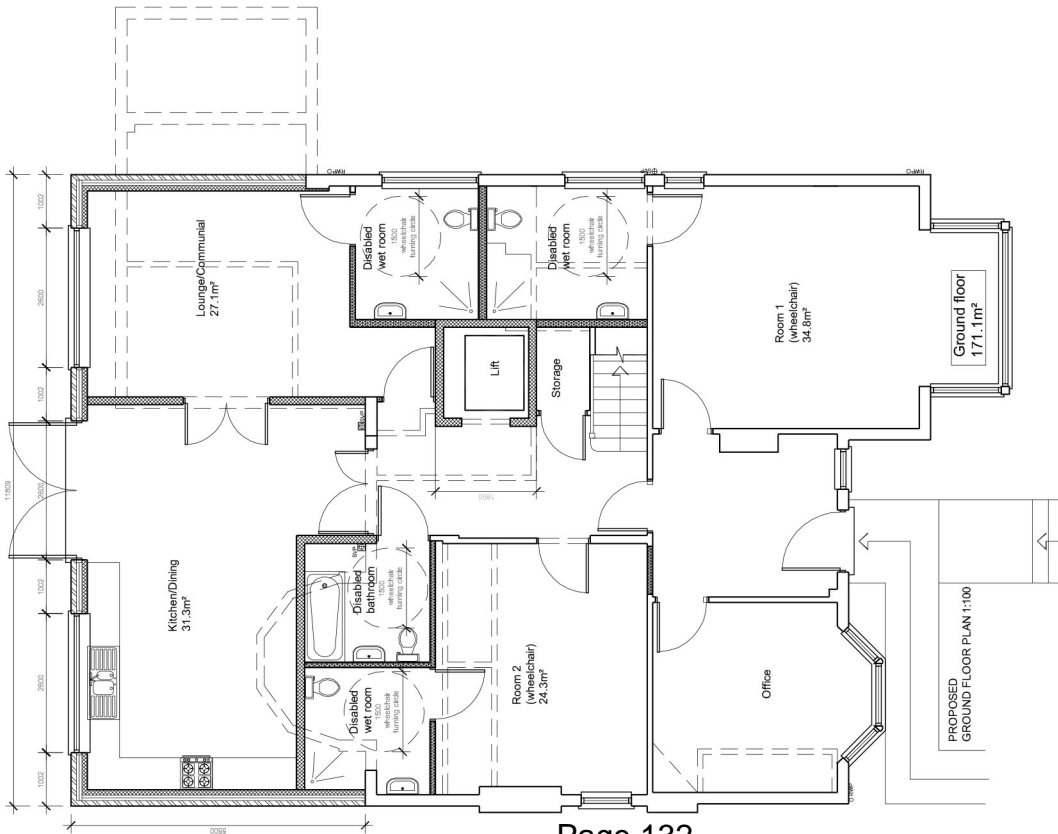


Proposed rear extension reduced by 500mm to create a larger amenity space to the rear

- Soft landscaping
- Car parking
- Paved area
- Rear amenity space

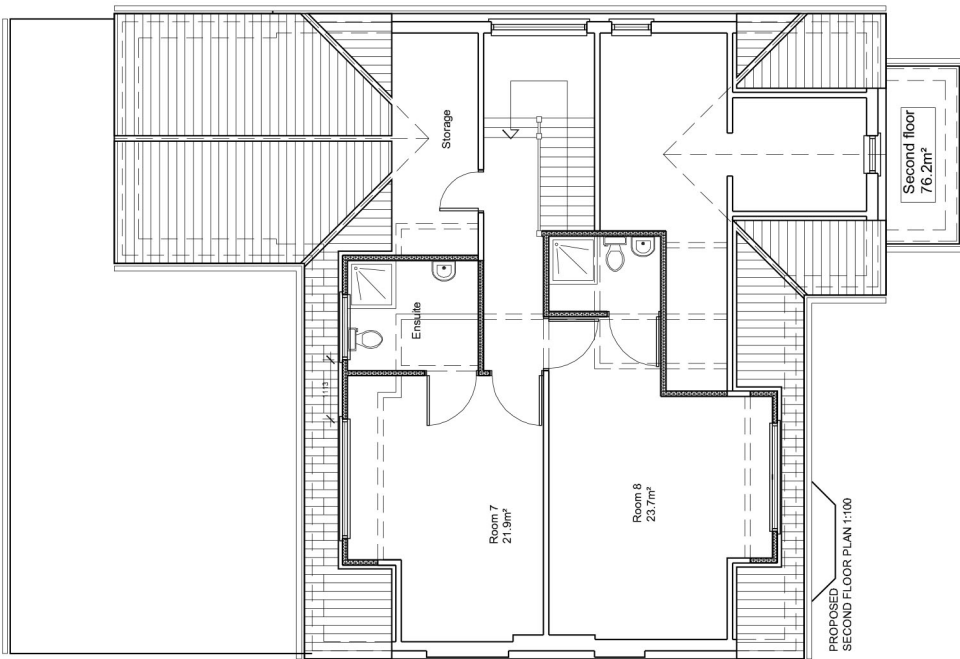


Revision:	1: car parking reduced to create amenity space 2: rear extension reduced by 0.5m to create extra amenity space	Date:	08/08/18
E		Project:	31 Frithwood Avenue Newbury H46 3LY
		Title:	Proposed Site layout (Supported Living Scheme)
		Scale:	1:200 @ A3
		Date:	12.02.17
		Drawn by:	S.Phillips
		Drawing No.:	0071-02
PLANNING ISSUE			



Revision	DATE	Date
F	13/09/18	13/09/18
Project: 31 Frithwood Avenue Northwood H46 3L1		
Title: Proposed Ground floor plan First floor plan (Supported Living Scheme)		
Scale:	Date:	Drawn by:
1:100 @ A3	12.02.17	S.Phillips
Drawing No:		0071-06
<b>PLANNING ISSUE</b>		

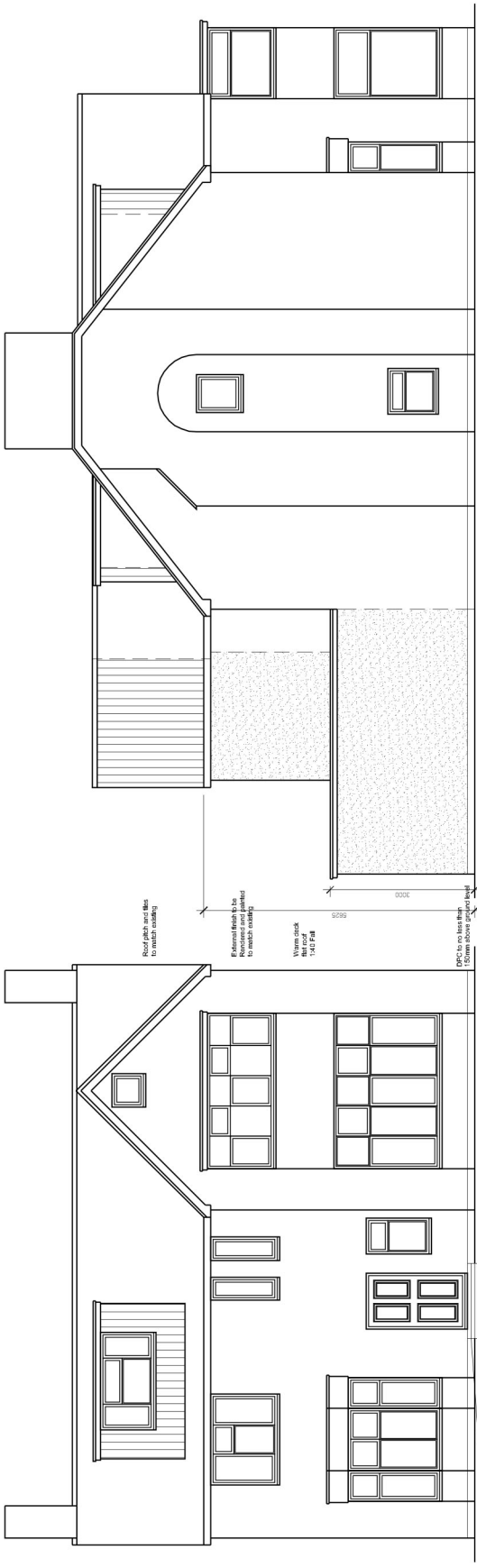




Existing	= 144.2m²	Proposed	= 171.1m²
Ground floor	= 112.4m²	First floor	= 122.4m²
First floor	= 71.0m²	Second floor	= 76.2m²
Second floor	= 327.6m²	Total	= 369.7m²

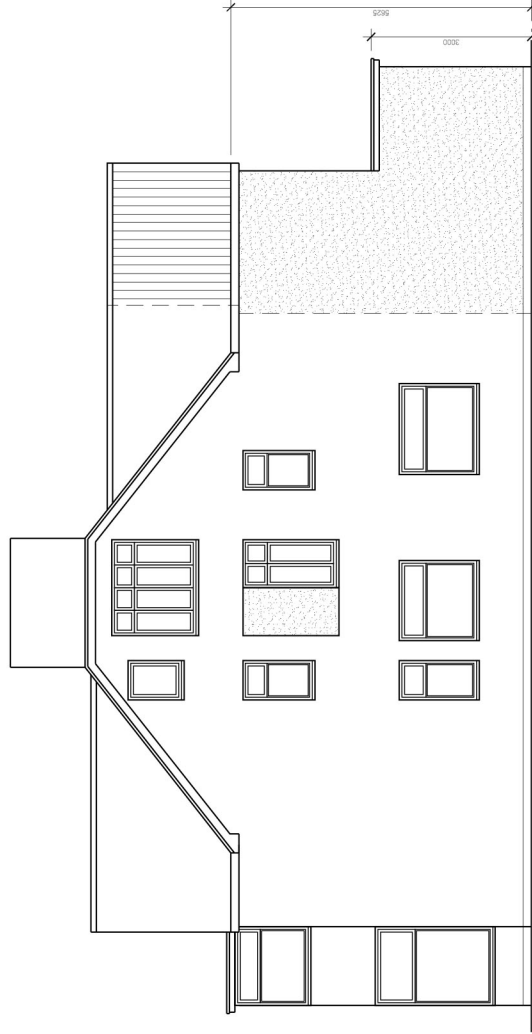


Revision	F	Date	13/09/18
Project: 31 Frithwood Avenue Northwood Hdd 3,1		Title: Proposed Second floor plan (Supported Living Scheme)	
Scale:	1:100 @ A3	Date:	12.02.17
Drawn by: S.Phillips		Drawing No.: 0071-307	
<b>PLANNING ISSUE</b>			

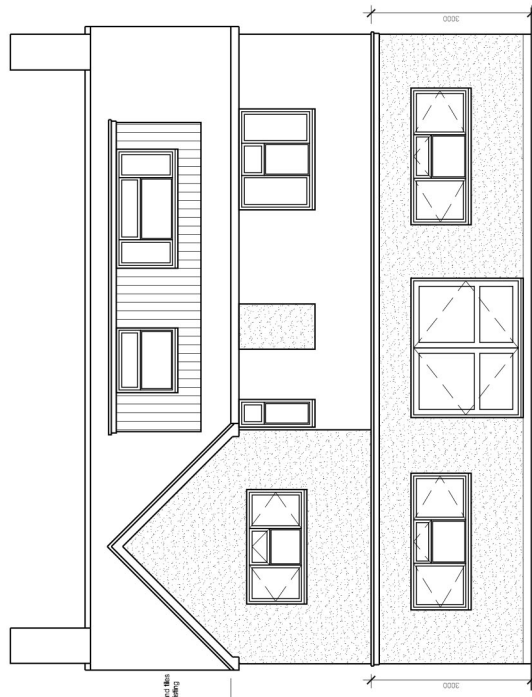


PROPOSED  
SIDE ELEVATION 1:100

PROPOSED  
FRONT ELEVATION 1:100



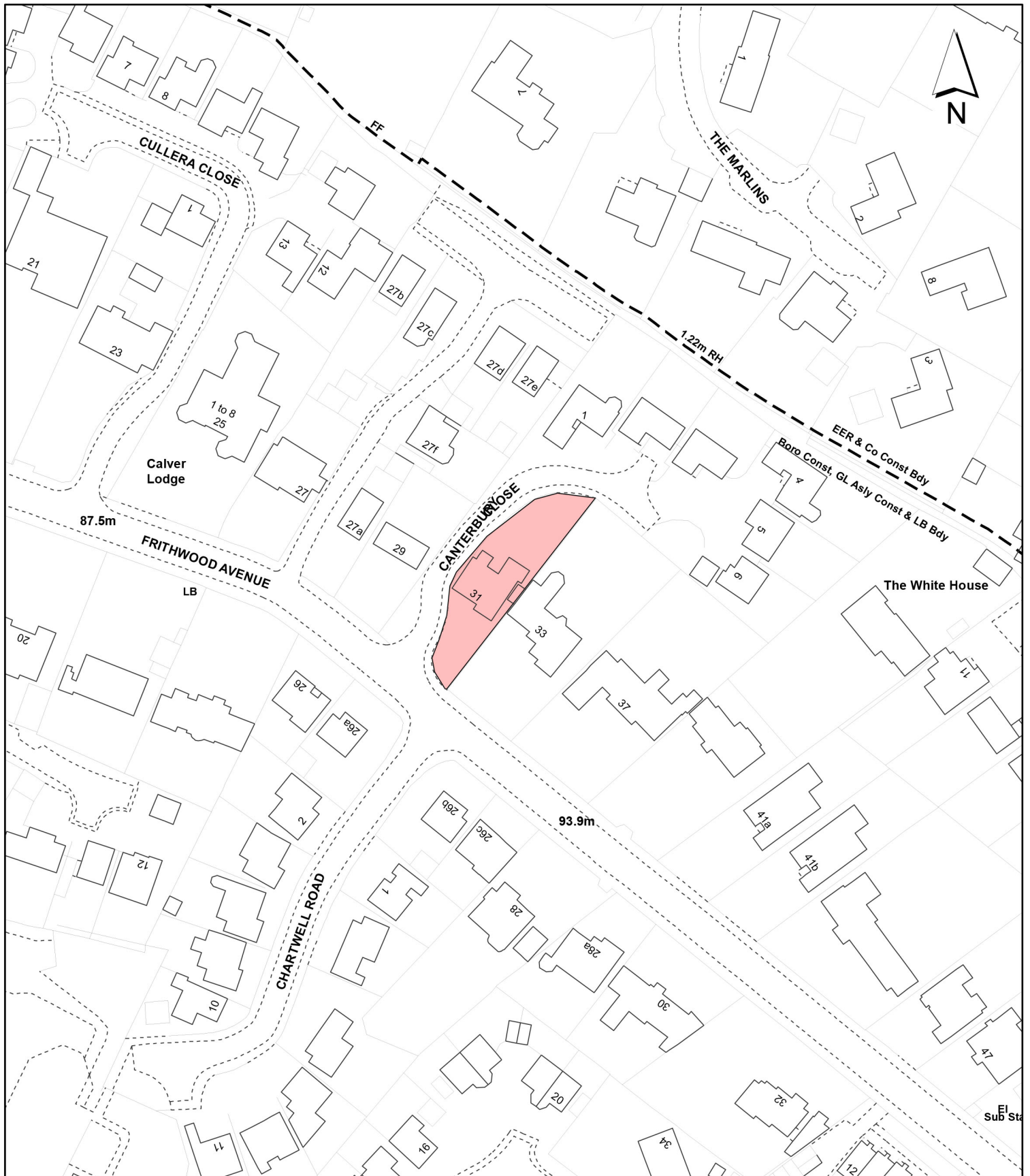
PROPOSED  
SIDE ELEVATION 1:100



PROPOSED  
REAR ELEVATION 1:100



Revision	DATE	Date
F	13/09/18	13/09/18
Project: 31 Frithwood Avenue Northwood H46 3L7		
Title: Proposed Elevations (Supported Living Scheme)		
Scale:	Date:	Drawn by:
1:100 @ A3	12.02.17	S.Phillips
Drawing No.:		0071-08
<b>PLANNING ISSUE</b>		



**Notes:**

 Site boundary

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Site Address:

**31 Frithwood Avenue**

Planning Application Ref:  
**8032/APP/2018/2140**

Planning Committee:  
**North Page 135**

Scale:  
**1:1,250**

Date:  
**October 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, Transportation and Regeneration**

**Address** MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD  
**Development:** The retention of the existing electronic communications installation on a permanent basis  
**LBH Ref Nos:** 3807/APP/2018/3026

**Date Plans Received:** 16/08/2018

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

**Date Application Valid:** 16/08/2018



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**NOTES**  
**UNDERGROUND SERVICES**  
 UNDERGROUND SERVICES ARE INDICATIVE ONLY. POSITIONS SHOULD BE CONFIRMED ON SITE PRIOR TO ANY DEVELOPMENT

- \_\_\_\_\_ DRAINAGE
- \_\_\_\_\_ DUCTS
- \_\_\_\_\_ FIBRE OPTIC
- \_\_\_\_\_ FENCE PLAN
- \_\_\_\_\_ GAS
- \_\_\_\_\_ LIGHTNING PROTECTION - EARTHING
- \_\_\_\_\_ POWER
- \_\_\_\_\_ SERVICES UNKNOWN
- \_\_\_\_\_ TELECOMS
- \_\_\_\_\_ WATER

**ACCESS ARRANGEMENTS**  
 KEYS:-  
 ARQIVA GATE KEY  
 B KEY  
 C KEY  
 LEGGE KEY

SURVEY REQUIRED TO CONFIRM ACCESS KEYS FOR REMAINING ROOMS AND SITE ENTRANCE

PROJ. No.	190201	390418	PS	GB
22	PLANNING ISSUE	390418	PS	GB
21	MASTER UPDATE	310118	KG	LBC
20	MASTER UPDATE	220118	AN	LBC
19	AS BUILT AMENDMENT	10/10/17	WH	BG
18	AS BUILT	188576	1505/17	HC KL

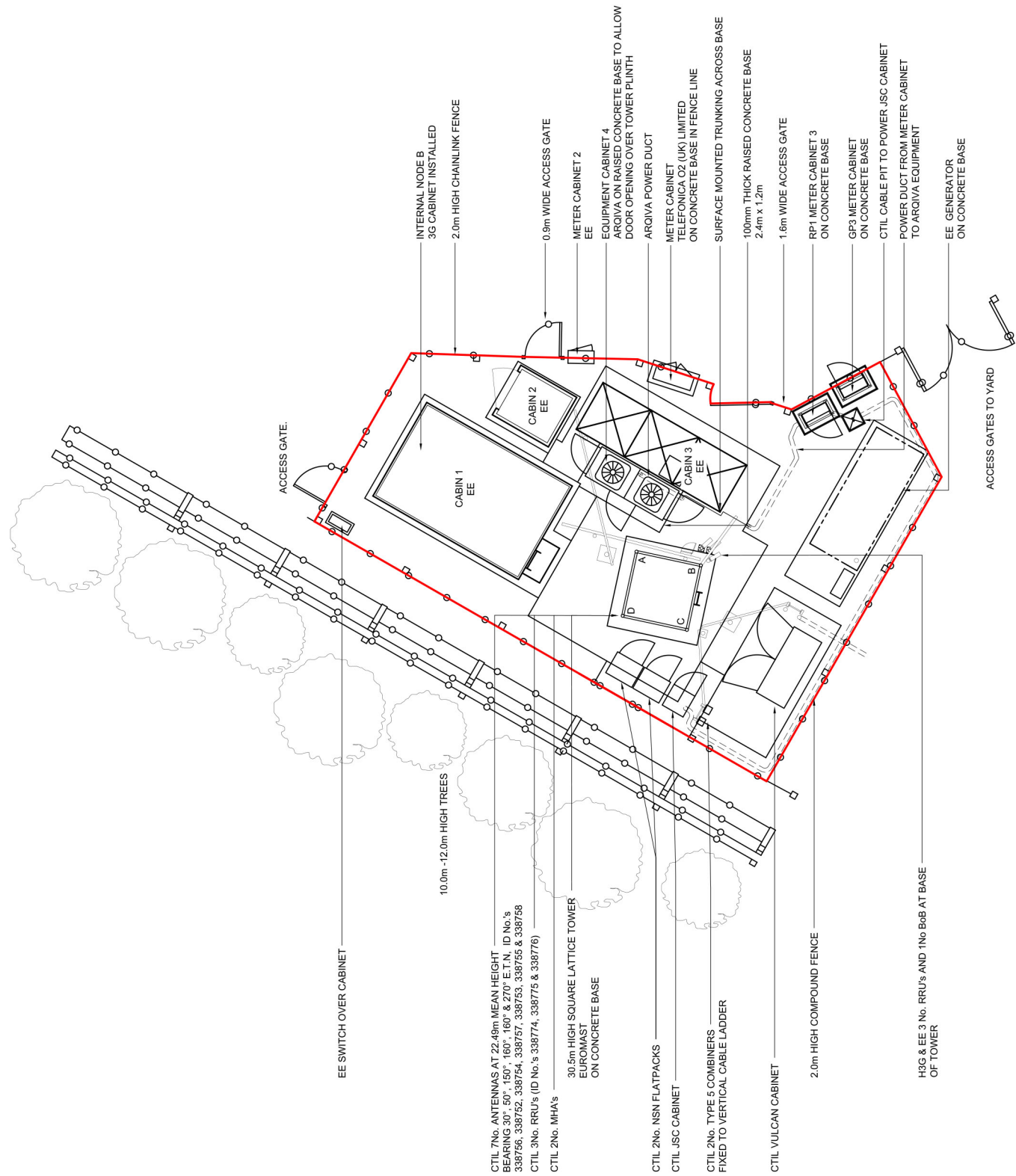
**arqiva**  
 Crawley Court, Winchester, Hampshire, SO21 2QA  
 Tel: 01962 823434, Fax: 01962 822378

SITE No. **1490289**  
**MOUNT VERNON HOSPITAL**  
**RICKMANSWORTH ROAD**  
**NORTHWOOD**  
**MIDDLESEX**  
**GREATER LONDON 3**  
**HAG 2RN**  
 NGR: TQ 07519 91868  
 OS GRID: 507519 191868

TITLE  
**SITE PLAN**  
 EXISTING

SCALE: 1:100  
 DRAWN: IM 27/05/11  
 APPROVED: GB 09/04/18  
 DRG No. Sheet 1 of 1 Rev  
**1490289-00-000-MD022-22**

A3



INTERNAL NODE B  
 3G CABINET INSTALLED

2.0m HIGH CHAINLINK FENCE

0.9m WIDE ACCESS GATE

METER CABINET 2

EQUIPMENT CABINET 4  
 ARQIVA ON RAISED CONCRETE BASE TO ALLOW  
 DOOR OPENING OVER TOWER PLINTH

ARQIVA POWER DUCT

METER CABINET  
 TELEFONICA O2 (UK) LIMITED  
 ON CONCRETE BASE IN FENCE LINE

SURFACE MOUNTED TRUNKING ACROSS BASE

100mm THICK RAISED CONCRETE BASE  
 2.4m x 1.2m

1.6m WIDE ACCESS GATE

R1 METER CABINET 3  
 ON CONCRETE BASE

GP3 METER CABINET  
 ON CONCRETE BASE

CTIL CABLE FIT TO POWER JSC CABINET  
 POWER DUCT FROM METER CABINET  
 TO ARQIVA EQUIPMENT

EE GENERATOR  
 ON CONCRETE BASE

ACCESS GATE.

ACCESS GATES TO YARD

10.0m -12.0m HIGH TREES

EE SWITCH OVER CABINET

CTIL 7No. ANTENNAS AT 22.49m MEAN HEIGHT  
 BEARING 30°, 50°, 150°, 160°, & 270° E.T.N. ID No.'s  
 338756, 338752, 338754, 338753, 338757, 338755 & 338758  
 CTIL 3No. RRU's (ID No.'s 338774, 338775 & 338776)  
 CTIL 2No. WHA's

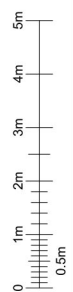
30.5m HIGH SQUARE LATTICE TOWER  
 EUROMAS  
 ON CONCRETE BASE

CTIL 2No. NSN FLATPACKS  
 CTIL JSC CABINET

CTIL 2No. TYPE 5 COMBINERS  
 FIXED TO VERTICAL CABLE LADDER

CTIL VULCAN CABINET  
 2.0m HIGH COMPOUND FENCE

H3G & EE 3 No. RRU's AND 1No BoB AT BASE  
 OF TOWER



NOTES

PROJ.No	190201	PS	GB
PLANNING ISSUE	38/04/18	PS	GB
PROJ.No	202502	KG	GB
MASTER UPDATE	31/01/18	KG	GB
PROJ.No	191453	AN	GB
MASTER UPDATE	22/01/18	AN	GB
PROJ.No	158524	WH	GB
AS BUILT AMENDMENT	07/10/17	WH	GB
PROJ.No	188576	FC	KL
AS BUILT	15/05/17	FC	KL
ISS	REVISION	DATE	DRN/APP

Crawley Court, Winchester, Hampshire, SO21 2QA  
 Tel: 01962 823434, Fax: 01962 822378

SITE No. 1490289

MOUNT VERNON HOSPITAL  
 RICKMANSWORTH ROAD  
 NORTHWOOD  
 MIDDLESEX  
 GREATER LONDON 3

HAG 2RN  
 NGR TQ 07519 91868

OS GRID 507519 191868

TITLE  
 ELEVATION  
 EXISTING  
 NORTH WEST

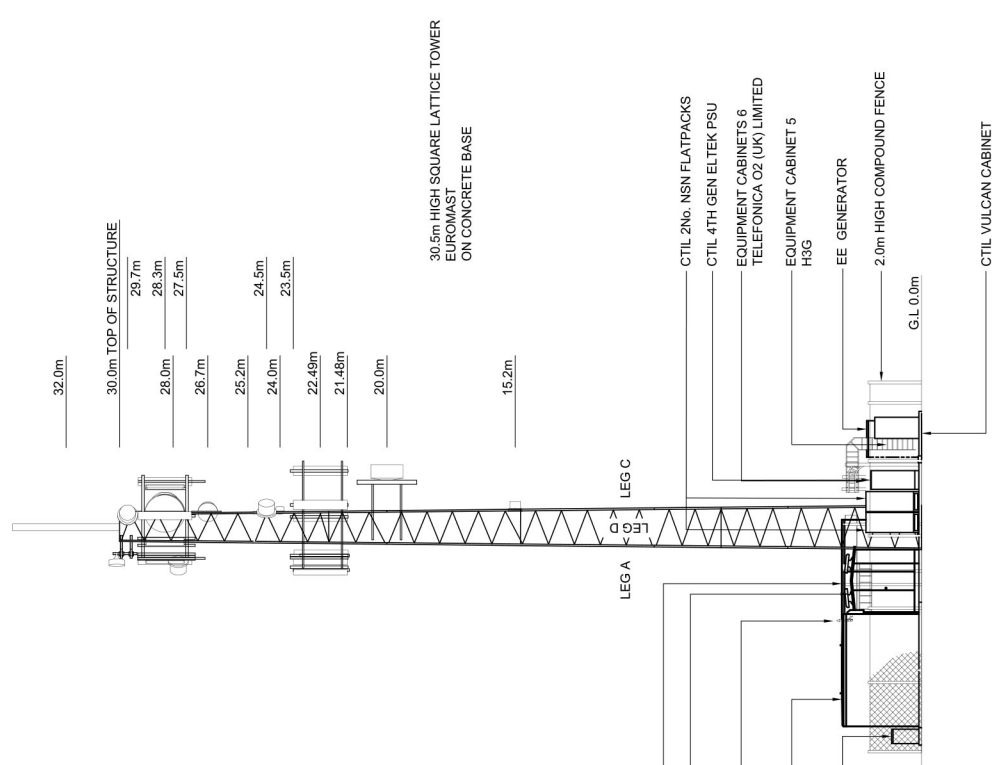
SCALE 1:200

DRAWN IM 27/05/11

APPROVED GB 09/04/18

DRG No. Sheet 1 of 1 Rev

1490289 - 00-002 - MD022 22



H3G & EE 1No. SHF 0.3m HP DISH AT 30.0m  
 BEARING 242° E.T.N. ID No. 381691  
 DAG ANTENNA

1No. 0.6m DISH EE MOUNTED ON HEADFRAME  
 1No. 0.3m DISH EE MOUNTED ON HEADFRAME  
 1No. 1.2m DISH EE LEG MOUNTED ON HEADFRAME  
 1No. 0.6m DISH EE MOUNTED ON HEADFRAME  
 1No. 0.6m DISH EE MOUNTED ON HEADFRAME  
 1No. 1.2m DISH EE LEG MOUNTED ON TOWER  
 1No. 0.6m DISH EE LEG MOUNTED ON TOWER  
 1No. 0.3m DISH EE LEG MOUNTED ON TOWER

H3G & EE 3 No. HUAWEI ADU451604 ANTENNAS AT 28.3m MEAN  
 BEARINGS 20°, 140° & 260° E.T.N. ID. No.'s 342857, 342956 & 342955  
 H3G & EE 3 No. HUAWEI ATR4518R3 ANTENNAS AT 28.3m MEAN  
 BEARINGS 20°, 160° & 260° E.T.N. ID. No.'s 341602, 341603 & 34604  
 3TM 1No. SHF 0.6m HP DISH AT 26.7m,  
 120° E.T.N. ID No. 52180

CTIL 7No. ANTENNAS AT 22.49m MEAN HEIGHT  
 BEARING 30°, 50°, 150°, 160°, 160° & 270° E.T.N. ID No.'s  
 338756, 338752, 338754, 338753, 338757, 338755 & 338758  
 CTIL 3No. RRU's (ID No.'s 338774, 338775 & 338776)  
 CTIL 2No. MHA's

ARQIVA 1 No. SHF 1.2m HP DISH AT 20.0m BEARING 195° E.T.N. ID No. 49557

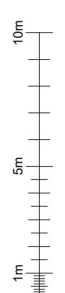
1No. 0.4m DISH  
 EE LEG MOUNTED ON TOWER

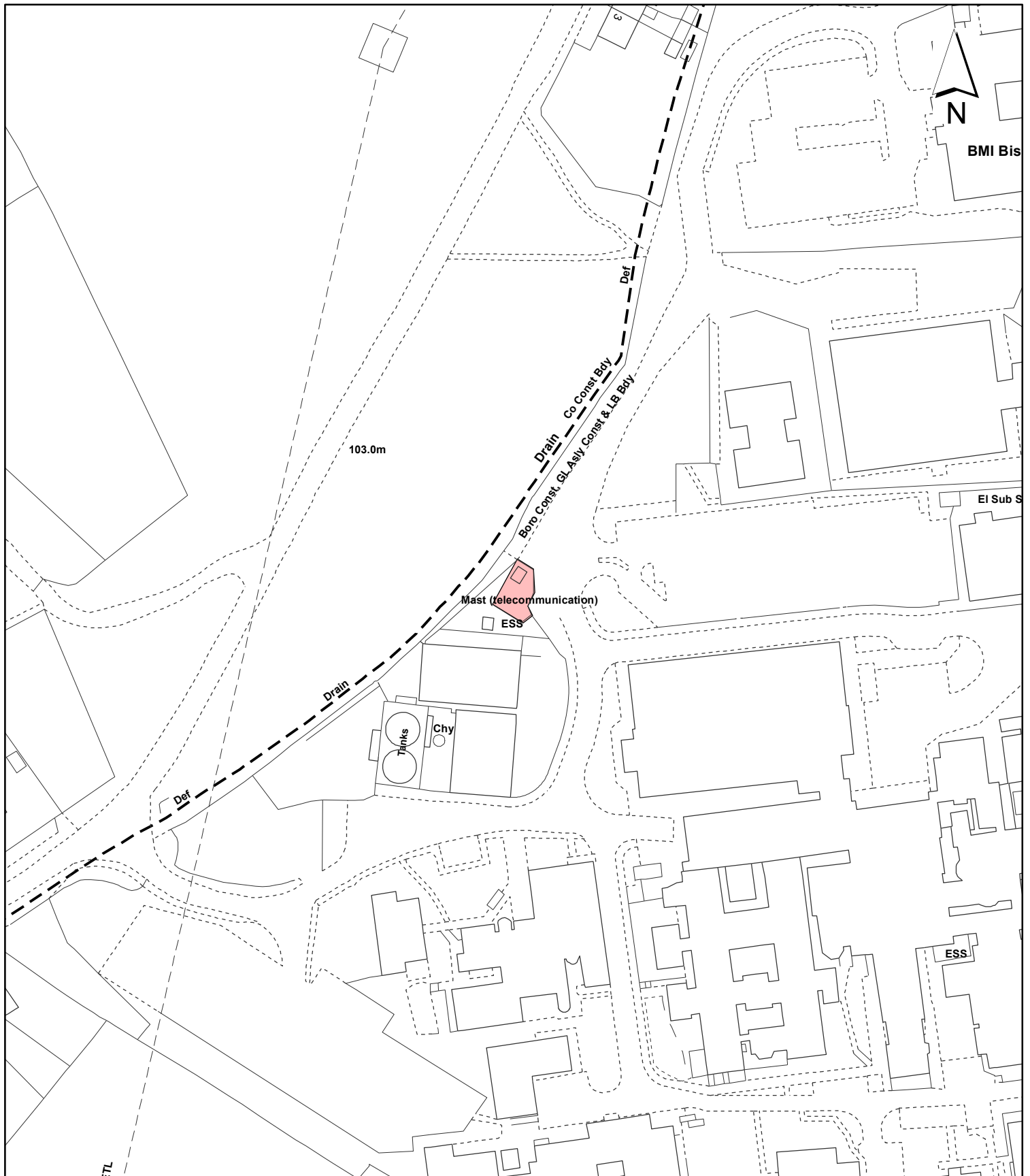
H3G SAMI CABINET  
 WITHIN CABIN 5 EE  
 EQUIPMENT CABINET 4  
 ARQIVA  
 GFS ANTENNA  
 ARQIVA FIXED TO CABLE LADDER  
 CABIN 1  
 EE  
 EE SWITCH OVER CABINET

CTIL 2No. NSN FLATPACKS  
 CTIL 4TH GEN ELTEK PSU  
 EQUIPMENT CABINETS 6  
 TELEFONICA O2 (UK) LIMITED  
 EQUIPMENT CABINET 5  
 H3G  
 EE GENERATOR  
 2.0m HIGH COMPOUND FENCE  
 G.L. 0.0m  
 CTIL VULCAN CABINET

30.5m HIGH SQUARE LATTICE TOWER  
 EUROMAST  
 ON CONCRETE BASE

32.0m  
 30.0m TOP OF STRUCTURE  
 28.7m  
 28.3m  
 27.5m  
 26.7m  
 25.2m  
 24.5m  
 24.0m  
 23.5m  
 22.49m  
 21.48m  
 20.0m  
 15.2m





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Site Address:

**Mount Vernon Hospital  
 Rickmansworth Road**

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

Planning Application Ref:  
**3807/APP/2018/3026**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 140**

Date:  
**October 2018**



**HILLINGDON**  
 LONDON





## HILLINGDON LONDON

<b>Meeting:</b>	<b>North Applications Planning Committee</b>	
<b>Date:</b>	<b>24 October 2018</b>	<b>Time: 7:30pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>	

### ADDENDUM SHEET

<b>Item: 8</b>	<b>Location: 31 Frithwood Avenue</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>

Letter received from the agent on the 23/10/18:

For completeness

'I write to you on behalf of Care Assist Limited, the Applicant of the above planning application to be considered at Wednesday's North Planning Committee meeting.

The proposed care home would provide much needed care for people living with dementia, in line with the Council's stated priorities as set out in the Health and Wellbeing Strategy (2014-17) and Disabilities Commissioning Plan (2011-15).

You will no doubt be aware that this application is of a significantly reduced scale to that previously submitted for development at this site. It follows advice from the case officer that the proposed change of use is acceptable in principle but not at the scale previously proposed. The case officer advised that without extensions the proposed development would be recommended for approval. The current proposal includes a small extension to provide sufficient communal space to make the development viable. It is the 3rd planning application for the proposed development at this site following pre-application discussions with the Council in April 2017. Ironically, the previous proposals submitted at a larger scale attracted numerous objections and a petition. Unfortunately, the absence of a petition in response to this application means that we are unable to address you at Wednesday's planning committee meeting. Care Assist Limited plans to deliver a small home to care for people with early onset dementia and dual diagnosis impairments in the Borough.

Care Assist has spent over a million pounds securing the site following the Council's preapplication advice that the proposals would be acceptable in principle subject to design. There are no objections to this application from statutory consultee. All queries received from the case officer have been addressed satisfactorily. Following eight (8) requests made to the Council to confirm whether any further reductions in the scale of the proposal were required, the Applicant visited the Council on 2 occasions seeking a response to the enquiries made by email and by phone. The officers of the Council at no time during the consideration of the application sought a reduction in the scale of the proposal.

During my meeting with the Case Officer on 17th July 2018, the Case Officer said she was unlikely to require a reduction in the scale of the building. However, she would let me know within a week if she had any concerns. There were 8 requests made to the case officer subsequently seeking her views on this matter. However, no request for further details in relation to the scale of the building were received. Despite this fact, in light of the history of refusals from the Council the applicant instructed a further reduction in the scale of the extensions which are before you today for your deliberation.

The modest extension proposed at 31 Frithwood Avenue is significantly smaller than other extensions previously

<p>approved within and adjacent to conservation areas in the Borough. It is incredible and disappointing that the report to committee copies the previous reasons for refusal ignoring the work that has been done to address the concerns raised on the previous applications. Especially, given the fact that the case officer did not object to the scale of the development during its consideration. A modest development is proposed to bring this empty building back into use providing a care home for people with early onset dementia and dual diagnosis impairments. I appeal to you to consider this application fairly and help to restore my client's faith in the Planning System. I submit to you that planning permission should be granted for this development. Thank you for your time and consideration in this matter.'</p>	
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<b>Item:</b>	<b>Location:</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>

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