



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 4 APRIL 2019

Time: 8.00 PM

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

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

To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor Duncan Flynn (Vice-Chairman)
Councillor Scott Farley
Councillor Martin Goddard
Councillor Becky Haggard
Councillor Henry Higgins
Councillor John Oswell
Councillor Robin Sansarpuri
Councillor Steve Tuckwell

Published: Wednesday, 27 March 2019

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Putting our residents first

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Head of Democratic Services
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www.hillingdon.gov.uk

Useful information for residents and visitors

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

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous 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.

	Address	Ward	Description & Recommendation	Page
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	5 Chiltern Road, Eastcote - 54673/APP/2018/4154	Eastcote & East Ruislip	Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use, including 4 rooflights and alterations to side elevations Recommendation: Approval	7 - 20
7	20 Kewferry Drive, Northwood - 28673/APP/2018/4055	Northwood	Single storey outbuilding to rear for use as a gym Recommendation: Refusal	21 - 28
8	Section 106 Quarterly Report			29 - 38

8a Mount Vernon Hospital, Rickmansworth Road, Northwood - 3807/APP/2019/286

Replacement and upgrade of the mechanical ventilation system serving the Radio pharmacy with associated screening

Recommendation: Approval

- 8b Mount Vernon Hospital, Rickmansworth Road, Northwood - 3807/APP/2019/287
Replacement and upgrade of the mechanical ventilation system serving the Radio pharmacy (Application for Listed Building Consent)

Recommendation: Approval

PART II - Members Only

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

	Address	Ward	Description & Recommendation	Page
9	Enforcement Report			57 - 64

PART I - Plans for North Planning Committee

PART I - Plans for North Planning Committee - Agenda B

FIELD_SUMMARY

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Agenda Item 3

Minutes



NORTH Planning Committee

12 March 2019

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Scott Farley, Martin Goddard, Becky Haggard, Henry Higgins, John Oswell, Robin Sansarpuri and Steve Tuckwell</p> <p>LBH Officers Present: James Rodger (Head of Planning, Transportation and Regeneration), Matt Kolaszewski (Planning Team Manager), Kerrie Munro (Planning Lawyer), Alan Tilly (Transport and Aviation Manager) and Neil Fraser (Democratic Services Officer)</p>
161.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
162.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
163.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 19 February 2019 be approved as a correct record.</p>
164.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
165.	<p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items 1-11 were marked as Part I and would be considered in public. Item 12 was marked as Part II and would be considered in private.</p>
166.	<p>LAND ADJACENT TO 10 TURNSTONE CLOSE - 74303/APP/2018/3920 (<i>Agenda Item 6</i>)</p> <p>Two storey, 3-bed, detached dwelling with associated parking and amenity space</p> <p>Officers introduced the report, confirming that for the reasons of incongruity with the</p>

existing character and appearance of the area, the application was recommended for refusal.

A petitioner addressed the Committee in objection to the application. Points highlighted included:

- Local residents supported refusal for the reasons outlined within the officer's report.
- There were inaccuracies within the application proposal relating to the rear garden of No 11 Turnstone Close.
- There was no access from Turnstone Close listed within the plans.
- Turnstone Close was a small cul-de-sac which already had issues with access by the emergency services and to resident driveways.

The agent for the application addressed the Committee. Points highlighted included:

- The technical standards relating to height as listed within refusal reason 2 had been misapplied. The application did meet the requirements when correctly applied.
- There was no unacceptable impact on neighbouring residents, with no undue loss of privacy or increased noise.
- The application was in line with a pre-existing pattern of development in the area, and provided its own parking and secure garden space.
- The Local and London Plans stated that Authorities should give weight to applications that boosted housing provision.
- Trees and shrubs were to be retained.
- The Ickenham Residents Association had not made any comments objecting to the proposal.
- Officer statements offering advice, without objection, had not been included within the report.
- There were no objections from the Council's Conservation officer.
- The report by the Heritage Specialist had deemed the proposal to be acceptable.

Members sought clarity on a number of points raised by the agent, including the assertion that the bedroom height was compliant with standards, and whether the proposed development would include its own garden.

The agent confirmed that, in line with prevailing standards, the height of the entire dwelling must be taken into consideration, rather than just one room. While one bedroom's height was marginally lower than standards, over 75% of the total dwelling was of sufficient height, and was therefore compliant. With regard to the garden, the existing garden at No 11 was very long. The proposed division would allow both properties to retain a garden that was in excess of the guidance's required size.

Officers advised that, following the agent's comments regarding refusal reason 2, it was agreed that this refusal reason should be removed. However, reason 1 remained and was considered sufficient to retain the officer's recommendation to refuse the application.

Members supported refusal reason 1, and the officers' recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

167. **DUCKS HILL FARM - 5907/APP/2018/4177** (*Agenda Item 7*)

Change of use of land to B8 (Storage) and the siting of 36 shipping containers

Officers introduced the report, and asserted that due to a principle of inappropriate development and resulting harm to the Green belt, the application was recommended for refusal.

A petition in objection had been received, though the petitioner was unable to attend the meeting. In their absence, the Chairman read a statement forwarded by the petitioner. Points highlighted included:

- The land in question was in the Green Belt, and the proposed storage would be clearly seen when travelling by road. The location of 36 shipping containers on the land would therefore be visually intrusive.
- The National Planning Policy Framework set out the planning position regarding development of land within the Green Belt, and the London Borough of Hillingdon Local Plan Part 2, the October 2015 edition, closely follows the NPPF.
- Clause 6.18 stated that a change of use or development on land in the Green Belt is 'inappropriate' development except in 'Very Special Circumstances'.
- The application did not contain relevant 'Very Special Circumstances,' that alter the proposal from being 'inappropriate.'
- Development of farming land for storage was not an acceptable alternative as provided under Clause 2.33 for Farm Diversification, and, in particular, the adverse impact on the landscape quality.
- Concerns remained regarding the impact of more traffic along Ducks Hill Road, particularly in relation to larger vehicles turning into the site on what was a high traffic road.

The applicant addressed the Committee in support of the application. Points highlighted included:

- The positive impact of the site in future years would outweigh any potential visual impact.
- The proposal was in line with NPPF policies on sustainable agricultural areas.
- Of the three farms on Ducks Hill Road, only the applicant's provided products for human consumption. This was not very profitable.
- Investment in machinery and buildings had been made to provide for increased agricultural development, to further increase profit in future years.
- There were no other objections raised within the report, other than the visual impact on the openness of the Green Belt. There were no issues with traffic or environment.

Members were sympathetic to the applicant, but felt that the proposed development would cause significant harm to the appearance and character of the Green Belt.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

168. **R/O 17-21 THE CLOSE - 11448/APP/2018/2541** (*Agenda Item 8*)

Two storey building for use as Class B1 (Business) (Outline Application with all matters reserved)

Officers introduced the report and highlighted the addendum. The Committee was reminded that the application had been deferred from the meeting held on 30 January 2019 to allow officers to provide detail on the heights of the previous applications that had been taken to appeal. This information was set out within the officer's report, which confirmed that the proposed height of 5.5m was correlative to the height of the application approved in 2008 by way of appeal. The application was therefore recommended for approval.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

169. **THE KINGS ARMS PUB, 6 PARK LANE - 74218/APP/2018/3542** (*Agenda Item 9*)

Erection of boundary fence

Officers introduced the report, confirming that the proposal was considered acceptable in principle and with regard to its impact on highway and pedestrian safety, the setting of Listed Buildings, the visual amenity of the street scene and the character and appearance of the Conservation Area. The application was therefore recommended for approval.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

170. **WETHERBY HOUSE - 68153/APP/2018/2612** (*Agenda Item 10*)

Erection of a two storey building with habitable roofspace and a basement to include 9 x 2-bed self contained flats with associated parking and installation of vehicular crossover, involving demolition of existing two storey building

Officers introduced the report and addendum, confirming that the site was last in use as a nursery but was now vacant. The proposal was considered to be in keeping with the keeping with the character and appearance of the street scene, and would not result in loss of amenity for adjoining occupiers, formed an appropriate relationship with the setting to the nearby Aldis Hall, and with Glen Conservation Area. The application was therefore recommended for approval.

The addendum was referred to, which set out the stronger wording on Condition 7 and clarified that the electric charging point numbers should correctly list 5 active and 5 passive spaces. In addition, comments on page 85 of the report were to be deleted, as they had been included in error.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

171.	<p>FORMER ARLA DAIRY SITE - 66819/ADV/2018/75 (<i>Agenda Item 11</i>)</p> <p>Installation of various signage</p> <p>Officers introduced the report, confirming that the proposal was for 3 additional signs to be installed on the site, which already contained signage on plinths. 25 objections had been received, which had focussed on potential antisocial behaviour as a result of the installation, including graffiti. These concerns over antisocial behaviour had been separately referred to the Council's ASBET team.</p> <p>As it was considered that there were no concerns over safety, and that the proposal would comply with the relevant policies, the application was recommended for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
172.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed; and, 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 it issuing the formal breach of condition notice to the individual concerned. <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 1085 as amended).</i></p>
	<p>The meeting, which commenced at 7.30 pm, closed at 8.27 pm.</p>

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

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

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Report of the Head of Planning, Transportation and Regeneration

Address 5 CHILTERN ROAD EASTCOTE MIDDLESEX

Development: Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use, including 4 rooflights and alterations to side elevations.

LBH Ref Nos: 54673/APP/2018/4154

Drawing Nos: MKM/17/CHI05/PL14 Page: 03/04 (Revised 21/02)
MKM/17/CHI05/PL14 Page: 02/04 (Revised 21/02)
MKM/17/CHI05/PL14 Page: 01/04 (Revised 21/02)
MKM/17/CHI05/PL14 Page: 04/04 (Revised 21/02)
Location Plan (1:1250)

Date Plans Received: 26/11/2018

Date(s) of Amendment(s):

Date Application Valid: 26/11/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached two-storey dwelling located on the Northern side of Chiltern Road with the principal elevation facing South. The property is brick built set under a hipped roof. To the West side is an attached single storey garage which is in turn attached to the neighbouring property's garage, no.3 Chiltern Road. The area to the front is mainly covered in hard-standing providing off-street parking. To the opposite side is a side gate which leads to the rear. To the rear of the property is a raised patio section which leads down to the main garden which is attractively landscaped with the majority laid to lawn.

To the East of the application site lies No.7 Chiltern Road, a two storey detached property, which is set forward of the application property and has been extended at both ground and first floor level to the rear. To the West of the application site lies No.3 Chiltern Road, a two storey detached property which has been extended at ground level along the boundary with the application site. There are some differences in levels between these individual properties; the land slopes from West to East down Chiltern Road, and slopes to the North to the rear of the properties.

The street scene is residential in character and appearance comprising detached properties. The site lies within a Developed Area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It lies a little distance to the East of the Eastcote Village Conservation Area.

1.2 Proposed Scheme

The application seeks erection of a part two storey, part single storey side/rear extension and conversion of roofspace to habitable use, including 4 x rooflights and alterations to side elevations (Re-submission)

It should be noted that planning permission has already been granted (54673/APP/2017/3666) for the part two storey, part single storey side/rear extension. This element involved a double storey rear extension projecting 4 metres from the rear elevation which at ground level wraps around to the side to join the rear of the existing garage. The single storey element to the side would have a flat roof 3 metres high.

This proposal would involve the addition of rooflights which would create a playroom and store in the roof space.

1.3 Relevant Planning History

54673/APP/2000/226 5 Chiltern Road Eastcote Middlesex
ERECTION OF A FIRST FLOOR FRONT EXTENSION OVER ENLARGED NEW OPEN PORCH

Decision Date: 05-06-2000 **Approved** **Appeal:**

54673/APP/2017/3666 5 Chiltern Road Eastcote Middlesex
Part two storey, part single storey side/rear extension.

Decision Date: 06-12-2017 **Approved** **Appeal:**

54673/APP/2018/1363 5 Chiltern Road Eastcote Middlesex
Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 x side dormers.

Decision Date: 30-08-2018 **Refused** **Appeal:**

54673/APP/2018/368 5 Chiltern Road Eastcote Middlesex
Application for a non-material amendment to planning permission Ref: 54673/APP/2017/3666 dated 06/12/2017 (Part two storey, part single storey side/rear extension) to allow for amendments to drawing numbers to approved plans

Decision Date: 07-03-2018 **Approved** **Appeal:**

Comment on Planning History

54673/APP/2017/3666 - Part two storey, part single storey side/rear extension. Approved on 06.12.2017

54673/APP/2000/226 - Erection of a first floor front extension over enlarged new open porch. Approved 05.06.2000

54673/APP/2018/1363 - Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 x side dormers. Refused 30.08.2018 for the following reasons -

(1) The proposal, due to the lack of outlook and natural light afforded to the proposed bedroom in the roof, would result in an oppressive environment to that room. As such, the proposal would fail to provide a satisfactory residential environment for future occupiers and would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

(2) The proposal would result in the provision of a habitable room (proposed bedroom in the roof space) of an unsatisfactory quality for the future occupiers, due to insufficient floor

area with adequate height and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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

5 neighbouring properties along with Eastcote Residents Association were consulted on 03/12/2018 and a site notice was displayed to the front of the site on 04/12/2018.

The local ward councillor has called this application in and requested that this be determined at the North Planning Committee if recommended for approval.

Three objections have been received raising the following issues;-

(1) The development will significantly adversely impact residents ability to park safely in Chiltern Road. Parking is already limited and a problem and it is clear from the plans that the development will result in greater occupancy than at present and by default will therefore require additional parking. The additional requirement for parking will only make this matter worse, it is not sustainable and will create additional risks in terms of road safety.

(2) The proposed development is not keeping or consistent with other properties in Chiltern Road.

(3) Surprised that a resubmission has been made based on the same application that was refused last time (albeit they have removed the dormers in the roof and replaced them with Velux windows) All objections detailed previously still apply

(3)The rear windows of the 2nd floor extension would overlook the rear west ground floor roof lantern of the objector affecting privacy

(4) The height and bulk of the overall extension would over shadow and obscure natural daylight to existing windows and rooms on both floors on the west of the objectors property.

Officers notes - the matters raised are considered below.

Design & Conservation Officer: No objection given the previous application, which had dormers as well.

4. UDP / LDF Designation and London Plan

Standard Informatives

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.
BE4 New development within or on the fringes of conservation areas
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
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.
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5 (2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area including the setting of the nearby Conservation Area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

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 BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. This policy reflects the relevant legal duties. The Conservation officer does not suggest there is any impact upon the setting of the Conservation Area.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new

development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Paragraphs 6.2 and 6.3 of the HDAS SPD specify that any two storey/first floor rear extension will only be considered where they do not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring properties. Paragraph 6.4 of the HDAS SPD specifies that where the 45 degree line of sight criteria can be met, then two storey rear extensions at detached properties should not exceed a maximum depth of 4 metre. Paragraph 6.6 of the HDAS states the height of the extension should not normally exceed the height of the existing building. The roof lines of the extension should normally be parallel to those of the existing building and the eaves line.

Section 7.0 of the Hillingdon SPD relating to Loft Conversions and Roof Extensions states careful consideration should be given to the volume, height, proportion and position and overall appearance of any dormer windows. It is important to create an extension that appears secondary to the size of the roof face within which it will be set. Roof extensions as wide as the house can create the appearance of an effective flat roofed third storey which will be refused permission. Roof slopes which are visible only from other gardens can still impact upon the character and appearance of the residential area, and is just as important for such roof extensions to relate well to the proportions and massing of the existing house and its neighbours.

Policy 3.5 of the London Plan (2016) expects housing design to be of the highest quality internally, externally and in relation to their context and the wider environment.

The proposal involves a double storey rear extension projecting 4 metres from the rear elevation which at ground level wraps around to the side to join the rear of the existing garage. The single storey element to the side would have a flat roof 3 metre high. The two storey and single storey element would not appear disproportionate to the scale and form of the original house. The two storey element would sit directly behind the existing dwelling and would not be visible from the street scene. Both the depths and heights comply with the HDAS guidance and given its position directly to the rear of the main dwelling, would appear subservient to the main roof.

The proposal in terms of its scale, form and size would respect the character and appearance of the original house and would not detract from the visual amenities of the surrounding area. In addition the Council's conservation officer had also confirmed in the previous application, no objections, stating that the proposals would not have any impact on the character or appearance of the Eastcote Village Conservation Area, (including its setting) or any other heritage assets.

The proposed loft conversion by the addition of modest rooflights is considered not to have a visually intrusive and over-dominant impact upon the residential amenities of the existing and proposed extended property or other nearby properties. The rear rooflight was amended through consultation and now affords both light and rear facing outlook,

The proposed internal layout of the roofspace has been designed as a playroom and separate store.accessed via an internal staircase This is in response to the previous refusal which incorporated bedroom space which was considered below standard for

habitable accommodation. The playroom has an area of 14.85 square metres and the store has an area of 10.23 square metres.

The only source for natural light into the converted loft would come from the proposed rooflights, there are no other windows or door openings to allow natural light to penetrate throughout the space.

With regard to its size, the proposed development is clearly intended to be ancillary space. However the play room is living accommodation and through discussion the rear rooflight has been enlarged to afford more light and an outlook to the rear.

It is considered that the proposal would result in the provision of living accommodation with acceptable levels of natural/sunlight provision and outlook in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

Both the neighbouring properties benefit from ground floor extensions. No.3 is to the West and has been extended along the side boundary to the application site such that the proposed extension would not actually extend the 4 metres beyond their extended rear elevation closest to the side boundary. No.7 to the East is set back from the application site and has been extended which results in the proposed ground floor extension sitting behind their rear elevation. The first floor rear extension extends along the original building line, which is set in 0.955 metres from the side boundary to the East with no.7. No.7 is also set back from the application site and has been extended. To the West the application site is separated from the neighbouring dwelling at no.3 by the widths of their respective garages, resulting in a separation gap of approximately 4 metres at first floor level. The submitted plans illustrate the proposal would be clear of the 45 degree lines taken from both the neighbouring rear elevations. Side windows which are secondary windows are not applicable for 45 degree assessments under the HDAS requirements contrary to the objection submitted. Reference has also been made to the no.7 Chiltern Road which had a similar first floor extension staggered so that it would not impinge on the 45 degree line for the neighbouring property at no.5 Chiltern Road.

The objection raised is that this proposal should follow the same principle and have a staggered rear elevation. However the reason why no such requirement is necessary is because the submitted plans illustrate there is no impingement on the 45 degree lines taken from the main rear elevation. Indeed the plans in fact are taken from the corner of the proposed building line and not from the centre of the rear windows, so the potential impact would actually be less than depicted on the submitted plans. This is also as a result of the separation distances from the properties with no.7 being much closer to no.5 than no.5 being to no.3. The application site is separated from the neighbouring dwelling at no.3 by the widths of their respective garages, resulting in a separation gap of approximately 4 metres at first floor level.

Furthermore it should also be noted that there is an existing window on the side elevation facing no.3 which is obscured glazed and serves the staircase. The proposal additional

window on the first floor would serve the new staircase and would be obscurely glazed and non-opening below 1.8 metres. The proposed window on the opposite side would serve the bathroom and so again can be conditioned to be obscurely glazed and non-opening below 1.8 metres, as per the current arrangement on that elevation.

Whilst it may well be possible to have some visibility through the rooflights this would not be a normal part of the use and will be sufficiently oblique or to the rear so as not to raise any adverse overlooking issues

In addition following the natural path of the sun rising from the East and setting in the West, it is considered there would be minimal additional adverse impact to no.3, which is located to the West of the application site and has a good separation distance from the existing and proposed extended dwelling. The existing properties tend to cause their own shadow over their rear gardens towards the middle of the day because of their orientation. Therefore it is considered that there would not be any unacceptable loss of amenity or overlooking to the adjacent properties. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE20, BE21 and BE24 and section 3.0 of the HDAS: Residential Extensions.

Policy BE23 states all extensions should provide or maintain external amenity area which is sufficient to serve the occupants of the property in terms of its size and usability. The application site would maintain a rear amenity area of well over 100 square metres to continue to accord with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (December 2008).

The proposed development would retain off road car parking spaces to the front of the property and would continue to accord with Policy AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (December 2008).

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers MKM/17/CHI05/PL14

REASON

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

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos 3 and 7 Chiltern Road

REASON

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

5 HO6 Obscure Glazing

The windows facing Nos 3 and 7 Chiltern Road shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

INFORMATIVES

- 1** 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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

- 2 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.
- 3 Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

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

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

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

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape

works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with

British Standard Code of Practice BS 5228: 1984.

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

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

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**5 Chiltern Road
 Eastcote**

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

Planning Application Ref:
54673/APP/2018/4154

Scale:
1:1,250

Planning Committee:
North Page 19

Date:
April 2019



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Report of the Head of Planning, Transportation and Regeneration

Address 20 KEWFERRY DRIVE NORTHWOOD
Development: Single storey outbuilding to rear for use as a gym
LBH Ref Nos: 28673/APP/2018/4055
Drawing Nos: 1814/1

Date Plans Received: 16/11/2018 **Date(s) of Amendment(s):**
Date Application Valid: 16/11/2018

1. CONSIDERATIONS

1.1 Site and Locality

This site is occupied by a large, two-storey detached house situated within a spacious plot on the north side of Kewferry Drive. The established garden contains, and is surrounded by good tree cover which characterises the area. The site lies within the area covered by TPO's 12 and 639, albeit there are no protected trees within the site. The garden to the rear of the house lies within designated Green Belt.

1.2 Proposed Scheme

The proposal is for a single storey outbuilding to rear for use as a gym.

1.3 Relevant Planning History

28673/80/0966 20 Kewferry Drive Northwood
Householder dev. (small extension, garage etc) (P)

Decision Date: 10-06-1980 **Approved** **Appeal:**

Comment on Planning History

No relevant planning history

2. Advertisement and Site Notice

- 2.1 Advertisement Expiry Date:- Not applicable
- 2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

6 neighbours were consulted on 22/11/2018 and a site notice displayed. Three objections were received, summarised below:

- 1. The application is for an outbuilding of 75sqm which is significantly beyond the DMP A1.34 general guide of 30 sqm.

2. The application contains a proposal for the inclusion of a hot tub as well as a bathroom comprising a shower, sink and toilet which is contrary to policy DMHD 2
3. There is a concern to ensure that, if consent is given, that it cannot be used for residential purposes.
4. A gym would be out of place at such a distance from the house.
5. The outdoor hot tub would be a noise nuisance for the homes nearby.
6. A permanent building at the extremity of the garden would set a precedent.
7. Overlooking from bottom of garden to No.18

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

Trees and Landscape comments:

RECOMMENDATION In the absence of a tree survey and Arboricultural Impact Assessment, the applicant has failed to ensure that protected trees are safeguarded from the development. The construction of a building within the Green Belt is unacceptable without evidence of special circumstances. For the reasons above, the application is unacceptable.

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:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
OL1	Green Belt - acceptable open land uses and restrictions on new development
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.16	(2016) Green Belt
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the outbuilding on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

Section 9 of the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions sets out criteria to assess outbuildings against: the requirements are that the proposed should be set back 500 mm from the boundaries and positioned as far away from the house as possible, the external materials should be similar to the existing house, that a flat roof should be no higher than 3 m and that windows would only be permitted in the elevation facing owners main house.

In respect of the scale of the building, the proposal is approximately 75 sq.m. The height of the outbuilding would be 3.75 m high at its highest point and set a minimum 3.50 m from the side boundaries and 5 m from the rear boundary. The footprint of the proposed outbuilding at 75 m² would represent 32% of the footprint of the dwelling (234 m²). The proposed uses of the outbuilding could be considered as reasonably required for incidental purposes. There is little justification for the outbuilding, but the scale of the outbuilding appears proportionate to the scale of the original dwelling as a minor accompaniment. The outbuilding would be used as a gym with a hot tub, shower/changing room and plant room.

It is considered that the size and scale of the proposed outbuilding would be in-keeping with the original dwelling and the wider area and would not be capable of being used as a separate residential unit or a business, subject to a condition. Therefore the proposal would comply with policies BE13, BE15 and BE19 of the Hillingdon Local Plan and HDAS: Residential Extensions.

With regard to the impact on the amenities on neighbouring properties, the SPD: Residential Extensions, Section 9.2 states in order to prevent overshadowing of adjoining houses and patios, any detached outbuildings should be position as far away from the house as possible and that they should be set in by at least 0.50 m from the shared boundary. This distance is considered sufficient to ensure there is no undue impact on these properties.

The proposed development would have windows on the side elevations. Taking into consideration the trees and hedges screening along the boundary and the distance from the main houses, this would not result in overlooking and loss of privacy to adjoining occupiers.

Due to the orientation and position of the proposed extensions it is not considered that there would be any loss of amenity or overlooking to the adjacent properties either side or to the rear of the property. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1140 sq m of private amenity space would be retained in compliance with paragraph 5.13 of the HDAS: Residential Extensions and policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The established garden contains, and is surrounded by good tree cover which characterises the area. The site lies within the area covered by TPO's 12 and 639, albeit

there are no protected trees within the site. The woodland to the rear of the back garden is covered by TPO 385, a woodland order, W1, which protects all ash, blackthorn, field maple, hawthorn and oak. According to the aerial photographs, there are trees which oversail the rear boundary, whose root protection areas (RPA) will be likely to extend into the rear garden. The garden to the rear of the house lies within designated Green Belt. Based on the submitted information it is not clear whether trees will be affected by the proposal, but it is likely. More detailed survey (and analysis) is required. The Green Belt status of the back garden indicates that any effect on the openness of the land should be resisted. In the absence of a tree survey and Arboricultural Impact Assessment, the applicant has failed to ensure that protected trees are safeguarded from the development.

The construction of a building within the Green Belt is unacceptable without evidence of special circumstances. Refusal is recommended on these grounds.

As such the application is recommended for refusal.

6. **RECOMMENDATION**

The construction of a building within the Green Belt is unacceptable without evidence of special circumstances. Refusal is recommended on these grounds.

1 NON2 Non Standard reason for refusal

The proposal represents inappropriate development within the Green Belt in terms of the guidance contained in the National Planning Policy Framework which is harmful by definition to its open character and appearance. Furthermore, there are no very special circumstances provided or which are evident which either singularly or cumulatively justify the permanent or temporary retention of the buildings which would overcome the presumption against inappropriate development in the Green Belt. The development is therefore harmful to the Green Belt, contrary to the National Planning Policy Framework, Policy 7.16 of the London Plan (2016), Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

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 further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore detrimental to the visual amenity of the street scene and the wider area contrary to Policies BE19, BE38 and BE39 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.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

BE39 Protection of trees and woodland - tree preservation orders

EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

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

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.16 (2016) Green Belt

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

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:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
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LPP 3.5	(2016) Quality and design of housing developments
LPP 7.16	(2016) Green Belt
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Diane Verona

Telephone No: 01895 250230



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Site Address:

**20 Kewferry Drive
 Northwood**

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

Planning Application Ref:
28673/APP/2018/4055

Scale:
1:1,250

Planning Committee:
North Page 27

Date:
April 2019



HILLINGDON
 LONDON

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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 31 December 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 14 March 2019 and updates the information received by Cabinet in December 2018. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 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 October 2018 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/12/18' 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 30/09/18" and "Total Income as at 31/12/18".

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 31 December 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 March 2019.

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North Planning Committee - 4th April 2019

PART 1 - MEMBERS, PUBLIC & PRESS

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 February 2019)
			AS AT 31/12/18	AS AT 30/09/18	AS AT 31/12/18	AS AT 30/09/18	To 31/12/18	AS AT 31/12/18	AS AT 31/12/18	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
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 out 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	950,361.76	727,611.76	222,750.00	1,448.24	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. Final Certificate issued. £5,000 security and remaining 25% of the bond returned this quarter.
PT/278/110/413 *149	South Ruislip	Imperial House, Stonefield Way, South Ruislip (Lid) 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.
SECTION 278 SUB - TOTAL			1,847,616.72	1,847,616.72	1,037,018.67	814,268.67	222,750.00	810,598.05	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										

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 February 2019)
			AS AT 31/12/18	AS AT 30/09/18	AS AT 31/12/18	AS AT 30/09/18	To 31/12/18	AS AT 31/12/18	AS AT 31/12/18	
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. 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.
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). Scheme completed July 2018. Awaiting invoices.
PT/148/327 *105	Northwood Hills	Northwood School (University Technical College), 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	119,190.99	98,555.57	20,635.42	15,809.01	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 substantially completed March 2018. Minor works outstanding. 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).
PT/205/421A	Ickenham	234- 236 Swakeleys Road, Ickenham 72634/APP/2017/769	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00	Funds received towards the cost of the highway works identified in the agreement. No time limits for spend.
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	310,678.65	307,678.65	147,310.14	126,674.72	20,635.42	163,368.51	30,000.00	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	2,158,295.37	2,155,295.37	1,184,328.81	940,943.39	243,385.42	973,966.56	30,000.00	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

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 February 2019)
			AS AT 31/12/18	AS AT 30/09/18	AS AT 31/12/18	AS AT 30/09/18	To 31/12/18	AS AT 31/12/18	AS AT 31/12/18	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
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	0.00	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). Funds allocated towards lighting improvements in Pembroke Road, Ruislip (Cabinet Member Decision 04/10/2018). Scheme completed January 2019. Awaiting invoices.
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 Apprenticeship 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). Funds allocated towards road safety improvements on Copsewood Way (Cabinet Member Decision 22/06/2018.)
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/120/350D	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.

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 February 2019)
			AS AT 31/12/18	AS AT 30/09/18	AS AT 31/12/18	AS AT 30/09/18	To 31/12/18	AS AT 31/12/18	AS AT 31/12/18	
PPR/143	Northwood	36-40 Rickmansworth Road, Northwood. 69978/APP/2016/2564	20,117.50	0.00	0.00	0.00	0.00	20,117.50	20,117.50	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. No time limit for spend.
		COMMUNITY, COMMERCE & REGENERATION TOTAL	216,942.08	196,824.58	8,177.00	8,177.00	0.00	208,765.08	132,324.50	
PORTFOLIO: CENTRAL SERVICES, CULTURE & HERITAGE										
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	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)
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/12/215A	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.
		CENTRAL SERVICES, CULTURE & HERITAGE - TOTAL	35,550.91	35,550.91	32.50	32.50	0.00	35,518.41	13,338.00	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
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.

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 February 2019)
			AS AT 31/12/18	AS AT 30/09/18	AS AT 31/12/18	AS AT 30/09/18	To 31/12/18	AS AT 31/12/18	AS AT 31/12/18	
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	50,000.00	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. £20,000 received as final payment. Funds to be spent by May 2029.
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.
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. Funds allocated towards the refurbishment of a single tennis court at Northwood Recreation Ground (Cabinet Member Decision 19/10/2018).
E/91/323B	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	55,000.00	55,000.00	55,000.00	0.00	55,000.00	0.00	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). Scheme completed and skate park opened August 2018. Awaiting invoices. Scheme closed.
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.
		FINANCE PROPERTY & BUSINESS SERVICES SUB -TOTAL	538,282.91	538,282.91	175,798.62	120,798.62	55,000.00	362,484.29	217,534.87	
PORTFOLIO: SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING										

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 February 2019)
			AS AT 31/12/18	AS AT 30/09/18	AS AT 31/12/18	AS AT 30/09/18	To 31/12/18	AS AT 31/12/18	AS AT 31/12/18	
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 (February 2019). Funds allocated towards improvements to St Martin's Medical Centre (Cabinet Member Decision 20/12/2018). Scheme on site. Funds to be transferred to HCCG February 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	0.00	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. Funds to be spent within 5 years of completion of the development (estimated to be 2019). Funds allocated towards the provision of affordable housing units at Hornbeam Road, Hayes (Cabinet Member Decision 05/11/2018).
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

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 February 2019)
			AS AT 31/12/18	AS AT 30/09/18	AS AT 31/12/18	AS AT 30/09/18	To 31/12/18	AS AT 31/12/18	AS AT 31/12/18	
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/20131094	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
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.
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	1,041,676.16	1,041,676.16	0.00	0.00	0.00	1,041,676.16	860,664.53	
		SECTION 106 SUB - TOTAL	2,143,130.71	2,120,013.21	331,318.26	255,682.84	75,635.42	1,811,812.45	1,253,861.90	
		GRAND TOTAL ALL SCHEMES	3,990,747.43	3,967,629.93	1,368,336.93	1,069,951.51	298,385.42	2,622,410.50	1,253,861.90	

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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 £1,012,590.53

- *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:H11/195B £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 H22/239E £7,363.00 funds have been received to provide Health Care services in the borough.
- *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.

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 February 2019)
			AS AT 31/12/18	AS AT 30/09/18	AS AT 31/12/18	AS AT 30/09/18	To 31/12/18	AS AT 31/12/18	AS AT 31/12/18	
*116: H/57/351D			£6,212.88							funds received to provide health care facilities in the borough.
*122: PT/278/105/350C			£1,448.24							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).
			£1,012,590.53							

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Plans for North Applications Planning Committee

Thursday 4th April
2019



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Page 47

Report of the Head of Planning, Transportation and Regeneration

Address 5 CHILTERN ROAD EASTCOTE MIDDLESEX
Development: Part two storey, part single storey side/rear extension and conversion of
roofspace to habitable use, including 4 rooflights and alterations to side
elevations
LBH Ref Nos: 54673/APP/2018/4154

Date Plans Received: 26/11/2018 **Date(s) of Amendment(s):** 26/11/2018
Date Application Valid: 26/11/2018

H. M. LAND REGISTRY GENERAL MAP

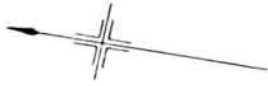
NATIONAL GRID PLAN
GREATER LONDON

SHEET

TQ 1188

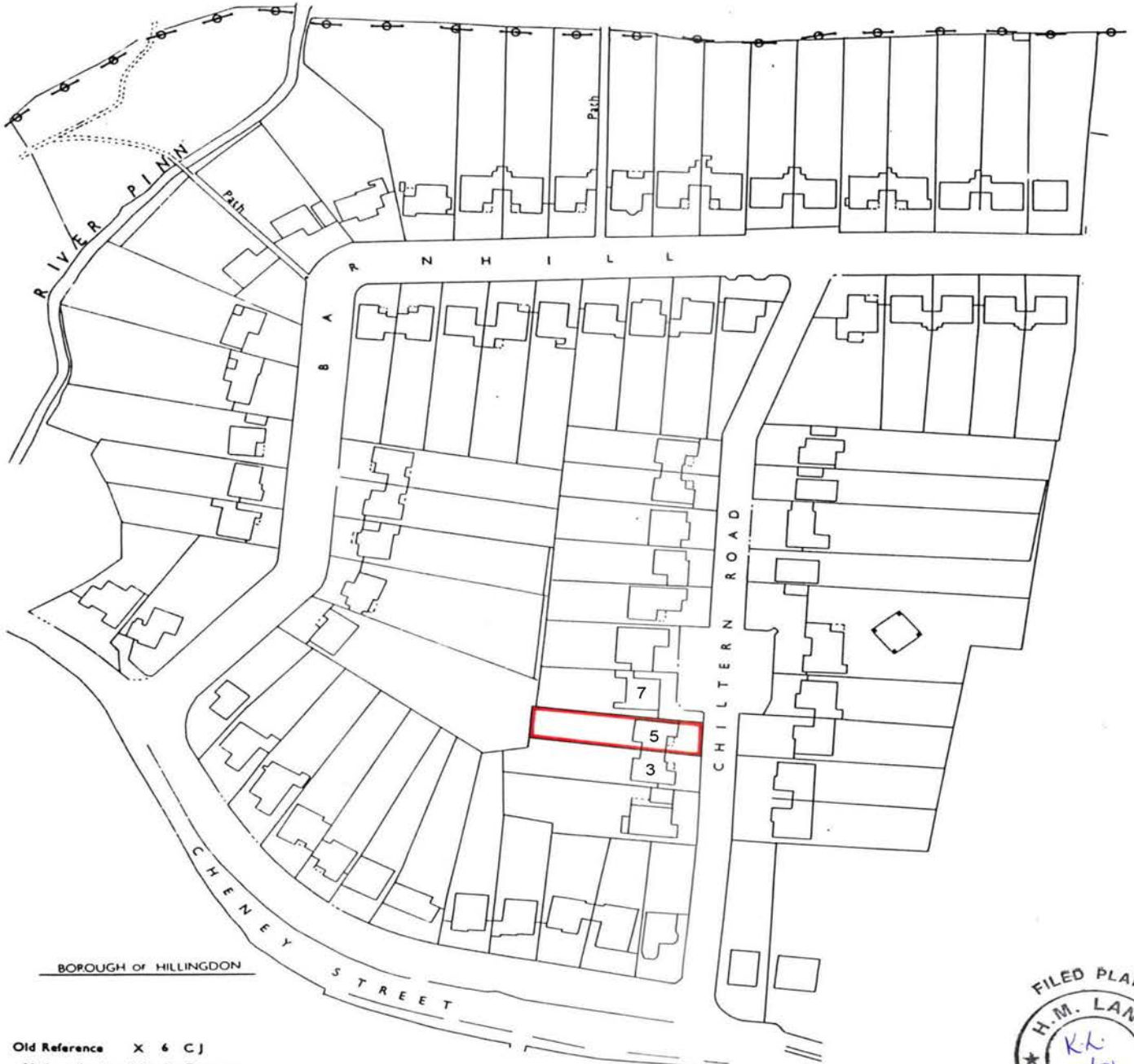
SECTION B

Scale 1/1250



BOROUGH OF HARROW

NE
NW



Old Reference X 6 C J
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TITLE No. **MX128621**

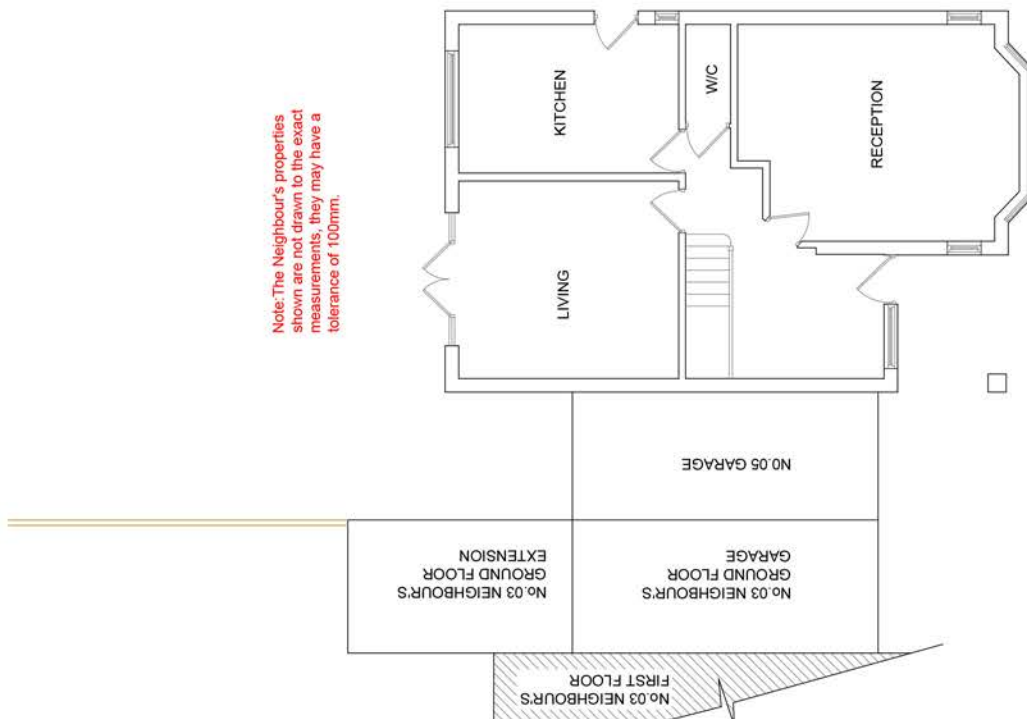
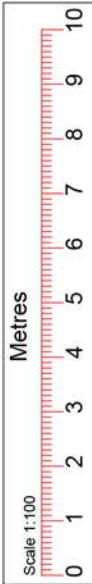


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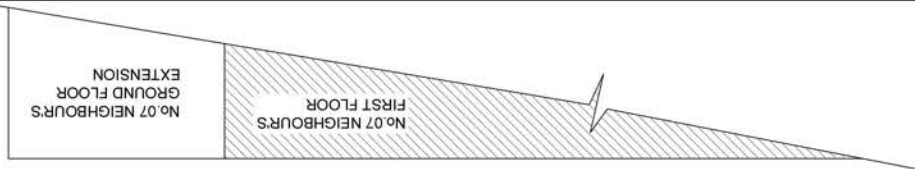
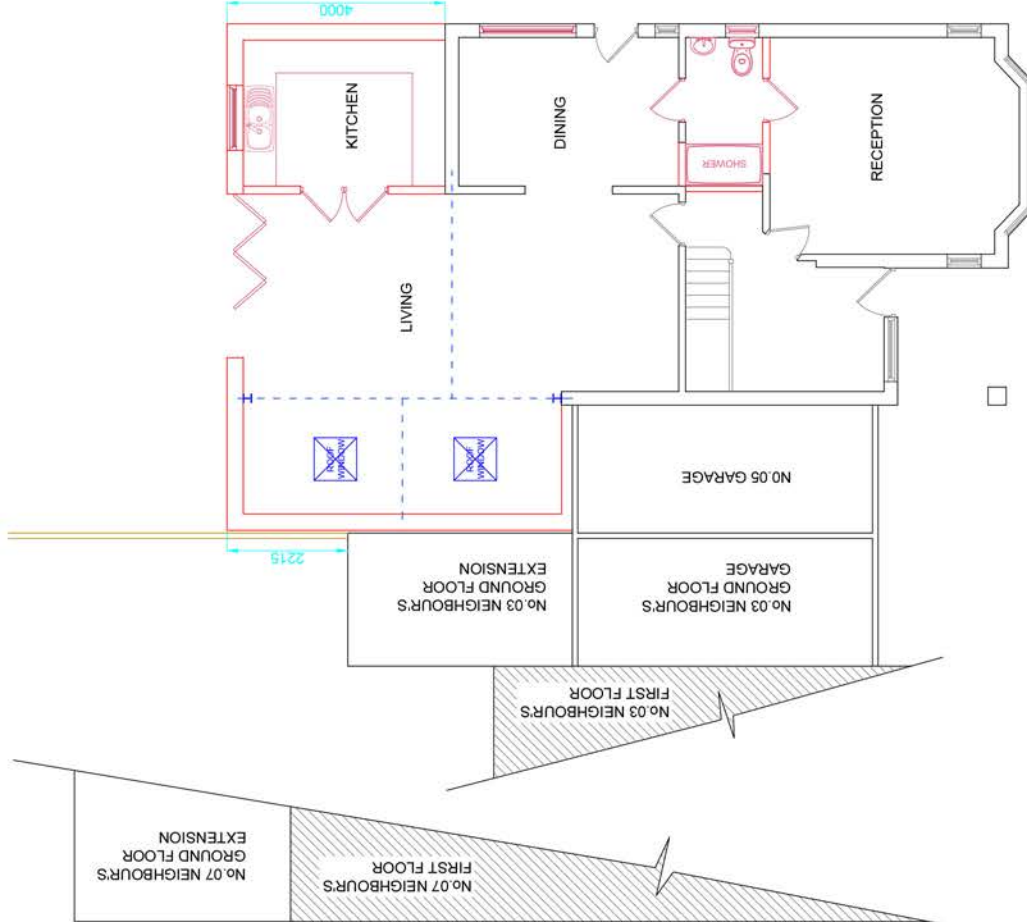
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This title is dealt with by HM Land Registry, Wales Office.



Note: The Neighbour's properties shown are not drawn to the exact measurements, they may have a tolerance of 100mm.



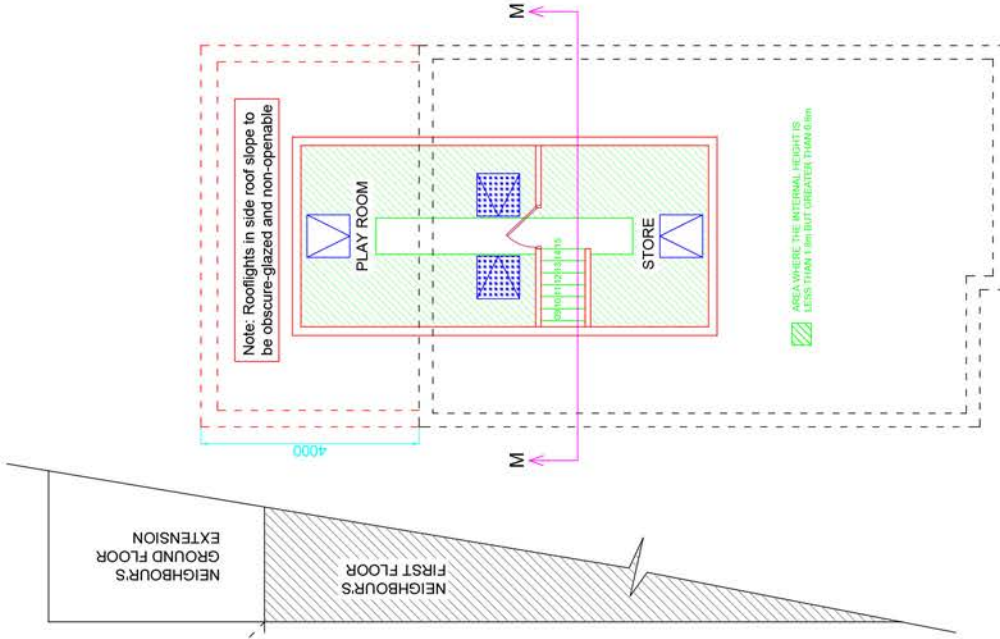
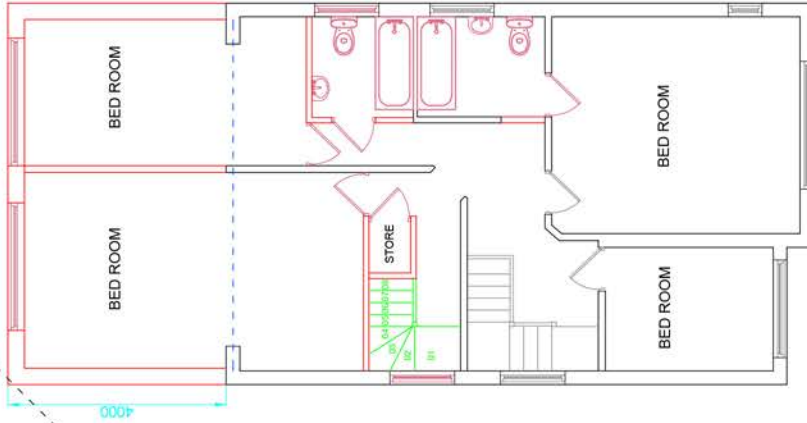
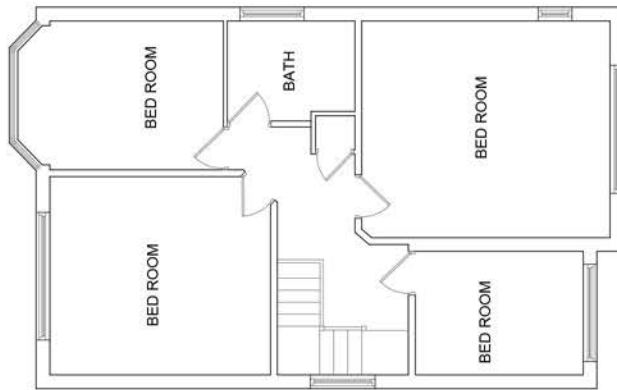
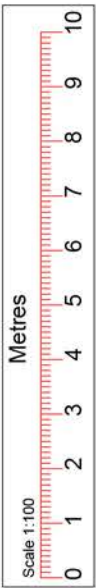
TITLE: ERECTION OF DOUBLE STOREY REAR EXTENSION, PART SINGLE STOREY SIDE/REAR EXTENSION AND INSTALLATION OF ROOF WINDOWS TO ROOF SLOPES

CLIENT NAME : MR A JOSEPH.
SITE ADDRESS : 05 CHILTERN ROAD, PINNER, HA5 2TD.

MKM DESIGN & CONSTRUCTION LTD
Contract: M.MATHU (REG.MSC Civil Engineering)
Tel: 025 8540553
Email: mathu_eng@yahoo.co.uk
Web: mkmdesigns.co.uk

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Dwg No : MKM17/CH05/PL14 | Page : 01/04 | Drawn By: M.MATHU | Date : 26/11/2018 | Scale : SHOWN@A3



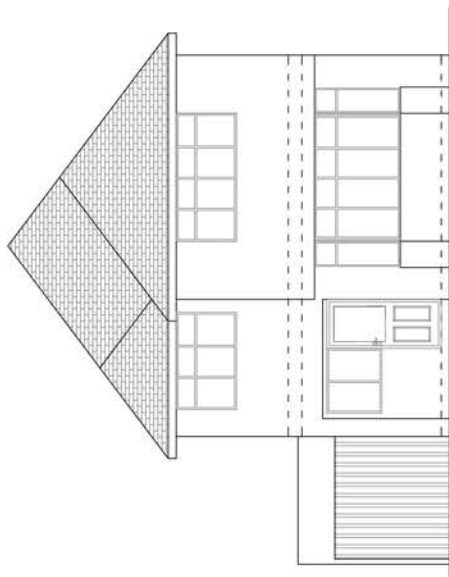
**TITLE: ERECTION OF DOUBLE STOREY REAR EXTENSION,
PART SINGLE STOREY SIDE/REAR EXTENSION AND
INSTALLATION OF ROOF WINDOWS TO ROOF SLOPES**

CLIENT NAME : MR A JOSEPH.
SITE ADDRESS : 05 CHILTERN ROAD,
PINNER,
HA5 2TD.



Contact: M.MATHU (BSc, MSc Civil Engineering)
Tel: 025 8540553
Email: mathu_eng@yahoo.co.uk
Web: mthudesigns.co.uk

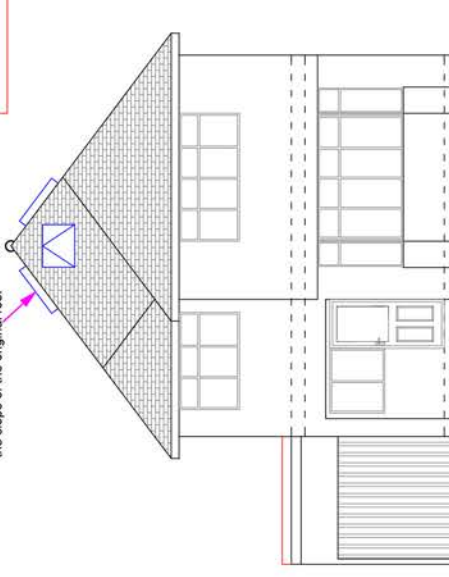
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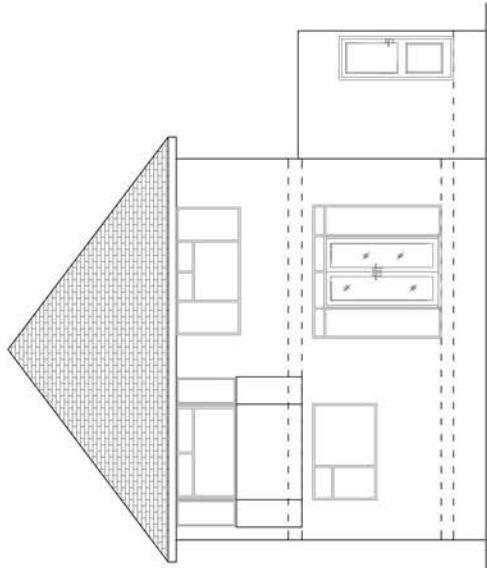
EXISTING FRONT ELEVATION
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Rooflights NOT to protrude more than 150mm beyond the plane of the slope of the original roof

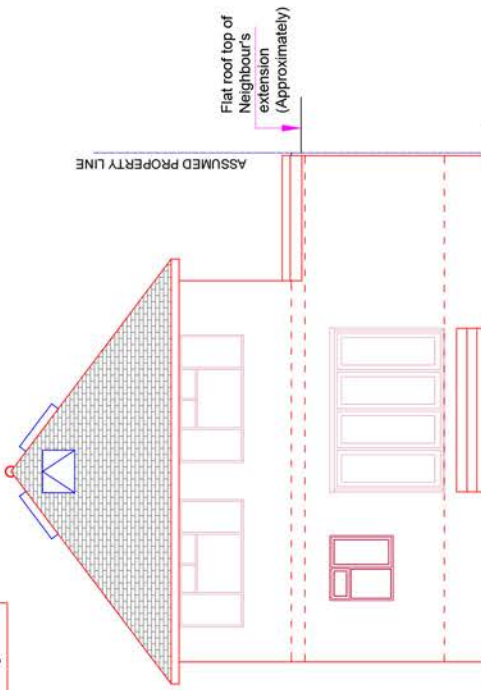
Note:
The materials used in any exterior work to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse



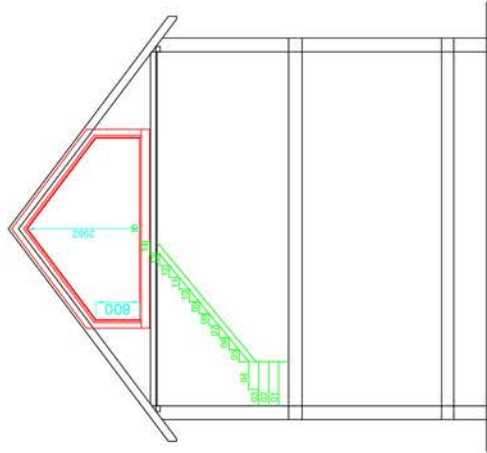
PROPOSED FRONT ELEVATION
Scale 1:100



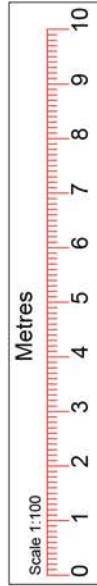
EXISTING REAR ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED SECTION N-N
Scale 1:100



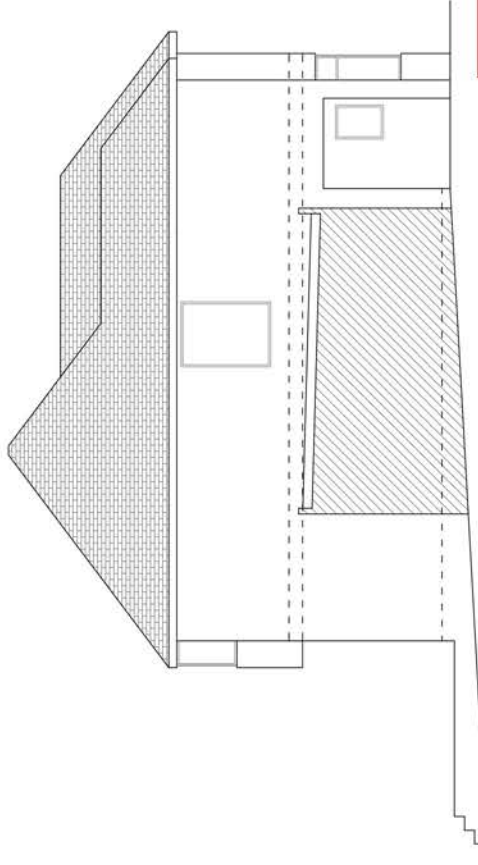
TITLE: ERECTION OF DOUBLE STOREY REAR EXTENSION,
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CLIENT NAME : MR A JOSEPH.
SITE ADDRESS : 05 CHILTERN ROAD,
PINNER,
HA5 2TD

MKM DESIGN & CONSTRUCTION LTD
Contract: M.MATHU (BS,MSc Civil Engineering)
Tel: 025 8540553
Email: mathu_eng@yahoo.co.uk
Web: mkmdesigns.co.uk

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Dwg No : MKM17/CH05/PL14 | Page : 04/04 | Drawn By: M.MATHU | Date : 26/11/2018 | Scale : SHOWN@A3

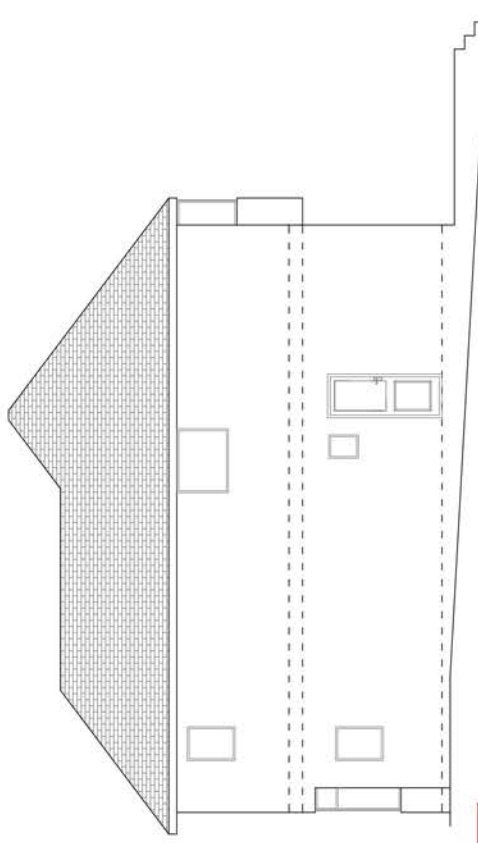


EXISTING SIDE ELEVATION 02
Scale 1:100

Rooflights NOT to protrude more than 150mm beyond the plane of the slope of the original roof

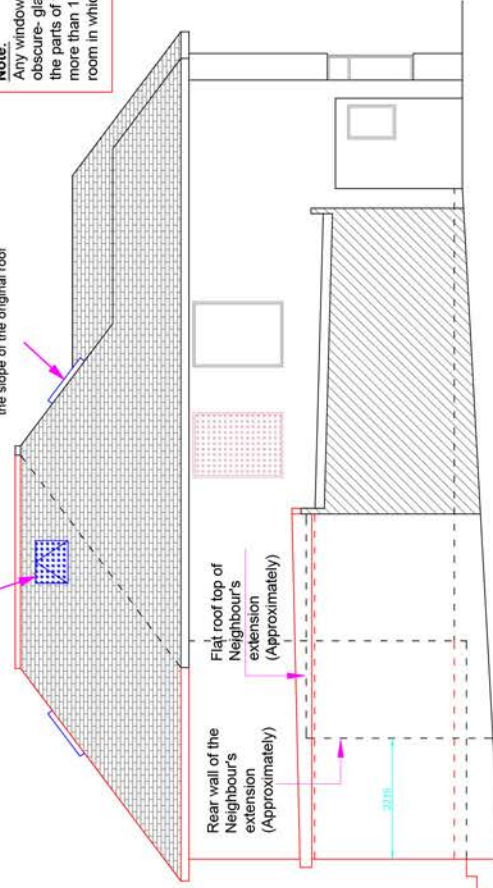
Note:
The materials used in any exterior work to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

Note:
Any window in upper side elevation to be obscure-glazed, and non-opening unless the parts of the window can be opened are more than 1.7 meters above the floor of the room in which the window is installed.

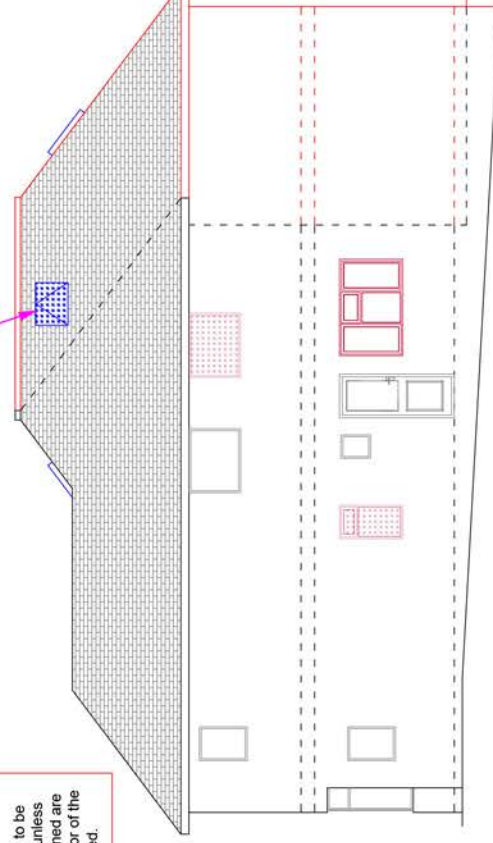


EXISTING SIDE ELEVATION 01
Scale 1:100

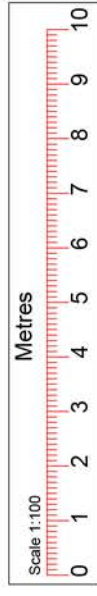
Rooflight in side roof slope to be obscure-glazed and non-operable



PROPOSED SIDE ELEVATION 02
Scale 1:100



PROPOSED SIDE ELEVATION 01
Scale 1:100



**TITLE: ERECTION OF DOUBLE STOREY REAR EXTENSION,
PART SINGLE STOREY SIDE/REAR EXTENSION AND
INSTALLATION OF ROOF WINDOWS TO ROOF SLOPES**

CLIENT NAME : MR A JOSEPH.
SITE ADDRESS : 05 CHILTERN ROAD,
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MKM DESIGN & CONSTRUCTION LTD
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Email: mathu_eng@yahoo.co.uk
Web: mkmdesigns.co.uk

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Dwg No : MKM17/CH05/PL14 Page : 03/04 Drawn By: M.MATHU Date : 26/11/2018 Scale : SHOWN@A3



Notes:

 Site boundary

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Site Address:

**5 Chiltern Road
 Eastcote**

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

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

Planning Application Ref:

54673/APP/2018/4154

Scale:

1:1,250

Planning Committee:

North Page 54

Date:

April 2019



Report of the Head of Planning, Transportation and Regeneration

Address 20 KEWFERRY DRIVE NORTHWOOD
Development: Single storey outbuilding to rear for use as a gym
LBH Ref Nos: 28673/APP/2018/4055

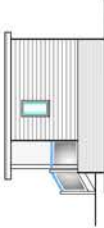
Date Plans Received: 16/11/2018 **Date(s) of Amendment(s):**
Date Application Valid: 16/11/2018

0 1M 2M 4M
1:100

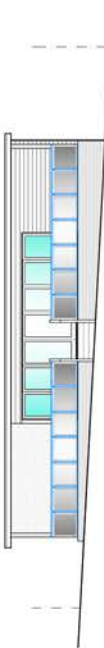
- GENERAL MATERIALS:**
- CONCRETE: C15 / F200
 - BRICKWORK: BRICKS TO BS 5600
 - ROOFING: CLAY TILE TO BS 5400
 - FLOORING: POLISHED CONCRETE
 - WALLS: BRICK WITH RENDER
 - FINISHES: SEE SPECIFICATIONS



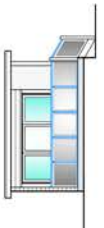
PROPOSED REAR ELEVATION



PROPOSED RH FLANK ELEVATION



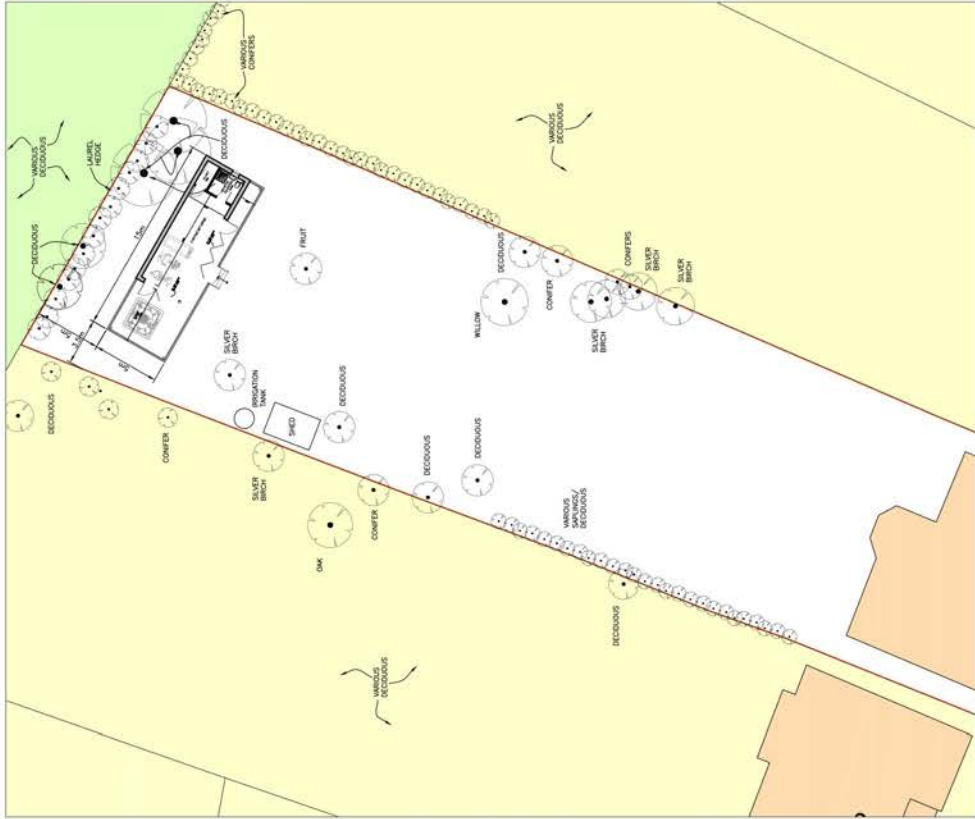
PROPOSED FRONT ELEVATION



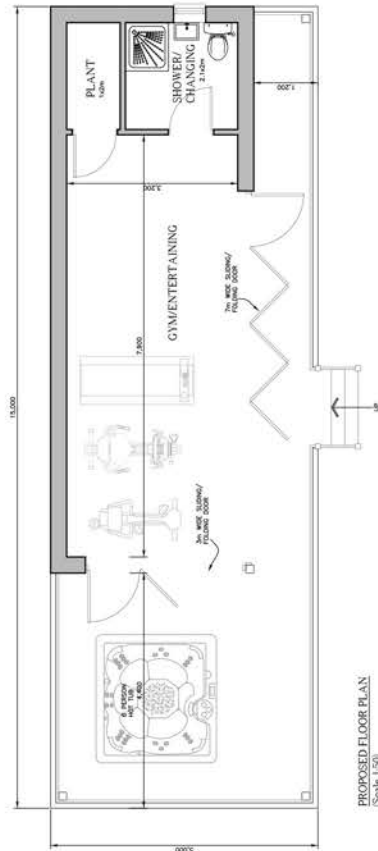
PROPOSED LH FLANK ELEVATION



LOCATION PLAN SCALE 1:1250
 100m
 0 100m 200m
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BLOCK PLAN SCALE 1:200



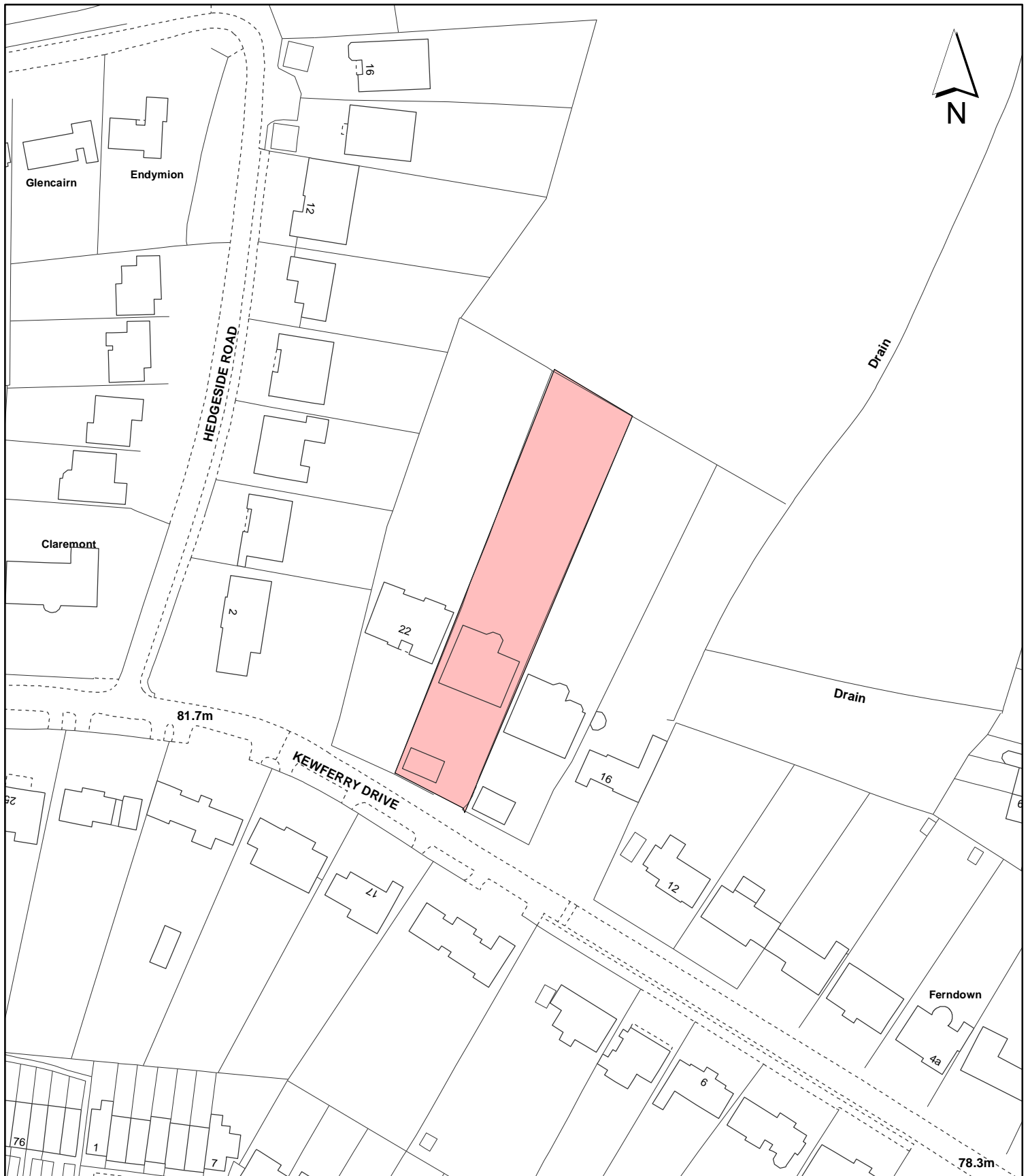
jmc
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 Luton MK4 1JL UK
 TEL/FAX: 01525 206772
 www.jmcbuildingsurveys.co.uk
 www.environmental-engineers.co.uk

PROJECT
 10 NEWBERRY DRIVE
 MK4 2JL
 MK4 2JL

DRAWING
 PLANS AND ELEVATIONS
 OF PROPOSED OUTBUILDING

DWG No. 1814/1
SCALE 1:50, 1:100, 1:200
DATE: OCTOBER 2018

0 500mm 1M 2M
1:50
A1 PAPER



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Site Address:

**20 Kewferry Drive
 Northwood**

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

Planning Application Ref:
28673/APP/2018/4055

Scale:
1:1,250

Planning Committee:
North Page 57

Date:
April 2019



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Report of the Head of Planning, Transportation and Regeneration

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

Development: Replacement and upgrade of the mechanical ventilation system serving the Radiopharmacy with associated screening.

LBH Ref Nos: 3807/APP/2019/286

Drawing Nos: Operational Justification
Planning Statement
712MV01 Topographical Survey
712MV200 Existing Elevations
MV-201 Site Layout Plan and Building Key
200 Rev. P1 Proposed Elevations
18372 Design and Access Statement (January 2019)
100 Rev. T1 Block Plan Existing
101 Rev. T1 Proposed Plan and Elevation
Covering Letter (25 January 2019)

Date Plans Received: 25/01/2019 **Date(s) of Amendment(s):**

Date Application Valid: 25/01/2019

Reason for Urgency

In order to avoid delay to urgent equipment upgrades required at the hospital.

1. SUMMARY

This application seeks permission for the replacement and upgrade of the failing air conditioning and ventilation units serving the Radiopharmacy and the extension of the existing fence enclosure as screening. The proposed development is considered acceptable in principle and with regard to its impact on the Green Belt, Listed Building, character of the area, impact on neighbours, traffic, car parking, air quality, contamination and landscaping. Subject to conditions, this application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers MV-201 Site Layout Plan and Building Key, 100 Rev. T1 Block Plan Existing, 712MV200 Existing Elevations, 712MV01 Topographical Survey, 101 Rev. T1 Proposed Plan and Elevation, 200 Rev. P1 Proposed Elevations and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Material Sample

Prior to the installation of the timber screen, a sample of the wood with the woodstain finish for the enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken and maintained in accordance with the approved materials and finishes.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

4 NONSC Noise

The external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10 dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
LPP 7.8	(2016) Heritage assets and archaeology
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development

3 170 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

4

The facility should comply with the Environmental Permitting Regulations 2016, the Carriage of Dangerous Goods Regulations 2009, the Ionising Radiations Regulations 2017 and the Ionising Radiations (Medical Exposure) Regulations 2017.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located immediately next to and on the east side of the Radiopharmacy of Mount Vernon Hospital, a Grade II Listed Building. The site is situated to the north of the Hospital Chapel, a Grade II Listed Building, and is by a car park on the east side of the application site. The site is subject to potentially contaminated land and is designated as part of the Green Belt.

3.2 Proposed Scheme

This application seeks permission for the replacement and upgrade of the failing air conditioning and ventilation units serving the Radiopharmacy and extension of the existing enclosure with 2.4 metre high timber boarded fencing as screening. The proposed section of fencing would replace the existing bin storage area and would measure approximately 9 metres in length on 'elevation b' and 3.7 metres in length on 'elevation c'.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

- PT1.HE1 (2012) Heritage
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF- 12 NPPF-12 2018 - Achieving well-designed places
- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment
- LPP 7.8 (2016) Heritage assets and archaeology
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- BE8 Planning applications for alteration or extension of listed buildings
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE2 Assessment of environmental impact of proposed development

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **22nd February 2019**
- 5.2 Site Notice Expiry Date:- **25th February 2019**

6. Consultations

External Consultees

Letters were sent to neighbouring properties, a site notice was erected and an advert was posted in the local paper. All consultations expired on the 06/03/2019. No comments were received from members of the public.

ENVIRONMENT AGENCY

No comment.

Internal Consultees

TREES AND LANDSCAPING OFFICER:

This site is occupied mechanical ventilation equipment, partly screened by chevron patterned timber fencing on the east side of the Medical Physics building. The site is adjacent to one of the hospital estate roads. There are no TPO's or Conservation Area designations affecting the site and no soft landscaping.

COMMENT The proposal involves the replacement of the plant and an extension of the chevron patterned timber screen. There is no space / opportunity for soft landscape screening due to the

roadside location. The D&AS refers to the intention to stain the fence in a colour / product yet to be specified.

RECOMMENDATION: No objection.

CONTAMINATION OFFICER:

I understand the proposed works involve replacement of an existing air handling unit with a new, longer unit that is to extend into an area of hard-standing which currently provides space for storage of waste bins.

Therefore, I have no objection and no comment to make concerning land contamination matters.

I further understand the radiopharmacy is regulated under Environmental Permitting (EP) and has a permit from the Environment Agency to purchase, accumulate and dispose of radioactive materials and waste. Therefore, because of the EP the Environment Agency will likely have an interest in this application.

CASE OFFICER COMMENT:

The Environment Agency have been consulted but have not provided a consultation response. The supporting documentation states that the facility has a permit from the Environment Agency to purchase, accumulate and dispose of radioactive materials and waste. The facility is controlled under the Environmental Permitting Regulations 2016, the Carriage of Dangerous Goods Regulations 2009, the Ionising Radiations Regulations 2017 and the Ionising Radiations (Medical Exposure) Regulations 2017.

SUSTAINABILITY OFFICER:

Matters relating to the management of radioactive waste fall to an existing environmental permit regulated by the Environment Agency. The Agency has raised no in principle concerns related to the proposed development and this permit. Consequently, there are no material planning concerns relevant to this application and the matters covered by the permit

CONSERVATION AND URBAN DESIGN OFFICER:

Mount Vernon Hospital was listed grade II in February 1990. The building was designed by FL Wheeler and erected in 1902-4 in the Edwardian Free style. The application seeks consent to upgrade the mechanical ventilation system serving the Radiopharmacy.

The area affected by the proposals already contains two enclosures one for the existing mechanical ventilation system and the other that screens a bin store. The enclosures are located at the eastern end of the Nuclear Medicine building and comprise timber cladding that detracts from the setting of the listed building.

The air handling unit supplies clean filtered air to the Radiopharmacy and is a critical item of equipment. In recent months this equipment has failed on two occasions so is in urgent need of repair requiring upgraded equipment and a slightly larger compound.

It is proposed that the existing 2.4m fence, that encloses the existing equipment, will be extended to screen the additional ventilation plant. The new plant is lower, but because it covers a larger area the enclosure will need to be enlarged by another 4 metres.

The new equipment will connect to the existing within the building and will not require any new holes

to be formed in the external wall of the listed building.

Although the enclosure and plant would have a negative impact on the setting of the hospital building it is acknowledged that it will not impact on its principal formal elevation being located on one of the lesser elevations. It is also acknowledged that the screen and external plant could be removed at a later date and that the land and building could be restored back to its former state. The proposals are considered to cause less than substantial harm to the listed building's setting as set out within the NPPF. This has to be weighed against the public benefits of the scheme which has been clearly argued and presented within the application. The public benefits outweigh the harm that would result from the works and the proposals could, therefore, be supported in this instance.

The grade II* listed chapel further to the east of the main hospital building is of a sufficient distance away from the proposed extended enclosure that its setting will not be adversely affected by the proposals.

RECOMMENDATION: Grant listed building consent with conditions requesting samples of the timber cladding and woodstain finish to be agreed in writing by the LPA.

ENVIRONMENTAL PROTECTION UNIT OFFICER:

Condition: The external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10 dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

WASTE STRATEGY OFFICER:

Satisfactory for waste and recycling requirements as there are other suitable storage areas on the wider site and all waste is managed by on site personnel.

AIR QUALITY OFFICER:

I have evaluated the application and have no reservations for air quality.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy CI1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) requires that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by supporting the retention and enhancement of existing community facilities.

The proposed replacement and upgrade of the air conditioning and ventilation system is required to supply clean filtered air to the Radiopharmacy. It is noted in the submission that the existing system has failed and its replacement is required to maintain the Manufacturer's Specials Licence issued by the Medicines and Healthcare Products Regulatory Agency in order to comply with Good Manufacturing Practice. It is acknowledged that there are no other radiopharmacies within North West London or the Home Counties with the capacity to supply the eight hospitals supplied from Mount Vernon Hospital.

The proposed works are considered to enhance the existing community facility in order to cater for the needs of existing communities and future populations. The proposal is therefore considered to accord with Policy CI1.

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will only permit applications to alter or extend listed buildings if no damage is caused to the historic structures and additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

Policy BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that planning permission or Listed Building Consent will not normally be granted for proposal which are considered detrimental to the setting of a Listed Building. This is supported by Policy 7.8 of the London Plan (March 2016).

The proposed ventilation unit is larger in footprint than the existing unit but is lower in height. The proposal would also extend the existing fencing enclosure with a 2.4 metre high timber boarded fence. This would extend 9 metres in length on 'elevation b' and 3.7 metres in length on 'elevation c' and would completely screen the proposed unit.

As stated by the Council's Conservation Officer, the proposal would have a negative impact on the setting of the hospital building but it is acknowledged that it would not impact on its principal formal elevation. The proposals are considered to cause less than substantial harm to the listed building's setting as set out within the National Planning Policy Framework (February 2019). It is also considered that the public benefits of the proposal would outweigh the harm that would result from the works. The proposed development is not, therefore, considered contrary to Policies BE8 and BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Paragraph 145 of the National Planning Policy Framework (NPPF) (February 2019) states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include limited infilling or complete redevelopment of previously developed land, which would not have a greater impact on the openness of the Green Belt than the existing development.

Policy OL4 of the Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Local Planning Authority will only permit the replacement or extension of buildings within the Green Belt if:

- (i) The development would not result in any disproportionate change in the bulk and character of the original building;
- (ii) The development would not significantly increase the built up appearance of the site;
- (iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The proposed ventilation unit would be slightly larger than the existing unit but would be screened such that the impact on the Green Belt would not be considered detrimental. The proposal would not be disproportionate, significantly increase the built up appearance of the

site or injure the visual amenities of the Green Belt. As such, the proposal is considered acceptable within the Green Belt and accords with Policy OL4 and the National Planning Policy Framework (February 2019).

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed ventilation unit is larger in footprint than the existing unit but is lower in height. The proposal would also extend the existing fencing enclosure with a 2.4 metre high timber boarded fence. This would extend 9 metres in length on 'elevation b' and 3.7 metres in length on 'elevation c' and would completely screen the proposed unit. As such, the proposed development is considered to complement the existing aesthetic, in compliance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that planning permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally, because of:

- "(i) The siting or appearance;
- (ii) The storage or display of vehicles, goods, equipment or other merchandise;
- (iii) Traffic generation and congestion;
- (iv) Noise and vibration or the emission of dust, smell or other pollutants, unless sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable."

Policy OE3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within the acceptable levels by engineering, lay-out or administrative measures.

The proposed ventilation system is to be screened by timber boarded fencing and the impact on the character and amenities of the hospital are considered in the 'Impact on Street Scene' section of the report. Given the location and nature of the proposed development, it is not considered that the proposal would have detrimental impacts in terms of traffic generation or congestion. As stated by the Council's Environmental Protection Unit Officer, the proposal is acceptable subject to a condition controlling noise. As such, the proposal is not considered contrary to Policy OE1 and OE3.

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not relevant to the consideration of this application.

7.11 Urban design, access and security

Urban design is addressed in the 'Impact on Street Scene' section of the report.

ACCESS & SECURITY

Not relevant to the consideration of this application.

7.12 Disabled access

Not relevant to the consideration of this application.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

There are no Tree Preservation Order's or Conservation Area designations affecting the site. As stated by the Council's Trees and Landscaping Officer, there is no space or opportunity for soft landscape screening due to the roadside location. As such, the proposal is not considered contrary to Policy BE38.

7.15 Sustainable waste management

Through further correspondence, it has been clarified that the bin storage area adjacent to the plant is not particularly well used and other bin storage areas would be used as a result of its removal.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

Not relevant to the consideration of this application.

7.18 Noise or Air Quality Issues

Please see the 'Impact on Neighbours' section of the report.

7.19 Comments on Public Consultations

7.20 Planning Obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

Not relevant to the consideration of this application.

7.22 Other Issues

CONTAMINATION

The application site is subject to potentially contaminated land. The nature of the proposed works is not likely to disturb such land and, as stated by the Council's Contamination Officer, there is no objection to the proposed development.

8. Observations of the Borough Solicitor

General

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

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

In conclusion, the proposed replacement and upgrade of the ventilation system and associated fencing is considered acceptable in principle and with regard to its impact on the Listed Building, character of the area, impact on neighbours, traffic, car parking, air quality, contamination and landscaping. As such, the proposal is recommended for approval.

11. Reference Documents

National Planning Policy Framework (February 2019)

The London Plan (March 2016)

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

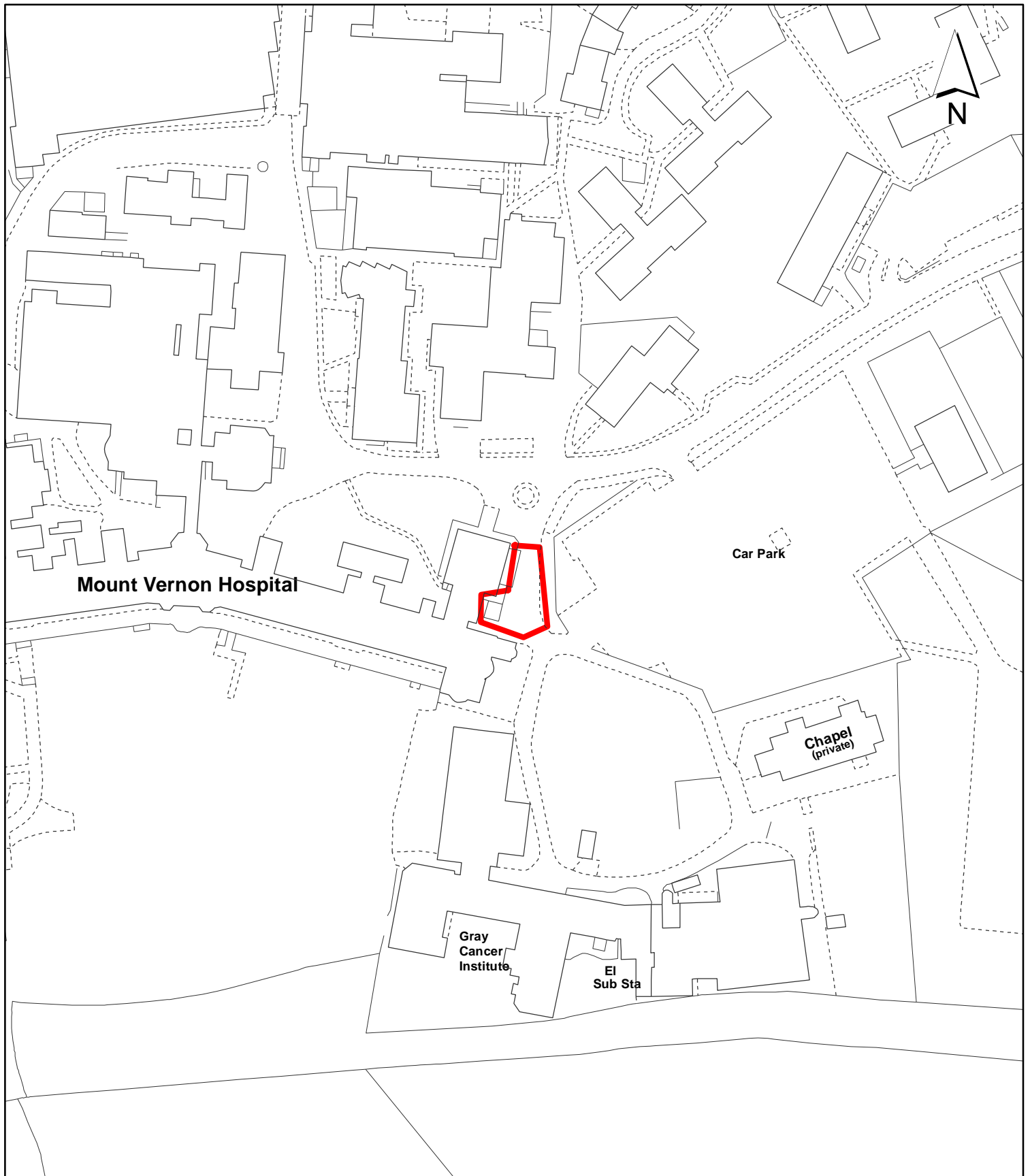
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

Emerging Hillingdon Local Plan: Part 2 - Development Management Policies (October 2015)

Hillingdon Design and Accessibility Statement: Accessible Hillingdon (December 2008)

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



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Site Address:

**Mount Vernon Hospital
 Mickmansworth Road
 Northwood**

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

Planning Application Ref:
3807/APP/2019/286

Scale:
1:1,250

Planning Committee:
North Page 70

Date:
April 2019



Report of the Head of Planning, Transportation and Regeneration

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

Development: Replacement and upgrade of the mechanical ventilation system serving the Radiopharmacy (Application for Listed Building Consent).

LBH Ref Nos: 3807/APP/2019/287

Drawing Nos: 18372 Design and Access Statement (January 2019)
Operational Justification
Planning Statement
712MV01 Topographical Survey
712MV200 Existing Elevations
MV-201 Site Layout Plan and Building Key
200 Rev. P1 Proposed Elevations
100 Rev. T1 Block Plan Existing
101 Rev. T1 Proposed Plan and Elevation
Covering Letter (25 January 2019)

Date Plans Received: 25/01/2019

Date(s) of Amendment(s):

Date Application Valid: 25/01/2019

REASON FOR URGENCY

In order to avoid delay to urgent equipment upgrades required at the hospital.

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located immediately next to and on the east side of the Radiopharmacy of Mount Vernon Hospital, a Grade II Listed Building. The site is situated to the north of the Hospital Chapel, a Grade II Listed Building, and is by a car park on the east side of the application site. The site is subject to potentially contaminated land and is designated as part of the Green Belt.

1.2 Proposed Scheme

This application seeks Listed Building Consent for the replacement and upgrade of the failing air conditioning and ventilation units serving the Radiopharmacy and extension of the existing enclosure with 2.4 metre high timber boarded fencing as screening. The proposed section of fencing would replace the existing bin storage area and would measure approximately 9 metres in length on 'elevation b' and 3.7 metres in length on 'elevation c'.

1.3 Relevant Planning History Comment on Planning History

None.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 22nd February 2019

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

EXTERNAL CONSULTATION

Letters were sent to neighbouring properties, a site notice was erected and an advert was posted in the local paper. All consultations expired on the 06/03/2019.

INTERNAL CONSULTATION

Urban Design and Conservation Officer:

Mount Vernon Hospital was listed grade II in February 1990. The building was designed by FL Wheeler and erected in 1902-4 in the Edwardian Free style. The application seeks consent to upgrade the mechanical ventilation system serving the Radiopharmacy.

The area affected by the proposals already contains two enclosures one for the existing mechanical ventilation system and the other that screens a bin store. The enclosures are located at the eastern end of the Nuclear Medicine building and comprise timber cladding that detracts from the setting of the listed building.

The air handling unit supplies clean filtered air to the Radiopharmacy and is a critical item of equipment. In recent months this equipment has failed on two occasions so is in urgent need of repair requiring upgraded equipment and a slightly larger compound.

It is proposed that the existing 2.4m fence, that encloses the existing equipment, will be extended to screen the additional ventilation plant. The new plant is lower, but because it covers a larger area the enclosure will need to be enlarged by another 4 metres.

The new equipment will connect to the existing within the building and will not require any new holes to be formed in the external wall of the listed building. Although the enclosure and plant would have a negative impact on the setting of the hospital building it is acknowledged that it will not impact on its principal formal elevation being located on one of the lesser elevations. It is also acknowledged that the screen and external plant could be removed at a later date and that the land and building could be restored back to its former state.

The proposals are considered to cause less than substantial harm to the listed building's setting as set out within the NPPF. This has to be weighed against the public benefits of the scheme which has been clearly argued and presented within the application. The public benefits outweigh the harm that would result from the works and the proposals could, therefore, be supported in this instance.

The grade II* listed chapel further to the east of the main hospital building is of a sufficient distance away from the proposed extended enclosure that its setting will not be adversely affected by the proposals.

RECOMMENDATION: Grant listed building consent with conditions requesting samples of the timber cladding and woodstain finish to be agreed in writing by the LPA.

Case Officer Comment:

It is noted that conditions requesting samples of the timber cladding and woodstain finish are to be added to the full planning application reference 3807/APP/2019/286.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment
- LPP 7.8 (2016) Heritage assets and archaeology
- BE8 Planning applications for alteration or extension of listed buildings
- BE15 Alterations and extensions to existing buildings

5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposed works would have on the character and appearance of the Grade II Listed Building.

LAND USE

The works proposed relate to a replacement and upgrade of an existing ventilation system and are acceptable in principle subject to meeting the requirements of all other planning policies.

DESIGN

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will only permit applications to alter or extend listed buildings if no damage is caused to the historic structures and additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed ventilation unit is larger in footprint than the existing unit but is lower in height. The proposal would also extend the existing fence enclosure with a 2.4 metre high timber boarded fence. This would extend 9 metres in length on 'elevation b' and 3.7 metres in length on 'elevation c' and would completely screen the proposed unit.

As stated by the Council's Conservation Officer, the proposal would have a negative impact on the setting of the hospital building but it is acknowledged that it would not impact on its principal formal elevation. The proposals are considered to cause less than substantial harm to the listed building's setting as set out within the National Planning Policy Framework (February 2019). It is also considered that the public benefits of the proposal would outweigh the harm that would result from the works. The proposed development is not, therefore, considered contrary to Policies BE8 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

RECOMMENDATION: Approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 **LB1** Time Limit (3 years) - Listed Building Consent

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

REASON

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

2 **COM4** Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers MV-201 Site Layout Plan and Building Key, 100 Rev. T1 Block Plan Existing, 712MV200 Existing Elevations, 712MV01 Topographical Survey, 101 Rev. T1 Proposed Plan and Elevation, 200 Rev. P1 Proposed Elevations and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 **LB2** Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 3 months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 **LB3** Works to building's interior

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

REASON

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

with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

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

- 2** The decision to GRANT Listed Building Consent 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.

NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment

LPP 7.8 (2016) Heritage assets and archaeology

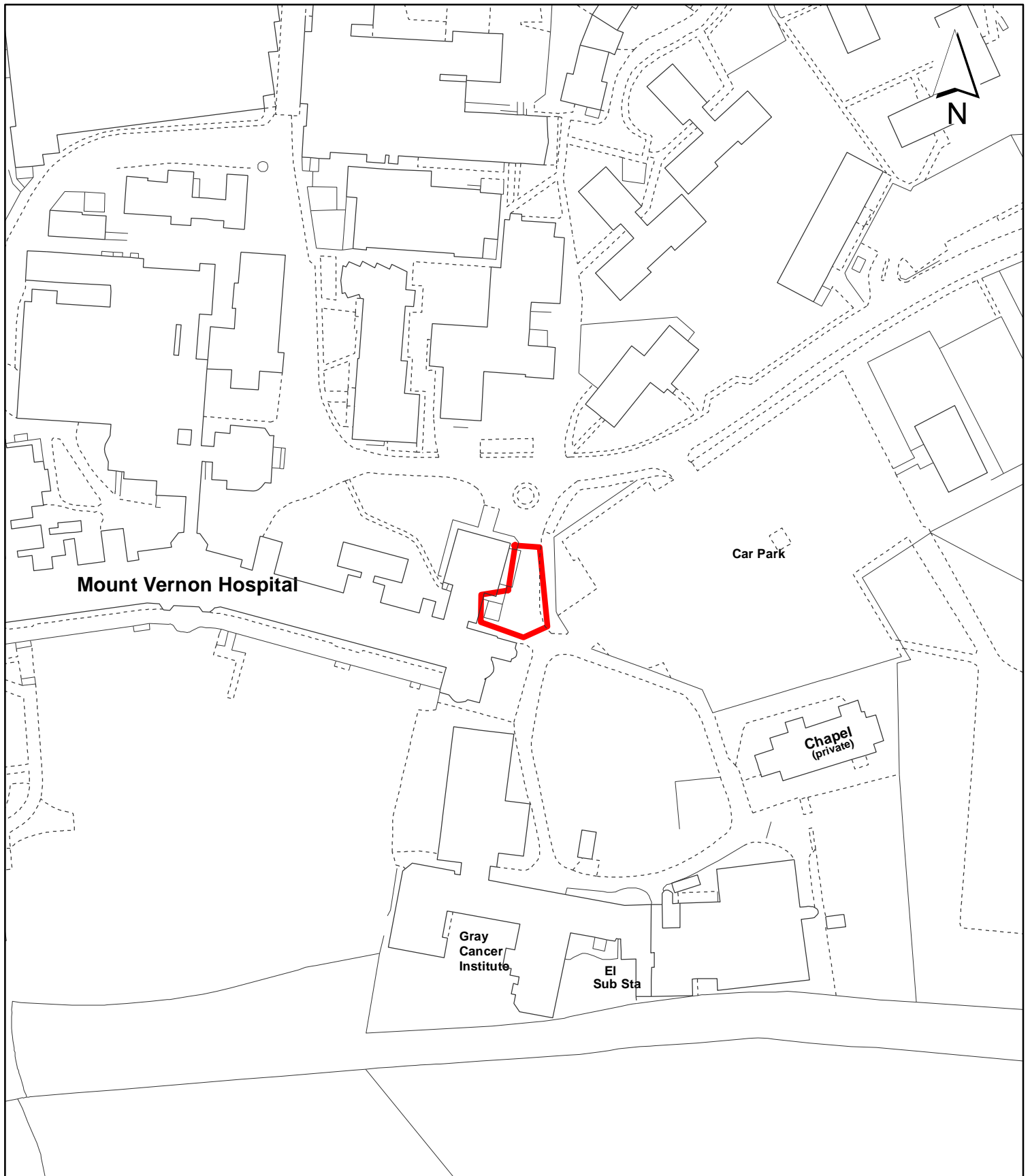
BE8 Planning applications for alteration or extension of listed buildings

BE15 Alterations and extensions to existing buildings

- 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Mount Vernon Hospital
 Mickmansworth Road
 Northwood**

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

Planning Application Ref:
3807/APP/2019/287

Scale:
1:1,250

Planning Committee:
North Page 76

Date:
April 2019



Report of the Head of Planning, Transportation and Regeneration

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

Development: Replacement and upgrade of the mechanical ventilation system serving the Radiopharmacy with associated screening.

LBH Ref Nos: 3807/APP/2019/286

Date Plans Received: 25/01/2019

Date(s) of Amendment(s):

Date Application Valid: 25/01/2019

BUILDING KEY

- 22 BISHOP'S WOOD HOSPITAL
- 25 RAFT
- 35 MEDICAL BLOCK
- 36 TREATMENT CENTRE
- 41 SECOND HAND SHOP / MINICAB
- 43 COMFORTS FUND SHOP / SOCIAL CLUB
- 44 BETTSMORE HALL / SOCIAL CLUB
- 49 BOILER HOUSE / OLD INCINERATOR
- 52 THE NEW RADIOGRAPHY BUILDING
- 53 OAK TREE RESTAURANT
- 54 ADMIN / IT
- 55 PATIENT AFFAIRS MAIN ENTRANCE
- 56 OUTPATIENTS
- 57 CRECHE / SCHOOL HOUSE
- 58 CRECHE
- 60 STAFF ACCOMMODATION - HOME 3
- 61 STAFF ACCOMMODATION - HOME 1
- 62 STAFF ACCOMMODATION - HOME 2
- 63 STAFF ACCOMMODATION - HOME 5
- 64 ESTATES / MEDICINA
- 65 STAFF HOUSE
- 66 STAFF ACCOMMODATION - HOME 4
- 66a BUILDING 66a
- 67 POST GRAD MED CENTRE
- 68 PATH / STORES / LINEN / DENTAL UNIT
- 69 PHARMACY
- 70 PLASTER MOULD WORKSHOP
- 72 STORE
- 73 STORE
- 74 LINDA JACKSON MACMILLAN CENTRE
- 75 WARD 11
- 79 WARD 10
- 80 WARD 10
- 82 RADIO THERAPY
- 83 RESEARCH CLINIC
- 84 MAIN BUILDING
- 85 MEDICAL PHYSICS
- 86 CHAPEL / MORTUARY / HISTOLOGY
- 87 PAUL STRICKLAND SCANNER CENTRE
- 87a PAUL STRICKLAND SCANNER CENTRE
- 88 ANNEXE TO MICHAEL SOBELL HOUSE
- 89 MICHAEL SOBELL HOUSE
- 91 FUND RAISING MICHAEL SOBELL
- 92 RADIO THERAPY
- 93 CHAPEL
- 94 CHAPEL
- 95 GREY CANCER INSTITUTE
- 96 BUILDING 96
- 97 BAXTERS PHARMACY
- 98 GOLF COURSE
- 99 PAUL STRICKLAND ADMINISTRATION CENTRE

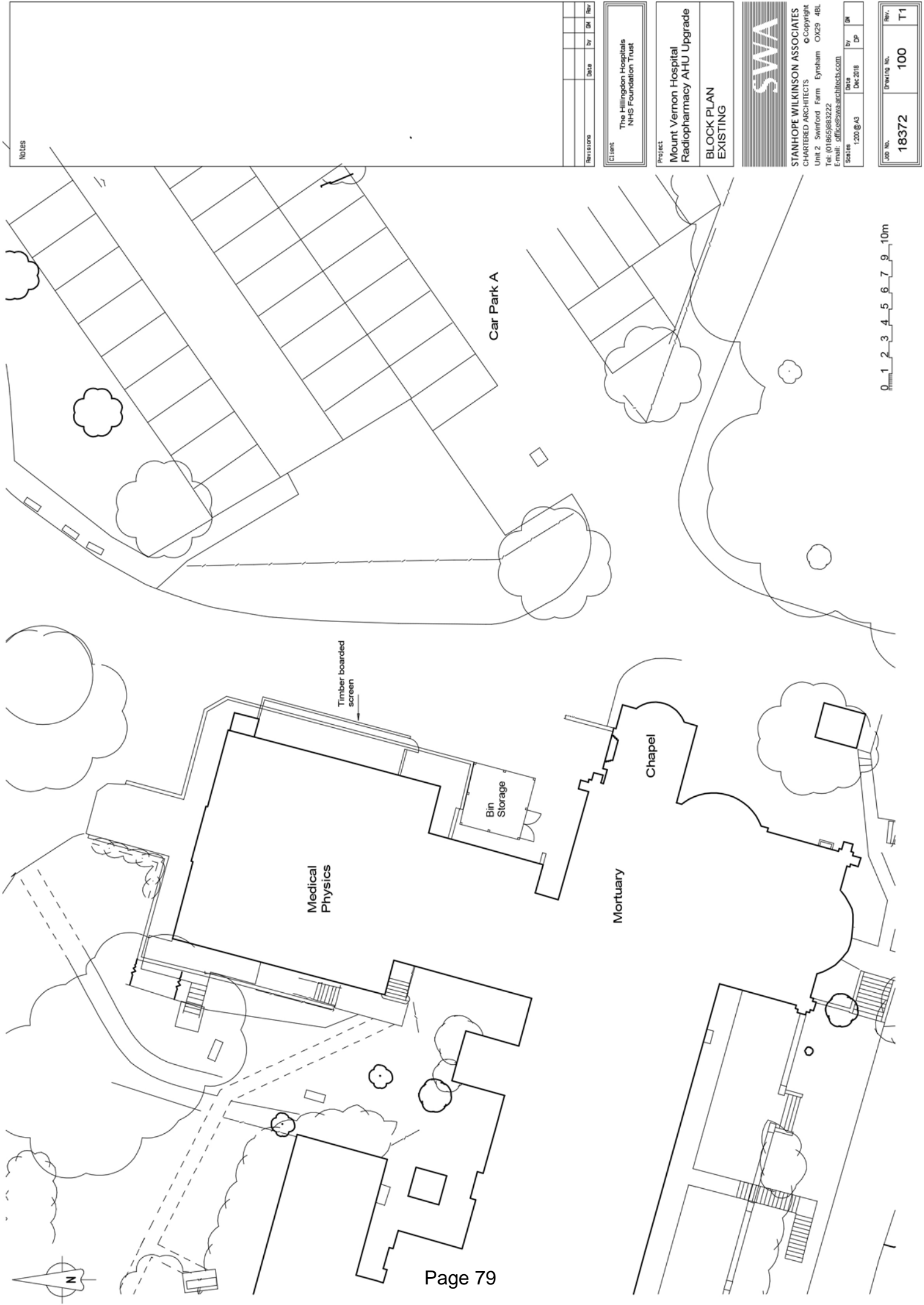
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- 20/08/15 White Hill road realigned REV G
- 22/07/10 LAYBYE ADDED TO BLDG 64 REV E
- 22/07/10 BUILDING 99 ADDED REV D
- 18/09/09 CENTRE REMOVED REV C
- 22/04/09 C BLOCK REMOVED REV B
- 07/02/09 ASSET NO'S REVISED REV A

MOUNT VERNON HOSPITAL	
Estates Department Rickmansworth Road Hemel Hempstead, Herts MK44 2RN 01623 626111	
Project	Mount Vernon Hospital Site Plan
Drawing	Site Layout Plan and Building Key
Drawn by	IV
Scale	1:1250 @ A1
Date	23/05/02
Ctrl ref	MV-201
DRG No	MV-201
REV	H



**Proposed site of new
Radiopharmacy Air Handling Unit
and Enclosure**

Stanhope Wilkinson Associates
Radiopharmacy AHU Upgrade
Project Ref. 18372



Notes

Revisions	Date	By	DA	Rev.

Client
The Hillingdon Hospitals
NHS Foundation Trust

Project
Mount Vernon Hospital
Radiopharmacy AHU Upgrade

BLOCK PLAN
EXISTING



STANHOPE WILKINSON ASSOCIATES
CHARTERED ARCHITECTS
Unit 2, Swinford Farm, Eynsham, OX29 4BL
Tel: 01865988322
Email: office@swaarchitects.com

Date	By	DA
12/02/18	DP	

Job No.	Drawing No.	Rev.
18372	100	T1



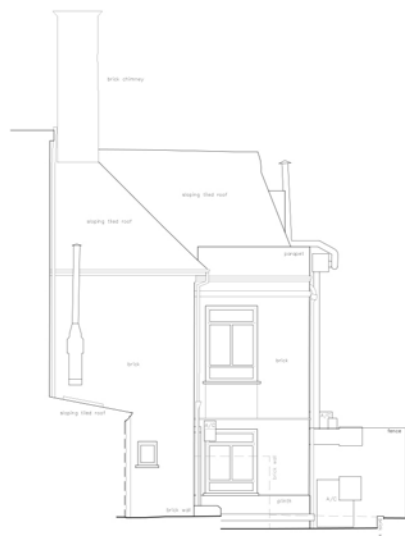
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Elevation A



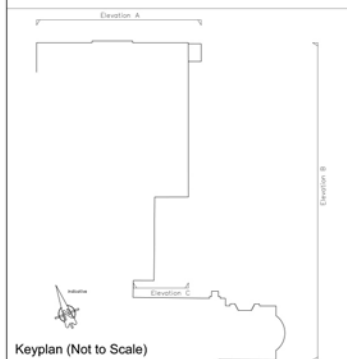
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Elevation B



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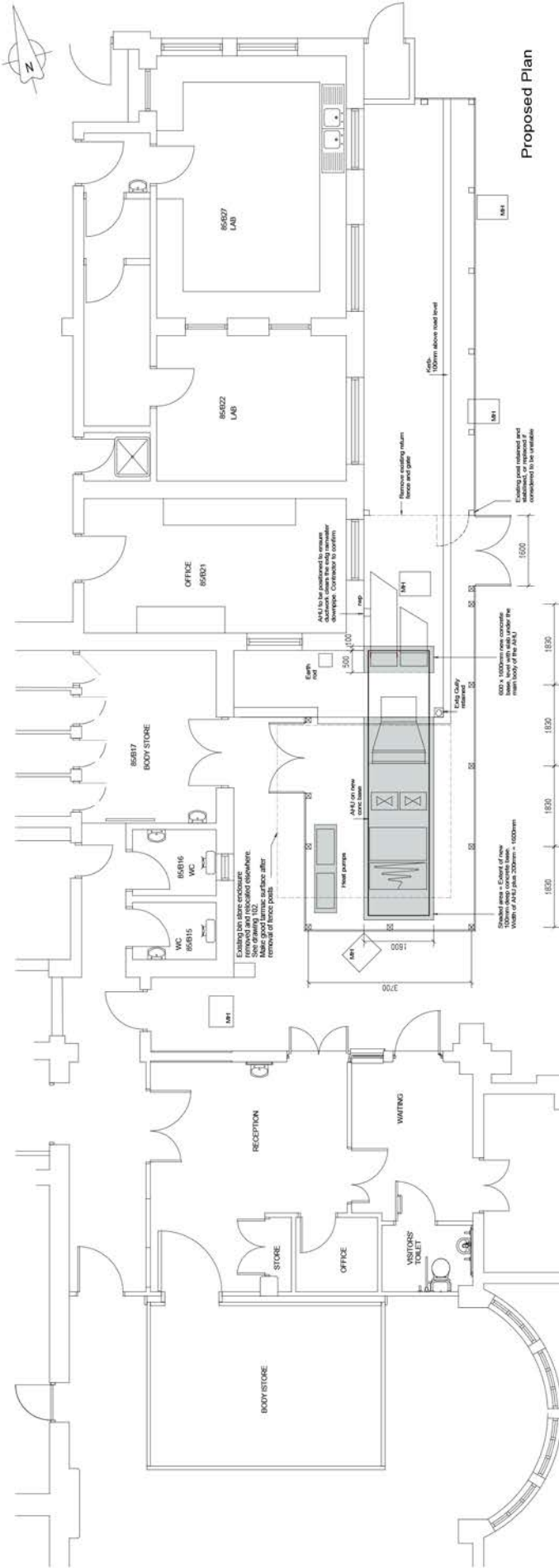
Elevation C
Page 80



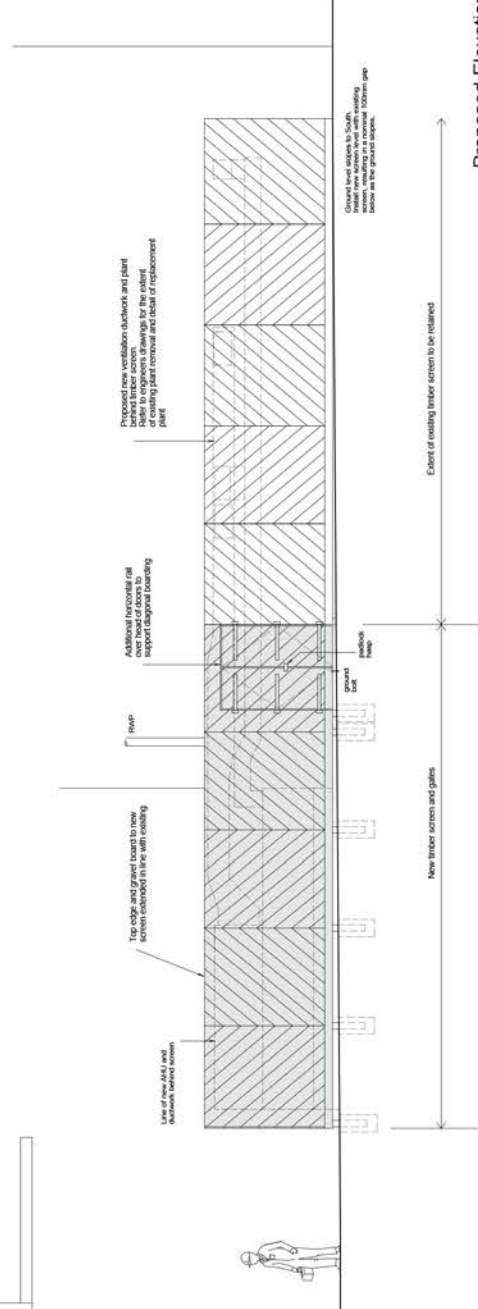
NOTES:
Levels are related to an arbitrary Datum

Geomatic Surveyors	siteline Unit E, Woodside 34 Parham Drive Eastleigh SO50 4NU t: 023 8081 5081 e: 023 8081 5012 w: siteline.co.uk
HILLINGDON HOSPITAL NHS TRUST	Client
MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD	Contract
ELEVATIONS (PARTIAL)	Title
712M/200 - Sheet 1 of 1	Drawing No.
JANUARY 2019	Date
1:50 (A0)	Scale
JC / JS	Surveyor





Proposed Plan



Proposed Elevation
(East Facing to Road)

TIMBER SCREEN ENCLOSURE SPECIFICATION

- 01. TIMBER SCREEN ENCLOSURE - BS 1772
The contractor may submit proposals for proprietary fencing systems or standard bespoke fencing, providing the fencing complies with the following minimum standard of construction.
Timber: Vacuum pressure treated Douglas Fir or approved softwood.
Timber: Minimum pressure treated Douglas Fir or approved softwood.
Diagonal Bracing: Not to 150 x 200mm square edged timber plates fixed to posts with approx. 300mm gaps.
Horizontal Bracing: Not to 50 x 50mm top, mid and bottom rails (notched into posts) (see coating section).
Posts: 120mm square heavy duty timber posts (not to be for fence rails), and self-filling concrete rails at 3000mm centres.
Rail: 120mm square heavy duty timber posts (not to be for fence rails), and self-filling concrete rails at 3000mm centres.
Post holes: Min. 700mm deep x 300mm square, and as close as 140.
- 02. GATES
Slats: 200 x 100mm high square gates, as shown, to fit between posts shown in drawing to match the main screen.
Installation: Gates to be installed in line with the main screen, with 300mm heavy duty steel strap hinges per rail, ground back to one rail and an overhead component to be not dip galvanised to BS EN ISO 1451.
- 03. INSTALLATION GENERALLY
By an experienced fencing contractor.
The contractor shall be responsible for the installation of the timber screen enclosure.
Site Preparation: The contractor shall be responsible for the preparation of the site, including the removal of any existing fencing, and the installation of the timber screen enclosure.
Site Preparation: The contractor shall be responsible for the preparation of the site, including the removal of any existing fencing, and the installation of the timber screen enclosure.
Site Preparation: The contractor shall be responsible for the preparation of the site, including the removal of any existing fencing, and the installation of the timber screen enclosure.
- 04. COCCINATION
The contractor shall be responsible for the installation of the timber screen enclosure, including the removal of any existing fencing, and the installation of the timber screen enclosure.
- 05. SITE CUTTING OF TIMBERS
The contractor shall be responsible for the installation of the timber screen enclosure, including the removal of any existing fencing, and the installation of the timber screen enclosure.
- 06. COCCINATION
The contractor shall be responsible for the installation of the timber screen enclosure, including the removal of any existing fencing, and the installation of the timber screen enclosure.

<p>DATE: 18/11/2018 DRAWN BY: S.L.B. CHECKED BY: S.L.B. SCALE: 1:50 @ A1</p>	<p>DATE: 18/11/2018 DRAWN BY: S.L.B. CHECKED BY: S.L.B. SCALE: 1:50 @ A1</p>	<p>DATE: 18/11/2018 DRAWN BY: S.L.B. CHECKED BY: S.L.B. SCALE: 1:50 @ A1</p>	<p>DATE: 18/11/2018 DRAWN BY: S.L.B. CHECKED BY: S.L.B. SCALE: 1:50 @ A1</p>	<p>DATE: 18/11/2018 DRAWN BY: S.L.B. CHECKED BY: S.L.B. SCALE: 1:50 @ A1</p>	<p>DATE: 18/11/2018 DRAWN BY: S.L.B. CHECKED BY: S.L.B. SCALE: 1:50 @ A1</p>
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CLIENT: The Hillington Hospitals NHS Foundation Trust

PROJECT: Mount Vernon Hospital Radiopharmacy AHU Upgrade

AHU INSTALLATION PROPOSED PLAN & ELEVATIONS

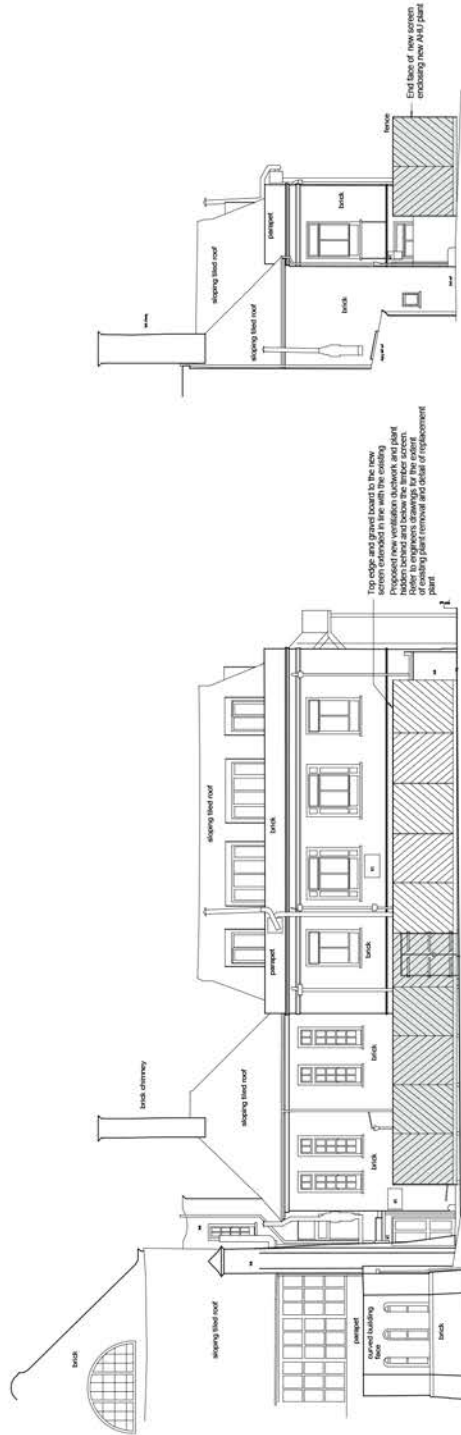
STANHOPE WILKINSON ASSOCIATES
CHARTERED ARCHITECTS
Unit 2, Sverford Farm, Iynton, OX29 4BL
Tel: (01865) 883222
Email: office@swaarchitects.co.uk

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Date: Dec-2018
Dp

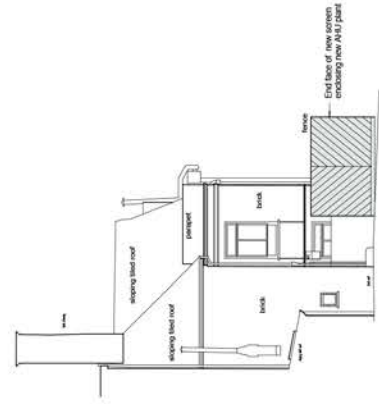
Drawn: S.L.B.
No: 18372
T1



Elevation A



Elevation B



Elevation C

REV	DATE	BY	CHKD

Client: **The Hillingdon Hospitals NHS Foundation Trust**

Project: **Mount Vernon Hospital Radiopharmacy AHU Upgrade**

AHU INSTALLATION PROPOSED ELEVATIONS

SWA

STANHOPE WILKINSON ASSOCIATES
 CHARTERED ARCHITECTS
 Unit 2, Swinford Farm, Lymington, Hampshire, SO52 2ZL
 Tel: 01978 863222
 Fax: 01978 863223
 Email: swa@swawilkinsonarchitects.co.uk

Series: 1:100 @ A1 Date: Jan 2019 By: DP

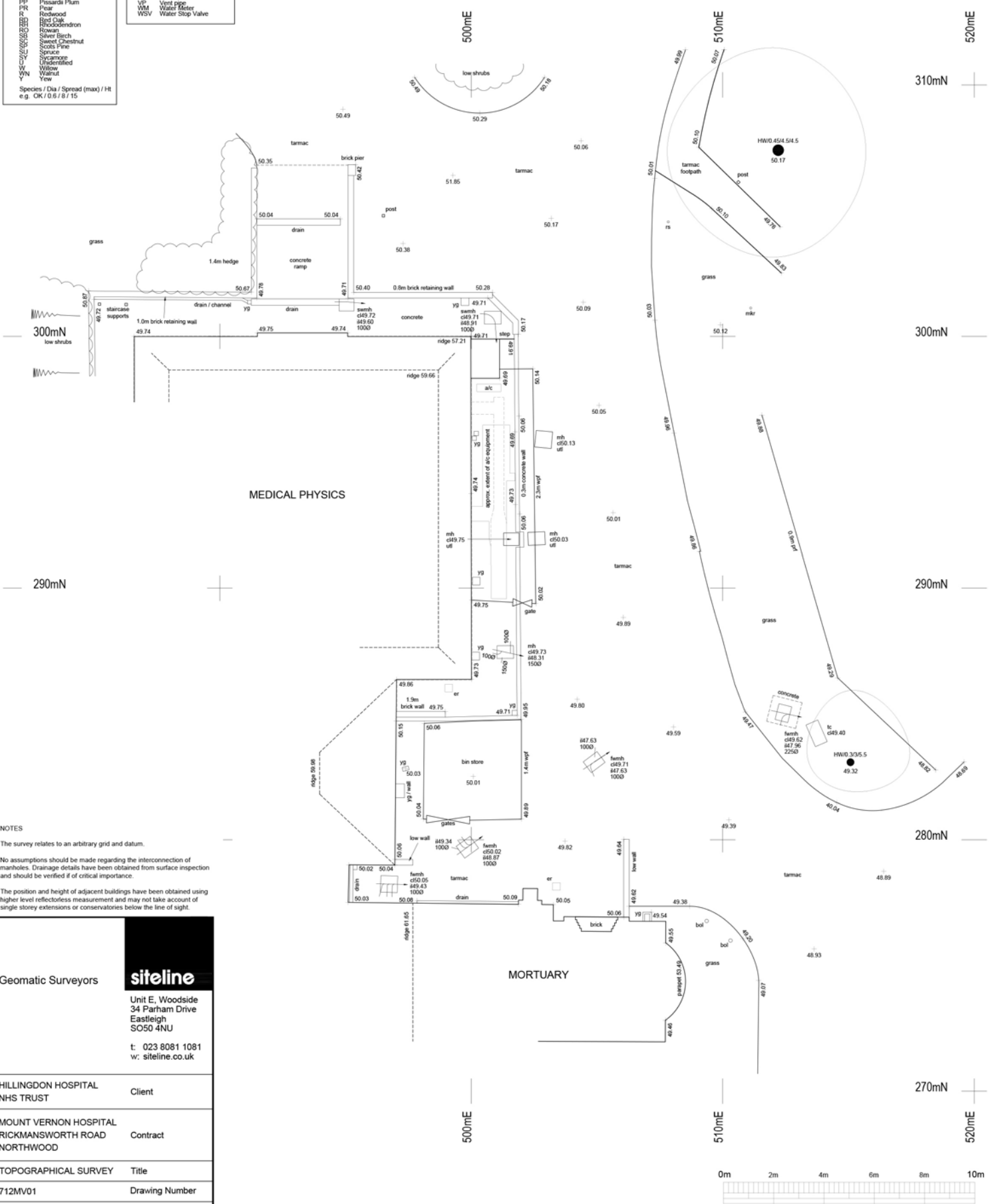
JOB NO.	18372	DRAWING NO.	200	REV.	P1
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- TREES**
- A Ash
 - AL Alder
 - AB Apple
 - B Beech
 - CB Cedar
 - CB Copper Beech
 - CU Cherry
 - CU Chestnut
 - EU Elm
 - EU Eucalyptus
 - F Field Maple
 - FR Fruit
 - H Hazel
 - HC Horse Chestnut
 - HO Horn Oak
 - HV Hawthorn
 - HM Holly
 - JM Japanese Maple
 - LB Laburnum
 - LM Lime
 - LO Locust Tree
 - L Laurel
 - M Maple
 - MG Magnolia
 - OK Oak
 - PA Palm
 - PL Plane
 - PM Plum
 - PO Poplar
 - PP Prunella
 - PR Pear
 - R Redwood
 - RHO Rhododendron
 - RO Rowan
 - SB Silver Birch
 - SC Sweet Chestnut
 - SP Scots Pine
 - SP Spruce
 - SU Sycamore
 - UN Unidentified
 - W Willow
 - WN Walnut
 - Y Yew
- Species / Dia / Spread (max) / HR
e.g. OK / 0.6 / 8 / 15

- ABBREVIATIONS**
- BT British Telecom
 - CB Control Box
 - CL Cover Level
 - CTV Cable Television
 - E Electric
 - EP Electricity Pole
 - FH Fire Hydrant
 - GSV Gas Stop Valve
 - H Height
 - HVC High Voltage Cable
 - I Inspection Level
 - IL Invert Level
 - IP Invert Point
 - MH Man-Hole
 - MK Marker
 - MW Monitoring Well
 - OH Overhead
 - OS Road Sign
 - PA Pram Crossing
 - PN Road Name Plate
 - RSP Road Sign
 - SS Soakaway
 - ST Stay (Shut)
 - SV Stop Valve (Unidentified)
 - TB Telephone Box
 - T Telephone
 - TH Trail Hole
 - TL Traffic Light
 - TP Telegraph Pole
 - UL Unidentified
 - VP Vent pipe
 - WM Water Meter
 - WSV Water Stop Valve

- FENCES**
- BWF Barbed Wire Fence
 - CBF Closed Board Fence
 - CPF Concrete Piling Fence
 - CWF Chain Wire Fence
 - IF Iron Railings Fence
 - PKF Picket Fence
 - PWF Post & Rail Fence
 - SPF Security Fence
 - WMF Wire Mesh Fence
 - WPF Wood Panel Fence



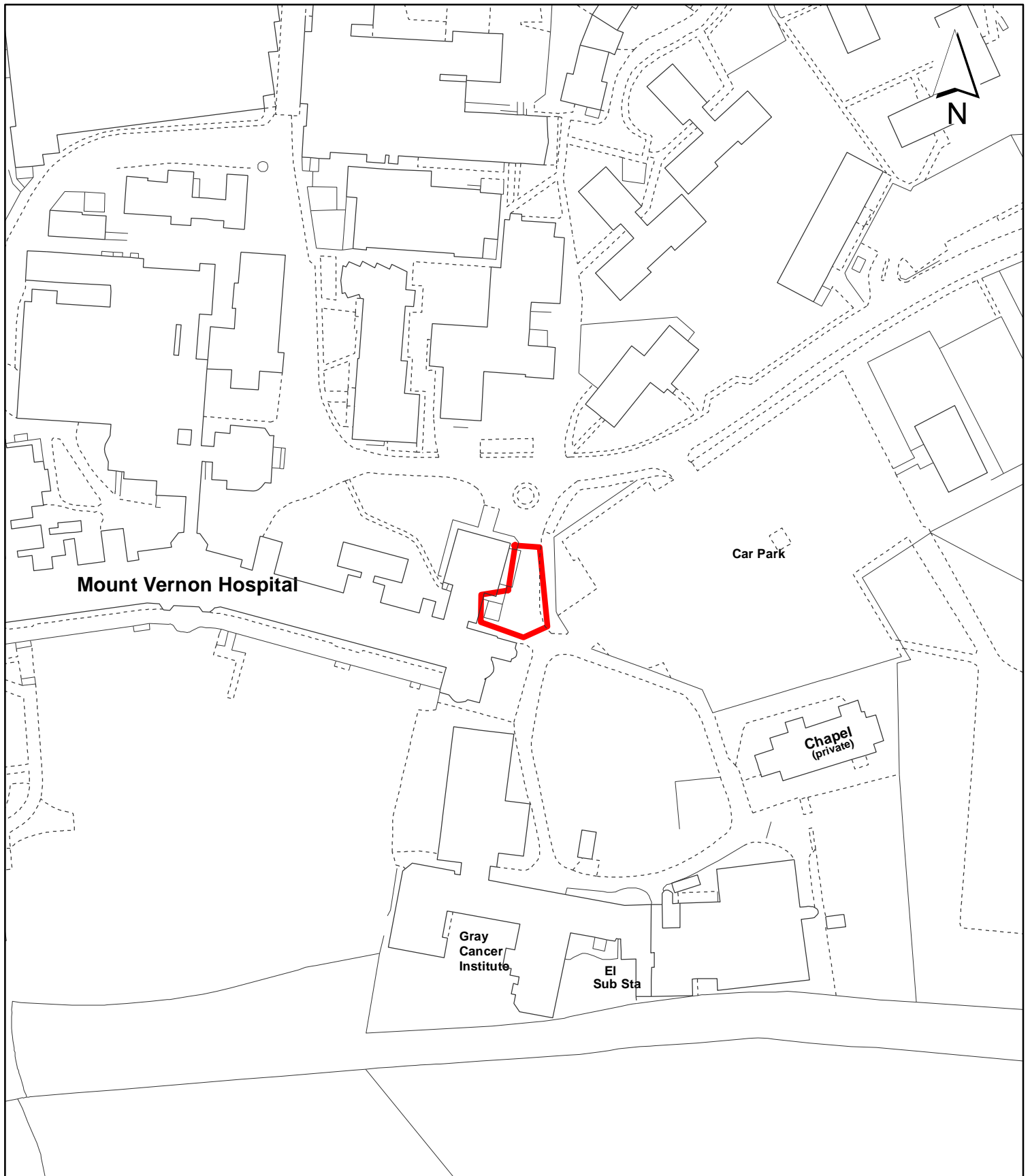
NOTES

The survey relates to an arbitrary grid and datum.

No assumptions should be made regarding the interconnection of manholes. Drainage details have been obtained from surface inspection and should be verified if of critical importance.

The position and height of adjacent buildings have been obtained using higher level reflectorless measurement and may not take account of single storey extensions or conservatories below the line of sight.

Geomatic Surveyors		siteline Unit E, Woodside 34 Parham Drive Eastleigh SO50 4NU t: 023 8081 1081 w: siteline.co.uk
HILLINGDON HOSPITAL NHS TRUST	Client	
MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD	Contract	
TOPOGRAPHICAL SURVEY	Title	
712MV01	Drawing Number	
JANUARY 2019	Date	
1:100 (at A2)	Scale	
JC / JS / CC	Surveyor(s)	



Notes:

 Site boundary

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Site Address:

**Mount Vernon Hospital
 Mickmansworth Road
 Northwood**

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

Planning Application Ref:
3807/APP/2019/286

Scale:
1:1,250

Planning Committee:
North Page 84

Date:
April 2019

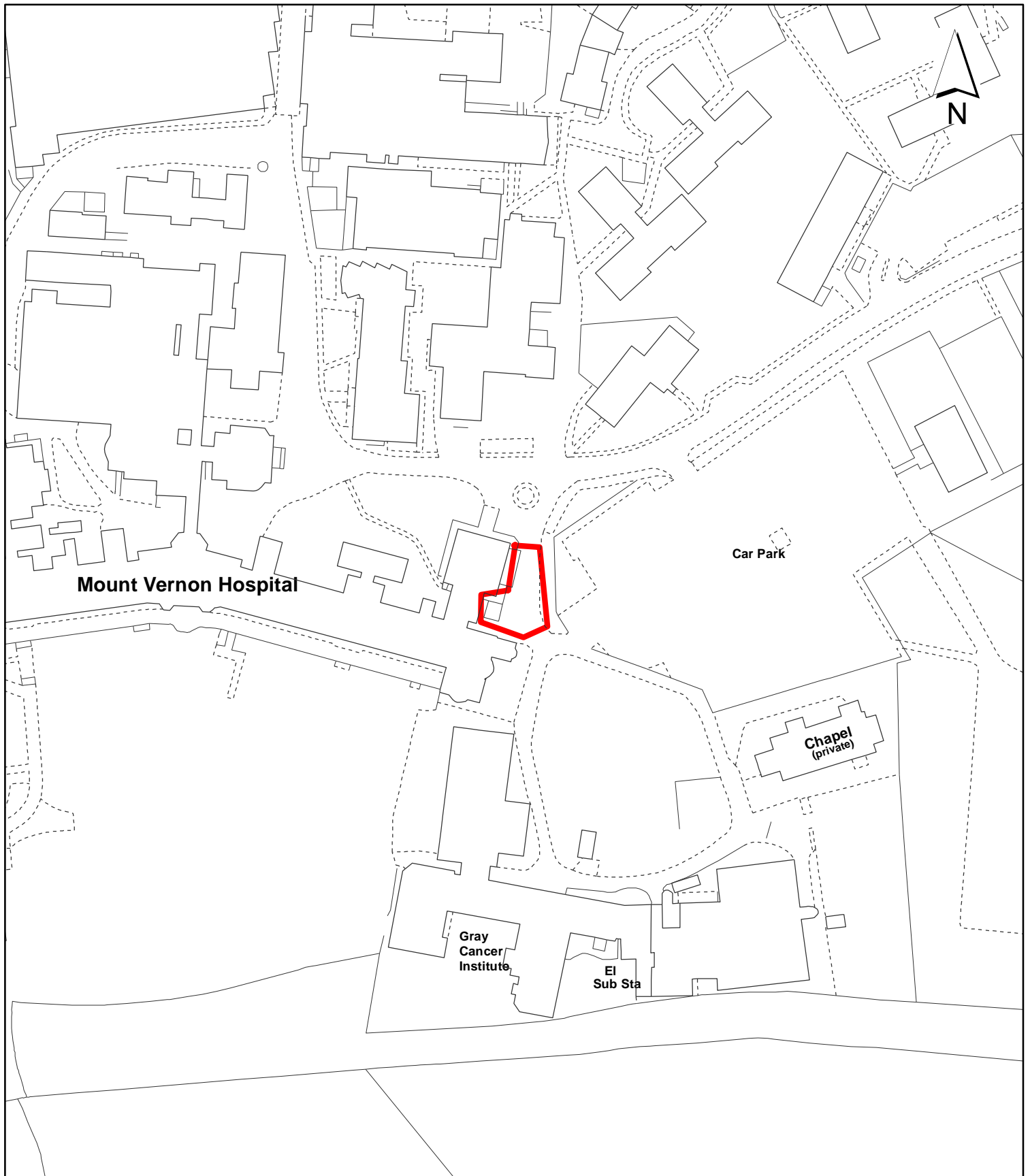


Report of the Head of Planning, Transportation and Regeneration

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD
Development: Replacement and upgrade of the mechanical ventilation system serving the Radiopharmacy (Application for Listed Building Consent).
LBH Ref Nos: 3807/APP/2019/287

Date Plans Received: 25/01/2019
Date Application Valid: 25/01/2019

Date(s) of Amendment(s):



Notes:

 Site boundary

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

Planning Application Ref:

3807/APP/2019/287

Scale:

1:1,250

Planning Committee:

North Page 86

Date:

April 2019



HILLINGDON
 LONDON