



HILLINGDON  
LONDON



# North Planning Committee

**Date:** WEDNESDAY, 17 JULY  
2019

**Time:** 8.00 PM, OR UPON THE  
RISING OF THE MAJOR  
APPLICATIONS PLANNING  
COMMITTEE, WHICHEVER  
IS LATEST

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

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

## To Councillors on the Committee

Councillor Edward Lavery (Chairman)  
Councillor Duncan Flynn (Vice-Chairman)  
Councillor Jas Dhot  
Councillor Martin Goddard  
Councillor Becky Haggard  
Councillor Henry Higgins  
Councillor Carol Melvin BSc (Hons)  
Councillor John Oswell  
Councillor Raju Sansarpuri

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camera and scan the code below:



**Published:** Tuesday, 9 July 2019

**Contact:** Luke Taylor  
**Tel:** 01895 250 693  
**Email:** ltaylor3@hillington.gov.uk

Putting our residents first

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



# Useful information for residents and visitors

## *Watching & recording this meeting*

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

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

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

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## *Accessibility*

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# A useful guide for those attending Planning Committees

## Petitions, Speaking and Councillors

**Petitions** – Those who have organised a petition of 20 or more people who live in the Borough, can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes. The Chairman may vary speaking rights if there are multiple petitions

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

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

## How the meeting works

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

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee discuss the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

## How the Committee makes decisions

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

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

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

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

# Agenda

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## Chairman's Announcements

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

## PART I - Members, Public and Press

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

### Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	59 Elm Avenue, Eastcote -  60130/APP/2019/1369	Cavendish	Two two-storey, three-bed detached dwellings with associated parking and amenity space, involving demolition of existing bungalow.  <b>Recommendation: Refusal</b>	7 - 20  <b>180-185</b>
7	Land opposite 176- 184 Fore Street, Eastcote -  70717/APP/2019/1188	Northwood Hills	Change of use from unrestricted Class B8 open storage to a restricted use for positioning of up to 68 containers for self-storage use.  <b>Recommendation: Refusal</b>	21 - 34  186-190

8	Scout Hut, 4 Ladygate Lane -  702/APP/2018/4224	West Ruislip	Erection of one four-bed detached dwelling, one three-bed detached dwelling and two three-bed semi-detached dwellings with associated parking and amenity space, involving demolition of existing Scout Hut. (AMENDED PLANS 28/05/19).  <b>Recommendation: Approval + S106</b>	35 - 66  191-221
9	1 Harlyn Drive, Pinner -  16932/APP/2018/3978	Northwood Hills	Single storey side/rear extension, first floor side extension and conversion to two one-bed and one two-bed self-contained flats.  <b>Recommendation: Approval</b>	67 - 86  222-225

### Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	Land at Southbourne Gardens, Ruislip -  72211/APP/2019/664	Cavendish	Three-storey building comprising of six two-bed flats with associated parking and amenity space, involving demolition of existing garages.  <b>Recommendation: Approval + S106</b>	87 - 104  226-232
11	22 Breakspear Road South, Ickenham -  51947/APP/2019/1144	Ickenham	Part two-storey, part single-storey side / rear extension, enlargement of roof space to create additional habitable roof space, creation of basement level, porch to front and single-storey outbuilding to rear for use as a gym.  <b>Recommendation: Approval</b>	105-112  233-245
12	Northwood Health & Racquets Club, Northwood -  272/APP/2019/1164	Northwood	Single-storey rear extension, erection of an external spa garden to include two one-storey buildings for use as saunas and swimming pool with pool terrace.  <b>Recommendation: Approval</b>	113-124  246-259

13	Land at junction of Paddock Road & Field End Road -  60595/APP/2019/1653	South Ruislip	Proposed telecommunications removal and replacement.  <b>Recommendation: Refusal</b>	125-136  260-266
14	Land adjacent to 30 Harvey Road, Northolt -  67335/APP/2018/3565	South Ruislip	Two two-storey, three-bed dwellings with habitable roofspace, with associated amenity space.  <b>Recommendation: Approval + S106</b>	137-152  267-270
15	Oak at Catlins, High Road, Eastcote, HA5 2EY - TPO 777	Northwood Hills	<b>TPO</b>	153-156
16	S106 Quarterly Monitoring Report			157-166

## **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.

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
17	ENFORCEMENT REPORT			167-178

## **PART I - Plans for North Planning Committee - pages 179 - 270**

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# Agenda Item 3

## Minutes



**NORTH** Planning Committee

**19 June 2019**

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Jas Dhot, Martin Goddard, Becky Haggard, Henry Higgins, Carol Melvin, John Oswell and Raju Sansarpuri</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning, Transportation and Regeneration), Matt Kolaszewski (Planning Team Leader), Glen Egan (Office Managing Partner - Legal Services), Alan Tilly (Transport and Aviation Manager), and Neil Fraser (Democratic Services Officer)</p>
16.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>None.</p>
17.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
18.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meetings held on 9 May and 15 May 2019 be approved as a correct record.</p>
19.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
20.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items 1-9 were marked as Part I, and would be considered in public. Items 10-13 were marked as Part II, and would therefore be considered in private.</p>
21.	<p><b>70 NORTHWOOD ROAD, HAREFIELD - 74520/APP/2019/996</b> (<i>Agenda Item 6</i>)</p> <p><b>Two storey side extension and boundary fence to side.(AMENDED PLANS 06-06-19)</b></p>

Officers introduced the report, which was confirmed as a resubmission of an application previously refused on the grounds that a proposed fence was unacceptable due to concerns over height, position and design. The new application had addressed these concerns, and the application was therefore recommended for approval.

Members were informed that applicant had also purchased an adjacent area of private green space and the roadway within Mossendew Close, to facilitate the extension of the property on the site. However, the roadway within Mossendew Close would remain adopted public highway, of which the Council remained in overriding authority. Residents would be unaffected.

The Committee sought clarity on who was responsible for the re-positioning of the utilities box from its current siting. Officers confirmed that the utilities company would be responsible for this re-siting, subject to approval from the Council.

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

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

22. **4 ASHBURTON ROAD RUISLIP - 15579/APP/2019/365** (*Agenda Item 7*)

**Part two storey, part first floor side/rear extension, single storey front extension, first floor rear extension, conversion of roofspace to habitable use to include 2 rear dormers and conversion of roof from hip to gable end, 4 detached garages to rear and conversion of dwelling from 1 x 4-bed to 1 x 1-bed and 3 x 2-bed self-contained flats with associated parking and amenity space.**

Officers introduced the report, highlighting that planning permission had previously been refused for an application on this site, which had subsequently been granted on appeal. The amendments to the application under consideration included the erection of 2 rear dormers and a hip to gable conversion to create one 2-bed and three 2-bed flats.

Officers highlighted concerns that the rear dormers, by reason of their siting in a prominent position, size, scale, bulk and design, would represent an incongruous and visually intrusive form of development to the detriment of the character of the street scene and surrounding area. In addition, it was felt that the proposal would result in an indoor living area of unsatisfactory size and quality for future occupiers, and so the application was recommended for refusal.

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

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

23. **DUCKS HILL FARM DUCKS HILL ROAD, NORTHWOOD - 5907/APP/2019/872** (*Agenda Item 8*)

**Erection of a building for use as a shop and storage involving demolition of existing sheds**

Officers introduced the report, and asserted that the proposal was for the demolition of the existing stables and the erection of a building to be used as a shop and storage, and was considered to represent an acceptable form of development within the Green

Belt that would not detract from the rural character and appearance of the area. The proposed new building was 345sq metres, which was an approximate 15% increase in floor area when compared to the existing building. Condition 5 was proposed to ensure that the proposed shop was limited to selling equestrian saddlery, tack, pet food and pet equipment only. The application was recommended for approval.

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

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

24. **18 LONG DRIVE, RUISLIP - 74580/APP/2019/470** (*Agenda Item 9*)

**Change of use from A1 to Mixed Use A1/A3**

Officers introduced the report and highlighted the addendum, which proposed the addition of a condition limiting the site to mixed A1/A3 use only, with no Class A3 use without prior written approval from the Council. The application was recommended for approval.

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

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

25. **ENFORCEMENT REPORT** (*Agenda Item 10*)

**RESOLVED:**

- 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.**

*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).*

26. **ENFORCEMENT REPORT** (*Agenda Item 11*)

**RESOLVED:**

- 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>
27.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 12)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer’s report was agreed; and</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of it issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <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>
28.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 13)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer’s report was agreed; and</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of it issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <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 8.30 pm, closed at 8.55 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**

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**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** 59 ELM AVENUE EASTCOTE

**Development:** Two x 2-storey, 3-bed detached dwellings with associated parking and amenity space involving demolition of existing bungalow

**LBH Ref Nos:** 60130/APP/2019/1369

**Drawing Nos:** 4164/02B  
4164/03B  
4164/01A  
Location Plan  
Design & access statement

**Date Plans Received:** 23/04/2019 **Date(s) of Amendment(s):**

**Date Application Valid:** 25/04/2019

### 1. SUMMARY

The property is located within the 'developed area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) therefore the principle of residential development of the site is considered acceptable subject to compliance with all other policy objectives. This proposal considers the demolition of the existing bungalow and the erection of a two x 2-storey, 3-bed detached dwellings with associated parking and amenity space involving demolition of existing bungalow

It is considered that the proposed scale and design of the dwellings would have a negative impact upon the visual amenity of the site and the surrounding area and it is therefore recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting, massing, architectural style, size, scale, bulk, and design would appear as a cramped form of development, providing a poor quality of urban design which would be detrimental to the openness of this prominent corner plot. The proposal therefore fails to complement the established character and visual amenity of neighbouring properties in Elm Avenue and in the immediate locality and represents an incongruous and intrusive form of development in the Elm Avenue street scene, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts.

### INFORMATIVES

#### 1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act

incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
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.
H3	Loss and replacement of residential accommodation
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.12	(2016) Flood risk management
LPP 5.15	(2016) Water use and supplies
LPP 7.4	(2016) Local character
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

## **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. No pre-application advice was sought. However it is understood that agent met the planning officer and the applicant/agent would have been aware of the previous reasons for refusal

### **3. CONSIDERATIONS**

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

The application site comprises a rectangular plot of land of approximately 536 sq.m located on the the corner junction of Elm Avenue and Oak Grove. It currently comprises a detached





of development in the Elm Avenue street scene, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts.

2. The proposed development, by virtue of its size, scale and bulk would be detrimental to the amenities of the adjoining occupiers by reason of overdominance, visual intrusion and loss of outlook. Therefore, the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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

The proposed development would be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2015, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H3 Loss and replacement of residential accommodation

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 5.12 (2016) Flood risk management

LPP 5.15 (2016) Water use and supplies

LPP 7.4 (2016) Local character

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

13 neighbouring properties along with Eastcote Residents' Association were consulted by letter dated 29/4/19 and a site notice was also displayed. By the close of the consultation period 5 responses and a 31 signature petition were received raising concerns as follows:

- Impact on character of the area
- Impact on neighbours
- loss of light, overshadowing
- loss of outlook
- size, scale and poor design
- drainage
- surface water
- highway safety
- cramped development

### Internal Consultees

#### INTERNAL CONSULTEE:

1) Trees/Landscape Officer: it is noted that the refusal reason did not include a tree aspect. Hence the previous tree comments used for the refused application (60130/APP/2019/98) can once again be applied.

This site is occupied by a bungalow on an exceptionally wide plot at the junction of Oak Grove. There are no TPO's or Conservation Area designations affecting the site, although there are mature trees at the end of the garden, lining the railway corridor.

COMMENT: No trees will be affected by the proposal. The shallow front garden will be dominated by car parking and bin storage. The manoeuvring space for the car park on the left hand unit (east side), appears to be constrained. The layout will preclude the possibility of achieving 25% soft landscaping in the front garden, as recommended in Hillingdon' design guidance - although many of the front gardens in this street have been paved over.

RECOMMENDATION: If you are minded to approve this application, please add conditions RES9 (parts 1, 2 and 5).

2) Access Officer:

This proposal for 2 three-bedroom detached dwellings should be revised to comply with the technical requirements required by London Plan policy 3.8(c). To this end, the entrance level WC design should be revised to meet the prescribed standards set out in Approved Document M to the Building Regulations 2010 (2015 edition). Accordingly, reference should be made to diagram 26 of the approved document. Further information and guidance should be referred to in the Council's 'Accessible Hillingdon' SPD (adopted September 2017).

Any grant of planning permission should include the following condition:-

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

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

3) Highways Officer:  
No objection.

Officer comment:

Although the submitted plans are not acceptable as regards accessibility, had the application been found to be acceptable in all other respects, a condition could have been used to address these concerns.

## **7. MAIN PLANNING ISSUES**

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

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

Policy H3 of the Hillingdon Local Plan states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site.

The development proposes the erection of 4 two storey, two bedroom semi-detached dwellings with associated parking and installation of vehicular crossovers to front, involving the demolition of both the existing bungalows. In principle the demolition of the existing dwellings to be replaced with additional units is acceptable however, it is subject to all other material planning considerations being judged acceptable.

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

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

The density ranges set out in the London Plan are not used in the assessment of schemes of less than 10 units.

Policy 3.4 of the London Plan (2016) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and that public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals that compromise this policy should be resisted'.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its

impact on adjoining occupiers.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE22 and HDAS SPD states residential extensions of two or more storeys in height should be set back for the full height a minimum of 1m from the shared boundary to preserve the visually open gaps between properties and to prevent dwellings from coalescing to form a terraced appearance.

This is a follow up application to a previously refused scheme (Ref: 60130/APP/2019/98) which was determined on 14/3/19 and is explained in the history section of the report. It is noted that the current proposed plans are quite similar to the previous scheme (especially in terms of design) and the current scheme still has not addressed all the previous concerns. The area is characterised by an eclectic mix of period properties set beneath clay tiled hipped roofs. The proposed dwellings measure 11.5m in depth, 6.5m in width with a hipped roof, 8.1m high. The proposal would retain a 1.0m separation from the boundary with No. 57 and a 2 m separation from the highway (Oak Grove). The corner plot location of the site is an important feature of the street scene. The existing property is a bungalow, so that the existing property's single storey bulk does provide some visual relief in what is a densely developed area, and being single storey, also helps to maintain more of a visual gap between the roofs of the adjacent bungalows to the West. Notwithstanding the 2m set-in of the proposed development from the highway boundary, the length of the two proposed detached houses are still such that they would add two storey development, significantly increasing the built-up appearance of the site, detrimental to the open character of this important corner plot, harmful to the visual amenity of the streetscene and the wider area. It is therefore considered that the proposal would be detrimental to the visual amenities of the streetscene.

HDAS: Residential Layouts also advises that the design and elevational treatment of a building should generally be in harmony with its surroundings and should aim to compliment and/or improve an area. The proposed two storey dwellings will appear cramped, over dominant and out of keeping with the street scene.

It is therefore considered that the proposed replacement dwellings, would be detrimental to the street scene and the wider area. As such the proposal fails to comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and HDAS: Residential Layouts.

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

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours and policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts advises all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be protected with adequate distance maintained to overcome possible domination. The SPD states that as a guide, the distance between habitable room windows should not be less than 21 m.

The dwellings would be 3.6m deeper compared to the existing bungalow depth and would approximately maintain the existing front building line. To the rear the buildings would project approximately 2.92m beyond the rear elevation of no. 57. In terms of the depth of projection this is considered to be acceptable. It is noted that proposed dwellings would not compromise a 45 degree line of sight from rear window of no 57. On balance and considering the reduced depth of the proposed development a, it is considered that this would not significantly impact on the outlook from those windows.

The proposed development will include windows on the front, rear and side elevations of the property. The windows on the rear elevation of the property will face the rear garden of the application site, and will not overlook into any of the neighbouring properties. The windows on the front elevation will have an outlook of the general street scene and therefore will not directly overlook into any of the neighbouring properties. The windows on the side elevation will serve inhabitable rooms such as bath and hallway, so would be obscured glazed, and therefore will not directly overlook into any of the neighbouring properties. However should the application be approved a planning condition can be added to ensure that the window is obscurely glazed.

Therefore, the proposal would comply with policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The property has a significant floor area well above the required standard of 102 sq.m. It is also considered that the proposed habitable rooms would have an adequate outlook and source of natural light.

Section 4 of the Council's HDAS: Residential Layouts states that development should incorporate usable attractively laid out and conveniently located amenity space and a 3 bed property would require a minimum of 60 sq.m. There would be sufficient garden space retained. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS SPD (LAY)

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

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 2 spaces per dwelling.

The plans illustrate that 2 parking spaces would be provided to the front of the site with the addition of new crossovers. The plans also illustrate some element of soft landscaping which would be required to ensure that this can be achieved whilst retaining at least 25% of soft landscaping in line with the requirements of adopted guidance.

The plans that have been submitted do not show visibility splays. Paragraph 9.5 of the HDAS Residential Extensions guidance, states "...to allow enough visibility to drivers, a parking space should be 4.8m long and 2.4m wide, with a minimum clear area of 150mm in front of the parking space and use roller shutters or 'up and over' garage doors". Furthermore the footpath would need to be well lit.

#### Refuse and Recycling

Policy 5.17 of the London Plan sets out the Mayors Spatial Policy for Waste Management including the requirements for new developments to provide appropriate facilities for the storage of refuse and recycling and 2 secure/covered cycling spaces per unit. The location of adequate refuse and recycling areas should be considered in the context of the site and it is noted that the proposed plans could accommodate such an area. In rear garden are bin and recycling storage. Both are accessed via the side of the properties. The plans submitted show that bike stores are predicted to the front.

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

Assessed within the main body of the report.

#### **7.12 Disabled access**

A condition to ensure that the development complies with Category 2 M4(2) dwelling of the Approved Document M to the Building Regulations could have been included if the application was considered acceptable in all other regard.

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

Not applicable to this application.

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

Policy BE38 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 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.

The shallow front garden will be dominated by car parking and bin storage. The manoeuvring space for the car park on the left hand unit (east side), appears to be constrained. The layout will preclude the possibility of achieving 25% soft landscaping in the front garden, as recommended in Hillingdon' design guidance - although many of the front gardens in this street have been paved over. Under these circumstances, it is considered that there is no option other than to accept a front garden dominated by hardstanding. However, as bin stores would not be required (as houses are proposed), there is no reason why some soft landscaping cannot be provided, which could have been conditioned had the application not of been recommended for refusal.

As the Council's Landscape Officer did not object to the application, it is considered that the proposal does not result in the loss of any significant landscape features. Therefore an appropriate scheme of landscaping could be secured by condition if officers were minded to recommend approval.

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

Not applicable to this application.

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

Energy

Any new residential unit would be required to be built to the Code for Sustainable Homes Level 4. A condition would be attached to any approved planning permission requiring the provision of a design stage certificate prior to the commencement of works to show that the designed dwellings would meet this standard.

Secured By Design

The design and layout should also have regard to secure by design principals. You may wish to contact Frank Freeman of the Metropolitan Police (Tel. 0208 246 1769) to discuss means of ensuring community safety by design. Certainly, early involvement by Frank is encouraged to ensure the development would be suitable to achieve the 'Secure by Design' accreditation.

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

The site is not located within a flood zone and is less than 1 hectare in extent, accordingly a flood risk assessment would not be required. However all new development should incorporate sustainable drainage systems. The proposals need to include a clear drainage strategy that is reflected within the design of the development. Policy 5.13 of the London Plan sets out a hierarchy to work towards, including the greenfield run-off rate to be met. Proposals would need to demonstrate a greenfield run-off rate in a 1:100 year (+ climate change) storm event. This needs to set out quantities of run-off, pre and post development, and include the methods of attenuation to reduce it down to a greenfield rate. If infiltration methods of SUDS are proposed, proposals would need to demonstrate the receiving subsoils will be adequate.

This could be secured by condition if officers were minded to recommend approval.

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

Not applicable to this application.

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

The issues raised have been covered in the main body of the report.

#### **7.20 Planning Obligations**

S106 PLANNING OBLIGATIONS

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), requires that where developments generate the need for additional facilities, financial contributions will be sought.

In line with the Section 106 SPD, any and all highways works will be required to be met by the applicant through a Section 278 Agreement.

CIL

Please be advised that as from 1 April 2012, all planning approvals for schemes with an



internal floor area over 100m<sup>2</sup> face a Mayoral Community Infrastructure Levy (Mayoral CIL), as legislated by the Community Infrastructure Levy Regulations 2010 and The Community Infrastructure Levy (Amendment) Regulations 2011. This liability is calculated on the increase in gross internal floor area and is triggered by an increase of 100m<sup>2</sup> or more. The liability payable will be equal to £35 per square metre. The London Borough of Hillingdon is a collecting authority for the Mayor of London and this liability shall be paid to LBH in the first instance.

In addition the development represents chargeable development under the Hillingdon Community Infrastructure Levy. The liability payable will be equal to £95 per square metre. Should you require further information please refer to the Council's Website (<http://www.hillingdon.gov.uk/article/24738/Community-infrastructure-levy>). It is important to note that this CIL liability will be over and above the planning obligations (s106) that the Council may seek from your scheme.

The proposal would attract a CIL Liability of: £27,054.67

Mayoral Cil = £10,866.19

CIL = £16,188.48

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

Not applicable to this application.

#### **7.22 Other Issues**

None.

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

#### General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an

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

#### Equalities and Human Rights

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

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

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

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

Not applicable

#### **10. CONCLUSION**

This proposal considers the demolition of the existing bungalow and the erection of a two x 2-storey, 3-bed detached dwellings with associated parking and amenity space involving demolition of existing bungalow.

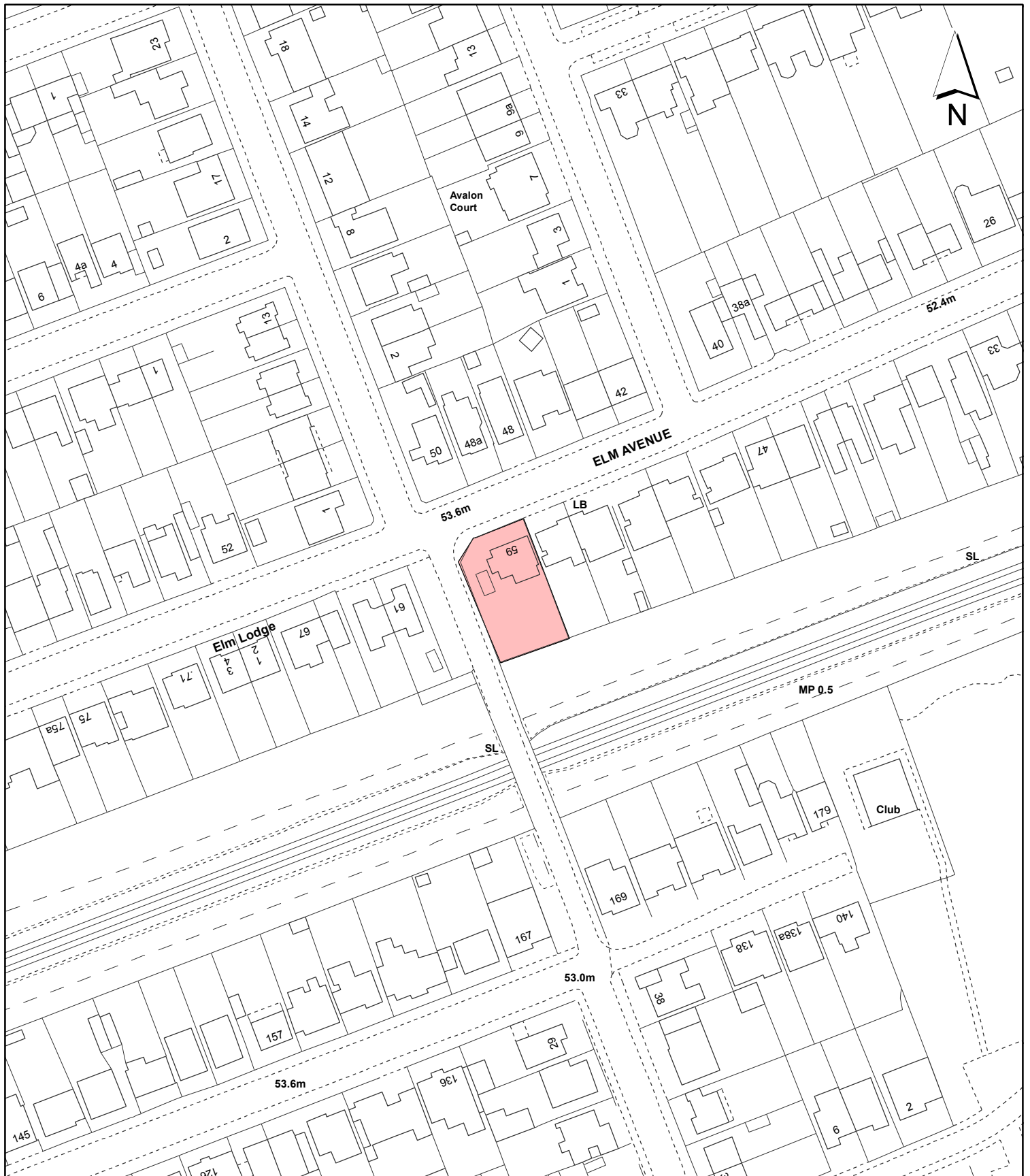
As explained in the report, it is considered that the proposed replacement dwellings are on a corner plot and would appear as a cramped development and create a loss of openness. As such the proposal fails to comply with Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and HDAS: Residential Layouts.

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

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Technical Housing Standards - Nationally Described Space Standard  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Hoda Sadri

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**59 Elm Avenue Eastcote**

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

Planning Application Ref:

**60130/APP/2019/1369**

Scale:

**1:1,250**

Planning Committee:

**North Page 20**

Date:

**July 2019**



**HILLINGDON**  
 LONDON

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

**Address** LAND OPPOSITE 176-184 FORE STREET EASTCOTE

**Development:** Change of use from unrestricted Class B8 open storage to a restricted use for positioning of up to 68 containers for self-storage use.

**LBH Ref Nos:** 70717/APP/2019/1188

**Drawing Nos:** 1901\_01C  
Site Plan  
3202101

**Date Plans Received:** 06/04/2019      **Date(s) of Amendment(s):**

**Date Application Valid:** 23/04/2019

### 1. **SUMMARY**

The application seeks planning permission for the change of use from unrestricted Class B8 storage to a restricted use for positioning of up to 68 containers for self-storage use. The proposal represents inappropriate development within the Green Belt and it is considered that the proposal fails to demonstrate very special circumstances to overcome the harm by reason of inappropriateness and substantial harm to the openness of the green belt.

### 2. **RECOMMENDATION**

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

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

The development represents inappropriate development within the Green Belt and no very special circumstances have been provided which either singularly or cumulatively overcome the presumption against inappropriate development in the Green Belt. The proposal is therefore contrary to the aims of Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OL1 and OL4 of the the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.16 of the London Plan (2016) and the National Planning Policy Framework (February 2019).

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

The positioning and scale of the proposed containers is close proximity to the boundaries of the site would be clearly visible within the street scene and the wider open countryside to the detriment of the visual amenity of the wider area. The proposal is therefore contrary to the aims of Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The proposal has failed to demonstrate that the use of the land for the positioning of up to 68 containers on the land would not result in an unacceptable rise in intensity and frequency of traffic movements in and around the application site. It is therefore considered that the proposal would be detrimental to highway and pedestrian safety contrary to

Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Policy 6.12 of the London Plan (March 2016).

## **INFORMATIVES**

### **1 159 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then the policies from the Councils Local Plan: Part 2 - Development Management Policies With Modifications (March 2019), then London Plan Policies (March 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.

### **2 171 LBH worked applicant in a positive & proactive (Refusing)**

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

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

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The site comprises an area of approximately 1900 sq.m and is situated on the South West side of Fore Street, opposite no. 176 - 184 and to the North of Haste Hill Nursery. The site was granted approval under a certificate of lawful use (70717/APP/2015/921) as a storage facility (Class B8). The site has access onto Fore Street secured with tall metal gates and security fencing with the fence set behind planting. The rear of the site is bordered by a tall hedge with mature oak trees set within. There were two storage compounds either side of the entrance enclosed with very high fences. Internally within the site fencing has been erected to create a further compound, which is storing pallets.

The site is set within the edge of the Green Belt with the Developed Area following the edge of the road to the front.

### **3.2 Proposed Scheme**

The proposal is for the change of use from unrestricted Class B8 open storage to a restricted use for positioning of up to 68 containers for self-storage use.

### **3.3 Relevant Planning History**

70717/APP/2015/921 Land Opposite 176-184 Fore Street Eastcote  
Use of land for storage purposes within Class B8 (Application for a Certificate of Lawful Development for an Existing Development)

**Decision:** 01-05-2015 Approved

70717/APP/2018/1386 Land Opposite 176-184 Fore Street Eastcote  
Provision of hard standing and associated use of land for storage (Application for a Certificate of Lawful Development for an Existing Development)

**Decision:** 22-06-2018 Approved

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

70717/APP/2018/1386 - Provision of hard standing and associated use of land for storage (Application for a Certificate of Lawful Development for an Existing Development) (approved)

70717/APP/2015/921 - Use of land for storage purposes within Class B8 (Application for a Certificate of Lawful Development for an Existing Development)(approved)

The previous submissions established the lawful use of the site as a B8 storage use with the provision of hard standing.

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

The Revised Proposed Submission Local Plan Part 2 (LPP2) documents (Development Management Policies, Site Allocations and Designations and Policies Map Atlas of Changes) were submitted to the Secretary of State for examination in May 2018.

The public examination hearing sessions took place over one week in August 2018. Following the public hearing sessions, the examining Inspector advised the Council in a Post Hearing Advice Note sent in November 2018 that he considers the LPP2 to be a plan that could be found sound subject to a number of main modifications.

The main modifications proposed by the Inspector were agreed by the Leader of the Council and the Cabinet Member for Planning, Transport and Recycling in March 2019 and are published for public consultation from 27 March to 8 May 2019.

Regarding the weight which should be attributed to the emerging LPP2, paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

With regard to (a) above, the preparation of the LPP2 is now at a very advanced stage. The

public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

With regard to (b) above, those policies which are not subject to any proposed main modifications are considered to have had any objections resolved and can be afforded considerable weight. Policies that are subject to main modifications proposed by the Inspector will be given less than considerable weight. The weight to be attributed to those individual policies shall be considered on a case by case basis considering the particular main modification required by the Inspector and the material considerations of the particular planning application, which shall be reflected in the report, as required.

With regard to (c) it is noted that the Inspector has indicated that subject to main modifications the LPP2 is fundamentally sound and therefore consistent with the relevant policies in the NPPF.

Notwithstanding the above, the starting point for determining planning applications remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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.

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

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

OE1 Protection of the character and amenities of surrounding properties and the local area

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

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

OL4 Green Belt - replacement or extension of buildings

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts



- LPP 7.16 (2016) Green Belt  
LPP 6.12 (2016) Road Network Capacity  
NPPF- 13 NPPF-13 2018 - Protecting Green Belt land

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

- 5.1** Advertisement Expiry Date:- Not applicable  
**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

9 neighbours and the Northwood Hills Residents Association were consulted for a period of 21 days expiring on the 17 May 2019. A site notice was also erected on the lamp post opposite. 14 responses were received raising the following issues:

- Increase traffic and noise pollution in a residential area
- Impact on highway safety due to the narrowness of the road, which already serves 3 schools
- Impact on the quality of life of local residents
- There are currently 2 companies's using the site and there have been nothing but problems. The window company frequently has bonfires and the pallet company collect at all times night and day
- Inconsiderate parking and anti-social behaviour
- Allowing a potential 60 new business to enter the site will greatly add to the disruption
- Increased traffic movements would exacerbate mud/debris spread over the road to the detriment of highway safety
- Opening hours too long and Sunday opening completely unacceptable
- The yard operators have shown they cannot control the tenants activities already
- The proposal will require hard standing for the shipping containers. It is understood the land has already been covered in concrete. If this is so then Enforcement actions should be taken to have this removed as it cuts down natural land drainage and contributes to surface water flooding
- There is no information on parking provision
- How are the hours of operation to be restricted with no staff
- It is also stated occasional visits from a commercial company to remove rubbish, however there is no bin store provided
- The site as proposed can be equated with lock up garages which are a lure for drugs addicts and pushers
- Detrimental to the Green Belt
- The applicant has not given any special circumstances for development
- What kind of material will be stored in the containers. How will this be overseen and regulated
- Will the site be illuminated during hours of darkness
- How many commercial units will use the site
- How many visits are expected daily
- If the gates are kept locked vehicles will be parking in the road prior to access causing a highway safety issue
- Would traffic calming measures be needed due to the increased traffic movements
- Impact on trees and wildlife
- Access for emergency vehicles will be restricted
- Impact on the neighbouring SSSI

A petition against the proposal has also been received.

A Ward Councillor has stated that:

As I am sure you will understand, local residents are very concerned about this proposal which I hope the Council will reject. However, if officers are minded to recommend approval I would be grateful if it could be referred to the North Planning Committee, on the grounds of the likely harm caused to the green belt if the proposals are allowed to go through. This site backs onto part of Ruislip Woods a SSSI and as such this use must be completely unacceptable.

Eastcote Conservation Panel has commented as follows:

This land is situated within an area of Green Belt and classed as agricultural land. It also forms a boundary with Park Wood which is a SSSI, National Nature Reserve, Nature Conservation Site of Metropolitan or Borough importance. It is also within an Archaeological Priority Area.

Fore Street is one of the oldest streets in Eastcote, consequently is very narrow and unsuitable for any increase in traffic heavy or otherwise. This proposal is not acceptable for this area.

The proposal will require hard standing for the shipping containers and for vehicular movements. It is understood that the land has already been covered with concrete. If this is so then Enforcement action should be taken to have this removed immediately as it cuts down natural land drainage and contributes to surface water flooding in the area.

It would appear that the pre-application advice was a meeting with the ASB Unit & the Enforcement Team. Therefore, some type of changes have already been made to this land without planning permission.

It is stated on the application form that there are trees and shrubs on the site, therefore, there should be a full tree survey submitted with the application. This has not been submitted.

The application form does not give any information regarding parking, the submitted document Site Layout shows the whole area completely covered with containers. One parked vehicle for a container would completely block the site for other users.

No staff are to be employed, therefore, it is a puzzle how the hours of access are going to be restricted to those stated on the application form.

It is also stated that occasional visits from a commercial company to remove rubbish will take place. However, there does not appear to be any form of bin store provided for users of the site.

A site as proposed can be equipped with lock up garages, which are a lure for drug addicts and pushers. There is no control over the items stored.

This proposal will be detrimental to the Green Belt and to Park Wood.

The visible containers will be unsightly and detract from the green belt.

Should this application be approved the next step will be to declare the land brown field and applications for housing forthcoming.

The applicant has not given any special circumstances for this development to take place on green belt land.

The applicant has not submitted a tree survey, this should be sought before any determination is made.

We ask that the application be refused.

### **Internal Consultees**

#### Highways

The proposal is for the provision of 68 shipping containers for domestic 'self-storage' purposes only with a restriction of operational hours proposed i.e. Monday to Friday - 8am to 8pm, Saturday - 9am to 5pm & Sunday 9am to 1pm. It is highlighted by the applicant that as compared to the existing scenario, overall impacts would be 'limited' as no operational time restrictions apply at present.

The main focus of the appraisal is on the change of use to a more regularised but expanded 'self-storage' operation equating to 68 shipping containers. It is accepted that B8 storage uses can, in the main, be relatively dormant in outlying areas due to the possibility of a reasonable spread of activity throughout opening hours which inherently dilutes peak activity at any particular single period. However the proposal would potentially be an intensified use of the site envelope in comparison to current and previous activities given the scale of container provision and proportionate impacts. It is therefore highlighted that the applicant, other than stating "the storage would be mainly for domestic self storage, for which visitation by most users is inevitably infrequent in any event", has not submitted sufficient information with particular reference to the detail of expected frequencies and intensity of the proposal in order to allow the Highway Authority to make an informed decision on the proposal. Without such detail and sound scheme justification, there is a presumption of the development being over-intensive for the scale of site envelope which could lead to detrimental impacts on the locality resulting from associated vehicular activities. This view is supported by the submitted vehicle 'swept path' analysis which indicates that an 8m rigid truck requires multiple and excessive manoeuvres in order to enter and leave the site in a forward gear which is the recommended practice on highway safety grounds. A remedy for this scenario would be for a substantive reduction in container numbers which would aid matters.

On the assumption that the aforementioned requirement for a full and detailed transport appraisal on the level of expected frequency of operation and likely impacts is not forthcoming, the application cannot be determined on transport/highway grounds and is therefore considered contrary to policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3 and 6.13 of the London Plan (2016).

A highways refusal on this basis is therefore recommended.

Environmental Protection - No response

Contaminated Land - No comments

#### Trees/Landscaping

This site is occupied by an area of open land to the west of Fore Street, which is currently being used to store high stacks of timber pallets. The east boundary is defined by a dense hedgerow but there is a wide gap at the entrance which is secured by recently installed galvanised palisade fencing. The site lies within the Green Belt, a designation which restricts urban sprawl and seeks to maintain openness of the countryside.

No trees or other landscape features will be affected by the proposal. The containers will all be accommodated on the southern section of the overall site, opposite the gated entrance. The storage

of containers will amount to industrial clutter in the landscape and will restrict the openness and visual permeability of the site - which is contrary to Green Belt policy. The proposal is detrimental to the character and appearance of the area and conflicts with Green Belt policy. If there is over-riding justification for this use, the visual impact should be controlled by a) restricting the height of the stored containers and b) conditioning the colour of the containers. A colour such as 'invisible green' should be specified which is visually recessive and will not clash with the natural landscape - BS /RAL reference to be specified.

## **7. MAIN PLANNING ISSUES**

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

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. These can include limited infilling or partial redevelopment of previously developed sites. In consideration of applications substantial weight should be given to any harm to the green belt. Very special circumstances will not exist unless the potential harm to the green belt clearly outweighs other circumstances.

Policy OL1 of adopted Hillingdon Local Plan (November 2012) also advises that within the Green Belt the Local Planning Authority will not grant planning permissions for new buildings or changes of use other than for purposes essential for and associated with predominantly open land use such as agriculture and open air recreation facilities.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) advises that replacement buildings within the Green Belt will only be permitted if the development would not result in any disproportionate change in the bulk and character of the original building; the development would not significantly increase the built up appearance of the site or having regard to the character of the surrounding area would not injure the visual amenities of the green belt by reason of siting, materials, design, traffic or activities generated.

Policy DME1 4 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) advises that inappropriate development in the Green Belt will not be permitted unless there are very exceptional circumstances. Policy DME1 4 continues by advising that redevelopment on sites in the Green Belt will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt.

The lawful use of the land as a B8 storage was established in a previous certificate of lawfulness. It is noted that there were previously two buildings on the site, however these occupied no more than a quarter of the site. The further inclusion of a large number of shipping containers covering virtually the whole site would cause substantial harm to the openness of the green belt, in contravention to the requirements of the National Planning Policy Framework, Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DEM1 4 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

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

Not relevant to this proposal

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

Not relevant to this proposal

### **7.04 Airport safeguarding**

Not relevant to this proposal

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

The site has established use for B8 storage and it is noted that two buildings were previously situated on the northern boundary of the site, as were seen on aerial photographs from 2003. These were fairly modest in scale and occupied less than a quarter of the site. It is also noted that under the existing use there is no restriction on the scale or type of storage the site can be used for.

The proposal as detailed in this planning application is for the siting of 68 storage containers on site. Limited details have been provided of the units, however the dimensions at approximately 6.1m long and 2.5m wide would correspond to a standard 20ft shipping container with a height of 2.6m. The proposals involve significantly more coverage of the site with structures than existed in 2003. The certificate of lawfulness for B8 use of the land does not enable structures to be erected without planning permission.

The requirements of paragraph 145 g) of the NPPF only allow complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt. In consideration of applications substantial weight should be given to any harm to the Green Belt. The authorised use of the land is currently open storage and the inclusion of 68 shipping containers and associated works to provide a total of 1,037sqm of container based floorspace would significantly increase the built up appearance of the site to the detriment of the openness and visual amenity of the Green Belt contrary to paras. 144 and 145 of the NPPF, Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

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

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. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area.

The proposed container units would be situated predominantly along the boundary of the site and at a height of 2.6m would be clearly visible above any fencing surrounding the plot. The positioning of the containers is close proximity to the boundary and each other would present as a solid block of over 59m long along the southern boundary and over 58m along the northern boundary. A further block of 9.7m would extend along the western boundary, with 2 further block of over 18m and 10.7m on the eastern boundary fronting Fore Street. The scale of the development is such that it would be clearly visible within the street scene and the wider open countryside and would present as a commercial premises to the detriment of the visual amenity of the wider area. Therefore the proposal fails to comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **7.08 Impact on neighbours**

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that become detrimental to the amenity of the adjoining occupiers or surrounding area will not be approved. Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new development or uses which have the potential to cause noise annoyance will only be permitted if measures can be undertaken to alleviate the potential disturbance where a development is acceptable in principle.

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard neighbouring residential amenity from inappropriate development. The site is situated on the opposite side of the road from the residential properties fronting Fore Street. There is potential for noise emitted from the site to affect other premises in the area and that no activities within the structures or external to the structures should be operated unless the noise and pollution levels aren't at levels that would amount to statutory nuisance. No details have been provided as to the potential impact however conditions for the regulation of noise; the submission of a vibration protection scheme; the management of dust and a Construction Environmental Management Plan could be imposed if all other aspects of the proposal were acceptable.

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

Not relevant to this proposal

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

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The Council's Highway Officer has advised that the main focus of the appraisal is on the change of use to a more regularised but expanded 'self-storage' operation equating to 68 shipping containers. It is accepted that B8 storage uses can, in the main, be relatively dormant in outlying areas due to the possibility of a reasonable spread of activity throughout opening hours which inherently dilutes peak activity at any particular single period.

However the proposal would potentially be an intensified use of the site envelope in comparison to current and previous activities given the scale of container provision and proportionate impacts. It is therefore highlighted that the applicant, other than stating "the storage would be mainly for domestic self storage, for which visitation by most users is inevitably infrequent in any event", has not submitted sufficient information with particular reference to the detail of expected frequencies and intensity of the proposal in order to allow the Highway Authority to make an informed decision on the proposal. Without such detail and sound scheme justification, there is a presumption of the development being over-intensive for the scale of site envelope which could lead to detrimental impacts on the locality resulting from associated vehicular activities. This view is supported by the submitted vehicle 'swept path' analysis which indicates that an 8m rigid truck requires multiple and excessive manoeuvres in order to enter and leave the site in a forward gear which is the recommended practice on highway safety grounds.

It is therefore considered that the proposal would fail to comply with the requirements of Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) to the detriment of highway safety.

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

Not relevant to this proposal

#### **7.12 Disabled access**

Not relevant to this proposal

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

Not relevant to this proposal

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

The Landscape Architect has advised that there are no trees or other landscape features that will be affected by the proposal. However the site lies within the Green Belt which restricts urban sprawl and seeks to maintain openness in the countryside. The storage containers will amount to industrial clutter in the landscape and will restrict the openness and visual permeability of the site contrary to Green Belt Policy.

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

Not relevant to this proposal

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

Not relevant to this proposal

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

Not relevant to this proposal

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

Not relevant to this proposal

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

Issues relating to hours of operations and noise pollution are controlled under the Control of Pollution Act. This should be reported to the Council's Environmental Protection Unit. Incidents of abuse or intimidation should be reported to the police. All other issues are addressed within the relevant section of the report.

It was noted at the time of the Officer site visit that the site had not been concreted merely the apron leading to the road.

#### **7.20 Planning Obligations**

Not relevant to this proposal.

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

The Council has launched a number of planning enforcement investigations over the past number of years. These investigations resulted in the approval of boundary fencing and the laying of hardstanding on certain parts of the site.

The containers proposed as part of this application have not yet been provided on the site and are not the subject of enforcement proceedings.

#### **7.22 Other Issues**

None.

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

General

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

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

Members should also ensure that their involvement in the determination of planning

applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable

#### **10. CONCLUSION**

The proposal fails to demonstrate very special circumstances required to overcome the harm by reason of inappropriateness for development within the Green Belt. The provision of a total of 1,037sqm of container based storage would significantly increase the built up appearance of the site to the detriment of the visual amenity of the Green Belt contrary adopted policy.

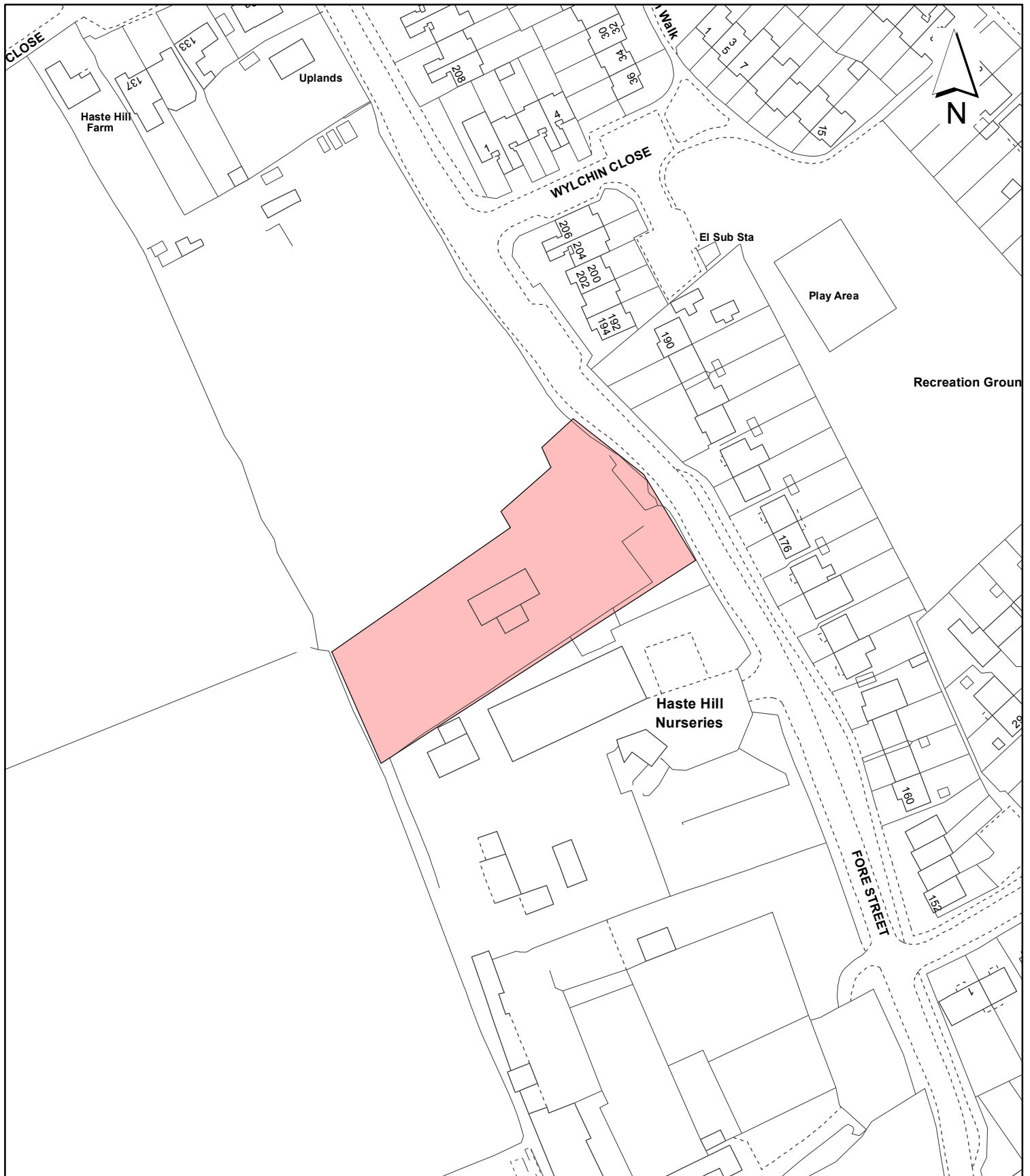
#### **11. Reference Documents**



Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).  
Hillingdon Local Plan Part 2.  
The London Plan (2016).  
Supplementary Planning Document 'Accessible Hillingdon'.  
National Planning Policy Framework.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Land opposite 176- 184 Fore Street  
 Eastcote**

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

Planning Application Ref:  
**70717/APP/2019/1188**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 34**

Date:  
**July 2019**



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

**Address** SCOUTS HUT, 4 LADYGATE LANE RUISLIP

**Development:** Erection of 1 x 4-bed detached dwelling, 1 x 3-bed detached dwelling and 2 x 3-bed semi-detached dwellings with associated parking and amenity space, involving demolition of existing Scout Hut. (AMENDED PLANS 28/05/19)

**LBH Ref Nos:** 702/APP/2018/4224

**Drawing Nos:** 1445/P 200 Rev D  
1445/P 201 Rev E  
1445/P 202 Rev D  
1445/P 203 Rev D  
1445/P 300 Rev C  
1445/P 301 Rev F  
1445/P 302 Rev E  
Transport assessment addendum 28-05-19  
1445/SK( )37 Rev D  
1445/P 110 Rev K  
1445/P 211 Rev A  
1445/P 150 Rev A  
1445/P/ 151 Rev A  
9846-KC-XX-YTREE-TPP01 Rev E  
9846-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-Rev  
Design & Access Statement revised 28/05/19  
1445/P 212 Rev A  
1445/P 152 Rev A  
1445/P(--)210 REV E  
1445/P(-)01 A  
Transport Statement 30751/D01  
9846-KC-XX-YTREE-TCP01Rev  
DAYLIGHT/SUNLIGHT REPORT  
1445/P(-)01 A  
1445/P(-)02  
1445/P(-)10 A  
1445/P(-)11 A  
1445/P(-)20  
1445/P(-)21  
1445/P(-)22  
1445/P(-)23  
1445/P 102 Rev H  
1445/P 110 Rev L  
1445/P 111 Rev L  
1445/P 112 Rev K  
1445 113 Rev H  
1445/P 400 Rev F  
1445/P 401 Rev F

**Date Plans Received:** 03/12/2018

**Date(s) of Amendment(s):** 28/05/2019

**Date Application Valid:** 03/12/2018

03/12/2018

## 1. SUMMARY

This application seeks full planning consent for the demolition of the existing scout hut building and the erection of 3 x 3 bed and 1 x 4 bed dwellings with associated parking and amenity space.

The applicant has stated that the existing scout hut facility is to be relocated to a more suitable location at St Catherine's Road (approximately 0.5 miles north-east of the application site), subject to the relevant consents. Whilst this application submission is not considering the acceptability or principle of this relocated use at this site, it is important to note that an application for the provision of a replacement scout hut in a nearby location has been approved under planning reference 6039/APP/2018/4478.

A section 106 is required to ensure that if the proposed housing is allowed, replacement scouting facilities can be re-provided.

## 2. RECOMMENDATION

**A). That delegated powers be given to the Head of Planning, Transportation and Regeneration to confirm approval subject to: A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:**

**(1) The London Diocesan Fund will make a financial contribution of £100,000 to LB Hillingdon to fund the re-provision of the new Scout Hut Facility (D1 Use) at the St Catherine's Road site approved under Planning Application (ref: 6039/APP/2018/4478) -fine**

**(i) Should the St Catherine's Road scheme not be completed within a 12 month period from date of Planning Approval (of the latter planning application) then these monies contributed by the LDF can be used by LB Hillingdon to fund the provision of a D1 use at an alternative site within the borough**

**(ii) The £100,000 contribution will be paid in 2 staged payments:**

**(a) The first £50,000 is payable when planning permission is granted; and**

**(b) the second payment of £50,000 is payable prior to commencement of works on site.**

**(iii) If the Council have not spent the £100,000 within 5 years then the London Diocesan Fund will clawback the unspent monies.**

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

**(3) That the applicant continue to liaise with Transport for London to agree and finalise details of the proposed relocation of the bus stop.**

**(4) Project Management and Monitoring Fee: a contribution equal to 5% of the**

total cash contribution to enable the management and monitoring of the resulting agreement.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and/or 278 Agreements and any abortive work as a result of the agreement not being completed.

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

D) If the Legal Agreements have not been finalised by 24 July 2019 (or such other timeframe as may be agreed by the Head of Planning, Transportation and Regeneration), delegated authority be given to the Head of Planning, Transportation and Regeneration to refuse planning permission for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of community facilities and highway works). The proposal therefore conflicts with Policies contained with the adopted Hillingdon Local Plan Saved Policies (November 2012).'

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

**1 RES3 Time Limit**

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

**REASON**

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

**2 RES4 Accordance with Approved Plans**

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

9846-KC-XX-YTREE-TCP01Rev0

9846-KC-XX-YTREE-TPP01 Rev E

846-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevE

Transport Statement Addendum 28-05-19

Transport Statement 30751/D01c

1445/P 200 Rev D

1445/P 201 Rev E

1445/P 202 Rev D

1445/P 203 Rev D

1445/P 300 Rev G

1445/P 301 Rev F

1445/P 302 Rev E

1445/P 110 Rev K

1445/P 211 Rev A

1445/P 150 Rev A

1445/P/ 151 Rev A  
1445/P 212 Rev A  
1445/P 152 Rev A  
1445/P 102 Rev H  
1445/P 110 Rev L  
1445/P 111 Rev L  
1445/P 112 Rev K  
1445 113 Rev H  
1445/P 400 Rev F  
1445/P 401 Rev F  
1445/SK( )37 Rev D  
1445/P(-- )210 REV B

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

#### REASON

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

### **3 RES7 Materials (Submission)**

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

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

#### REASON

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

### **4 RES8 Tree Protection**

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

Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

#### REASON

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

### **5 RES9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Means of enclosure/boundary treatments
  - 2.b Car Parking Layouts showing 8 car parking spaces and including 1 disabled compliant space (including demonstration that 2 parking spaces are served by electrical charging points (active provision) and 2 spaces could be easily converted in the future (passive provision)),
  - 2.c Hard Surfacing Materials
  - 2.d External Lighting
  - 2.e Other structures (such as play equipment and furniture)
  
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
4. Schedule for Implementation
  
5. Other
  - 5.a Existing and proposed functional services above and below ground
  - 5.b Proposed finishing levels or contours

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

#### **6 RES10 Tree to be retained**

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

Shrubs'

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

REASON

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

#### **7 RES14 Outbuildings, extensions and roof alterations**

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

REASON

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

#### **8 RES15 Sustainable Water Management**

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

a) SuDS features:

i. Incorporating sustainable drainage (SuDS) in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. Where infiltration techniques are proposed (e.g. soakaways), a ground investigation must be provided to establish the level of groundwater on the site and to demonstrate the suitability of the proposed infiltration techniques.

iii. Where proposals require a connection to a watercourse or sewer, the rate of runoff should be limited to the equivalent greenfield runoff rates for a variety of return periods including the 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change.

iv. Include calculations to demonstrate the volume of storage and size of drainage features required to control surface water for a range of storm duration and rainfall intensities for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.

v. Provide a plan showing the route surface water will take through the development for rainfall events exceeding the 1 in 100 year event should be provided. Where it is intended to store water on the ground surface, the maximum extent of overland flooding should be mapped and include details on flow paths, depths and velocities. Safe access and egress for the site must be demonstrated.

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



- i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground and identifies the responsibility of different parties for each component of the drainage network.
  - ii. Include details of the necessary inspection regimes and maintenance frequencies.
  - iii. Where overland flooding is proposed, the plan should include the appropriate actions for those areas and document the actions required to ensure the safety of the users of the site during a rainfall event.
- c) Minimise water use.
- i. incorporate water saving measures and equipment.
  - ii. provide details of how rain and/or grey water will be recycled and reused in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

**REASON**

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to:

- i) Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012);
- ii) Policy 5.12 Flood Risk Management of the London Plan (March 2016);
- iii) To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016);
- iv) Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016); and,
- v) National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

**9 RES22 Parking Allocation**

The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

**REASON**

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

**10 RES18 Accessible Units**

The dwellings hereby permitted are required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

**REASON:** To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c (2016), is achieved and maintained.

**11 RES13 Obscure Glazing**

The window(s) facing the Larchmont, the north side elevation of house 4 and the ground floor rear window of house 1 which serves the WC 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 Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

**12 RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**13 RES24 Secured by Design**

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

**REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

- |      |   |
|------|---|
| AM7  | Consideration of traffic generated by proposed developments.    |
| AM14 | New development and car parking standards.                      |
| AM15 | Provision of reserved parking spaces for disabled persons       |
| BE13 | New development must harmonise with the existing street scene.  |
| 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.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 6.10	(2016) Walking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

### **3            I2            Encroachment**

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

### **4            I5            Party Walls**

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

- (i) carry out work to an existing party wall;
- (ii) build on the boundary with a neighbouring property;
- (iii) 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 Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

**5            16            Property Rights/Rights of Light**

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.

**6            115            Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

**7            148            Refuse/Storage Areas**

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

**8            160            Cranes**

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at

[www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp))

## 9

You are advised that no doors or gates should be installed which open out of the public highways as these may contravene The Highways Act 1980 (as amended).

## 10 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

## 11

This permission is liable for a contribution under the Community Infrastructure Levy (CIL) and a separate CIL liability notice will be provided for your consideration.

## 12

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2012, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The site is located on the south side of Ladygate Lane and consists of a long narrow plot with an existing vehicular access from Ladygate Lane. The site is currently occupied by a single storey brick building that is in use by 2nd/9th Ruislip Scout Group (Use Class D2) set back approximately 18m from the road.

The surrounding area is predominantly residential in character. To the west, the rear gardens of the dwellings in St Margaret's Road back onto the site. To the east is a two-storey block of flats (1-10 Larchmont), set back from Ladygate Lane, and with a number of main habitable room windows facing onto the application site. To the north on the opposite side of Ladygate Lane, are further two-storey residential dwellinghouses.

The site is currently occupied by a single storey brick building that is in use by 2nd/9th Ruislip Scout Group (Use Class D2). The building is set back by approximately 18 metres from the road and is located in the south west corner of the site.

#### 3.2 Proposed Scheme

The proposal is for the demolition of the existing scout hut building and the erection of 3 x 3 bed and 1 x 4 bed dwellings with associated parking and amenity space.

#### 3.3 Relevant Planning History

702/C/98/0866                      Scouts Hut, 4 Ladygate Lane Ruislip  
Details of tree surgery to seven Lime trees (including height reduction by one-third) in compliance with condition 7 of planning permission ref.702A/73/259 dated 07/05/73; Erection of a Scout Headquarters

**Decision:** 23-07-1998    Refused

702/PRC/2014/126                  Scouts Hut, 4 Ladygate Lane Ruislip  
Erection of 6 residential dwellings

**Decision:** 22-04-2015    OBJ

702/PRC/2015/78                  Scouts Hut, 4 Ladygate Lane Ruislip  
Erection of four residential dwellings

**Decision:** 15-11-2016    NFA

702/PRC/2018/95                  Scouts Hut, 4 Ladygate Lane Ruislip  
Erection of 5 new residential dwellings

**Decision:** 07-08-2018    PRC

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

The application site has been subject to a number of pre-application advice requests.

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

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

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

Part 1 Policies:

- PT1.BE1            (2012) Built Environment
- PT1.H1            (2012) Housing Growth
- PT1.CI1           (2012) Community Infrastructure Provision
- PT1.EM6           (2012) Flood Risk Management

Part 2 Policies:

- AM7                Consideration of traffic generated by proposed developments.
- AM14              New development and car parking standards.
- AM15              Provision of reserved parking spaces for disabled persons
- BE13               New development must harmonise with the existing street scene.
- 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.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 6.10	(2016) Walking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

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

**5.1** Advertisement Expiry Date:- **12th April 2019**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

The application has been subject to 3 rounds of both internal and external consultation. The third round of consultation was undertaken following the submission of a revised landscape plan and the

response to this will be included as part of the committee addendum.

#### PUBLIC CONSULTATION RESPONSE (1)

The application was advertised publicly by way of notices posted adjacent to the site. In addition, letters were sent to the owners / occupants of neighbouring properties to inform them of the proposed development and invite comments.

26 Letters of objection received (summarised) and a petition containing 31 number of signatures has been received.

- Traffic and road safety implications due to the proposed alterations to the highway to allow access and egress for the development and in particular the moving of the bus stop further towards the junction
- Overlooking and privacy
- Design of the proposed dwellings would present a departure from the prevailing character of the local area
- Potential damage to trees which are both protected and considered screening from the noise populated by vehicles from Bury Street
- Local concerns with over-development of the site
- Impacts to daylight and sunlight from those properties within close proximity
- Insufficient parking within the area and the development could exasperate this issue
- Inconsistencies within the supporting documentation with particular reference to the proposed material
- Loss of the community use building
- The height of the 3 storey buildings would appear over dominant in area of 1-2 storey dwellings
- Separation distances do not meet the councils policies and guidance (overlooking/privacy)

In addition to the above a Ward Councillor has also raised the following objection;

The revised proposals remain unacceptable and at odds with our planning policies - in terms of over development, and being out of character with the visual appearance of the existing street scene, and loss of residential amenity in terms of its proximity to the rear boundary of properties in St Margarets Road.

#### PUBLIC CONSULTATION RESPONSE (2)

The application was re-advertised publicly by way of notices posted adjacent to the site. In addition, letters were sent to the owners / occupants of neighbouring properties to inform them of the proposed development and invite comments.

15 Letters of objection received (summarised)

- The proposed dwellings remain 3 stories
- Traffic impacts due to moving bus stop closer to the junction
- Parking
- Loss of Privacy
- Tree protection / loss of trees which residents consider are of value
- Design remain inappropriate for this area
- Density of development is to high / over-development
- Impacts to local infrastructure (schools, doctors etc)
- Highway safety



- Lack of Bat survey

OFFICER COMMENT:

All matters raised are addressed within the body of the report.

TRANSPORT FOR LONDON (TfL) 07-02-19 :

With regards to the above mentioned proposal, TfL offers the following comments:

1. The proposal includes an excessive amount of car parking with 10 car parking spaces. The submitted Transport Statement supporting the applicant established that the there current car ownership level for the local ward where the site located is 1.43 cars per household, therefore a maximum of 8 car parking spaces at a ratio of 1.5 space per household in outer London PTAL 1 area, this also includes 1 disabled space. It is also requested that at least 2 of the spaces be provided with electric vehicle charging points with the rest with passive provision. Therefore car parking should be reduced accordingly in line with the Draft London Plan policy T6 'Car Parking'. Despite the submission of swept path analysis, it is also concerned that the existing parking layout may not provide sufficient for service vehicles (i.e. refuse truck) to turn around with the site, therefore an bigger hammerhead area should be provided to facility to avoid vehicle having to reverse to/ from the site.

2. The proposed provision of 10 cycle parking spaces meets the Draft London Plan cycle parking standards in terms of quantity, TfL requests that at least 1 space should be provided for tandem/ cargo bikes in line with the London Cycle Design Standards (LCDS). It is also recommends that the applicant may provide individual cycle parking storage closer to entrance of each property to improve convenience.

3. A Car Parking Management Plan shall be implemented and be secured by condition to ensure the smooth operation of the car parking area.

4. A Construction Logistics Plan (CLP) shall be produced in line with TfL's CLP guidance and shall be conditioned by the Council.

5. The proposed relocation of the existing bus stop toward the west of the site is principally accepted; the applicant must borne the full cost of relocation and a planning condition shall be imposed that the proposal shall not commence until the relocation of the proposed bus stop has been completed. The applicant shall continue to liaise with TfL's Road Asset Operation team to discuss the proposed bus stop relocation.

In conclusion, the applicant is required to address all of the issues raised satisfactorily in order comply London Plan policies and enable TfL to express support to the proposed development.

TRANSPORT FOR LONDON (TfL) 27-03-19 :

Having assessed the proposals, I can confirm that TfL Spatial Planning has no comments to make on this planning application other than to emphasise the development should comply with the transport policies set out in the draft London Plan. Please contact me if you consider that there are any strategic as opposed to local transport issues raised by this case.

TRANSPORT FOR LONDON (TfL) 12-04-19 :

I understand that you have sought clarification of TfL's view on the re-siting of a bus stop as part of the proposals for the development of the Scouts Hut, 4 Ladygate Lane, Ruislip, following my colleagues comments sent 28th March 2019.

It appears that the re-consultation does not change the plans to relocate the existing bus stop and therefore TfL's initial comments on this element of the proposal are maintained (see point 5 of the attached).

The proposed relocation of the existing bus stop to the west of the site is principally accepted. The applicant must borne the full cost of the relocation and a planning condition shall be imposed that the proposal shall not commence until the relocation of the proposed bus stop has been completed. The applicant shall continue to liaise with TfL's Road Asset Operation team to discuss the proposed bus stop relocation.

I hope this helps to clarify TfL's position on this element of the proposal. Please do not hesitate to contact me if I can be of any further assistance.

### **Internal Consultees**

HIGHWAY OFFICER COMMENTS 06-06-19:

#### Site Characteristics

This address situated within a residential catchment at the eastern end of Ladygate Lane in proximity of its junction with Bury Street, Ruislip. The site envelopment currently consists of a Scout Hall and is fronted by an existing bus stop. The location exhibits a PTAL rating of 1b which is considered as low and therefore heightens dependency on the private motor car.

#### Parking/Cycle Provision

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP policy and emerging Development Management Policy DMT 6 state that new development will only be permitted where it is in accordance with the Council's adopted parking standards.

The level of residential and cycle parking should reflect the Council's adopted standards. It is proposed to provide 4 new residential units consisting of 3x3 and 1x4 bedroom units with 8 on-plot parking spaces in total including 1 disabled compliant space. This equates to a 2 space per unit provision. As the 8 spaces (bar one) lie within a communal area, the parking standard would require in the region of 6 on-plot spaces. This proposed level of provision therefore exceeds the Council's maximum parking standard but is welcomed as it reduces the probability of undue parking displacement onto the public highway. As, in the main, the parking spaces as proposed are not within the curtilage of each unit, it is necessary to apply a parking allocation planning condition in order to ensure that each new build possesses 2 dedicated spaces.

The cycle parking provision should be at level of 2 secure and accessible spaces per unit to accord with the Council's minimum cycle parking standard. A quantum of detail (10 cycle stands) has been presented and is therefore considered acceptable.

#### New vehicular access arrangements

To allow the provision of a new roadway that would serve the proposal, it is necessary to create a new access from the public highway. The design of the access and the new road with 'swept path' conformity are broadly acceptable as they conform to nationally recognised road layout/ junction standards (Manual for Streets - circa 2007) for new developments. To facilitate the new access it would also be necessary to relocate an existing Bus Stop arrangement which currently fronts the proposed site envelope. It is mentioned within the submission that the Bus Stop relocation has been agreed with Transport for London (TfL) as this responsibility falls within their jurisdiction. Evidence to

this effect has been submitted.

From the Council's point of view, the westward shift of the stop is accepted in principle as the new positioning is not envisaged to cause detriment to general vehicle movements or highway safety. All the associated works involved with the removal and replacement of the Stop would be undertaken at the expense of the applicant as would be the case for the construction of the new access arrangement and 'making good' /extinguishment of the old site access. Please note that the new access would need to be constructed to an appropriate Council standard under a S278 (Highways Act 1980) agreement (or suitable alternative arrangement) and at the applicant's expense.

#### Vehicular Trip Generation

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

The anticipated uplift in trip generation related to the new dwelling units does not raise any immediate highway concerns. This is due to the fact that traffic movement into and out of the site is not expected to exceed 2-3 vehicle movements during the peak morning and evening hours. Hence such uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

#### On-Plot Refuse Storage

Refuse collection would be executed via Ladygate Lane. In order to conform to accepted 'waste collection distances' from the public highway, the bins should be positioned within 10m of a refuse vehicle i.e. relatively close to the site frontage boundary with Ladygate Lane. A specific bin store location has been indicated on plan which is located toward the site frontage thereby conforming to this requirement. There are no further observations.

#### Construction Logistics Plan (CLP)

A full and detailed CLP will be a requirement given the constraints and sensitivities of the local residential road network (which is compounded by the nearby school 'drop off' and 'pick up' periods) in order to avoid/minimise potential detriment to the public realm. It will need to be secured under a suitable planning condition.

#### Conclusion

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

#### FLOOD WATER MANAGEMENT 18-12-18:

##### Flood Risk

The site is not shown to be located in an area at risk of flooding.

##### Surface Water

We welcome that the proposed plan includes the provision of permeable paving for the shared access, driveway and parking areas on the site, in addition to water butts for each property and a green roof on the bin store. As the detailed design of the development progresses, the proposals should maximise the potential for incorporating Sustainable Drainage System (SuDS) elements within the development. We recommend that the potential SuDS measures are considered alongside the landscaping proposals to ensure that all opportunities are incorporated within the scheme design.

## RECOMMENDATIONS: CONDITION

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

### a) SuDS features:

i. Incorporating sustainable drainage (SuDS) in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. Where infiltration techniques are proposed (e.g. soakaways), a ground investigation must be provided to establish the level of groundwater on the site and to demonstrate the suitability of the proposed infiltration techniques.

iii. Where proposals require a connection to a watercourse or sewer, the rate of runoff should be limited to the equivalent greenfield runoff rates for a variety of return periods including the 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change.

iv. Include calculations to demonstrate the volume of storage and size of drainage features required to control surface water for a range of storm duration and rainfall intensities for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.

v. Provide a plan showing the route surface water will take through the development for rainfall events exceeding the 1 in 100 year event should be provided. Where it is intended to store water on the ground surface, the maximum extent of overland flooding should be mapped and include details on flow paths, depths and velocities. Safe access and egress for the site must be demonstrated.

### b) Long Term Management and Maintenance of the drainage system.

i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground and identifies the responsibility of different parties for each component of the drainage network.

ii. Include details of the necessary inspection regimes and maintenance frequencies.

iii. Where overland flooding is proposed, the plan should include the appropriate actions for those areas and document the actions required to ensure the safety of the users of the site during a rainfall event.

### c) Minimise water use. i. incorporate water saving measures and equipment.

ii. provide details of how rain and/or grey water will be recycled and reused in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

## REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to:

Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012);  
Policy 5.12 Flood Risk Management of the London Plan (March 2016);

To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016);

Conserve water supplies in accordance with Policy 5.15 Water use and supplies of of the London Plan (March 2016); and,National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

## FLOOD WATER MANAGEMENT 05-04-19:

No change to previous response - condition proposed in previous attached observations

## NOISE COMMENTS 12-02-19 :

Internal sound insulation within the envelope(structure) of the residential extension dwelling. Please apply the following condition. Condition: The noise level in rooms at the development hereby approved shall meet the internal noise levels specified in BS8233:2014 for internal rooms and external amenity areas. Reason: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

#### ACCESS OFFICER

Any grant of planning permission should include the following condition: The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building. REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained.

#### TREES AND LANDSCAPES 13-02-19 :

this site is occupied by a rectangular plot of land on the south side of Ladygate Lane, near the junction with Bury Street. The scout hut is set back from the road towards the rear of the site, on the western boundary. There are three mature trees (limes) along the front (north) boundary and a line of trees along the west boundary, which backs onto the rear gardens of St Margaret's Road. Selected trees are protected by TPO 608. There are 7No. protected trees limes on the site T1 to T5 along the front boundary and north-west corner and T6 and T7 in the south-west corner.

The site has been the subject of pre-application advice, ref. PRC/2018/4224, in the course of which the layout around the site entrance was amended to address tree / landscape objections. The current application includes the submission of a tree report by Keen, dated March 2018. The report includes a Tree Constraints Plan, dated October 2017. The tree report has identified and assessed the condition and value of 18No. trees. There are no 'A' grade trees. There are 7No. 'B' grade trees, all limes: T1, T2, T3, T4, T5, T10 and T11. These trees are the seven trees protected by the TPO. Their current condition and value warrants their retention and protection within the development. The remaining trees are 'C' grade (poor) and there are 2No. 'U' grade trees - whose removal is justified in terms of sound arboricultural management. According to the tree report, clause 4.6, six trees will be removed to facilitate the development. All six are 'C' and 'U' grade trees whose removal is not seen as a development constraint. At 4.11 the report notes that shade may be an issue for occupants of the houses. While this may be a matter of personal choice, the layout could be considered unacceptable if it creates pressure to remove protected trees - which would be difficult for the Council to reasonably resist. At 4.12 the report notes that access and parking is within the root protection area of some trees. There is no objection to the assessments and objectives of the tree report. A tree protection plan, by Keen, has been submitted, last revised in November 2018. This includes the provision of tree protection measures including fencing and ground protection above the root protection areas of trees. There are no proposals for soft landscape enhancement at this stage. The location of the bin store on the front boundary is a prominent and unsightly feature. This should be well-designed and screened with planting.

While pre-application discussions have resulted in improvements to the site layout, the intensity of the layout will pose a risk to retained (protected) trees unless the site is well managed and supervised by the arb consultant. A pre-commencement condition RES8 should be added. The method statement should include a requirement for the tree consultant to be retained to supervise and monitor the tree protection measures throughout the demolition and development of the site. - A schedule of proposed visits should be submitted for approval. Post-commencement conditions should include RES9 (parts 1,2,4,5 and 6).

## TREES AND LANDSCAPES 23-04-19 :

This site is occupied by a rectangular plot of land on the south side of Ladygate Lane, near the junction with Bury Street. The scout hut is set back from the road towards the rear of the site, on the western boundary. There are three large mature trees (limes) along the front (north) boundary and a line of trees along the west boundary, which backs onto the rear gardens of St Margaret's Road. Selected trees are protected by TPO 608. There are 7No. protected trees limes on the site T1 to T5 along the front boundary and north-west corner and T6 and T7 in the south-west corner.

### COMMENT

The site has been the subject of pre-application advice, ref. 702/PRC/2018/95 and the layout amended in response to the LPA's concerns about the safeguarding of existing trees. The current application includes the submission of a tree report by Keen, last amended in November 2018. The tree report has identified and assessed the condition and value of 18No. trees. There are no 'A' grade trees. There are 7No. 'B' grade trees, all limes: T1, T2, T3, T4, T5, T10 and T11. These trees are also the seven trees protected by the Order. Their current condition and value warrants their retention and protection within the development. The remaining trees are 'C' grade (poor) and there are 2No. 'U' grade trees - whose removal is justified in terms of sound arboricultural management.

According to the tree report, clause 4.6, six trees will be removed to facilitate the development. All six are 'C' and 'U' grade trees whose removal is not seen as a development constraint. At 4.11 the report notes that shade may be an issue for occupants of the houses. While this may be a matter of personal choice, the layout could be considered unacceptable if it creates pressure to remove protected trees - which would be difficult for the Council to reasonably resist. At 4.12 the report notes that access and parking is within the root protection area of some trees.

There is no objection to the assessments and objectives of the tree report as summarised in sections 4.24 to 4.27. The report provides a survey and impact assessment and plans include a Tree Constraints Plan and a Tree Protection Plan. The report confirms that site monitoring / supervision by the arb consultant will be provided at critical stages of the development - details of which should be conditioned.

RECOMMENDATION No objection, subject to conditions RES8 (part 3), RES9 (parts 1,2,4,5 and 6) and RES10. Robert Reeves Principal Landscape Architect

## TREES AND LANDSCAPES 03-06-19

The current submission has been amended to reduce the number of units to four from five. The effect of the new layout is to free up space for a more logical car park at the far end of the site and an improved site layout with enhanced soft landscaping. This has improved the relationship between the development and the neighbouring flats at Larchmont. The cycle store has been moved into the site (where it will be more secure and can be screened) - and kept away from the front boundary. The scheme continues to be supported by the tree survey and arb impact assessment by Keen.

RECOMMENDATION No objection subject to the previous conditions RES8 (part 3), RES9 (parts 1,2,4,5 and 6) and RES10. Robert Reeves Principal Landscape Architect

## CONSERVATION AND URBAN DESIGN COMMENTS 23-01-19 :

No conservation comments

## SUSTAINABILITY AND ECOLOGY COMMENTS:

The Natural England standing advice identifies that the current on site situation (old building with mature trees and in close proximity to water - the River Pinn) presents potential bat suitability.

Bats are European protected species. Impacts on bats therefore must inform a decision; a condition for further surveys means that the Local Authority has pre-determined the impacts on bats to be acceptable which is not appropriate course of action.

Given the potential onsite suitability, the Council would strongly suggest that in the first instance a bat scoping assessment is carried out. This would determine the extent of bat sightings in the area, a more in depth appraisal of the building's potential for supporting bat roosts and a visual inspection of the trees to consider their roosting potential.

This would conclude the potential for the site to support bats and whether further survey information is necessary; ultimately it would allow for an informed decision.

The scoping survey can be undertaken at any time of the year, and will only require one onsite inspection (assuming the whole site can be accessed). The conclusions would then need to be reviewed to determine the next course of action for the planning decision stage; i.e. further surveys necessary or no further action.

## OFFICER COMMENT:

A bat scoping survey has been undertaken and found there to be no signs of Bat's nesting in either the building itself nor the surrounding trees/foliage. It is therefore considered that no further work is required.

## **7. MAIN PLANNING ISSUES**

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

One of the primary considerations with this scheme is the loss of the scout hut, which is recognised as a community facility.

Policy R5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will not grant planning permission for proposals which involve the loss of land or buildings used for a sports stadium, outdoor or indoor sports and leisure facilities, public or community meeting halls, or religious, cultural and entertainments activities, unless adequate, accessible, alternative facilities are available.

The applicants have stated that the existing scout hut facility is to be relocated to a more suitable location at St Catherine's Road (approximately 0.5 miles north-east of the application site), subject to the relevant consents. Whilst this pre-application submission is not considering the acceptability or principle of this relocated use at this site, it is important to ensure that prior to this application for the redevelopment of the site being submitted, that an alternative site has been achieved for the community use. It is advised that the application for the replacement scout hut should either be submitted prior to any application for the redevelopment of the application site, or could be submitted alongside this application.

Therefore subject to the acceptable relocation of the community use, there is no in principle objection to the redevelopment of the site for residential purposes. The need to secure the re provision of the new scout hut will be secured through a S106 agreement.

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

Policy 3.4 of the London Plan (2016) seeks to optimise housing potential and includes a sustainable residential quality (SRQ) matrix for calculating the optimal density of residential development of a particular site. Optimal density levels vary based on the Public Transport Access Level (PTAL) score for the area in which the site is located, the character of the area (central, urban or suburban) and the type of accommodation being provided (based on the amount of habitable rooms per unit)

It is considered that the site is located within a suburban setting, as defined within the notes to Table 3.2 of the London Plan (2016).

The PTAL score for the site is 1b which identifies the area as having a poor level of public transport accessibility. Having consulted the matrix, the optimal residential density for the development of this site would there be between 35 to 55 units per hectare and 150 to 200 habitable rooms per hectare.

The proposal involves the provision of 4 residential units on site which has an overall area of approximately 1200 m<sup>2</sup> (0.12 hectares). The scheme proposed results in a density of 108 habitable rooms per hectare and 33 units per hectare which is considered to be acceptable in this location.

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

The application site does not fall within a Conservation Area or an Area of Special Local Character.

## **7.04 Airport safeguarding**

No safeguarding issues are considered to arise from the proposal.

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

The application site is not located in or close to the green belt.

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

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance 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 BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

Policy BE22 states that buildings of two or more storeys in height should be set back a minimum of 1 metre from the side boundary of the property for the full height of the building

The site is located on the south side of Ladygate Lane and consists of a long narrow plot with an existing vehicular access from Ladygate Lane. Modest, hipped roof, traditional style tall properties are most prevalent within the immediate context and some smaller bungalows within reasonably close proximity. To the west of the site are the rear gardens of the dwellings in St Margaret's Road back onto the site. To the east is a two-storey block of flats (1-10 Larchmont), set back from Ladygate Lane and to the north on the opposite side of Ladygate Lane, are further two-storey residential dwellinghouses.

The surrounding roads vary in development pattern as well as design, for example the



pattern and layout of development in Vicarage Close and Deborah Crescent to the south, comprises of dwellings with individual building lines and with no definitive orientation, in comparison with St Margrets Close where there is a clear established building line, particularly the front elevations which are set back from the road behind low boundary walls and modest soft landscaped front gardens.

The proposed development would see the existing single storey scout hut building demolished and the construction of 4 new three storey dwellings. Regarding the proposed siting and layout of the development, the revised site plan illustrates that all 4 dwellings would form a uniformed building line with the main habitable room windows facing west towards St Margrets Road with the main access doors into the dwellings facing east towards the Larchmont.

The proposed dwellings would be characterised by a pitched roof-form measuring approximately 9 metres at its highest point, which is approximately only 1 metre taller than the surrounding buildings. Whilst the proposed dwellings are taller than the existing buildings which bound the site, consideration needs to be given to whether the 1 metre height difference has a significant impact on the street scene and surrounding buildings. The proposed north context elevation illustrates the minimal impact the 1 metre height difference would have on the street scene given the adequate distance from the neighbouring buildings and the minor ground level change which falls to a lower level towards the south of the site (towards St Margrets Road). Giving the above, it is considered that the height and pitched roof-form of the proposed dwellings would not appear over-dominant and would not significantly impact the character and appearance of the surrounding area.

The elevation treatment to the proposed dwellings would comprise of a mix of render and brickwork, breaking up the facades and reducing the vertical appearance of the buildings. An alternating design approach has been taken in order to include the mix of materials which complement the sites surroundings. Properties 1 & 3 would be constructed of buff facing brick work at ground floor level and a white rendered exterior at first and second floor. Dwellings 2 & 4 feature the same buff brickwork to the ground floor however the first and second floor would feature red cedar cladding. It is therefore considered that the siting of the proposed development would not appear out of character in the context of the surrounding area.

When consulting local residents a number of objections were received making reference to a dismissed appeal at the Larchmont site, for a 3 storey building comprising of 12 residential flats which was subsequently reduced to 2 stories and approved by the local planning authority. In assessing appeal ref APP/R5510/A/1060755 the Inspector states that the main issue in the appeal is to be the effect of the proposed development on the character and appearance of the area. In the report the Inspector makes reference to the general design composition of the surrounding area as detached and semi-detached houses of a variety of designs and of a modest scale with matures trees and attractive landscaping. In describing the height of the proposed block the Inspector states "the highest part of the roof of the proposed building would be 10 metres above ground level" and "the highest part of the roof would extend for more than 13 metres parallel to Ladygate Lane"

The Inspector states that it is not only the height of the appealed development that led to the dismissal of the appeal but it was the was combination of the height and the 13 metre wide front facade sited parrallel to Ladygate Lane thus viewed prominently from the road, which

led to the Inspectors view that the overall scale, bulk and massing of the development would appear over-dominant.

Whilst both schemes propose the construction of 3 storey building/s the proposed plans which have been submitted as part of this application demonstrate that the it is the side elevation extending which measures 5.5 metres which would extend parallel to Ladygate Lane. This is is considered to be far less over-dominant to the character and appearance of the street scene in comparison to the appealed development at the Larchmont. It is therefore considered that whilst the proposal is for a 3 storey residential development there are very little similarities with the two schemes and the proposal does not create a significant impact on the character and appearance of the street scene to warrant refusal.

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

Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded.

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings of two stories in height or more should be set back a minimum of 1 metre from the side boundary of the property for the full height of the building.

Policy 3.5 of the London Plan (2016) requires the design of new housing developments to consider elements that enable the home to become a comfortable place of retreat. Traffic noise and adjacent uses can hamper the quiet enjoyment of homes.

The Council's adopted supplementary planning document, HDAS-residential layouts sets out requirements for separation distance which protect existing and proposed occupiers from possible over-domination and privacy impacts, as a guideline the acceptable distance between new and existing buildings should be at least 15 metres. Section 4.12 states that new residential developments should achieve a distance of 21 metres between neighbouring habitable room windows.

The revised site plan demonstrates that the proposed dwellings would be set in alignment with the front facades set towards the centre of the site and would be set away from the neighbouring boundaries by at least 1 metre. The proposed buildings would be set against a back drop consisting of the Larchmont flatted development which can be viewed prominently from both inside and outside of the development.

Dwellings 1- 3 have been designed to comply with the 15 metre desperation distances at first and second floor. Each of the dwellings measures in excess of 15 metres from the residential properties to the north (Larchmont) and south (St Margrets Road) as demonstrated in proposed building separation distances plan (1445/SK 37 Rev D). Whilst it would be desirable to for the ground floor of each of the dwellings to be set back at least 15 metres from existing neighbouring buildings consideration should be given to whether there is a significant impact to the privacy and amenities of those properties who bound the site, if this cannot be achieved. The application includes a 2 metre boundary fence around the

perimeter of the site which would provide adequate screening for the ground floor habitable thus minimising any potential impact to the privacy and amenities of surrounding properties

Further to the above the proposed floor plans and elevations for dwellings 1-3 illustrate all front facing windows are to be obscure glazed up to loft level apart from clear glass rooflights are proposed which will protect the privacy of the occupants of the Larchmont flatted development. The dwellings would benefit from rear facing habitable room windows and second floor juliette balconies which are in accordance with the minimum separation distance of 21 metres when measured from the centre of the habitable room windows at numbers 35,37,39 & 41 St Margrets Road.

With regards to dwelling 4 this complies with the minimum separation distance of 15 metres from the existing properties to the south (St Margrets Road), north (Larchmont) and the east (Vicarage Close). The proposed plans illustrate the main habitable rooms windows for dwelling 4 would be sited in the west elevation which overlooks the amenity space for this dwelling and an electricity substation accessed via vicarage close. The windows proposed in the front and side elevation which faces dwelling 3 are to be obscure glazed. The proposed dwelling would benefit from windows to the rear elevation which measure in excess of 21 metres from the rear facing windows of 41,43 and 45 St Margrets Road as well as a roof light in both the side elevations and front elevation.

A revised landscaping plan has been submitted which alters the position of the proposed parking spaces in order to accommodate a soft landscaped buffer between the hardscaped access and the boundary shared with the Larchmont building. The revised plan has been submitted to ensure there are no significant impacts relating to noise and the visual amenity of those properties in the Larchmont which overlook this area of the site.

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

### UNIT SIZES

The London Plan (2016) sets out minimum sizes for various sized residential units. The applicant submitted plans with all unit sizes meeting the minimum floor space standards as set out above. The scheme accords with the London Plan (2016) minimum standard and is therefore considered acceptable.

Dwelling House 1: 109  
Dwelling House 2: 114  
Dwelling House 3: 114  
Dwelling House 4: 132

The proposed plans demonstrate that the development would comply with the minimum space standards set out in the London Plan and the National Space Standards.

### INTERNAL LAYOUT AND ACCOMMODATION

Policy 3.5 of the London Plan (2016) requires the design of new housing developments to consider elements that enable the home to become a comfortable place of retreat. Traffic noise and adjacent uses can hamper the quiet enjoyment of homes.

Standard 28 of the London Plan Housing SPG (2016) requires the developments to demonstrate how habitable rooms within each dwelling are provided with an adequate level

of privacy in relation to neighbouring property, the street and other public spaces.

## EXTERNAL LAYOUT/AMENITY SPACE

Policy BE23 of the Local Plan:Part Two (November 2012) requires the provision of external amenity space, sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting. The Council's SPD Residential Layouts specifies amenity space standards for flats.

Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential layouts, requires 4 bedroom houses to provide at least 100 sqm of amenity space and 3 bedroom properties to provide at least 60sqm. The proposal provides in excess of the requirements set out above which accords with Policy BE23 and the SPD requirement

## OUTLOOK

Initial concerns were raised relating to the outlook of each unit as they proposed plan illustrated the use of orial angled windows which did not provide reasonable outlook. A set of revised plans has been submitted to demonstrate reasonable levels of outlook for each unit removing the orial windows. The outlook for units 1-3 is provided by south facing windows which are greater than the 21 metre distance required when measure from the rear facing habitable room windows of the properties in St Margrets Road. With regards to dwelling 4, the main habitable room windows will be east facing and would over look the garden of this property and the electricity substation which is sited behind the site. The proposed plans also demonstrate that the scheme has been designed with defensible space between each individual dwelling.

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

Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) are concerned with traffic generation, road capacity, onsite parking and access to public transport. In particular AM7 (ii) advises that the Local Planning Authority will not grant permission for developments whose traffic generation is likely to prejudice the conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The development proposes two main changes to the highway network which includes the provision of a new roadway to allow occupants access into the development as well as the re-provision of the existing bus stop to make way for the new access.

With regards to the re-location of the bus stop, this would see the existing bus stop which serves the 331 bus route in the westbound direction relocated by approximately 20 metres to the west of the site access. During the public consultation various objections were received highlighting the concerns with relocating the bus stop however this part of the proposal falls under the jurisdiction of Transport For London (TFL) who have raised no objection however they have stated that the applicant is to bare the cost of works required.

In conjunction with TFL's assessment of the bus stop relocation, the councils Highways Officer has assessed the scheme and has raised no concerns with the impact the proposed development would have on highway safety.

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

#### URBAN DESIGN

The councils Urban Design and Conservation Officer has been consulted and has raised no objection to the proposed redevelopment of the site.

#### SECURE BY DESIGN

A condition would also be attached to any approval to require the development to be built to secured by design standards and maintained as such.

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

### **7.12 Disabled access**

The councils Accessibility Officer has been consulted and has raised no objection to the proposed redevelopment of the site subject to a condition pertaining to the scheme complying with Category 2 M4(2) dwelling of Approved Document M to the Building Regulations (2010) 2015.

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

Not applicable

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

#### TREES AND LANDSCAPES

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

The application includes a tree report which identifies seven Grade B Lime Trees which are subject to tree protection orders within the site boundary. The councils Landscapes Architect has reviewed the submitted tree report and stated that the seven Lime Trees subject to protection orders are of a reasonable condition and therefore should be retained thus further details pertaining to tree protection shall be secured by condition.

The proposed landscape plan demonstrates individual amenity space is to be provided for each dwelling and would be in excess of what is required to accord with the council supplementary planning guidance. Whilst a bin store may be the most appropriate method for the storing and collection of waste and recycling the proposed bin store needs to be revised and these details will be secured via the landscape condition requested by the councils Landscapes Architect accompanied with specific details of all soft and hard surfacing.

During the second consultation period following the submission of amended plans a consultee raised a concern with the impact the proposed development and in particular dwelling 3 would have on tree 10 listed in shown on the tree survey documents. Tree 10 is a lime tree which is subject to a protection order. The councils landscapes officer has stated whilst the revised plans do show the proposed dwelling to be constructed close to the tree , the tree protection measures submitted demonstrate adequate tree protection which would allow the development to be constructed whilst retaining the tree.

The proposed plans demonstrate compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## ECOLOGY

An objection was received raising concerns with the possibility of bats being present on site. The applicant was instructed to undertake a preliminary bat assessment which subsequently revealed no traces of bats were present. As such no further condition is required.

### **7.15 Sustainable waste management**

Awaiting comments

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

Not applicable to this application

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

The application site does not fall within a flood risk zone however efforts should be made to ensure the proposed development does not increase the potential from surface water flooding. The proposed plans include the provision of permeable surfacing to the north of the site which will be used to parking. In addition to this water butts area to be provided for each property and a green roof bin store. The councils Flood Water Management Officer has recommended that further SUDS elements should be considered alongside the landscaping proposals such as a long term management plan for the maintenance of the drainage system. As such a condition has been added which will secure details of a scheme which demonstrates the provision of sustainable water management on site.

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

The site does not fall within any of the air quality focus areas therefore the proposal is likely to have negligible impacts on local air quality.

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

### **7.20 Planning Obligations**

Policy R17 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) is concerned with securing planning benefits related to the scale and type of development. The policy is supported by more specific supplementary planning guidance.

Section 106 contributions are required for the proposed S73 works to the public highway which are required for the highway works to be undertaken to create the new vehicle access into the site.

In addition to S106 contributions the Council has adopted its own Community Infrastructure Levy (CIL) with a charge of £35 per square metre of gross internal floor area. This application is CIL liable with respect to new floorspace being created, and the sum calculated for this application based on the floor area proposed is £29,317,72.

In addition to the London Borough of Hillingdon CIL, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail. This application is CIL liable with respect to new floorspace being created, and the sum calculated for this application based on the floor area proposed is £19,678,92.

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

NA

### **7.22 Other Issues**

During the public consultation it has been noted that an objection has been received stating that Bats may be nesting on site therefore a condition for a Bat Survey has been added.

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

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

## 9. Observations of the Director of Finance

Not applicable

## 10. CONCLUSION

This application seeks full planning consent for the The proposal is for the demolition of the existing scout hut building and the erection of 3 x 3 bed and 1 x 4 bed dwellings with associated parking and amenity space.

In order for the scheme to be implemented the applicant must enter into a S106 agreement for the re-provision of the existing scout hut which has been granted planning consent (6039/APP/2018/4478). Whilst objection has been raised by local residents relating to the impact the proposed development would have on the amenities of neighbouring properties, the character of the street scene and the local highway network, the revised scheme has in planning terms reduced the impact of the concerns raised. The submitted plan do not demonstrate a significant impact to the amenities of the neighbouring properties and provides sufficient evidence to justify an on balance view should be taken to determining the application. The proposed dwellings are not considered to have a harmful impact on the character and appearance of the Ladygate Lane area nor has the scheme which includes the relocation of the bus stop been found to have a significance impact on highway/pedestrian safety.

It is therefore recommended that the application is approved, subject to the conditions included within this report and the signing of a Section 106 agreement relating to the highway works required and the re-provision of a scout hut.

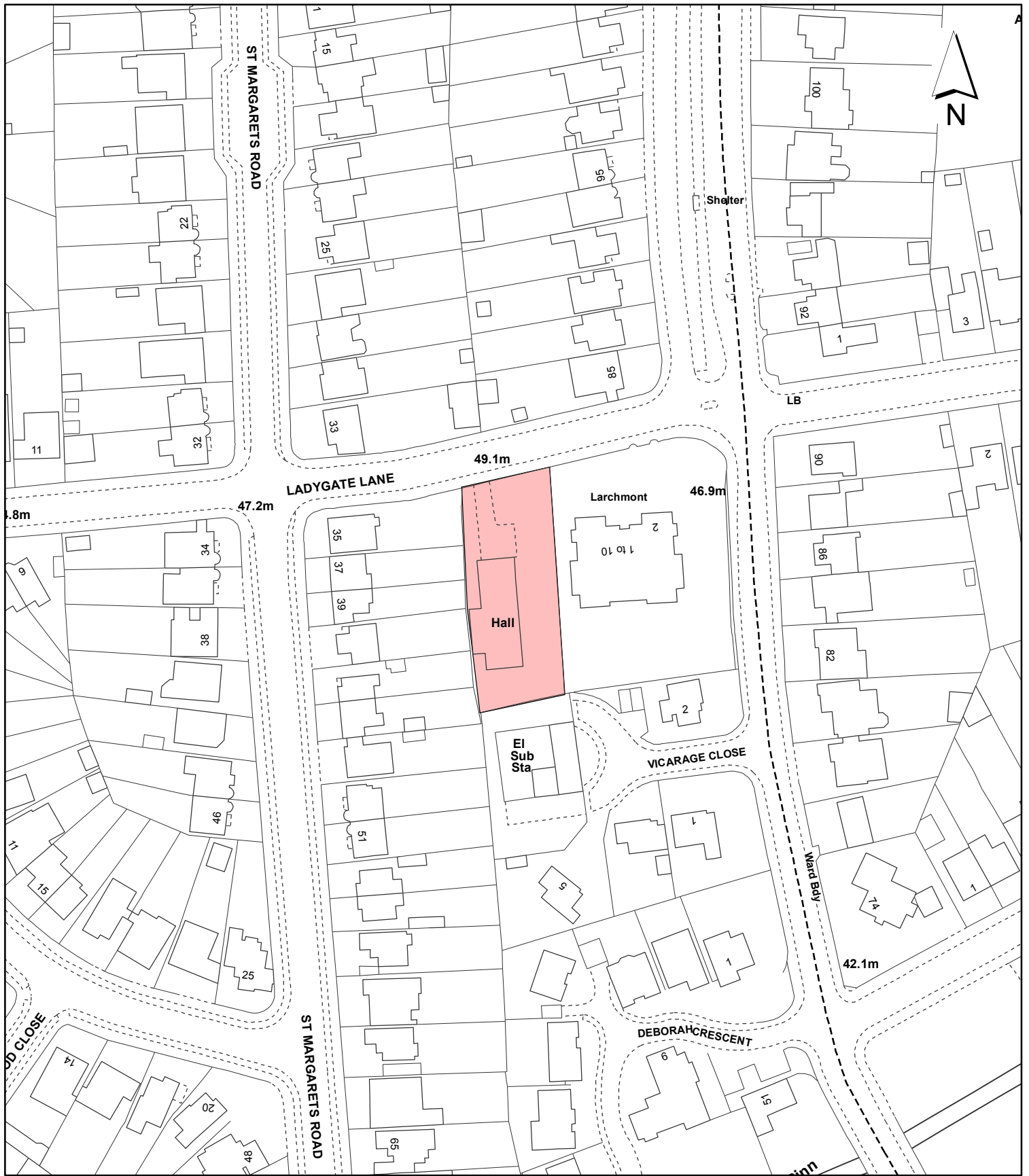
## 11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Technical Housing Standards - Nationally Described Space Standard  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Residential Extensions  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Christopher Brady

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Scouts Hut  
 4 Ladygate Lane**

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

Planning Application Ref:  
**702/APP/2018/4224**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 65**

Date:  
**June 2019**



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

**Address** 1 HARLYN DRIVE PINNER

**Development:** Single storey side/rear extension, first floor side extension and conversion to 2 x 1-bed and 1 x 2-bed self-contained flats.

**LBH Ref Nos:** 16932/APP/2018/3978

**Drawing Nos:** 1HD/P201 Rev E  
1HD/P200  
Planning, Design and Access Statement 13.11.1

**Date Plans Received:** 11/11/2018      **Date(s) of Amendment(s):** 11/11/2018  
**Date Application Valid:** 21/11/2018      13/11/2018

### 1. SUMMARY

The application seeks planning permission for the erection of a two storey side extension and single storey rear extension and the conversion of a single family dwelling into a 1 x 2-bed, and 2 x 1-bed self contained flats.

A previous application reference 16932/APP/2018/454 was granted on 10/04/2018 which proposed a similar scheme of extension with the exception that the rear extension has increased from 3.5m to 3.6m in this application. The application was to house a 4-bedroom dwelling for a single family.

During the course of assessment, the applicant has submitted several revised plan in relations to the parking layout and landscaping. The revised plan, 1HD/P201 Rev E, indicate that the bin storage will be located at the rear garden and the arrangement of the proposed residents parking spaces has been amended. The proposed is considered to be acceptable and is in accord with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore 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 RES9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts
  - 2.e Hard Surfacing Materials
  
4. Details of Landscape Maintenance
  - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
5. Schedule for Implementation

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

**REASON**

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

**3 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1HD/P201 Rev E, Planning, Design and Access Statement 13.11.18, 1HD/P200, and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

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

**4 RES18 Lifetime Homes/Wheelchair Units**

The dwellings hereby approved shall be constructed to meet the standards for a Category 2M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

**REASON**

To ensure an appropriate standard of housing stock in accordance with London Plan (2016) policy 3.8c, is achieved and maintained.

**5 HH-M2 External surfaces to match existing building**

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.

**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).

**6 RES17 Sound Insulation**

Development shall not begin above damp proof course level until a sound insulation scheme for the control of noise transmission between the proposed dwellings and to the adjoining dwellings has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

**REASON**

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

**7 RES22 Parking Allocation**

The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the lifetime of the development.

**REASON**

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

**8 RES23 Visibility Splays - Pedestrian**

The new access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

**REASON**

In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8

(right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
H7	Conversion of residential properties into a number of units
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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

## **3 I47 Damage to Verge - For Council Roads:**

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.

#### **4 159 Councils Local Plan : Part 1 - Strategic Policies**

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

#### **5 173 Community Infrastructure Levy (CIL) (Granting Consent)**

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](mailto: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](http://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.

#### **6 170 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.

#### **7 115 Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

## **8            I21                    Street Naming and Numbering**

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

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

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

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

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

## **10           I6                            Property Rights/Rights of Light**

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.

## **11           I23                            Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed



by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

### **3. CONSIDERATIONS**

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

The application relates to a two storey, semi-detached dwelling house located to the East of Harlyn Drive. The property and its attached neighbour are located on the junction between Harlyn Drive and Tolcarne Drive and as such the flank walls of these dwellings face their respective roads. The brick, render and tile dwelling is set back from the road by an area of soft landscaping and there is an area and garage to the rear which provides space to park two cars within the curtilage of the dwelling house. To the rear of the property is a garden area which acts as private amenity space for the occupiers of the dwelling.

The property is attached to No.90 Tolcarne Drive to the North East and the side boundary of No.3 Harlyn Drive is located to the rear. Harlyn Drive runs along the Western boundary of the property. The property is located on a prominent corner plot and the plot has various land levels.

Harlyn Drive consists of a mixture of two storey detached and semi-detached dwelling houses and bungalows which are of a standardised design. Some of the properties serve as maisonettes. The area is residential in character and appearance and the site lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **3.2 Proposed Scheme**

The application is seeking planning permission for the erection of a two storey side extension, single storey rear extension and the conversion of a single family dwelling into 1 x 2-bed and 2 x 1-bed self contained flats.

The extension would project to the side of the dwelling house by 4 metres over both floors. It would be set back from the front elevation by 1 metre and span for a depth of 7.2 metres at first floor to be built flush with the rear elevation, and 10.9 metres at ground floor where it would wrap into a rear extension. The rear extension would have a depth of 3.6 metres and span the full width of the dwelling house and side extension. The two storey extension would be characterised by a hipped roof with a maximum height of 8.6 metres. The rear extension would be characterised by a pitched roof with two small gable ends and would have a maximum height of 3.6 metres from the lowest ground level.

The single family dwelling house would be converted into three flats. On the ground floor, Flat 1 would comprise of a 1-bed, 2 person flat while Flat 2 would be a 1-bed, 1 person flat, both with access to their own private amenity space on the rear of their property. Flat 3 which is located on first floor consists of a 2-bed, 4 person flat and a private amenity space on the rear of the property boundary that can be accessed through the proposed residents parking area along Harlyn Drive. A total of four parking spaces are provided on the rear/side of the property with an additional crossover installed providing a total of 2 access point from Harlyn Drive.

During the determination process, the parking and landscaping to the side has been amended on various occasions. The revised plans submitted, 1HD/P201 Rev E is now considered acceptable and have overcome the concerns regarding impacts of the car parking area and refuse storage on the streetscene.

### 3.3 Relevant Planning History

16932/APP/2007/3856 1 Harlyn Drive Pinner

ERECTION OF A TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

**Decision:** 03-04-2008 Approved

16932/APP/2012/1744 1 Harlyn Drive Pinner

Two storey side extension and single storey rear extension

**Decision:** 20-09-2012 Approved

16932/APP/2018/1734 1 Harlyn Drive Pinner

Part two storey, part single storey side/rear extension and conversion of roof space to habitable use to include a rear dormer, to allow for conversion of two storey dwelling into 2 x 1-bed flats and 1 x 3-bed flat, with associated parking and amenity space and installation of vehicular crossover

**Decision:** 10-07-2018 Refused

16932/APP/2018/454 1 Harlyn Drive Pinner

Two storey side extension and single storey rear extension

**Decision:** 10-04-2018 Approved

#### Comment on Relevant Planning History

An application for a two storey side extension and single storey rear extension has been approved under application 16932/APP/2018/454 dated 10/04/2018. The proposed extension which forms part of this application is nearly identical with the exception of the increase of depth of the rear extension from 3.5 metres to 3.6 metres.

An application for a part two storey, part single storey side/rear extension and conversion of roofspace to allow for conversion of the dwelling into 3 flats was refused under application 16932/APP/2018/1734 on 10/07/2018. It was considered that the size of both the extensions and the loft conversion would fail to appear in keeping with the existing property and would be detrimental to the street scene and surrounding area; that the first floor rear window would result in an unacceptable loss of privacy to No.3 Harlyn Drive and the proposed crossover would be detrimental to the Highway Safety.

This application is a resubmission of the refused. The loft conversion has been removed, and the extension has been reduced in size and the crossover has also been amended.

### 4. Planning Policies and Standards

## UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

H7 Conversion of residential properties into a number of units

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

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

NPPF1 NPPF - Delivering sustainable development

NPPF6 NPPF - Delivering a wide choice of high quality homes

NPPF7 NPPF - Requiring good design

### 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **20th December 2018**

### 6. Consultations

#### External Consultees

Twenty neighbouring properties and the Residents Association were notified of the proposal on 22/11/2018. A site notice was also displayed which expired on 20/12/2018.

Four objections from local residents were received along with a petition signed by 25 members of the community. The objections are summarised below:

Overdevelopment;

- The proposal remains out of line with surrounding houses due to creation of 3 separate dwellings;
- Not in keeping with the surrounding houses and neighbourhood;
- Would set a precedent

Parking and highway safety issues:

- It would not be possible to accommodate four vehicles as shown;
- It would exacerbate the serious parking issues on Harlyn Drive;
- Area used by school children and learner drivers;
- Existing parking stress on Harlyn Drive due to nearby school and train commuters going to Northwood Hills;
- West side of Harlyn Drive all properties are maisonettes with no off street parking;
- Proposals to make Tolcarne Drive a restricted parking area this would put more pressure on Harlyn Drive.

Inaccurate Plans:

- The plans are not accurate;
- A building which is large enough to accommodate a small car is shown as a shed;
- Two dropped kerbs are shown with the southerly one being shown as the width of two vehicles but there is only one dropped kerb to the Northern end;
- Information regarding parking along Harlyn Drive is inaccurate within the Design and Access Statement
- No mention of the garage which is similar to a bungalow;

Other Issues:

- No details of the size of the extension;
- Privacy would be greatly affected;

Officer Comments:

As a petition was received, the application will be decided by the Planning Committee.

The plans regarding the garage and existing dropped kerbs were incorrect as neighbours had highlighted. These have been subsequently amended to show the correct existing situation. The impact of the proposal on the surrounding area, the impact on highway safety and parking and the impact on privacy will be discussed in the report below. No dimensions of the extension have been shown on the plan, however, it has been drawn to scale and so can be measured and its impact assessed.

Due to the revision of the layout of the car parking area and storage refused, a re-consultation of 14 days was issued on 5/6/2019. One objection and a comment from a previous objector was received. The following concerns was raised:

- Location cannot cope with anymore expansion
- Existing major problems with getting in and out of both Tolcarne Drive and Harlyn Drive to the number of cars
- No guarantee that the number of allocated parking spaces will be sufficient for the number of potential occupants in the proposed development.
- Overall the infrastructure is at breaking point for the locality
- The development is not in keeping with other properties in this area

### **Internal Consultees**

Highways:

The address is currently a single tenure 3 bedroom dwelling which has parking availability to the rear of the property accessed directly from Harlyn Drive. Other residential dwellings in the locality also exhibit generous on-plot parking provisions which generally lessen general on-street parking demand.

The surrounding road network is devoid of parking controls and the site exhibits a PTAL rating of 2 which is considered below average and therefore may encourage a higher dependency on the ownership and use of private motor transport.

To comply with the adopted parking standard the maximum on-plot requirement demands up to 1.5 spaces per unit totalling 4-5 spaces. A quantum of 4 spaces located to the rear/side of the property are proposed which broadly complies with the Council's standard.

The originally proposed extra-wide single carriageway crossing within the previously refused application has now been abandoned. The two existing crossings of the site envelope are now proposed to be used thereby allowing access/egress for two vehicles per crossing. This is considered as workable and is therefore acceptable. A 'parking allocation' planning condition will however be required in order to ensure that each flat is provided for in terms of on-plot parking facilities.

In terms of cycle parking there would be a minimum requirement of 1 secure and accessible space for each of the 3 flats in order to conform to the adopted minimum borough cycle parking standards. A suitably located cycle storey has been shown however is not specific in numbers provided. This details can be secured via an appropriate planning condition.

The proposal would marginally increase traffic generation from the site as compared to the existing. However, peak period traffic movement generated by the proposal would not be expected to exceed 2 additional vehicle movements. This uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

A suitable bin storage area has been proposed to the front of the address which will facilitate continued refuse collection via the public highway. The layout of provision is therefore considered to standard as the location meets accepted 'waste collection' distance standards.

Conclusion: The proposal would not exacerbate congestion or parking stress and would not raise any highway safety concerns.

Case Officer's comments: The highways officer reviewed the plans before the existing plans submitted regarding the amended crossover. Subsequently, on reviewing the correct plan with a new crossover installed, they raised no further objections. The amended plans in addition indicate that the bin storage has now been relocated to the rear garden which is accessible onto the public highway via the residents parking area.

Trees/Landscaping Officer:

The site benefits from a wider than typical side garden with a free standing garage set back from the road, adjacent to 3 Harlyn Drive. There is a tree in the rear garden on the boundary with 90 Tolcarne Drive which contributes to the character and appearance of the area.

It is likely that the trees would be removed to enable the proposed rear extensions - despite the response to the planning questionnaire (Q10). The residual triangle of side garden fronting onto Harlyn Drive will be dominated by car parking required for four cars. The area of hard surfacing is exacerbated by the set back of two of the spaces (currently occupied by the garage) and an unnecessary manoeuvring area of approximately 30 square metres. If you are minded to approve this application the parking layout should be amended.

Recommendation: No objection subject to the above. Subject to conditions RES9 (parts 1, 2, 4 and 5).

Case Officer's comments: The plans were since amended by the applicant, demonstrating soft landscaping along the site boundary on the rear of the property to reduce the visual impact to the proposed.

Access:

No concerns raised from an accessibility standpoint.

## **7. MAIN PLANNING ISSUES**

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

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

Section 3 of the Hillingdon Design and Accessibility Statement (HDAS): Residential Layouts states that the redevelopment of more than 10% of properties on a 1km length of the adjoining stretch of residential street to flats is unlikely to be acceptable.

The site lies within an established residential area. The housing stock within the area consists of a mix of maisonettes and single family dwellings. It is noted that the property numbering of the maisonettes suggests that these are original and have not been converted. There is no evidence to suggest any of the single storey dwelling houses have been converted. As such, it is considered that there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable.

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

The density ranges set out in the London Plan are not used in the assessment of schemes of less than 10 units.

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

The site does not lie within the Conservation Area or Area of Special Local Character, and it does not affect a listed building.

### **7.04 Airport safeguarding**

Not relevant to this application.

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

Not relevant to this application.

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

Policy BE1 of the Hillingdon Local Plan: Part One requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new development should complement or improve the character and amenity of the area whilst safeguarding the design of existing and adjoining sites. In addition, Policy BE22 states that buildings of two or more storeys in height should be set back a minimum of 1 metre from the side boundary of the property for the full height of the building.

Section 5 of The Hillingdon Design and Access statement state that two storey side extensions should not have a width that exceeds two thirds the width of the original dwelling house. They should be set back from the front elevation by 1 metre and set down from the ridge by 0.5 metres. The Council requires all residential extensions and building of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the

property. In situations where the side of the house adjoins a road there may be some scope for flexibility of the set-on, however, return building lines cannot be breached. Section 3 states that single storey rear extensions should not exceed 3.6 metres in depth and 3.4 metres in height if a pitched roof is proposed.

The side extension would have a width of 4 metres which would be two thirds of the width of the original dwelling house (6 metres) and it would be set down from the main ridge by 0.5 metres and would be set back from the front elevation by 1 metre. As such, the side extension would comply with HDAS recommendations and so it is considered that it would appear subordinate to the existing dwelling house. The side extension would be located a minimum of 2 metres from the side boundary line. The rear extension would have a depth of 3.5 metres, although the maximum height would exceed 3.6 metres, due to the difference in land level, it would also have a maximum height of 3.4 metres. Subsequently, proposed extension is in accord with Section 5 of the Hillingdon Design and Access statement.

A total of 4 residents parking spaces are proposed along the side elevation of the property, facing onto Harlyn Drive as noted as the minimal requirement by the Council's Highway Officer. The area is of triangular in shape, primarily comprising of soft and hard landscaping. The existing streetscape is predominantly comprises of detached and semi-detached dwellings and bungalows with front facing car parking spaces. Thus, it is considered that the proposed, would harmonise with the existing streetscape of the surrounding area.

The bin store is located at the rear garden and can be accessed through the residents car parking area. Refuse collection to the property will continue to be facilitated via the public highway.

Subsequently, it is considered that the proposed would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

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

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in terms of loss of light, loss of outlook, sense of dominance and loss of privacy.

Paragraph 4.9 of the Hillingdon Design and Accessibility Statement (HDAS): Residential Layouts advises that all residential developments and amenity spaces should received adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It adds that where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination. Generally 15 metres will be the minimum acceptable back to back distance between buildings whilst a minimum of 21 metres overlooking should be maintained.

The two storey side extension would be located on the opposite side to No.90 Tolcarne Drive and it would be located a minimum of 21 metres from the neighbouring properties on the opposite side of Haryln Drive. The rear extension would be built up to the shared boundary with No.90 Tolcarne Drive and would exceed HDAS in terms of maximum height. However, this is due to the change in land level and would only be partly at this height.

One first floor side window would be installed facing Harlyn Drive, however, this would overlook the public realm and the plans show it would be obscurely glazed and as such, it is considered that it would not result in a loss of privacy. A new first floor rear window would be installed within the rear elevation. This would be located less than 21 metres from the shared boundary line with No.3 Harlyn Drive, however these would not be located any closer than the existing windows on the property. As such, it is considered that this window would not create any additional overlooking than what already exists.

Two of the proposed parking spaces would be close to the boundary with No.3 Harlyn Drive which could have an impact on the residential amenity of this neighbour. However, the plans demonstrate that there would be soft landscaping located between the proposed parking and the boundary line and so it is considered that this would reduce any noise impact.

Subsequently, it is considered that proposal would not have a detrimental impact on the neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or loss of privacy. Therefore, it is considered that the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

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

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

In terms of the internal floorspace, a 2-bed, 4 person flat requires 70 square metres, a 1-bed, 2 person flat requires 50 square metres and a 1-bed, 1 person flat requires 39 square metres. Flat 1 provides one double bedroom and provides 53 square metres of internal space, Flat 2 provides one single bedroom and provides 44 square metres and Flat 3 provides two double bedrooms and provides 69 square metres. As such, Flats 1 and 2 comply with the Housing Standards (Minor Alterations to the London Plan) March 2016, however, Flat 3 would have a shortfall of 1 square metre. Although this shortfall is not ideal it is considered to be very minor and it is noted that there is a small communal hallway and flat 3 benefits from a substantial private amenity area (as discussed below). As such, it is considered that the proposal could not be refused for this reason.

All habitable rooms within the proposal would benefit from adequate outlook and sunlight. As such, it would comply with Policy 3.5 of the London Plan (2016).

Chapter 4.17 of HDAS - Residential Layouts states that adequate garden space should be provided for new flats. It states that 2-bed flats should benefit from a minimum of 25 square metres of shared amenity space and 1-bed flats require 20 square metres. The plans demonstrate that each flat would benefit from private amenity space. Flat 3 would benefit from 75 square metres and the two ground floor flats would benefit from 32.2 square metres each. The gardens for the ground floor flats would be located immediately behind each flat



and so it is considered that it would not result in the loss of privacy. As such, more than enough private amenity space would be provided for the new units and therefore, the proposal would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The site has a PTAL of 2 which is below average and so there would likely be an increase dependency on the private motor car. The Council's parking standards requires 1.5 spaces per unit and so 4-5 spaces should be provided on-site. The proposal provides 4 spaces on site which broadly complies with the Council's standards. These have not been allocated for the flats, however, this can be dealt with by way of a condition.

The plans demonstrate that a cycle store would be provided for each unit, although it has not demonstrated the number of spaces within each store. However, this detail can be secured by way of a condition.

The proposal would marginally increase traffic generation from the site as compared to the existing dwelling. However, it is considered that it would not be expected to exceed 2 additional vehicles during peak times. It is considered that this uplift is marginal and therefore can be absorbed within the local road network without a notable detriment to traffic congestion and road safety.

The site would be accessed from Harlyn Drive by utilising the existing dropped kerb and a new dropped kerb to the Southern part of the boundary. The Highways officer has raised no concerns with the size of these crossovers and it is considered that they would allow access/egress for two vehicles per crossing. As such, it is considered to be a workable arrangement and is acceptable.

A bin storage would be provided to the rear of the site which will facilitate continued refuse collection via the public highway and the layout of the provision is considered to meet the standard of acceptable waste collection distance.

Subsequently, it is considered that the proposal would not exacerbate congestion or parking stress and would not raised any highway safety concerns. As such, it would comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Secured by Design is now covered by Part Q of the Building Regulations which the development will be required to accord with.

#### **7.12 Disabled access**

The Council's Access officer has confirmed that the proposal would be acceptable from an accessibility standpoint in compliance with the Policy 3.8(c) of the London Plan (2016).

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

Not applicable to this application.

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

Policy BE38 of the Hillingdon Local Plan - Part Two - Saved UDP (November 2012) seeks the protection of existing trees and landscape features of merit and considers where appropriate the provision of additional landscaping as part of a proposed development.

There is a tree that in the rear garden on the boundary with 90 Tolcarne Drive which contributes to the character and appearance of the area, however, this is not protected by a TPO or Conservation Area designation. It is likely that this would be removed. The proposal site plan demonstrates landscaping around the parking area to reduce the visual impact of the hardstanding.

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

Policy 5.17 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling. This matter is the subject of a condition.

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

Not relevant for this application.

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

The site is not within a flood zone or a critical drainage area.

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

Not relevant for this application.

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

The impact of the proposal on the street scene, surrounding area, parking and residential amenity have been discussed in the report. If this proposal were deemed acceptable, it would not set a precedent for other development as all applications are assessed on their own merit with regard to compliance with planning policy.

#### **7.20 Planning Obligations**

The new access points and any footway adjustments will need to be constructed to an appropriate Council standard (as discussed above), under a S278 (Highways Act 1980) agreement (or suitable alternative arrangement) at the applicant's expense.

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

Not relevant for this application.

#### **7.22 Other Issues**

The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014 and the charge for residential developments is £95 per square metres of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per square metre.

Therefore, the Hillingdon and Mayoral CIL charges for the proposed development of 88 square metres are presently calculated as follows:

LBH CIL: £8360

London Mayoral CIL: £3080

Total: £11,440

### **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**

Planning permission is sought for the erection of a two storey side extension and single storey rear extension and the conversion of a single family dwelling into a 1 x 2-bed, and 2 x 1-bed self contained flats.

There have been strong objections raised by local residents. However, the Council's Highways and Landscape Officers has reviewed the application and has raised no objection. The proposed extension is in accordance to the Hillingdon Design and Accessibility Statement, Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

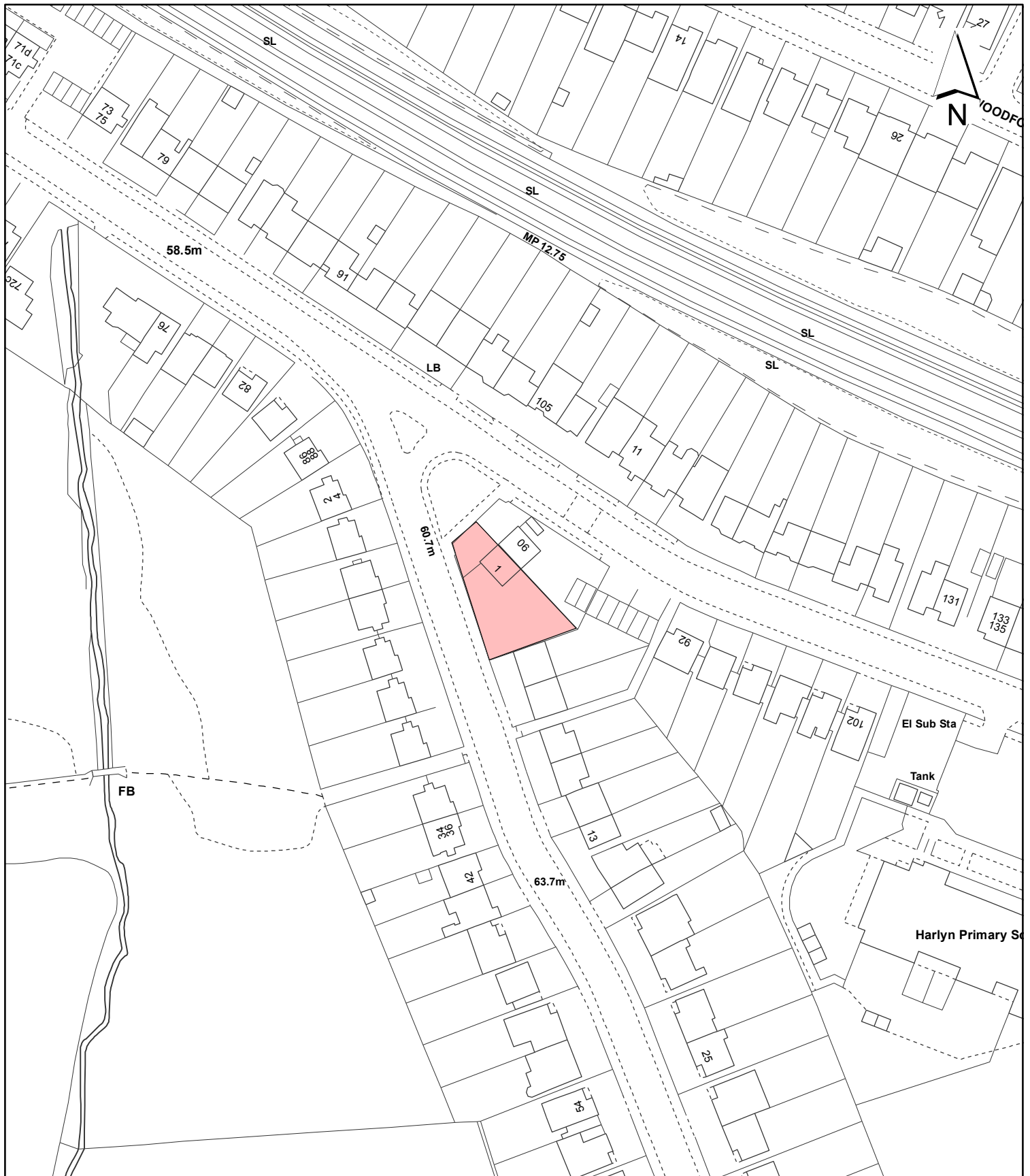
As such, the application is recommended for approval.

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

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Technical Housing Standards - Nationally Described Space Standard  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Rebecca Lo

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**1 Harlyn Drive  
 Pinner**

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

Planning Application Ref:

**16932/APP/2018/3978**

Scale:

**1:1,250**

Planning Committee:

**North Page 85**

Date:

**July 2019**



**HILLINGDON**  
 LONDON

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

**Address** LAND AT GARAGE BLOCK SOUTHBOURNE GARDENS RUISLIP

**Development:** Three storey building comprising of 6 x 2-bed flats with associated parking and amenity space, involving demolition of existing garages.

**LBH Ref Nos:** 72211/APP/2019/664

**Drawing Nos:** 18/3217/104 A  
18/3217/2  
18/3217/103A  
18/3217/105  
Design and Access Statemen  
18/3217/1  
Daylight and Sunlight Assessmen  
Arboricultural Repor  
Ecology report  
Transport Assessmen  
Surface Water Drainage Strateg;

**Date Plans Received:** 25/02/2019                      **Date(s) of Amendment(s):** 25/02/2019

**Date Application Valid:** 13/03/2019

### 1. **SUMMARY**

The scheme proposes to demolish two garage blocks of 18 garages and erect a three storey building providing 6 x 2 bedroom flats with associated landscaping and parking. The proposal is considered to respect the character and appearance of the area and would not significantly impact on the amenity of the neighbouring occupiers. The proposal would also provide adequate parking and amenity provision. Concern over potential increase of parking pressure within the restricted parking zone area could be addressed with a S106 for the development to be 'Resident Permit Restricted'.

It is therefore recommended for approval.

### 2. **RECOMMENDATION**

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

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

**(i) The residents of this development not to be eligible for parking permits, apart from Blue Badge holders and a charge made against the site to ensure the future buyers are aware of the parking restrictions.**

**C) That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement/Deed of Variation and any abortive work as a result of the agreement not being completed.**

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

E) That if any of the heads of terms set out above have not been agreed and the S106 Agreement has not been finalised before the 28th August 2019, or any other period deemed appropriate that delegated authority be given to the Head of Planning, Transportation and Regeneration to refuse the application for the following reason:

'The development has failed to secure obligations relating to the restriction of residents' parking permits. Accordingly, the proposal is contrary to policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Council's Planning Obligations SPD.'

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

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

**1 RES3 Time Limit**

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

REASON

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

**2 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 18/3217/104 A and 18/3217/105, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

**3 RES7 Materials (Submission)**

Prior to the commencement of the superstructure works details of all materials and external surfaces shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

**4 RES9 Landscaping (car parking & refuse/cycle storage)**



Prior to the commencement of the superstructure works details of a landscape scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping, including a minimum of 4 replacement trees,
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage provision for 6 secure and covered cycle spaces,
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts for 6 vehicle spaces (including demonstration that 1 parking space is served by an electrical charging point (active provision) and 1 space is capable of being easily converted in the future (passive provision))
  - 2.e Hard Surfacing Materials
  - 2.f External Lighting
  
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
4. Schedule for Implementation

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

#### **5 RES10 Tree to be retained**

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

should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

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

### **6 RES15 Sustainable Water Management (changed from SUDS)**

Prior to the commencement of the superstructure works details of a scheme for the provision of sustainable water management shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

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

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

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

### **7 NONSC Non Standard Condition**

No development shall take place until a full and detailed Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority. The CLP will be a requirement given the constraints and sensitivities of the local residential road network in order to minimise/avoid potential detriment to the public realm.

#### REASON

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

**8 RES24 Secured by Design**

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

**REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

**9 NONSC Accessible Units**

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

**REASON**

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

**10 NONSC Parking allocation scheme**

The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

**REASON**

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

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including

Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

### **3            I59                            Councils Local Plan : Part 1 - Strategic Policies**

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

### **4            I47                            Damage to Verge - For Council Roads:**

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.

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

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

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

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

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

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

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

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

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

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

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

**7            I70                    LBH worked applicant in a positive & proactive (Granting)**

In dealing with the application the Council has implemented the requirement in the Nation:

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

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site covers an area of approximately 870 square metres and currently accommodates 18 garages set in two blocks running along the western and eastern boundaries. The site falls within a predominantly residential area and is bounded by residential properties on all sides. To the north of the site is Ottawa House a three storey flatted development and 35-37 Dollis Crescent a two storey block of 2 flats recently constructed on land formerly garages. To the west are the ends of the gardens of nos. 2-8 Dollis Crescent and to the east, nos. 1-6 Green Lawns and to the south nos. 54-60 Southbourne Gardens. Access is provided via a narrow driveway off Southbourne Gardens, located between nos. 58 & 60 and no.62.

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

#### 3.2 Proposed Scheme

The application seeks planning consent for the demolition the garages and the erection of a three storey building to provide 6 x 2-bed self-contained flats with associated parking and amenity space.

#### 3.3 Relevant Planning History

72211/APP/2017/3911 Land At Garage Block Southbourne Gardens Ruislip

Three storey building comprising of 6 x 2-bed flats, parking and extension to access, involving demolition of existing garages.

**Decision:** 25-09-2018 Withdrawn

72211/APP/2018/4029 Land At Garage Block Southbourne Gardens Ruislip

Three storey building comprising of 4 x 2-bed and 2 x 1-bed self-contained flats with parking and extension to access, involving demolition of existing garages.

**Decision:** 15-01-2019 Refused

72211/PRC/2016/169 Land At Garage Block Southbourne Gardens Ruislip

Redevelopment of the site to include erection of a single, three storey accommodation block comprising nine residential units

**Decision:** 28-11-2016 OBJ

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

The previous submission was refused on the basis of the impact on the privacy of the neighbouring properties, insufficient parking and failure to provide a step free approach to the principle entrance.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H4 Mix of housing units

OE1 Protection of the character and amenities of surrounding properties and the local area

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8 (2016) Housing Choice

NPPF- 11 NPPF-11 2018 - Making effective use of land

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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

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

**5.2** Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

190 neighbours were consulted for a period of 21 days expiring on the 4 April 2019. A site notice was also erected on the lamp post at the entrance. 9 responses were received raising the following issue

- Existing congestion on the road would be increased
- High rise building out of keeping
- Loss of privacy
- Loss of light
- Increased disturbance from traffic movements for the flats
- Lack of parking
- Disturbance due to construction works
- Overbearing
- Fear of crime due to more densely populated area
- Bulk and height
- Sets a precedent for other developments
- Close proximity to the boundary would make maintenance difficult
- Proposal cites 2011 census data for car ownership, this is out of date
- Increased flood risk
- If planning is approved the residents of the new properties should be excluded from the permit parking scheme
- The access to the site is very narrow making entry for larger vehicles extremely difficult
- The swept path diagram provided does not provide a clear picture of access to the site
- Bins on collection day would cause an obstruction on the access road or on the pavement
- The Arboricultural Report is inaccurate stating the site in Thornton Heath

### Internal Consultees

Access Officer - Having reviewed this application with reference to the London Plan policy 3.8 (c), the proposal falls short of the technical Housing Standard as set out in the approved Document M to the Building Regs. 2010 (2015 addition). Revised plans should be submitted to demonstrate compliance with the spatial requirements within the entrance level WC, bedrooms, bathrooms and kitchen areas. The floor plans should illustrate the requisite clear access zones in context to typical furniture items within the said rooms. The plans need to be amended to align with the M4(2) technical specifications set out in Approved Document M.

Conclusion: Unacceptable. Revised plans should be requested to demonstrate the feasibility of incorporating the above standards within the buildings footprint.

Officer response: Revised plans have been submitted to address the Access Officer's concerns. He has confirmed there are no further objections.

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

Trees/Landscaping - A tree report by AD Tree Consulting, dated October 2017, has been submitted. The report identifies and assesses the condition and value of 16 trees and one group. There are no 'A' grade trees. Two trees are category 'B': T1 lime and T3 ash which are worthy of retention. Of these two T1 will be protected and retained, but T3 (close to the site entrance) will be removed to facilitate the development. The remaining trees are all 'C' grade specimens which are not normally regarded as constraints on development.



Three of these, T4, T5 and T6 will be removed together with a group of laurel, G1. The remaining trees will be protected and retained as part of the layout.

Full tree protection details and an arboricultural method statement have been provided. No detailed information has been submitted regarding the proposed landscape details. If you are minded to approve this application, landscape conditions should be imposed.

Flood and Water Management - The surface water drainage strategy is in principle acceptable, although layout in the drainage strategy is not based on the current proposed layout. There are properties on Southbourne Gardens that have experienced surface water flooding in recent years and it is therefore important that surface water is appropriately managed on the site. Details of the surface water drainage strategy should be secured by condition.

## **7. MAIN PLANNING ISSUES**

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

The proposed site is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site is not located in a Conservation Area and the building is not Listed. There are no policies which prevent the demolition of the existing garages and the erection residential units, in principle.

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

Policy 3.4 of the London Plan (2016) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

The proposed building measures a maximum of 14.8m in width, 10.5m in depth and 10.05m in height. The building is designed with a slightly staggered front and rear elevation and two storey front projections on either side of the front elevation. The highest point is the ridge line above the side projections which is linked by a central ridge at right angles 9.6m. The properties to the front and side of the site are characteristically 2 storey of roughly 9m in height. The style of the building respects the architectural character of these properties and although higher would be set against the backdrop of the much larger 3 storey block of flats at Ottawa house to the north. Overall, the design and layout of the buildings is considered acceptable in the context of the site and surrounding area and to not have a detrimental impact on the character and appearance of the street scene. It is considered that the proposed development would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with policies BE13 and BE19 of the UDP saved policies.

## **7.08 Impact on neighbours**

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard neighbouring residential amenity from inappropriate development.

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected and careful design can help minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15 m will be the minimum acceptable distance between buildings. Furthermore, where habitable room windows face each other, a minimum 21m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3m depth of rear garden immediately adjoining the rear elevation of a residential property. .

The proposed building is set back towards the rear of the site, positioned 1m off the western boundary, 3.85m from the eastern boundary and a minimum of 4.4m off the northern (rear) boundary. The principle windows to the new properties will all face front and rear. To the front of the building, the rear elevation of nos. 54-56 is situated approximately 21m away with private patio areas to the side of a rear projection at the same minimum distance. To the west nos 2-8 Dollis Crescent have good sized rear gardens backing onto the site and would maintain a minimum of 28.5m to the shared boundary, as such it is not considered the proposal would significantly impact on the amenity of those occupiers. To the north, the front elevations of nos. 29-37 Dollis Crescent are separated by in excess of 22m. Ottawa House is orientated at nearly 45 degrees from the application property with the corner of that building approximately 17.6m away. It is noted that the rear windows of the proposed flats would face the rear amenity space of the flats within Ottawa House however as this is a communal area already overlooked by other flats it would be unreasonable to object on this basis. To the east the rear elevation of nos. 1-4 would face the application site set back a minimum of 13.15m from the side wall of the proposal. However the submitted plans indicate that the nearest habitable room window would maintain a minimum 15m distance from the blank flank wall of the proposal, in accordance with adopted guidance. As such it is considered the proposed building would not result in an unacceptable degree of over dominance, visual intrusion, over shadowing or loss of privacy to the detriment of the neighbouring occupiers. Therefore the proposal would comply with the aims of Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15, BE19 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an

adequate level of amenity for existing and future occupants. The standards require a 2 bed 3 person flat to have a minimum floor area of 61sqm. The proposed flats have a minimum provision of 61sqm, in compliance with the requirements.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

The Hillingdon Design and Accessibility Statement Residential Layouts, requires the provision of adequate private amenity space and for a 2 bed flat 25sqm would be required. This gives an overall requirement of 150sqm. The layout plan shows a minimum provision of approximately 250sqm, including 2 areas of private garden area to protect the privacy of future occupiers of flats 1 and 2 and a larger communal garden area. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The site is located in a residential catchment due west of Field End Road in Ruislip and consists of a bank of 18 redundant garages located immediately behind No's 56 & 58 Southbourne Gardens. A formal access to the garages is located between Nos. 58-62. The surrounding road network exhibits an 'all day' operation Controlled Parking Zone and the location displays a PTAL of 2 which is considered as low and therefore heightens dependency on the ownership and usage of the private motor vehicle.

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

In comparison to the previous garage uses when they were fully active, the level of traffic generation is anticipated to be lower as compared to the proposal. A two-way movement not exceeding 1-2 vehicles per hour during both peak traffic periods would be anticipated which is considered de-minimis in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

The Highways Officer has advised that the site is currently a redundant back-land garage site consisting of 18 existing garages. The garages are to be demolished to facilitate the build. Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP policy states that new development will only be permitted where it is in accordance with the Council's adopted parking standards. The proposal would require an on-plot provision of up to 1.5 parking spaces per unit totalling 9 spaces to fully comply with Hillingdon's adopted parking standard and a quantum of 6 are proposed. This falls well below the adopted maximum standard.

As the location exhibits a low PTAL level of 2 there should be a provision toward the maximum end of the standard as dependency i.e. ownership/usage related to private motor transport is heightened as a result. As a consequence there are some concerns with regard to the on-plot parking under-provision as it may impact on the immediate highway in parking displacement terms. However this aspect of concern can be countered by the site address being made 'Resident Permit Restricted' in order to prevent future occupiers from obtaining parking permits for the local area within the adjacent CPZ. The applicant has indicated agreement to this mechanism which will help deter excess car ownership/usage from within the site. This would be secured by legal agreement under Section 106 of the Town and

Country Planning Act 1990 (T&CPA 1990).

In terms of cycle parking there would be a provision of at least 1 secure and accessible space for each housing unit in order which conforms to Hillingdon's cycle parking standard. A total of 6 spaces are indicated on-plan which conforms to the standard.

Parking is arranged in communal fashion and would be accessed via an existing and narrow private access road. The roadway would function as a shared surface accommodating both pedestrian and vehicle movements which conforms to the DfT (Manual for Streets circa 2007) best practice for road and parking layouts given the respective low flows involved.

In addition there is also a highway safety benefit from the sufficient turning space within the site arrangement which would allow vehicles (including emergency fire tenders and service vehicles) to enter and leave the site in a forward gear which is the recommended practice on highway safety grounds.

The existing aperture to the site displays a dropped kerb arrangement which is considered inadequate to cater for the anticipated vehicle movements into and out of the site. Some revisions are therefore considered necessary in terms of minor widening etc in accord with the Council's carriageway crossing standard. Such works would need to be undertaken to an appropriate Council specification under a S278 (Highways Act 1980) agreement (or suitable alternative arrangement) at the applicant's expense.

It is therefore considered that the proposal would comply with the requirements of policies AM7 and AM14 of the Council's Local Plan Part 2.

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

Refuse collection will be conducted via Southbourne Gardens with the need to enter the site. A main bin storage location is indicated in proximity of the public highway which is considered acceptable as it conforms to the Council's 'waste collection' maximum distance parameter of 10m i.e. distance from a refuse vehicle to the point of collection. However, an on-plot site management regime should ensure that waste generated by each of the 6 units is transferred to this collection point on collection days. This is usually undertaken informally as it is in the interest of the new occupiers to have their waste collected.

As regards security, a condition is included within the officer's recommendation to ensure that the development meets Secure by Design criteria.

#### **7.12 Disabled access**

The Access Officer initially raised concerns that the floor plans failed to illustrate the requisite clear access zones in context to typical furniture items within the rooms. Revised plans have been received to address these issues.

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

Not applicable to this application.

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

There are no 'A' grade trees within the site. Two trees are category 'B': T1 lime and T3 ash which are worthy of retention. Of these two T1 will be protected and retained, but T3 (close to the site entrance) will be removed to facilitate the development. The remaining trees are all 'C' grade specimens which are not normally regarded as constraints on development. Three of these, T4, T5 and T6 will be removed together with a group of laurel, G1. The remaining trees will be protected and retained as part of the layout.

The Council's Landscape Officer has raised no objections to the proposal subject to a

condition for details of a landscaping scheme. A bespoke landscaping condition is recommended to ensure replacement trees are planted.

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

Not applicable to this application.

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

Not applicable to this application.

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

The Flood and Water Management Officer has advised that the surface water drainage strategy is acceptable in principle, although this is not based on the current proposed layout. It is noted that properties on Southbourne Gardens have experienced surface water flooding in recent years and as such it is important that surface water is appropriately managed on the site. Details for a surface water drainage strategy could be conditioned for submission if all other aspects of the proposal were acceptable.

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

Not applicable to this application.

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

Noise and disturbance from construction is considered transitory in nature and as such is not sufficient reason for refusal in its own right. Each application is assessed on its own merits having regard to adopted policy and guidance. The reference to the site as Thornton Heath is inaccurate, however this refers to a aerial photograph clearly showing the site as the garages off Southbourne Gardens, which is clearly stated throughout the rest of the report. All other issues are addressed within the report.

#### **7.20 Planning Obligations**

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for additional floorspace for residential developments is £95 per square metre and office developments of £35 per square metre. This is in addition to the Mayoral CIL charge of £40 per square metre.

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

Not applicable to this application.

#### **7.22 Other Issues**

None.

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

General

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

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

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probitry 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**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in an unacceptable loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers.

The proposal complies with with policies BE13, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for approval.

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

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

Hillingdon Local Plan Part 2.

The London Plan (2016).

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Land at southbourne Gardens**

Planning Application Ref:

**72211/APP/2019/664**

Planning Committee:

**North Page 104**

Scale:

**1:1,250**

Date:

**July 2019**

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

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



**HILLINGDON**  
 LONDON



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

**Address** 22 BREAKSPEAR ROAD SOUTH ICKENHAM

**Development:** Part two storey, part single storey side/rear extension, enlargement of roof space to create additional habitable roof space, creation of basement level, porch to front and single storey outbuilding to rear for use as a gym

**LBH Ref Nos:** 51947/APP/2019/1144

**Drawing Nos:** MOHAMMED/PLAN/007  
MOHAMMED/PLAN/008  
MOHAMMED/PLAN/001  
MOHAMMED/PLAN/003  
MOHAMMED/PLAN/011  
MOHAMMED/PLAN/006  
MOHAMMED/PLAN/009  
MOHAMMED/PLAN/010 Received 11-06-2019  
MOHAMMED/PLAN/005 Received 11-06-2019  
MOHAMMED/PLAN/004 Received 11-06-2019  
MOHAMMED/PLAN/002 Received 11-06-2019  
Surface Runoff (SuDS) Strategy  
Daylight and Sunlight Assessment

**Date Plans Received:** 03/04/2019                      **Date(s) of Amendment(s):** 11/06/2019  
**Date Application Valid:** 12/04/2019                      03/04/2019

## 2. 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 MOHAMMED/PLAN/002 Received 11-06-2019, MOHAMMED/PLAN/004 Received 11-06-2019, MOHAMMED/PLAN/005 Received 11-06-2019, MOHAMMED/PLAN/007, MOHAMMED/PLAN/008, MOHAMMED/PLAN/009 and MOHAMMED/PLAN/010 Received 11-06-2019.

#### 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 20 or 24 Breakspear Road South.

**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 20 and 24 Breakspear Road South 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)

**6 HO7 No roof gardens**

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

**REASON**

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

**7 RES8 Tree Protection**

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

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

Planning Authority. Such fencing should be a minimum height of 1.5 metres.

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

#### REASON

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

### **8 RES9 Landscaping (car parking & refuse/cycle storage)**

Prior to the commencement of the superstructure works a landscape scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

#### 1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

#### 2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Car Parking Layouts

2.c Hard Surfacing Materials

#### 3. Schedule for Implementation

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

#### REASON

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

### **9 RPD13 Restrictions on outbuildings**

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a living

room, bedroom, kitchen, study, as a separate unit of accommodation or for any business purposes.

#### REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **10 NONSC Non Standard Condition**

Prior to the commencement of development (excluding site clearance and demolition) details of an appropriate site investigation including detailed proposals for mitigation of any groundwater risks found shall be submitted to and be approved in writing by the Local Planning Authority.

The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

#### REASON

The proposal could increase flood risk unless suitable mitigation is proposed and therefore requires further information to be submitted to ensure that flood risk is not increased in accordance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DMHD 3: Basement Development in emerging Hillingdon Local Plan Part 2 Development Management Policies, 5.12 Flood Risk Management of the London Plan (March 2016) and National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

#### **11 NONSC Non Standard Condition**

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

- i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

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

- iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development.

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

#### REASON

Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies

(Nov 2012),  
Policy DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies,  
Policy 5.12 Flood Risk Management of the London Plan (March 2016) and  
To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and  
Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).  
National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

## INFORMATIVES

### 1 159 Councils Local Plan : Part 1 - Strategic Policies

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

### 2 147 Damage to Verge - For Council Roads:

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.

## 3. CONSIDERATIONS

### 3.3 Relevant Planning History

51947/APP/2018/2469 22 Breakspear Road South Ickenham

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

**Decision:** 30-10-2018 Refused

**Appeal:** 18-03-2019 Dismissed

51947/PRC/2018/258 22 Breakspear Road South Ickenham

1st floor side, 2 storey rear extensions, garage conversion, basement, front porch, rear dormer and outbuilding

**Decision:** 14-02-2019 OBJ

### **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.EM6 (2012) Flood Risk Management

Part 2 Policies:

- LPP 3.5 (2016) Quality and design of housing developments
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 5.15 (2016) Water use and supplies
- 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.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- DMEI 10 Water Management, Efficiency and Quality
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMHD 2 Outbuildings
- DMHD 3 Basement Development

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

**5. Advertisement and Site Notice**

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

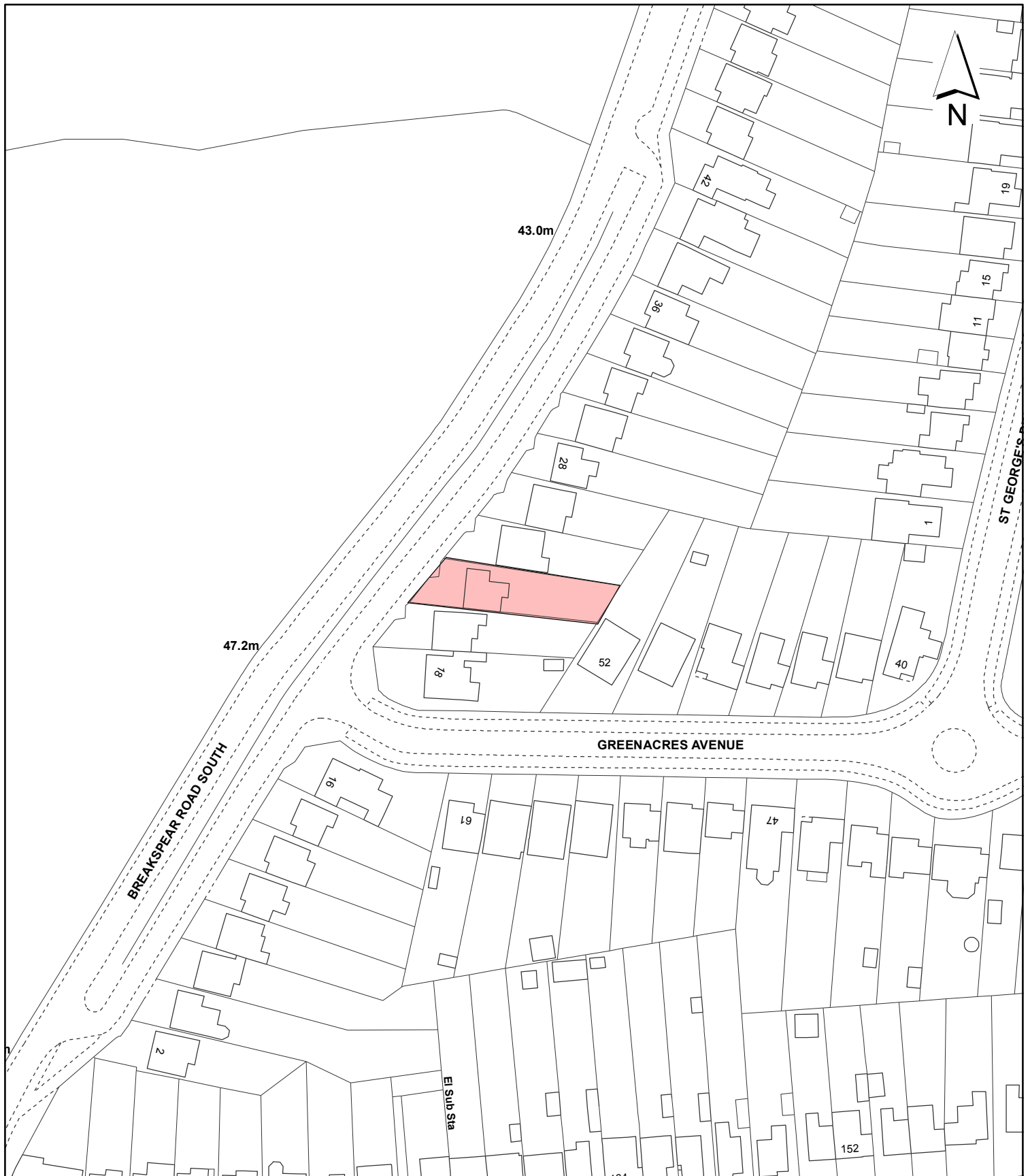
**5.2** Site Notice Expiry Date:- **22nd May 2019**

**6. Consultations**

**7. MAIN PLANNING ISSUES**

**Contact Officer:** Christopher Brady

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**22 Breakspear Road South**

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

Planning Application Ref:

**51947/APP/2019/1144**

Scale:

**1:1,250**

Planning Committee:

**North Page 112**

Date:

**July 2019**



**HILLINGDON**  
 LONDON



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

**Address** NORTHWOOD HEALTH & RACQUET CLUB DUCKS HILL ROAD  
NORTHWOOD

**Development:** Single storey rear extension, erection of an external spa garden to include 2 x one storey buildings for use as saunas and swimming pool with pool terrace

**LBH Ref Nos:** 272/APP/2019/1164

**Drawing Nos:** A-PL-001  
A-PL-002  
A-PL-006  
A-PL-003  
A-PL-004  
A-PL-011  
A-PL-007  
A-PL-008  
A-PL-012  
Design & Access Statemen  
A-PL-013A  
A-PL-005A  
A-PL-009A  
A-PL-010A

**Date Plans Received:** 04/04/2019

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

**Date Application Valid:** 30/04/2019

### 1. SUMMARY

This application seeks full planning permission for the erection of a single storey extension; the creation of an external spa garden and the installation of an outdoor swimming pool.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policy R10, which seek to encourage the provision of new and/or enhanced sports facilities. It is considered that the proposed development would result in an acceptable impact on the visual amenities of the site. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential properties. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly is recommended for approval.

The proposal is considered to be appropriate development in the Green Belt.

### 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 A-PL-006; A-PL-008; A-PL-007; A-PL-009A; A-PL-0012 and A-PL-0013A, and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

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

**3 COM9 Landscaping Scheme**

Prior to the commencement of the superstructure works a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate.

The approved scheme shall be implemented before the use of the development hereby permitted is commenced.

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 NONSC Lighting Scheme Condition**

Full details of all proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details. The approved scheme shall be implemented before the use of the development hereby permitted is commenced.

**REASON**

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**5 NONSC Opening hours**

The proposed development shall not be illuminated except between:-

[0800 to 2200] Mondays - Fridays

[0800 to 2100] Saturdays

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

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## INFORMATIVES

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

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

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

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
OL15	Protection of Countryside Conservation Areas
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 3.19	(2016) Sports Facilities
LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities

### 3 I59 **Councils Local Plan : Part 1 - Strategic Policies**

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

### 4 I47 **Damage to Verge - For Council Roads:**

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.

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

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

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

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

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

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

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

### **3. CONSIDERATIONS**

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

The David Lloyd Northwood is a multi-sports and health complex within extensive landscaped grounds. There is a large essentially single storey building sited on the North Western boundary of the site with a large car park to the front, the access to which is obtained from the A4180 (Ducks Hill Road). There are 13 floodlit outdoor tennis courts on the South and East side of the building, with a small lake in front.

The site is adjoined to the North West by the grounds of Mount Vernon Hospital, to the North by the grounds of the Northwood Cricket Club, to the East and South East by residential development fronting Ducks Hill Road and Cygnet Close and to the West by open farm land.

The site is within a Countryside Conservation Area and forms part of the Green Belt, as do the adjoining hospital and cricket grounds and open land to the South, West and North, as identified in the adopted Hillingdon Local Plan (November 2012).

### 3.2 Proposed Scheme

The proposal is for a single storey rear extension, the erection of an external spa garden to include 2 x one storey buildings for use as saunas and installation of a swimming pool with pool terrace.

### 3.3 Relevant Planning History

272/APP/2012/975 Car Park For Virgin Active At 18 Ducks Hill Road Northwood  
Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings

**Decision:** 18-09-2012 Approved

272/APP/2013/2114 The Riverside Health & Raquets Club 18 Ducks Hill Road Northwood  
Installation of 3 no. court temporary tennis dome, permanent fan housing building and ancillary facilities

**Decision:** 31-10-2013 NFA

272/APP/2014/1529 Riverside Health And Racquets Club, 18 Ducks Hill Road Northwood  
Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear

**Decision:** 10-02-2015 Approved

272/APP/2014/3484 Riverside Health 7 Racquets Club Ducks Hill Road Northwood  
Details pursuant to conditions 3 (Landscape Scheme), 4 (Lighting) and 6 (Energy Assessment) of planning permission Ref: 272/APP/2014/1234 dated 11/08/2014 (Installation of a temporary 3 court tennis dome, fan housing and ancillary facilities)

**Decision:** 03-12-2014 Approved

272/APP/2016/1562 Northwood Health & Raquets Club 18 Ducks Hill Road Northwood  
Variation of condition 14 (Operating Hours) of planning permission ref: 272/DL/93/1539 dated 09/01/1995 (Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts).

**Decision:** 03-08-2016 Approved

272/APP/2017/3148 David Lloyd Northwood 18 Ducks Hill Road Northwood  
Installation of an outdoor pool and associated works.

**Decision:** 10-01-2018 Approved

272/APP/2018/3004 Northwood Health & Racquet Club 18 Ducks Hill Road Northwood  
Details pursuant to condition 3 (Materials) of planning permission Ref: 272/APP/2018/451 dated 29/05/2018 (Erection of a combined heat and power unit enclosure)

**Decision:** 29-11-2018 Approved

272/APP/2018/451 Northwood Health & Racquet Club 18 Ducks Hill Road Northwood  
Erection of a combined heat and power unit enclosure.

**Decision:** 23-05-2018 Approved

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

The site has been subject to a number of applications for the extension and improvement of facilities. Most recently, approval was granted in January 2018 (App. No. 272/APP/2017/3148 refers) for the installation of an outdoor pool and associated works on the same, albeit somewhat smaller site within the bank area between the existing internal pool area and the outdoor tennis courts.

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

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

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI2 (2012) Leisure and Recreation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local

	area
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
OL15	Protection of Countryside Conservation Areas
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 3.19	(2016) Sports Facilities
LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities

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

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

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

14 Neighbours and Northwood Residents' Association were consulted on the 2 May 2019. No responses were received by the end of the consultation period.

### **Internal Consultees**

No consultations were applicable to this application.

## **7. MAIN PLANNING ISSUES**

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

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Therefore, the provision of new buildings in the Green Belt is inappropriate except in very special circumstances. These can include limited infilling or partial redevelopment of previously developed sites.

Policy OL1 of adopted Hillingdon Local Plan (November 2012) also advises that within the Green Belt the Local Planning Authority will not grant planning permissions for new buildings other than for purposes essential for and associated with predominantly open land use such as open air recreation facilities. The proposal is plainly for an outdoor recreation activity, and hence is appropriate development in the Green Belt.

Policy R10 seeks to encourage the provision of enhanced facilities across the Borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.19 which states:

"The Mayor's Sports Legacy Plan aims to increase participation in, and tackle inequality of access to, sport and physical activity in London particularly amongst groups/areas with low levels of participation.

Development proposals that increase or enhance the provision of sports and recreation facilities will be supported.... Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged. The provision of floodlighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the floodlighting gives rise to demonstrable harm to local community or biodiversity."

The application site is located within the green belt and a countryside conservation area. The impact of the development on the openness and character of the green belt is considered acceptable as discussed later in this report.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policy R10, which seek to encourage the provision of new and/or enhanced sports and educational facilities.

It is considered that the proposed development would result in an acceptable impact on the visual amenities of the site, the green belt and the Countryside Conservation Area. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential units.

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

Not relevant to this proposal.

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

The site is located within a Countryside Conservation Area. This is an area of the Borough which is recognised to have a traditional agricultural landscape that is made up of a diverse matrix of small fields, hedges, copses, woods and farm ponds. These landscapes have considerable visual and aesthetic appeal. However, as agricultural practices change, and as land is taken out of agriculture, the elements which make up the character and local distinctiveness of such landscapes often come under threat. Policy OL15 of the Hillingdon Local Plan (November 2012) seeks to protect the landscape of Countryside Conservation areas from development and/or activities which would detract from the special character of these landscapes.

The proposed development will incorporate a new outdoor swimming pool (with small children's pool and terraced seating/lounging areas) built at the base of the existing grass bank and replaces the outdoor tennis court nearest to the building. It also proposes a very small single storey extension to the front of the plant room to create a corridor access between the indoor pool and spa area. This would also provide a doorway onto a spa garden, including 2 wooden sauna buildings, a spa pool and seating area. As such it is considered that in this immediate locality there are no elements which contribute to the distinctive local character which would be adversely affected by the development. The proposal is therefore deemed to conform with the requirements of Policy OL15 of the Hillingdon Local Plan (November 2012).

#### **7.04 Airport safeguarding**

Not relevant to this proposal.



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

The application site is located within the green belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

The proposed development will incorporate a new outdoor swimming pool replacing an existing outdoor tennis court. This element is similar in scale to that previously approved. The proposal also includes a small extension to the existing building to provide a corridor access between the indoor pool area and the spa. The also has a doorway onto an outdoor Spa Garden, which would include 2 wooden sauna blocks of 5m x 5m with a height of 3.4m, a spa pool and seating area. This would be set against the much larger existing building. The proposed additions are of a relatively small scale when viewed against the back drop of much larger existing buildings and therefore the impact is deemed minimal. The visual impact of the development on the openness of the green belt is therefore deemed acceptable and insufficient to warrant a recommendation of refusal. In addition there is existing mature planting to the South West that will screen the development to a degree and a condition could be attached to any consent requiring a full landscaping plan to be agreed with the Council in accordance with Policy OL2. The development is therefore considered to accord with policies OL1, OL2 and OL4 of the Hillingdon Local Plan (November 2012) and Policy 7.16 of the London Plan (2016).

The suggested lighting is proposed to be controlled by suitable conditions.

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

As previously discussed.

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

The proposed development is set behind the existing tennis courts when viewed from the residential properties which are located to the East and South of the site. However the closest residential property is located approximately 150 m from the site of the proposed swimming pool, which would be viewed against a back drop of the existing gym buildings.

No details of any proposed additional landscaping have been submitted with the application however additional planting could be provided to the South West of the pool and details of this could be conditioned for submission if all other aspects of the proposal were considered acceptable. The lighting is to be controlled by conditions. The impact on neighbours is considered acceptable and would comply with Local Plan Policy OE1.

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

Not relevant to this proposal.

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

Although there is potential for an increased number of vehicle movements between the established opening times and the extended opening hours, due to the relatively minor amendment and time of day this may not be such a significant increase that could cause highway hazard to other road users, the potential for noise from the increased traffic movement would be unlikely to have any greater impact on local residents than what is already existing.

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

The proposal is not considered to raise any specific security concerns.

#### **7.12 Disabled access**

Level access is to be used across all of the proposed works. This includes a ramped access to the proposed swimming pool facilities. Access to the existing health club buildings will not be affected by the proposal and as such the scheme is considered to be consistent with

Policy R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

Not relevant to this proposal.

**7.14 Trees, Landscaping and Ecology**

There are no trees covered by a TPO or any significant trees or other vegetation of merit that would be adversely affected by the development. There is scope to plant trees to providing additional screening of the proposed swimming pool to the South West. Details for this will be secured by condition. As such the proposed scheme is considered to accord with Policy BE38 of the Hillingdon Local Plan (2012).

**7.15 Sustainable waste management**

Not relevant to this proposal.

**7.16 Renewable energy / Sustainability**

Not relevant to this proposal.

**7.17 Flooding or Drainage Issues**

Not relevant to this proposal.

**7.18 Noise or Air Quality Issues**

Not relevant to this proposal.

**7.19 Comments on Public Consultations**

None.

**7.20 Planning Obligations**

Not relevant to this proposal.

**7.21 Expediency of enforcement action**

Not relevant to this proposal.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted,

enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable

#### **10. CONCLUSION**

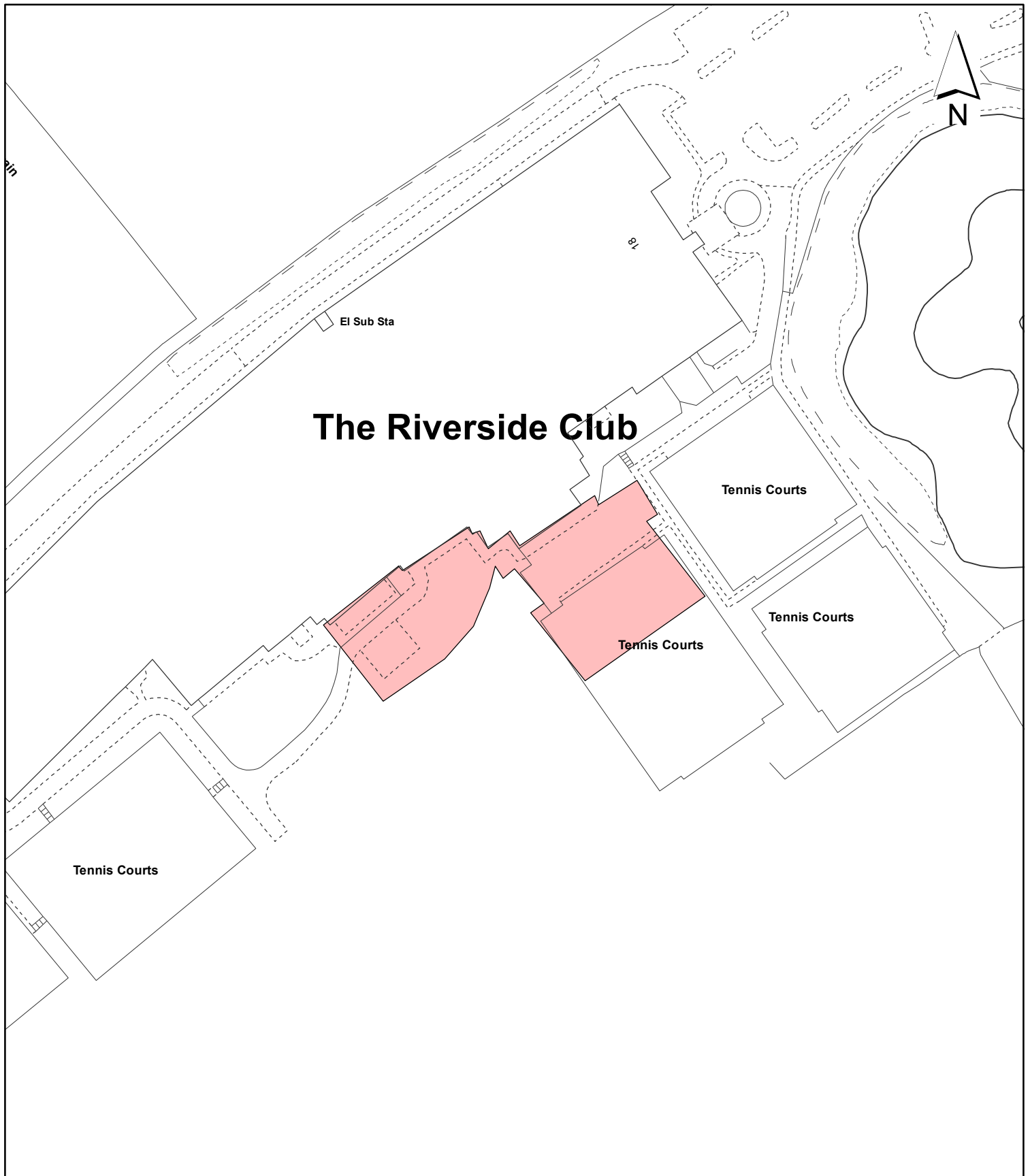
For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012), this application is recommended for conditional approval.



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

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).  
Hillingdon Local Plan Part 2  
The London Plan (2016)  
Supplementary Planning Document 'Accessible Hillingdon'.  
National Planning Policy Framework

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



<p><b>Notes:</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p><b>Northwood Health &amp; Racquets Club</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b> Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>  <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Application Ref:</p> <p><b>272/APP/2019/1164</b></p>	<p>Scale:</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee:</p> <p><b>North Page 124</b></p>	<p>Date:</p> <p><b>July 2019</b></p>	

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

**Address** LAND AT JUNCTION OF PADDOCK ROAD & FIELD END ROAD RUISLIP

**Development:** Proposed telecommunications removal and replacement

**LBH Ref Nos:** 60595/APP/2019/1653

**Drawing Nos:** HGN009/50688 15 May 2019  
50688/HGN009 30 April 2019  
002 Site Location Plan Issue I  
110 Existing Site Plan Issue I  
150 Existing Elevation A Issue I  
215 Max Configuration Site Plan Issue I  
265 Max Configuration Elevation Issue I  
50688/HGN009 - Supplementary Information 15 May 2019  
Town and Country Planning (Development Management Procedure)(England) Order 2015 Notice Under Article 13 of Application for Planning Permission  
HGN009/50688\_Telecoms Site, Highways Land, Field End Road, South Harrow, London: Hillingdon, HA4 0RG 15 May 2019  
DCMS MHCLG Collaborating for Digital Connectivity 7th March 2019  
MBNL.Supp.Info.New Tech.06.12.19  
Declaration of Conformity with ICNIRP Public Exposure Guidelines 2019-03  
982011\_HGN009\_50688\_HA0103\_M003 Rev C

**Date Plans Received:** 16/05/2019      **Date(s) of Amendment(s):** 24/05/2019  
**Date Application Valid:** 16/05/2019      17/05/2019

### 1. SUMMARY

The application seeks planning permission for the proposed telecommunications removal and replacement. The proposed replacement is an upgrade to provide additional coverage and capacity requirements, incorporating 5G technology for EE Limited and Hutchison 3G UK Limited.

The proposed development, by reason of its scale, siting and design, is considered to have a detrimental impact on the character and appearance of the surrounding area. The proposed mast is indicated as 20m high, 5m taller than the existing mast. It would also include 12 antennas and 7 cabinets at ground level. Whilst the proposal is to upgrade and replace the existing apparatus in a similar location, the proposal does present a significant increase in scale which is viewed to have a significant negative impact on the view of the streetscene.

The application is recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

1      NON2      Non Standard reason for refusal

The proposed telecommunications mast installation by reason of its excessive height, scale, design and location would be an incongruous and visually obtrusive form of development, thereby resulting in a detrimental impact on the character and appearance of the street scene and surrounding area. Furthermore, the proposed cabinets, by reason of their size, siting and design would add undue clutter to the detriment of the visual amenity of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part 1 Strategic Policies (November 2012), Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**2 NON2 Non Standard reason for refusal**

The proposed development, by virtue of its size, scale and proximity would be detrimental to the amenities of the adjoining occupiers at 590 Field End Road by reason of visual intrusion. Therefore the proposal would be contrary to policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE37	Telecommunications developments - siting and design
NPPF- 10	NPPF-10 2018 - Supporting high quality communications

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The application site is located at the junction of Paddock Road and is south-west of Field End Road. The telecommunication equipment is situated on a prominent position on the grass embankment between Paddock and Field End Road. The landscaping along Field End Road, comprises of tall mature trees. The grass verge slopes downwards towards Paddock Road. The existing equipment is installed at an elevated level benefiting from the existing topography. There is an existing set of steps adjacent to the existing installation providing access from Paddock Road to the pedestrian footpath.

The surrounding area comprises mainly of two-storey detached and semi-attached dwellings. Approximately 250 metres north-west to the site is the Field End Infant School and on the north is Roxbourne Primary School. RAF Northolt is located 1.8km from the proposed site.

### 3.2 Proposed Scheme

The application seeks planning permission for the proposed telecommunications removal and replacement at Field End Road, South Harrow, London: Hillingdon, HA4 0RG. The purpose of the upgrade to the existing site is to facilitate additional coverage and capacity requirements as well as incorporating 5G technology.

The existing telecommunication equipment to be removed includes a 15 metres high and 4 associate cabinets. One cabinet will be retained. The proposed will be installed 18 metres north-west to the existing equipment and will include a 20m high replacement telecommunication monopole, 7 new associated cabinets and a 1.1 metres high retaining wall. The new telecommunication monopole will consists of a total of 12 antennas and will be wider than the existing apparatus. The proposed monopole is slimmer at the bottom and widens towards the top.

The size of the 7 new associated cabinets proposed:

- CAB1 - EE Whiltshire, 2000mm (W) x 750mm (D) x 1850mm (H), RAL- Grey, Steel
- CAB2 - EE 3900A, 600mm (W) x 480mm (D) x 1900 (H), RAL - Grey, Steel
- CAB3 - EE Meter Cabinet, 1110mm (W) x 410mm (D) x 1286 (H), RAL - Grey, Steel
- CAB4 - H3G RFC5906, 600mm (W) x 480mm (D) x 1800 (H), RAL - Grey, Steel
- CAB5 - H3G RFC5906, 600mm (W) x 480mm (D) x 1800 (H), RAL - Grey, Steel
- CAB6 - H3G PONODA, 600mm (W) x 480mm (D) x 1800 (H), RAL - Grey, Steel
- CAB7 - H3G AMP5930, 600mm (W) x 480mm (D) x 1200 (H), RAL - Grey, Steel
- CAB8 - H3G Mk5 Link AC, 1200mm (W) x 500mm (D) x 1500 (H), RAL - Grey, Steel
- CAB9 - Diplexer Cabinet, 1600mm (W) x 600mm (D) x 1600 (H), RAL - Grey, Steel

### 3.3 Relevant Planning History

60595/APP/2005/1205 Land At Junction Of Paddock Road & Field End Road Ruislip  
INSTALLATION OF A 12 METRE HIGH IMITATION TELEGRAPH POLE MOBILE PHONE MAS AND EQUIPMENT CABINETS (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

**Decision:** 07-06-2005 Refused

60595/APP/2005/3498 Land At Junction Of Paddock Road & Field End Road Ruislip  
INSTALLATION OF A 12 METRE HIGH IMITATION TELEGRAPH POLE MOBILE PHONE MAS AND EQUIPMENT CABINETS (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED).

**Decision:** 07-02-2006 Refused **Appeal:** 31-08-2006 Allowed

60595/APP/2016/2391 Land At Junction Of Paddock Road & Field End Road Ruislip  
Replacement of existing 11.7m high telecommunications monopole with 15m high

telecommunications monopole and installation of two stacked equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high) and associated development (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance).

**Decision:** 03-08-2016 Approved

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

A Prior Approval under planning application 60595/APP/2016/2391 was granted on 08-08-16 for the replacement of existing 11.7m high telecommunications monopole with 15m high telecommunications monopole and installation of two stacked equipment cabinets (measuring 0.60m wide x 0.48m deep x 0.70m high) and associated development.

A Prior Approval under planning application 60595/APP/2005/3498 was Appealed and determined Allowed on 31-08-2006 for the installation of a 12 metre high imitation telegraph pole mobile phone mast and equipment cabinets.

A Prior Approval under planning application 60595/APP/2005/1205 was refused on 14-06-05 for the installation of a 12 metre high imitation telegraph pole mobile phone mast and equipment cabinets.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

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

BE37 Telecommunications developments - siting and design

NPPF- 10 NPPF-10 2018 - Supporting high quality communications

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

**5.1** Advertisement Expiry Date:- **18th June 2019**

**5.2** Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**



A public site notice was displayed between 24/5/19 and 18/6/19. A total of 53 neighbouring owners/occupiers and the South Ruislip Residents Association was consulted. No formal comments were received however, there were two telephone enquiries in relations to the concerns of health.

**NATS Safeguarding Comments:**

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

**Heathrow Aerodrome Safeguarding Comments:**

We have now assessed the above application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

**Ministry of Defence Comments:**

No comments received.

**MoD Safeguard - RAF Northolt Comments:**

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 23/05/2019. I can confirm that the MOD has no safeguarding objections to this propos:

**Internal Consultees**

**Highways Comments:**

As all of the telecom equipment would be contained within the grass verge, there is no highway detriment envisaged. Hence there is no objection.

**Landscape Comments:**

This site is occupied by a highway verge on the west side of Field End Road. The verge is extensive and already has some telecoms equipment features whose presence is part-screened by roadside trees.

COMMENT The submitted drawings indicate the proposed replacement equipment against a backcloth of trees. According to the plan the equipment will be sited in similar locations to the existing - which should reduce the risk of damage to tree roots.

RECOMMENDATION No objection. If the LPA can impose conditions, we should add COM10.

**7. MAIN PLANNING ISSUES**

**7.01 The principle of the development**

Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that

any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The Local Planning Authority will only grant permission for large or prominent structures if there is a need for the development in that location, no satisfactory alternative means of telecommunications is available, there is no reasonable possibility of sharing existing facilities, in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure and the appearance of the townscape or landscape is not seriously harmed.

The National Planning Policy Framework (2019) stresses the importance of advanced, high quality and reliable communications infrastructures and the role it plays in supporting sustainable economic growth. It goes on to advise that the aim should be to keep the numbers of radio and telecommunications masts and sites to a minimum, consistent with the efficient operation of the network and that existing masts and sites should be used unless there is a demonstrable need for a new site.

Government guidance supports the avoidance of proliferation of sites and the sharing of masts between operators. It is clear from this NPPF guidance that existing buildings and structures should always be considered first. In this case, the proposal is to replace and upgrade the existing telecommunication installation to incorporate 5G technology, for two carriers, H3G (UK) Ltd and EE (UK) Limited.

Whilst the consideration is given that the proposed is an existing site, the replacement telecommunications apparatus is considered to materially alter the visual amenity of the area, and provides greater visual impact to the surrounding areas due to its increased height of 15 metres to 20 metres, which is double the height of adjacent street furniture and trees. The top of the pole would be predominantly visible due to the extra mass and size of the proposed structure. In addition, the large footprint and size of the cabinets would impact the character and appearance of the existing street scene.

It is therefore considered that the proposed would be detrimental to the appearance of the surrounding area in general and would fail to comply with Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this application.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

The National Air Traffic Services (NATS), Heathrow Aerodrome Safeguarding and MoD was consulted however no objections were raised.

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

Not applicable to this application.

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

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP (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 BE19 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012) states new development within residential areas should complement or improve the amenity and

character of the area.

The proposal replacement monopole is 20 metres in height, considerably higher than the existing mast and is double the height of the adjacent lamp post and telegraph pole which is estimated to be 10 metres high. Given the location of the monopole, the proposed would appear considerably higher than the existing, and would appear as a utilitarian and incongruous feature in the streetscape. The proposed mast consists of a support pole with antennas set at various levels and towards the top of the mast, the antennas appears wider in size. The extra height will be apparent when viewed from the surrounding area and the slightly wider top would further exacerbate the impact.

The proposed new cabinets will be located in a row parallel to the adjacent pedestrian walkway. The cabinets ranges in height from 1.2 to 1.9 metres with a retaining 1.1 metre high wall behind the cabinets. The size, height, and the number of cabinets proposed requires a larger footprint than the existing and when viewed from the pedestrian pathway, it would appear out of keeping against the green landscapes. The spaces between the retaining walls and cabinets creates potential for littering. Furthermore, the cabinets is considered to add undue clutter to the street and harm the visual character of the area.

All the associate equipment and monopole is proposed to be grey in colour and steel finish. Although the agent confirmed in an email correspondence that the colour of the cabinets can be amended, however it would not reduce the visual impact of the street scene.

It is considered that the proposed installation would have an unacceptable visual impact on the street scene. Its excessive height and design in this location would be clearly visible and the mast would appear as an incongruous addition within the surrounding area. As such, conflicts with the Policy BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012).

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

Policy BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The closest residential property is number 590 Field End Road which is approximately 11 meters away from the new proposed installation. The property comprises of two habitable windows on first and ground floor that directly overlooks onto the site. The property's front garden comprises of soft landscaping which will reduce the visual impact to the ground floor habitable window however the first level window will be in direct line of site to the monopole and cabinets.

Furthermore, due to the excessive height of the structure and the large footprint of the cabinets, the proposed would be highly visible to the neighbouring dwellings. Therefore, is considered not in accord with Policy BE21 of of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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

Not applicable to this application.

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

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012) considers whether the traffic generated by proposed development is acceptable in terms of the

capacity and functions of existing and committed principal roads only, and will wholly discount any potential which local distributor and access roads may have for carrying through traffic.

The Council's Highways Officer was consulted and no objections raised. The proposed would be located adjacent to the existing footpath within an open grass verge area and would therefore not impinge on the footpath itself. In addition, the monopole would not have any adverse impact to users of the main road.

It is therefore considered that the proposed pole and cabinet complies with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.11 Urban design, access and security**

Refer to 'Impact on the character and appearance of the area'.

**7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

The Council's Landscape officer was consulted and no objections is raised.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

No comments were received during public consultation.

**7.20 Planning Obligations**

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

**8. Observations of the Borough Solicitor**

General

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

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

### **10. CONCLUSION**

The application seeks planning permission to remove and replace the existing telecommunication equipment at the junction of Field End Road and Paddock Road. The existing apparatus is 15 metres and will be replaced with a 20 metres high structure with associated cabinets to provide additional coverage and incorporate 5G technology to the surrounding area.

The proposed telecommunication equipment will be shared amongst two carriers, which is encouraged under the National Planning Policy Framework (2019) and Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). However, excessive height and siting of the apparatus proposed would be an incongruous and visually obtrusive form of development which is considered to have a detrimental impact on the character and appearance of the surrounding area. In addition to the large footprint of the associated cabinets, it would add undue clutter to the street scene. As such, it fails to comply with Policy BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012).

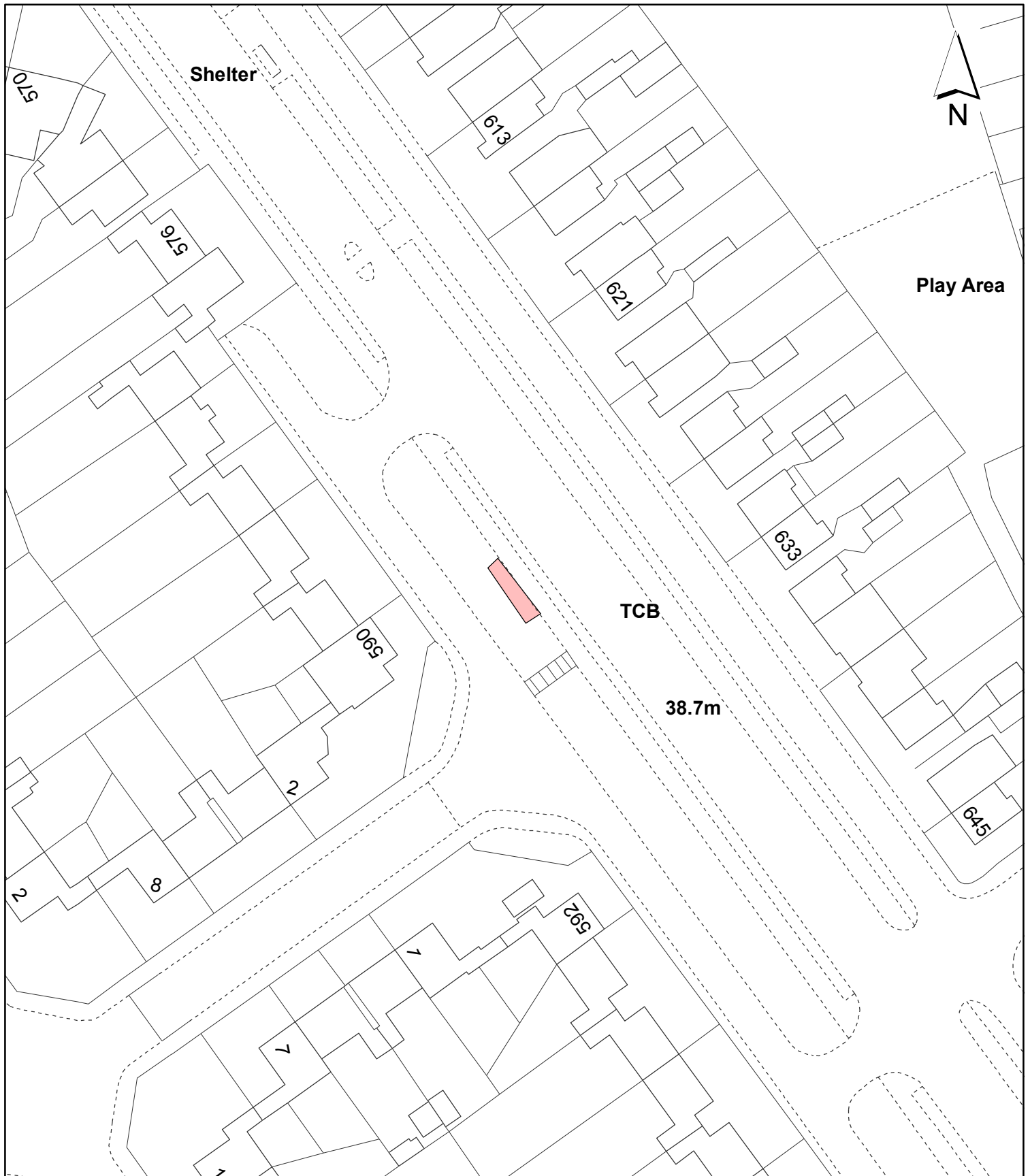
The application is recommended for refusal.

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

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2016)  
National Planning Policy Framework (2019)

**Contact Officer:** Rebecca Lo

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Land at Junction of Paddock Road and Field End Road**

Planning Application Ref:  
**60595/APP/2019/1653**

Planning Committee:  
**North Page 135**

Scale:  
**1:700**

Date:  
**July 2019**

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



**HILLINGDON**  
 LONDON

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

**Address** LAND ADJACENT TO 30 HARVEY ROAD NORTHOLT

**Development:** 2 x two storey, 3-bed dwellings with habitable roofspace, with associated amenity space

**LBH Ref Nos:** 67335/APP/2018/3565

**Drawing Nos:** DP274[P]1 C  
Design & Access Statemen  
DP274[P] SK1

**Date Plans Received:** 09/10/2018      **Date(s) of Amendment(s):** 09/10/2018

**Date Application Valid:** 29/10/2018

### 1. SUMMARY

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

This proposal is to develop the side and rear garden of a ground floor maisonnette to provide a pair of semi-detached two-bedroom houses. It is considered that the impact of proposed dwellings upon the character and appearance of the area and the impact upon residential amenity is acceptable. The proposal would also provide an adequate living accommodation for future occupiers in accordance with guidelines contained within the London Plan.

The scheme requires off-site highway works to remove the bollards and associated footway construction, to enable access to the parking. The applicant has offered to deal with this matter by way of a S106 agreement which is considered acceptable in this instance. As such the application is recommended for approval.

### 2. RECOMMENDATION

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

**A. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:**

**i) Obtaining all relevant approvals for the removal of the existing bollards and provision of replacement bollards in a new location (which facilitates access to the approved parking area while preventing access to open land by unauthorised vehicles), as well as a new footway and street lighting leading to the parking area, at no cost to the Council;**

**ii) Implement the approved works relating to the removal of the bollards, the**

provision of replacement bollards and the approved highway/footway/lighting works at no cost to the Council.

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

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

D) That if any of the heads of terms set out above have not been agreed and the legal agreement has not been finalised within 6 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Transportation and Regeneration, then the application be refused for the following reason:

'The proposal fails to demonstrate that vehicular access would be available on the side access road and as such the scheme would fail to provide adequate off-street car parking at the site. In the absence of adequate accessible off-street car parking being provided, the proposal is likely to result in additional on-street car parking, detrimental to highway and pedestrian safety, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and the Council's Planning Obligations SPD July 2014.'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement with the applicant.

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

**1 RES3 Time Limit**

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

**REASON**

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

**2 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number DP274[P]1 C and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

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

**3 RES7 Materials (Submission)**

Prior to the commencement of the superstructure works details of all materials and external surfaces shall have been submitted to and approved in writing by the Local Planning

Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

#### REASON

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

#### **4 RES9 Landscaping (car parking & refuse/cycle storage)**

Prior to the commencement of the superstructure works detail of a landscape scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Means of enclosure/boundary treatments
  - 2.b Car Parking Layouts
  - 2.c Hard Surfacing Materials
  
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
4. Schedule for Implementation

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

#### **5 RPD3 Obscured Glazing**

The first and second floor windows facing 30 and 32 Harvey Road. shall be glazed with permanently obscured glass for so long as the development remains in existence.

#### REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

**6 RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 30 and 32 Harvey Road.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

**7 RPD5 Restrictions on Erection of Extensions and Outbuildings**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

**REASON**

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

**8 RES18 Lifetime Homes/Wheelchair Units**

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

**REASON**

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

**INFORMATIVES**

**1 I59 Councils Local Plan : Part 1 - Strategic Policies**

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

**2 I47 Damage to Verge - For Council Roads:**

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

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this

development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

### **3 115 Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

### **4 170 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.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is located on the eastern edge of the Borough and on the east side of Harvey Road, to the south of a former access road spur. Harvey Road is a residential cul-de-sac, surrounded by open land, with vehicular access taken from West End Road, between Nos. 39/39A and 41, almost opposite the application site. The site currently provides garden space for Nos. 30/30A Harvey Road. Residential properties to the south of the main access and the spur comprise open plan blocks of two-storey maisonettes, designed to give the impression of semi-detached houses whereas properties to the north of

these roads are more traditional pairs of semi-detached houses. Adjoining the site to the east is the Lime Tree Golf Course which is within the London Borough of Ealing. Open land to the south and west of Harvey Road forms part of the Green Belt.

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

### 3.2 Proposed Scheme

The proposal is for the erection of 2 x two storey, 3-bed, semi-detached dwellings with habitable roof space, associated parking and amenity space.

### 3.3 Relevant Planning History

67335/APP/2010/2355 Land Adjacent To And Forming Part Of 30 Harvey Road Northolt  
Erection of 2 x two-bedroom, two storey and 1 x one-bedroom, single storey dwellings with semi-linked lobby and associated parking and amenity space.

**Decision:** 23-12-2010 Refused

67335/APP/2011/1968 Land Adjacent To And Forming Part Of 30 Harvey Road Northolt  
2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space.

**Decision:** 07-08-2013 Approved

67335/APP/2015/2870 Land Adjacent To And Forming Part Of 30 Harvey Road Northolt  
Details pursuant to conditions 3 (Materials), 5 (Code for Sustainable Homes), 6 (Site Levels) and 7 (Landscape Scheme) of planning permission Ref: 67335/APP/2011/1968 dated 05/12/2014 (2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space)

**Decision:** 01-10-2015 Refused

67335/APP/2017/2717 Land Adjacent To 30 Harvey Road Northolt  
2 x two storey, 3-bed dwellings with associated parking and amenity space and installation of vehicular crossover to front

**Decision:** 12-10-2017 Refused

#### Comment on Relevant Planning History

In 2013 approval was granted for the erection of a pair of 2 storey, 2 bed semi-detached properties. In 2017 planning permission was refused for a revised scheme for the erection of 2 x 2 storey 3 bed properties, for the following reasons:

1. The proposed development, by reason of its location in a visually prominent location, size, scale, bulk and design would result in a cramped, unduly intrusive and visually prominent form of development, that would fail to harmonise with the existing spacious character and pattern of residential development in the area. The proposal would therefore be detrimental to the character and appearance of the adjoining properties and the visual amenity of the street scene and the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local

Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed dwellings by virtue of their size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupier at 30/30A Harvey Road, by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H4 Mix of housing units

LPP 3.3 (2016) Increasing housing supply

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.4 (2015) Optimising housing potential

LPP 3.8 (2016) Housing Choice

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 11 NPPF-11 2018 - Making effective use of land

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

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary

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

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

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

9 neighbours and the South Ruislip Residents Association were consulted for a period of 21 days expiring on the 26 November 2018. A site notice was also erected on the telegraph pole to the front. Three responses were received, raising the following points:

- Parking is an issue and would suggest parking permits for all residents would be wise to sort first
- The location plan appears does not appear to match the title deeds with respect to the garden belonging to 30a
- The properties with extensions are detached not the blocks of maisonettes. The proposal would be less in keeping with the existing properties than the previous approval
- Potential anti social behaviour as a result of the loss of the bollards to the front of the access road
- Impact on the amenity of the neighbouring occupiers

Officer response: Issues of land ownership or title deeds are civil matters and not material planning considerations. Other issues are addressed within the report.

### **Internal Consultees**

DC Transport & Aviation Manager - No response

Access Officer - Any grant of planning permission should include the following condition: The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building. REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained

Highways - The site layout shows that 5 parking spaces can be provided off the existing service road. The service road currently has bollards restricting access to these parking spaces. The applicant has not submitted any information relating to the existing bollards on the road which restrict vehicular access and are covered by a traffic order. The Design and Access Statement advises the applicant will negotiate with Hillingdon Borough Council (as owners) to secure this area for the parking provision. Within the previously approved scheme, the applicant's agent confirmed in writing that they would be willing to enter into a S106 agreement to remove the bollards and carry out off-site highway works to provide the required parking area. On this basis it may considered unreasonable to refuse the proposal on this basis if all other aspects of the proposal were acceptable.

Trees/Landscaping - The site is currently unmaintained with long grass and occasional small trees which contribute collectively to the visual amenity of the area, but are of no individual merit. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. This site has been the subject of a number of planning applications including a submission ref. 2017/2717 which was refused. The current proposal seeks to build two new semi-detached houses with associated parking and amenity space. The front building line would be similar to the neighbouring houses, with space for open plan front and rear gardens. Off-street parking for four cars is to be provided at the end of the service road / cul-de-sac, behind the new houses. If the application



is recommended for approval there is space and opportunity to provide tree planting as part of the associated landscape enhancement - and to replace those lost to enable the development.: No objection subject to the above considerations and post-commencement conditions for landscaping.

Environmental Protection Unit - No response

## **7. MAIN PLANNING ISSUES**

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

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious plot. The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

Given the residential character of the area adjacent to the plot, there is no policy objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance. It should be noted that a proposal for 2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space was permitted under application reference 67335/APP/2011/1968.

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

Policy 3.4 of the London Plan (2015) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Not relevant to this proposal.

### **7.04 Airport safeguarding**

Not relevant to this proposal.

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

Not relevant to this proposal.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The southern end of Harvey Road has a relatively spacious character, with the two storey maisonette blocks set back from the road by approximately 7.5m, with their front garden

areas being open and grassed with no boundary structures. The sense of openness is enhanced by the surrounding Green Belt which can be glimpsed between the first floor gaps between and at the side of the blocks, including the open side garden area of the application site.

The proposed main building measures approximately 9.1m in depth, 9.6m in width and 8.1m in height, with a ground floor rear extension measuring 3.6m in depth. Comparatively, the scheme previously refused (under application reference 67335/APP/2017/2717) measured approximately 12.7m in depth, 10.1m in width and 8m in height. This created a reduced roof pitch which appeared disproportionate to the scale of the dwelling and was considered to have an unacceptable impact on the street scene and character of the area.

Under the current scheme, the proposed houses would not project beyond the front building lines on this prominent corner plot on Harvey Road and would maintain the existing open front garden area. Although the proposed building would project at both floors slightly beyond the neighbouring maisonettes, this is minimal and the style of the proposed dwellings reflects the simple character of those properties. The single storey rear projection would measure 3.6m in depth with a pitched roof of approximately 3.68m high, which although slightly higher than HDAS recommendations for a single storey extension would still appear as a subordinate addition. The proposed dormer is centrally positioned and would be set in from the roof margins in accordance with HDAS requirements and is considered acceptable.

Therefore the erection of 2 x two storey semi detached dwellings would respect the character of the streetscene and the wider area. As such the proposal would comply with the requirements of policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policy BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not result in a significant loss of light, loss of outlook or sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012). The Hillingdon Design and Accessibility Statement (HDAS) provides a range of design guidelines, addressing setbacks, overlooking and shadowing, and attention should be paid to principles regarding over dominance and over looking.

Paragraph 4.9 of HDAS: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15 m will be the minimum acceptable distance between buildings. Furthermore, a minimum of 21 m overlooking distance should be maintained.

The principle first and second floor windows will face front and rear with the only side windows serving bathrooms and stairs, which could be conditioned to be obscure glazed and fixed shut. As such it is not considered that the proposal would significantly increase loss of privacy to that already existing in an urban environment. As regards the impact of the proposal upon properties to the north, the proposal would be separated by the 12m wide access road so that the properties would not be adversely affected by means of dominance

or loss of sunlight. A gap of 1.45m is retained between the flank wall of the dwelling on unit 2 and the flank wall of the stores and stairs to the side of no 30. A gap of 3.5m is retained between the two storey elements. The proposed pair of semi detached houses would maintain a front building line with the adjacent dwelling and project 0.8m to the rear. A further single storey rear projection of 3.6m in depth is set back approximately 5m from the flank wall of the neighbouring maisonettes with the existing storage building in between. Although in terms of depth the total rear projection would exceed HDAS guidance given the degree of separation it is not considered that the proposed building would have an unacceptable impact on the amenity of the neighbouring occupiers by reason of overdominance and visual intrusion.

The current proposal is in contrast to the scheme previously refused (under application reference 67335/APP/2017/2717) which projected 4.37m from the rear wall of numbers 30 and 30a Harvey Road, contravened a 45 degree line of sight from neighbouring property rear windows and was considered to have an unacceptable impact on neighbouring properties by reason of overdominance and visual intrusion.

Given the above considerations, the current proposal is considered to comply with the requirements of policies BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

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

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan (March 2016).

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 3 bedroom house, 4 person dwelling over three floors would be a minimum of 90sqm. The floor plans show proposed dwelling would provide a floor area of approximately 94sqm and is considered acceptable.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

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

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 2 spaces per dwelling.

The site layout shows that 4 parking spaces can be provided off the existing service road.

The service road currently has bollards restricting access to these parking spaces. The applicant has not submitted any information relating to the existing bollards on the road which restrict vehicular access and are covered by a traffic order. The Design and Access Statement advises the applicant will negotiate with Hillingdon Borough Council (as owners) to secure this area for the parking provision. Within the previously approved scheme, the applicant's agent confirmed in writing that they would be willing to enter into a S106 agreement to remove the bollards and carry out off-site highway works to provide the required parking area. On this basis it may be considered unreasonable to refuse the proposal on this basis if all other aspects of the proposal were acceptable. As such the provision for the off-street parking spaces would accord with the Council's Parking Standards. The application would therefore comply with policy AM14 of the Hillingdon Local Plan (November 2012).

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

Section 4 of the Council's HDAS: Residential Layouts states that development should incorporate usable attractively laid out and conveniently located amenity space and a 3 bed property would require a minimum of 60 sqm. The proposal provides approximately 67 and 60 sqm of private garden area to the rear of the properties in excess of the requirements. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.12 Disabled access**

Not relevant to this proposal.

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

Not relevant to this proposal.

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

The Landscape Officer has that the site occupies a spacious corner plot and is currently unmaintained with long grass and occasional small trees which contribute collectively to the visual amenity of the area, but are of no individual merit. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. The current proposal seeks to build two new semi-detached houses with associated parking and amenity space. The front building line would be similar to the neighbouring houses, with generous space for open plan front and rear gardens. Off-street parking for four cars is to be provided at the end of the service road / cul-de-sac, behind the new houses. If the application is recommended for approval there is space and opportunity to provide tree planting as part of the associated landscape enhancement - and to replace those lost to enable the development.

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

Not relevant to this proposal.

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

Not relevant to this proposal.

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

Not relevant to this proposal.

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

Not relevant to this proposal.

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

The consultation was carried out in accordance with Hillingdon practice, over and above statutory requirements. All comments received have been considered and all other issues raised are addressed within the main report.

#### **7.20 Planning Obligations**

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for additional floorspace for residential developments is £95 per square metre and office developments of £35 per square metre. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The applicant has confirmed acceptance of a S106 and their willingness to resolve the highways issue relating to relocating the existing bollards.

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

Not relevant to this proposal.

#### **7.22 Other Issues**

None.

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

#### General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable

#### **10. CONCLUSION**

The impact of proposed dwellings upon the character and appearance of the area and the impact upon residential amenity is considered acceptable. As such the application is recommended for approval.

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

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

Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)

The London Plan (2016)

The Housing Standards Minor Alterations to The London Plan (March 2016)

Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)

Technical Housing Standards - Nationally Described Space Standard

Hillingdon Design and Accessibility Statement: Residential Layouts

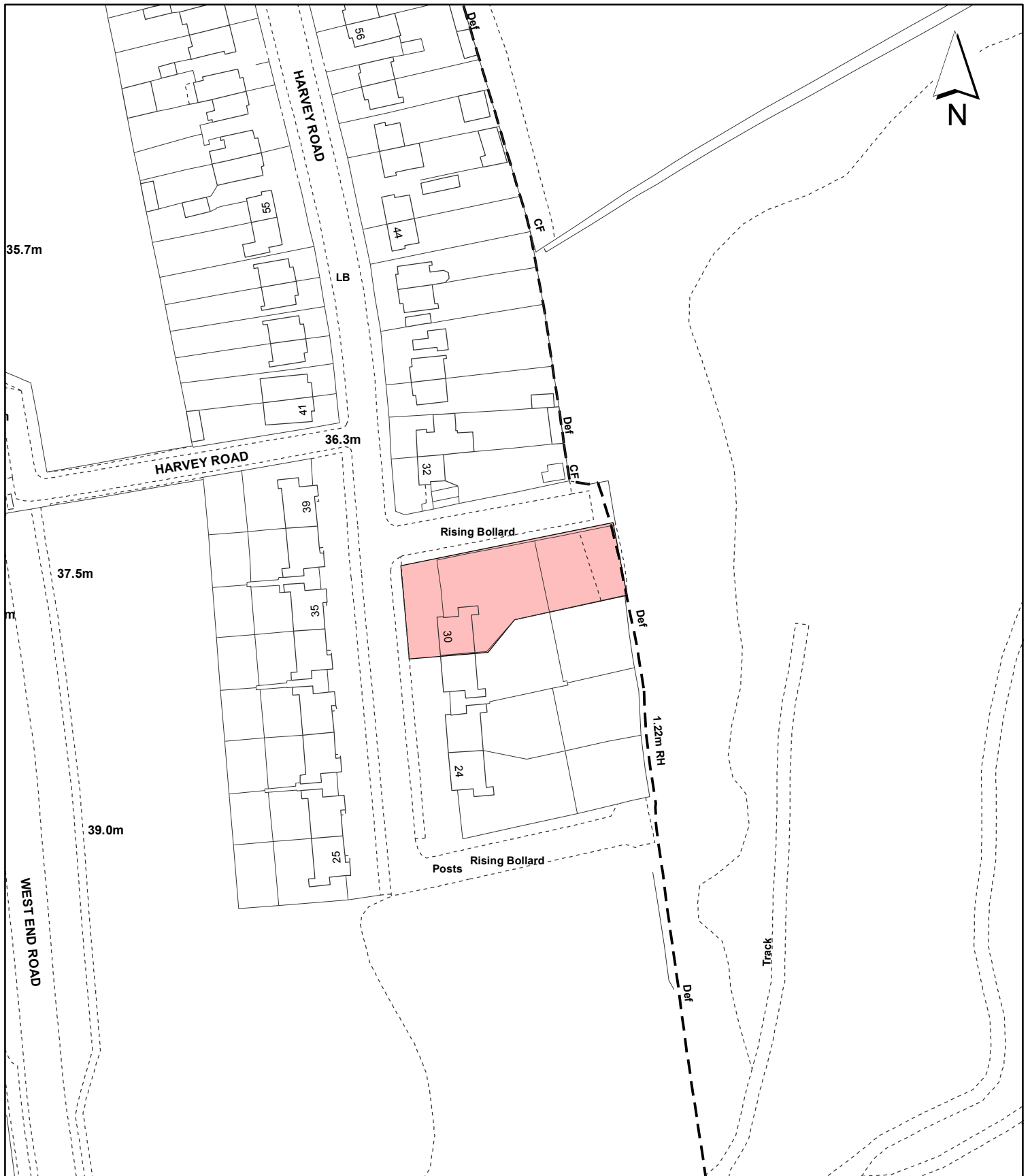
Hillingdon Design and Accessibility Statement: Residential Extensions

Hillingdon Design and Accessibility Statement: Accessible Hillingdon

National Planning Policy Framework

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Land adjacent to 30 Harvey Road  
 Northolt**

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

Planning Application Ref:

**67335/APP/2018/3565**

Scale:

**1:1,250**

Planning Committee:

**North Page 151**

Date:

**July 2019**



**HILLINGDON**  
 LONDON

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Report of Head of Planning & Enforcement  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED),  
SECTIONS 198-201 AND 203

**TREE PRESERVATION ORDER NO. 777 (TPO 777):  
OAK AT CATLINS, HIGH ROAD, EASTCOTE, HA5 2EY**



**Photo 1:** The subject Oak tree in the garden of Catlins, High Road, Eastcote (viewed from the junction of High Road Eastcote and Catlins Lane)

## 1.0 Summary

1.1 To consider whether or not to confirm TPO 777 .

## 2.0 Recommendations

2.1 That TPO 777 is confirmed.

## 3.0 Information

3.1 The making of TPO 777 was authorised under delegated powers on 9th May 2019 following a Conservation Area notice (CA/2463) to remove the aforementioned tree.

3.2 This Oak tree is an attractive landscape feature that contributes to the amenity and arboreal character of the local area. The tree merits protection on amenity grounds.

3.3 The tree has a long-life expectancy and so will provide amenity for decades to come.

#### **4.0 The Objection**

A formal objection (summarised verbatim below) to TPO 777 was received from the property owner (Catlins, High Road Eastcote) for the following reasons:

4.1 Safety Concerns raised by two RICS accredited building surveyors

4.2 The Tree creates a blind spot when accessing and egressing the driveway.

4.3 Subsidence Risk due to the Property being built of lightweight Timber frame and inadequate foundations.

4.4 Asbestos is present in the property and as a result any damage to the property would potentially expose occupants to this hazardous material.

4.5 Potential damage to drainage, water and gas supplies

4.6 As there is no footpath on the left hand side and the road is narrow, it is considered there is a risk of cars impacting tree. This risk is increased by the high number of learner drivers using this junction due to being a test route and nearby Driver test centre.

4.7 If this tree remains it will pose constant stress and worry as to the impact it could cause to the owners life and property.

4.8 Nuisance from lifting block driveway and unwanted falling debris, moss and bird droppings

4.9 The tree takes up a large amount of space within an already small footprint. there is a large amount of trees in the area, especially along the portion of the High Road and across the road in Eastcote House Gardens. This makes the area very closed and cramped, and the Oak tree further blocks light and casts an unwanted shadow.

4.10 Financial impact of regular condition inspections/ maintenance and insurance

4.11 Recommended safe distance of Oak Trees from Properties (resident quotes table 12 Appendix 4.2-A Water demand and mature height of trees from NHBC standards 2011)

4.12 Devaluation of the property

4.13 There has been a number of recent incidents of large oaks collapsing and causing damage within the start of this year.

## **5.0 Observations on the objections to TPO 777:**

5.1 The surveyors the appellant is referring to are building surveyors and not Arboriculturalist consultants as a result they are not qualified to provide an assessment on the tree, no report has been provided by an arboricultural expert.

5.2 The tree does obstruct some views of the road from the driveway, however, there is also a number of small shrubs that restrict the view of cars travelling from High Road Eastcote into Catlins Lane. The amenity value of the tree is deemed to outway the restricted view. There has been no previous requests to remove the tree due to restricted view and as a result it appears to have not been an issue in the past. It should be further noted that the position of the tree is such that its impact on cars is considered to be limited.

5.3 We estimate the tree to be approximately the same age if not older than the property. As a result the structure should have been built with this in mind. This being said if it is proven that the tree has caused subsidence then a formal TPO application with the appropriate evidence can be submitted for our evaluation.

5.4 The presence of Asbestos within the property is not a tree related issue. No evidence has been provided to show that the tree is likely to fall on to the property.

5.5 No evidence has been provided to show the tree roots are causing a problem with the supply of facilities into the property, if in the future problems are encountered then a formal TPO application with the appropriate evidence can be submitted for our evaluation

5.6 The council has never received a report in relation to a car accident involving this tree, the tree is set back from the junction and learner cars are dual control to ensure learners do not drive off the road

5.7 The appellant should seek the advice of a registered Arboricultural Consultant who can provide a written report about the tree's health and answer any concerns they may have. If it is recommended work is required then a formal TPO application can be submitted with the appropriate evidence.

5.8 The dropping of small debris, moss and bird droppings is seen as a nuisance which is easily cleared from the drive with a jet wash. This is greatly outweighed by the amenity value of this tree.

5.9 The tree is situated within Eastcote Village Conservation Area. The removal of this tree would set an undesirable precedent for the removal of prominent mature trees.

5.10 All properties with trees within the grounds have a responsibility to ensure the trees are regularly inspected this is not seen as an unreasonable cost. If work is required a formal TPO application should be submitted this process is free.

5.11 The resident has referred to an appendix which is a table from the National House Building Council this table shows the average mature height of each species and not the recommended distance between a property and a tree

5.12 The devaluation of a property due to a tree is very subjective and trees are known to increase the livability and property values of an area.

5.13 Each tree is an independent entity, this means that the failure of one tree does not mean that this tree is more or less likely to fail. If the property owner is concerned about the safety of the tree then they should seek the advice of an Arboricultural Consultant, if they recommend work to be carried out a formal TPO application with supporting evidence can be submitted.

## **6.0 Other matters:**

Following the Conservation Area Notice (CA/2463) the following comments were received from Eastcote Village Conservation Area Advisory Panel (summarised verbatim below) :

- Should there not be any good reason to remove the tree please would you consider putting a TPO on this Oak.

There was one representative in favour of TPO 777 for the following reason (summarised verbatim below) :

- In the last 30 years there has been a steady reduction in the number of trees in Catlins Lane and this area generally. The magnificent Oak tree on Catlins is a major feature to this conservation area and we feel this should be retained for future generations to enjoy. We would therefore be very much in favour of making the listing a permanent one.

## **7.0 Conclusion**

It is recommended that TPO 777 be confirmed.

The following background documents were used in the preparation of this report:

- Conservation Area Notice (CA/2463)
- Provisional Tree Preservation Order No. 777 (2019)
- Emails of objection and support to TPO 777
- Conservation Area Advisory Panel reply to CA/2463

## 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 March 2019 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 20 June 2019 and updates the information received by Cabinet in March 2019. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2019, 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 April 2019 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/03/19' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/12/18" and "Total Income as at 31/03/19".

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 March 2019. 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 June 2019.

**Contact Officer:** Nikki Wyatt

Telephone No: 01895 - 2508145

**North Planning Committee - 17<sup>th</sup> July 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 May 2019)
			AS AT 31/03/19	AS AT 31/12/18	AS AT 31/03/19	AS AT 31/12/18	To 31/03/19	AS AT 31/03/19	AS AT 31/03/19	
<b>SECTION 278</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending.(£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT/278/73	South Ruislip	R.A.F Northolt., South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
PT/278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,729.21	10,729.21	0.00	3,417.25	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,993.58 claimed towards remedial works & fees 13/14. Further £307.63 claimed.
PT/278/105/350C *122	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	951,810.00	951,810.00	950,361.76	950,361.76	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 Q3 2018/19.
PT/278/110/413 *149	South Ruislip	Imperial House, Stonefield Way, South Ruislip (Lidl) 5039/APP/2015/4365	976,935.80	750,233.62	41,000.00	0.00	41,000.00	935,935.80	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. Further £144,702.18 received as a returnable cash deposit for highway works. £82,000 received and £41,000 claimed to cover fees associated with the works.
<b>SECTION 278 SUB - TOTAL</b>			<b>2,074,318.90</b>	<b>1,847,616.72</b>	<b>1,078,018.67</b>	<b>1,037,018.67</b>	<b>263,750.00</b>	<b>996,300.23</b>	<b>0.00</b>	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at May 2019)
			AS AT 31/03/19	AS AT 31/12/18	AS AT 31/03/19	AS AT 31/12/18	To 31/03/19	AS AT 31/03/19	AS AT 31/03/19	
<b>SECTION 106</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
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	20,000.00	0.00	20,000.00	0.00	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). <b>Scheme completed July 2018.</b>
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	121,710.99	119,190.99	23,155.42	13,289.01	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 to railway bridge outstanding. Awaiting invoices. <b>Further invoices received this quarter.</b>
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	3,000.00	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.
PT/213/428A	West Ruislip	Fanuc House, 1 Station Approach, Ruislip 26134/APP/2016/1987	52,281.93	0.00	0.00	0.00	0.00	52,281.93	52,281.93	<b>Contribution received towards town centre and highway improvements in the immediate vicinity of the site. No time limit for spend.</b>



CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at May 2019)
			AS AT 31/03/19	AS AT 31/12/18	AS AT 31/03/19	AS AT 31/12/18	To 31/03/19	AS AT 31/03/19	AS AT 31/03/19	
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	362,960.58	310,678.65	169,830.14	147,310.14	43,155.42	193,130.44	82,281.93	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	2,437,279.48	2,158,295.37	1,247,848.81	1,184,328.81	306,905.42	1,189,430.67	82,281.93	
<b>PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES</b>										
EYL/250/431	West Ruislip	Land at 1 St Catherine's Road, Ruislip 33892/APP/2013/1337	12,796.00	0.00	0.00	0.00	0.00	12,796.00	12,796.00	Funds received towards providing educational improvements or facilities in the Authority's area to included new school facilities, improvements to existing school facilities to accommodate extra children, improvement and expansion to playground and external leisure spaces ( see agreement for details). No time limits.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	12,796.00	0.00	0.00	0.00	0.00	12,796.00	12,796.00	
<b>PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION</b>										
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	9,782.64	0.00	9,782.64	0.00	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). <b>Remaining balance spent towards work place co-ordinator 2018/19.</b>
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66985/APP/2011/3049	25,330.03	25,330.03	17,744.00	0.00	17,744.00	7,586.03	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). <b>Scheme completed January 2019. Awaiting invoices.</b>
PPR/79/299E	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	16,353.04	16,353.04	16,353.04	8,177.00	8,176.04	0.00	0.00	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co- ordinator for Hillingdon Residents. No time limits for spend. Funds allocated towards Partnership Team to support construction training in the Borough and the Civic Centre Apprentice Scheme (Cabinet Member Decision 10/05/2017). £8,177 spent towards apprenticeship scheme (2017/18). <b>£8,176 spent towards Partnership Team core budget (2018/19)</b>
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	22,192.63	21,294.30	0.00	21,294.30	898.33	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). <b>Scheme completed Dec 2018. Awaiting invoices.</b>
PPR/90/331B	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
PPR/100/351B	Northwood	103, 105 & 107 Ducks Hill Rd, Northwood 64345/APP/2014/1044	10,959.04	10,959.04	10,959.04	0.00	10,959.04	0.00	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). <b>Training scheme completed 2018/19.</b>

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2018 / 2019 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at May 2019)
			AS AT 31/03/19	AS AT 31/12/18	AS AT 31/03/19	AS AT 31/12/18	To 31/03/19	AS AT 31/03/19	AS AT 31/03/19	
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.
PPR/143	Northwood	36-40 Rickmansworth Road, Northwood. 69978/APP/2016/2564	20,117.50	20,117.50	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.
PPR/147/428B	West Ruislip	Fanuc House, 1 Station Approach, Ruislip 26134/APP/2016/1987	3,600.00	0.00	0.00	0.00	0.00	3,600.00	3,600.00	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.
		<b>COMMUNITY, COMMERCE &amp; REGENERATION TOTAL</b>	<b>220,542.08</b>	<b>216,942.08</b>	<b>76,133.02</b>	<b>8,177.00</b>	<b>67,956.02</b>	<b>144,409.06</b>	<b>135,924.50</b>	
<b>PORTFOLIO: CENTRAL SERVICES, CULTURE &amp; HERITAGE</b>										
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.
		<b>CENTRAL SERVICES, CULTURE &amp; HERITAGE - TOTAL</b>	<b>35,550.91</b>	<b>35,550.91</b>	<b>32.50</b>	<b>32.50</b>	<b>0.00</b>	<b>35,518.41</b>	<b>13,338.00</b>	
<b>PORTFOLIO: FINANCE PROPERTY &amp; BUSINESS SERVICES</b>										

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 May 2019)
			AS AT 31/03/19	AS AT 31/12/18	AS AT 31/03/19	AS AT 31/12/18	To 31/03/19	AS AT 31/03/19	AS AT 31/03/19	
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be closed.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham, 38402/APP/2007/1072	146,879.75	146,879.75	44,059.48	44,059.48	0.00	102,820.27	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). £15,191.56 Spend towards maintenance costs 2012/13. Maintenance costs claimed 2014/15. Maintenance costs claimed 2015/16.
E/66/239D	Eastcote	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	9,614.17	9,614.17	0.00	385.83	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Works on going.
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	50,000.00	50,000.00	30,000.00	25,000.00	5,000.00	20,000.00	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. <b>£5,000 spent towards riverbank reinstatement 2018/19.</b>
E/78/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	10,000.00	10,000.00	10,000.00	10,000.00	0.00	0.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pinn Meadows (Cabinet Member Decision 31/10/13). Scheme complete.
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	22,751.95	0.00	22,751.95	7,857.95	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). <b>Tennis Court refurbished March 2019. Awaiting fitting of new locking system.</b>
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	55,000.00	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).

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 May 2019)
			AS AT 31/03/19	AS AT 31/12/18	AS AT 31/03/19	AS AT 31/12/18	To 31/03/19	AS AT 31/03/19	AS AT 31/03/19	
E/108/380B	Ickenham	211-213 Swakeleys Rd, Ickenham 70701/APP/2015/3026	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/111/385C	Northwood Hills	Frank Welch Court, High Meadow, Pinner. 196/APP/2013/2958	31,369.64	31,369.64	0.00	0.00	0.00	31,369.64	31,369.64	Contribution received to improve the ecological facilities at Pinn meadows including; access for river dipping, creation of an Ox- bow pond, creation of wildflower meadow ( see agreement for details). No time limit for spend.
E/122/406	South Ruislip	23 Stonefield Way, South Ruislip 25508/APP/2014/3570	15,355.00	15,355.00	0.00	0.00	0.00	15,355.00	15,355.00	Funds received as the air quality contribution to be used towards air quality improvements in the Borough. No time limits for spend.
E/124/411B	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	18,310.23	18,310.23	0.00	0.00	0.00	18,310.23	18,310.23	Funds received to be used by the Council towards off site carbon reduction measures, schemes and initiatives to mitigate the development. No time limits for spend.
E/128/416	Ickenham	Vyners School, Warren Rd, Ickenham 4514/APP/2017/1771	70,000.00	70,000.00	0.00	0.00	0.00	70,000.00	70,000.00	Contribution received as the drainage improvement contribution to be used to improve drainage in the Authority's area, including improvements to two pitches at Hillingdon House Farm. No time limits for spend.
		<b>FINANCE PROPERTY &amp; BUSINESS SERVICES SUB -TOTAL</b>	<b>538,282.91</b>	<b>538,282.91</b>	<b>203,550.57</b>	<b>175,798.62</b>	<b>82,751.95</b>	<b>334,732.34</b>	<b>217,534.87</b>	
<b>PORTFOLIO: SOCIAL SERVICES, HOUSING, HEALTH &amp; WELLBEING</b>										
H/11/195B *57	Ruislip	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/22/239E *74	Eastcote	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/34/282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip . 669895/APP/2011/3049	15,031.25	15,031.25	15,031.25	0.00	15,031.25	0.00	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). <b>Scheme on site. Funds transferred to HCCG February 2019.</b>
H/35/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	40,528.05	40,528.05	40,528.05	0.00	40,528.05	0.00	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). <b>Scheme completed 2018/19.</b>
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.

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 May 2019)
			AS AT 31/03/19	AS AT 31/12/18	AS AT 31/03/19	AS AT 31/12/18	To 31/03/19	AS AT 31/03/19	AS AT 31/03/19	
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	221,357.83	0.00	0.00	0.00	221,357.83	221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/45/323F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	86,000.00	86,000.00	0.00	0.00	0.00	86,000.00	86,000.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	14,126.88	0.00	0.00	0.00	14,126.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/48/331E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	4,320.40	0.00	0.00	0.00	4,320.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/51/231H *110	Ruislip	Fmr RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2013/2685 & 38402/APP/2012/1033	17,374.27	17,374.27	0.00	0.00	0.00	17,374.27	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/52/205G	Eastcote	Former RAF Eastcote (Pembroke Park), Lime Grove, Ruislip 10189/APP/2014/3354 & 3359/3358 & 3360	298,998.00	298,998.00	0.00	0.00	0.00	298,998.00	298,998.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidised 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.

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 May 2019)
			AS AT 31/03/19	AS AT 31/12/18	AS AT 31/03/19	AS AT 31/12/18	To 31/03/19	AS AT 31/03/19	AS AT 31/03/19	
H/76/426B	Northwood	36-40 Rickmansworth Road, Northwood 69978/APP/2018/417	25,000.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds received as the affordable housing commuted sum to be spent towards the off-site provision of affordable housing in the Authority's area. No time limit for spend.
		<b>SOCIAL SERVICES HEALTH &amp; HOUSING SUB-TOTAL</b>	1,066,676.16	1,041,676.16	55,559.30	0.00	55,559.30	1,011,116.86	885,664.53	
		<b>GRAND TOTAL ALL SCHEMES</b>	2,236,808.64	2,143,130.71	505,105.53	331,318.26	249,422.69	2,728,003.34	1,347,539.83	

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 £1,129,660.92

- \*24: PT/25 £7,425.09 reasonable period for expenditure has lapsed. Balance to be returned
- \*32: PT/278/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
- \*49: PT/278/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
- \*57: H/11/195B £3,156.00 funds have been received to provide health care services in the borough.
- \*62: PT/278/77/197 £23,000.00 held as security for the due and proper execution of the works.
- \*74: H/22/239E £7,363.00 funds have been received to provide health care services in the borough.
- \*76: PT/278/78/238G £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
- \*81: H/28/263D £3,353.86 funds have been received to provide Health Care services in the borough.
- \*92: H/34/282F £0.00 funds received to provide health care facilities in the borough. Funds transferred to HCCG Feb 2019
- \*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.
- \*113: H/53/346D £8,434.88 funds received to provide health care facilities in the borough.
- \*116: H/57/351D £6,212.88 funds received to provide health care facilities in the borough.
- \*122: PT/278/105/350C £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 £894,935.80 is to be held as a returnable security deposit for the highway works (to be later refunded).

£1,129,660.92

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# Plans for North Applications Planning Committee

Wednesday 17th July  
2019



HILLINGDON  
LONDON



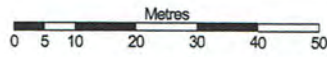
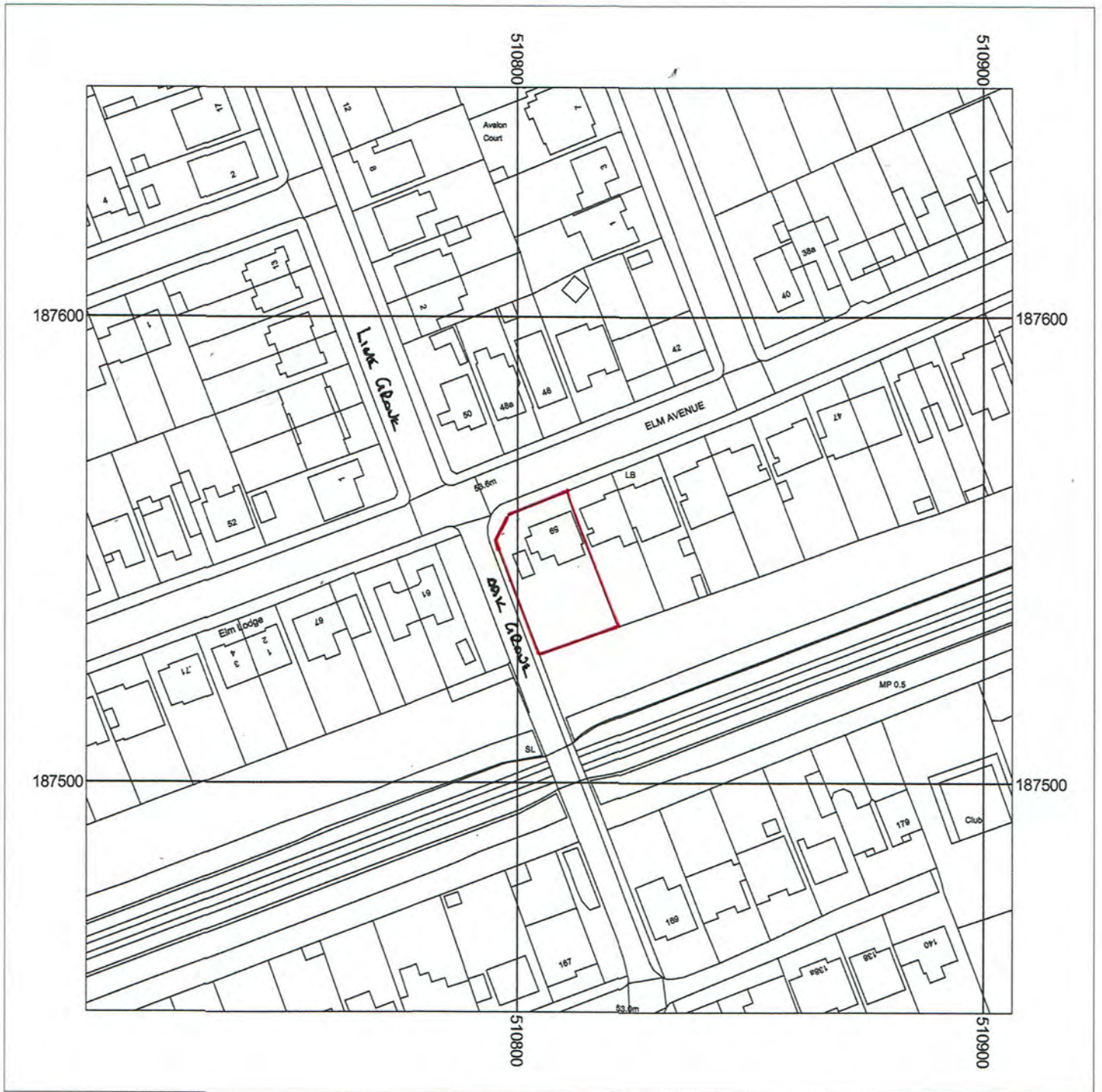
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**Report of the Head of Planning, Transportation and Regeneration**

**Address** 59 ELM AVENUE EASTCOTE  
**Development:** Two x 2-storey, 3-bed detached dwellings with associated parking and amenity space involving demolition of existing bungalow  
**LBH Ref Nos:** 60130/APP/2019/1369

**Date Plans Received:** 23/04/2019      **Date(s) of Amendment(s):**  
**Date Application Valid:** 25/04/2019



Scale: 1:1250

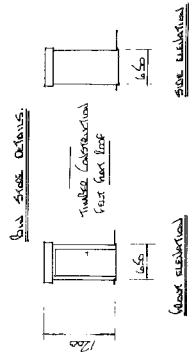
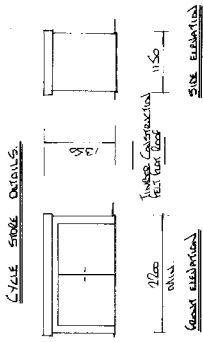


**59 Elm Avenue**  
Ruislip  
HA4 8PE

Supplied by: National Map Centre  
License number: 100031961  
Produced: 15/11/2018  
Serial number: 2051313

Plot centre co-ordinates: 510807,187550  
Download file: pottle\_8elmavenue.zip  
Project name: pottle\_8elmavenue

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.



**THIS DRAWING TO BE READ  
IN CONJUNCTION WITH DRG  
Nos 4164 / 02 & 03**

**LIFE LINE WORK STANDARDS**

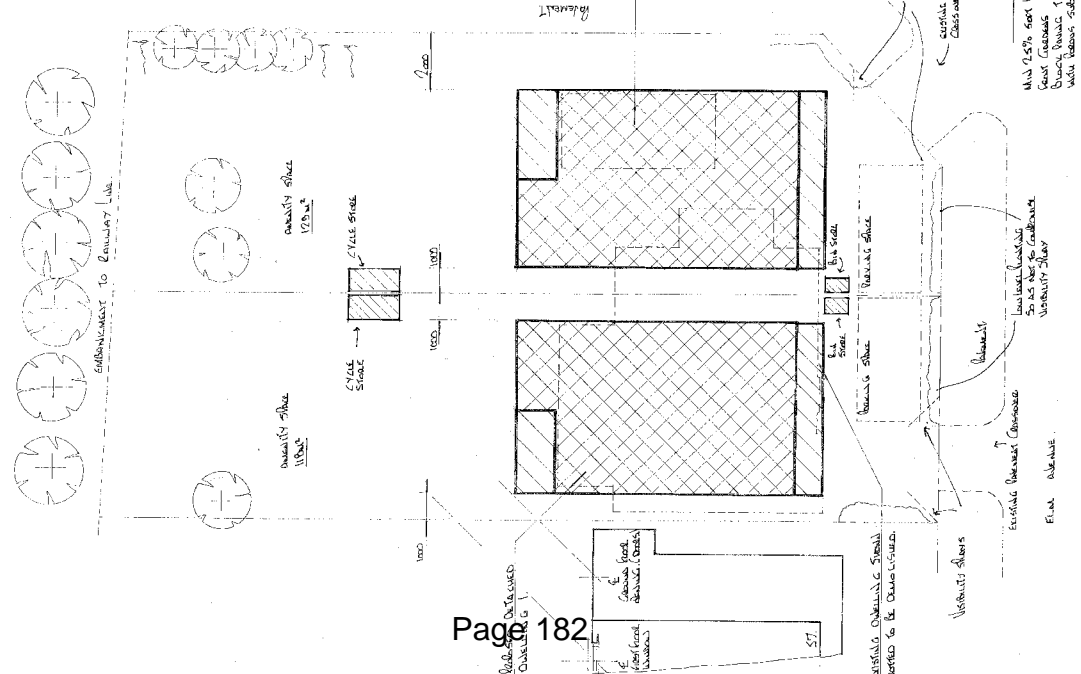
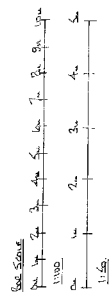
1. Use Ventilation
2. Use 50mm (1.5 inch) to avoid 2.4m clear egressway providing a clear path to the door.
3. Provide egressway access around site & to adjacent buildings. This becomes a clear path to the door.
4. Use 50mm (1.5 inch) to avoid 2.4m clear egressway.
5. Use 50mm (1.5 inch) to avoid 2.4m clear egressway.
6. Use 50mm (1.5 inch) to avoid 2.4m clear egressway.
7. Use 50mm (1.5 inch) to avoid 2.4m clear egressway.
8. Use 50mm (1.5 inch) to avoid 2.4m clear egressway.

**DWELLING SIZES**

Dwellings 1 & 2 (Standard - Standard)  
= 117.92sqm  
(Grossed Total 102.4 sqm)

**Proposed Facade**  
1. Use 50mm (1.5 inch) to avoid 2.4m clear egressway providing a clear path to the door.  
2. Use 50mm (1.5 inch) to avoid 2.4m clear egressway providing a clear path to the door.  
3. Use 50mm (1.5 inch) to avoid 2.4m clear egressway providing a clear path to the door.

**REVISIONS & EXISTING OVERLAYS**  
Detailed details & construction of the new building.



**SITE PLAN scale 1:100**

Client	AVRIL STEAD
Job Title	59 ELM AVENUE RUISLIP MIDDX
Scale	1:100
Drawn	2008
Drawn by	CPJ
Site No.	4164 / 01
Rev.	A

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Pottle & Co Ltd  
Planning & Building Consultants  
Suite A, 128 Manor Way  
Ruislip, Middlesex, HA6 9HR  
Tel: 01895 62800  
www.pottle.co.uk

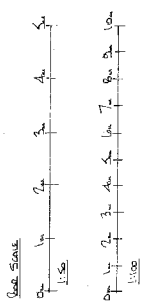


NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

DATE: 15/05/03  
DRAWN BY: G.P.  
CHECKED BY: G.P.  
DATE: 15/05/03  
DRAWN BY: G.P.  
CHECKED BY: G.P.

Pottle & Co Ltd  
Planning & Building Consultants  
Suite A, 128 Manor Way  
Rudlip, Middlesex, HA8 8HR  
Tel: 01895 627800  
www.pottleuk.com

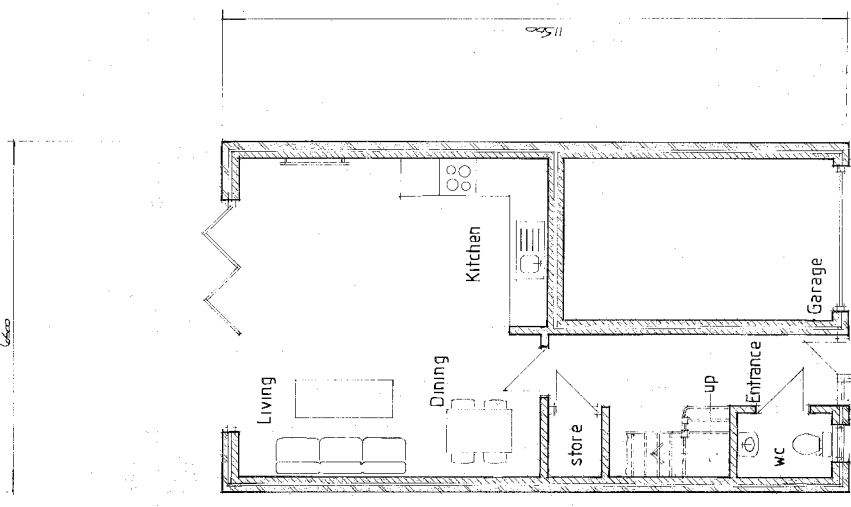
Client: AVRIL STEAD  
Job Title: 59 ELM AVENUE  
RUISLIP  
MIDDX  
Drawing Title: FLOOR PLANS AND ELEVATIONS (Dwelling 2)  
Scale: 1:50, 1:20  
Date: 05/05/03  
Drawn by: G.P.  
DWG No: 4164/03  
Rev: R5



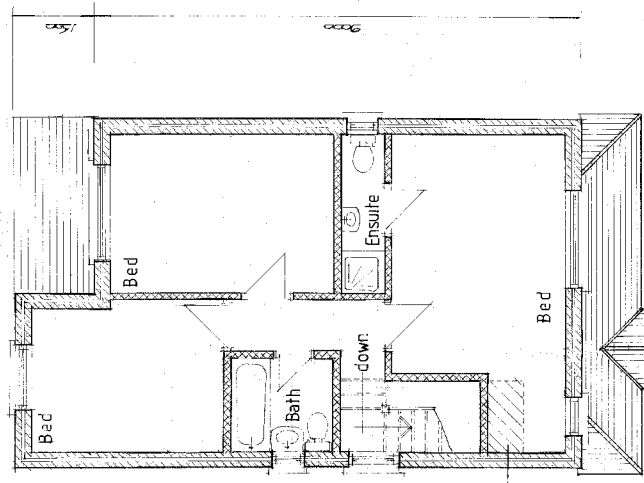
THIS DRAWING TO BE  
READ IN CONJUNCTION  
WITH DRG No 4164/01 & 02

**MATERIALS**

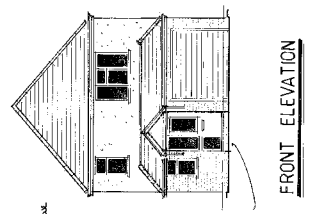
- Walls: - Cream Red Brickwork
- 1st - Smooth Plaster
- Roof: - Brown concrete roof tiles
- Windows/Doors: - White aluminium double glazing
- Brickwork: - Cream Red/White on Manor Side Wall
- Painting: - as per site plans



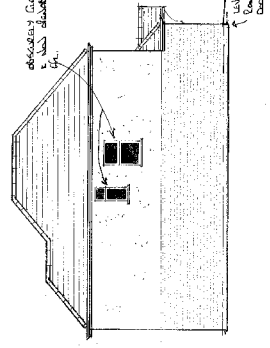
PROPOSED GROUND FLOOR PLAN  
(area - 64.31 m<sup>2</sup>)  
Garage up (Level recess).



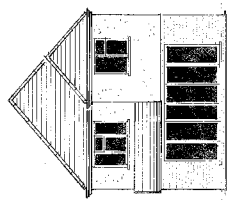
PROPOSED FIRST FLOOR PLAN  
(area - 53.61 m<sup>2</sup>)



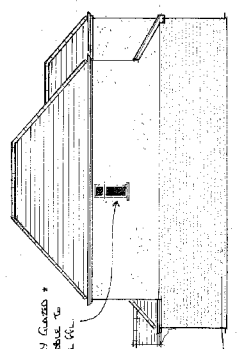
FRONT ELEVATION



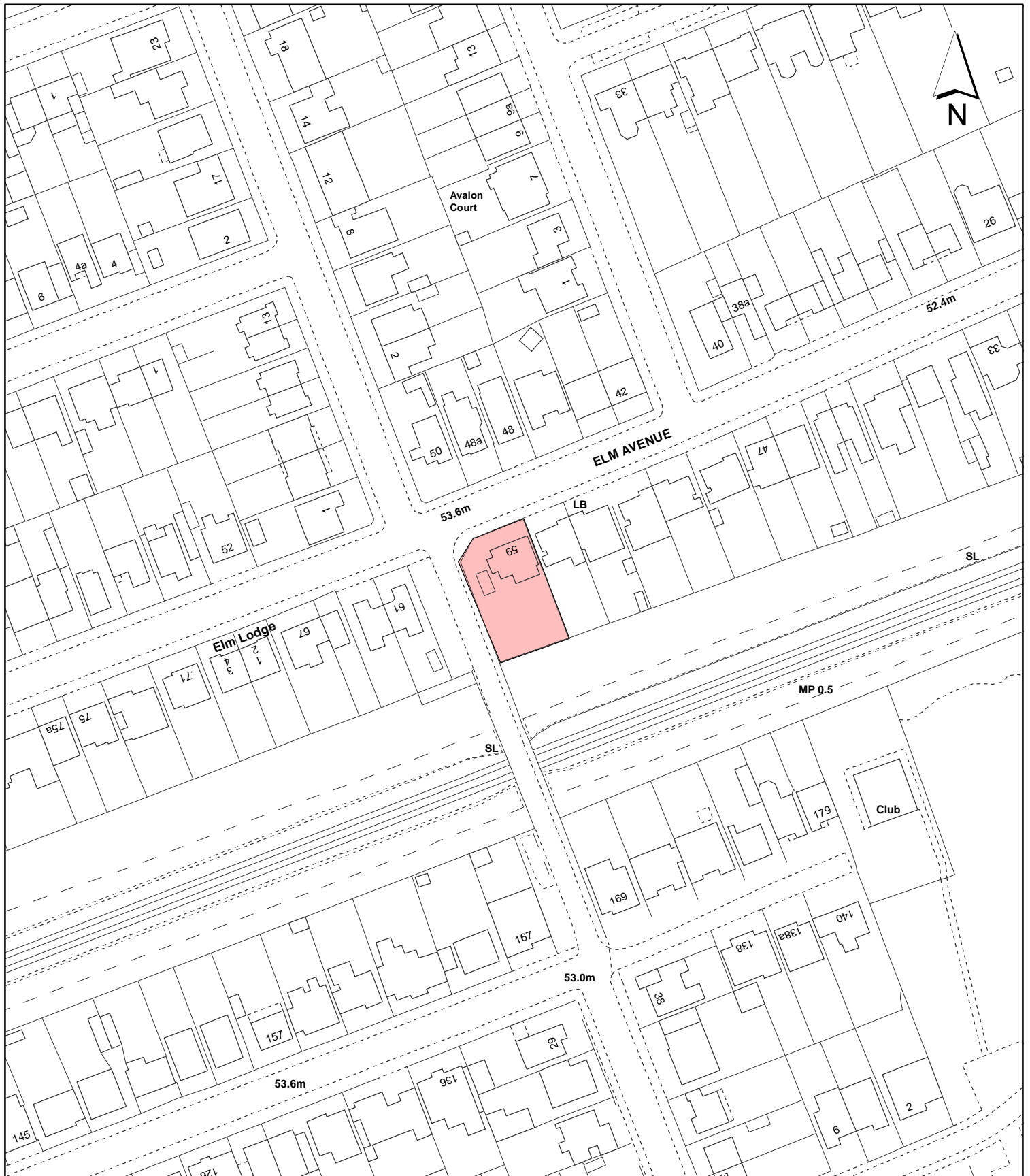
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



**Notes:**

 Site boundary

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Site Address:

**59 Elm Avenue Eastcote**

Planning Application Ref:

**60130/APP/2019/1369**

Planning Committee:

**North Page 185**

Scale:

**1:1,250**

Date:

**July 2019**

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

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



**HILLINGDON**  
 LONDON

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

**Address** LAND OPPOSITE 176-184 FORE STREET EASTCOTE  
**Development:** Change of use from unrestricted Class B8 open storage to a restricted use for positioning of up to 68 containers for self-storage use.  
**LBH Ref Nos:** 70717/APP/2019/1188

**Date Plans Received:** 06/04/2019                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 23/04/2019





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Revisions

Project Details

Scale: 1:250 @ A1  
 Date: 12.03.19  
 Drawn: JH  
 Checked: AH

Client: Hawkmoove Investments Ltd

Project: Faze Street  
 Drawing Title: Location Plan  
 Drawing No: 3202/01

Studio

Unit 6, The Courtyard  
 707 Warwick Road  
 Solihull  
 B91 3DA

Connect

E: info@azarchitecture.co.uk  
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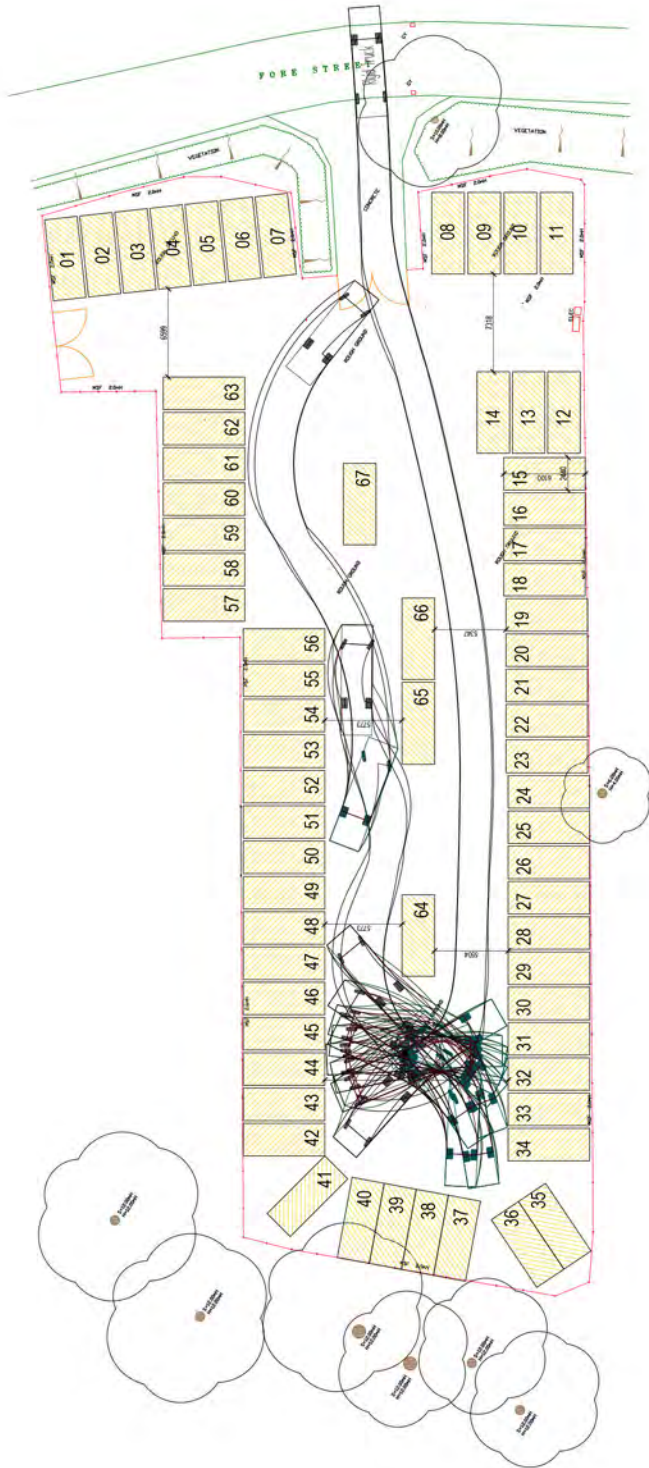
**Project Details**  
 Scale: 1:200 @ A1  
 Date: 12.03.19  
 Drawn: JH  
 Checked: AH

**Client:** Hawkmoore Investments Ltd  
**Project:** Faze Street  
**Drawing Title:** Site Plan  
**Drawing No.:** 3202102

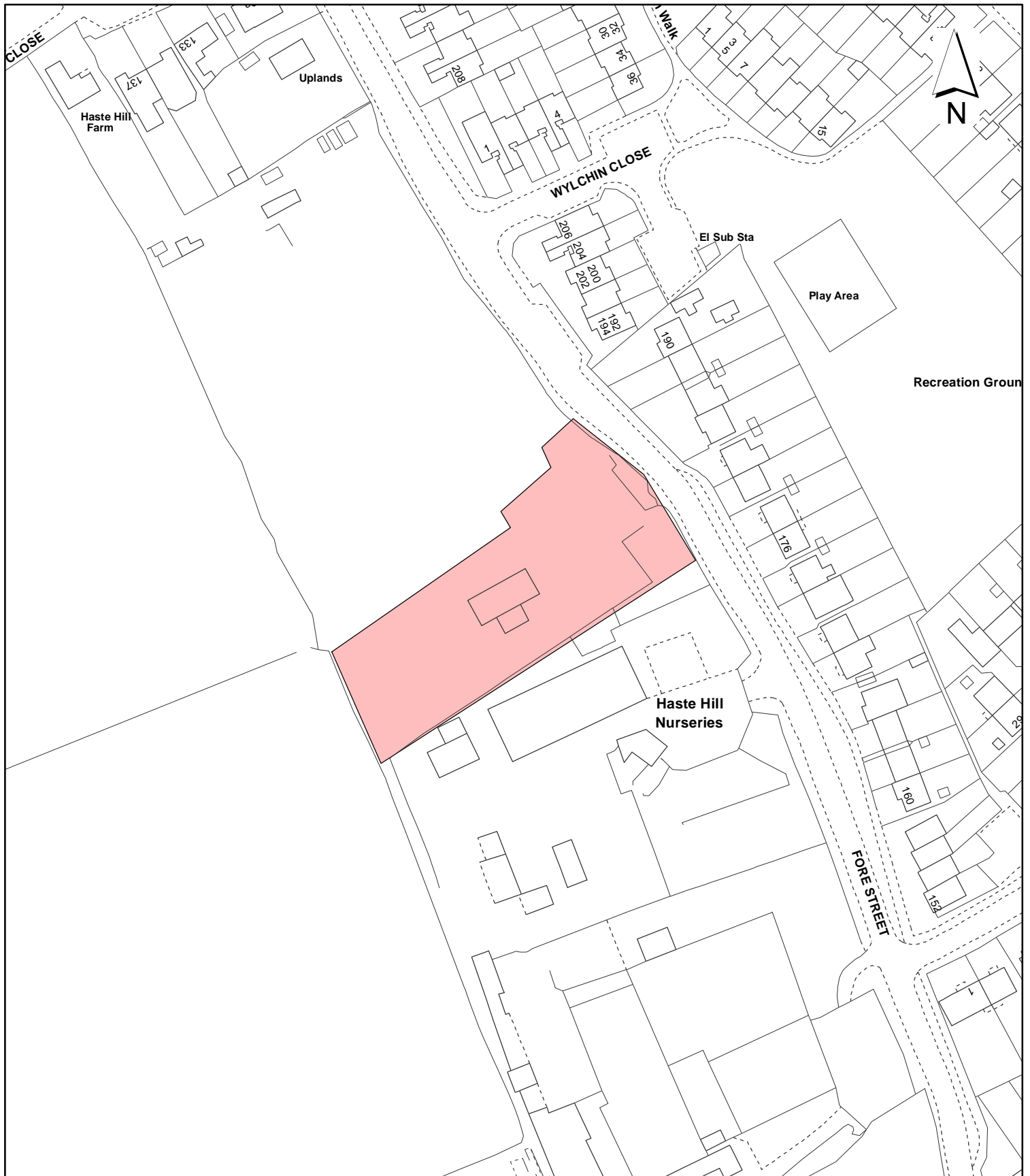
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 Unit 6, The Courtyard  
 707 Warwick Road  
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 E: info@azarchitecture.co.uk  
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Revisions



PROJECT		Land to the west of Fore Street	
DESCRIPTION		Vehicle tracking - 8m long rigid vehicle	
SCALE	DATE	SCALE	DATE
1:200 @ A1	Feb 2019		
PROJECT NO.		REV.	
LC	1901_01		C



**Notes:**

 Site boundary

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Site Address:

**Land opposite 176- 184 Fore Street  
 Eastcote**

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

Planning Application Ref:  
**70717/APP/2019/1188**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 190**

Date:  
**July 2019**



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

**Address** SCOUTS HUT, 4 LADYGATE LANE RUISLIP

**Development:** Erection of 1 x 4-bed detached dwelling, 1 x 3-bed detached dwelling and 2 x 3-bed semi-detached dwellings with associated parking and amenity space, involving demolition of existing Scout Hut. (AMENDED PLANS 28/05/19)

**LBH Ref Nos:** 702/APP/2018/4224

**Date Plans Received:** 03/12/2018  
**Date Application Valid:** 03/12/2018

**Date(s) of Amendment(s):** 28/05/2019  
03/12/2018

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Rev	Notes	By	Date
A	Planning Issue	AS	18/11/18



**PLANNING ISSUE**

0 5 10 25 50m

**colman architects**

Project:  
Ladygate Lane,  
Ruislip, HA4 7QR

1818  
Location Plan

Drawn by	Checked by	Drawn by	Checked by
T1250 @ A3	T1250 @ A3	T1250 @ A3	T1250 @ A3
By	Checked by	Drawn by	Checked by
1445/P(-)01	1445/P(-)01	1445/P(-)01	1445/P(-)01
Rev	Notes	By	Date
A		AS	18/11/18

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Rev	Notes	By	Date
A	Initial building separation distance to House 1 revised accordingly	PR	22/10/18
B	One of cycle stores relocated	PR	26/02/19
C	House 5 created	PR	03/04/19
D	Landscaping at background updated	PR	26/05/19



Larchmont  
(\*Windows are shown indicatively only.)

**KEY**

- 3BSP House
- 3BSP House
- 4BSP House

15m Building separation distance

**INFORMATION ONLY**

0 1 2 5 10m

Project  
Ladygate Lane,  
Ruislip, HA4 7QR

The  
Building Separation Distances  
- Proposed First Floor Plan

Issue	Date
1:200 @ A3	1:100 @ A1
09/06/2015	
Drawn by	Checked by
TD	PR
Drawings No:	Revision
1445/SK(-)/37	D

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Telephone: 020 7535 2540  
27 Harcourt Street, Farnham, GU10 2PA  
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Rev	Issue	By	Date
A	Planning Issue	PF	16/11/18

KEY:  
 — Site Boundary

T1-7 Existing Lime Trees (TPO No. 606)  
 Refer to Kean Cons.



PLANNING ISSUE  
 0 2 10 20m



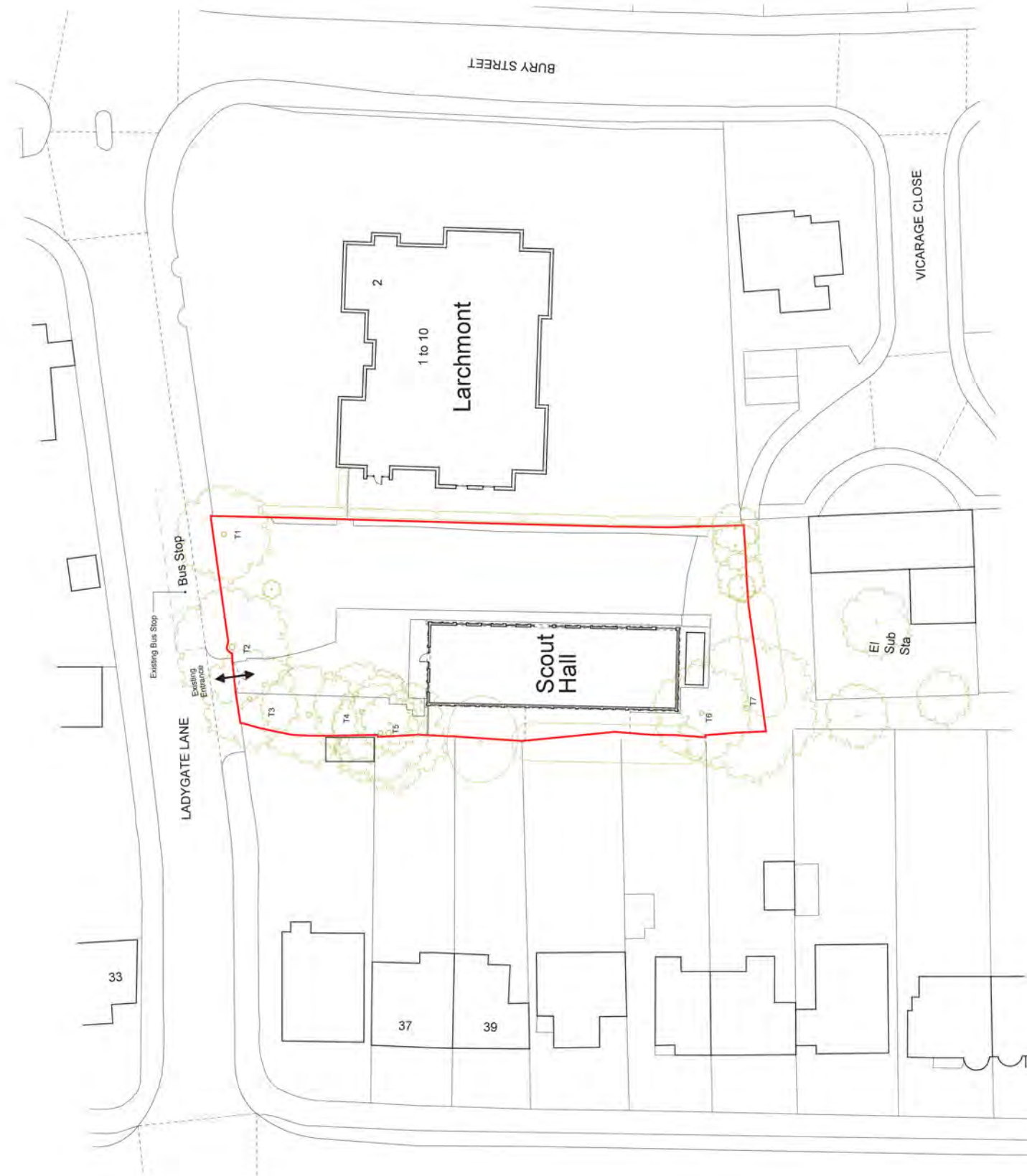
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Practise  
 Ladygate Lane,  
 Ruislip, HA4 7QR

Title  
 Existing Site Plan

Client	1-400@A3	1:200@A1	Date	09/09/2015
Drawn by	PW	Checked by	PF	Checked by Manager
Drawing No.	1445/P(-)-02	Revision	A	

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 27 Mansport Street  
 London, W1H 4HP  
 Email: info@colmanarchitects.co.uk  
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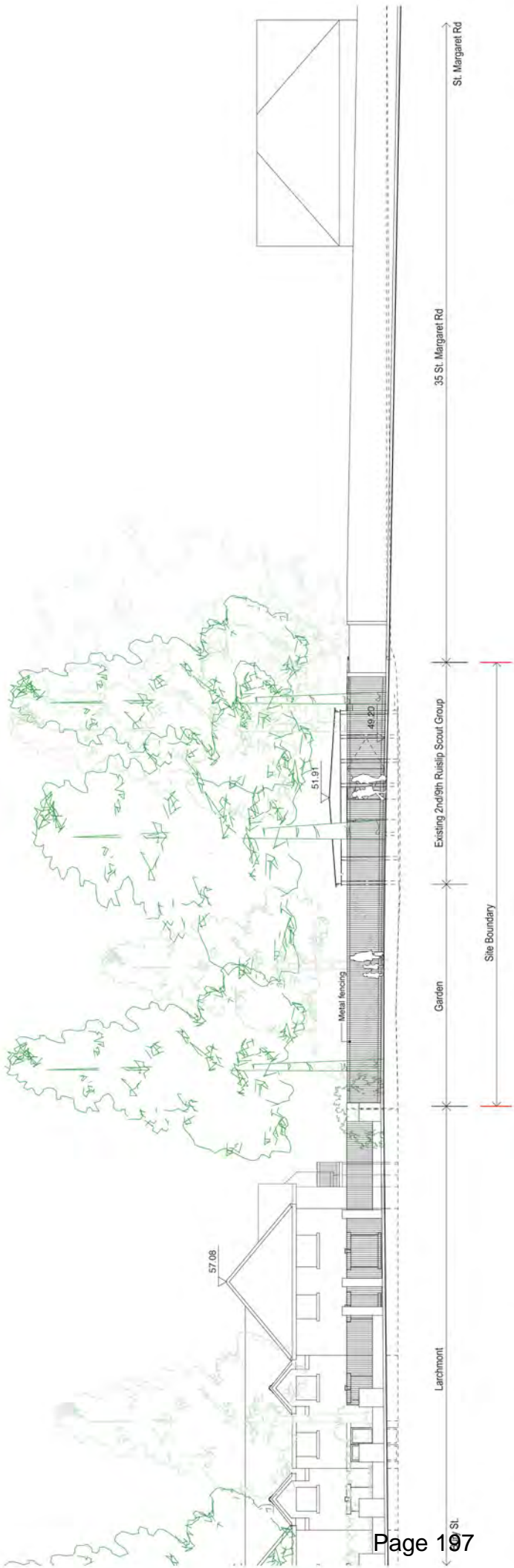








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Existing North Context Elevation - Ladygate Lane

PLANNING ISSUE

0 1 5 10m



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Project  
 Ladygate Lane,  
 Ruislip, HA4 7QR

Title  
 Existing North Context Elevation  
 - Ladygate Lane

Scale	1:200 @ A3	Date	04/09/2018
Drawn by	NBS	Checked by	PM, AMH
Checked by	PM, AMH	Checked by	Manager
Drawing No.	1445/P (-)/20	Revision	-

7th Colman Place, London E16 1JH  
 Telephone: 020 7935 5246  
 27 Harport Street, Ruislip, HA4 7QR  
 Telephone: 020 700 2044  
 Fax: 020 700 2045  
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Existing South Context Elevation

PLANNING ISSUE

0 1 5 10m

**colman architects**

Project  
 Ladygate Lane,  
 Ruislip, HA4 7QR

Title  
 Existing South Context Elevation

Scale	1:200 @ A3	Date	05/09/2018
Drawn by	NBS	Checked by	Proj. Mgr
Drawings No	1445/P(-)-22	Revision	-

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 Telephone: 020 7935 2246  
 27 Harport Street, Ruislip, London  
 Telephone: 020 700 2074  
 WH1 4RP  
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Existing West Context Elevation

PLANNING ISSUE  
 0 1 5 10m

**colman architects**

Project  
 Ladygate Lane,  
 Ruislip, HA4 7QR

Title  
 Existing West  
 Context Elevation

Date	04/09/2018	Checked By	Proj. Mgr.
Drawn By	NBS	Checked By	Proj. Mgr.
Drawings No.	1445/P(-)-21	Revision	-

The Colman Group  
 27 Harport Street  
 Wiltshire, BA1 1EP  
 Telephone: 01293 5245  
 Fax: 01293 5246  
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Rev	Date	By	Check
A	08/04/2018	PP	DI/10/18

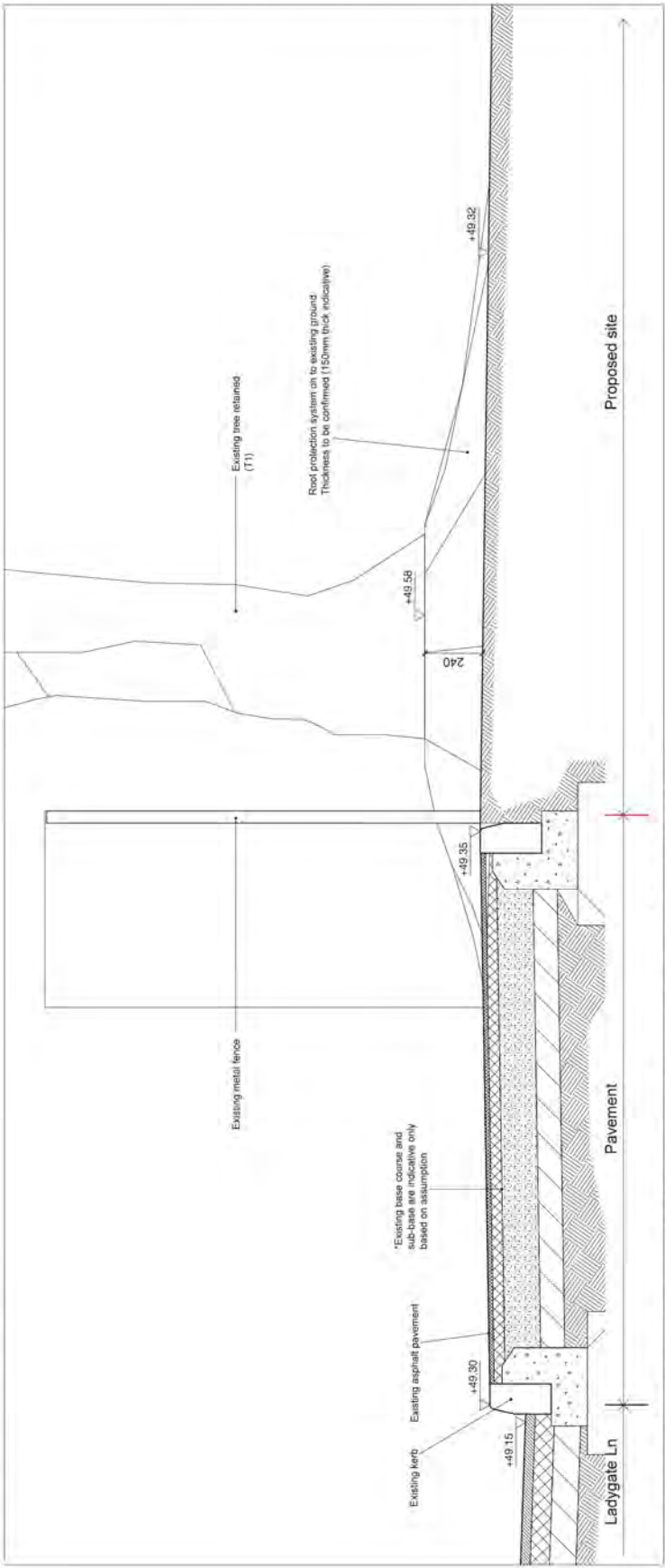


KEY PLAN



Ladygate Lane      House 5      Site Boundary      Pavement

Site Section C-C



PLANNING ISSUE

0 1 5 10m



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Project  
Ladygate Lane,  
Ruislip, HA4 7QR

Title  
Existing Site Section C-C

Drawn By	Checked By	Date
1-200 @ A3	17/08/2018	
BY	Checked By	Checked By
1445/P(-)32		A

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Tel: 020 8812 1000  
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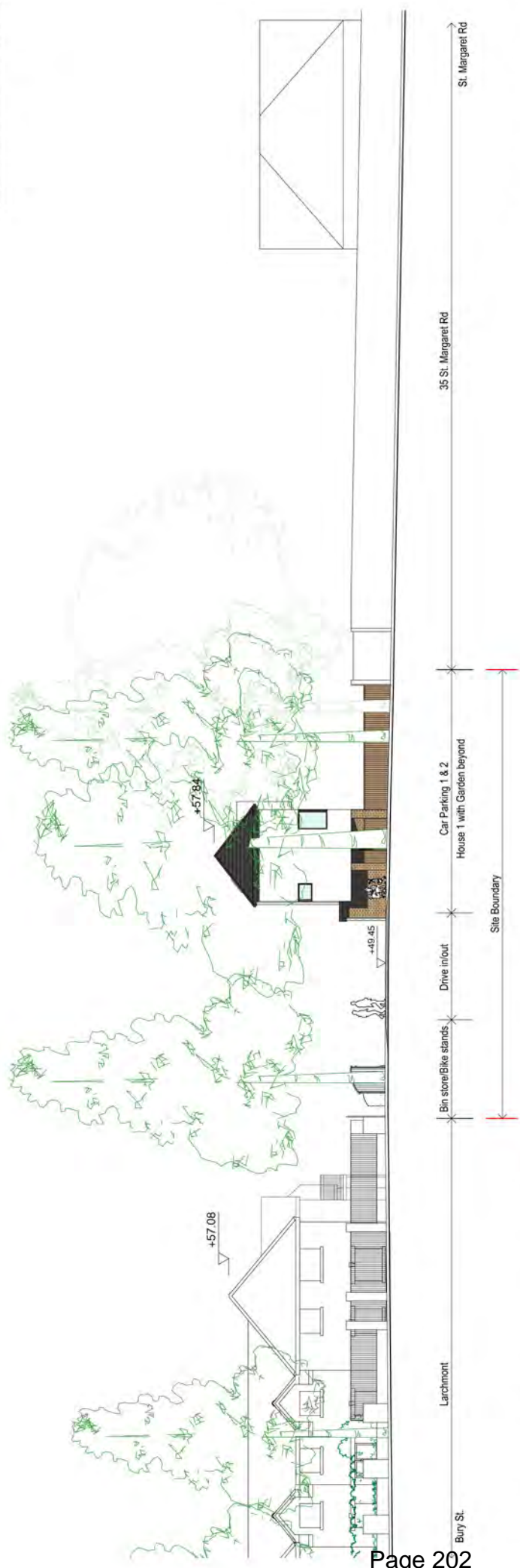
Existing Section: Through Northern Boundary (at 1:20 @A3)



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Rev	Notes	By	Date
A	Final drawing (House 1 & 2) to be used for planning application	JR	18/09/18
B	Bin store moved away from the garden boundary	JR	16/11/18
C	Levels at garden level to be included	JR	22/03/19
D	Revised stone and brickwork included	JR	28/05/19



PLANNING ISSUE









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Project  
Ladygate Lane,  
Ruislip, HA4 7QR

The  
North Context Elevation

Date	08/07/2017
Scale	1:200 @ A3
Drawn by	JR
Checked by	PH, AVH
Checked by Manager	
Drawing No.	1445/P(-)/200
Revision	D

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- KEY:
-  Buff facing brickwork
  -  Timber = western red cedar  
\*Except fence
  -  Natural slate
  -  Reconstructed stone
  -  Zinc
  -  Render

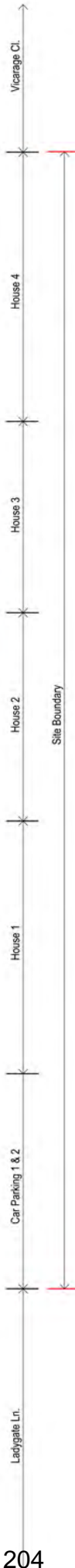
North Context Elevation: Ladygate Lane











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Rev	Date	By	Date
A	19/09/18	JR	19/09/18
B	24/10/18	JR	24/10/18
C	16/11/18	JR	16/11/18
D	22/03/19	JR	22/03/19
E	28/05/19	JR	28/05/19



### West Context Elevation

- KEY:
-  Buff facing brickwork
  -  Timber = western red cedar (\*Except fence)
  -  Natural slate
  -  Reconstructed stone
  -  Zinc
  -  Render

PLANNING ISSUE

0 1 5 10m

**colman architects**

Project  
Ladygate Lane,  
Ruislip, HA4 7QR

The  
West Context Elevation

Date	08/07/2017
Drawn by	Checked by PWS, AVH
By	Checked by Manager
Drawing No	Revision
1445/P(-)/201	E

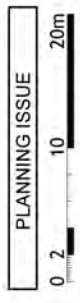
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Rev	Notes	By	Date
A	House 1, 2, 3 and 4 revised and added	PH	02/03/18
B	Planning mark	PH	19/09/18
C	Block number added	PH	26/10/18
D	Entrance area revised	PH	05/11/18
E	SMS trees added to the front of the site. The trees are to be planted in the front garden area. The trees are to be planted in the front garden area. The trees are to be planted in the front garden area.	PH	16/11/18
F	Revised the location of House 1, 2, 3, 4 and 5. The location of House 1, 2, 3, 4 and 5 is to be revised. The location of House 1, 2, 3, 4 and 5 is to be revised. The location of House 1, 2, 3, 4 and 5 is to be revised.	PH	07/03/19
G	House 2, 3 and 4 revised over night	PH	22/03/19
H	Site plan to be submitted to the authority. The site plan is to be submitted to the authority. The site plan is to be submitted to the authority.	PH	24/05/19



**colman architects**

Project  
Ladygate Lane,  
Ruislip, HA4 7QR

Title  
Proposed  
Site Plan

Scale	1:400 @ A3	1:200 @ A1	Date	19/09/2015
Drawn by	PW	Checked by	PH, MPH	Checked by Manager
Drawing No.	1445/P(-)102	Revision	H	

The Colman Partnership Limited  
27 Newport Street  
W1H 4HP  
Telephone: 020 7335 2345  
Facsimile: 020 7335 2041  
email: info@colmanarchitects.co.uk  
www.colmanarchitects.co.uk







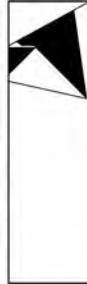


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Rev	Notes	By	Date
A	Design Development	PM	22/06/15
B	1 House scheme, Option B, amended	PM	02/03/16
C	Minor amendments. Colour code added	JM	21/03/16
D	House 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		

- KEY
- 3BSP House
  - 3BPP House
  - 4BPP House

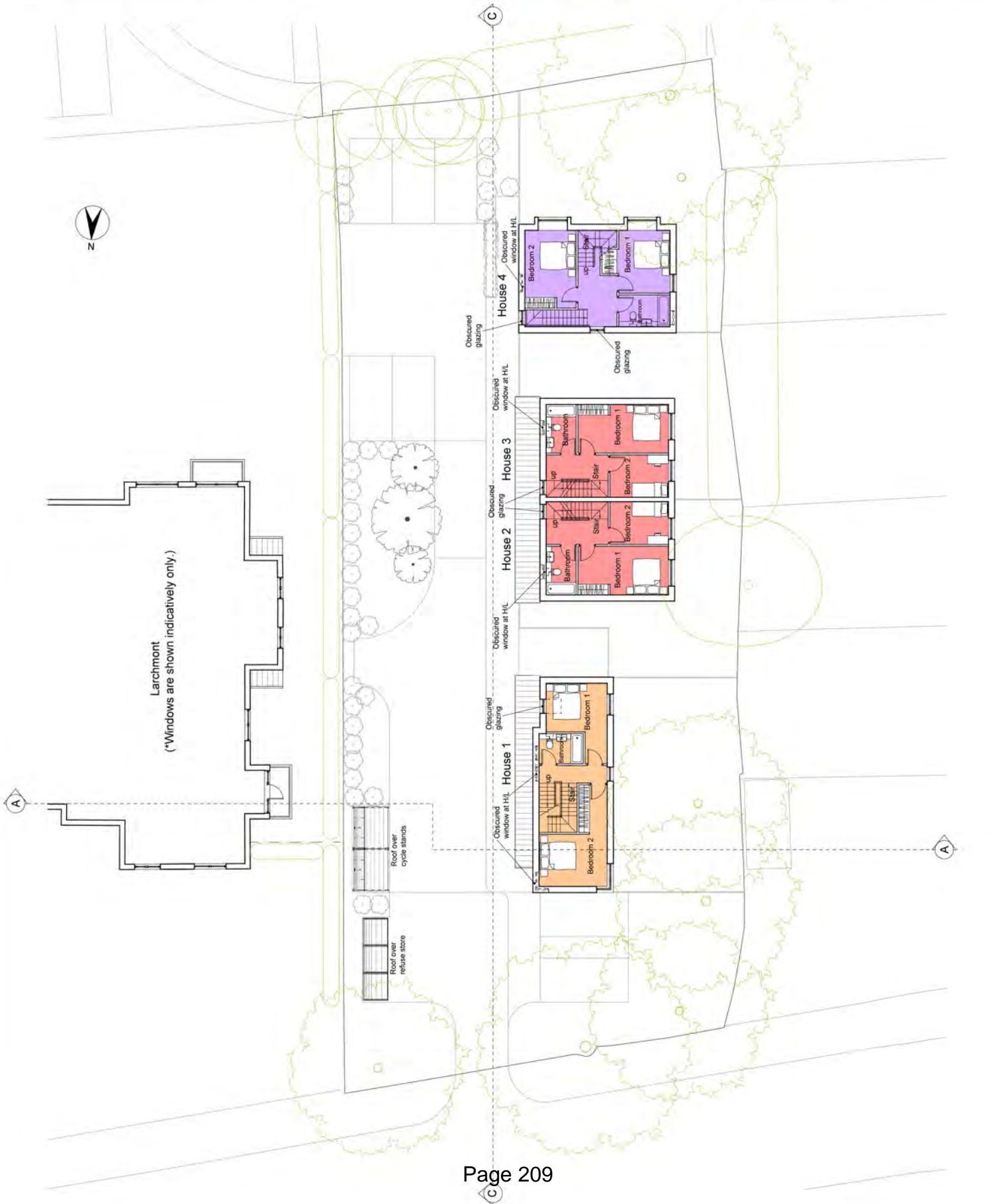


Project  
Ladygate Lane,  
Ruislip, HA4 7QR

The  
Proposed  
First Floor Plan

Date	1:200 @ A3	1:100 @ A1	Date	09/06/2015
Drawn by	TD	Checked by	PM, AMH	Checked by Manager
Drawing No.	1445/P(-)111	Revision		L

The Colman Partnership Limited  
27 Harport Street  
Widnes, Cheshire WA14 4HP  
Telephone: 033 7535 2540  
Facsimile: 033 7535 2041  
email: info@colmanarchitects.co.uk  
www.colmanarchitects.co.uk  
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Rev	Notes	By	Date
A	Design Development	PM	22/06/15
B	5 House scheme, Option B, issued	PM	02/03/18
C	Minor amendments, Colour code added	PM	21/03/18
D	House 1 reconfigured	PM	17/08/18
E	House 1 reconfig following wider parking spaces for House 2 at ground floor	PM	31/08/18
F	Roof over car house and cycle shelter reinstated to original form, minor amendments	PM	18/09/18
G	Entrance to the site revised	PM	05/11/18
H	Agreements following the revision of ground	PM	16/11/18
I	House 5 scaled, House 4 corrected to 4-bed and parking provision amended accordingly, minor amendments, minor amendments to trees along the southern boundary retained	PM	05/03/19
J	House 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		

KEY

3B5P House
3B5P House
4B5P House



Project  
Ladygate Lane,  
Ruislip, HA4 7QR

The  
Proposed  
Second Floor Plan

Date	1:200 @ A3	1:100 @ A1	Date	09/06/2015	
Drawn by	TD	Checked by	PM, AMH	Checked by	Manager
Drawing No.	1445/P(-)-112	Revision	K		

7th Colman Partnership Limited Telephone: 020 7535 2540  
27 Harport Street, Farnham, GU10 2DQ  
www.colmanarchitects.co.uk email: info@colmanarchitects.co.uk  
WH14 4HP  
24/05/19





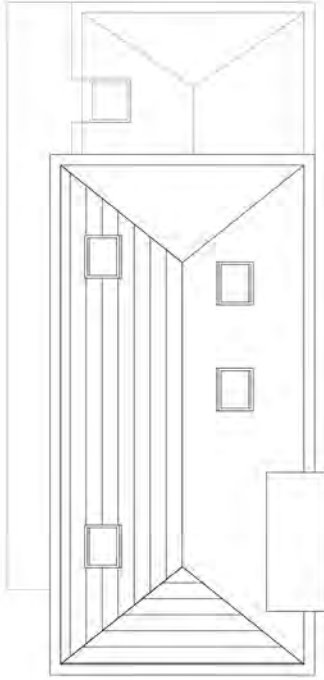
Comments are to be placed here in blue ink.

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Rev	Date	By	Date
A	22/03/19		

Notes:  
A - Window facing pattern included as indicated



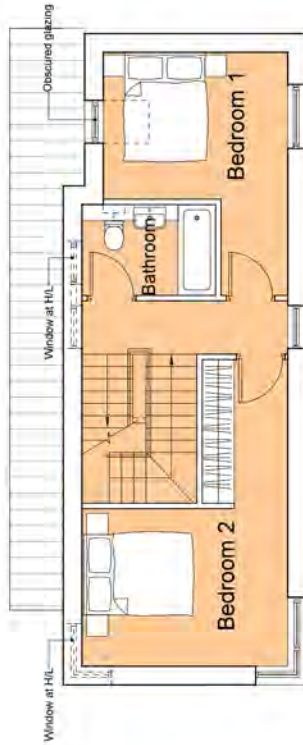
Proposed Roof Plan

House 1: 3bed/ 6 persons  
Schedule of Areas

Floor	Area		Gross Internal Area	
	sqm	sqft	sqm	sqft
Ground	33	360		
First	43	460		
Second	33	360		
Total	109	1180		



Proposed Second Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan



PLANNING ISSUE

0 1 2.5 5m

**colman architects**

Project  
Ladygate Lane,  
Ruislip, HA4 7QR

File  
Proposed Floor Plans  
- House 1

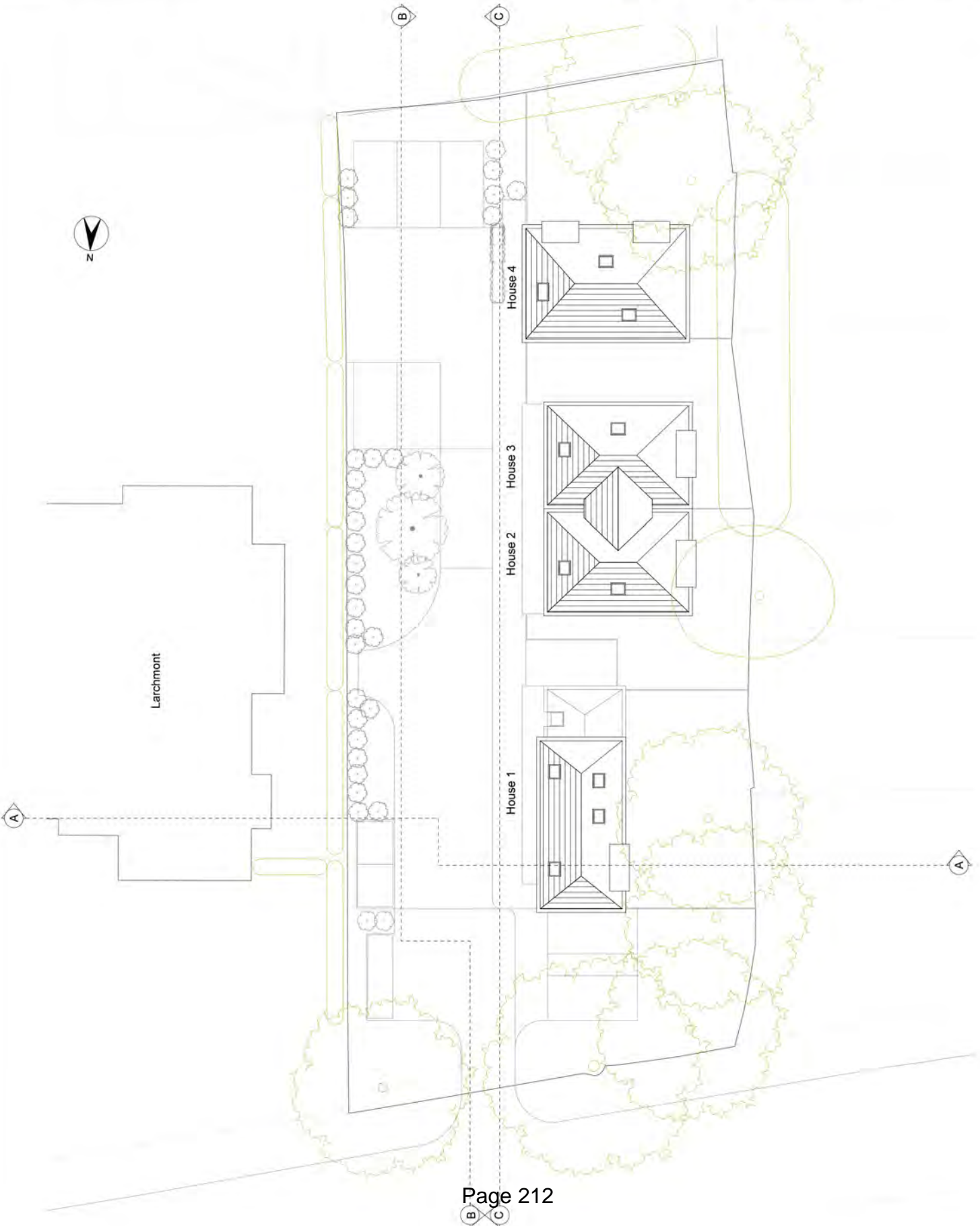
Date	07/09/2018
Scale	1:100 @ A3
Drawn by	1:500/A1
Checked by	PH, MTH
Checked by Manager	
Drawn by	
Checked by	
Project No.	1445/P(-)150
Revision	A

The Colman Partnership Limited Telephone: 020 7325 2345  
27 Newport Street Farnham, GU10 1JH  
www.colmanarchitects.co.uk email: info@colmanarchitects.co.uk  
W19 4HP

www.colmanarchitects.co.uk

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Rev	Date	By	Date
A	House 1 roof reconfigured	JW	20/08/18
B	House 1 roof revised	JW	31/08/18
C	General amendments	JW	18/09/18
D	Entrance to the site revised	JW	05/11/18
E	Amendments following the revision of ground floor	JW	16/11/18
F	Roof and architecture of background revised to be in line with the southern boundary network	JW	05/03/19
G	House 2 & 3 roof revised accordingly	JW	11/03/19
H	Landscaping updated. Refuse and table stores relocated	JW	24/05/19



PLANNING ISSUE  
0 1 2 5 10m



colman architects

Project  
Ladygate Lane,  
Ruislip, HA4 7QR

The  
Proposed  
Roof Plan

Date	1:200 @ A3	1:100 @ A1	Date	11/06/2015
Drawn by	PW	Checked by Proj. Auth.	Checked by Manager	
Drawing No.	1445/P(-)113	Revision		H

7th Colman Park Road, London E15 3JG  
27 Harport Street, Ruislip, HA4 7QR  
www.colmanarchitects.co.uk  
Tel: 020 8251 1111  
Email: info@colmanarchitects.co.uk

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Rev	Date
1	22/03/19
<b>A</b> Issue for planning to show the proposed floor plans for House 2 & 3. The drawing shows the proposed floor plans for House 2 & 3. The drawing shows the proposed floor plans for House 2 & 3. The drawing shows the proposed floor plans for House 2 & 3. The drawing shows the proposed floor plans for House 2 & 3.	

### House 2&3: 3bed/ 5 persons Schedule of Areas : House 2

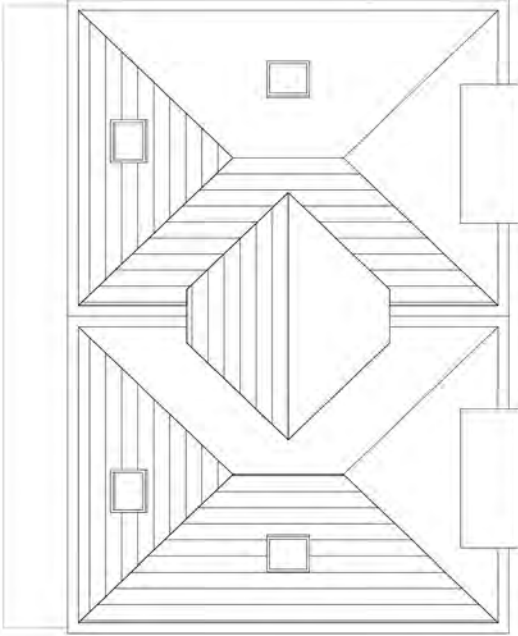
Floor	Area		Gross Internal Area	
	sqm	sqft	sqm	sqft
Ground	42	450		
First	36	380		
Second	36	380		
Total	114	1210		

\*GIA of House 3 is identical to House 2

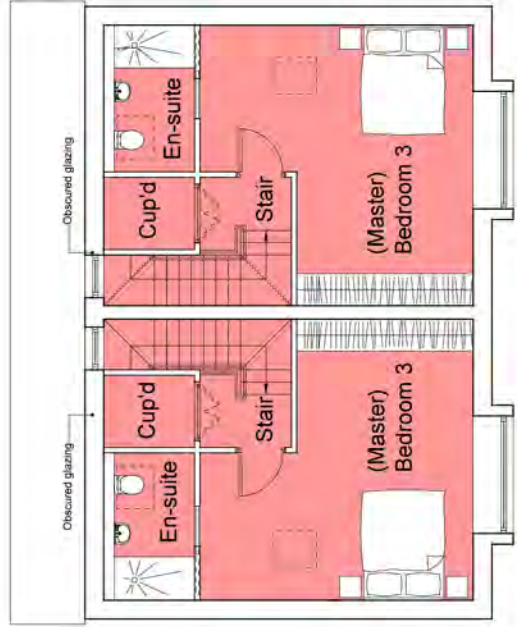


0 1 2.5 5m  
PLANNING ISSUE

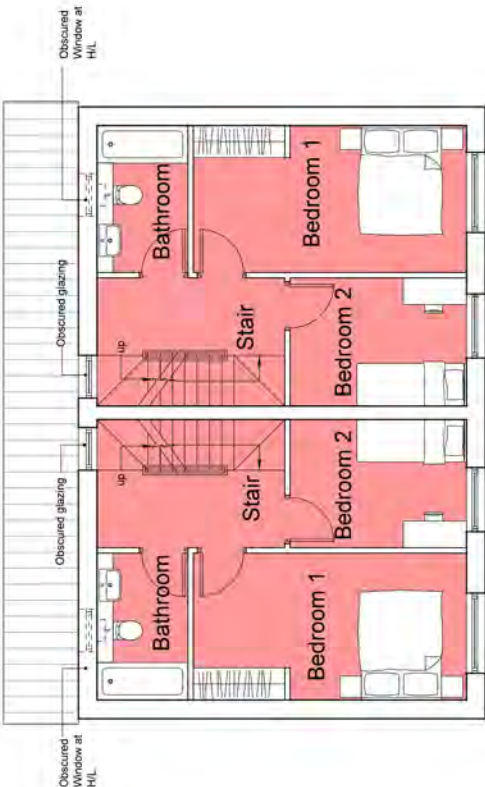
**colman architects**  
 Project Ladygate Lane, Ruislip, HA4 7QR  
 Title Proposed Floor Plans - House 2 & 3  
 Date 07/09/2018  
 Drawn By 1:500/A1  
 Checked By PWS, MJD  
 Drawing No. 1445/P(-)151  
 Revision: A  
 The Colman Group Limited  
 Registered Office: 27 Newport Street, London, W1A 1EP  
 Telephone: 020 7325 2345  
 Fax: 020 7325 2346  
 Email: info@colmanarchitects.co.uk  
 www.colmanarchitects.co.uk



Proposed Roof Plan



Proposed Second Floor Plan



Proposed First Floor Plan

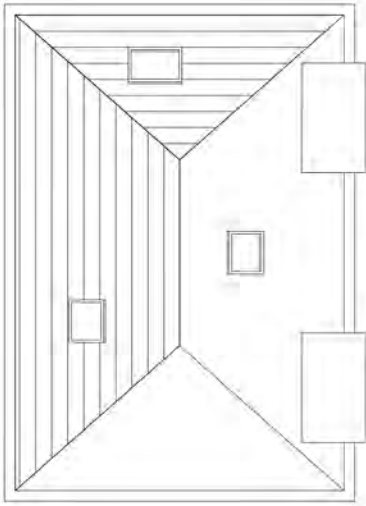


Proposed Ground Floor Plan

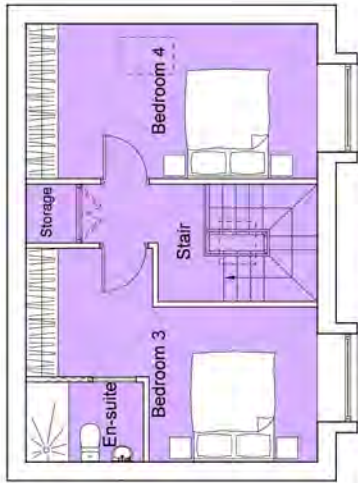
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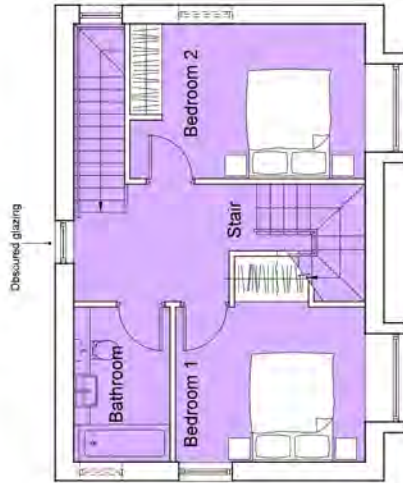
Rev	Date	Description	By	Date
A		Proposed roof structure and the proposed structure to be used		22/03/19



Proposed Roof Plan



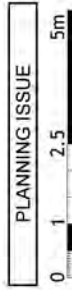
Proposed Second Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan



**colman architects**

Project  
Ladygate Lane,  
Ruislip, HA4 7QR

Title  
Proposed Floor Plans  
- House 4

Scale  
1:100 @ A3

Date  
07/09/2018

Drawn by  
Checked by PWS, AWP

Checked by Manager

1445/P(-)152

Revision  
A

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27 Newport Street,  
W1R 4HP

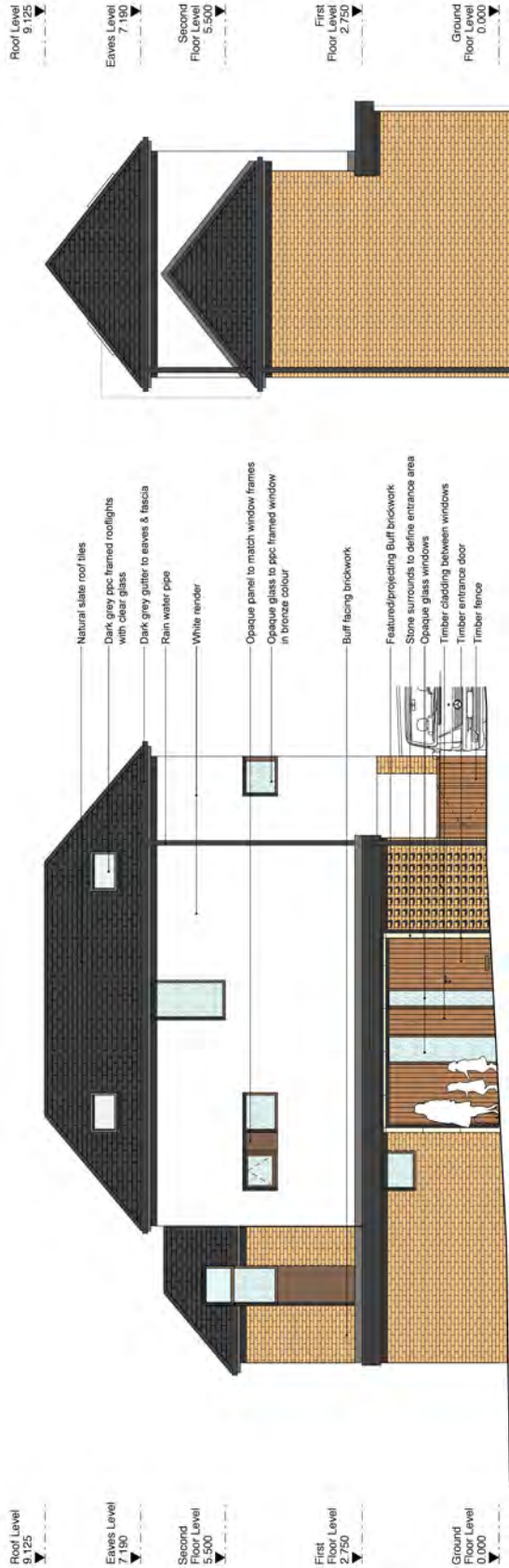
Telephone: 020 7325 2424  
Facsimile: 020 7325 2441  
Email: info@colmanarchitects.co.uk  
www.colmanarchitects.co.uk

House 4: 4 bed/ 8 persons  
Schedule of Areas

Floor	Gross Internal Area	
	Area	sqft
Ground	44	470
First	44	470
Second	44	470
Total	132	1410

Dimensions are not to be scaled from this drawing.  
This drawing is based on current available information and should not be used for any other purpose without the prior consent of the architect.

Rev	Date	By	Date
A	Windows to West elevation revised as shown	JW	22/03/19
B	5'0" height in north elevation according	JW	01/05/19



Front Elevation: East

Side Elevation 1: South

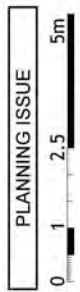


Rear Elevation: West

Side Elevation 2: North

KEY:

	Buff facing brickwork
	Timber = western red cedar
	Natural slate
	Reconstructed stone
	Zinc
	Render



**colman architects**  
Project: Ladygate Lane, Ruislip, HA4 7QR  
The Proposed Elevations - House 1

Scale: 1:100 @ A3	Date: 07/09/2018
Drawn by: [Name]	Checked by: [Name]
Drawing No: 1445/P(-)210	Revision: B

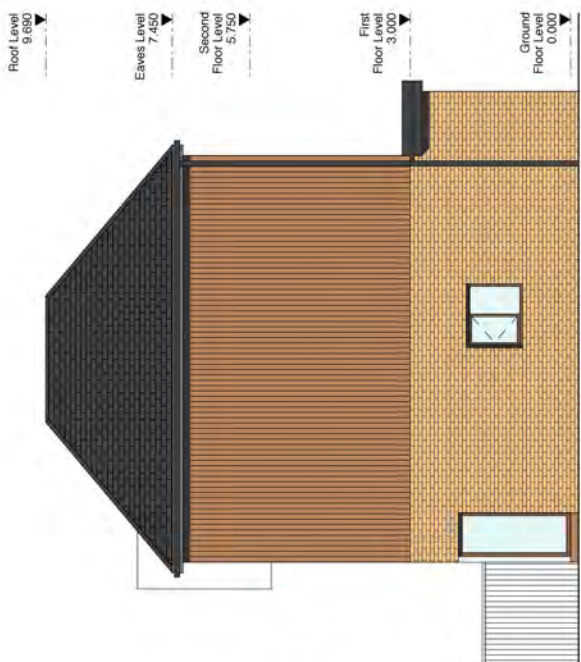
7th Colman Enterprises Limited Telephone: 020 7335 2345  
27 Newport Street Farnham, GU10 2DA  
Wiltshire email: info@colmanarchitects.co.uk  
www.colmanarchitects.co.uk

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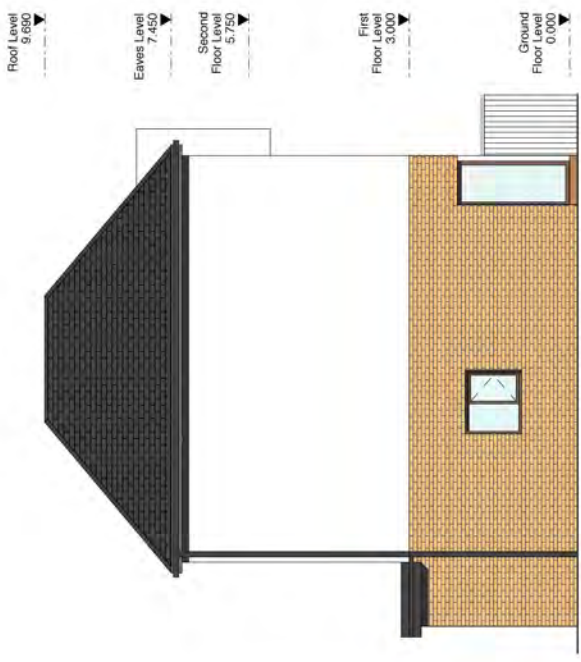
Rev	Drawn	By	Date
A	Elevations to reflect the revised report	PT	22/03/19

**KEY:**

- Buff facing brickwork
- Timber = western red cedar
- Natural slate
- Reconstructed stone
- Zinc
- Render



Side Elevation 1: South



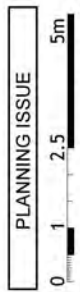
Side Elevation 2: North



Front Elevation: East



Rear Elevation: West



**PLANNING ISSUE**

0 1 2.5 5m

**colman architects**

Project  
Ladygate Lane,  
Ruislip, HA4 7QR

The  
Proposed Elevations  
- Houses 2&3

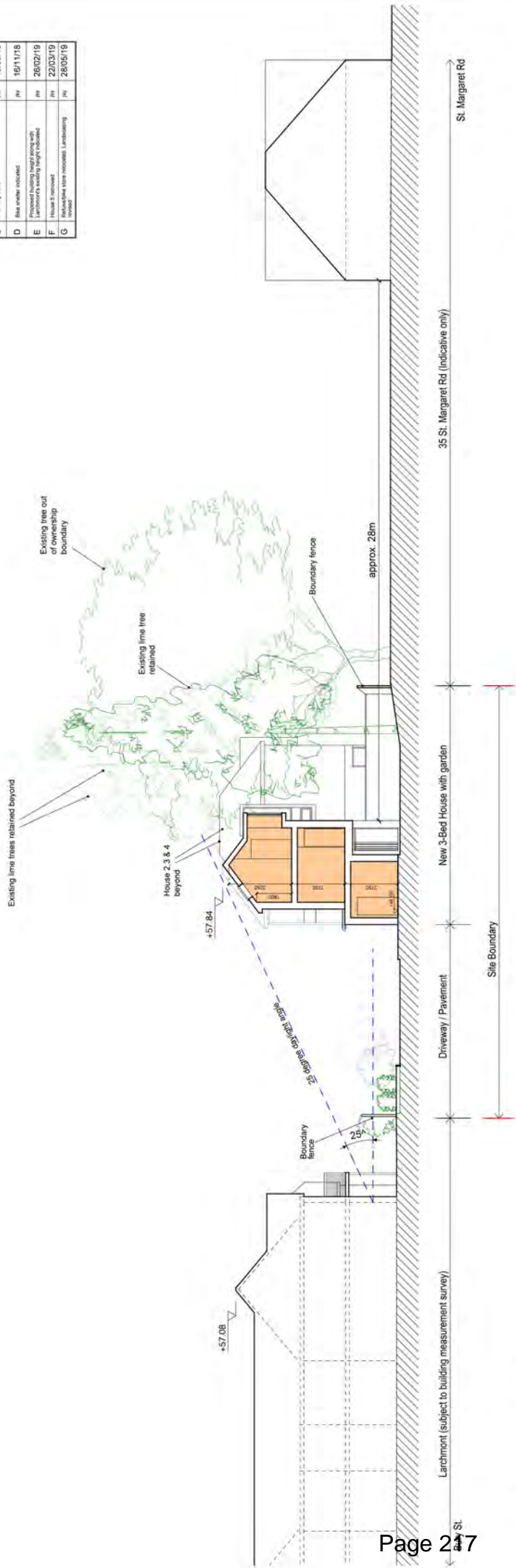
Scale	1:100 @ A3	Date	04/09/2018
Drawn by	Checked by	Checked by	Checked by
BY	PTW, AVH	PTW, AVH	PTW, AVH
Drawings No:	1445/P(-)211	Revision	A

The Colman Partnership Limited Telephone: 0203 7535 2340  
27 Harport Street Farnham, GU10 2DQ  
www.colmanarchitects.co.uk email: info@colmanarchitects.co.uk  
WH14 4HP

www.colmanarchitects.co.uk  
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Rev	Notes	By	Date
A	Minor amendments	JW	20/03/18
B	House 1 removed. Extension of other houses retained	JW	31/06/18
C	Planning issue	JW	18/09/18
D	Site walls indicated	JW	16/11/18
E	Proposed building height along with Larchmont's existing height indicated	JW	26/02/19
F	House 2 removed	JW	22/03/19
G	Additional store removed. Landscaping removed	JW	28/05/19



Site Section A-A

PLANNING ISSUE

0 1 5 10m



KEY PLAN

**colman architects**

Project  
Ladygate Lane,  
Ruislip, HA4 7QR

Title  
Site Section AA

Issue  
1-200 @ A3

Date  
06/07/2017

Drawn by  
JBY

Checked by PWS, MTH

Checked by Manager

Drawing No.  
1445/P(-)300

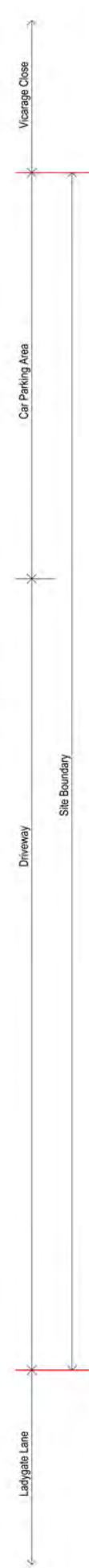
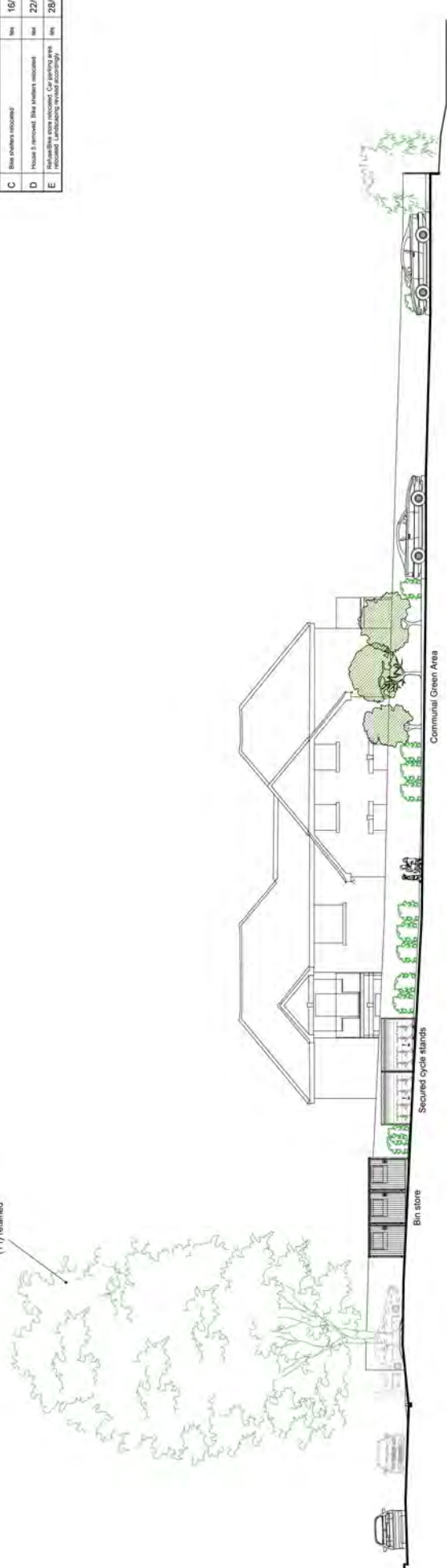
Revision  
G

The Colman Partnership Limited  
Telephone: 0203 7303 2040  
27 Margaret Street  
Ruislip, HA4 7QR  
Email: info@colmanarchitects.co.uk  
www.colmanarchitects.co.uk

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Rev	Notes	By	Date
A	Planning issue	JY	16/09/18
B	Site section update	JY	24/10/18
C	Site section updated	JY	16/11/18
D	House 2 removed. Site section received	JY	22/03/19
E	Subsidiary area removed. Car parking area increased. Landscaping revised accordingly.	JY	28/05/19

Existing lime tree (T1) retained



Site Section C-C



KEY PLAN

PLANNING ISSUE

**colman architects**

Project  
Ladygate Lane,  
Ruislip, HA4 7QR

The  
Site Section C-C

Drawn by	JY	Checked by PWS, MJD	Checked by Manager	Date	04/09/2018
Drawing No.	1445/P(-)302	Revision	E		

The Colman Partnership Limited Telephone: 020 7335 2340  
27 Newport Street Farnham, GU10 2JY  
Wiltshire email: info@colmanarchitects.co.uk  
www.colmanarchitects.co.uk





**Key to Symbols of Trees**

**Retention and Preservation**

1. Trees to be retained and preserved

2. Trees to be retained and preserved with a high level of protection

3. Trees to be retained and preserved with a medium level of protection

4. Trees to be retained and preserved with a low level of protection

5. Trees to be retained and preserved with a low level of protection and a high level of protection

6. Trees to be retained and preserved with a low level of protection and a medium level of protection

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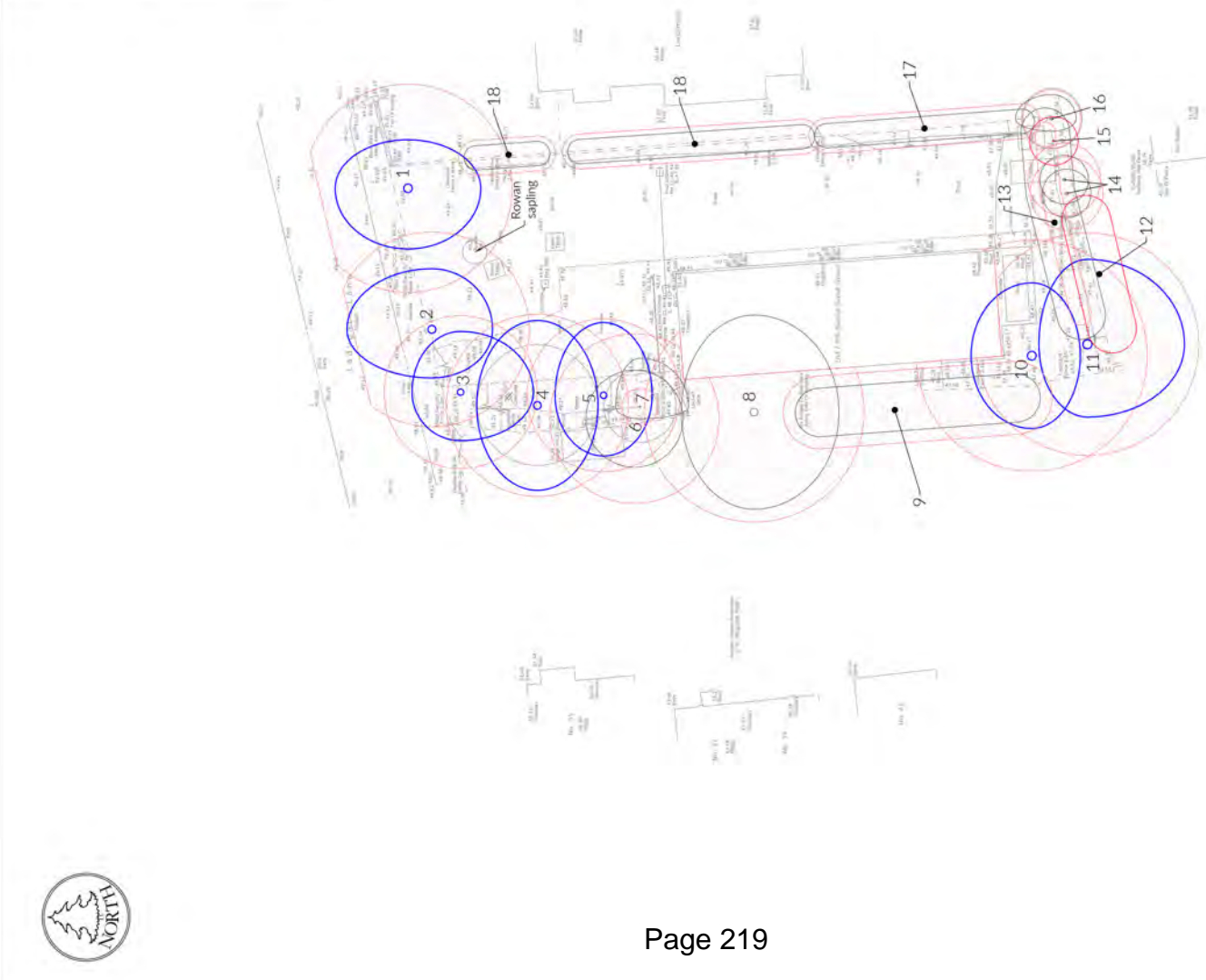
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Tree No.	Species	DBH (cm)	Height (m)	Form	Health	Location	Notes	Retention	Protection
1	Common Elm	15	4	1	1	1	1	1	1
2	Common Elm	17	5	1	1	1	1	1	1
3	Common Elm	15	4	1	1	1	1	1	1
4	Common Elm	17	5	1	1	1	1	1	1
5	Common Elm	15	4	1	1	1	1	1	1
6	Common Elm	17	5	1	1	1	1	1	1
7	Common Elm	15	4	1	1	1	1	1	1
8	Common Elm	17	5	1	1	1	1	1	1
9	Common Elm	15	4	1	1	1	1	1	1
10	Common Elm	17	5	1	1	1	1	1	1
11	Common Elm	15	4	1	1	1	1	1	1
12	Common Elm	17	5	1	1	1	1	1	1
13	Common Elm	15	4	1	1	1	1	1	1
14	Common Elm	17	5	1	1	1	1	1	1
15	Common Elm	15	4	1	1	1	1	1	1
16	Common Elm	17	5	1	1	1	1	1	1
17	Common Elm	15	4	1	1	1	1	1	1
18	Common Elm	17	5	1	1	1	1	1	1



Rev 0 04.10.17 AP  
Initial Issue.

CLIENT: London Diocesan Fund

PROJECT: Scout Hut, Ladygate Lane, Ruslip

TITLE: Tree Constraints Plan

DRAWING NUMBER: 9846-KC-XX-TREE-TCP01Rev0

DATE: Oct 2017 SCALE: 1:200 @ A1

DRAWN BY: ML CHECKED BY: AP

Do not scale from this drawing. All dimensions to be checked on site.

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13 Fernhill Drive, Uxbridge, Middlesex, UK. Tel: 01895 820000. Email: info@kndnorth.co.uk

- Key:**
- Trees to be considered for retention:
    - Tree Category A 1, 2 or 3 - trees of high quality
    - Tree Category B 1, 2 or 3 - trees of moderate quality
    - Tree Category C 1, 2 or 3 - trees of low quality
  - Trees unsuitable for retention:
    - Tree Category U - trees of low quality which should be retained due to their condition
  - Protected areas:
    - Root Protection Area (RPA)
  - Tree/Hedge numbering:
    - Tree number - refer to schedule for information

Note:  
The original of this drawing was produced in colour - a monochrome copy should not be relied upon.  
Site Survey based on KND Surveys Ltd drawing number F0515-1.  
Tree numbers 8, 9, 12 & 13 plotted by eye.



**Key to Symbols of Trees**

**Tree Species**

1. All trees are to be retained unless otherwise stated.

2. Trees to be removed.

3. Trees to be retained.

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100. Trees to be retained.

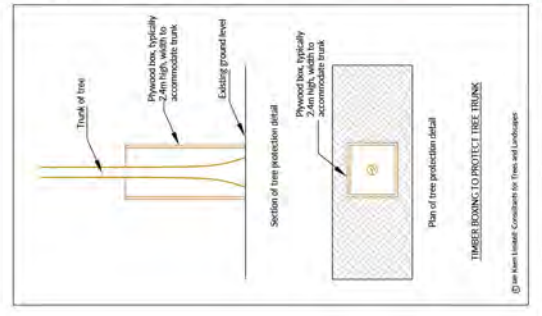
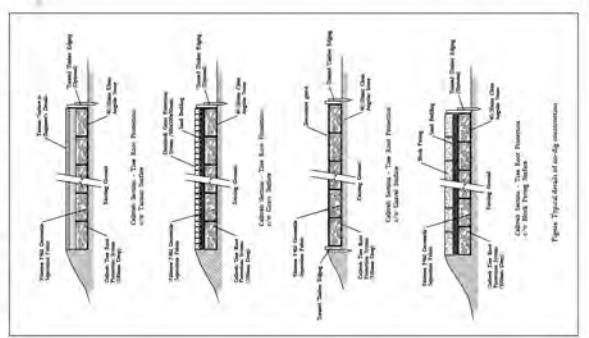
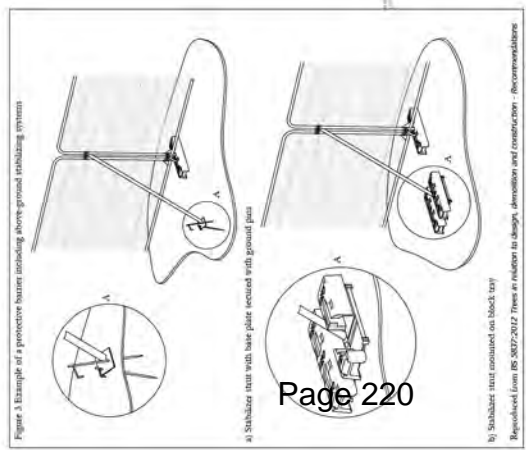
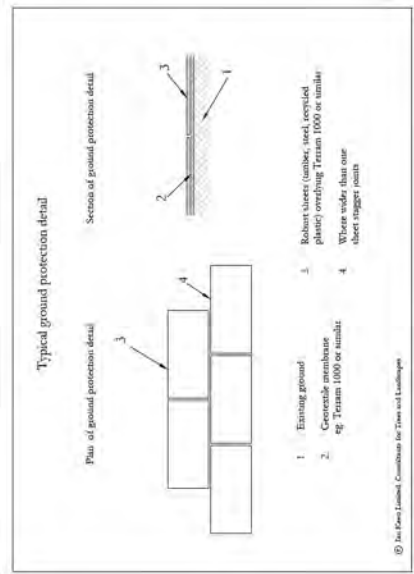
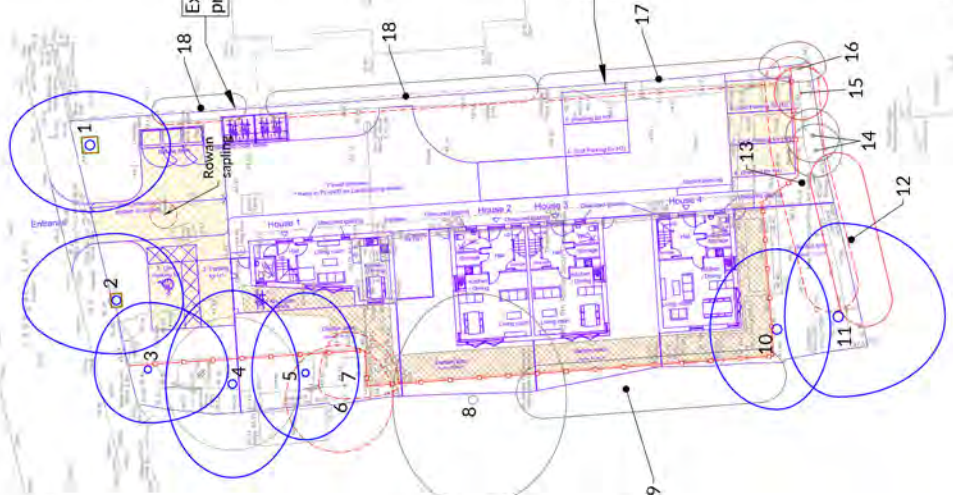
Tree No.	Common Name	Species	Height (m)	DBH (cm)	Health	Notes	Survival	Protection	Drawn	Checked	Date
1	Common Elm	Ulmus glabra	15	15	1	Good	Retain	None	JJK	JJK	15.03.19
2	Common Elm	Ulmus glabra	17	17	1	Good	Retain	None	JJK	JJK	15.03.19
3	Common Elm	Ulmus glabra	15	15	1	Good	Retain	None	JJK	JJK	15.03.19
4	Common Elm	Ulmus glabra	17	17	1	Good	Retain	None	JJK	JJK	15.03.19
5	Common Elm	Ulmus glabra	15	15	1	Good	Retain	None	JJK	JJK	15.03.19
6	Common Elm	Ulmus glabra	17	17	1	Good	Retain	None	JJK	JJK	15.03.19
7	Common Elm	Ulmus glabra	15	15	1	Good	Retain	None	JJK	JJK	15.03.19
8	Common Elm	Ulmus glabra	17	17	1	Good	Retain	None	JJK	JJK	15.03.19
9	Common Elm	Ulmus glabra	15	15	1	Good	Retain	None	JJK	JJK	15.03.19
10	Common Elm	Ulmus glabra	17	17	1	Good	Retain	None	JJK	JJK	15.03.19
11	Common Elm	Ulmus glabra	15	15	1	Good	Retain	None	JJK	JJK	15.03.19
12	Common Elm	Ulmus glabra	17	17	1	Good	Retain	None	JJK	JJK	15.03.19
13	Common Elm	Ulmus glabra	15	15	1	Good	Retain	None	JJK	JJK	15.03.19
14	Common Elm	Ulmus glabra	17	17	1	Good	Retain	None	JJK	JJK	15.03.19
15	Common Elm	Ulmus glabra	15	15	1	Good	Retain	None	JJK	JJK	15.03.19
16	Common Elm	Ulmus glabra	17	17	1	Good	Retain	None	JJK	JJK	15.03.19
17	Common Elm	Ulmus glabra	15	15	1	Good	Retain	None	JJK	JJK	15.03.19
18	Common Elm	Ulmus glabra	17	17	1	Good	Retain	None	JJK	JJK	15.03.19

**Existing fence to act as protection for boundary hedge**

18

**Existing fence to act as protection for boundary hedge**

17



- Key:**
- Existing site features
  - Proposed structures
  - Trees retained
  - Trees for removal
  - 2.0m high barrier as detail in Fig 3
  - Minimum extent of moving construction
  - Actual deployment may be greater
  - Area of ground protection
  - Timber boarding

- Rev E 28.05.19 Latest layout overlay, jk
- Rev D 15.03.19 Latest layout overlay, jk
- Rev C 16.11.18 Latest layout overlay, AP
- Rev B 06.11.18 Latest layout overlay, AP
- Rev A 01.10.18 Latest layout overlay, AP
- Rev 0 27.03.18 Initial issue, AP

**Note:**

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Site Survey based on KND Surveys Ltd drawing number F0315-T.

Tree numbers 8, 9, 12 & 13 plotted by eye.

Proposed Ground Floor Plan based on Colman Architects drawing number 1445/PL-110 Rev L.

**CLIENT:** London Diocesan Fund

**PROJECT:** Scout Hut, Ladygate Lane, Ruislip

**TITLE:** Tree Protection Plan

**DRAWING NUMBER:** 9846-KC-XX-YTREE-TPP01REV

**DATE:** March 2018 **SCALE:** 1:200 @ A1

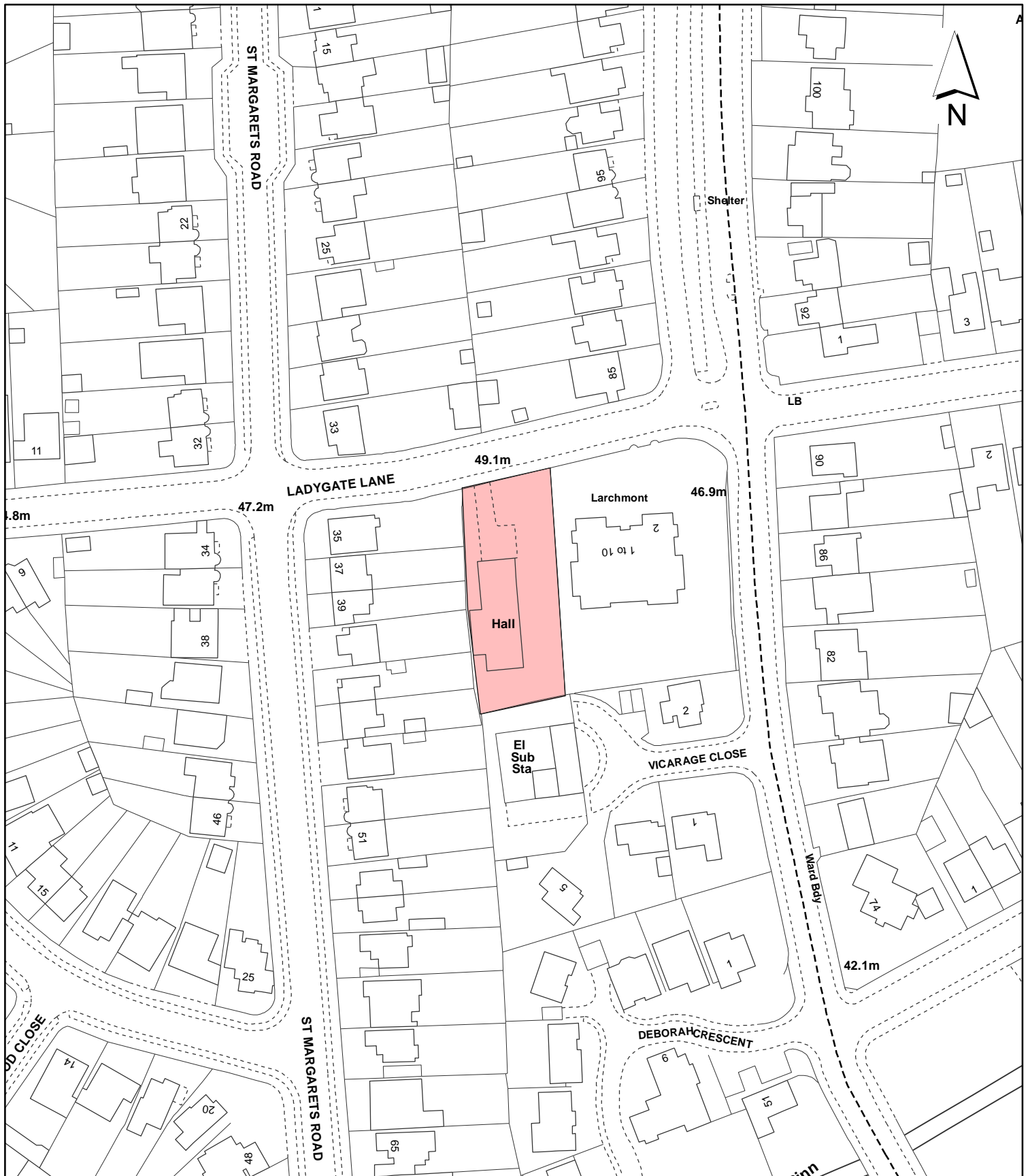
**DRAWN BY:** MJL **CHECKED BY:** JJK

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**KEN**

15, Seale, Tipton, Golden Valley, West, Hampshire SO42 8JG  
Tel: 01252 826000  
Email: info@ken.co.uk  
www.ken.co.uk



**Notes:**

 Site boundary

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Site Address:

**Scouts Hut  
 4 Ladygate Lane**

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

Planning Application Ref:  
**702/APP/2018/4224**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 221**

Date:  
**June 2019**



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

**Address** 1 HARLYN DRIVE PINNER

**Development:** Single storey side/rear extension, first floor side extension and conversion to 2 x 1-bed and 1 x 2-bed self-contained flats.

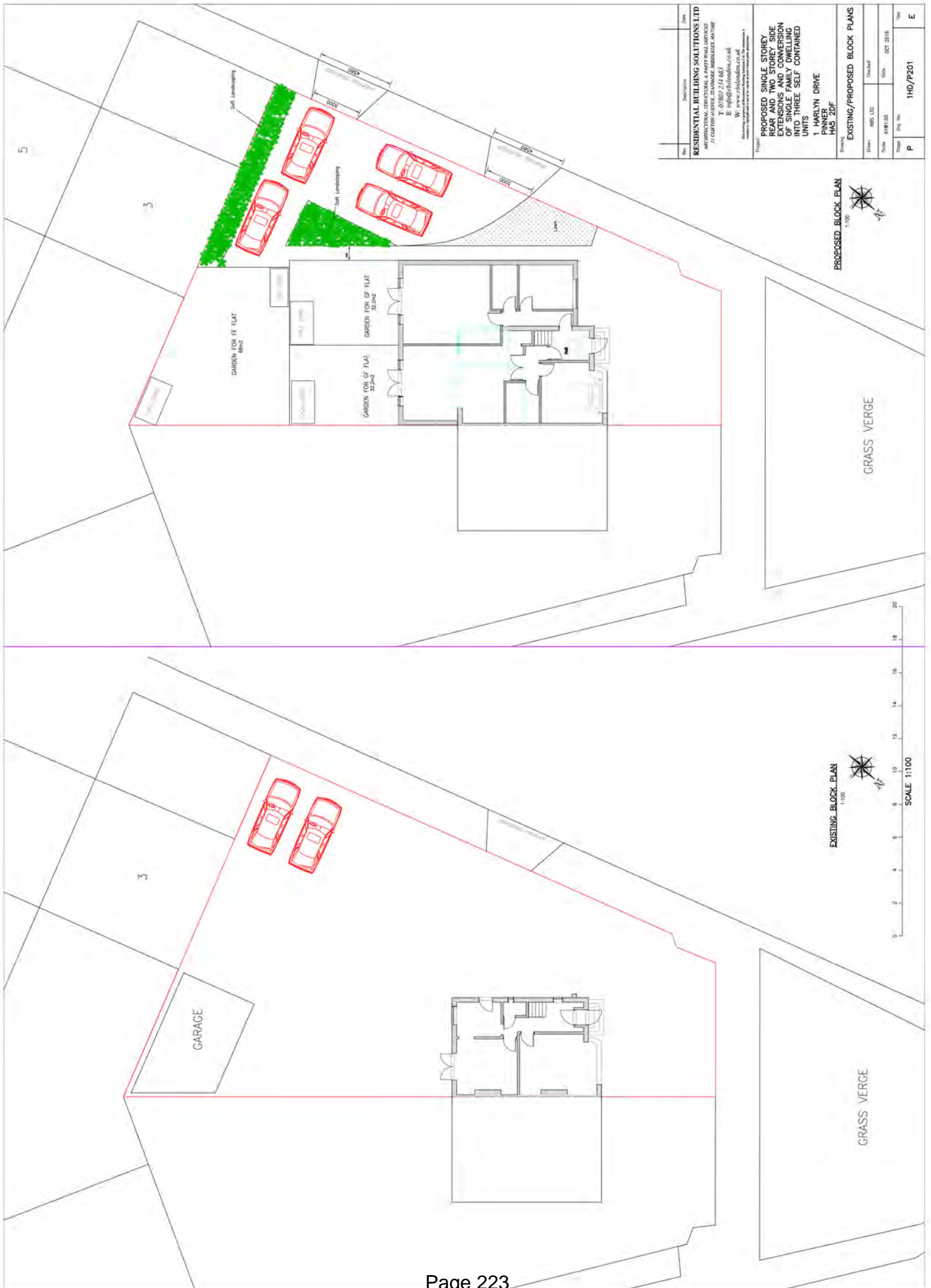
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**Date Plans Received:** 11/11/2018

**Date(s) of Amendment(s):** 11/11/2018

**Date Application Valid:** 21/11/2018

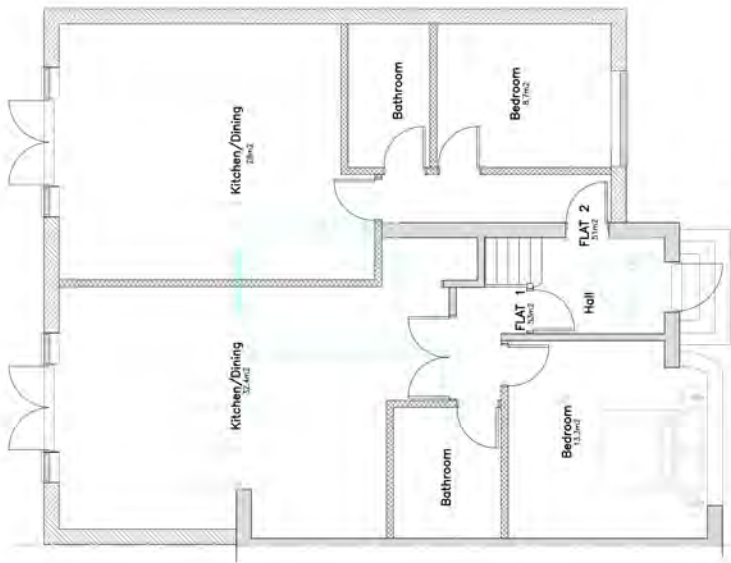
13/11/2018



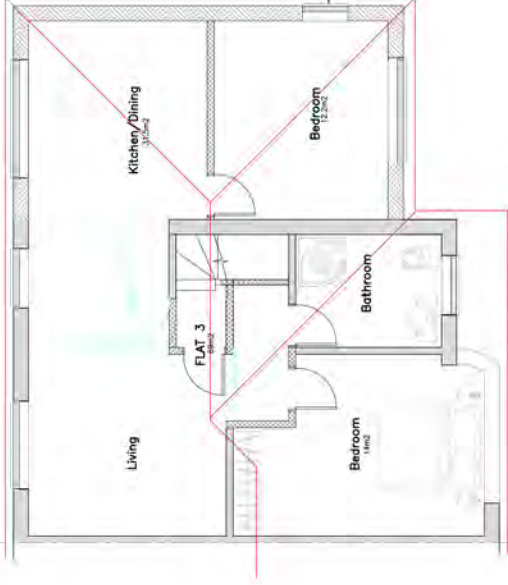
No.	Description	Date
<b>RESIDENTIAL BUILDING SOLUTIONS LTD</b> ARCHITECTURAL, STRUCTURAL & PARTY WALL SERVICE 21 CLIFTON AVENUE, STANMORE, MIDDLESEX, HA7 1HE T: 07807 234 063 E: info@rbsltd.co.uk W: www.residential-buildingsolutions.co.uk <small>Residential Building Solutions Ltd is a registered company in England No. 10132873</small>		
<b>PROPOSED SINGLE STOREY REAR AND TWO STOREY SIDE EXTENSIONS AND CONVERSION OF SINGLE FAMILY DWELLING INTO THREE SELF CONTAINED UNITS</b> 1 HARLYN DRIVE PINNER HAS ZDF		
Drawing: <b>EXISTING/PROPOSED BLOCK PLANS</b> Drawn: RBBS LTD Checked:		
Scale:	As Shown	Date: OCT 2018
Sheet No.:	1/10	Total No.:
Plot No.:	P	Drawn No.:
Project No.:	11HD/P201	Revision:
Client:	E	

SCALE 1:100

SCALE 1:50



PROPOSED GROUND FLOOR PLAN 1:50



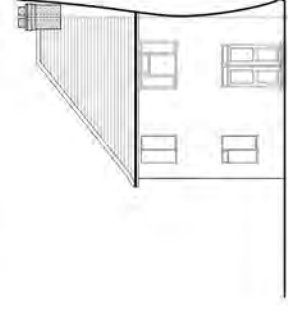
PROPOSED FIRST FLOOR PLAN 1:50



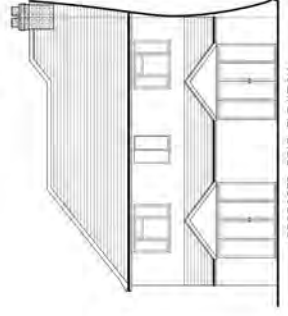
EXISTING FRONT ELEVATION 1:100



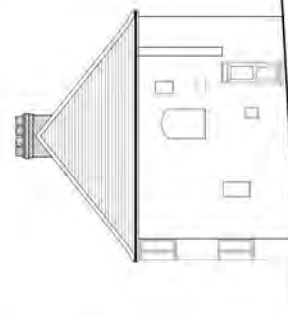
PROPOSED FRONT ELEVATION 1:100



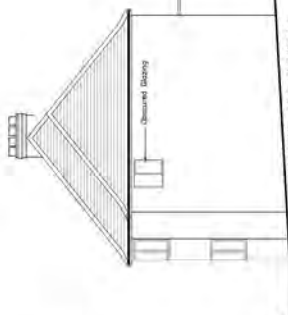
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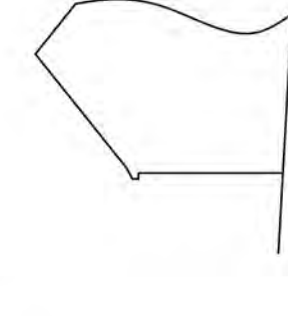
PROPOSED REAR ELEVATION 1:100



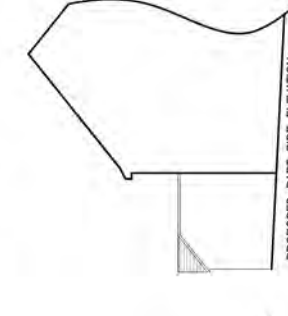
EXISTING SIDE ELEVATION 1:100



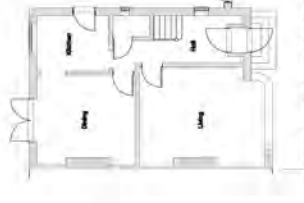
PROPOSED SIDE ELEVATION 1:100



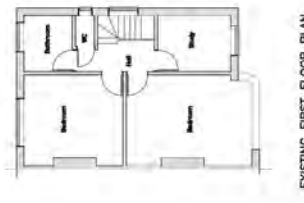
EXISTING PART SIDE ELEVATION 1:100



PROPOSED PART SIDE ELEVATION 1:100



EXISTING GROUND FLOOR PLAN 1:100



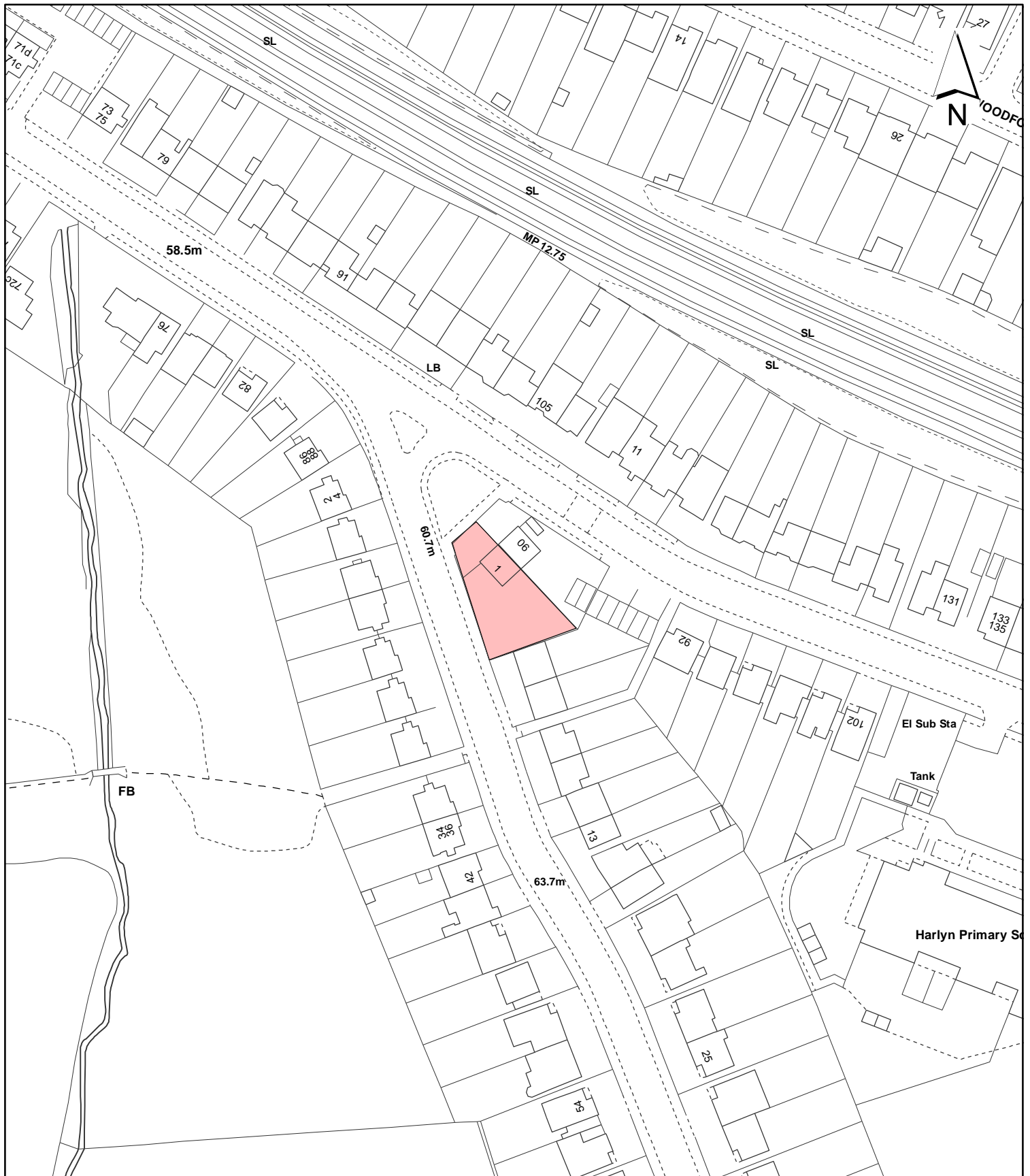
EXISTING FIRST FLOOR PLAN 1:100



SITE LOCATION PLAN 1:1250



No.	Description	Date
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2	REVISIONS	11/10/2016
3	REVISIONS	11/10/2016
4	REVISIONS	11/10/2016
5	REVISIONS	11/10/2016
6	REVISIONS	11/10/2016
7	REVISIONS	11/10/2016
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100	REVISIONS	11/10/2016



**Notes:**

 Site boundary

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Site Address:

**1 Harlyn Drive  
Pinner**

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

Planning Application Ref:

**16932/APP/2018/3978**

Scale:

**1:1,250**

Planning Committee:

**North Page 225**

Date:

**July 2019**



**HILLINGDON**  
LONDON

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

**Address** LAND AT GARAGE BLOCK SOUTHBOURNE GARDENS RUISLIP  
**Development:** Three storey building comprising of 6 x 2-bed flats with associated parking and amenity space, involving demolition of existing garages.  
**LBH Ref Nos:** 72211/APP/2019/664

**Date Plans Received:** 25/02/2019

**Date(s) of Amendment(s):** 25/02/2019

**Date Application Valid:** 13/03/2019





## Location Plan

*Southbourne Gardens, Ruislip, HA4 9SW*



THE GILLETT MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants

1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Page 227

Drg. No. 18/3217/1  
Scale 1250@A4  
Date 25/10/18  
Drawn by SB



**EXISTING  
SITE PLAN**

REVISION	1	06/11/18	S. Bleszczak
Dwg. No.	18/3217/2	Scale	1:200
Date	06/11/18	Drawn by	S. Bleszczak

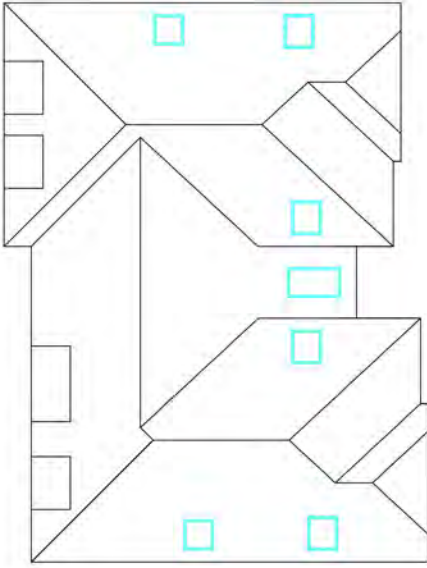
**THE GILLET MACLEOD PARTNERSHIP**  
 Chartered Architects & Town Planning Consultants  
 1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333



Scale Bar	0 1 2 3 4 5 6 7 8 9 10 Metres
	1:200 @ A1

**Southbourne Gardens, Ruislip, HA4 9SW**

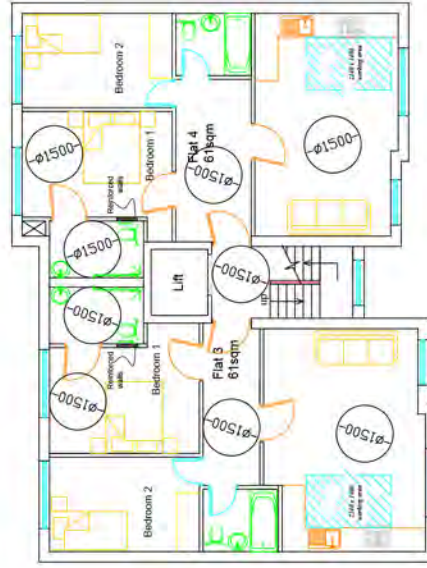
AMENDMENTS	
A	Plans revised to demonstrate compliance with the spatial requirements 31/05/19



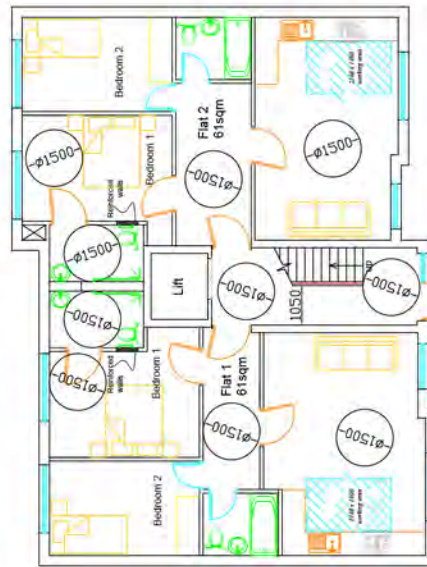
ROOF PLAN



LOFT PLAN



FIRST FLOOR



GROUND FLOOR

FLOOR PLANS

Drwg. No.18/3217/104	REVISION
Scale 1:100	A
Date 30/10/18	
Drawn by SB	

THE GILLET MACLEOD PARTNERSHIP  
 Chartered Architects & Town Planning Consultants  
 1 High Road Old Eastcote Pinner, Middlesex HA5 2EW Tel. 0208 868 1333



Southbourne Gardens, Ruislip, HA4 9SW

AMENDMENTS	
A	Scheme revised
	01/02/19



PROPOSED  
SITE PLAN

Dwg. No.	18/3217/103A	REVISION	
Scale	1:200		A
Date	06/11/18		C
Drawn by	S.Bieszczad		

THE GILLET MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants  
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333

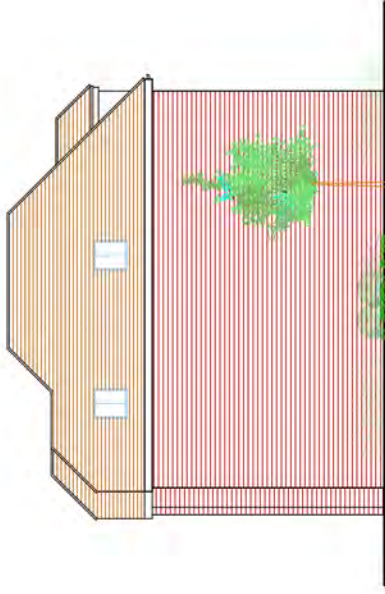


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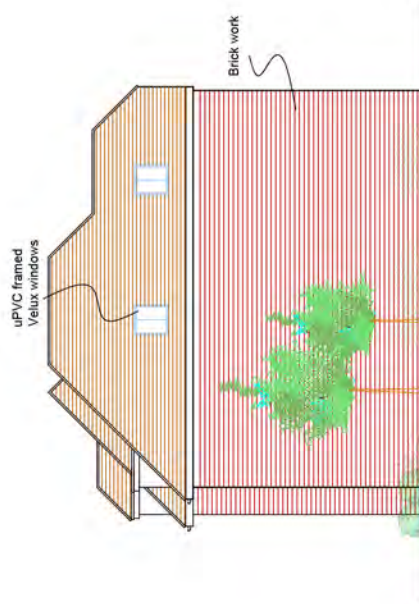
**Southbourne Gardens, Ruislip, HA4 9SW**



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

ELEVATIONS



**Notes:**

 Site boundary

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Site Address:

**Land at southbourne Gardens**

Planning Application Ref:

**72211/APP/2019/664**

Planning Committee:

**North Page 232**

Scale:

**1:1,250**

Date:

**July 2019**

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

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



**HILLINGDON**  
 LONDON

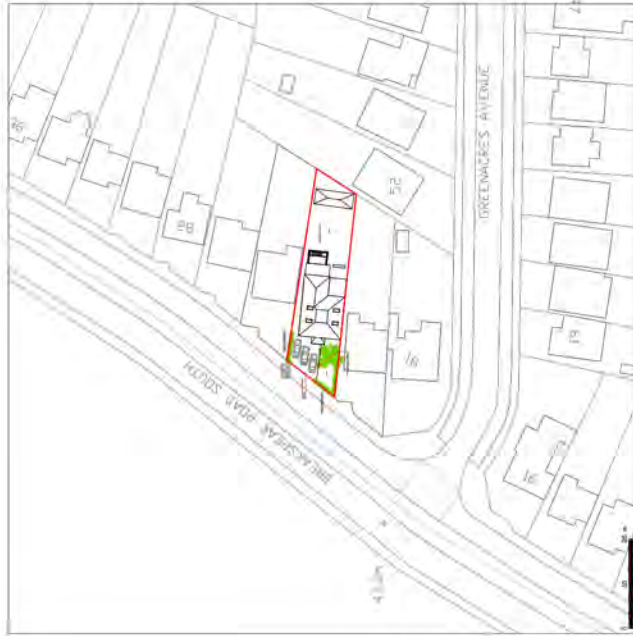
**Report of the Head of Planning, Transportation and Regeneration**

**Address** 22 BREAKSPEAR ROAD SOUTH ICKENHAM

**Development:** Part two storey, part single storey side/rear extension, enlargement of roof space to create additional habitable roof space, creation of basement level, porch to front and single storey outbuilding to rear for use as a gym

**LBH Ref Nos:** 51947/APP/2019/1144

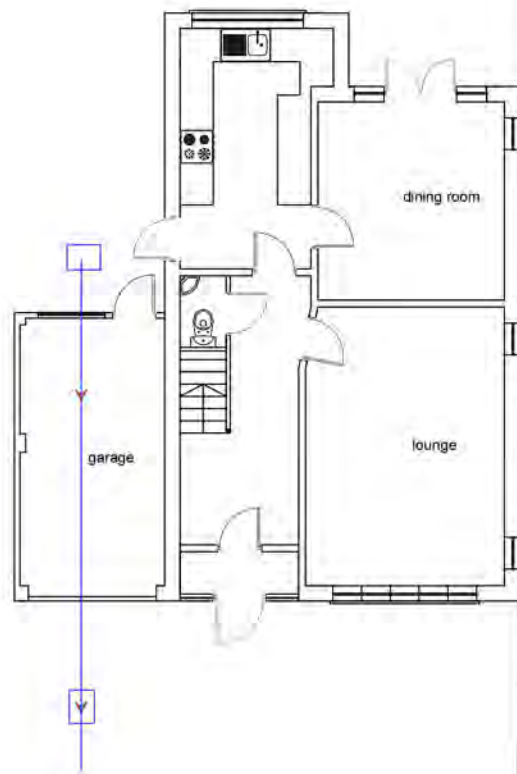
<b>Date Plans Received:</b>	03/04/2019	<b>Date(s) of Amendment(s):</b>	11/06/2019
<b>Date Application Valid:</b>	12/04/2019		03/04/2019



**SITE LOCATION PLAN**

<b>MCS DESIGN Architectural Services</b> Mohamed Centre Services Design 53 Walsley, Walsley, SJA 3NN		mobile: 07809319224 tel: 01753 869117 fax: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk
<b>Client</b>	MR. MAHBOOB MOHAMMED	
<b>Site</b>	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE.	
<b>Project</b>	FIRST FLOOR SIDE 2 STOREY PART REAR AND PART SIDE ONE STOREY PORCH CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING	
<b>Title</b>	SITE LOCATION PLAN	
<b>Project</b>	HOUSEHOLDER PLANNING APPLICATION	
<b>Drawing Number</b>	MOHAMMED/PLAN/011	
<b>Scale</b>	As per	
<b>Date</b>	11:12:50 @ A3	Kaleem Jajjua BArch
	25th March 2019	Revision





EXISTING GROUND FLOOR PLAN

**M C S DESIGN Architectural Services**  
 Mohammed Cadeem Design Group  
 51 Westmead, Windsor, SL4 8NN

mob: 07789310224  
 tel: 07753369117  
 fax: 01753 889117  
 www.mcdesignservices.co.uk  
 email: info@mcdesignservices.co.uk

**client:**  
 MR. MAHBOOB MOHAMMED

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

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

**title:**  
 EXISTING GROUND FLOOR PLAN

**status:**  
 HOUSEHOLDER PLANNING APPLICATION

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

**scale:** 1:100 @ A3 **drawn:** Kaleem Janjua BA/pt

**date:** 28th March 2019 **revision:**



EXISTING FIRST FLOOR PLAN

**M C S DESIGN** *Architecture Services*  
 Midlands Creative Services Design  
 53 Westmead, Winkbor, SL4 5NN

mob: 07900310224  
 tel: 01753 869117  
 fax: 01753 869117  
 www.mcsdesignservices.co.uk  
 email: info@mcsdesignservices.co.uk

**client**  
 MR MAHBOOB MOHAMMED

**site**  
 22 BREAKSPEAR ROAD SOUTH,  
 ICKENHAM, UxBRIDGE, UB10 8HE

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

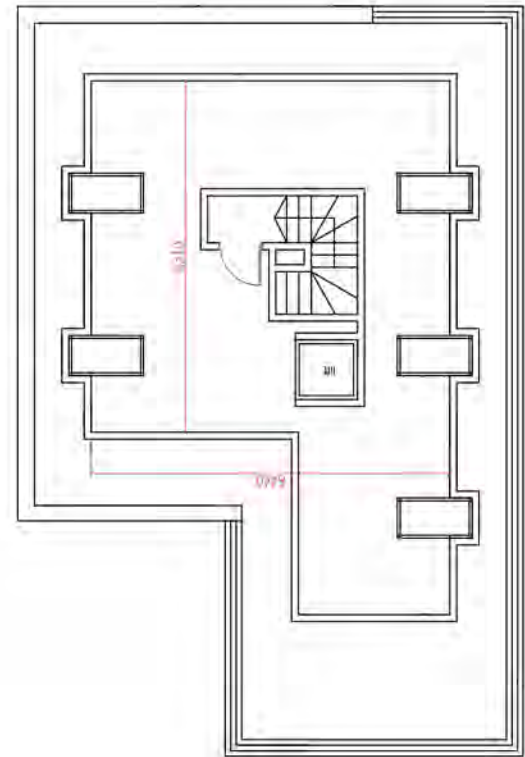
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**status**  
 HOUSEHOLDER PLANNING APPLICATION

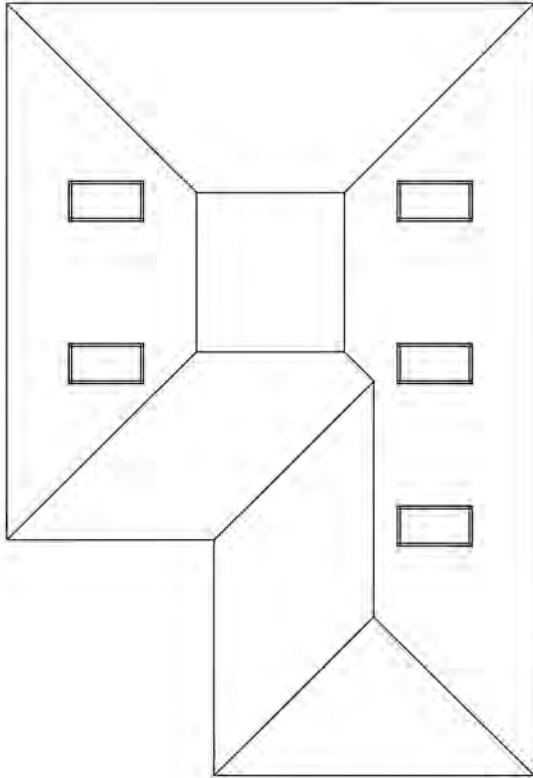
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 MOHAMMED/PLAN/005

<b>scale</b> 1:100 @ A3	<b>drawn</b> Kaleem Janjua BA/prn
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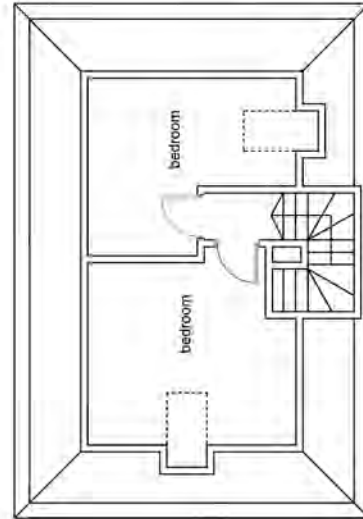
<b>date</b> 28th March 2019	<b>revision</b>
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PROPOSED SECOND FLOOR PLAN




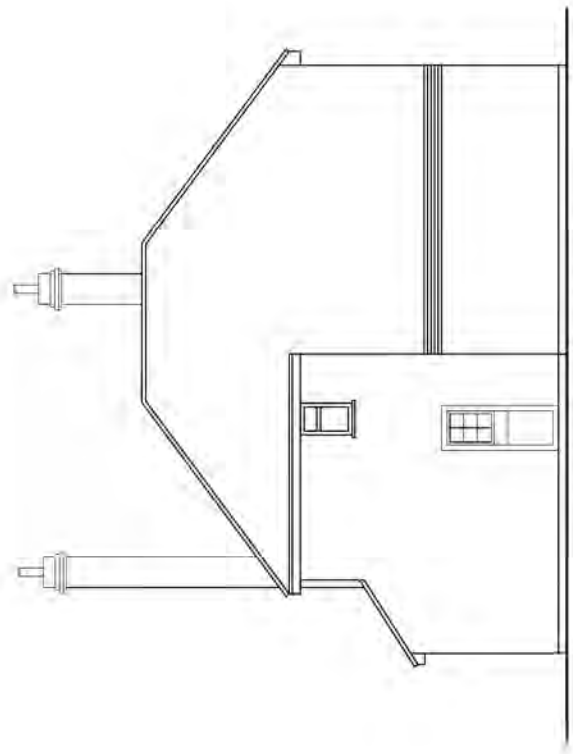
PROPOSED ROOF PLAN



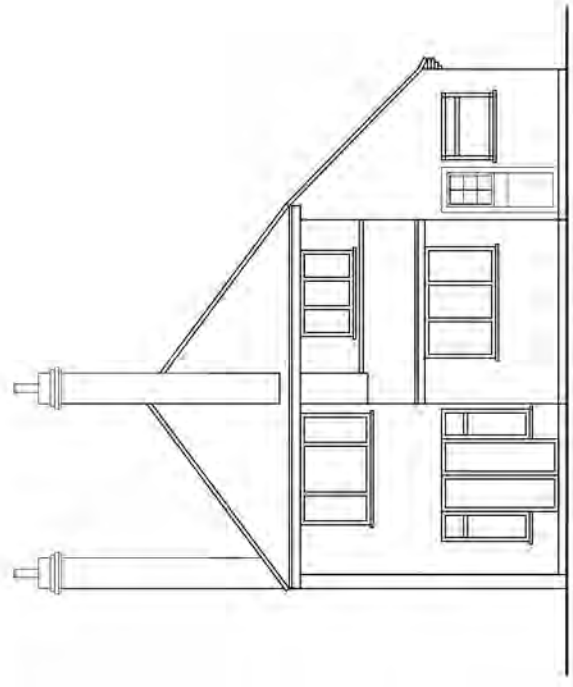
EXISTING SECOND FLOOR PLAN

<b>MCS DESIGN</b> <i>Multi-Disciplinary Design</i> 43 Westwood, Woburn, MA 30N mob: 0753 69117 fax: 01753 69117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk	
<b>client:</b> MR. MOHAMMED MOHAMMED	<b>date:</b> 29th March 2019
<b>site:</b> 22 BREAKSPEAR ROAD SOUTH, ICKENHAM, LUXBRIDGE, UB10 8HE.	<b>scale:</b> 1:100 @ A3
<b>project:</b> FIRST FLOOR SIDE, 2 STOREY PART REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF CONVERSION INTO DETACHED OUTBUILDING	<b>drawing number:</b> MOHAMMED/PLAN/003
<b>title:</b> EXISTING AND PROPOSED SECOND FLOOR AND ROOF PLANS	<b>date:</b> 29th March 2019
<b>status:</b> HOUSEHOLDER PLANNING APPLICATION	<b>author:</b> Kallim Jayna Birch

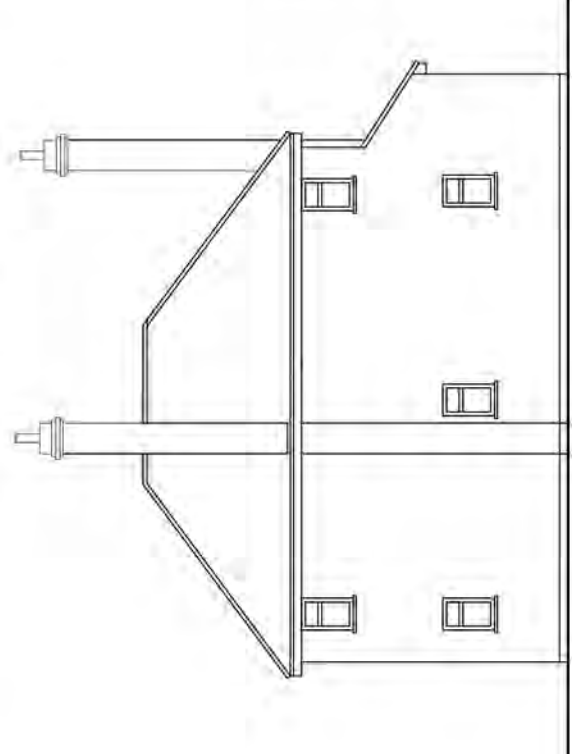
	
MCD DESIGN ARCHITECTS 41 Ventnor, Winton, SA1 1AN	
Tel: 0756 019251 Tel: 01703 899117 Fax: 01703 899117 www.mcdesignarchitects.co.uk email: mohammed@mcdesignarchitects.co.uk	Client: MR. MAHMOUD MOHAMMED
Site: 23 BREANSPEAR ROAD SOUTH, ICEHENHAM, LYBRIDGE, UB10 9HE	Project: 1ST FLOOR SIDE 3 STOREY PART REAR AND PART SINGLE EXTENSION, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING
Title: EXISTING ELEVATIONS	
Status: HOUSEHOLDER PLANNING APPLICATION	
Drawing Number: MOHAMMED/PLAN/001	
Scale: 1:100 @ A3	Program: Khaled Jajaja Blanch
Date: 29th March 2018	Revision:



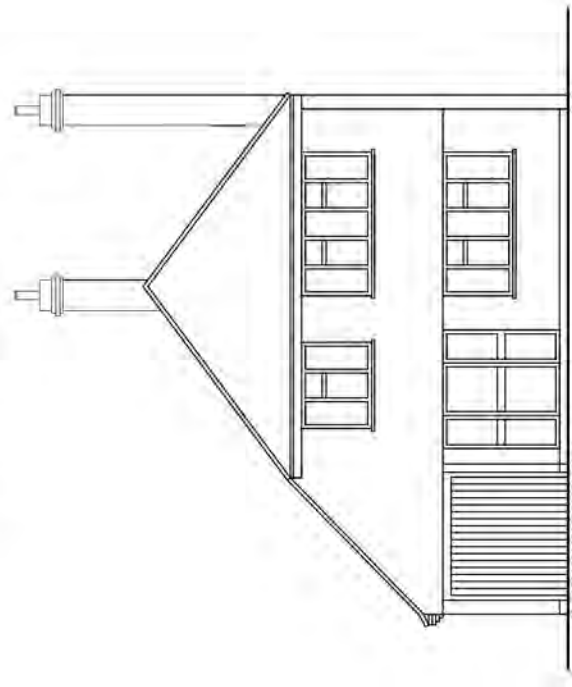
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



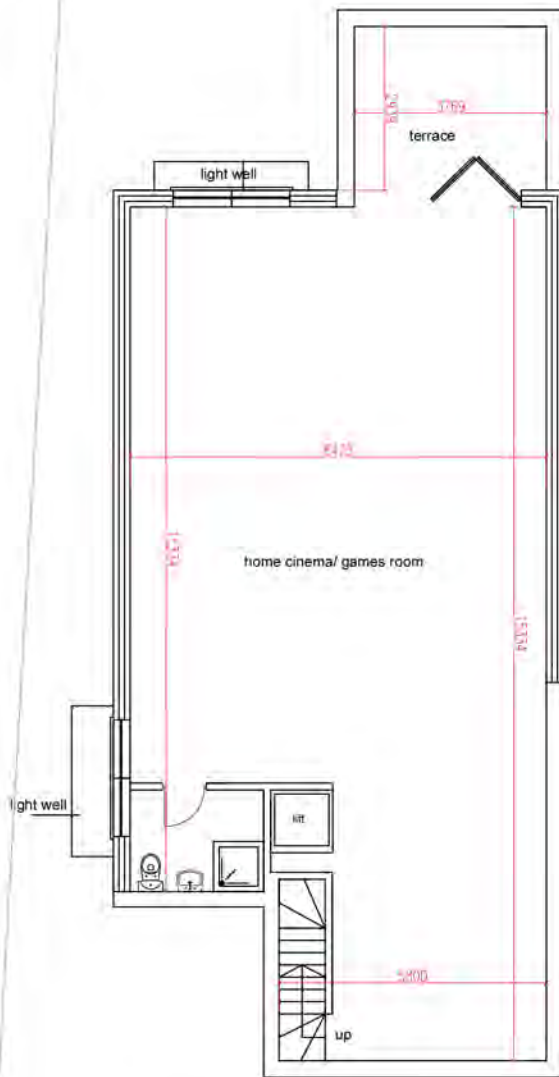
EXISTING SIDE ELEVATION 1



EXISTING SIDE ELEVATION 2



<b>MCS DESIGN Architectural Services</b> Mohamed Gharib Architects Design 55 Wensley, Winkley, SJA 3NN		mobile: 07809319224 tel: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk
Client	MR. MAHBOOB MOHAMMED	
Site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBURIDGE, UB10 8HE.	
Project	FIRST FLOOR SIDE 2 STOREY PART REAR AND PART SIDE 2 STOREY PART REAR CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING.	
Title	PROPOSED BLOCK PLAN	
Status	HOUSEHOLDER PLANNING APPLICATION	
Drawing Number	MOHAMMED/PLAN/010	
Scale	1:200 @ A3	
Date	29th March 2019	Revision

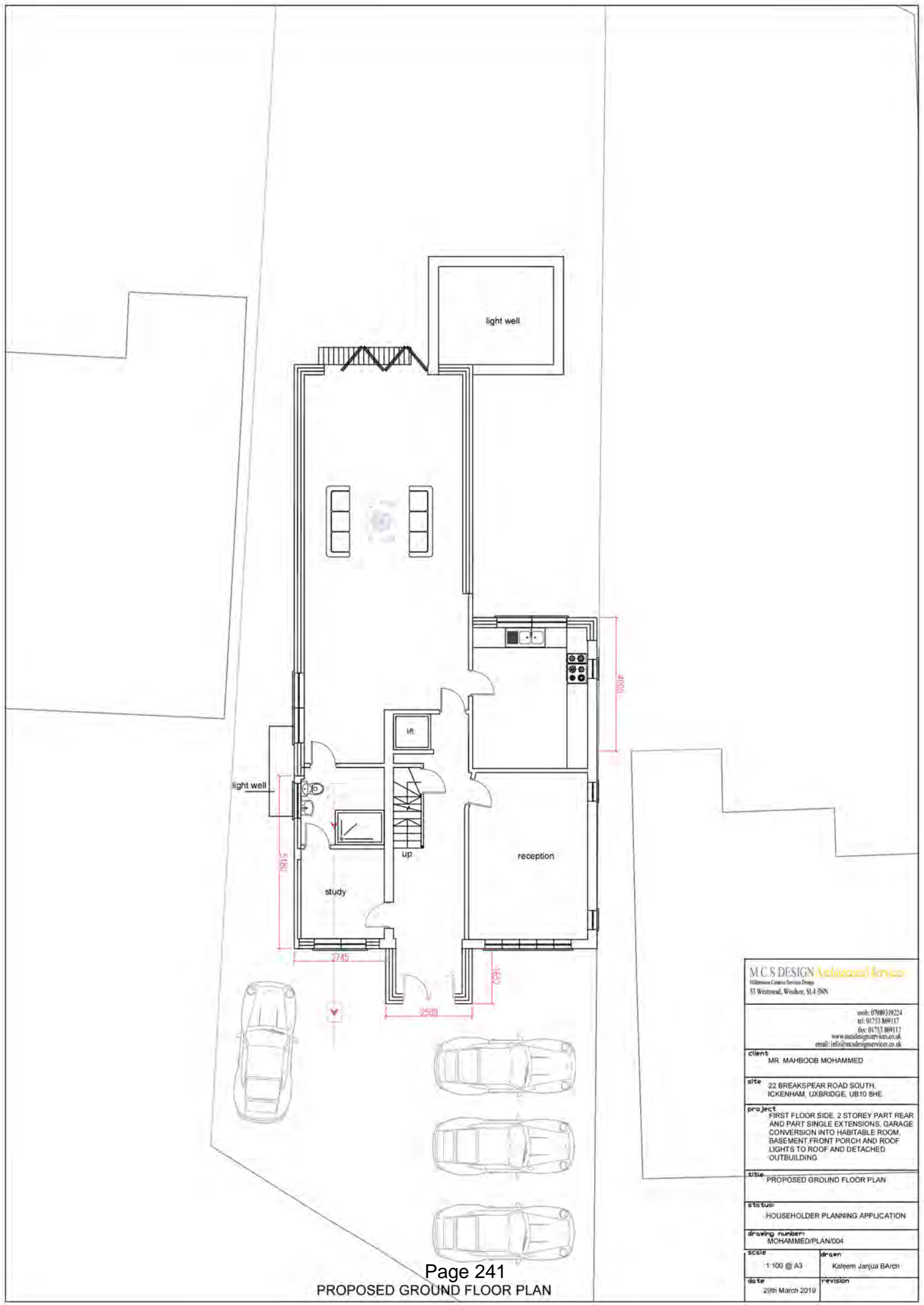


PROPOSED BASEMENT FLOOR PLAN

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

mob: 07900319224  
 tel: 01753 869117  
 fax: 01753 869117  
 www.mcsdesignarchitect.co.uk  
 email: info@mcsdesignservices.co.uk

<b>client</b>	MR MAHBOOB MOHAMMED	
<b>site</b>	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE	
<b>project</b>	FIRST FLOOR SIDE, 2 STOREY PART REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING	
<b>title</b>	PROPOSED BASEMENT FLOOR PLAN	
<b>status</b>	HOUSEHOLDER PLANNING APPLICATION	
<b>drawing number</b>	MOHAMMED/PLAN/005	
<b>scale</b>	1:100 @ A3	<b>drawn</b> Kaleem Janjua BA/PH
<b>date</b>	29th March 2019	<b>revision</b>



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

mob: 07980319224  
 tel: 01753 869117  
 fax: 01753 869117  
 www.mcdesignservices.co.uk  
 email: info@mcdesignservices.co.uk

**client**  
 MR MAHBOOB MOHAMMED

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

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

**title**  
 PROPOSED GROUND FLOOR PLAN

**status**  
 HOUSEHOLDER PLANNING APPLICATION

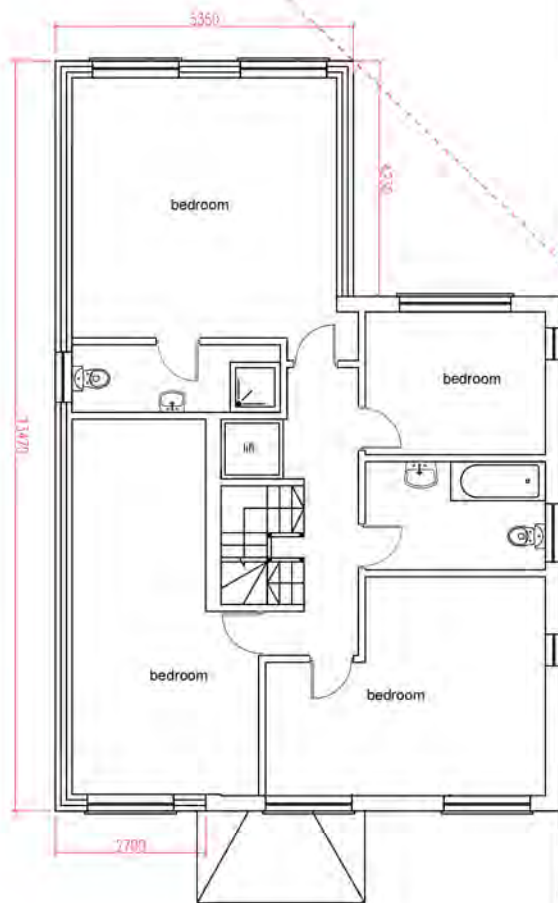
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 MOHAMMED/PLAN/004

**scale**  
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**drawn**  
 Kaleem Janjua BA/ptn

**date**  
 29th March 2019

**revision**



PROPOSED FIRST FLOOR PLAN

**M.C.S DESIGN** *Architectural Services*  
 Millennium Creative Services Design  
 53 Westmead, Windsor, SL4 5NN

mob: 07900319224  
 tel: 01753 869117  
 fax: 01753 869117  
 www.mcsdesign.co.uk  
 email: info@mcsdesignservices.co.uk

**client**  
 MR MAHBOOB MOHAMMED

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

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

**title**  
 PROPOSED FIRST FLOOR PLAN

**status**  
 HOUSEHOLDER PLANNING APPLICATION

**drawing number**  
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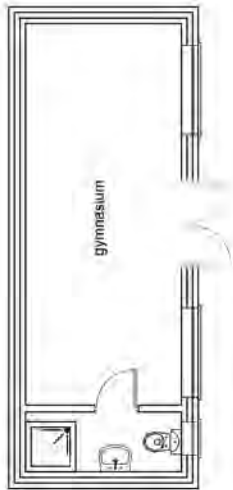
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**drawn**  
 Kaleem Janjua BA/PH

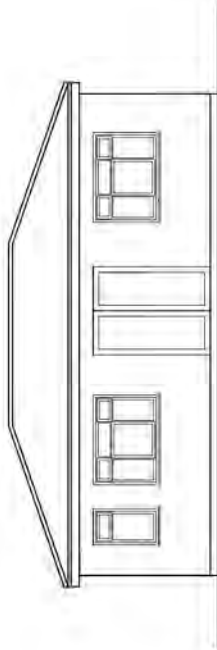
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 28th March 2019

**revision**

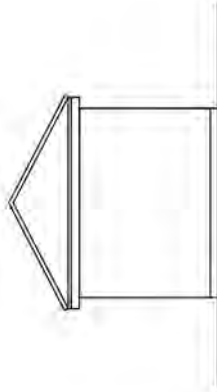




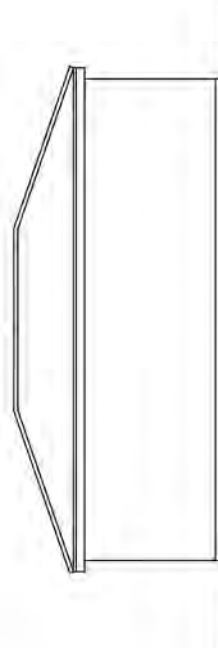
PROPOSED GROUND FLOOR PLAN



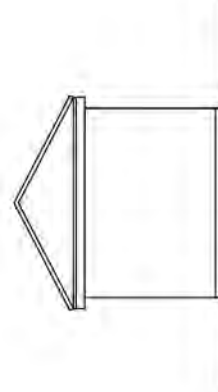
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 1

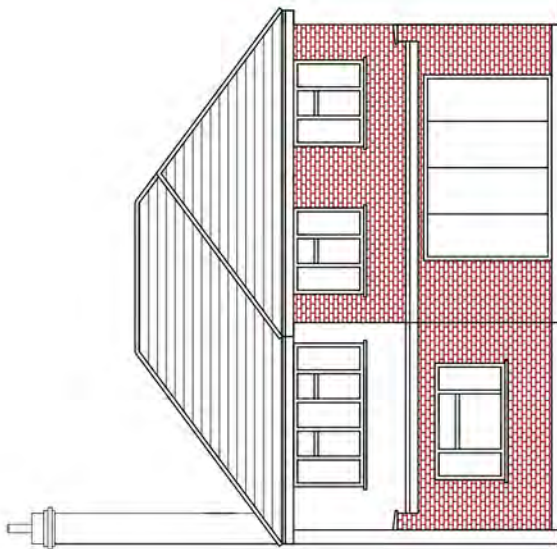


PROPOSED REAR ELEVATION

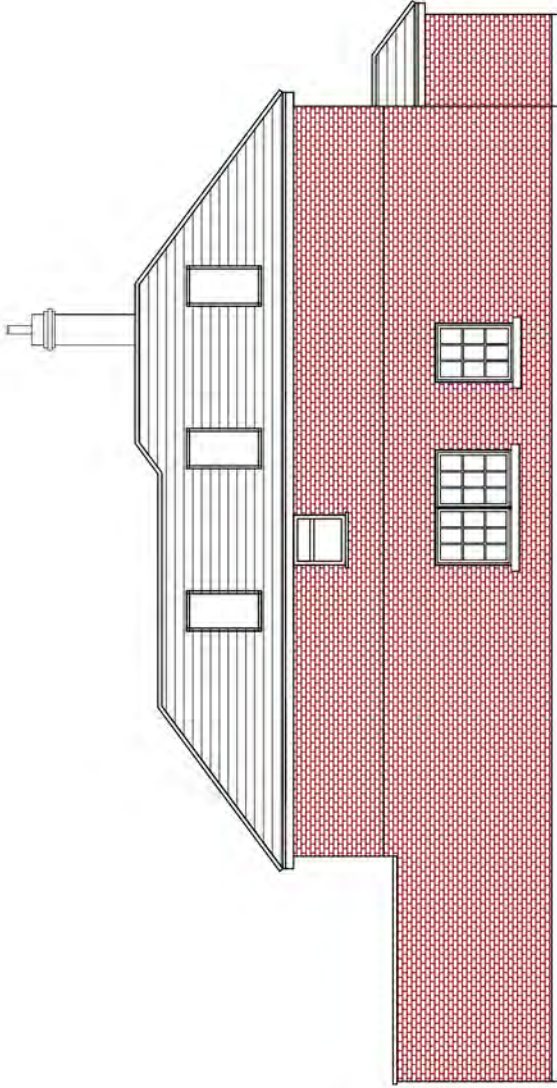


PROPOSED SIDE ELEVATION 2

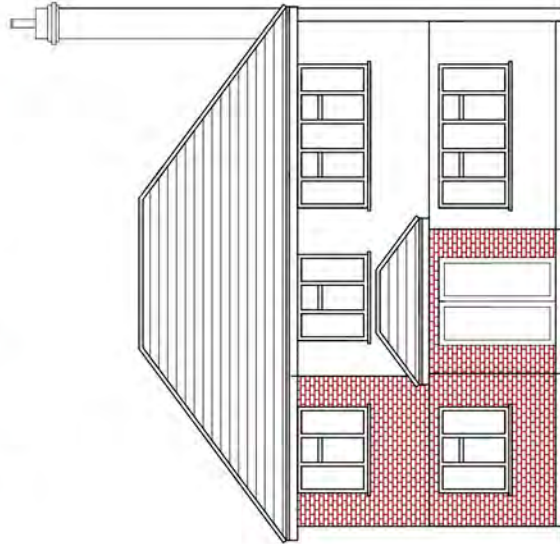
<b>M/C'S DESIGN</b> Building, Concept, Services, Design 33 Vennard, Windsor, SA, S39		mobile: 0738019424 tel: 01733 869117 fax: 01733 869117 www.mcsdesign.com.au email: info@mcsgov.com.au
Client:	MR. MAHMOUD MOHAMMED	
Site:	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, LINCOLN, 5301 S.A.	
Project:	FIRST FLOOR SIDE, 2 STOREY REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND REAR GARAGE WITH ROOFLIGHTS TO ROOF AND DETACHED OUTBUILDING	
Title:	DETACHED OUTBUILDING PROPOSED ELEVATIONS AND GROUND FLOOR PLAN	
Notes:	HOUSEHOLDER PLANNING APPLICATION	
Drawing Number:	MOHAMMED/PLAN/003	
Scale:	1:100 @ A3	Drawn: Khalim Jayous Blanch
Date:	9th June 2018	Revision:



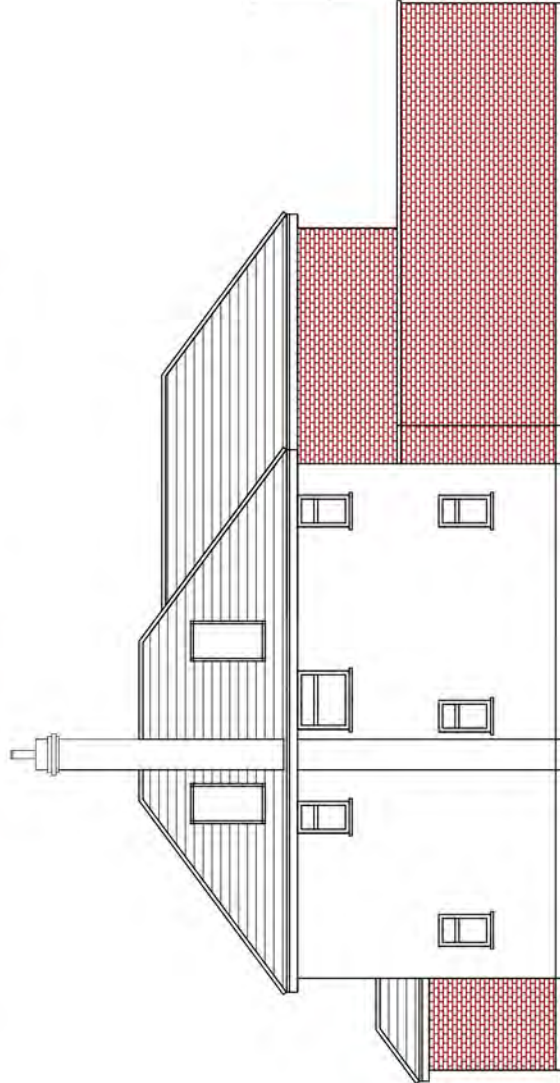
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 1

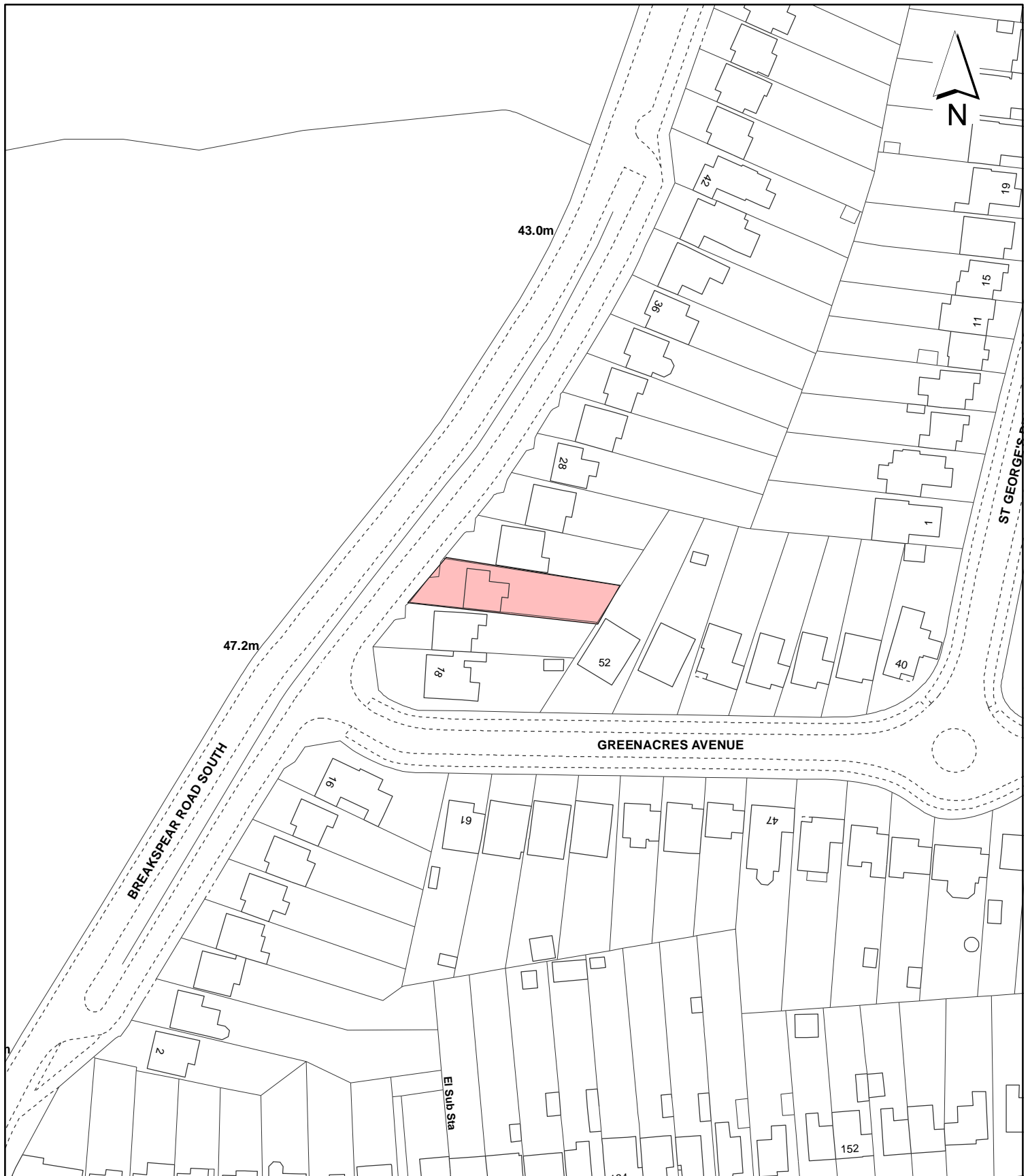


PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 2

<b>M.C.S DESIGN Architectural Services</b> 15 Green Lane 13 Welmead, Walsley, S61 2JN	
Client: MR. MAHBOOB MOHAMMED Tel: 07583 809117 Email: info@mcscsdesign.co.uk www.mcscsdesign.co.uk	Site: 22 BREAKSPEAR ROAD SOUTH ICKENHAM, LUXBRIDGE, UB10 8HE
Project: 2 STOREY PART REAR AND PART SINGLE EXTENSIONS, GARAGE AND CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING	
Title: PROPOSED ELEVATIONS	
Status: HOUSEHOLDER PLANNING APPLICATION	
Drawing Number: MOHAMMED/PLAN/002	
Scale: 1:100 @ A3	Drawn: Kaleem Janjua BArch
Date: 29th March 2019	Revision:



**Notes:**

 Site boundary

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Site Address:

**22 Breakspear Road South**

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

Planning Application Ref:

**51947/APP/2019/1144**

Scale:

**1:1,250**

Planning Committee:

**North Page 245**

Date:

**July 2019**



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

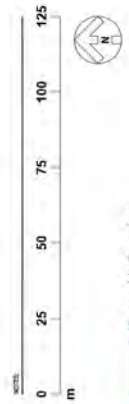
**Address** NORTHWOOD HEALTH & RACQUET CLUB DUCKS HILL ROAD  
NORTHWOOD

**Development:** Single storey rear extension, erection of an external spa garden to include 2 x  
one storey buildings for use as saunas and swimming pool with pool terrace

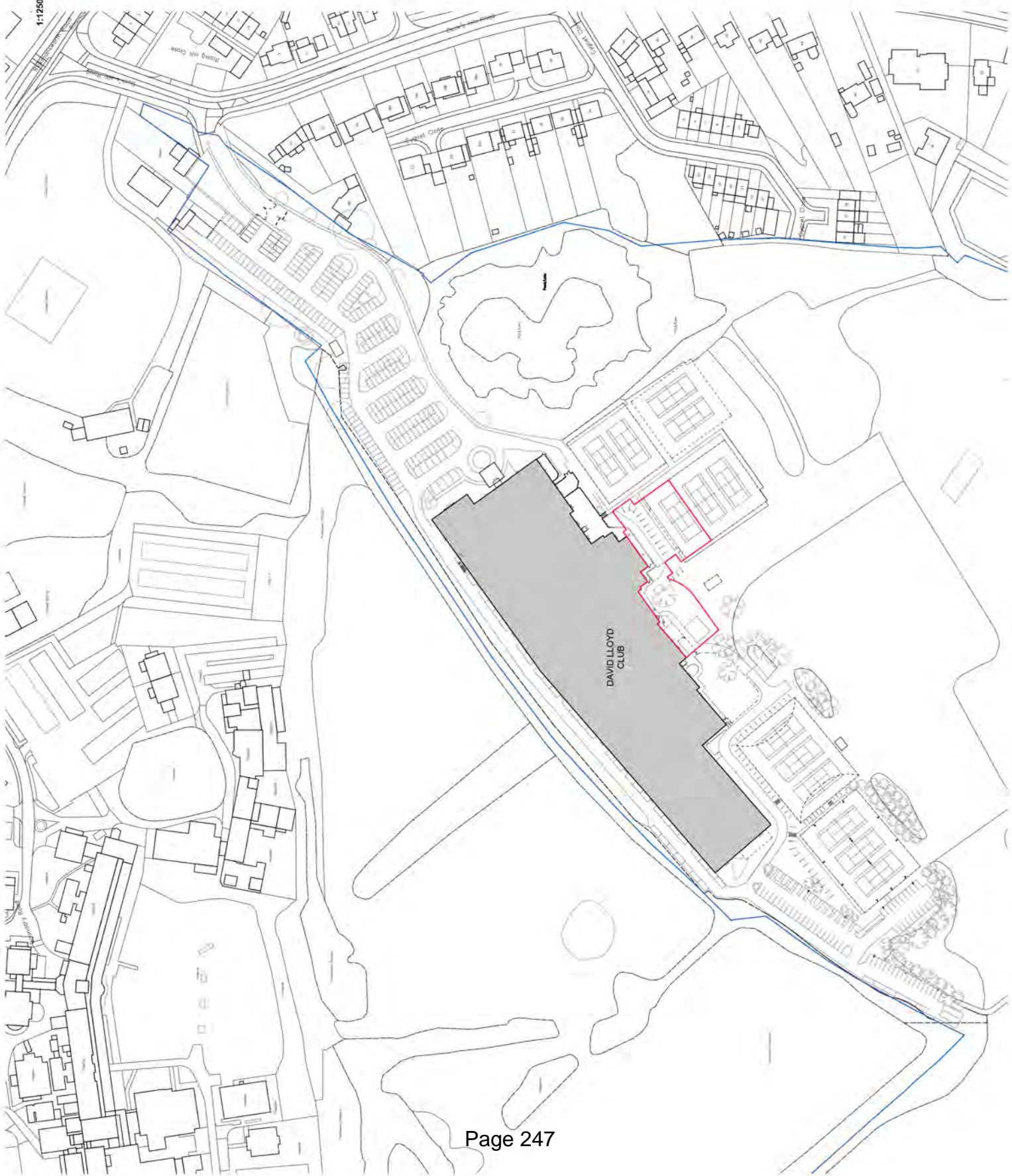
**LBH Ref Nos:** 272/APP/2019/1164

**Date Plans Received:** 04/04/2019  
**Date Application Valid:** 30/04/2019

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



Ownership Boundary  
 Site Boundary  
 Site Area: 0.52 Acres



PROJECT: PLANNING ISSUE  
 DATE: 27/03/2019

# PLANNING

*David Lloyd*  
 CLUBS

NORTHWOOD

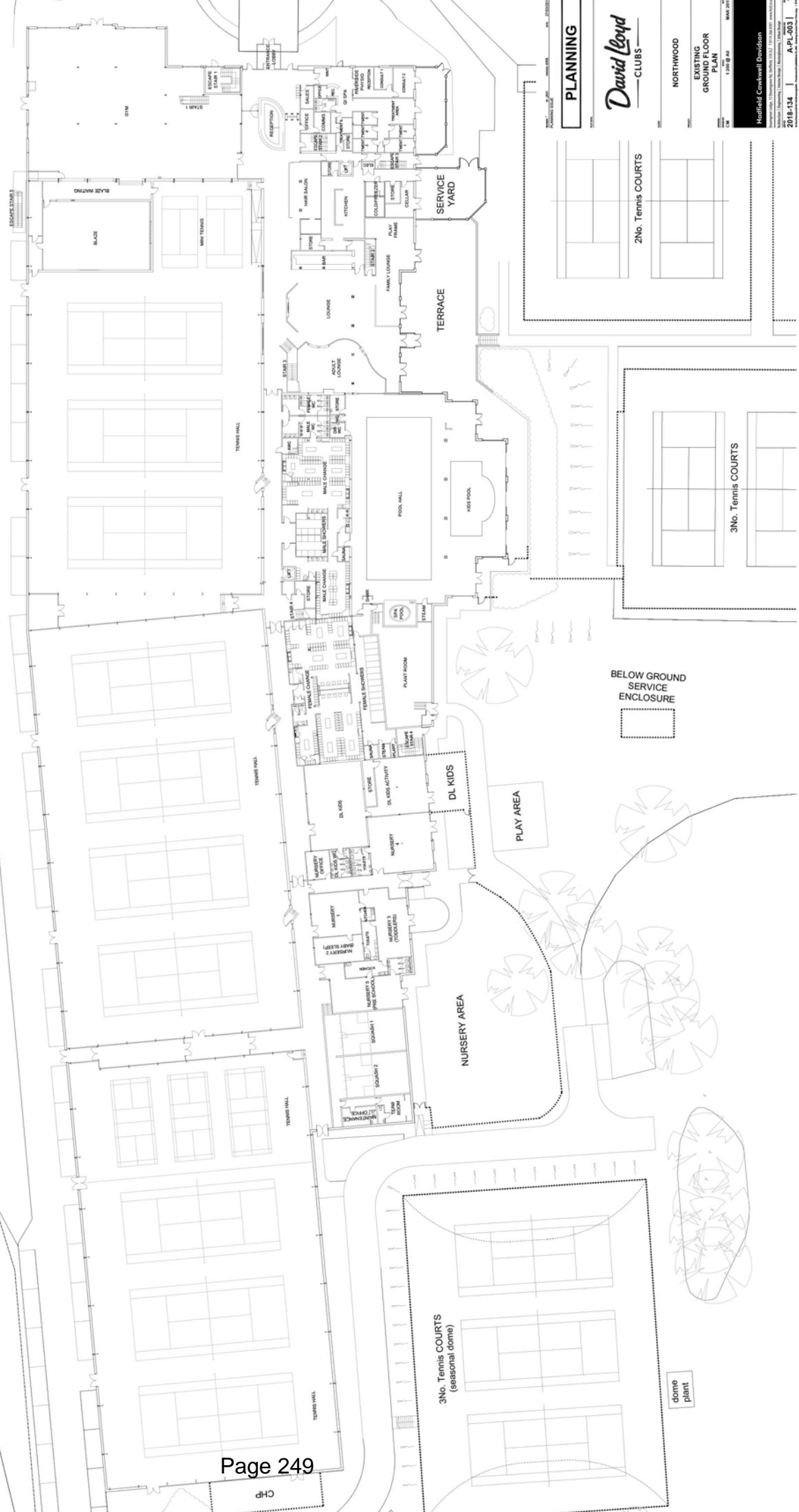
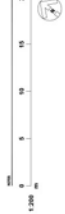
LOCATION PLAN

SCALE: 1:1250 @ A2  
 DATE: MAR 2019

**Hadfield Cawkwell Davidson**  
 Kingsgate Lodge, 13 Broomgrove Rd, Sheffield, S10 2LZ | 0114 2668181 | www.hcd.co.uk  
 Architecture | Engineering | Interior Design | Masterplanning | Urban Design  
**2018-134** | A-PL-001 |



PLANNING  
**David Lloyd**  
 CLUBS  
 NORTHWOOD  
 EXISTING  
 SITE PLAN  
 1:500 (S.A.)  
 MARK DATE  
 2018-134  
 AP1-002  
 Modified Crawkwell Davidson  
 2018-134



**PLANNING**

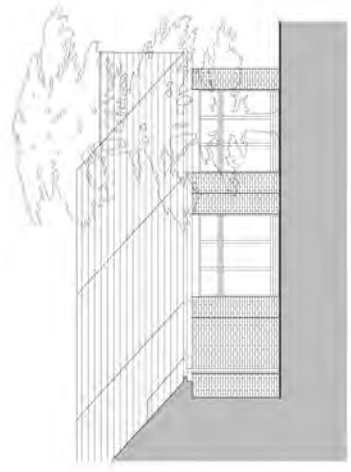
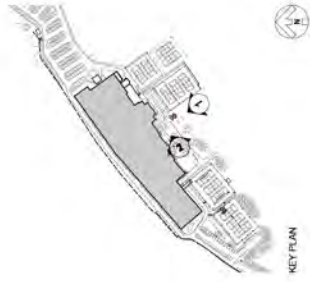
*David Lloyd* — CLUBS

NORTHWOOD  
EXISTING  
GROUND FLOOR  
PLAN  
1:200 @ A3  
MARK SITE

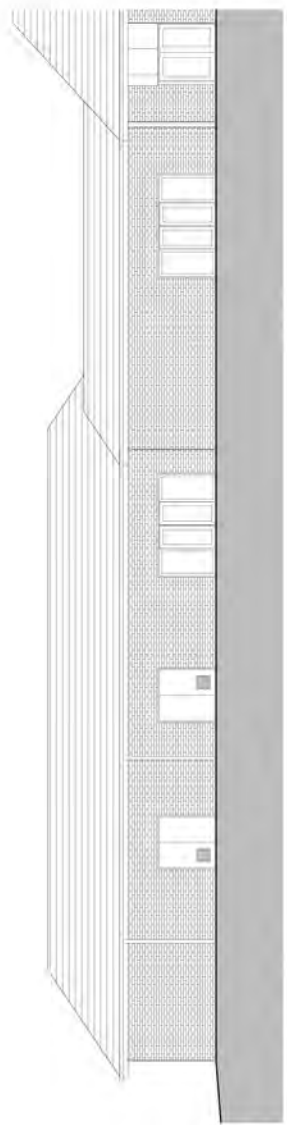
2018-134 | Hedfield Crawkwell Davidson  
A.P.L.003



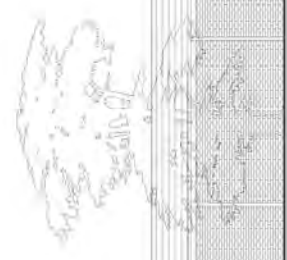




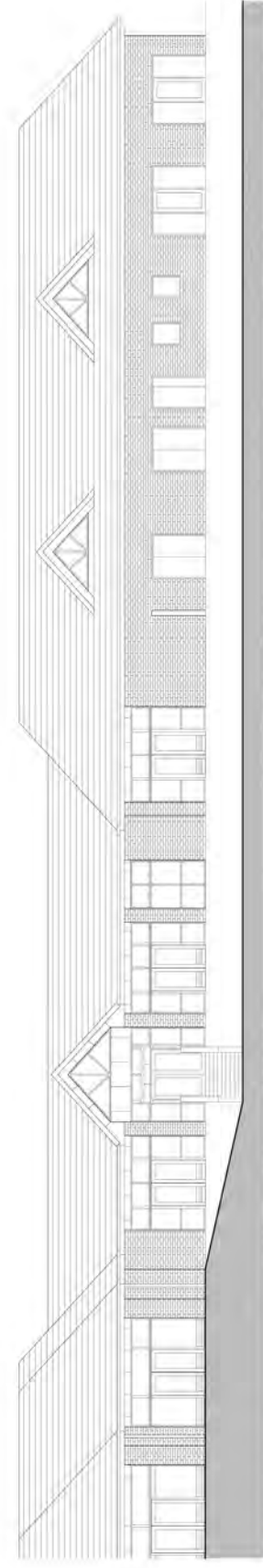
ELEVATION 2



ELEVATION 1



ELEVATION 1 CONTINUED



ELEVATION 1 CONTINUED

DATE: 2018-03-01  
 DRAWN BY: JAH  
 CHECKED BY: JAH  
 PROJECT: NORTHWOOD CLUBS  
 SHEET: 2018-03-01-PL-005

**PLANNING**

*David Lloyd*  
 CLUBS

**NORTHWOOD  
 EXISTING  
 ELEVATIONS**

SCALE: 1:100 @ A1  
 DATE: MAR 2019

**Hadfield Cawkwell Davidson**  
 ARCHITECTS  
 2018-434 | A-PL-005 | A





PLANNING

David Lloyd  
CLUBS

NORTHWOOD  
PROPOSED  
SITE PLAN

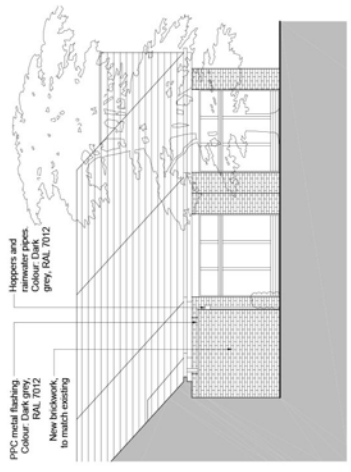
2018-134

Headfield Crankwell Davidson  
APL-006

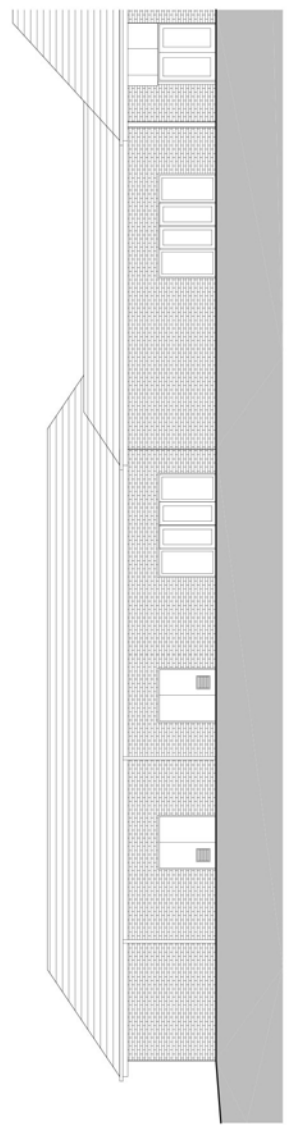




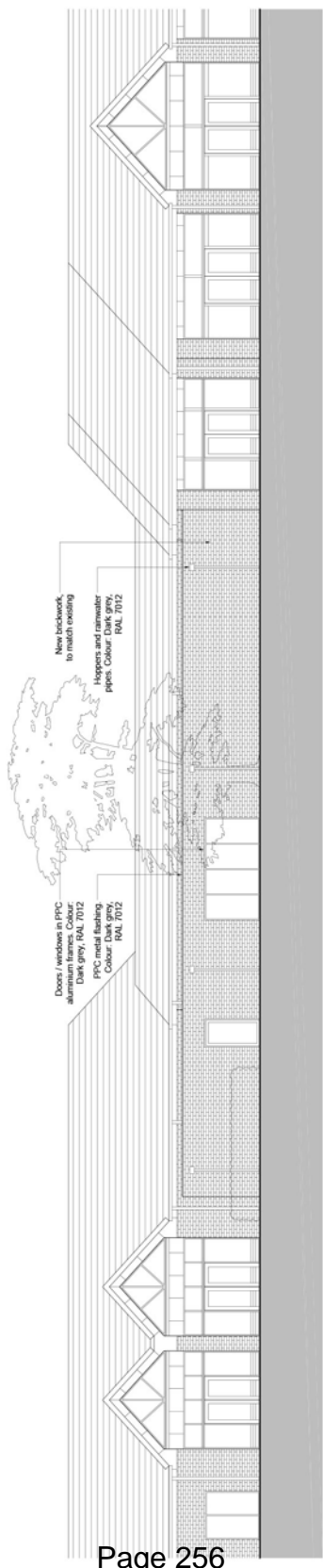




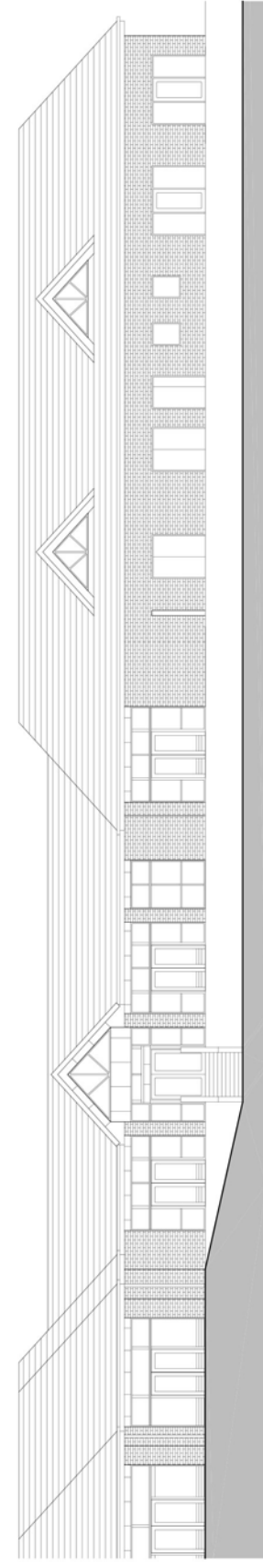
ELEVATION 2



ELEVATION 1



ELEVATION 1 CONTINUED



ELEVATION 1 CONTINUED

NO. 2064/2019  
ADDITIONAL SECTION PROVIDED  
DATE: 27/03/2019  
PLANNING ISSUE

**PLANNING**

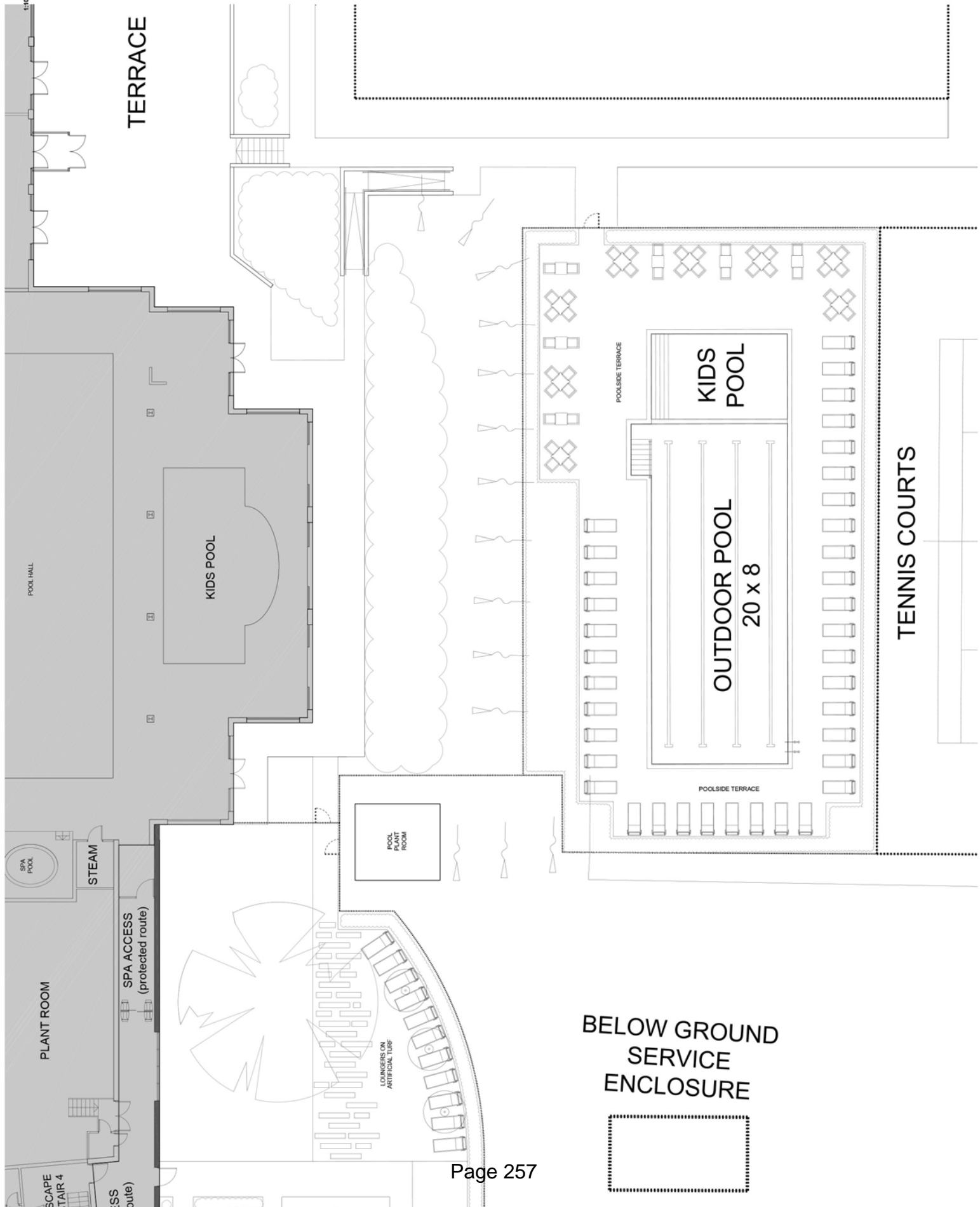
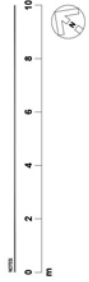
*David Lloyd*  
CLUBS

NORTHWOOD

PROPOSED  
ELEVATIONS

SCALE: 1:100 @ A1  
DATE: MAR 2019

**Hadfield Cawkwell Davidson**  
Architects | Engineers | Interior Design | Landscape Architects  
2018-134 | A-PL-009 | A



PLANNING

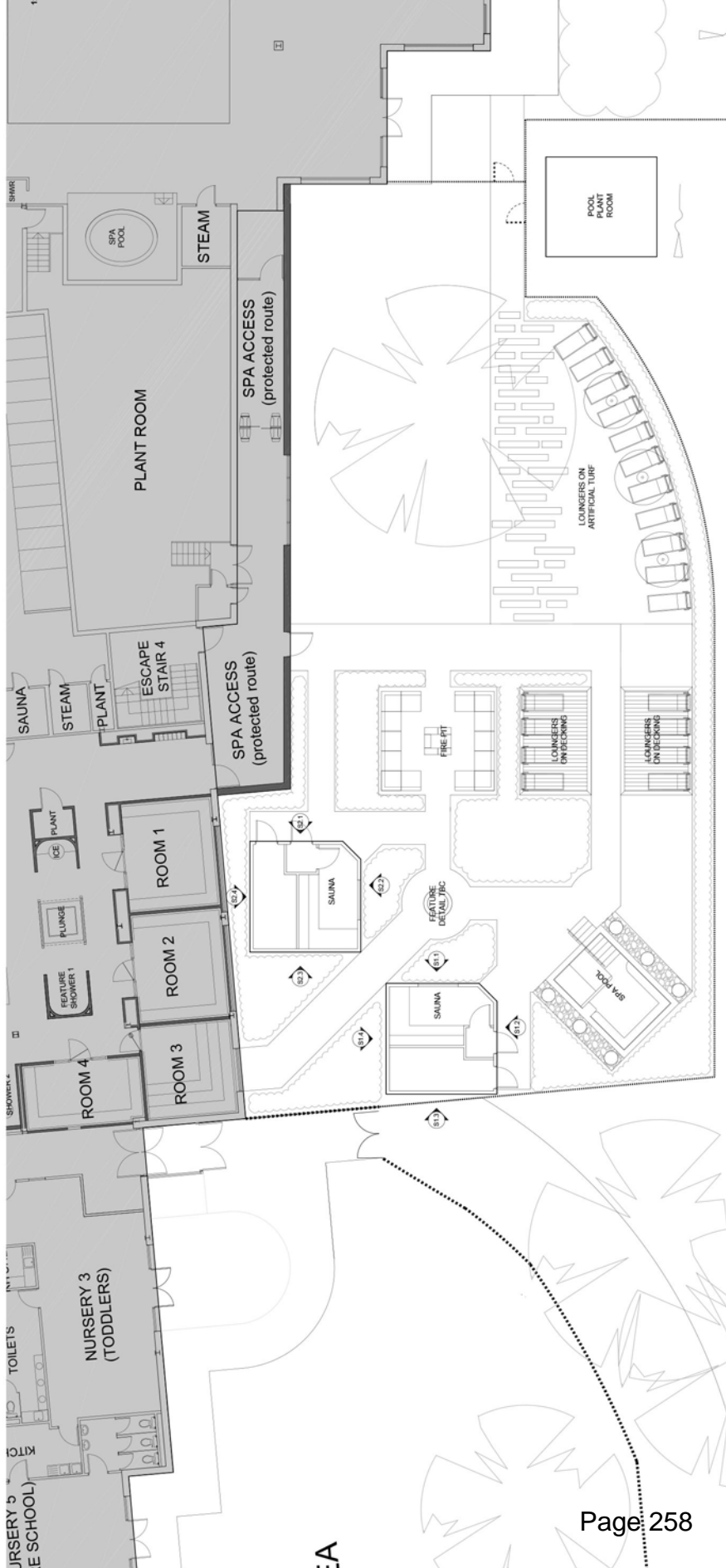
*David Lloyd*  
CLUBS

NORTHWOOD

PROPOSED  
OUTDOOR POOL  
PLAN

DATE: 1:100 @ A1 MAR 2019

Hadfield Cawkwell Davidson  
Architects | Engineers | Interiors Design | Landscape Architects | Urban Design  
2018-134 | A-PL-012 |  
www.hcd.co.uk



PROPOSED SPA GARDEN PLAN - 1:100

**PLANNING**

*David Lloyd*  
 CLUBS

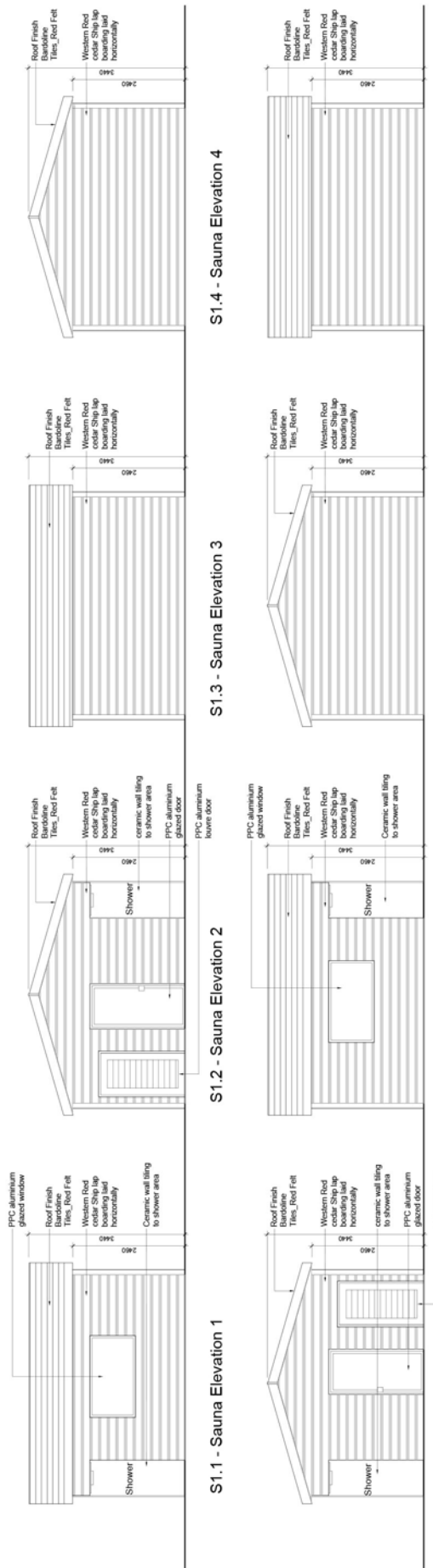
NORTHWOOD

PROPOSED SPA  
 GARDEN PLAN &  
 SAUNA ELEVATIONS

DATE: 2019.03.13  
 PROJECT: PROPOSED SPA GARDEN PLAN & SAUNA ELEVATIONS  
 DRAWING: PLANNING ISSUE  
 SHEET: 205402019  
 2018-134 | A-PL-013 | A

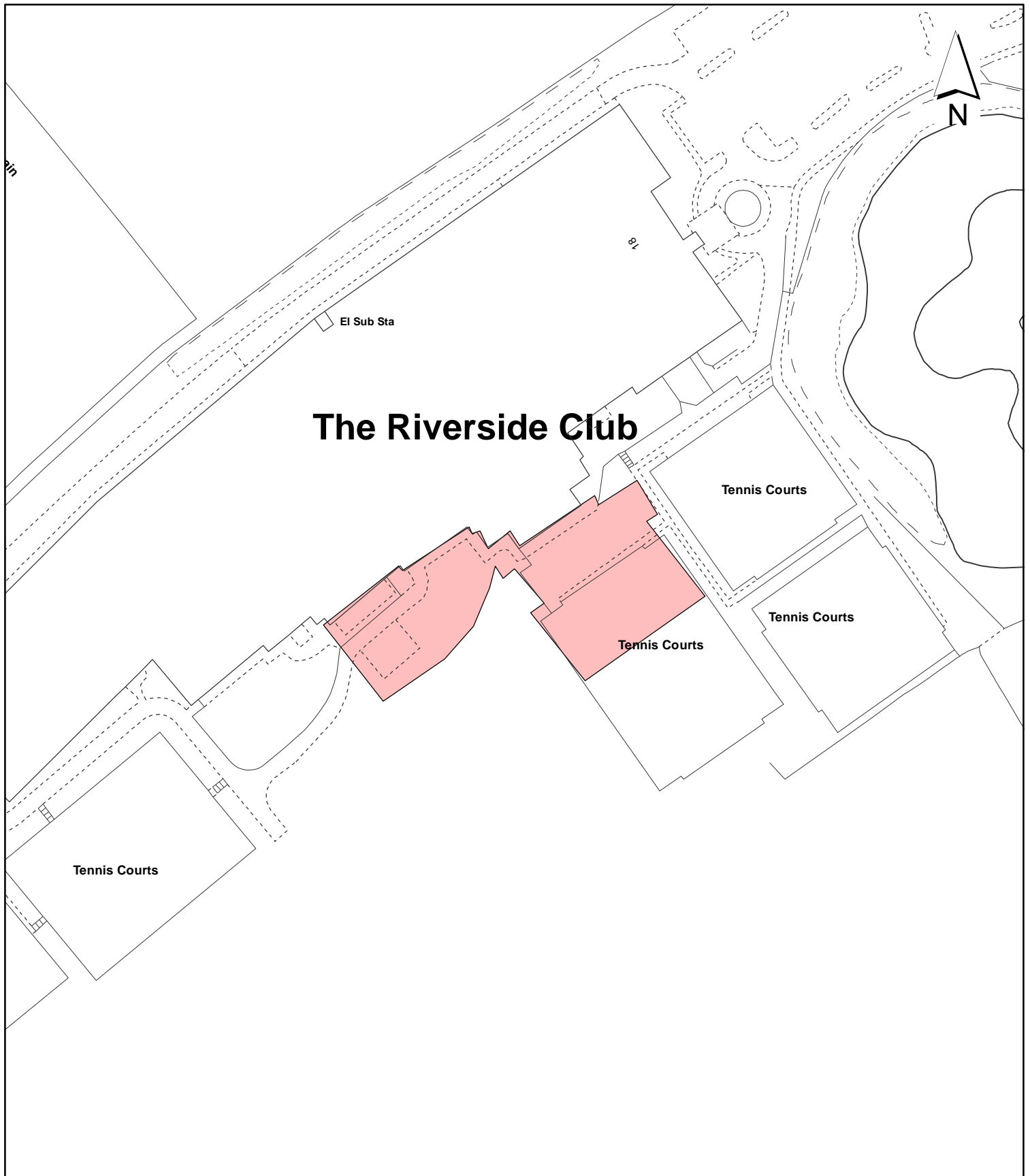
Hadfield Cawkwell Davidson

Architects | Engineers | Interiors | Landscape Architects  
 2018-134 | A-PL-013 | A  
 1:100 / 1:50 @ A1



S2.1 - Sauna Elevation 1  
 SAUNA ELEVATIONS - 1:50





**Notes:**

 Site boundary

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Site Address:

**Northwood Health & Racquets Club**

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

Planning Application Ref:

**272/APP/2019/1164**

Scale:

**1:1,250**

Planning Committee:

**North Page 259**

Date:

**July 2019**



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

**Address** LAND AT JUNCTION OF PADDOCK ROAD & FIELD END ROAD RUISLIP  
**Development:** Proposed telecommunications removal and replacement  
**LBH Ref Nos:** 60595/APP/2019/1653

**Date Plans Received:** 16/05/2019  
**Date Application Valid:** 16/05/2019

**Date(s) of Amendment(s):** 24/05/2019  
17/05/2019



Angle	Symbol	Value
uA1	0°	
uB1	120°	
uC1	240°	

**NOTES:**  
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

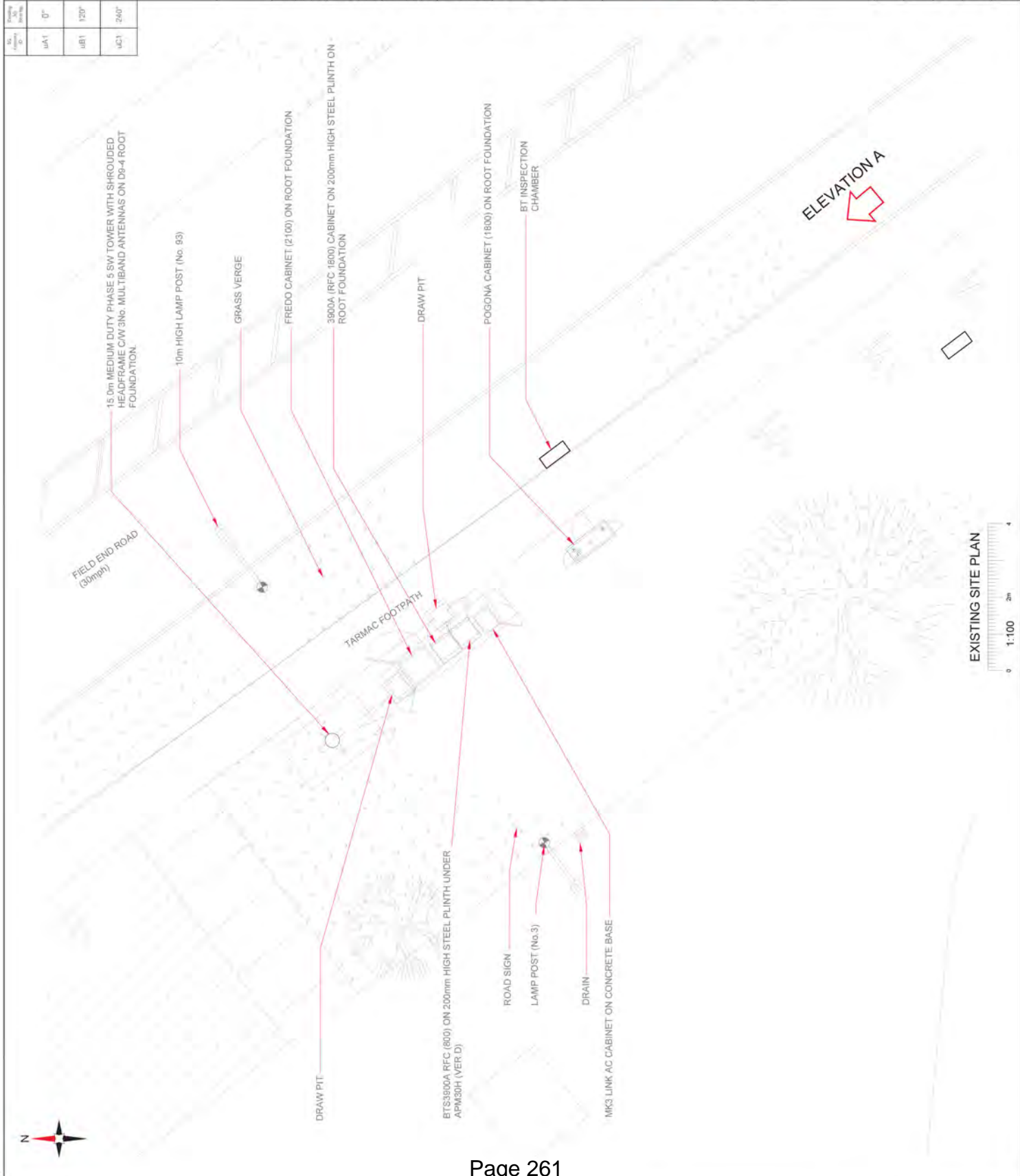
Revision	MBNL / E.I. / HDSE	Project	T&A	Purpose of Issue	Issue
M004	MBNL	T&A	Planning	Planning	D
Date:	04/05/2019	Revision / Upgrade Description:			
Drawn:	N. Coombes	Design amended / Existing pole location to be moved / annotation change added			
Approved:	M. Verrill				
M003	MBNL	T&A	Planning	Planning	C
Date:	03/05/2019	Revision / Upgrade Description:			
Drawn:	A. Daniel	Design updated to new spec			
Approved:	M. Verrill				
M002	MBNL	T&A	Planning	Planning	B
Date:	01/05/2019	Revision / Upgrade Description:			
Drawn:	A. Daniel	Correction of lead and level of cabinet to POGONA			
Approved:	M. Verrill				
M001	MBNL	T&A	Planning	Planning	A
Date:	25/04/2019	Revision / Upgrade Description:			
Drawn:	J. Stevenson	First Issue			
Approved:	M. Verrill				

**MBNL** Mobile Broadband Network Limited  
 5th Floor, Thames Tower, Station Road, Reading, RG1 1UX

**BEACONCOMMS**  
 UNIT 10 PTT'S CLAYE INDUSTRIAL ESTATE, TANSTOCK, DISCH, PL19 0PW  
 sales@beaconcomms.co.uk  
 Tel: +44 (0)1823 610610

**ACQ**  
 Hedges, 25 UK Limited  
 25 Hedges, 25 Church Lane  
 Heddington, Leicestershire  
 AL10 9BW  
 Tel: 01752 245000  
 Fax: 01752 245001  
 Website: www.hedges.co.uk

Site Name:	FIELD END ROAD SW
Site ID:	982011
Address:	FIELD END ROAD SOUTH HARROW HARROW LONDON HA4 0RG
Title:	100 EXISTING SITE PLAN
Project:	T & A
Purpose of Issue:	GENERAL ARRANGEMENT
MBNL CR ID:	HGN009
MBNL CR ID:	HA0103
Master Drawing No:	982011_HGN009_50688_HA0103_M004
Issue:	D

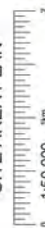


SITE LOCATION



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SITE AREA PLAN



SITE PHOTOGRAPH



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Existing: NGR E: 512079 N: 186302  
Proposed: NGR E: 512059 N: 186327

SITE LOCATION PLAN



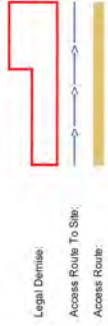
GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/XPqTc6QWLQa2rznT7>

GOOGLE STREETVIEW - <https://goo.gl/maps/waoDNstToqfXedgpz9>

NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.
- DIRECTIONS TO SITE:  
M25 JUNC 16, M40, A40, AT ROUNDABOUT, 1ST EXIT TOWARDS A41(B),  
RIGHT ONTO STATION APPROACH, RIGHT ONTO VICTORIA ROAD,  
AT ROUNDABOUT, 1ST EXIT ONTO FIELD END ROAD.



Number	MBNL E.C. / 1103	Project	T&A	Proposed / Status	Phase
M004	MBNL	04/05/2019	Design and/or Existing pole location to be moved / annotation (with design)	Design	Planning
M003	MBNL	03/05/2019	Design updated to new spec	Design	Planning
M002	MBNL	01/05/2019	Connection of field and swap of cabinet to POCONA	Connection	Planning
M001	MBNL	25/04/2019	First Stage	First Stage	Planning



**BEACONCOMMS**  
UNIT E.I. PTT'S CLEANSE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, UK  
Tel: +44 (0)1822 610610  
info@beaconcomms.co.uk

Site Name:	FIELD END ROAD SW
Site ID:	982011
Address:	FIELD END ROAD SOUTH HARROW HARROW LONDON HA4 0RG
Tab:	002 SITE LOCATION PLAN
Project:	T & A
Purpose of Issue:	GENERAL ARRANGEMENT
EE Call ID:	50688
MBNL Call ID:	HGN009
SUK Call ID:	HA0103
Master Drawing No:	982011_HGN009_50688_HA0103_M004
Issue:	D









**Notes:**

 Site boundary

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Site Address:

**Land at Junction of Paddock Road and Field End Road**

Planning Application Ref:  
**60595/APP/2019/1653**

Planning Committee:  
**North Page 266**

Scale:  
**1:700**

Date:  
**July 2019**

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





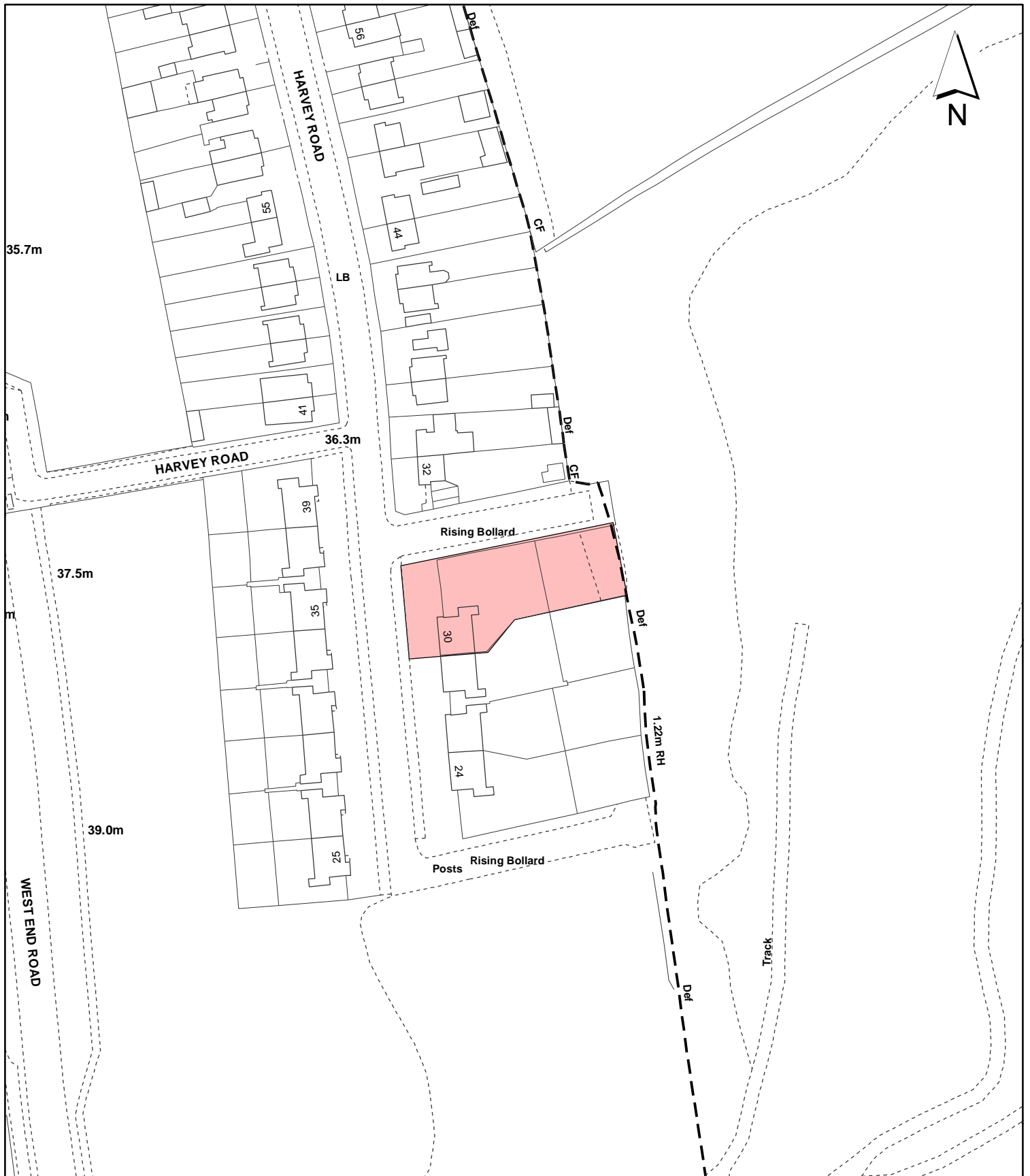
**Report of the Head of Planning, Transportation and Regeneration**

**Address** LAND ADJACENT TO 30 HARVEY ROAD NORTHOLT  
**Development:** 2 x two storey, 3-bed dwellings with habitable roofspace, with associated amenity space  
**LBH Ref Nos:** 67335/APP/2018/3565

**Date Plans Received:** 09/10/2018      **Date(s) of Amendment(s):** 09/10/2018  
**Date Application Valid:** 29/10/2018







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Site Address:

**Land adjacent to 30 Harvey Road  
 Northolt**

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

Planning Application Ref:

**67335/APP/2018/3565**

Scale:

**1:1,250**

Planning Committee:

**North Page 270**

Date:

**July 2019**

