



HILLINGDON  
LONDON



# Major Applications Planning Committee

## To Councillors on the Committee

Councillor Edward Lavery (Chairman)  
Councillor Ian Edwards (Vice-Chairman)  
Councillor Janet Duncan  
Councillor Martin Goddard  
Councillor John Morse  
Councillor John Oswell  
Councillor Steve Tuckwell  
Councillor Henry Higgins  
Councillor Carol Melvin BSc (Hons)

**Date:** WEDNESDAY 18  
DECEMBER 2019

**Time:** 6.00 PM

**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.

This Agenda is available online at:  
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**Published:** Tuesday 10 December 2019

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Putting our residents first

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

# Useful information for residents and visitors

## *Watching & recording this meeting*

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

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



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

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

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# A useful guide for those attending Planning 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 marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

## PART I - Members, Public and Press

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

### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Park Inn Heathrow, Bath Road  195/APP/2019/2658	Heathrow Villages	Alterations to existing main entrance lobby and car park area, recladding, relocation of existing entrance to 'Orbiter' conference centre with new entrance canopy, formation of new roof-lights to existing 'Aviator' conference centre, relocation of existing internal stair and formation of new fire escape, external planting area, three new windows and beer store to new lounge area.  <b>Recommendation: Approval</b>	7 – 26  76 – 86



7	401 Uxbridge Road, Hayes  23799/APP/2019/2850	Townfield	<p>Section 73 application (Minor Material Amendment) to vary Condition 2 of Planning ref: 23799/APP/2017/4648 for the demolition of existing day care centre and erection of a new primary healthcare facility for two GP surgeries plus two storey residential scheme above comprising a total of 20 flats (4 x 1-bed, 14 x 2-bed and 2 x 4-bed), new car parking and all associated external works and landscaping namely for alterations to the building height, plans, elevations, layouts and to re-position canopy and hard and soft landscaping.</p> <p><b>Recommendation: Approval</b></p>	<p>27 – 52</p> <p>87 – 98</p>
8	Land to rear of 2-24 Horton Road, West Drayton  71582/APP/2019/2584	Yiewsley	<p>Deed of Variation to Section 106 Schedule 1 (Affordable Housing) associated with planning permission ref: 71582/APP/2016/4582, dated 31-08-17 (Demolition of existing buildings and redevelopment to provide 86 residential units in three buildings of 4-6 storeys with private balconies together with one three-bed dwelling, Class A1/A2 or A3 unit, associated car parking at basement and surface level, cycle parking, communal amenity areas, landscaping, improved access and relocated sub-station) to change the tenure of the approved dwellings to a 100% affordable development.</p> <p><b>Recommendation: Approve + Sec 106</b></p>	<p>53 – 64</p> <p>95 – 102</p>
9	Site Enclosed by Bentinck Road & Tavistock Road, Tavistock Road, Yiewsley  45200/APP/2018/4447		<p>Deed of Variation to amend Schedule 6 of the Section 106 Agreement dated 20 December 2015 relating to planning ref: 45200/APP/2017/327 at Former Padcroft Works.</p> <p><b>Recommendation: Approve + Sec 106</b></p>	<p>65 – 74</p> <p>103 – 104</p>

**PART I - Plans for Major Applications Planning Committee 75 – 104**

## Minutes



**MAJOR Applications Planning Committee**

**20 November 2019**

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Janet Duncan, Martin Goddard, John Morse, John Oswell, Steve Tuckwell, Henry Higgins and Carol Melvin</p> <p><b>Ward Councillor:</b> Councillor Devi Radia</p> <p><b>LBH Officers Present:</b> Glen Egan (Office Managing Partner - Legal Services), Mandip Malhotra (Strategic and Major Applications Manager), Liz Penny (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration) and Alan Tilly (Transport, Planning and Development Manager)</p>
74.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
75.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Ward Councillor Devi Radia was in attendance and declared a non-pecuniary interest in item 7 as she was a Governor of Whiteheath Infant School; it was thought the Infant School had been consulted regarding the application. Cllr Radia did not speak on this item but remained in the gallery during the discussion.</p>
76.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED</b> That: the minutes of the meeting dated 16 October 2019 be agreed as an accurate record.</p>
77.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
78.	<p><b>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were marked Part I and would be considered in public.</p>

79. **WATERCRESS BEDS, SPRING LANE, HAREFIELD - 24597/APP/2018/2373**  
(Agenda Item 6)

**Change of use of site to a camping site (Use Class D2), alteration of existing building to provide visitors' centre, erection of seven camping pods, associated landscaping and car parking with 18 spaces.**

Officers introduced the application and noted the addendum which detailed five additional informatives. The Council had attempted to amend the description of the development but the applicant had not agreed to this. An informative had therefore been added to the addendum (no.5) detailing what the LPA considered to be a more accurate description of the development; this was much broader and made mention of two houses and a biomass boiler on the site. Members were informed that the application site lay within Green Belt land and development of the site would result in an increase of built footprint of approximately 127 sqm. The footprint of the visitors' centre would be 328 sqm which was considered to be excessive. It was highlighted that the proposed roof form could potentially accommodate the addition of a first floor in the future. Eight reasons for refusal were highlighted in the officer's report.

A petitioner spoke in objection to the application and highlighted residents' concerns regarding the extremely messy site which was an eyesore. It was believed that no planning permission had been sought for one of the large houses on site, the biomass boiler and the huge pile of wood in situ; this was an additional cause for concern. Residents did not believe that the development would be a genuine camping site. Members were advised that the camping pods had insufficient sleeping areas and no utilities supplying them. Moreover, it appeared that a D2 uncontrolled camping site was being requested which it was feared would potentially resemble a traveller community site. Concerns were raised regarding the resulting noise, waste and loss of rural outlook should the application go ahead.

Members indicated that the proposal was unacceptable for the reasons highlighted. It was noted that non-standard reason for refusal 1 made reference to the impact on the Green Belt. It was agreed that delegated authority be granted to the Head of Planning to amend non-standard reason for refusal 1 to ensure accuracy and clarity.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed. It was noted that planning enforcement colleagues would need to ensure thorough consideration of all matters relating to the site.

**RESOLVED That:**

- 1) the application be refused; and**
- 2) authority be delegated to the Head of Planning to re-word non-standard reason for refusal 1 to ensure accuracy and clarity.**

80. **LAND ADJACENT TO WHITEHEATH JUNIOR SCHOOL, WHITEHEATH AVENUE, RUISLIP - 64510/APP/2019/1412** (Agenda Item 7)

**Erection of 4 dwellings with associated parking, new crossover and all external works.**

Officers presented the report and highlighted the additional information in the addendum. It was noted that a site visit had taken place on Friday 15 November 2019. Further to the visit, the plan on page 236 of the pack had been superseded and needed to be removed. The tree officer had commented that the planned development would

not have a detrimental impact on the street tree. In relation to the electricity sub-station, a route into the sub-station had been secured which would ensure continuity of service. A condition had been added to stipulate that the materials used would match those of the surrounding residential properties and would not comprise render. Members were advised that overlooking to the school playground would be minimal.

A petitioner spoke in objection to the application. It was stated that the application site had previously formed part of Whiteheath Junior School land. The petitioner commented that school budgets were tight and the proposed development was short-sighted as, at some point in the future, it was likely that the school would need to be expanded further. Residents were concerned that the addition of four houses on a relatively small piece of land would result in over-development of the site. The Committee was informed that there were currently no terraced houses along Whiteheath Avenue therefore the proposed development would not be in keeping with the existing street scene. Moreover, concern was expressed that the proposed dormer windows would be front-facing; this would not be in keeping with the existing houses.

Additional concerns were expressed regarding potential overlooking to the school playground which was a safeguarding concern –the children’s safety was of paramount importance. Moreover, it was felt that the proposed development would exacerbate traffic stress in the area, particularly at school drop off / pick up times. A petition had previously been submitted expressing concerns regarding road safety; it was a dead-end road and there was little space to turn.

Ward Councillor Devi Radia was in attendance and declared a non-pecuniary interest in this item as she was a Governor of Whiteheath Infant School; it was thought the Infant School had been consulted regarding the application. As a result, Councillor Radia did not speak on this item but remained in the gallery during the discussion.

Members commented that they were concerned regarding the impact of the proposal on the street scene. It was noted that terraced houses were atypical and not in keeping with the area. Moreover, concerns were raised that the massing to the front would be out of kilter with the rest of the street. It was felt that the impact to number 1 could be considerable; however, it was unclear what the impact of the large wall would be, particularly in relation to overshadowing and sunlight – this was not detailed in the officer’s report. Additionally, the Committee was concerned that the use of dormers to the front was not in keeping with the street scene and could set a dangerous precedent.

Councillors noted that the side windows to the first floor were not clearly indicated on the plan on page 240 of the pack. It was stated that windows to habitable rooms were to be of obscure glass but there was no mention of non-openers. Moreover, it was noted that property number 1 as shown on page 235 of the plans pack did not mirror the shape of the buildings on the OS sheet; as a result of this it was suggested that the 45° line indicated could be inaccurate – this was a critical point. Members expressed considerable concern regarding apparent inaccuracies on the plans. Revised plans and a daylight / sunlight report were requested and it was recommended that the item be deferred for further re-consultation. The petitioners were advised that their speaking rights on the petition had been now used, therefore they would need to submit a further petition should they wish to address the Committee again.

A recommendation to defer this item was moved, seconded and, when put to a vote, unanimously agreed.

**RESOLVED That: the item be deferred for further re-consultation regarding**

	<b>clarification of plans and a request for a daylight / sunlight report.</b>
81.	<p><b>LAND AT CESSNA ROAD, HEATHROW AIRPORT, HOUNSLOW - 62360/APP/2018/3381</b> (<i>Agenda Item 8</i>)</p> <p><b>Reserved matters (landscaping) pursuant to condition 2 of outline planning permission ref: 62360/APP/2017/3000 dated 27/6/19.</b></p> <p>Officers presented the report. Members raised no objections to the proposal .</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously approved.</p> <p><b>RESOLVED That: the application be approved.</b></p>
82.	<p><b>UNIT 2-4, AIRPORT GATE BUSINESS CENTRE, BATH ROAD, HEATHROW - 54794/APP/2019/2421</b> (<i>Agenda Item 9</i>)</p> <p><b>Application for the change of use from B1c and B8 to B1c, B2 and B8 for Units 2-4, including the replacement of external cladding and internal alterations to the first floor and alterations to access, car parking layout serving Units 5-7 and landscaping and service yards together with associated works.</b></p> <p>Officers presented the report. It was suggested that this was a positive proposal which would cause no adverse harm to the amenity.</p> <p>Members requested that fire retardant cladding be used. It was noted that fire regulation requirements only applied to residential developments; however, it was suggested that an informative could be included relating to this.</p> <p>The Committee expressed concerns regarding the pollution caused by HGVs and it was suggested that substantially more electrical vehicle charging points be included. It was noted that regulations regarding car parking standards applied to residential rather than commercial developments; however the Head of Planning agreed to liaise with Val Beale (the LA's Environmental Specialist) in relation to this. Delegated authority was granted to the Head of Planning in negotiation with the Chair and the Labour Lead to agree the final wording of Condition 6.</p> <p>Members requested clarification regarding the use of the term 'Accessible' car parking. It was confirmed that this term could be used in lieu of 'disabled' or 'Blue Badge' parking. It was agreed that the wording of Condition 7 be revised to ensure clarity.</p> <p>In respect of Members' concerns regarding noise levels, it was confirmed that the applicant would be bound to comply with the terms of the noise report submitted (Condition 3).</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed subject to the re-wording of Conditions 6 and 7.</p> <p><b>RESOLVED That:</b></p> <ol style="list-style-type: none"> <li><b>1) the application be approved;</b></li> <li><b>2) Delegated authority be granted to the Head of Planning in negotiation with the Chair and Labour Lead to re-word Condition 6 (particularly in relation to the electrical vehicle component); and</b></li> </ol>

	<p><b>3) Delegated authority be granted to the Head of Planning to re-word Condition 7 (in relation to 'accessible' parking) for the purposes of clarity.</b></p>
83.	<p><b>WORLD BUSINESS CENTRE 5, NEWALL ROAD, HEATHROW AIRPORT - 74351/APP/2018/4098</b> (<i>Agenda Item 10</i>)</p> <p><b>Erection of office building (Outline application with all matters reserved)</b></p> <p>Officers presented the report and highlighted the information in the addendum. Members were informed that this was an outline application for the fifth in a series of World Business Centre (WBC) office buildings (Use Class B1) on the southern side of the A4 Bath Road, within the boundary of Heathrow Airport. It was envisaged that this fifth building would be of a similar design to the existing four.</p> <p>Councillors raised no objections or concerns regarding the proposal.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p><b>RESOLVED That: the application be approved.</b></p>
84.	<p><b>51 BELMONT ROAD, UXBRIDGE - 34151/APP/2019/3459</b> (<i>Agenda Item 11</i>)</p> <p><b>Variation to Conditions 1 and 2 of planning application reference 34151/APP/2017/3332 - Change of use from office (Use Class B1) to 14 residential units (Use Class C3) together with ancillary car parking, cycle storage and waste and recycling storage (Prior Approval).</b></p> <p>Officers presented the report and highlighted the addendum.</p> <p>Members commented that this was a tidying up application and noted that disabled car parking spaces had been retained to the rear. It was noted that Recommendation D had been amended in the addendum to state that 'If the Legal Agreements have not been finalised by 18 December 2019, delegated authority be given to the Head of Planning, Regeneration and Transportation to refuse the application....'</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p><b>RESOLVED That: the application be approved.</b></p>
85.	<p><b>PACKET BOAT MARINA, PACKET BOAT LANE, COWLEY - 53216/APP/2018/4179</b> (<i>Agenda Item 12</i>)</p> <p><b>Change of use of 25 existing moorings from leisure to residential use, with associated works.</b></p> <p>Officers presented the report. Members were advised that the proposed development was considered to be acceptable in principle and with regard to its impact on the character of the area, green belt, amenity, highways, access, security, living conditions, trees and landscaping, waste, flooding, noise, air quality, ecology and contamination. Adequate parking was proposed together with electrical charging points at the site.</p> <p>Members raised no concerns regarding the application.</p>



	<p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p><b>RESOLVED That: the application be approved.</b></p>
	<b>ADDENDUM</b>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.10 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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

**Address** PARK INN HEATHROW BATH ROAD SIPSON

**Development:** Alterations to existing main entrance lobby and car park area, recladding, relocation of existing entrance to 'Orbiter' conference centre with new entrance canopy, formation of new roof-lights to existing 'Aviator' conference centre, relocation of existing internal stair and formation of new fire escape, external planting area, three new windows and beer store to new lounge area

**LBH Ref Nos:** 195/APP/2019/2658

**Drawing Nos:** 100 Rev. A  
101 Rev. A  
001  
002 Rev. B  
MDL-XX-00-A-003 Rev. C  
006 Rev. B  
007 Rev. B  
010 Rev. B  
Design & Access Statement - First issue (Dated August 2019)  
011

**Date Plans Received:** 08/08/2019 **Date(s) of Amendment(s):** 08/08/2019

**Date Application Valid:** 08/08/2019

### 1. SUMMARY

This application proposes to alter the existing main entrance lobby, facade and car park area, relocate the existing entrance to 'Orbiter' conference centre and create a new entrance canopy, install new roof-lights to existing 'Aviator' conference centre, relocate the existing internal stair and erect a new external store. The proposed works are considered acceptable in principle and with regard to their impact on design, character of the area, amenity, access, the local highway network and airport safeguarding. Subject to conditions, the application is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

#### REASON

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

#### 2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 100, 101 Rev. A, 001, 002 Rev. B, 006 Rev. B, 007 Rev. B, 010 Rev. B, 011, MDL-XX-00-A-003 Rev. 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

### **3 COM7 Materials (Submission)**

Prior to the relevant part of the proposed works, details of the proposed cladding shall be 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 detailed drawings of the cladding that show how it is fixed to the existing building as well as 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 2 - Saved UDP Policies (November 2012) and Policy DMHB 11 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

### **4 COM8 Tree Protection**

No site clearance or external construction work shall take place to the approved external areas 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 2 - Saved UDP Policies (November 2012) and Policies DMHB 11 and DMHB 14 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019)

### **5 COM9 Landscaping (car parking & refuse/cycle storage)**

No approved landscape 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

NB: Landscaping plans shall include pollution absorbing and native planting species.

2. Details of Hard Landscaping
  - 2.a Means of enclosure/boundary treatments
  - 2.b Car Parking Layouts (including demonstration that 3 parking spaces are served by active electrical charging points, 3 parking spaces are served by passive electrical charging points and that 4 Blue Badge parking spaces are marked out measuring 2.4 metres x 4.8 metres with 1.2 metres transfer zones to the side and rear of each space)
  - 2.c Hard Surfacing Materials
  - 2.d External Lighting
  - 2.e Other structures (such as 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 surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation

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 2 - Saved UDP Policies (November 2012), Policies DMHB 11, DMHB 14 and DMT 6 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) and Policies 5.10 and 5.17 of the London Plan (March 2016)

### **6 COM10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged

during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 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 2 - Saved UDP Policies (November 2012), Policies DMHB 11 and DMHB 14 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) and to comply with Section 197 of the Town and Country Planning Act 1990

### 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.

A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
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.
DMAV 1	Safe Operation of Airports
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 5.10	(2016) Urban Greening
LPP 7.2	(2016) An inclusive environment
LPP 7.8	(2016) Heritage assets and archaeology

### **3 I70 LBH worked applicant in a positive & proactive (Granting)**

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

### **4 I25 Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

### **5**

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application relates to the Park Inn Hotel complex on Sipson Road. The hotel is situated within a 4.8 hectare site, which is bordered to the north and west by the highway of Sipson Road. To the east is the link road from Junction 4 of the M4 to Heathrow Airport, with the ground level of this highway set significantly lower than the ground level of the application site. To the east of the M4 link road is an airport overflow car park which is on a similar ground level of the application site.

Contained within the site is a hotel and conference centre with parking and associated landscaping set around the building. The main hotel consists of a central section with six wings and a v-shaped entrance building, with an attached conference centre in the southeastern corner of the site. The three wings on the western facade have created two courtyard areas adjacent to the western side elevation, which contains parking areas, landscaping and an outbuilding.

The external walls of the western facade of the building have exposed brickwork on the flank walls facing the M4 and grey render and glazing on the elevations facing in towards the courtyard areas and towards Sipson Road.

An access road to an area of the hotel's car park and the airport overflow car park runs along the southern and southwestern elevation of the conference centre.

The site is located within the Heathrow Archaeological Priority Zone.

### 3.2 Proposed Scheme

This application seeks permission for alterations to the existing main entrance lobby, facade and car park area, relocation of existing entrance to 'Orbiter' conference centre with new entrance canopy, formation of new roof-lights to existing 'Aviator' conference centre, relocation of existing internal stair and formation of new fire escape, external planting area, three new windows and beer store to new lounge area.

The proposed changes to the main car park would increase the number of parking spaces from 41 (including 2 accessible spaces) to 55 (including 4 accessible spaces) and create a pedestrian walkway from the main entrance into the site to the main entrance of the hotel

### 3.3 Relevant Planning History

195/ADV/2011/21                      Park Inn Heathrow Bath Road Sipson  
Installation of 1 internally illuminated fascia sign.

**Decision:** 25-05-2011    Approved

195/ADV/2012/25                      Park Inn Heathrow Bath Road Sipson  
Installation of an 1 x internally illuminated fascia sign

**Decision:** 28-05-2012    Approved

195/ADV/2012/28                      Park Inn Heathrow Bath Road Sipson  
Installation of 1 x internally illuminated fascia sign

**Decision:** 25-05-2012    Approved

195/APP/2008/3162                      Land At Park Inn Heathrow Bath Road Sipson  
Installation of a 15.5m high free standing steel clad display structure (Incorporating an internally illuminated advertisement panel).

**Decision:** 22-12-2008    Refused

**Appeal:** 08-09-2009    Dismissed



195/APP/2010/2987      Park Inn Heathrow Bath Road Sipson  
Replacement entrance canopy and porch and re-cladding of part of existing building.

**Decision:** 28-02-2011    Approved

195/APP/2012/2253      Park Inn Heathrow Bath Road Sipson  
Installation of additional car parking with associated landscaping

**Decision:** 30-11-2012    Refused

195/APP/2012/805      Park Inn Heathrow Bath Road Sipson  
Over-cladding and repair to western facades of existing hotel building.

**Decision:** 19-06-2012    Approved

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

None.

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

1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)  
The Local Plan: Part 2 - Saved UDP Policies (2012)  
The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

1.4 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).

Draft London Plan (Consolidated with Changes July 2019)

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

1.6 The Mayor is currently considering the Panel report and recommendations and is preparing an 'Intend to Publish' version of the London Plan, which will be sent to the Secretary of State alongside with a schedule of the panel's recommendation and the Mayor's response to them. It is envisaged the Intend to 'Publish version' of the Plan will be sent to the Secretary of State by the end of the year.

1.7 Until the stages outlined above are passed, it seems that in general terms only limited weight can and should be attached to the new London Plan. Some greater weight at this stage can be attached to policies which have been found acceptable by the Panel (either expressly or by no comment being made) or are subject to only minor amendment. However, anything that remains subject to the Inspector's recommendations can arguably be said to still attract very limited weight until at least the Mayor has published his report. The weight will then increase as matters become clearer through the outstanding statutory steps being completed.

#### Proposed Submission Local Plan Part 2 with Main Modifications (March 2019)

1.8 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.

1.9 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.

1.10 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 were published for public consultation from 27 March to 8 May 2019.

1.11 The Council received the Inspector's Final Report on 22 October 2019. The Inspector concluded that, subject the Main Modifications set out in the Appendix to the report, the Local Plan Part 2 is a sound plan that can be adopted. The examination of the Local Plan is therefore now complete and the Council is in the process of progressing the Plan for formal adoption as part of the statutory development plan. This is scheduled for January 2020.

1.12 Taking paragraph 48 of the NPPF into account, the Council's general approach to the weight that should be afforded to the LPP2 until formal adoption will be that all policies, including those incorporating the main modifications hold substantial weight. This is due to the Plan being at the most advanced stage of preparation, the resolution of outstanding objections through the Inspector's Report and confirmation that the Plan is consistent with national guidance.

1.13 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 until the Local Plan Part 2 is formally adopted.

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

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

Part 1 Policies:

Part 2 Policies:

A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
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.
DMAV 1	Safe Operation of Airports
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 5.10	(2016) Urban Greening
LPP 7.2	(2016) An inclusive environment
LPP 7.8	(2016) Heritage assets and archaeology

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

**5.1** Advertisement Expiry Date:- **1st October 2019**

**5.2** Site Notice Expiry Date:- **2nd October 2019**

## **6. Consultations**

### **External Consultees**

A total of 16 letters were sent to neighbouring properties, a site notice was erected and the application was advertised in the local paper. All consultations expired on the 02/10/2019. No comments from members of the public have been received.

NATIONAL AIR TRAFFIC SERVICES:

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.

#### GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE:

Thank you for your consultation dated 08 November 2019.

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter. NPPF section 16 and the Draft London Plan (2017 Policy HC1) make the conservation of archaeological interest a material planning consideration.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

Although within the Heathrow Archaeological Priority Zone, the proposed groundworks are too small-scale to be of concern in this previously developed location.

No further assessment or conditions are therefore necessary.

#### DEFENCE INFRASTRUCTURE ORGANISATION / MINISTRY OF DEFENCE:

No comment.

#### HEATHROW AIRPORT LTD:

No comment.

#### HARMONDSWORTH AND SIPSON RESIDENTS ASSOCIATION:

No comment.

#### HARLINGTON VILLAGE RESIDENTS ASSOCIATION:

No comment.

#### LONDON FIRE BRIGADE:

No comment.

#### HEALTH AND SAFETY EXECUTIVE:

No comment.

DENHAM AERODROME:

No comment.

### **Internal Consultees**

ACCESS OFFICER:

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal. However, the following informative should be attached to any grant of planning permission: The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

TREES AND LANDSCAPING OFFICER:

This site is occupied by a large hotel complex situated to the north-east of the junction of Bath Road and the M4/Heathrow link road. The north and east boundaries are bounded by Sipson Road. The main pedestrian entrance to the hotel is set well back from Bath Road and views from the public realm are well screened by trees, shrubs and the car park. There are no TPO's or Conservation Area designations affecting the site.

### **COMMENT**

According to the response to Q10 of the planning questionnaire, there are no trees within the area to be re-developed. Existing trees in the area will be protected in accordance with BS5837: 2005. This BS was superseded in 2012 and the 2012 version should be referred to.

### **RECOMMENDATION**

No objection subject to pre-commencement condition COM8 and post-commencement conditions COM9 (parts 1,2,4 and 5) and COM10.

HIGHWAYS OFFICER:

Based on the uplift of just 14 spaces 3 should have an active electric vehicle charging point and 3 passive electric vehicle charging point provision. Two of the 4 disabled bays do not have any hatched markings - this should be provided.

CASE OFFICER COMMENT:

If recommended for approval, a landscaping condition is attached requiring the marking out of accessible spaces.

HIGHWAYS OFFICER FOLLOW-UP:

The number of car parking spaces at the front of the hotel would increase from 41 to 55, the overall number of parking spaces at the hotel would increase from 476 to 490. This represents a 3% increase in the total quantum of parking spaces at the hotel. There are no highway objections to this application as this increase will have no discernible impact on road safety or the free flow of traffic.

## BUILDING CONTROL OFFICER:

Looking at the proposals the building doesn't appear to be in scope, i.e. it is less than 18m in height (I measured the maximum to be approx. 15.5m) and it is a hotel, thus is excluded from the requirements in Regulation 7.

It will still require an application under the building regulations and the cladding will need to be in accordance with table 12.1 of Approved Document B, regulation 4, however it can be handled in the usual manner, not needing any further consultation from 3rd parties at this stage.

It is worth noting that they have not actually supplied any information of the cladding material in the documents you had sent me.

## URBAN DESIGN OFFICER:

The proposed alterations to remove the main front entrance canopy and signage and to replace it with a simpler and less intrusive design would be acceptable and will improve the appearance of the hotel.

The proposed removal of the conference suite entrance and its repositioning to a more central location would also be acceptable. The design of the glass canopy would not be intrusive and would not compete with the principal entrance of the hotel retaining the legibility of the building.

The recladding of the brickwork to the principal elevation would be acceptable in principle. Samples of materials would need to be agreed along with detailed construction drawings that show how it will be attached to the facade.

## **7. MAIN PLANNING ISSUES**

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

The principle of the site's use as a hotel has been established and the proposed changes are acceptable in principle.

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

Not applicable to the consideration of this application.

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

Policy BE1 of the Local Plan: Part 2 - Saved UDP Policies (November 2012) states that only in exceptional circumstances will the Local Planning Authority allow development to take place if it would disturb remains of importance within the Archaeological Priority Areas

Policy DMHB 7 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that the Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

The application site is located within the Heathrow Archaeological Priority Zone. The Greater London Archaeological Advisory Service (GLAAS) has provided advice on the proposal and stated that it is unlikely to have a significant effect on heritage assets of archaeological interest. The site is previously developed and the proposed groundworks are of such a small-scale that GLAAS deem there to be no need for further assessment or conditions.

Given the above, the proposal is considered to accord with Policy BE1 of the Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMHB 7 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

#### **7.04 Airport safeguarding**

Policy A6 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Local Planning Authority will not grant planning permission for development likely to interfere with the safe and efficient operation of Heathrow or Northolt Airports.

Policy DMAV 1 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states:

A) The Council will support the continued safe operation of Heathrow Airport and RAF Northolt and will consult with the airport operator on proposals in the safeguarded areas. Proposals that may be a hazard to aircraft safety will not be permitted.

B) In consultation with the Airport Operator, the Council will ensure that: i) areas included in Airport Public Safety zones are protected from development which may lead to an increase in people residing, working or congregating in these zones; and ii) sensitive uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.

The National Air Traffic Services stated no safeguarding objection to the proposed works. Heathrow Airport Limited and the Defence Infrastructure Organisation were also consulted but provided no comment. The works proposed are not considered likely to impact on the safe efficient operation of Heathrow Airport or RAF Northolt. Based on this, the proposal is considered to accord with Policy A6 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMAV 1 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

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

Not applicable to the consideration of this application.

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

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

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that:

A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

i) harmonising with the local context by taking into account the surrounding:

- scale of development, considering the height, mass and bulk of adjacent structures;
- building plot sizes and widths, plot coverage and established street patterns;
- building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
- architectural composition and quality of detailing;
- local topography, views both from and to the site; and
- impact on neighbouring open spaces and their environment.

ii) ensuring the use of high quality building materials and finishes;

iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;

iv) protecting features of positive value within and adjacent to the site, including the



safeguarding of heritage assets, designated and un-designated, and their settings; and  
v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

The existing main entrance canopy measures approximately 13 metres in length, 8.5 metres in width and 11.9 metres at its highest point, although the main bulk of the entrance canopy sits at approximately 5.2 metres in height. The proposed main entrance canopy would measure approximately 16.8 metres in length, 9.3 metres in width and 6.3 metres in height. The proposed canopy would therefore represent an increase in scale compared to the existing structure. The design is considered contemporary and would complement the redesign of the hotel.

The proposed cladding would utilise aluminium faced rainscreen panels in powder coat silver and the horizontal ribbon band around windows would utilise a powder coat Graphite Grey. This is considered to harmonise with the existing building.

The proposed beer store would measure 3.3 metres in depth, 6.2 metres in width and 2.7 metres in height. This is considered to be a subordinate addition and would harmonise with the existing building.

The proposed fire escape staircase would cover an area of 3.1 metres x 4.2 metres and would measure 3.75 metres in height. This would be located towards the rear of the main hotel building and would be considered a subordinate addition.

The proposed external planting area enclosed by 2.5 metre high fence and three new windows to serve the lounge area would be located in a secluded area of the site. It is not considered to have a detrimental impact on the appearance of the building.

The relocation of existing 'Orbiter' conference centre entrance is considered acceptable. The proposed entrance canopy would measure 3.6 metres in depth and would be positioned 5 metres from ground level. The associated totem sign would measure 1 metre in width and 2.6 metres in height. These proposed elements are considered acceptable in terms of design.

A total of 6 roof lights are proposed for the 'Aviator' conference centre. The pyramid roof lights would measure 1.8 metres in width, 1.8 metres in depth and 1 metre in height. Two proposed monopitch roof lights would measure 2 metres in width, 4.4 metres in depth and 0.67 metres in height and one proposed monopitch roof light would measure 2.8 metres in width, 5.4 metres in depth and 0.82 metres in height. These are considered to complement the function and aesthetic of the Aviator conference centre and are acceptable.

Based on the above considerations, the proposed development is considered to accord with Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

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

Policy BE20 of the Hillingdon Local Plan: Part 2 - 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 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.

Policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the design of new buildings should protect the privacy of the occupiers and their neighbours.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that:

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The nearest residential properties are located over 20 metres to the east of the application site boundary, and further from the locations of the various elements of the proposal. It is not considered that the proposed works would impact on the amenity, light or privacy of any neighbouring residents and the proposal is not considered contrary to Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

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

Not applicable to the consideration of this application.

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

Policies AM2 and AM7 of the Hillingdon Local Plan: Part 2 - 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. This is supported by Policies DMT 1 and DMT 2 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires that new development is only permitted where it is in accordance with the Council's adopted car parking standards. This is supported by DMT 6 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

The proposed development would increase the number of spaces within the entrance parking area from 41 to 55. The overall number of parking spaces at the hotel would increase from 476 to 490 which represents a 3% increase in the total quantum of parking spaces at the hotel. As stated by the Council's Highways Officer, this will have no discernible impact on road safety or the free flow of traffic. Based on the uplift of just 14

spaces, 3 parking spaces should have an active electric vehicle charging point and 3 passive electric vehicle charging point provision. If recommended for approval, this will be secured by condition.

As such, subject to condition, the proposal is considered to accord with Policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policies DMT 1, DMT 2 and DMT 6 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

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

Please see the 'Impact on the character & appearance of the area' section of the report.

#### **7.12 Disabled access**

Policy 7.2 of the London Plan (March 2016) requires that the all new development provides the highest standards of accessible and inclusive design.

As stated by the Council's Access Officer, the proposal raises no accessibility concerns and is not considered contrary to Policy 7.2 of the London Plan (March 2016).

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

Not applicable to the consideration of this application.

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

Policy 5.10 of the London Plan (March 2016) states that development proposals should integrate green infrastructure to contribute to urban greening, including the public realm.

Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) also requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states: A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

The proposed development will not remove any trees and all existing trees within the development area should be protected in accordance with BS5837: 2012. Subject to tree protection conditions and a landscaping condition, the proposal is considered to accord with Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policies DMHB 11 and DMHB 14 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) and Policy 5.10 of the London Plan (March 2016).

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

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

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

No comments received from members of the public.

#### **7.20 Planning obligations**

Not applicable.

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

Not applicable.

#### **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**

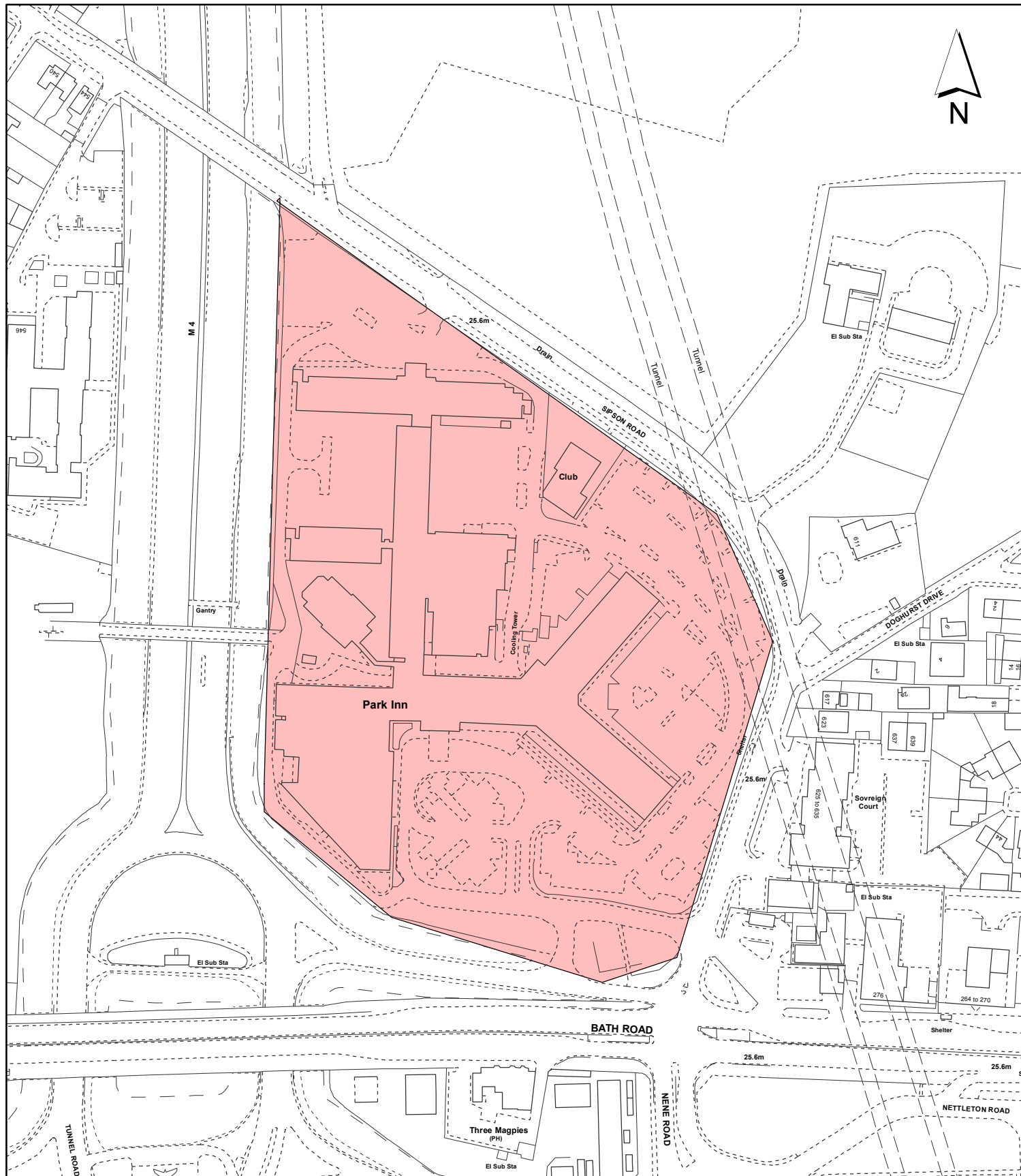
In conclusion, the proposed alterations to entrances, facades, car parking and proposed roof-lights, stairway and external store are considered acceptable in principle and with regard to their impact on design, character of the area, amenity, access, the local highway network and airport safeguarding. Subject to conditions, the application is recommended for approval.

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

National Planning Policy Framework (June 2019)  
The London Plan (March 2016)  
Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
Emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019)  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (December 2008)  
Planning Obligations Supplementary Planning Document (July 2014)

**Contact Officer:** Michael Briginshaw

**Telephone No:** 01895 250230



# Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Park Inn Heathrow  
Bath Road**

Planning Application Ref:

**195/APP/2019/2658**

Planning Committee:

**Major** Page 25

Scale:

**1:2,200**

Date:

**December 2019**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
LONDON

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

**Address** 401 UXBRIDGE ROAD HAYES

**Development:** Section 73 application (Minor Material Amendment) to vary Condition 2 of Planning ref: 23799/APP/2017/4648 for the demolition of existing day care centre and erection of a new primary healthcare facility for two GP surgeries plus two storey residential scheme above comprising a total of 20 flats (4 x 1-bed, 14 x 2-bed and 2 x 4-bed), new car parking and all associated external works and landscaping namely for alterations to the building height, plans, elevations, layouts and to re-position canopy and hard and soft landscaping

**LBH Ref Nos:** 23799/APP/2019/2850

**Drawing Nos:** WMCF-OA-A-B1-M3-0001-ZZ-Sheet - 2400  
5500 Rev. P4  
5110 Rev. P6  
4110 Rev. P2  
3230 Rev. P5  
3220 Rev. P6  
3210 Rev. P6  
3200 Rev. P8  
2100 Rev. T6  
2017/D/232/P/01

<b>Date Plans Received:</b>	28/08/2019	<b>Date(s) of Amendment(s):</b>	24/10/2019
<b>Date Application Valid:</b>	10/09/2019		06/12/2019
			04/09/2019

### 1. SUMMARY

Permission was granted under planning ref: 23799/APP/2017/4648 for the demolition of existing day care centre and erection of a new primary healthcare facility for two GP surgeries plus two storey residential scheme above comprising a total of 20 flats (4 x 1-bed, 14 x 2-bed and 2 x 4-bed), new car parking and all associated external works and landscaping.

The principle of a GP surgery and 2 floors of residential accommodation has been established by virtue of the extant permission. This application seeks minor material amendments to the consented scheme namely:

- to increase the building height by 1m;
- relocation of the entrance canopy; and
- associated alterations to the windows, doors, car parking layout and landscaping.

It is considered that the proposed changes are appropriate within the streetscene. The proposal does not alter the density of the proposal and continues to provide a good layout for both the GP facility and the residential units on the upper floors. The proposed amendments would not have an adverse impact on the living conditions of surrounding occupiers in terms of over dominance, loss of privacy and loss of daylight/sunlight.

This application is recommended for approval subject to a Deed of Variation to secure this consent against the original consent.

## **2. RECOMMENDATION**

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

A) That the Council enter into a Statement of Intent/Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:

1. Affordable Housing: 100% affordable (Shared Ownership)
2. Highway Works: S278/S38 for required Highways Works
3. Travel Plan: to include £20,000 Bond
4. Agreement to prevent future occupants from applying for car parking permits within existing and future parking zones/schemes (with the exception of Blue Badge holders).
5. Construction Training: Training Costs: £2500 for every £1m build cost + Coordinator Costs: 28/160 x £71,675
6. Project Management & Monitoring Fee: 5% of total cash contributions.

B) That in respect of the application for planning permission, the applicant meets the Councils 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 20 March 2020, 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 affordable housing, highways works, Travel Plan, parking, construction training or project management). The proposals therefore conflicts with Policy R17 of the adopted Local Plan and the Councils Planning Obligations SPG.'

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

F) That if the application is approved, the following conditions be imposed subject to changes negotiated by the Head of Planning, Transportation and Regeneration to issuing the decision:

1            SP01            **Council Application Standard Paragraph**

This authority is given by the issuing of this notice under Regulation 3 of the Town and

Country Planning General Regulations 1992 and shall enure only for the benefit of the land.

**2 COM3 Time Limit**

The development hereby permitted shall be begun before by 28 September 2021.

**REASON**

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

**3 COM4 Accordance with Approved Plans**

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

5500 Rev. P4

5110 Rev. P6

4110 Rev. P2

3230 Rev. P5

3220 Rev. P6

3210 Rev. P6

3200 Rev. P8

2100 Rev. T6

2017/D/232/P/01 Rev. P2

WMCF-OA-A-B1-M3-0001-ZZ-Sheet - 2400; 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 COM5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Design and Access Statement December 2017

Transport Statement December 2017

Arboricultural Impact Survey Ref: 2017/D/232/P/12

BREEAM Pre-Assessment 19th December 2017

Air Quality Assessment December 2017

Sustainability Statement December 2017

Noise Exposure Assessment Report 13092-NEA-01 Preliminary

Thereafter the development shall be retained/maintained in accordance with these details 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).

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

Prior to the relevant part of the 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

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage (40 spaces)

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Details of signage within car park

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

**6 COM7 Materials (Submission)**

Prior to above ground works, details of all materials and external surfaces, including details of balconies shall be 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).

**7 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.

### **8 RES8 Tree Protection/Site Clearance**

The development hereby approved, shall be carried out in accordance with the details agreed under application ref: 23799/APP/2019/75 (08-03-19) unless otherwise agreed in writing by 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 (November 2012).

### **9 NONSC Parking Management Strategy**

Prior to occupation of the development, a Parking Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of the operation of the barrier access system, active (4 spaces) and passive (4 spaces) electric vehicle charging points and a review mechanism for the use and allocation of parking spaces. Thereafter, the parking shall be as agreed within the Parking Management Strategy unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

To ensure availability and management of parking, in accordance with policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policies 6.3 and 6.13 of the London Plan (2016).

### **10 COM15 Sustainable Water Management**

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker

and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

#### 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.

### **11 COM31 Secured by Design**

The building(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 building shall be occupied until accreditation has been achieved.

#### REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

### **12 NONSC Low Emission Strategy**

Prior to above ground works, a low emission strategy has been submitted to and approved in writing by the Local Planning Authority. The Low emissions strategy shall be aligned with The London Councils 'Air Quality and Planning Guidance'; DEFRA Practice Guidance 3: Practice guidance on Measures to Encourage the Uptake of Low Emission Vehicles, February 2009; and Low Emission Strategies: Using the Planning System to Reduce Transport Emissions, Good Practice Guidance prepared by the Beacons Low Emission Strategies, June 2008.

#### REASON

As the application site is within an Air Quality Management Area and to comply with paragraph 124 of the NPPF, policy 7.14 of the London Plan, and policy DMEI 14 of the London Borough of Hillingdon Local Plan (part 2).

### **13 NONSC CO2 Reduction**

Prior to above ground works, a scheme demonstrating a reduction of 15tCO2 for 30 years shall be submitted and approved in writing by the Local Planning Authority. The scheme should identify a project or projects offsite that aim to achieve a saving of 15tCO2 through energy efficiency improvements and/or low or zero carbon technology. No occupation of this development shall occur until identification of the offsite project has been finalised and agreed in writing with the Local Planning Authority. The offsite project must commence within 1 year of the first occupation of this development unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

To ensure the development contributes to the reduction in CO2 in accordance with Policy

5.2 of the London Plan.

#### **14 NONSC Zero Carbon Technology**

Prior to above ground works, full details of the low and zero carbon technology required to achieve the onsite savings from the 'Be Green' measures as set out in the Energy Assessment (XCO2, December 2017) shall be submitted and approved in writing by the Local Planning Authority. The details shall include location plans of the equipment (air source heat pump) and the necessary roof plans and elevations showing the inclusion of (photovoltaic panels). The development must proceed in accordance with the details.

##### **REASON**

To ensure the development contributes to the reduction in CO2 in accordance with Policy 5.2 of the London Plan.

#### **15 NONSC Ecology**

Prior to above ground works, a scheme for the protection of existing biodiversity features and the inclusion of enhancement opportunities shall be submitted and approved in writing by the Local Planning Authority. The scheme shall identify measures to be incorporated into the building fabric i.e. living walls and roofs, bat and bird boxes) as well enhancement measures in the landscaping (i.e. nectar rich planting, water features, habitat walls). The development must proceed in accordance with the approved scheme.

##### **REASON**

To ensure the development contributes to the protection and enhancement of biodiversity in accordance with EM8 of the Local Plan.

#### **16 NONSC Demolition and Construction Management Plan**

Prior to above ground works, the applicant shall submit a construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

##### **REASON**

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2012).

#### **17 COM30 Contaminated Land**

- (i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning

Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

#### REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **18 OM5 Provision of Bin Stores**

Prior to the relevant part of development, details of the on-site waste management, including details of covered and secure facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. The site management regime should ensure that waste collection distances do not exceed a distance of 10m from the highway. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

#### REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **19 RES22 Parking Allocation**

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

#### REASON



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

## INFORMATIVES

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

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

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

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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

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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 8	Waterside Development
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMH 7	
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking

### 3 159 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.

**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.

**5            172            Section 106 Agreement**

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

**6            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@hillingsdon.gov.uk](mailto:planning@hillingsdon.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.

**7**

The applicant is advised that the grant of planning permission only relates to works within the red line and any works proposed outside of the red line will require a separate planning application.

### **3.        CONSIDERATIONS**

#### **3.1      Site and Locality**

The site is situated on the southern side of the Uxbridge Road (A4020) in Hayes between Church Road (to the west) and the junction with Central Avenue (to the east). The site is 2,966m<sup>2</sup> in area and currently comprises a vacant site that is enclosed by hoarding following the demolition of the former day centre.

Adjacent to the site to the south east is a 4 storey residential block on Addison Way. To the

north west is a further 4 storey residential block on Swift Close to which the additional site parking belongs. To the rear/south west of the site is a pedestrian footpath with the rear gardens of two storey properties on Acacia Avenue beyond. The site is just beyond the northern boundary of the Hayes Village Conservation Area and has a PTAL rating of 3.

The site is located within the developed area as allocated by the Hillingdon Local Plan (November 2012).

### 3.2 Proposed Scheme

This application seeks to make minor material amendments to vary Condition 2 of Planning ref: 23799/APP/2017/4648 for the demolition of existing day care centre and erection of a new primary healthcare facility for two GP surgeries plus two storey residential scheme above comprising a total of 20 flats (4 x 1-bed, 14 x 2-bed and 2 x 4-bed), new car parking and all associated external works and landscaping.

The changes proposed are as follows:

1. The height of the building would increase by approximately 1m from 11.5m to 12.6m at its highest. The parapet wall is also increasing from the footprint and scale would, overall, remain as consented under planning ref: 3799/APP/2017/4648.
2. It is proposed to re-position the entrance canopy and to install a perimeter roof protection railing. In an email dated 02 December 2019, the agent agreed that the railings could be collapsible.
3. The proposal includes alterations to the hard and soft landscaping is proposed to correspond with the reconfigured entrance canopy.

The applicant was advised post submission that Section 73 applications (which this is) cannot vary the red line on the site location plan agreed under the parent application. Any changes to the ambulance bay provision outside of the current red line cannot be dealt with as part of the planning submission. An informative has been added to this effect.

### 3.3 Relevant Planning History

23799/APP/2017/4648      401 Uxbridge Road Hayes

Demolition of existing day care centre and erection of a new primary healthcare facility for two GP surgeries plus two storey residential scheme above comprising a total of 20 flats (4 x 1-bed, 14 x 2-bed and 2 x 4-bed), new car parking and all associated external works and landscaping.

**Decision:** 20-02-2018      Approved

23799/APP/2019/75      401 Uxbridge Road Hayes

Details pursuant to Condition 8 (Site Clearance) of planning ref: 23799/APP/2017/4648 (22/12/19) for demolition of existing day care centre and erection of a new primary healthcare facility for two GP surgeries plus two storey residential scheme above comprising a total of 20 flats (4 x 1-bed, 14 x 2-bed and 2 x 4-bed), new car parking and all associated external works and landscaping.

**Decision:** 08-03-2019      Approved

23799/G/96/0962                      Former Peter Pan Day Nursery, 401                      Uxbridge Road Hayes  
Erection of a single storey day centre for adults with learning difficulties (outline application)

**Decision:** 31-07-1996    Approved

23799/H/97/0052                      Former Peter Pan Day Nursery, 401                      Uxbridge Road Hayes  
Erection of single storey day centre for adults with learning difficulties (involving demolition of existing building) and provision of new access point to Addison Way

**Decision:** 27-03-1997    ADH

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

The most relevant history is referenced above.

It is noted that since planning permission was granted under ref: 23799/APP/2017/4648 (28-09-18). The site is currently enclosed by construction hoarding.

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

Development Plan

1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)  
The Local Plan: Part 2 - Saved UDP Policies (2012)  
The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

1.4 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).

Draft London Plan (Consolidated with Changes July 2019)

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March

2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

1.6 The Mayor is currently considering the Panel report and recommendations and is preparing an 'Intend to Publish' version of the London Plan, which will be sent to the Secretary of State alongside with a schedule of the panel's recommendation and the Mayor's response to them. It is envisaged the Intend to 'Publish version' of the Plan will be sent to the Secretary of State by the end of the year.

1.7 Until the stages outlined above are passed, it seems that in general terms only limited weight can and should be attached to the new London Plan. Some greater weight at this stage can be attached to policies which have been found acceptable by the Panel (either expressly or by no comment being made) or are subject to only minor amendment. However, anything that remains subject to the Inspector's recommendations can arguably be said to still attract very limited weight until at least the Mayor has published his report. The weight will then increase as matters become clearer through the outstanding statutory steps being completed.

#### Proposed Submission Local Plan Part 2 with Main Modifications (March 2019)

1.8 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.

1.9 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.

1.10 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 were published for public consultation from 27 March to 8 May 2019.

1.11 The Council received the Inspector's Final Report on 22 October 2019. The Inspector concluded that, subject the Main Modifications set out in the Appendix to the report, the Local Plan Part 2 is a sound plan that can be adopted. The examination of the Local Plan is therefore now complete and the Council is in the process of progressing the Plan for formal adoption as part of the statutory development plan. This is scheduled for January 2020.

1.12 Taking paragraph 48 of the NPPF into account, the Council's general approach to the weight that should be afforded to the LPP2 until formal adoption will be that all policies, including those incorporating the main modifications hold substantial weight. This is due to the Plan being at the most advanced stage of preparation, the resolution of outstanding objections through the Inspector's Report and confirmation that the Plan is consistent with national guidance.

1.13 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 until the Local Plan Part 2 is formally adopted.

### **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.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM6	(2012) Flood Risk Management
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.EM11	(2012) Sustainable Waste Management
PT1.T1	(2012) Accessible Local Destinations

#### **Part 2 Policies:**

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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
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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 8	Waterside Development
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMH 7	
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking



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

**5.1** Advertisement Expiry Date:- **23rd October 2019**

**5.2** Site Notice Expiry Date:- **23rd October 2019**

10th October 2019

## 6. Consultations

### External Consultees

The application was consulted on between 19-09-2019 and 23-10-19. 1 neighbouring objection was received which is summarised below:

- The proposal severely affects standard of living by affecting direct sunlight, increase of people in the area which will negatively impact an already disturbing level of crime.
- The proposal will cause people to congregate in the alleyway adjoining the houses on Acacia Avenue.

### STATUTORY CONSULTEE COMMENTS

#### Historic England (GLAAS)

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England's Greater London Archaeological Advisory Service under their consultation criteria.

#### Metropolitan Police

The applicant had discussed the proposal in March 2019. This amendment does not change the advice provided then. Please remind the applicant to follow the advice to achieve SBD, and if they believe that any amendments will have an impact on SBD/crime risk to consult with me again.

### Internal Consultees

#### Highways Officer

You will be aware that as part of the 2017 planning consent that the Ambulance parking bay was to be located along Uxbridge Road. As part of this revised submission, the proposed bay is to be located off Addison way directly adjacent to the site. It appears that the land in question which will accommodate the ambulance bay is currently used as a turning head for service and delivery vehicles linked to the nearby residential units. Subject to Swept Path Analysis drawings being provided showing that this area can still function as such with the inclusion of the bay, I would have no objections.

Officer comment: The relocation of the ambulance bay has been removed from the proposals.

#### Access Officer

The accessibility provisions have been reviewed in respect of this Section 73 application, with particular attention paid to the ambulance parking bay relocation from the main entrance on Oxford Road to Addison Way. Relocation of this provision would provide patients arriving by ambulance with a less conspicuous point of entry into the building, thus increasing dignity and privacy of patients arriving or leaving by ambulance.

Officer comment: The relocation of the ambulance bay has been removed from the proposals.

#### Trees and Landscaping Officer

The current layout proposal is very similar to the layout approved under planning ref. 2017/4648 and the conditions previously recommended still apply (Landscape comments dated 09/01/2018). Selected existing trees near the proposed car park will be retained. At least 6 new / replacement trees will be planted along the front boundary, with a further six planted to the rear. Defensible (planted) space will be retained in front of the groundfloor windows. The minor amendments include ancillary plant on the roof which will not affect the landscape layout. RECOMMENDATION No objection subject to pre-commencement condition RES8 and post-commencement RES9 (parts 1,2,3,4,5 and 6) and RES10.

Urban Design Officer

No objection to the proposed amendments provided the applicant agrees to a collapsible railing system which is currently sited along the perimeter of the roof.

## **7. MAIN PLANNING ISSUES**

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

The principle of development as a residential use has been established by virtue of planning ref: 23799/APP/2017/4648 (28-09-18).

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

There is no change proposed to the uses on site of the mix of units proposed. The density of the development remains 67.5 units per hectare as approved under planning ref: 23799/APP/2017/4648 (28-09-18).

Unit Mix

The proposed unit mix remains as 4 x 1-bed, 14 x 2-bed and 2 x 4-bed as approved under planning ref: 23799/APP/2017/4648 (28-09-18).

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

Not applicable as this site does not lie within a conservation area nor are there listed buildings within the vicinity of the site.

### **7.04 Airport safeguarding**

The overall height of the building would be approximately 12.6m, safeguarding restrictions do not apply to this development.

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

The site is not located within or close to the Green Belt, as such there are no Green Belt issues relating to this application.

### **7.06 Environmental Impact**

Not applicable to this development as it relates to the the redevelopment of an existing building.

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

Policy BE13 of the Hillingdon Local Plan: Part Two (November 2012) states that new development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE18 of the Hillingdon Local Plan: Part Two (November 2012) notes that designs within footway frontages should ensure that windows overlook pedestrian spaces and pedestrian safety is enhanced and effective policing is not prejudiced.

Emerging Policy DMHB 11 of the Local Plan: Part Two (2019) requires all new development to be designed to the highest standards and incorporate principles of good design by ensuring the proposal makes use of high quality building materials and finishes.

The key changes proposed is a change to the position of the external canopy and alterations to windows and doors to follow the layout of the consented plans. The proposal overall follows the rhythm of fenestration that was previously consented.

At roof level, the proposal seeks to provide ventilation extraction. The ventilation extracts would be approx. 1.0m high and would be sited in the middle of the flat roof. The proposed ventilation, due to its central position along a flat roof, would not be visible from ground level.

Following the comments made by the design officer with regards to the proposed railings at roof level, the agent confirmed in an email that a drop-down roof edge protection railing system is being considered to minimise the visual impact of the proposed railings on the streetscene, the details of which will be secured by way of a condition. Overall the alterations would be very similar to the previously consented proposal and on this basis, the development is considered acceptable.

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

Policy BE20 of the Local Plan: Part Two (November 2012) notes buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities are safeguarded.

Policy BE21 of the Local Plan: Part Two (November 2012) notes planning permission will not be granted for extensions which by reason of their siting, bulk and proximity would result in a significant loss of residential amenity.

Policy OE1 of the Local Plan: Part Two (November 2012) notes that permission will not normally be granted for uses and associated structures which are or likely to become detrimental to the character or amenities of surrounding properties or the area generally.

Policy DMHB 11(B) of the Local Plan: Part Two (2019) requires development proposals to not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 11 (C) of the Local Plan: Part Two (2019) requires developments to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential.

As previously approved, the proposed proposed residential units would be located in excess of 15m from the adjacent properties to the south east and north west and over 21m from properties to the south west on Acacia Avenue. The proposal would not result in a loss of daylight or sunlight, loss of privacy or any additional overbearing impact on neighbouring properties in accordance with policies BE20 and BE21 of the Hillingdon Local Plan (November 2012) and Emerging Policy DMHB 11 of the Local Plan: Part Two (2019).

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

The overall layout of the proposal remains as approved under 23799/APP/2017/4648 (28-09-18). It is not considered that the minor material amendments proposed under this application would result in harm to the living conditions of future occupiers.

#### **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.

The car parking arrangements are the same as the previously consented scheme, albeit the layout of car parking has changed slightly, however this does not result in the loss of any car parking on site.

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

Urban Design

Please refer to 07.07 of this report.

Security

The Metropolitan Police's Secure by Design Officer has reviewed the application and raises no objections subject to the development adhering to the security principles of Secured by Design and to this end, recommends a condition. This forms part of the officer recommendation.

#### **7.12 Disabled access**

The proposal seeks to provide a policy compliant level of accessible housing and car parking as consented under application ref: 23799/APP/2017/4648 (28-09-18)

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

All of the 20 units are proposed to be for shared ownership sale as previously approved under application ref: 23799/APP/2017/4648 (28-09-18). The proposal is an 'enabling development' whereby the 20 shared ownership units being built will finance the build costs of the ground floor GP surgeries. The previous officer report noted there is an identified shortfall of GPs in this area and this shortfall is more acute due to the opening of Grassy Meadows Extra Care Sheltered Housing scheme in July 2018. It is understood the circumstances have not changed and on this basis the proposal is considered acceptable. The details of the provision of affordable housing will be secured under the Statement of Intent.

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

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Trees and Landscaping Officer has commented on the application noting that the proposal is very similar to the application approved under planning ref: 23799/APP/2017/4648 and the conditions previously recommended still apply (Landscape comments dated 09/01/2018). Selected existing trees near the proposed car park will be retained. At least 6 new / replacement trees will be planted along the front boundary, with a further six planted to the rear. Defensible (planted ) space will be retained in front of the groundfloor windows. The minor amendments include ancillary plant on the roof which will not affect the landscape layout. The proposed amendments accord with Policy BE38 of the Local Plan: Part Two (November 2012) and Emerging Policy DMHB 14 of the Local Plan: Part Two (2019).

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

The waste arrangements remain as per the approved scheme under planning ref: 23799/APP/2017/4648.

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

The Sustainability Officer has reviewed this application and notes there are no comments to make as it appears to follow the sustainability measures approved under application ref: 23799/APP/2017/4648.

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

No objections were raised to the application under planning ref: 23799/APP/2017/4648 subject to a condition. The condition is attached to this consent to ensure appropriate drainage is provided on site.

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

The condition secured under planning ref: 23799/APP/2017/4648 is attached which requires appropriate air quality mitigation to be designed into the proposal is carried forward under this application.

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

One objection was raised to this application which is addressed in the main body of the report.

#### **7.20 Planning Obligations**

Policy R17 seeks to supplement the provision of recreational open space and other community, social and educational facilities through planning obligations. The applicant has agreed to a full range of planning obligations required to offset the impact of the development. A contribution can also be secured in respect of project management and monitoring.

The following planning obligations were agreed under application ref: 23799/APP/2017/4648. These obligations are therefore carried forward under this application:

1. Affordable Housing: 100% affordable (Shared Ownership)
2. Highway Works: S278/S38 for required Highways Works
3. Travel Plan: to include £20,000 Bond
4. Agreement to prevent future occupants from applying for car parking permits (with the exception of Blue Badge holders).
5. Construction Training: Training Costs: £2500 for every £1m build cost + Coordinator Costs: 28/160 x £71,675
6. Project Management & Monitoring Fee: 5% of total cash contributions.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of a Statement of Intent or a S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the Hillingdon Local Plan (November 2012).

In addition to S106 contributions the Council has recently adopted its own Community Infrastructure Levy (CIL) with a charge of £95 per square metre of gross internal floor area for the residential elements. This application is CIL liable with respect to new floorspace being created.

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.

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

Not applicable to this application.

#### **7.22 Other Issues**

No other issues identified.

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

### **General**

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

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

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

### **Planning Conditions**

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

### **Planning Obligations**

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

### **Equalities and Human Rights**

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

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

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

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

Not applicable.

## **10. CONCLUSION**

This application seeks minor material amendments to a previously consented scheme. The proposed land use, footprint and scale, car parking and landscaping is proposed to remain similar the consented proposal.

The key changes under this application include a change in the position to the entrance canopy, a modest increase in height of the building. There are no objections to the proposed amendments. The development would continue to provide appropriate mix of uses, scale and built form that will enhance the locality. The application is therefore recommended for approval.

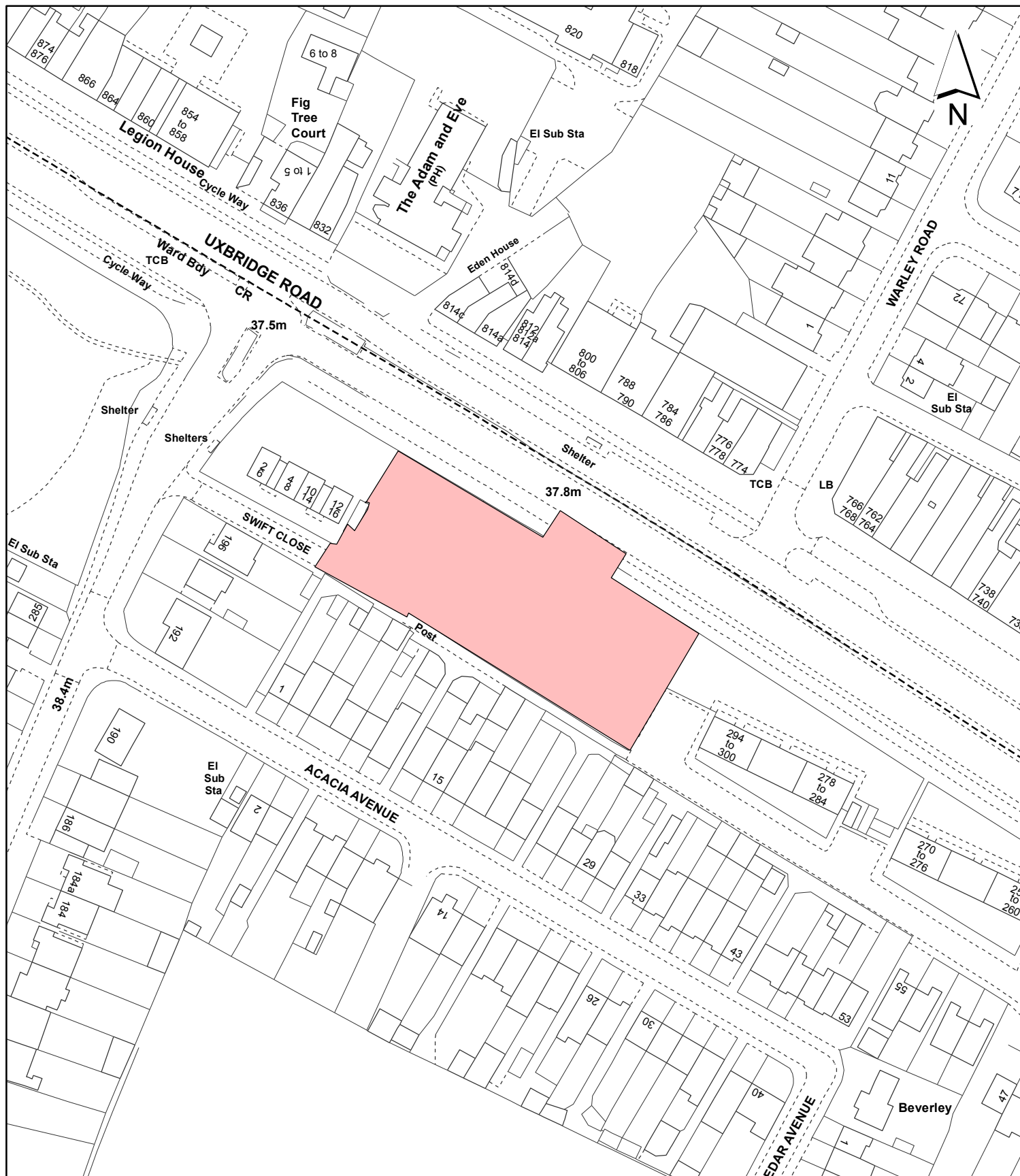
## **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
Emerging Hillingdon Local Plan: Part 2 Site Allocations and Designations  
Emerging Hillingdon Local Plan: Part 2 Development Management Policies  
Emerging Hillingdon Local Plan: Part 2 Policies Map  
London Plan (March 2016)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document - Accessible Hillingdon

**Contact Officer:** Zenab Haji-Ismail

**Telephone No:** 01895 250230





# Notes:

 Site boundary

For identification purposes only.

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Site Address:

**401 Uxbridge Road  
Hayes**

Planning Application Ref:

**23799/APP/2019/2850**

Planning Committee:

**Major** Page 51

Scale:

**1:1,250**

Date:

**December 2019**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
LONDON

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

**Address** LAND TO THE REAR OF 2-24 HORTON ROAD YIEWSLEY

**Development:** Deed of Variation to Section 106 Schedule 1 (Affordable Housing) associated with planning permission ref: 71582/APP/2016/4582, dated 31-08-17 (as varied under DoV ref: 71582/APP/2018/2871 dated 17/7/19) (Demolition of existing buildings and redevelopment to provide 86 residential units in three buildings of 4-6 storeys with private balconies together with one three-bed dwelling, Class A1/A2 or A3 unit, associated car parking at basement and surface level, cycle parking, communal amenity areas, landscaping, improved access and relocated sub-station) to change the tenure of the approved dwellings to a 100% affordable development.

**LBH Ref Nos:** 71582/APP/2019/2584

**Drawing Nos:** 15344-VT50C Affordable Housing Plan  
15.214/D01 Rev A Location Plan

**Date Plans Received:** 02/08/2019 **Date(s) of Amendment(s):**

**Date Application Valid:** 30/08/2019

### 1. SUMMARY

The proposal is for a Deed of Variation to Schedule 1 (Affordable Housing) of the Section 106 associated with planning permission ref: 71582/APP/2016/4582, dated 31-08-17, for the demolition of existing buildings and redevelopment to provide 86 residential units in three buildings of 4-6 storeys with private balconies together with one three-bed dwelling, Class A1/A2 or A3 unit, associated car parking at basement and surface level, cycle parking, communal amenity areas, landscaping, improved access and relocated sub-station. The approved development secured 87 units in total.

The Affordable Housing provision within the development would be increased from eight Shared Ownership units and one Affordable Rented house to 22 Affordable Rented units and 65 Shared Ownership units, providing a 100% Affordable Housing development.

The proposed change in Affordable Housing provision from 10% to 100% of the approved 87 residential unit development is acceptable and complies with Policy H2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy 3.12 of the London Plan (2016).

Therefore the proposed Deed of Variation to Schedule 1 (Affordable Housing) of the Section 106 associated with planning permission ref: 71582/APP/2016/4582, dated 31-08-17 (as varied under planning ref: 71582/APP/2018/2871 dated 17/7/19), is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL, subject to the following:**

**1. That the Council enter a Deed of Variation with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:**

**(i) Amendment of Schedule 1 to increase the number of affordable units from 9 to 86 units (100%) comprising the following mix:**

**- Block A**

**20 x one-bed Affordable Rented**

**1 x two-bed Affordable Rented**

**- Block B**

**20 x one-bed Shared Ownership**

**16 x two-bed Shared Ownership**

**- Block C**

**17 x one-bed Shared Ownership**

**12 x two-bed Shared Ownership**

**- Block D**

**1 three-bed house Affordable Rented**

**And any variation required to the legal agreement which accompanied the S73 consent ref: 71582/APP/2018/2871 dated 17/7/19.**

**2. That the applicant meets the council's reasonable costs in the preparation of the deed of variation and any abortive work as a result of the deed not being completed.**

**3. That Officers be authorised to negotiate and agree the amended terms for the Affordable Housing Schedule in the Deed of Variation.**

### **3. CONSIDERATIONS**

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

The application site currently contains industrial buildings and associated hard standing and car parking and is surrounded by a combination of residential and industrial buildings.

45-50 Otter Way is located north-east of the site with 15-44 Otter Way to the east. To the south, the site fronts the Grand Union Canal, a site of Metropolitan Importance for Nature Conservation, with the mainline railway on the other side.

Vehicular and pedestrian access to the site is provided via the Bignell House/Horton Parade access which is mainly commercial. The site has a PTAL rating of 3. West Drayton Station is planned as a stop on the Crossrail route development. It is anticipated that this will improve the site's current PTAL rating from a 3 to a 4.

The site is located within the Yiewsley/West Drayton Major Town Centre, as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), but outside both the primary and secondary shopping areas. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas or Listed Buildings within the vicinity.

#### **3.2 Proposed Scheme**

Planning permission ref: 71582/APP/2016/4582 was approved in August 2017 for the demolition of existing buildings and redevelopment to provide 86 residential units in three

buildings of 4-6 storeys with private balconies together with one three-bed dwelling, Class A1/A2 or A3 unit, associated car parking at basement and surface level, cycle parking, communal amenity areas, landscaping, improved access and relocated sub-station. The approved development secured 87 units in total.

This proposal is for a Deed of Variation to Schedule 1 (Affordable Housing) of the Section 106 associated with the planning permission.

Schedule 1 of the S106 Legal Agreement required nine units (14% of habitable rooms) to be provided as Affordable Housing, comprising of:

- Eight two-bed Shared Ownership flats; and
- The three-bed house as Affordable Rented

The applicant seeks to change the tenure of all the approved 86 dwellings to provide a 100% affordable development.

The proposed Affordable Housing mix comprises of:

- Block A  
20 x one-bed Affordable Rented  
1 x two-bed Affordable Rented
- Block B  
20 x one-bed Shared Ownership  
16 x two-bed Shared Ownership
- Block C  
17 x one-bed Shared Ownership  
12 x two-bed Shared Ownership
- Block D  
1 three-bed house Affordable Rented

The proposal would therefore result in 22 Affordable Rented units and 65 Shared Ownership units, a total of 87 Affordable Housing units (100% of the development).

It should be noted that the original planning permission was varied under planning ref: 71582/APP/2018/2871 dated 17/7/19, but the affordable housing schedule was secured under the original legal agreement, therefore this application seeks only to amend the secured affordable housing.

### **3.3 Relevant Planning History**

71582/APP/2016/4582 Land Rear Of 2-24 Horton Road Yiewsley

Demolition of existing buildings and redevelopment to provide 86 residential units in three buildings of 4-6 storeys with private balconies together with one three-bed dwelling, Class A1/A2 or A3 unit, associated car parking at basement and surface level, cycle parking, communal amenity areas, landscaping, improved access and relocated sub-station.

**Decision:** 10-05-2017 Approved

Variation of Condition 2 (approved plans) of planning permission ref: 71582/APP/2016/4582, dated 31/08/2017 (Demolition of existing buildings and redevelopment to provide 86 residential units in three buildings of 4-6 storeys with private balconies together with one three-bed dwelling, Class A1/A2 or A3 unit, associated car parking at basement and surface level, cycle parking, communal amenity areas, landscaping, improved access and relocated sub-station) for improved fire safety circulation and ventilation, alterations to sub-station and cycle store, revised feature brick work and increase in building height.

**Decision:** 14-11-2018 Approved

### Comment on Planning History

## 4. Planning Policies and Standards

### Development Plan

1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

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

The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

### Emerging Planning Policies

1.4 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).

Draft London Plan (Consolidated with Changes July 2019)

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor

on 8th October.

1.6 The Mayor is currently considering the Panel report and recommendations and is preparing an 'Intend to Publish' version of the London Plan, which will be sent to the Secretary of State alongside with a schedule of the panel's recommendation and the Mayor's response to them. It is envisaged the Intend to 'Publish version' of the Plan will be sent to the Secretary of State by the end of the year.

1.7 Until the stages outlined above are passed, it seems that in general terms only limited weight can and should be attached to the new London Plan. Some greater weight at this stage can be attached to policies which have been found acceptable by the Panel (either expressly or by no comment being made) or are subject to only minor amendment. However, anything that remains subject to the Inspector's recommendations can arguably be said to still attract very limited weight until at least the Mayor has published his report. The weight will then increase as matters become clearer through the outstanding statutory steps being completed.

#### Proposed Submission Local Plan Part 2 with Main Modifications (March 2019)

1.8 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.

1.9 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.

1.10 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 were published for public consultation from 27 March to 8 May 2019.

1.11 The Council received the Inspector's Final Report on 22 October 2019. The Inspector concluded that, subject the Main Modifications set out in the Appendix to the report, the Local Plan Part 2 is a sound plan that can be adopted. The examination of the Local Plan is therefore now complete and the Council is in the process of progressing the Plan for formal adoption as part of the statutory development plan. This is scheduled for January 2020.

1.12 Taking paragraph 48 of the NPPF into account, the Council's general approach to the weight that should be afforded to the LPP2 until formal adoption will be that all policies, including those incorporating the main modifications hold substantial weight. This is due to the Plan being at the most advanced stage of preparation, the resolution of outstanding objections through the Inspector's Report and confirmation that the Plan is consistent with national guidance.

1.13 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 until the Local Plan Part 2 is formally adopted.

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

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

Part 1 Policies:

PT1.H2 (2012) Affordable Housing

Part 2 Policies:

LPP 3.12 (2016) Negotiating affordable housing on individual private residential and mixed-use schemes

DMH 7

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

**5.1** Advertisement Expiry Date:- **29th November 2019**

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

## **6. Consultations**

### **External Consultees**

A site notice was displayed on site. No responses were received.

### **Internal Consultees**

Section 106 Officer:

the Modification of S106 Obligations application refers to changing the Affordable Housing provision from 9 units (10%) to 87 units (100%). Accordingly I have no objections.

Planning Policy Team:

No Objection. The Mayor of London's Affordable housing SPG (2017) outlines the following Paragraph 2.42:

To incentivise schemes that are largely or entirely affordable, those that propose 75 per cent affordable housing or more as defined by the NPPF may be considered under the Fast Track Route whatever their tenure mix, as long as the tenure and other relevant standards are supported by the LPA.

Both Shared Ownership and London Affordable Rent are affordable housing tenures supported by the London Borough of Hillingdon.

Therefore an FVA is not required, despite being a different tenure split than 70:30.

Officer comments:

The Agent has confirmed that the affordable rent proposed is the London Affordable Rent.

## **7. MAIN PLANNING ISSUES**

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

Not applicable to this application. The principle of development has been accepted through the granting of planning permission for the scheme (application ref: 71582/APP/2016/4582).

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

Not applicable to this application. No changes are proposed which would impact on the density of the approved development.



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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

### **7.06 Environmental Impact**

Not applicable to this application.

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

Not applicable to this application. No changes are proposed which would impact on the character or appearance of the area.

### **7.08 Impact on neighbours**

Not applicable to this application. No changes are proposed which would impact on residential amenity.

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

Not applicable to this application. No changes are proposed which would impact on residential amenity.

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

Not applicable to this application. No changes are proposed which would impact on traffic, parking or pedestrian safety.

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

Not applicable to this application. No changes are proposed which would impact on urban design, access and security.

### **7.12 Disabled access**

Not applicable to this application. No changes are proposed which would impact on accessibility.

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

Policy H2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that 35% of all new residential units in the borough should be delivered as affordable housing. Subject to the provision of robust evidence, the Council will adopt a degree of flexibility in its application of Policy H2 to take account of tenure needs in different parts of the borough as well as the viability of schemes.

Policy DMH 7 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that developments providing 10 or more units will be required to maximise the delivery of on-site affordable housing, and that a minimum of 35% of new homes on these sites should be delivered as affordable housing.

Policy 3.12 of the London Plan (2016) states that the maximum reasonable amount of affordable housing should be sought, having regard to (amongst others) current and future requirements for affordable housing at local and regional levels, the size and type of affordable housing needed in particular locations and the specific circumstances of individual sites.

This application seeks to change the number of Affordable Housing from nine units (10%), approved as part of the Section 106 Legal Agreement for Planning Permission ref: 71582/APP/2016/4582, dated 31-08-17, to 87 units, resulting in a 100% Affordable residential development. The proposed tenure would comprise of 22 Affordable Rented

units and 65 Shared Ownership units.

The Council's Policy Team and the Council's Section 106 Officer have raised no objection to the proposed increase in Affordable Housing within the site. Whilst the proposed tenure mix would not be 70:30 split, Paragraph 2.42 of the Mayor of London's Affordable Housing SPG (2017) states that schemes of 75% affordable housing or more (as defined by the NPPF) may be considered under the Fast Track Route whatever their tenure mix, as long as the tenure and other relevant standards are supported by the Local Planning Authority; this is supported by Policy H6 of the Draft London Plan. Both Shared Ownership and London Affordable Rent are affordable housing tenures supported by the London Borough of Hillingdon and therefore, despite being a different tenure split than 70:30, a Financial Viability Assessment is not required in this instance.

Therefore the proposed change in Affordable Housing provision from 10% to 100% of the approved 87 residential unit development is considered to be acceptable and is in accordance with Policy H2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy 3.12 of the London Plan (2016).

The change in Affordable Housing provision within the development shall be dealt with through a Deed of Variation to Schedule 1 (Affordable Housing) of the Section 106 Legal Agreement for Planning Permission ref: 71582/APP/2016/4582, dated 31-08-17.

**7.14 Trees, landscaping and Ecology**

Not applicable to this application. No changes are proposed which would impact on trees, landscaping and ecology.

**7.15 Sustainable waste management**

Not applicable to this application. No changes are proposed which would impact on refuse provision.

**7.16 Renewable energy / Sustainability**

Not applicable to this application. No changes are proposed which would impact on renewable energy and sustainability.

**7.17 Flooding or Drainage Issues**

Not applicable to this application. No changes are proposed which would impact on flooding or drainage issues.

**7.18 Noise or Air Quality Issues**

Not applicable to this application. No changes are proposed which would impact on noise or air quality.

**7.19 Comments on Public Consultations**

Not applicable to this application.

**7.20 Planning obligations**

The alteration proposed to the Affordable Housing planning obligation secured under Schedule 1 of the Section 106 Legal Agreement for planning permission ref: 71582/APP/2016/4582, dated 31-08-17, has been discussed in Section 7.13 of this report.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None

**8. Observations of the Borough Solicitor**

## General

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

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

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

## Planning Conditions

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

## Planning Obligations

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

## Equalities and Human Rights

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

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

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

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

Not applicable to this application.

## **10. CONCLUSION**

The proposal is for a Deed of Variation to Schedule 1 (Affordable Housing) of the Section 106 associated with planning permission ref: 71582/APP/2016/4582, dated 31-08-17, for the demolition of existing buildings and redevelopment to provide 86 residential units in three buildings of 4-6 storeys with private balconies together with one three-bed dwelling, Class A1/A2 or A3 unit, associated car parking at basement and surface level, cycle parking, communal amenity areas, landscaping, improved access and relocated sub-station (87 units in total).

The Affordable Housing provision within the development would be increased from eight Shared Ownership units and one Affordable Rented house to 22 Affordable Rented units and 65 Shared Ownership units, providing a 100% Affordable Housing development.

The proposed change in Affordable Housing provision from 10% to 100% of the approved 87 residential unit development is acceptable and complies with Policy H2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy 3.12 of the London Plan (2016).

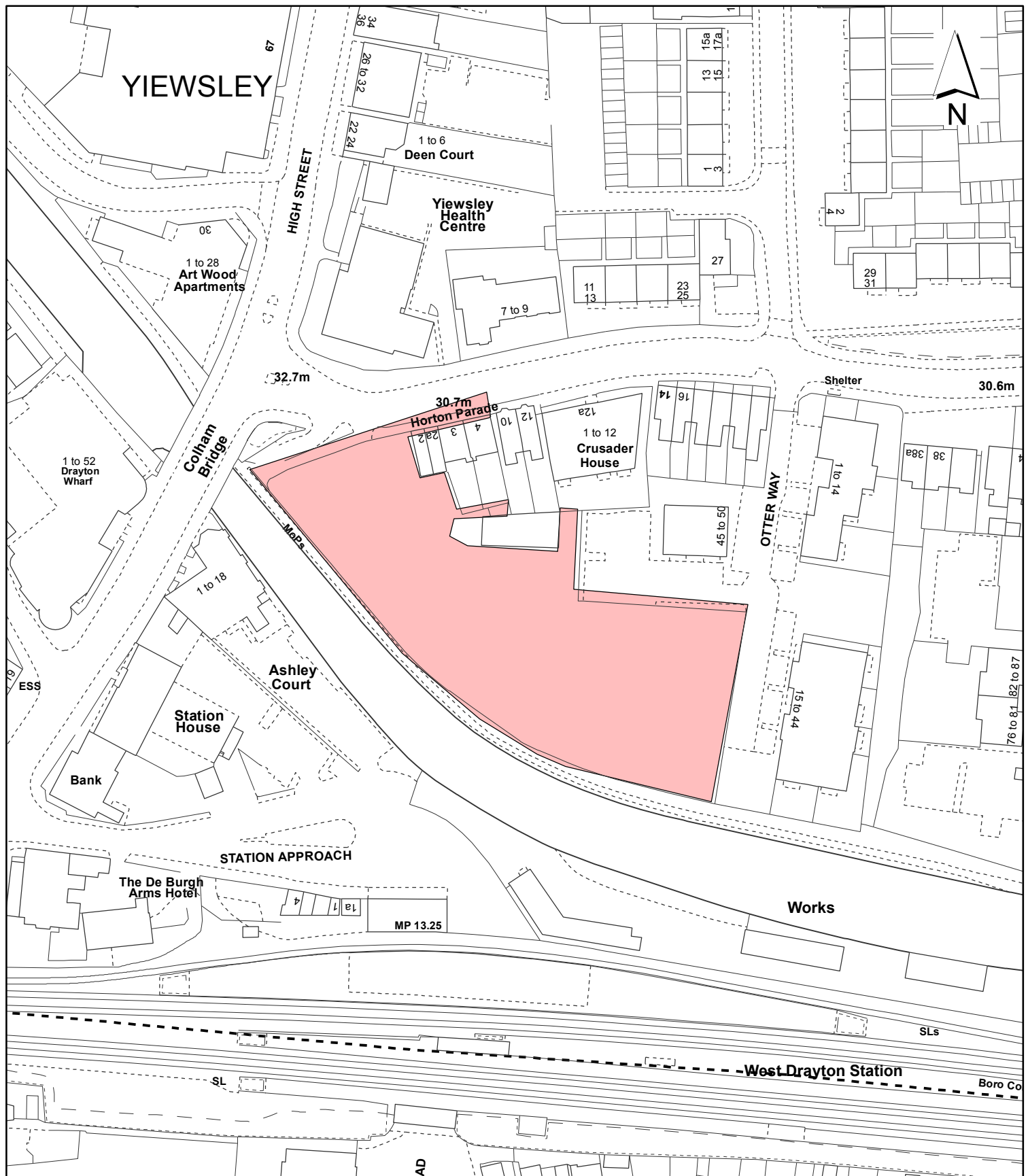
Therefore the proposed Deed of Variation to Schedule 1 (Affordable Housing) of the Section 106 associated with planning permission ref: 71582/APP/2016/4582, dated 31-08-17, is recommended for approval.

## **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 (March 2016)  
National Planning Policy Framework (February 2019)  
SPD 'Planning Obligations' July 2014

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



#### Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Land to the Rear of 2 - 24 Horton Road  
West Drayton**

Planning Application Ref:

**71582/APP/2019/2584**

Planning Committee:

**Major** Page 63

Scale:

**1:1,250**

Date:

**December 2019**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
LONDON

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

**Address** SITE ENCLOSED BY BENTINCK ROAD & TAVISTOCK ROAD TAVISTOCK ROAD YIEWSLEY

**Development:** Deed of Variation to amend Schedule 6 of the Section 106 Agreement dated 20 December 2015 relating to planning ref: 45200/APP/2017/327 at Former Padcroft Works

**LBH Ref Nos:** 45200/APP/2018/4447

**Drawing Nos:**

**Date Plans Received:** 21/12/2018

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

**Date Application Valid:** 04/10/2019

### 1. SUMMARY

The proposal is for a Deed of Variation to Clause 4.1 (Affordable Housing) of the Section 73 Deed of Variation associated with planning permission ref: 45200/APP/2017/327 dated 12-10-17, for the Variation of condition 2 (Accordance with approved plans) of planning permission ref: 45200/APP/2016/3886 dated 25-01-2017: Variation of conditions 2 (Accordance with approved plans), 15 (Pedestrian Link) and 23 (Car Parking Stackers) of planning permission ref: 45200/APP/2014/3638 dated 10-12-2015: Demolition of all existing buildings on the site enclosed by Bentinck Road and Tavistock Road (as shown outlined in red on the submitted application site plan) including Globe House, Globe Court, Padcroft Works, the former Dairy Crest dairy and TiGi Warehouse and comprehensive redevelopment to provide three buildings rising from three to eight storeys comprising 308 residential units, 175 sqm of Class B1 floorspace, public and private amenity space, hard and soft landscaping and lower ground floor parking space for 293 vehicles, to allow the addition of 7 residential units within the approved floorspace.

The agreement under planning ref: 45200/APP/2017/327 secured 315 units on the Padcroft site, of these, 48 units as affordable housing (29 affordable rent and 19 intermediate units). This application has been made by the approved Registered Provider who will own and manage 47 of the 48 affordable units. The developer would deliver the remaining 1 unit in a later block.

The Affordable Rent provision within the development would increase so the development provides 30 affordable rent units and 18 intermediate. The proposed change in Affordable Housing provision mix from 19 intermediate units and 29 affordable rent to 18 intermediate units and 30 affordable rent units is acceptable. Therefore the proposed Deed of Variation to Clause 4.1 (Affordable Housing) of the Section 106 associated with planning permission ref: 45200/APP/2017/327, dated 12-10-17, is recommended for approval.

### 2. RECOMMENDATION

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

**1. That the Council enter a Deed of Variation with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:**

(i) **Amendment Clause 4.1 (Affordable Housing)** to amend the tenure mix from 29 affordable rented units and 19 intermediate units to 30 affordable rented units and 18 intermediate units.

**2. That the applicant meets the council's reasonable costs in the preparation of the deed of variation and any abortive work as a result of the deed not being completed.**

**3. That Officers be authorised to negotiate and agree the amended terms for the Affordable Housing Schedule in the Deed of Variation.**

### **3. CONSIDERATIONS**

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

The site is situated towards the south side of Yiewsley in Hillingdon, West London. It is located on the north side of High Street Yiewsley. The site is currently being built in accordance with the consent for redevelopment of the site.

The site sits immediately behind the High Street, which is a mixture of three and four storey traditional buildings with dormers and pitched roofs. These are retail and small scale commercial at ground floor with residential and further commercial units above.

#### **3.2 Proposed Scheme**

The proposal seeks to amend the tenure mix so the affordable housing units from 29 affordable rented units and 19 intermediate units to 30 affordable rented units and 18 intermediate units.

#### **3.3 Relevant Planning History**

45200/APP/2012/3082      Padcroft Works Tavistock Road Yiewsley

Comprehensive redevelopment of site to provide three buildings of part 7 storeys and part 5 storeys comprising 208 residential units, 190 sq.m (approx) of Use Class B1 floorspace with associated public and private amenity space, hard and soft landscaping, lower ground floor parking for vehicles and bicycles (involving demolition of all existing buildings).

**Decision:** 10-09-2013      Approved

45200/APP/2014/3638      Padcroft Works Tavistock Road Yiewsley

Demolition of all existing buildings on the site enclosed by Bentinck Road and Tavistock Road (as shown outlined in red on the submitted application site plan) including Globe House, Globe Court, Padcroft Works, the former Dairy Crest dairy and TiGi Warehouse and comprehensive redevelopment to provide three buildings rising from three to eight storeys comprising 308 residential units, 175 sqm of Class B1 floorspace, public and private amenity space, hard and soft landscaping and lower ground floor parking space for 293 vehicles.

**Decision:** 06-08-2015      Approved

45200/APP/2016/1817      Former Padcroft Works Tavistock Road Yiewsley

Variation of condition 17 (Air Pollution) of planning permission ref: 45200/APP/2014/3638 dated 10-09-2013



10-12-2015: Demolition of all existing buildings on the site enclosed by Bentinck Road and Tavistock Road (as shown outlined in red on the submitted application site plan) including Globe House, Globe Court, Padcroft Works, the former Dairy Crest dairy and TiGi Warehouse and comprehensive redevelopment to provide three buildings rising from three to eight storeys comprising 308 residential units, 175 sqm of Class B1 floorspace, public and private amenity space, hard and soft landscaping and lower ground floor parking space for 293 vehicles, to allow details to be submitted prior to occupation.

**Decision:** 30-05-2017    Withdrawn

45200/APP/2016/3886    Site Enclosed By Bentinck Road & Tavistock Road Tavistock Road Yi

Variation of conditions 2 (Accordance with approved plans), 15 (Pedestrian Link) and 23 (Car Parking Stackers) of planning permission ref: 45200/APP/2014/3638 dated 10-12-2015: Demolition of all existing buildings on the site enclosed by Bentinck Road and Tavistock Road (as shown outlined in red on the submitted application site plan) including Globe House, Globe Court, Padcroft Works, the former Dairy Crest dairy and TiGi Warehouse and comprehensive redevelopment to provide three buildings rising from three to eight storeys comprising 308 residential units, 175 sqm of Class B1 floorspace, public and private amenity space, hard and soft landscaping and lower ground floor parking space for 293 vehicles, to allow for the extension of the basement car park involving the omission of car parking stackers and an infill extension between blocks to add 645sq m of additional residential floorspace.

**Decision:** 11-01-2017    Approved

45200/APP/2017/327    Site Enclosed By Bentinck Road & Tavistock Road Tavistock Road Yi

Variation of condition 2 (Accordance with approved plans) of planning permission ref: 45200/APP/2016/3886 dated 25-01-2017: Variation of conditions 2 (Accordance with approved plans), 15 (Pedestrian Link) and 23 (Car Parking Stackers) of planning permission ref: 45200/APP/2014/3638 dated 10-12-2015: Demolition of all existing buildings on the site enclosed by Bentinck Road and Tavistock Road (as shown outlined in red on the submitted application site plan) including Globe House, Globe Court, Padcroft Works, the former Dairy Crest dairy and TiGi Warehouse and comprehensive redevelopment to provide three buildings rising from three to eight storeys comprising 308 residential units, 175 sqm of Class B1 floorspace, public and private amenity space, hard and soft landscaping and lower ground floor parking space for 293 vehicles to allow the addition of 7 residential units within the approved floorspace.

**Decision:** 30-05-2017    Approved

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

The most relevant planning history is referenced above.

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

Development Plan

1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)  
The Local Plan: Part 2 - Saved UDP Policies (2012)  
The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

#### Emerging Planning Policies

1.4 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).

#### Draft London Plan (Consolidated with Changes July 2019)

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

1.6 The Mayor is currently considering the Panel report and recommendations and is preparing an 'Intend to Publish' version of the London Plan, which will be sent to the Secretary of State alongside with a schedule of the panel's recommendation and the Mayor's response to them. It is envisaged the Intend to 'Publish version' of the Plan will be sent to the Secretary of State by the end of the year.

1.7 Until the stages outlined above are passed, it seems that in general terms only limited weight can and should be attached to the new London Plan. Some greater weight at this stage can be attached to policies which have been found acceptable by the Panel (either expressly or by no comment being made) or are subject to only minor amendment. However, anything that remains subject to the Inspector's recommendations can arguably be said to still attract very limited weight until at least the Mayor has published his report. The weight will then increase as matters become clearer through the outstanding statutory steps being completed.

#### Proposed Submission Local Plan Part 2 with Main Modifications (March 2019)

1.8 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.

1.9 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.

1.10 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 were published for public consultation from 27 March to 8 May 2019.

1.11 The Council received the Inspector's Final Report on 22 October 2019. The Inspector concluded that, subject the Main Modifications set out in the Appendix to the report, the Local Plan Part 2 is a sound plan that can be adopted. The examination of the Local Plan is therefore now complete and the Council is in the process of progressing the Plan for formal adoption as part of the statutory development plan. This is scheduled for January 2020.

1.12 Taking paragraph 48 of the NPPF into account, the Council's general approach to the weight that should be afforded to the LPP2 until formal adoption will be that all policies, including those incorporating the main modifications hold substantial weight. This is due to the Plan being at the most advanced stage of preparation, the resolution of outstanding objections through the Inspector's Report and confirmation that the Plan is consistent with national guidance.

1.13 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 until the Local Plan Part 2 is formally adopted.

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

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

Part 1 Policies:

PT1.H2 (2012) Affordable Housing

Part 2 Policies:

DMH 7

LPP 3.10 (2016) Definition of affordable housing

LPP 3.11 (2016) Affordable housing targets

LPP 3.12 (2016) Negotiating affordable housing on individual private residential and mixed-use schemes

LPP 3.13 (2016) Affordable housing thresholds

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

**5.1 Advertisement Expiry Date:- 29th November 2019**

**5.2 Site Notice Expiry Date:- 29th November 2019**

#### **6. Consultations**

##### **External Consultees**

This application was consulted on between 08-11-19 and 29-11-19. No comments or objections were raised to this application.

## Internal Consultees

Section 106 Officer

No objection to the changes proposed.

Housing Officer

No objection to the proposed amendment, provided there are caveats in place to ensure the 1 remaining shared ownership is sold following the sale of 50% of the market housing. To ensure the remaining unit which has not been sold to the approved Registered Provider is delivered.

### **7. MAIN PLANNING ISSUES**

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

The principle of development has been accepted through the granting of planning permission for the scheme (application ref: 45200/APP/2017/327 dated 12-10-17).

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

The density of development has been accepted through the granting of planning permission for the scheme (application ref: 45200/APP/2017/327 dated 12-10-17).

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

The design of the development and its impact on heritage assets has been assessed under application ref: 45200/APP/2017/327 dated 12-10-17.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

#### **7.06 Environmental Impact**

Not applicable to this application.

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

No changes are proposed which would impact on the character or appearance of the area.

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

No changes are proposed which would impact on residential amenity.

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

No changes are proposed which would impact on residential amenity.

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

No changes are proposed which would impact on traffic, parking or pedestrian safety.

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

No changes are proposed which would impact on urban design, access and security.

#### **7.12 Disabled access**

No changes are proposed which would impact on accessibility.

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

Policy H2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that 35% of all new residential units in the borough should be delivered as affordable housing. Subject to the provision of robust evidence, the Council will adopt a degree of flexibility in its application of Policy H2 to take account of tenure needs in different parts of the borough as well as the viability of schemes.

Policy 3.12 of the London Plan (2016) states that the maximum reasonable amount of affordable housing should be sought, having regard to (amongst others) current and future

requirements for affordable housing at local and regional levels, the size and type of affordable housing needed in particular locations and the specific circumstances of individual sites.

The principle of the provision of 48 units as affordable housing has been accepted under planning ref: 45200/APP/2017/327. This proposal seeks to alter the tenure mix of affordable units from 29 affordable rented units and 19 intermediate units to 30 affordable rented units and 18 intermediate units. The change would allow management efficiencies and reduces the risk of an unsold shared ownership unit within a wholly rented block. As the current registered provider is only taking 47 of the 48 affordable housing units. A clause is being included within the new legal agreement to ensure the delivery of the last intermediate unit is delivered prior to the sale of 50 per cent of the market units across the development. This would ensure the delivery of all the affordable housing across the site.

Under the consented scheme the affordable housing unit mix comprises 10 x 1 bedroom, 22 x 2 bedroom and 16 x 3 bedroom units. This unit mix will not be altered by the changes proposed under this application.

The Section 106 Officer and the Council's Housing Officer have raised no objection.

**7.14 Trees, landscaping and Ecology**

Not applicable to this application. No changes are proposed which would impact on trees, landscaping and ecology.

**7.15 Sustainable waste management**

Not applicable to this application. No changes are proposed which would impact on refuse provision.

**7.16 Renewable energy / Sustainability**

Not applicable to this application. No changes are proposed which would impact on renewable energy and sustainability.

**7.17 Flooding or Drainage Issues**

Not applicable to this application. No changes are proposed which would impact on flooding or drainage issues.

**7.18 Noise or Air Quality Issues**

Not applicable to this application. No changes are proposed which would impact on noise or air quality.

**7.19 Comments on Public Consultations**

Not applicable to this application.

**7.20 Planning obligations**

The alteration proposed to the Affordable Housing planning obligation secured under the ref: 45200/APP/2017/327 (12-10-17), has been discussed in Section 7.13 of this report.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

General

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

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

## 10. CONCLUSION

The proposal is for a Deed of Variation to Clause 4.1 (Affordable Housing) of the Section 73 Deed of Variation associated with planning permission ref: 45200/APP/2017/327 dated 12-10-17 for 308 residential units, 175 sqm of Class B1 floorspace, public and private amenity space, hard and soft landscaping and lower ground floor parking space for 293 vehicles, to allow the addition of 7 residential units within the approved floorspace.

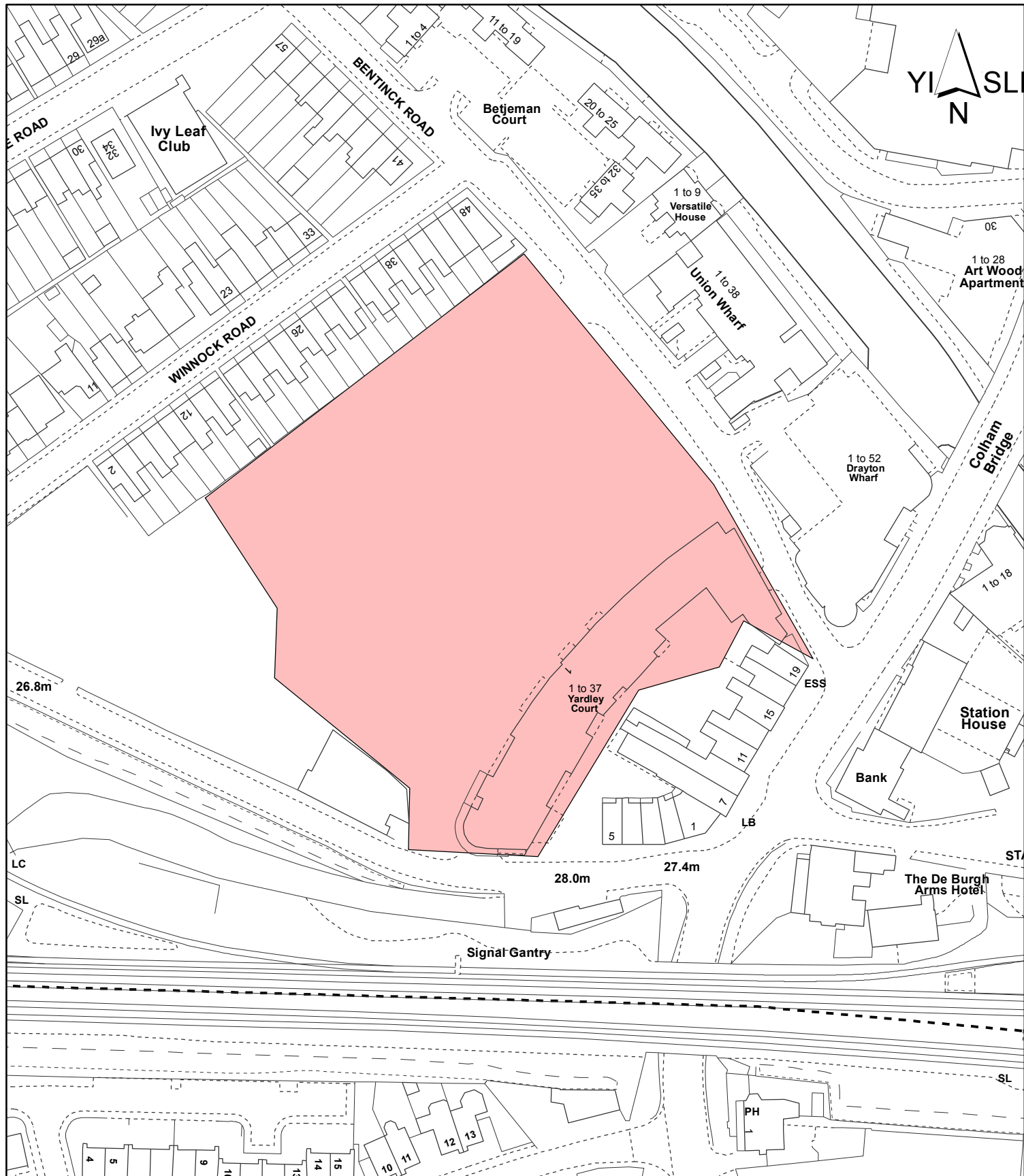
The Affordable Rent provision within the development would increase so the development provides 30 affordable rent units and 18 intermediate. The proposed change in Affordable Housing provision mix from 19 intermediate units and 29 affordable rent to 18 intermediate units and 30 affordable rent units is acceptable. Therefore the proposed Deed of Variation to Clause 4.1 (Affordable Housing) of the Section 106 associated with planning permission ref: 45200/APP/2017/327, dated 12-10-17, 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 (March 2016)  
National Planning Policy Framework (February 2019)  
SPD 'Planning Obligations' July 2014

**Contact Officer:** Zenab Haji-Ismail

**Telephone No:** 01895 250230



#### Notes:



Site boundary

For identification purposes only.

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Site Address:

**Site Enclosed by Bentinck Road**

Planning Application Ref:

**45200/APP/2018/4447**

Planning Committee:

**Major** Page 74

Scale:

**1:1,250**

Date:

**December 2019**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
LONDON



# Plans for Major Applications Planning Committee

Wednesday 18th December  
2019



HILLINGDON  
LONDON

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

**Address** PARK INN HEATHROW BATH ROAD SIPSON

**Development:** Alterations to existing main entrance lobby and car park area, recladding, relocation of existing entrance to 'Orbiter' conference centre with new entrance canopy, formation of new roof-lights to existing 'Aviator' conference centre, relocation of existing internal stair and formation of new fire escape, external planting area, three new windows and beer store to new lounge area

**LBH Ref Nos:** 195/APP/2019/2658

**Date Plans Received:** 08/08/2019

**Date(s) of Amendment(s):** 08/08/2019

**Date Application Valid:** 08/08/2019



Key:      =      =      =      =      =      =

Revision	Description	Date
A	Location reference added.	02.09.19



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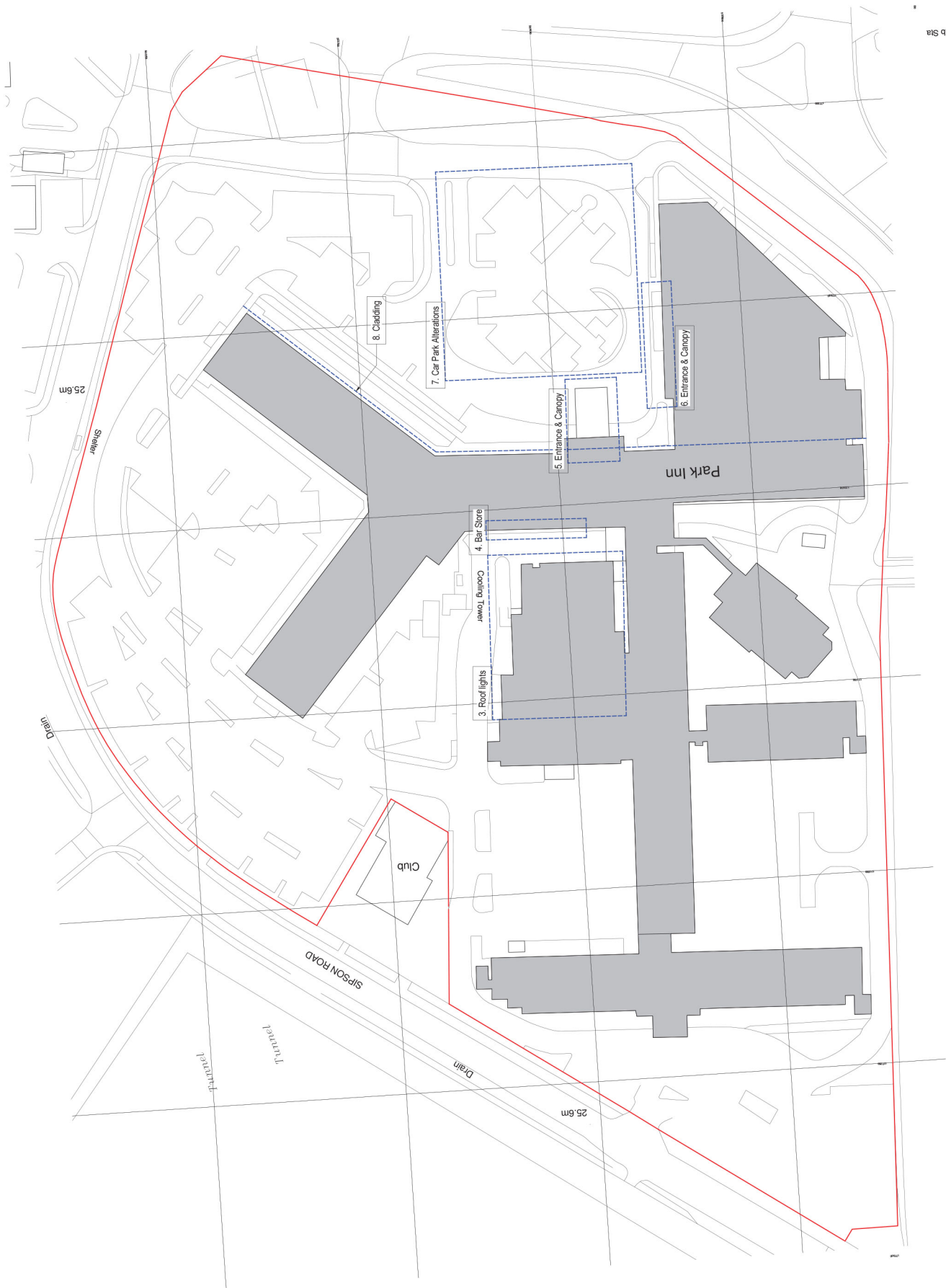
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Park Inn Improvements, Heathrow, Bath  
Road, London. UB7 0DU

Radisson  
Drawing Title  
100-Plan-Site

File Ref.:  
Folder Settings:

Scale @ A1: 1 : 500      Drawn: DR      CFI ☐      Date: 27/06/19      Revision: A

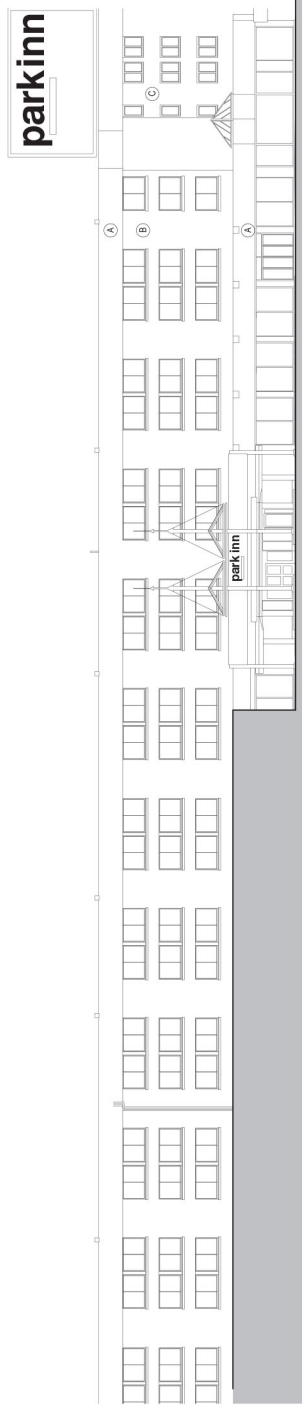
**TENDER SUBMISSION**



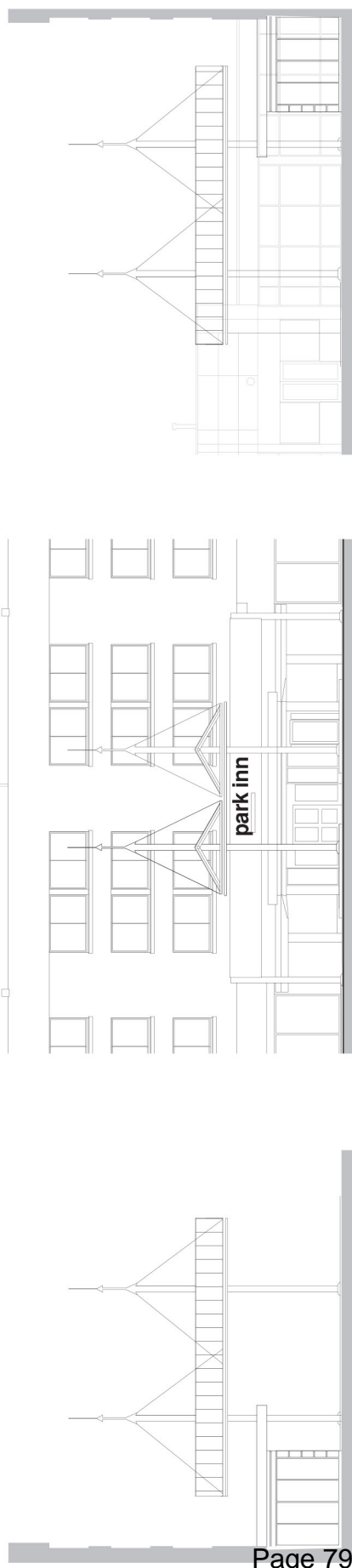
NOTES:  
1. All dimensions are to the face of the work.  
2. Dimensions to be as shown by Contractor working from Bill and Materials.  
3. All dimensions and notes shown with all other relevant drawings.  
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MATERIALS LEGEND  
(Refer to drawing for locations)

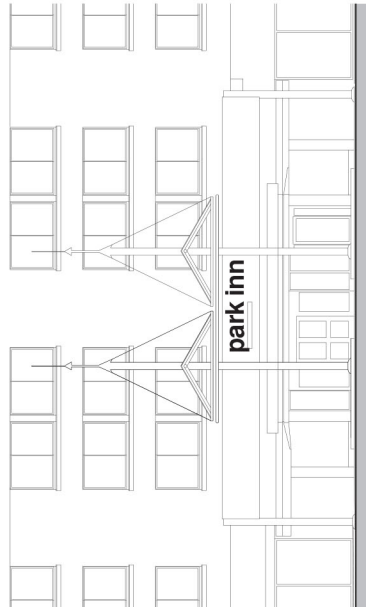
- Existing
- A. Powder coated aluminium
  - B. Powder coating
  - C. Brown
  - D. Composite powder coated vertical ribbed sheeting
  - E. Polyurethane foam
  - F. Powder coated aluminium
  - G. Aluminium powder coated glazing
- Proposed
- H. New cladding Aluminium floor aluminium panels. In powder coat colour silver
  - I. New cladding horizontal ribbed aluminium panels. In powder coat colour Graphite Grey
  - J. New clear Plane System double glazed full height
  - K. New clear double glazed stepped Aluminium roof



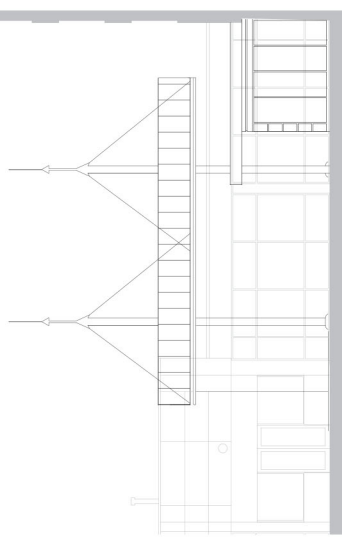
2 South Elevation - Existing Canopy  
1:200



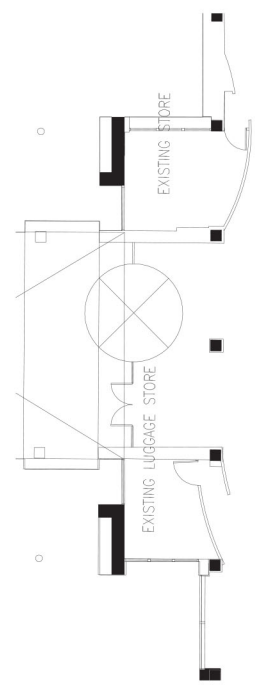
5 West Elevation - Existing Canopy  
1:100



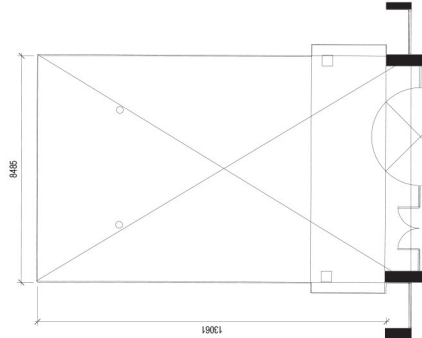
3 South Elevation - Existing Canopy - Hotel Entrance  
1:100



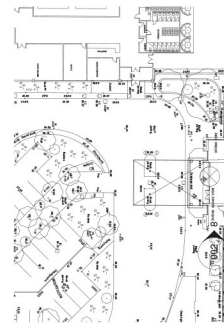
4 East Elevation - Existing Canopy  
1:100



6 00-Lobby Plan - Existing  
1:100



7 Canopy Plan - Existing  
1:100



8 00-Plan-Main Entrance-Existing  
1:500

Revision Description Date



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Job Title  
Park Inn Improvements, Heathrow Bath  
Road, London, UB7 0DU

Radisson  
Drawing Title  
00-Main Entrance-Existing

Scale @ A1: As  
Drawing No.  
3594  
Revision  
001  
Drawing Date  
2009/19

PLANNING SUBMISSION

(Refer to drawing for locations)

- Existing
- A. Powder coated aluminium
- B. Vertical hung tiles
- C. Brickwork
- D. Congruated powder coated vertical ribbed sheeting.
- E. Grey/White painted cement render.
- F. Painted timber fascia.
- G. Aluminium powder coated glazing.

**Proposed**

4. New cladding: Aluminium faced rainscreen panels, in powder coat, colour silver.

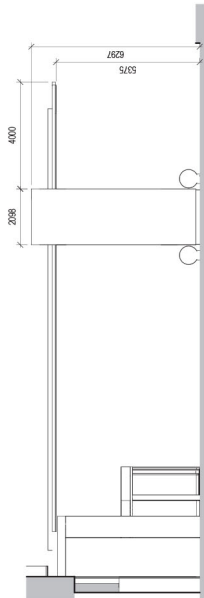
5. New cladding: horizontal ribbon band around windows, in powder coat, colour Graphite Grey.

6. New clear Planar System double glazed full height.

7. New clear double glazed sloped Aluminium roof.

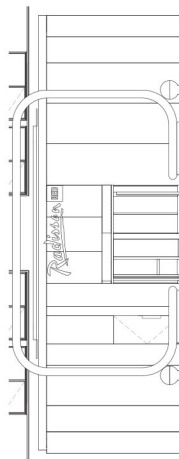
## Elevation - Main Entrance South - Proposed

1 : 200



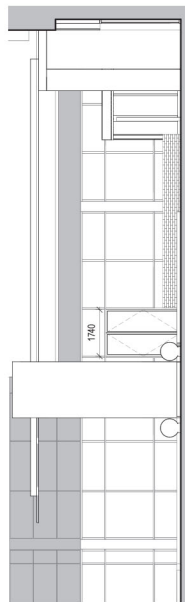
### West Elevation - Section Detail

1 : 100



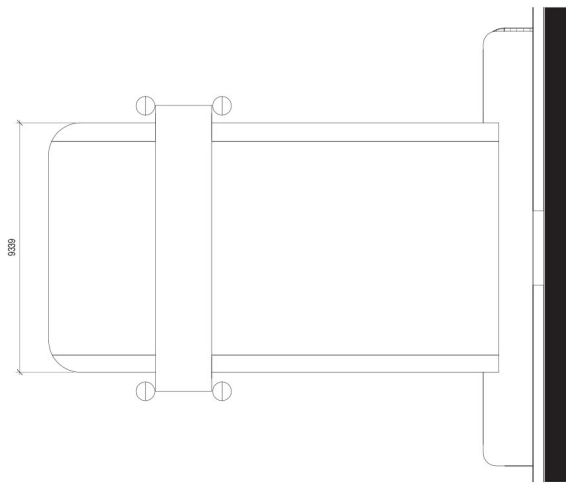
### South Elevation - Canopy Detail

1 : 100



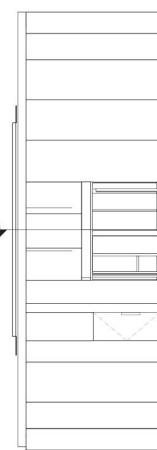
### East Elevation - Section Detail

1 : 100



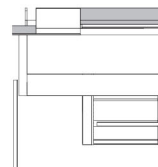
## 00-Plan-Canopy Roof

1 : 100



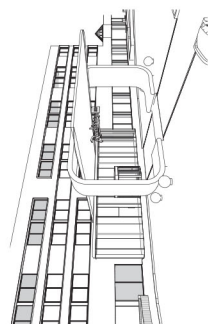
### Lobby - South Elevation

1 : 100



### Lobby - East Elevation

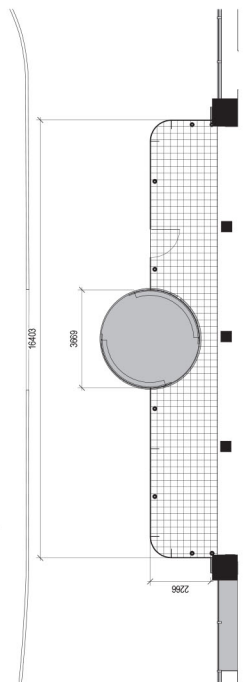
1 : 100



## Canopy Perspective 1

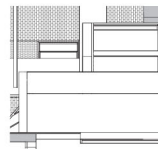


## Canopy Perspective 2



## 00-Lobby Plan - Proposed

1 : 100



### Lobby - West Elevation

1 : 100

Revision	Description	Date
B	Revolving entrance door pivoted at angle.	06.08.19
A	Main entrance canopy profile amended	29.07.19



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Radisson

Drawing Title

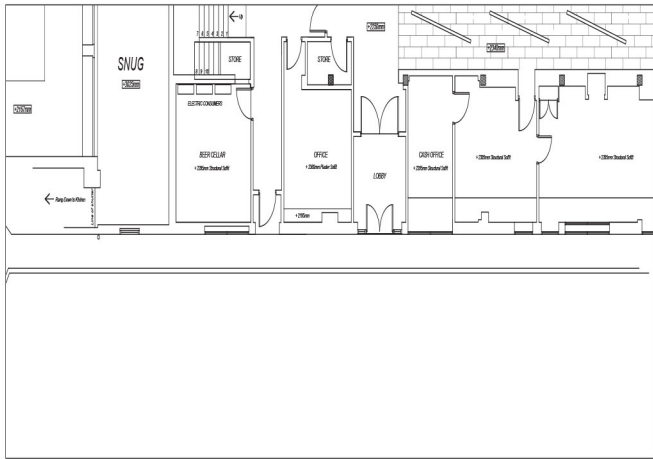
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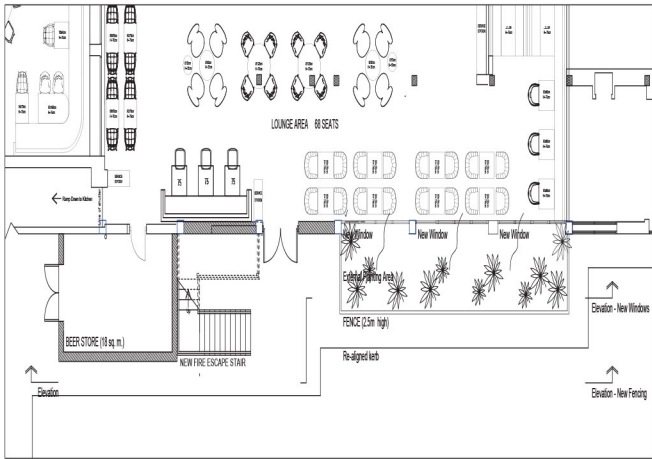
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Drawing No.	002	Revision		
		B		

## PLANNING SUBMISSION

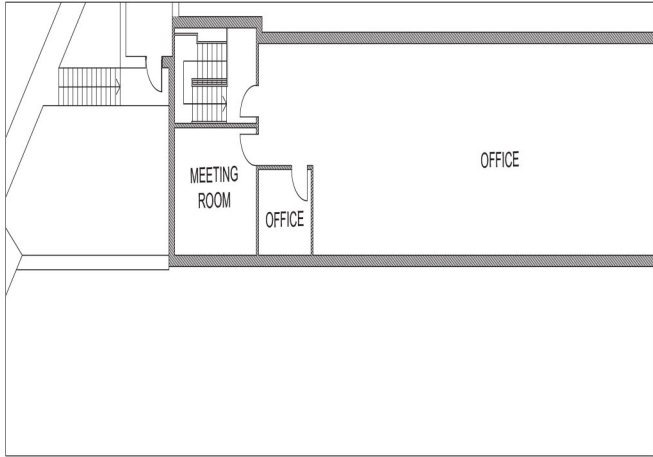




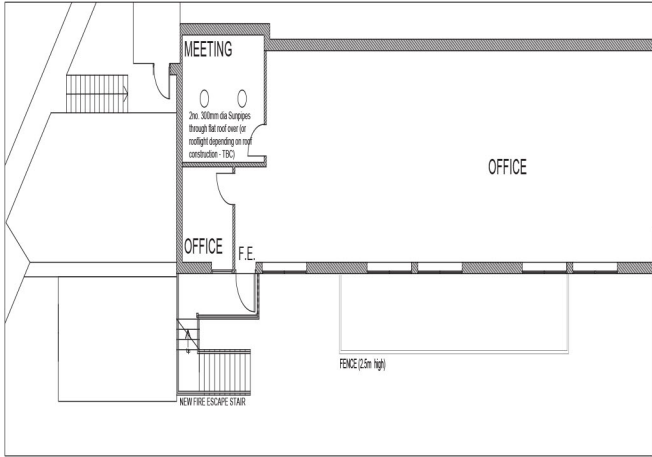
GROUND FLOOR - AS EXISTING (1:100)



GROUND FLOOR - AS PROPOSED (1:100)



FIRST FLOOR - AS EXISTING (1:100)



FIRST FLOOR - AS PROPOSED (1:100)



ELEVATION - AS EXISTING (1:100)



ELEVATION - AS PROPOSED (1:100)



Page 81  
ELEVATION - FENCE AS PROPOSED (1:100)

## MATERIALS LEGEND

- MATERIALS LEGEND  
(REFER TO DRAWING FOR LOCATIONS)
1. FACING BRICKWORK TO MATCH EXISTING ADJACENT WITH  
BLACK GUTTER & FASCIA.
  2. CEDAR BOARDED FENCE - 1.5M HIGH.
  3. POLYESTER POWDER COATED ALUMINIUM FRAMED  
DOUBLE GLAZED WINDOWS - EXTERNAL FRAME COLOUR  
TO MATCH EXISTING ADJACENT.
  4. GALVANISED M.S. STAIRCASE AND EXTERNAL LANDING  
CONSTRUCTION.
  5. SOLID TIMBER FLUSH FIRE EXIT DOORS AND FRAME - PAINT  
FINISH.

REV C BY BS CST BS DATE 12/1/19  
Beer Store & Bar - Proportions altered to retain area over summer with to improve vehicle  
access. Elevations of new windows added. Materials references added. Planning Status.  
REV B BY BS CST BS DATE 16/1/19  
Supplies related to Office (External fire escape enclosure, glazing omitted, fire door relocated).  
REV A BY BS CST BS DATE 10/1/19  
Supplies related to Office (External fire escape enclosure, glazing omitted, fire door relocated).

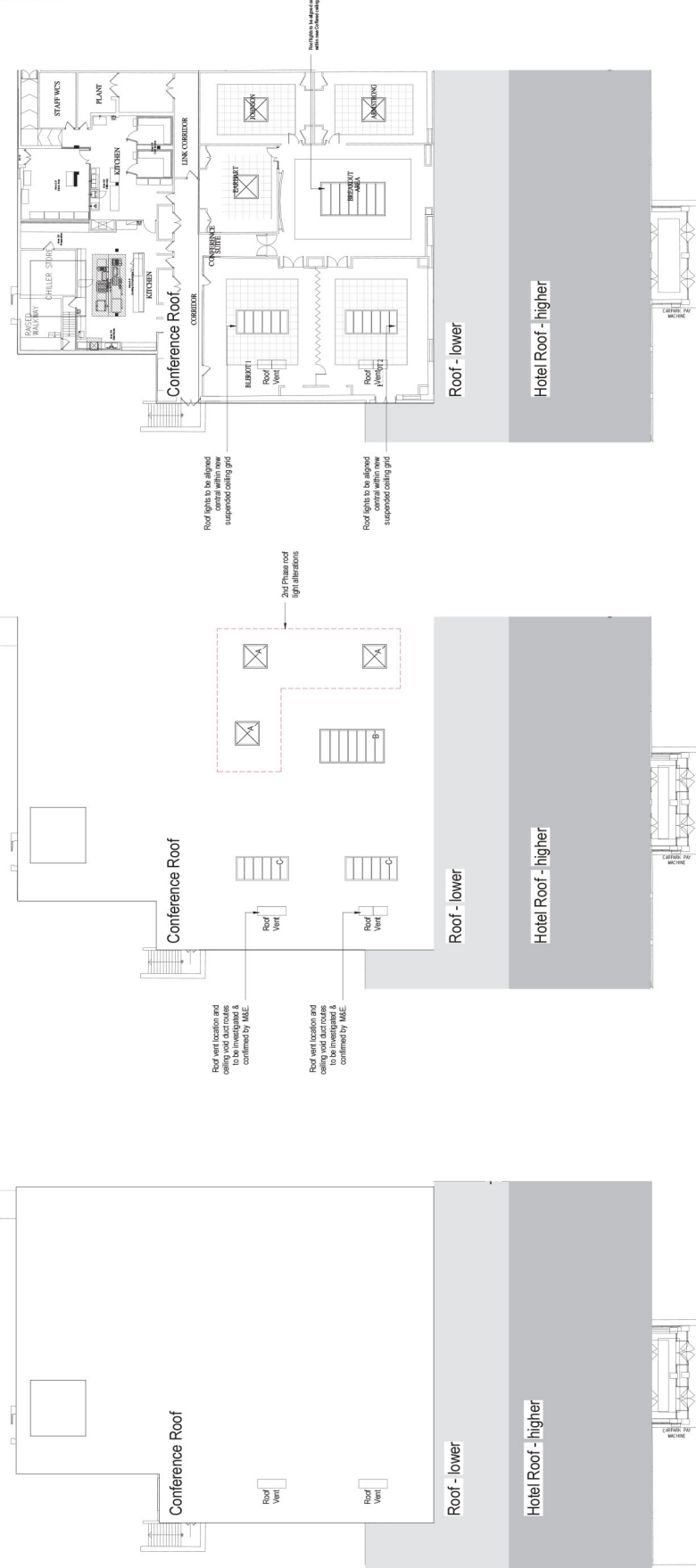
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Job Title  
  
Park Inn by Radisson London Heathrow

Drawing Title  
New Fire Escape and Bar Store

File Ref  
Folder Ref  
Scale: 1:100 @ A1 Drawn: BS CST BS Date: June 19  
Job No. Drawing No. Revision  
3994 MDL-XX-00-A-003 C

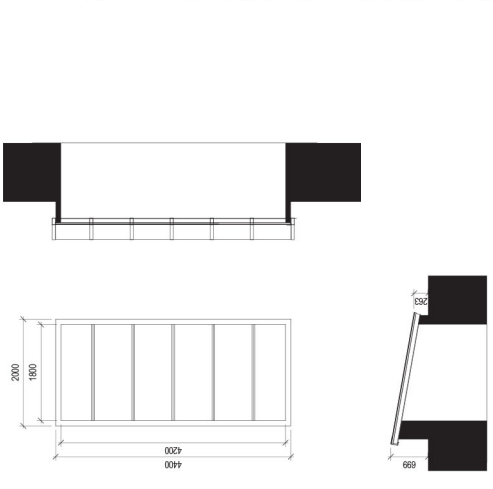
PLANNING SUBMISSION



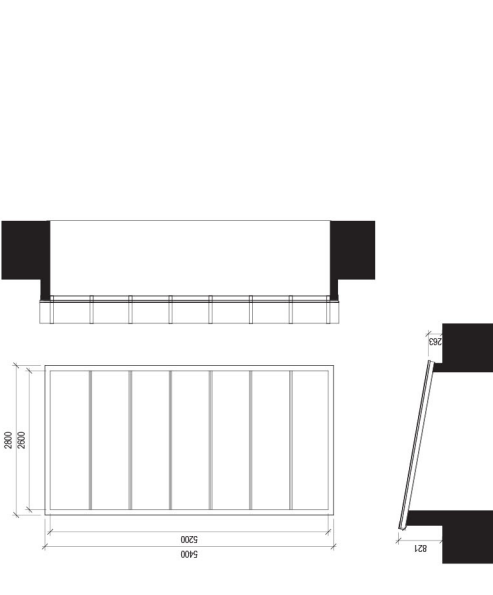
Rooflights in proposed ceiling grid  
1 : 200

Proposed Rooflights  
1 : 200

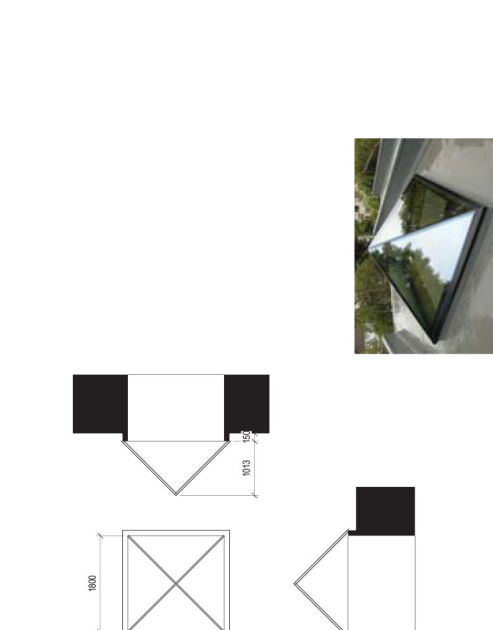
Existing Roof  
1 : 200



Proposed Rooflight C Monopitch  
1 : 50



Proposed Rooflight B Monopitch  
1 : 50



Proposed Rooflight A Pyramid  
1 : 50

B	Confirming best contract, Final drawing	01.05.19
A	Revised drawing, Final drawing	23.07.19
Revision	Description	Date

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Job Title  
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Road, London, UB7 0DU

Radisson  
Drawing Title  
00-Aviator Conference - Roof Lights

Scale @ A1: As	Drawn: DR	CPI: 1	Date: 02/07/19
Job No: 3594	Drawing No: 007	Revision: B	

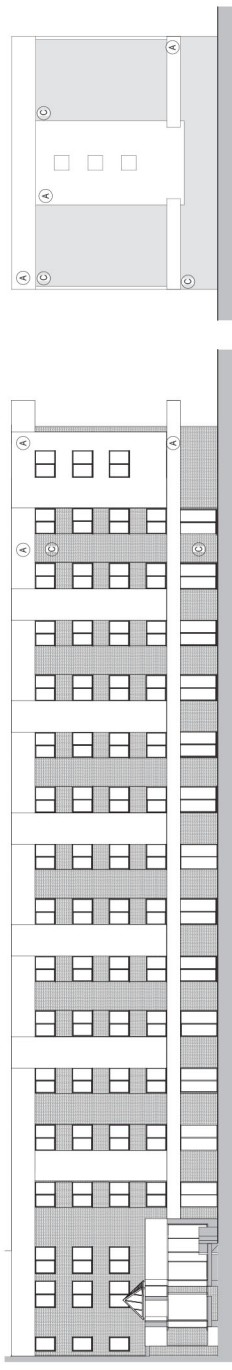
PLANNING SUBMISSION





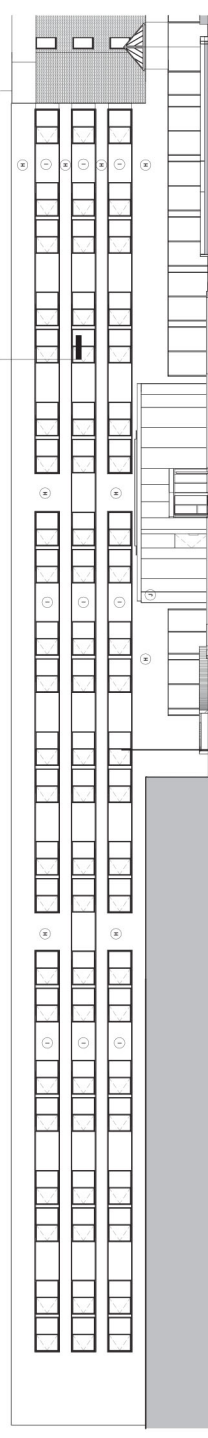
Existing Cladding - South Elevation

1 : 200



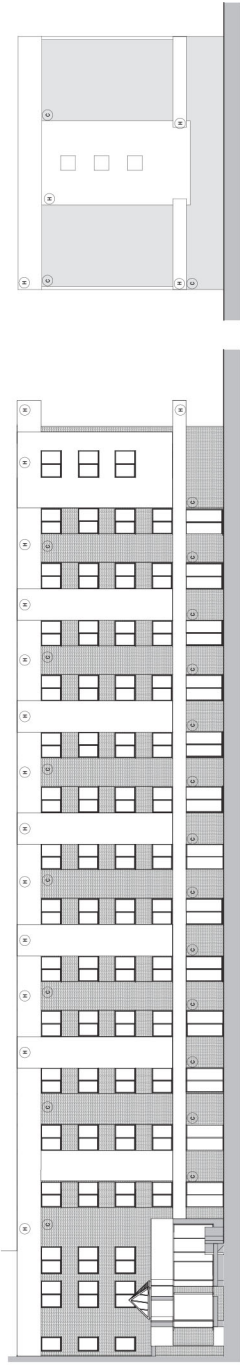
Existing Cladding - South West Elevation

1 : 200



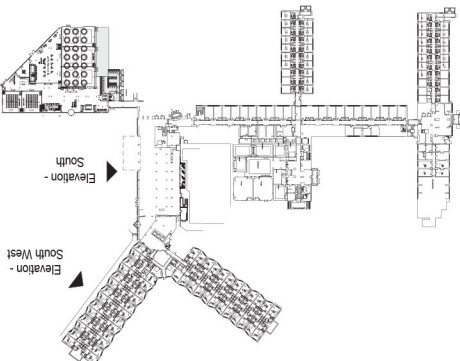
Proposed Cladding - South Elevation

1 : 200

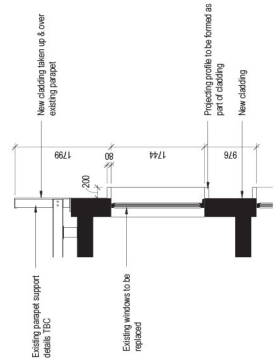


Proposed Cladding - South West Elevation

1 : 200



Perspective View



5 Cladding-Window profile

1 : 50

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- MATERIALS LEGEND**  
(Refer to drawing for locations)
- Existing
  - A. Powder coated aluminium
  - B. Powder coating
  - C. Brickwork
  - D. Composite powder coated vertical ribbed sheeting.
  - E. Composite powder coated horizontal ribbed sheeting.
  - F. Powder coated aluminium
  - G. Aluminium powder coated glazing.

- Proposed**
- H. New cladding Aluminium fixed aluminium panels, in powder coat, colour silver.
  - I. New cladding Aluminium fixed aluminium panels, in powder coat, colour Graphite Grey.
  - J. New clear Plastic System double glazed full height.
  - K. New clear double glazed stepped Aluminium out.

Revision	Description	Date
A	Revising extension after planning at 1/50.	05/05/19
B	Confirming test results. Final cladding.	05/05/19
C	amended. Key item added.	

**MORRISON DESIGN**  
CHARTERED ARCHITECTS

St Michaels House, 103 Beaufort Road, Derby, DE1 1BS  
T: 01332 363356 F: 01332 291441 Email: [enquiries@morrisondesign.co.uk](mailto:enquiries@morrisondesign.co.uk)

Job Title  
**Park Inn Improvements, Heathrow Bath**  
Road, London, UB7 0DU

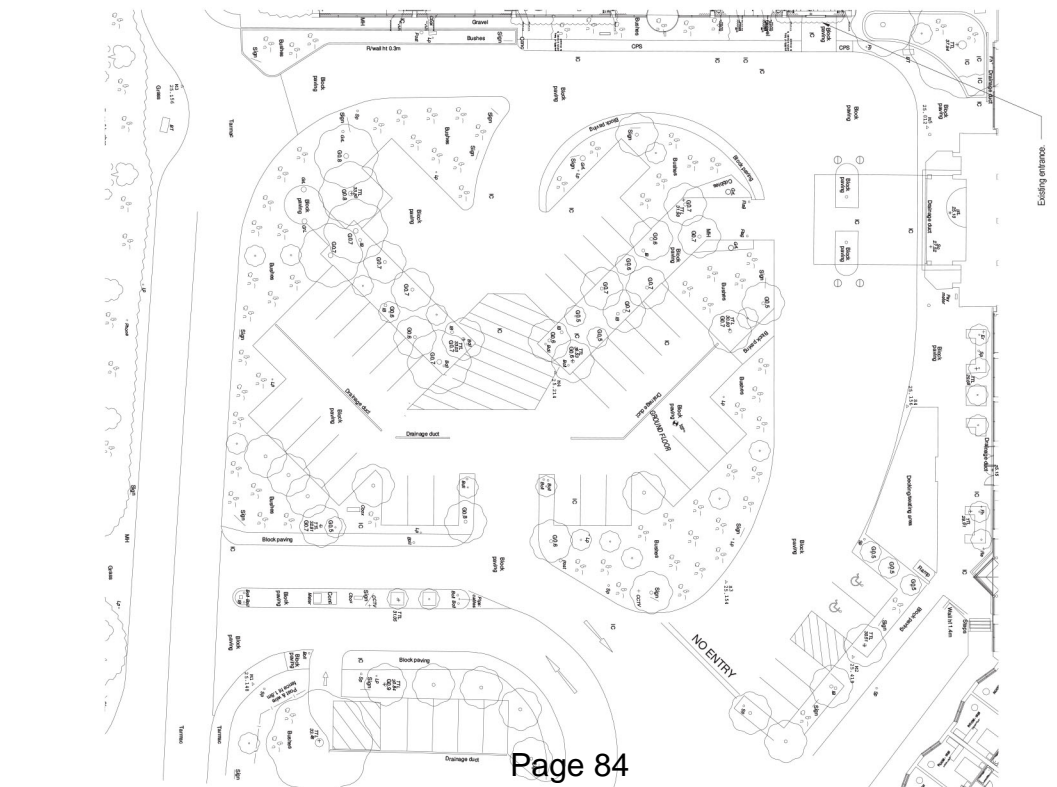
Radisson  
Drawing Title  
**00-Recladding of south facade**

Scale @ A1: As	Drawn: DR	CPI	Date: 20/09/19
Job No: 3594	Revised: 010	Revision: B	

**PLANNING SUBMISSION**



**2 00-Plan-Main Entrance-Proposed Parking**  
 1 : 250  
 Proposed Spaces - 50 incl. 4 No. Accessible.



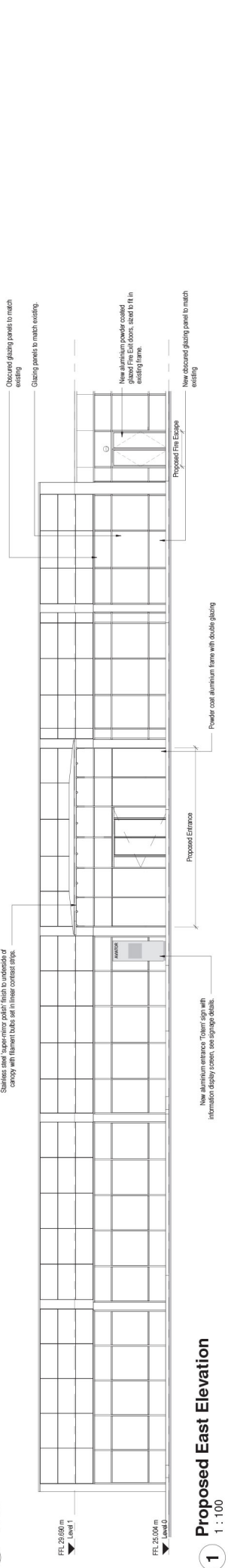
**1 00-Plan-Main Entrance-Existing Parking**  
 1 : 250  
 Existing Spaces - 43 incl. 2 No. Accessible.

NOTES:  
1. All dimensions are in millimetres.  
2. All dimensions are to the face of the work.  
3. All dimensions are to the face of the work.  
4. All dimensions are to the face of the work.  
5. All dimensions are to the face of the work.  
6. All dimensions are to the face of the work.  
7. All dimensions are to the face of the work.  
8. All dimensions are to the face of the work.  
9. All dimensions are to the face of the work.  
10. All dimensions are to the face of the work.

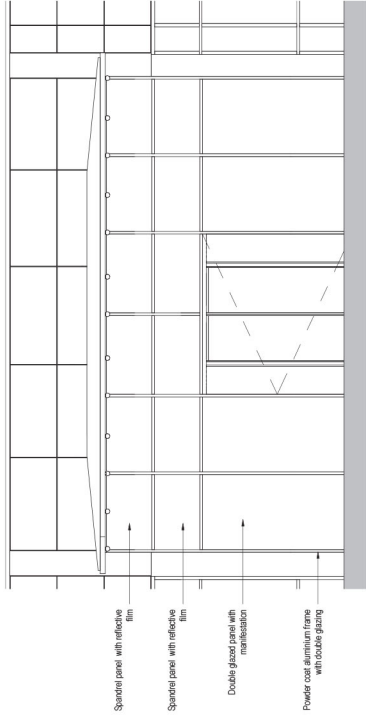
MATERIAL LEGEND  
(Refer to drawings for locations)

- Existing
- A. Powder coated aluminium
  - B. Aluminium cladding fins
  - C. Backwork
  - D. Composite powder coated vertical ribbed sheeting
  - E. Aluminium cladding fins
  - F. Aluminium cladding fins
  - G. Aluminium powder coated glazing
- Proposed
- H. New cladding Aluminium faced aluminium panels, in powder coat, colour silver
  - I. New cladding Aluminium faced aluminium panels, in powder coat, colour Graphite Grey
  - J. New clear frame System double glazed full height
  - K. New clear double glazed stepped aluminium roof

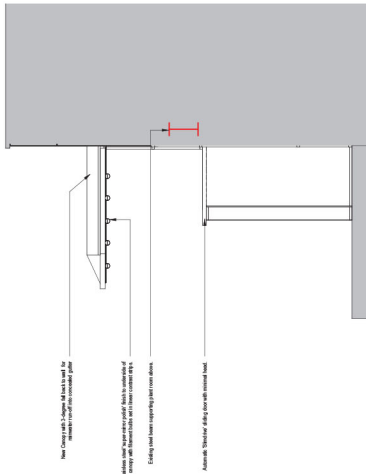
5 Existing East Elevation  
1 : 100



1 Proposed East Elevation  
1 : 100



2 Entrance & Canopy - East Elevation - Detail  
1 : 50



3 Canopy - Detail Section north  
1 : 50



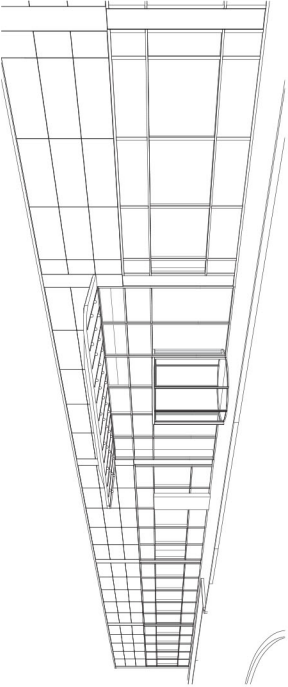
Mirror finish canopy



Perspective 2



SlimDrive door



6 Perspective 1

Revision	Description	Date
B	Update Canopy, add bulbs, Add Toilet detail.	26.07.19
A	Orbiter door fit amended.	26.07.19



MORRISON DESIGN  
CHARTERED ARCHITECTS

St. Michaels House, 103 Beaufort Road, Derby, DE1 1BS  
T: 01332 363356 F: 01332 291441 E: [enquiries@morrisondesign.co.uk](mailto:enquiries@morrisondesign.co.uk)

Job Title  
Park Inn Improvements, Heathrow Bath  
Road, London, UB7 0DU

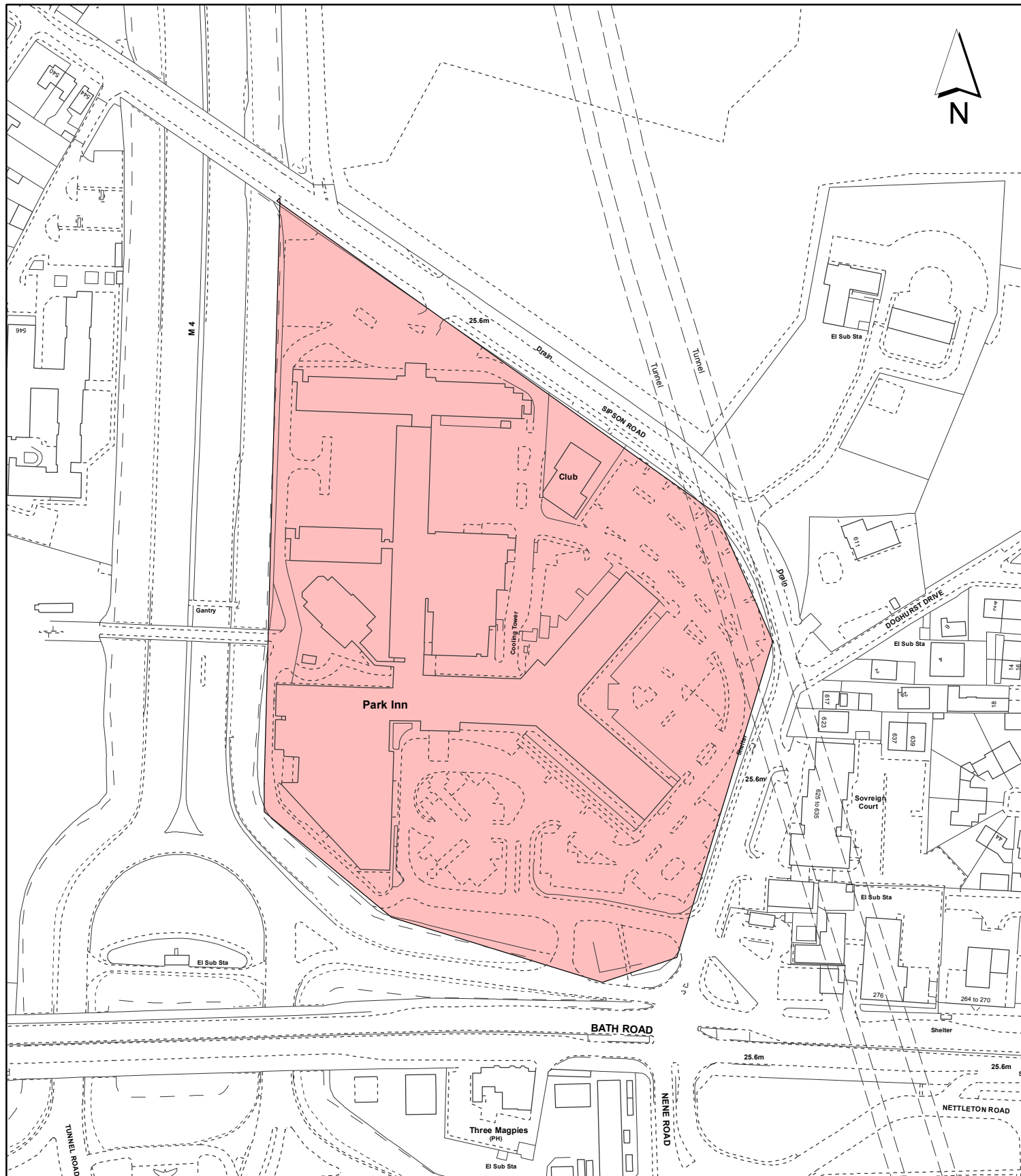
Radisson  
Drawing Title  
00-Orbital Conference Entrance-Proposed

Scale @ A1: As  
Drawing No.  
3594

Drawn: DR  
Checked: DR  
Revision  
006  
B

PLANNING SUBMISSION





# Notes:

Site boundary

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Site Address:

**Park Inn Heathrow  
Bath Road**

Planning Application Ref:

**195/APP/2019/2658**

Planning Committee:

**Major** Page 86

Scale:

**1:2,200**

Date:

**December 2019**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
LONDON

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

**Address** 401 UXBRIDGE ROAD HAYES

**Development:** Section 73 application (Minor Material Amendment) to vary Condition 2 of Planning ref: 23799/APP/2017/4648 for the demolition of existing day care centre and erection of a new primary healthcare facility for two GP surgeries plus two storey residential scheme above comprising a total of 20 flats (4 x 1-bed, 14 x 2-bed and 2 x 4-bed), new car parking and all associated external works and landscaping namely for alterations to the building height, plans, elevations, layouts and to re-position canopy, relocate the ambulance bay and hard and soft landscaping

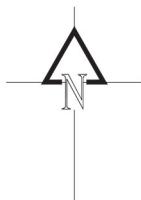
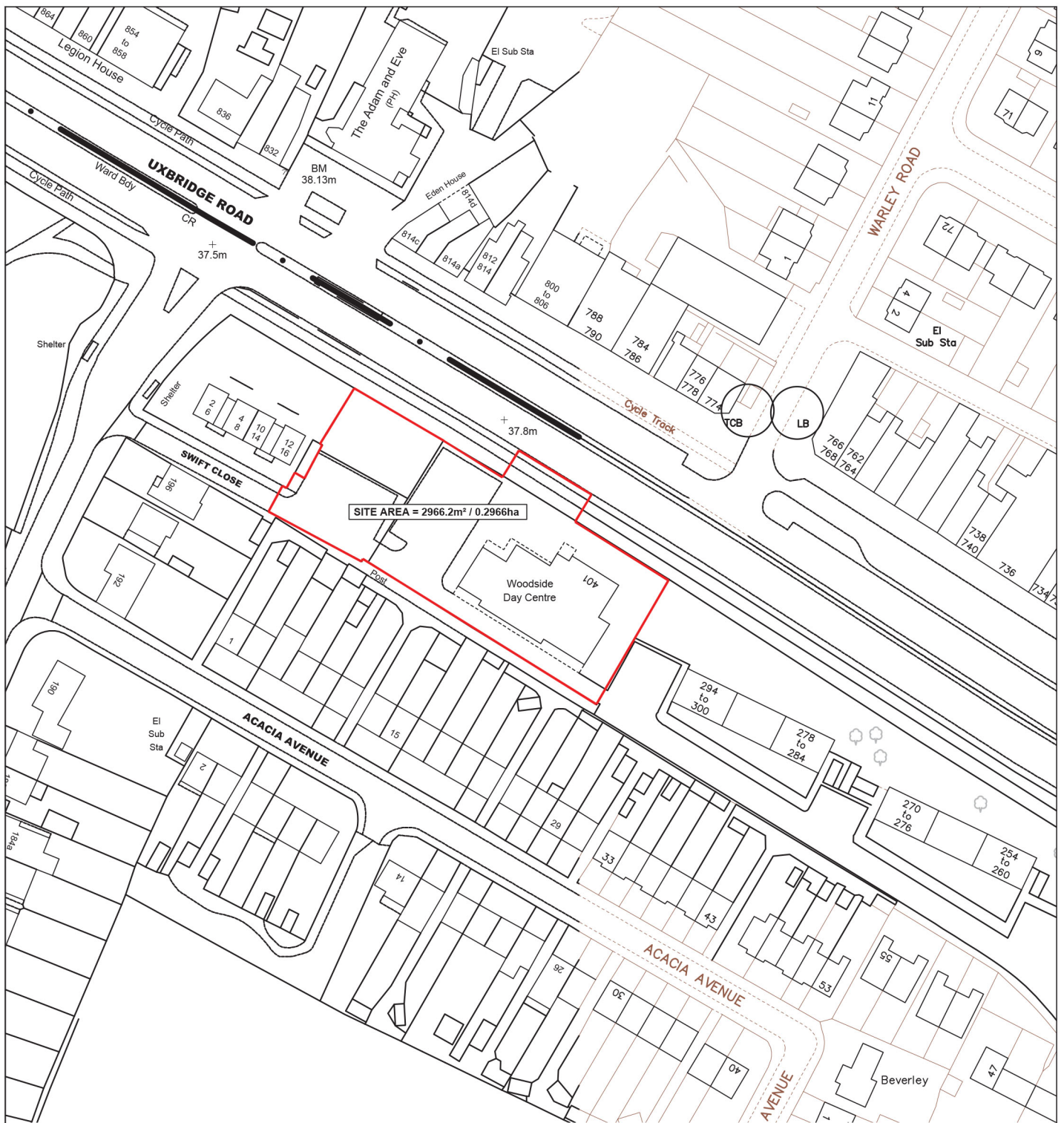
**LBH Ref Nos:** 23799/APP/2019/2850

**Date Plans Received:** 28/08/2019

**Date(s) of Amendment(s):** 24/10/2019

**Date Application Valid:** 10/09/2019

04/09/2019



0 25 50 75 100 125m  
Scale 1:1250



**HILLINGDON**  
LONDON

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

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

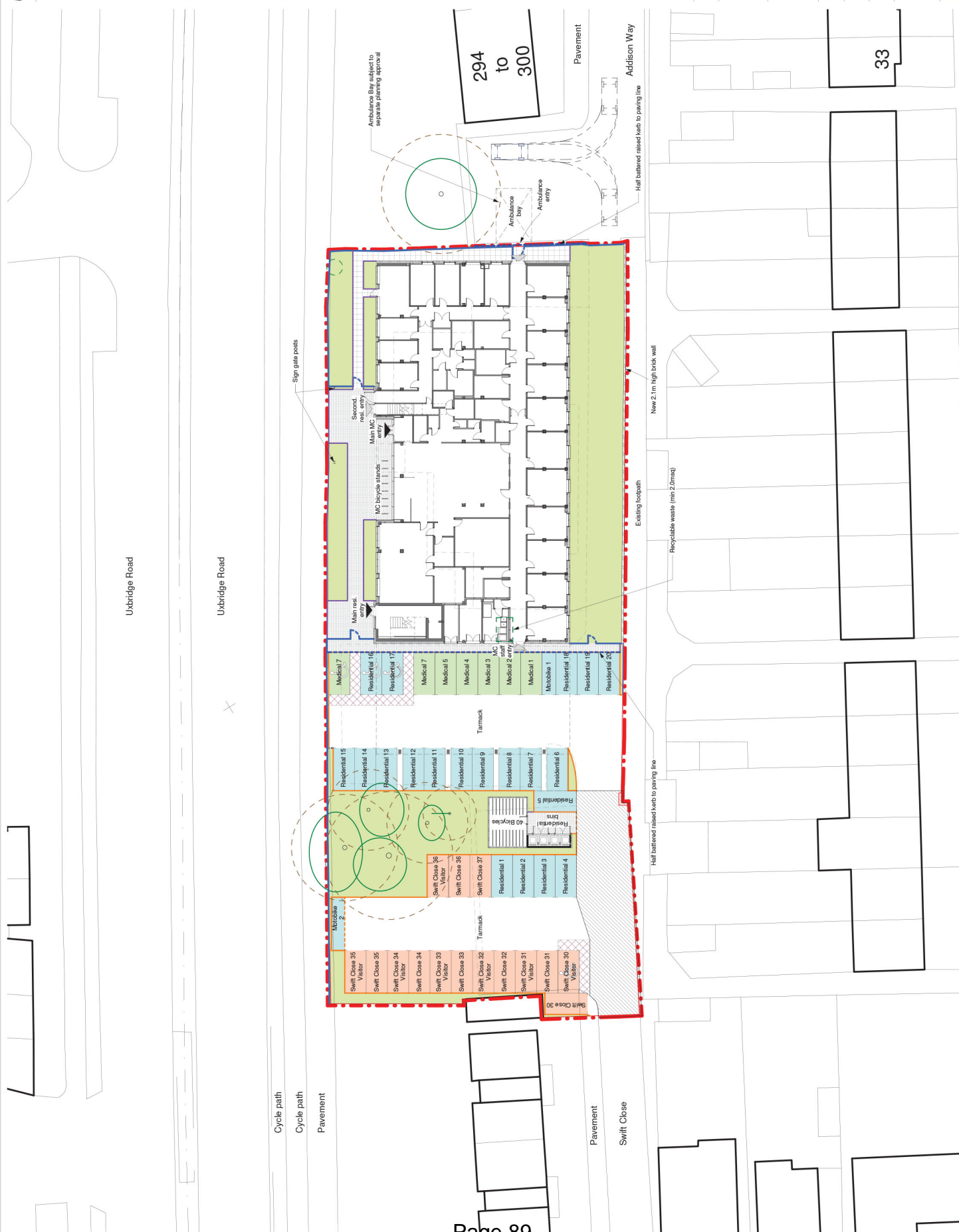
Rev	Revision notes	Initials	Date
-	-	-	-
Project <b>WOODSIDE DAY CENTRE SITE, UXBRIDGE ROAD, UB3</b>		Scale <b>1:1250@A4</b>	
Description <b>SITE LOCATION PLAN</b>		Date <b>DEC 17</b>	
		Drawing No. <b>2017/D/232/P/01</b>	
		Drawn by <b>DB</b>	Checked by
			Rev.





LEGEND:

- Indicative line of development area
- Existing buildings
- Existing fence to be retained
- Proposed full height galvanneal PPC steel fence 2.1m to match neighbouring one
- Proposed galvanneal PPC steel low top fence 1.2m
- Concrete half batter kerb
- Concrete full nose kerb lowered
- Concrete path edging kerb
- Proposed paving - concrete flags
- Proposed paving - concrete blocks
- Proposed parking - concrete blocks the same colour (colour on drawing are only informative)
- Proposed road surface - concrete blocks red
- Proposed soft landscaping as per Soft Landscaping Plan
- Existing trees to be retained
- Existing trees to be removed
- Proposed bin location
- Access area to garages to be maintained



T6 Planning status of ambulance bay clarified 05/12/19  
T7 Note added to bin store 18/11/19  
T8 Note added to bin store 04/11/19  
T9 Boundary note revised, access area noted 16/09/19  
T10 TENDER ISSUE 05/08/19

Rev	Description	Date
Partner	Drawn	
CW	BM	08.06.2018

Project

Woodside Medical Centre  
and Flats, Uxbridge Road

Site Plan

Drawing Reference  
WMFC-CA-A-XX-P-2100-00

Author	Originator	Rev	Type	Drawn No.	Level
2100	T6	S0			

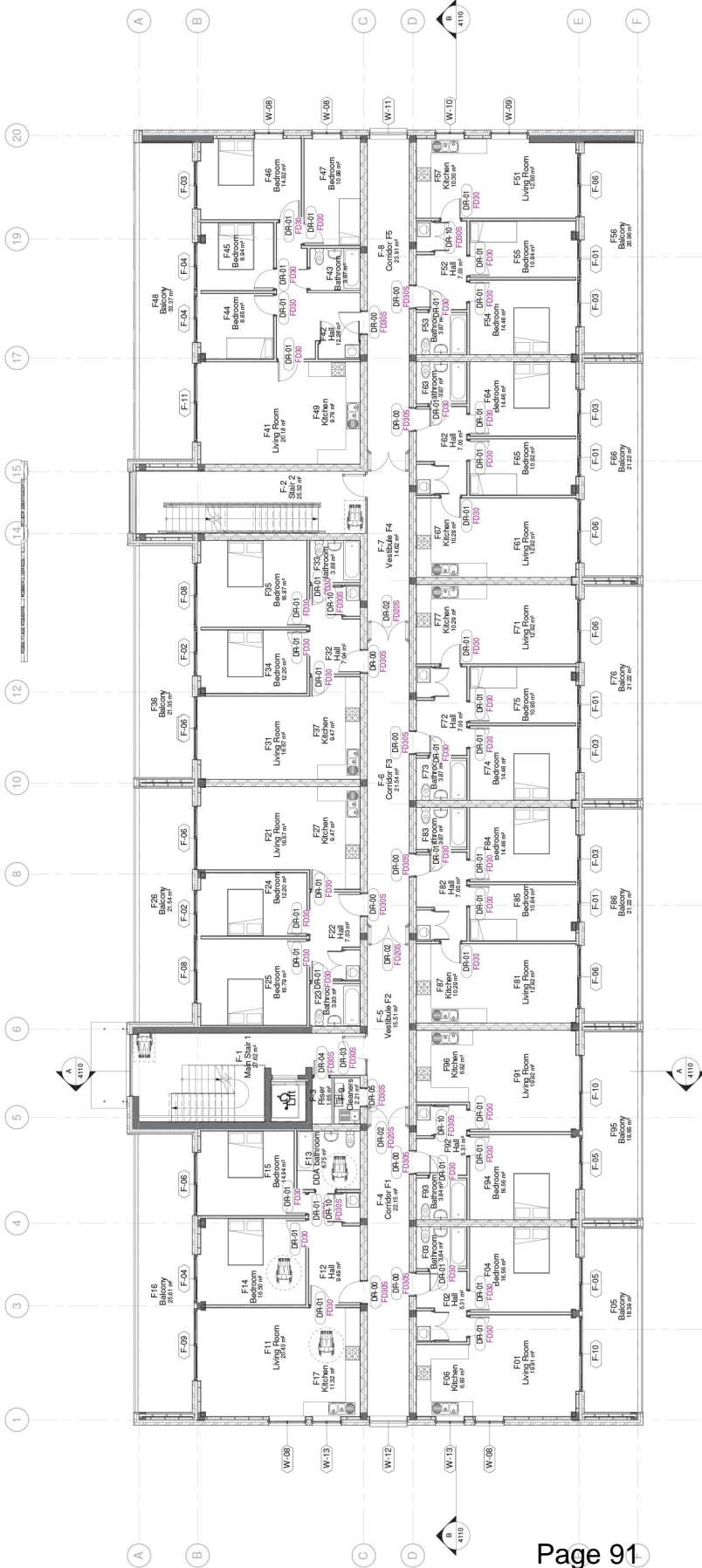
Scale  
1:200 @ A1 & 1:400 @ A3

**OXFORDARCHITECTS**  
The Woodside, 246 Woodland Road, Bicester, Oxfordshire, OX26 3EN  
Tel: 01295 246100 Fax: 01295 246101 Email: info@oxfordarchitects.co.uk

**LONDON HILLINGTON**  
Council







P6	TENDER ISSUE	23.05.2019
P5	Dead end evacuation information and fire door added, corridor divided	15.03.2019
P4	Fire alarm system, fire alarm control unit, structure amended	20.09.2016
P3	MC furniture, weak, canopy rods added, entrance bay and parking places added, structure amended	06.09.2018
P2	Fire Strategy amended, Door numbering added, Topo survey introduced	10.08.2018
P1	MC layout modified, Structure introduced	17.07.2018

Rev	Description	Date
Partner	Drawn	Date
CW	MK	08.06.2018

Project

Woodside Medical Centre  
and Flats, Uxbridge Road

Title

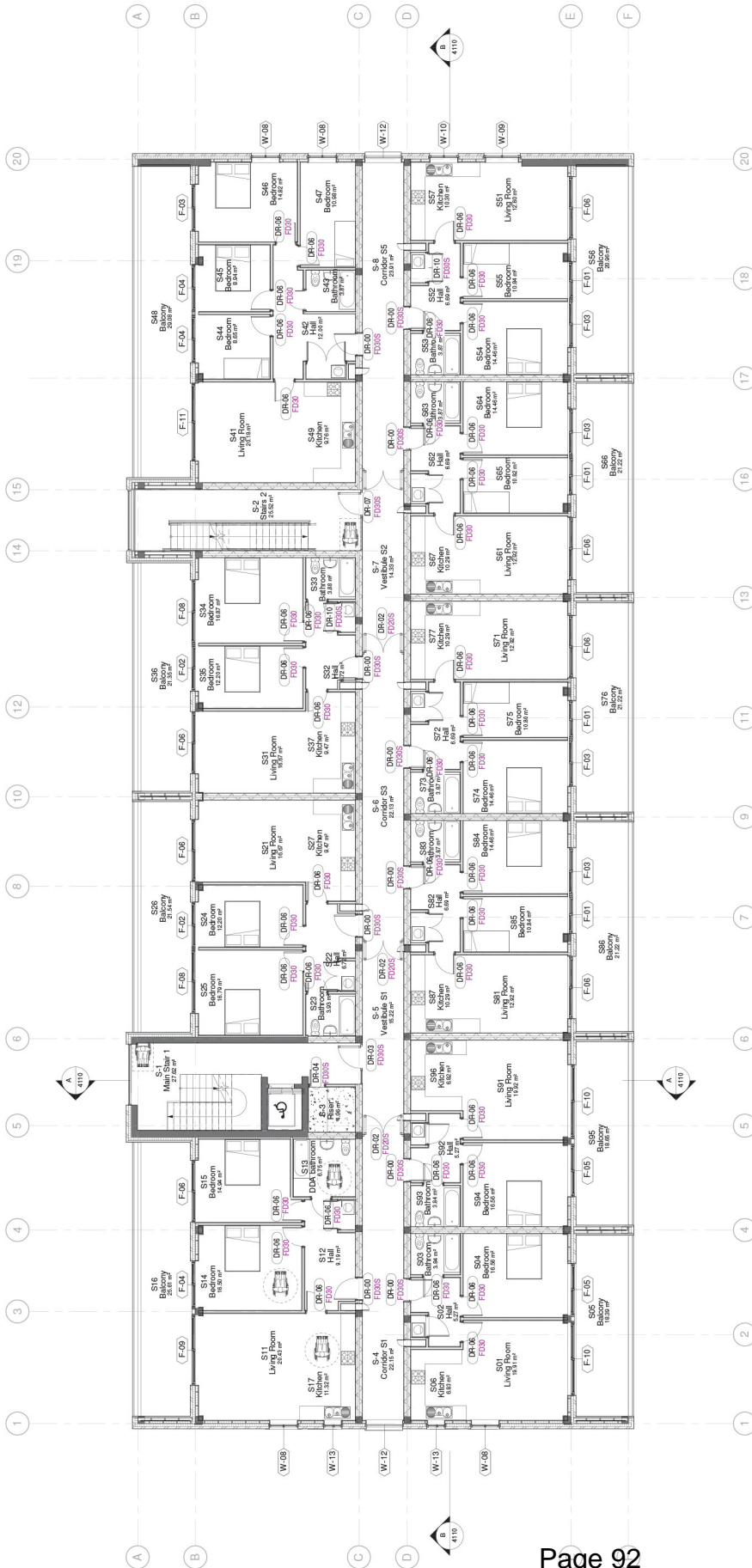
GA First Floor Plan

Drawing Reference	WMCF-CA-A-B1-DR-3210-01
Author	Originator
Checker	Reviewer
Drawn No.	3210
Revision	P6
Status	S0

Scale  
1:100 @ A1 & 1:200 @ A3



London Hillingdon  
Council



Rev	Description	Date
P6	TENDER ISSUE	23.05.2019
P5	Dead end evacuation information and fire door added; corridor divided	15.03.2019
P4	MC furniture, kitchen and bathroom 4c introduced; structure amended	20.09.2018
P3	MC furniture, kitchen, canopy roofs added; structure amended; parking places added; structure amended	06.09.2018
P2	Fire Strategy amended; Door numbering added; Topo survey introduced	10.08.2018
P1	MC layout modified; Structure introduced	17.07.2018

Rev	Description	Date
P6	TENDER ISSUE	23.05.2019
P5	Dead end evacuation information and fire door added; corridor divided	15.03.2019
P4	MC furniture, kitchen and bathroom 4c introduced; structure amended	20.09.2018
P3	MC furniture, kitchen, canopy roofs added; structure amended; parking places added; structure amended	06.09.2018
P2	Fire Strategy amended; Door numbering added; Topo survey introduced	10.08.2018
P1	MC layout modified; Structure introduced	17.07.2018

Rev	Description	Date
P6	TENDER ISSUE	23.05.2019
P5	Dead end evacuation information and fire door added; corridor divided	15.03.2019
P4	MC furniture, kitchen and bathroom 4c introduced; structure amended	20.09.2018
P3	MC furniture, kitchen, canopy roofs added; structure amended; parking places added; structure amended	06.09.2018
P2	Fire Strategy amended; Door numbering added; Topo survey introduced	10.08.2018
P1	MC layout modified; Structure introduced	17.07.2018

## Woodside Medical Centre and Flats, Uxbridge Road

Title

## GA Second Floor Plan

Drawing Reference	WMCF-CA-A-B1-DR-3220-02
Project Name	Woodside Medical Centre and Flats
Drawing No.	3220
Revision No.	P6
Scale	S0
Scale	1:100 @ A1 & 1:200 @ A3

**OXFORDARCHITECTS**  
The Woodside, 246 Uxbridge Road, Uxbridge, Middlesex, UB8 3PH  
Tel: 01895 831111 Fax: 01895 831112 Email: info@oxfordarchitects.com

**London Hillingdon Council**  
295-299 High St, Uxbridge, UB8 3JZ  
Tel: 01895 831111



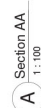
Rev	Description	Date
Partner	Drawn	Date
CW	MK	08.06.2018

Title

Drawing Reference	WMCF - OA - A - B1 - DR - 3230 - RF			
Project No.	Originator	Rule	Zone	Type
Drawing No.	3230			Revision
				P5
				Status
				S0
Scale	1:100 @ A1 & 1:200 @ A3			







Woodside Medical Centre  
and Flats, Uxbridge Road

## Sections AA & BB

Scale  
1:100 @ A1 & 1:200 @ A3





R4	TENDER ISSUE	29.05.2019
P3	Client's Option amended	15.03.2019
P2	New MC layout Option 4c introduced, structure amended	20.09.2018
P1	First issue	06.09.2018
Rev	Description	Date
Partner	Drawn	Date
CW	MK	06.09.2018
Project		
Woodside Medical Centre and Flats, Uxbridge Road		
Title		

External Visuals

Drawing Reference	
WMCF - CA - A - B1 - DR - 5500 - XX	
Author	Drawn No. Issued
5500	P4
Scale	S0



OXFORDARCHITECTS

10, High Street, Oxford, OX1 1DB  
Tel: 01865 206000  
The Woodside, 246 Woodside Road, Uxbridge, UB8 3DN  
Tel: 01895 831111

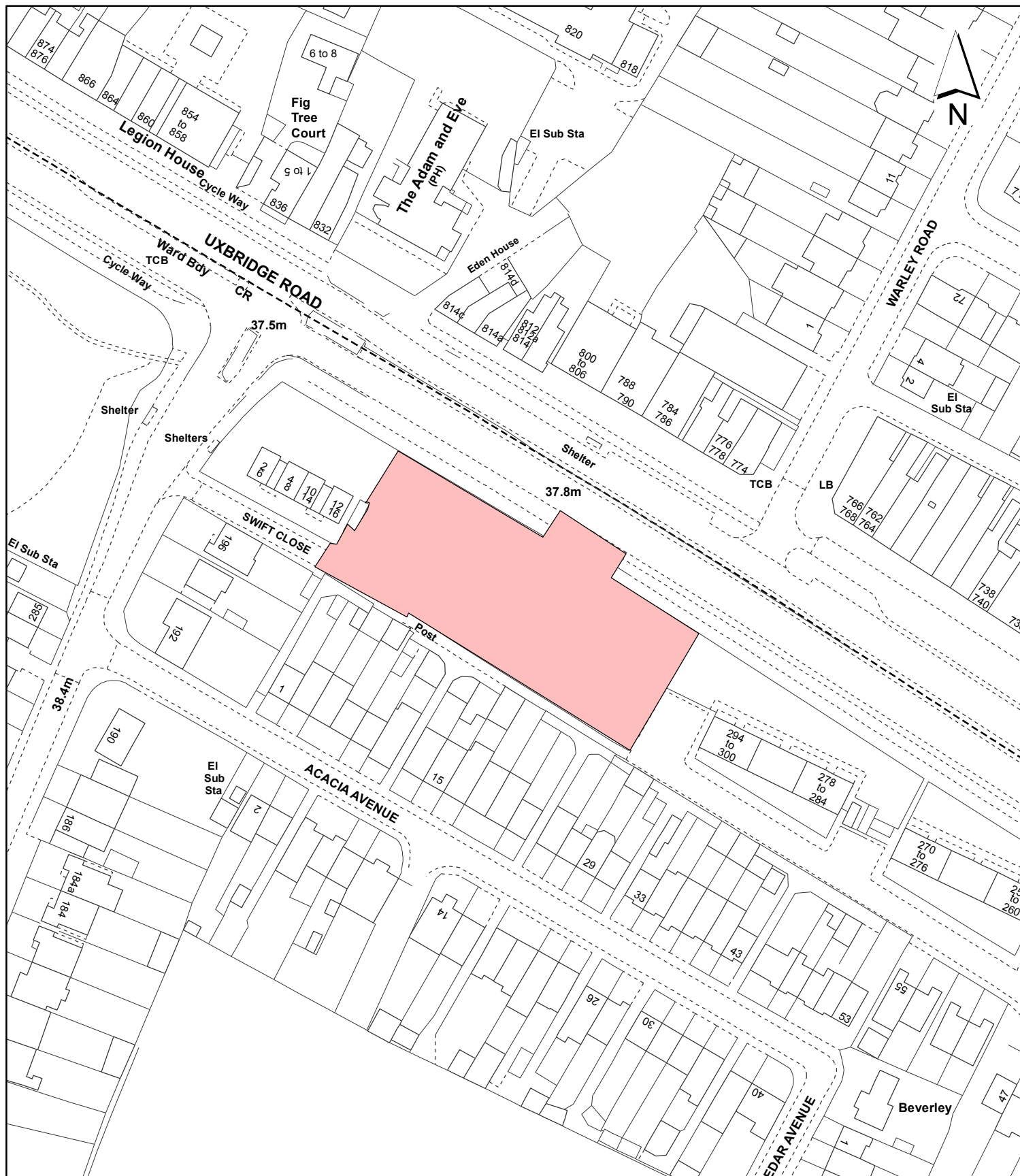


Hillingdon Council

London Hillingdon Council

295-299 High St, Uxbridge, UB8 3DS  
T: 01895 831111





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Site Address:

**401 Uxbridge Road  
Hayes**

Planning Application Ref:

**23799/APP/2019/2850**

Planning Committee:

**Major** Page 98

Scale:

**1:1,250**

Date:

**December 2019**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
LONDON



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

**Address** LAND TO THE REAR OF 2-24 HORTON ROAD YIEWSLEY

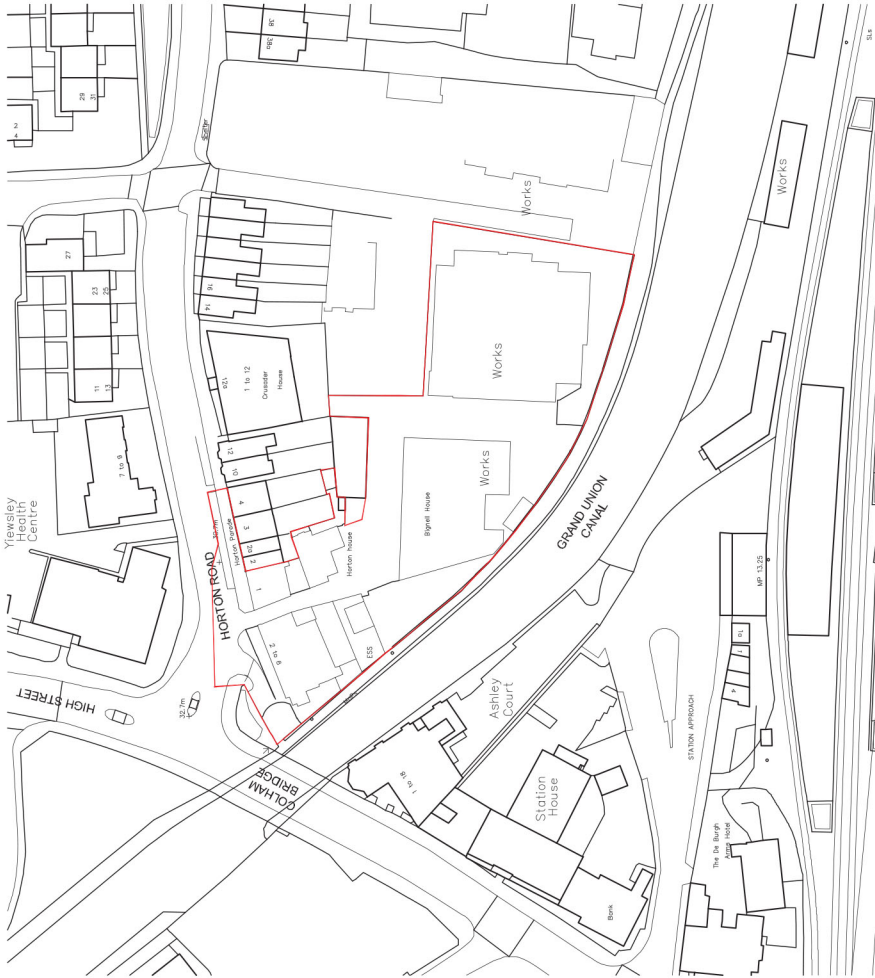
**Development:** Deed of Variation to Section 106 Schedule 1 (Affordable Housing) associated with planning permission ref: 71582/APP/2016/4582, dated 31-08-17 (Demolition of existing buildings and redevelopment to provide 86 residential units in three buildings of 4-6 storeys with private balconies together with one three-bed dwelling, Class A1/A2 or A3 unit, associated car parking at basement and surface level, cycle parking, communal amenity areas, landscaping, improved access and relocated sub-station) to change the tenure of the approved dwellings to a 100% affordable development.

**LBH Ref Nos:** 71582/APP/2019/2584

**Date Plans Received:** 02/08/2019

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

**Date Application Valid:** 30/08/2019



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Notes

Notes/revisions:

Rev	Date	Drwn	Chkd
A	14.12.2016	JM	KP

## PLANNING ISSUE

Date:	Sep.2016	Client:	PCDF III (West Drayton) LLP
Drawn:	TM	Project:	Horton Road
Check:		Title:	Location Plan
Scale:	1:1250 @ A3	Dwgno:	15.214 / D01
		Revision:	A

**bptwpartnership**  
110-114 Norman Road,  
Greenwich, London SE10 9QJ  
020 8293 5175 www.bptw.co.uk



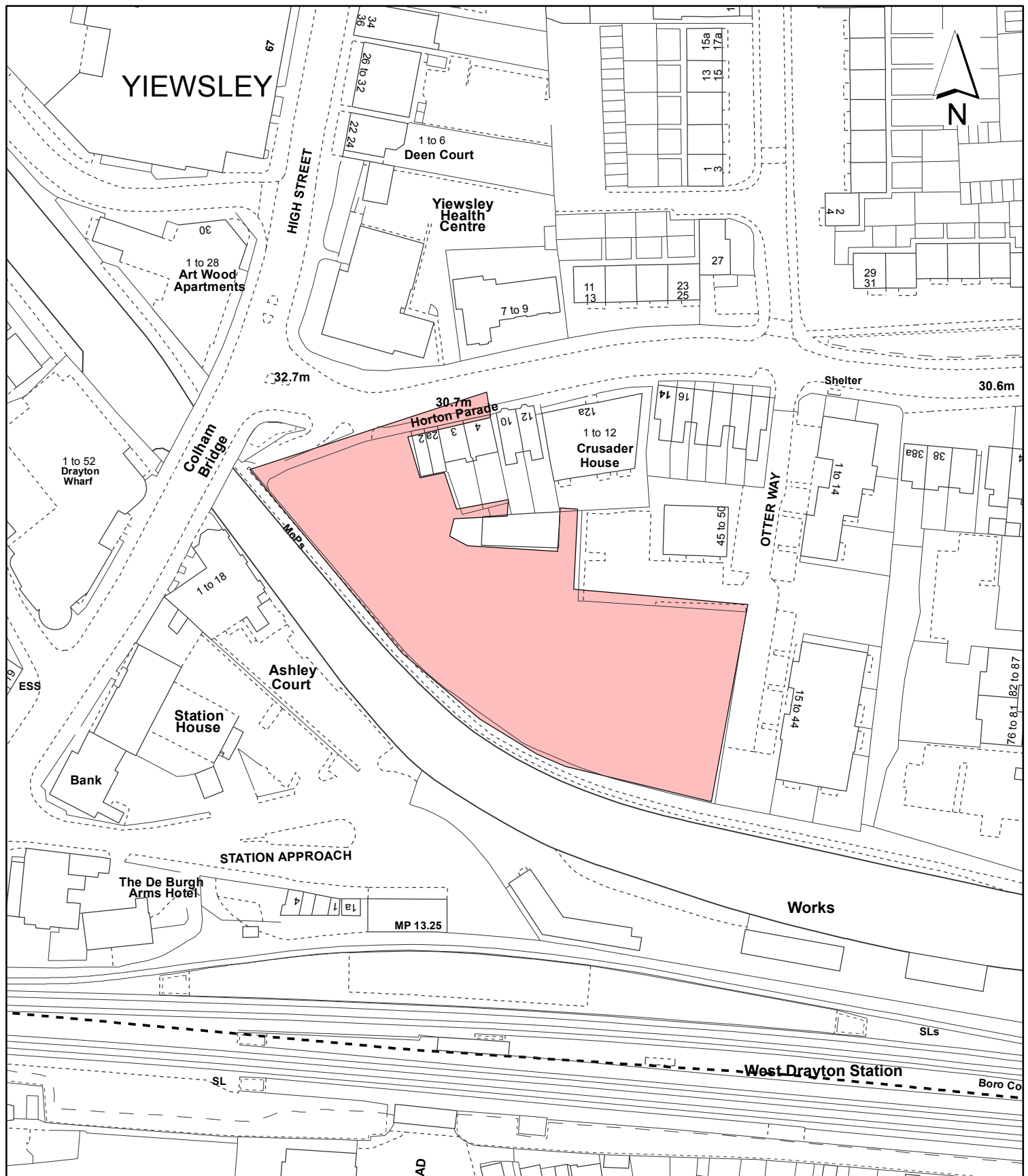
15344-VT50C

# AFFORDABLE HOUSING

Block A - Affordable Rental - 20 x 1 bed, 1 x 2 bed  
 Block B - Shared Ownership - 20 x 1 bed, 16 x 2 bed  
 Block C - Shared Ownership - 17 x 1 bed, 12 x 2 bed  
 Block D - Affordable Rental - 1 x 3 bed

Block	Unit No.	Unit Type	Area (sq m)	Bedrooms	Bathrooms	Kitchens	Living Areas	Staircases	Corridors	Other	Total
Block A	1	1 bed	45	1	1	1	1	1	1	1	45
	2	1 bed	45	1	1	1	1	1	1	1	45
	3	1 bed	45	1	1	1	1	1	1	1	45
	4	1 bed	45	1	1	1	1	1	1	1	45
	5	1 bed	45	1	1	1	1	1	1	1	45
	6	1 bed	45	1	1	1	1	1	1	1	45
	7	1 bed	45	1	1	1	1	1	1	1	45
	8	1 bed	45	1	1	1	1	1	1	1	45
	9	1 bed	45	1	1	1	1	1	1	1	45
	10	1 bed	45	1	1	1	1	1	1	1	45
	11	1 bed	45	1	1	1	1	1	1	1	45
	12	1 bed	45	1	1	1	1	1	1	1	45
	13	1 bed	45	1	1	1	1	1	1	1	45
	14	1 bed	45	1	1	1	1	1	1	1	45
	15	1 bed	45	1	1	1	1	1	1	1	45
	16	1 bed	45	1	1	1	1	1	1	1	45
	17	1 bed	45	1	1	1	1	1	1	1	45
	18	1 bed	45	1	1	1	1	1	1	1	45
	19	1 bed	45	1	1	1	1	1	1	1	45
	20	1 bed	45	1	1	1	1	1	1	1	45
Block B	1	1 bed	45	1	1	1	1	1	1	1	45
	2	1 bed	45	1	1	1	1	1	1	1	45
	3	1 bed	45	1	1	1	1	1	1	1	45
	4	1 bed	45	1	1	1	1	1	1	1	45
	5	1 bed	45	1	1	1	1	1	1	1	45
	6	1 bed	45	1	1	1	1	1	1	1	45
	7	1 bed	45	1	1	1	1	1	1	1	45
	8	1 bed	45	1	1	1	1	1	1	1	45
	9	1 bed	45	1	1	1	1	1	1	1	45
	10	1 bed	45	1	1	1	1	1	1	1	45
	11	1 bed	45	1	1	1	1	1	1	1	45
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	18	1 bed	45	1	1	1	1	1	1	1	45
	19	1 bed	45	1	1	1	1	1	1	1	45
	20	1 bed	45	1	1	1	1	1	1	1	45
Block C	1	1 bed	45	1	1	1	1	1	1	1	45
	2	1 bed	45	1	1	1	1	1	1	1	45
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	19	1 bed	45	1	1	1	1	1	1	1	45
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Block D	1	3 bed	135	3	2	1	1	1	1	1	135
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	6	3 bed	135	3	2	1	1	1	1	1	135
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	9	3 bed	135	3	2	1	1	1	1	1	135
	10	3 bed	135	3	2	1	1	1	1	1	135
	11	3 bed	135	3	2	1	1	1	1	1	135
	12	3 bed	135	3	2	1	1	1	1	1	135
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	14	3 bed	135	3	2	1	1	1	1	1	135
	15	3 bed	135	3	2	1	1	1	1	1	135
	16	3 bed	135	3	2	1	1	1	1	1	135
	17	3 bed	135	3	2	1	1	1	1	1	135
	18	3 bed	135	3	2	1	1	1	1	1	135
	19	3 bed	135	3	2	1	1	1	1	1	135
	20	3 bed	135	3	2	1	1	1	1	1	135





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Site Address:

**Land to the Rear of 2 - 24 Horton Road  
West Drayton**

Planning Application Ref:

**71582/APP/2019/2584**

Planning Committee:

**Major Page 102**

Scale:

**1:1,250**

Date:

**December 2019**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
LONDON

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

**Address** SITE ENCLOSED BY BENTINCK ROAD & TAVISTOCK ROAD TAVISTOCK ROAD YIEWSLEY

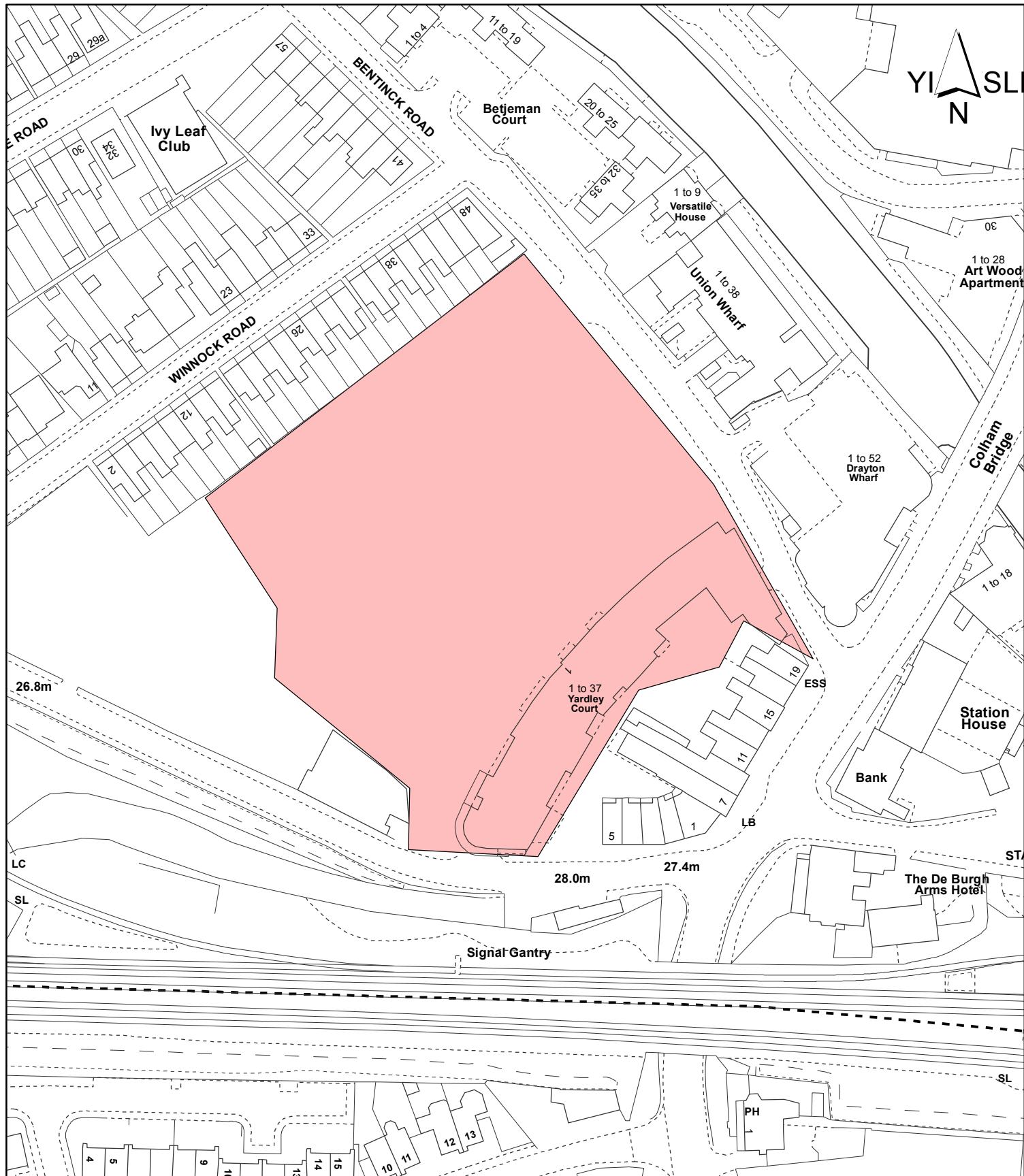
**Development:** Deed of Variation to amend Schedule 6 of the Section 106 Agreement dated 20 December 2015 relating to planning ref: 45200/APP/2017/327 at Former Padcroft Works

**LBH Ref Nos:** 45200/APP/2018/4447

**Date Plans Received:** 21/12/2018

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

**Date Application Valid:** 04/10/2019



**Notes:**

 Site boundary

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Site Address:

**Site Enclosed by Bentick Road**

Planning Application Ref:

**45200/APP/2018/4447**

Planning Committee:

**Major Page 104**

Scale:

**1:1,250**

Date:

**December 2019**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
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