



HILLINGDON  
LONDON



# Central & South Planning Committee

**Date:** TUESDAY, 6 AUGUST 2019

**Time:** 7.00 PM

**Venue:** CIVIC CENTRE, HIGH  
STREET, UXBRIDGE,  
MIDDLESEX UB8 1UW

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

## To Councillors on the Committee

Councillor Ian Edwards (Chairman)  
Councillor Roy Chamdal (Vice-Chairman)  
Councillor Shehryar Ahmad-Wallana  
Councillor Mohinder Birah  
Councillor Nicola Brightman  
Councillor Alan Chapman  
Councillor Jazz Dhillon  
Councillor Janet Duncan  
Councillor Steve Tuckwell

**Published:** Monday, 29 July 2019

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

This Agenda is available online at:

*Putting our residents first*

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

# Useful information for residents and visitors

## *Watching & recording this meeting*

You can watch the public (Part 1) 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.

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

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



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

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

## *Travel and parking*

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short way away. Limited parking is available at the Civic Centre. For details on availability and how to book parking space, please contact Democratic Service. Please enter from the Council's main reception where you will be directed to the Committee Room.

## *Accessibility*

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

## *Emergency procedures*

If there is a FIRE, you will hear a continuous alarm. EXIT and assemble on the Civic Centre forecourt. Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



## A useful guide for those attending Planning Committee meetings

### Security and Safety information

**Fire Alarm** - If there is a FIRE in the building the fire alarm will sound continuously. If there is a SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

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

### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

### About the Committee's decision

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

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

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

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

# Agenda

---

## 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 - 4
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

## PART I - Members, Public and the Press

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

## Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land to rear of 89 Goshawk Gardens & Haystall Close, Hayes  74301/APP/2019/1442	Charville	Erection of two-storey building to create two two-bed flats, with associated parking and amenity space, involving installation of vehicular crossover to front and also to front and side 89 and 91 Goshawk Gardens to create additional parking (Resubmission).  <b>Recommendation: Refusal</b>	5 - 18  94 - 104
7	3 Cambridge Road, Uxbridge  74413/APP/2018/4343	Uxbridge North	Erection of three storey building to create six two-bed self-contained flats, with associated parking and amenity space, involving demolition of existing dwelling.  <b>Recommendation: Refusal</b>	19 – 36  105 - 112

## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	76 Lansbury Drive, Hayes  28415/APP/2019/715	Barnhill	Erection of a single-storey rear extension, conversion of roofspace to habitable use to include a rear dormer, three front rooflights and conversion of roof from hip to gable end, and conversion of a single dwelling into one one-bed and one two-bed self-contained flats with associated parking and amenity space (Part Retrospective).  <b>Recommendation: Refusal</b>	37 – 50  113 - 120
9	Chambers Business Park, Sipson Road, West Drayton  70376/APP/2019/1566	Heathrow Villages	Variation of Condition 13 (Maintenance and management scheme for communal amenity areas) of planning permission reference 70376/APP/2015/3764 dated 13/05/2016 (seven two-storey, three-bed dwellings with habitable roof space, associated parking and amenity space involving the demolition of existing warehouse) to change the condition from pre-commencement to pre-occupation.  <b>Recommendation: Approval</b>	51 – 70  121 - 122
10	Unit 240A, INTU Uxbridge, High Street, Uxbridge  74688/APP/2019/955	Uxbridge North	Change of use of part of Unit 240A from retail (Use Class A1) to restaurant / café (Use Class A3).  <b>Recommendation: Approval</b>	71 – 82  123 - 130

## PART II - MEMBERS ONLY

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

11 ENFORCEMENT REPORT

83 - 92

**PART I - Plans for Central and South Planning Committee 93 - 130**

This page is intentionally left blank

## Minutes



### CENTRAL & SOUTH PLANNING COMMITTEE

2 July 2019

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Alan Chapman, Jazz Dhillon, Janet Duncan (Labour Lead), Steve Tuckwell and Martin Goddard</p> <p><b>LBH Officers Present:</b> Nicole Cameron (Legal Advisor), Meghji Hirani (Planning Contracts &amp; Planning Information), Noel Kelly, James Rodger (Head of Planning, Transportation and Regeneration) and Luke Taylor (Democratic Services Officer)</p>
17.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Chamdal, with Councillor Goddard substituting.</p>
18.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
19.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes from the meeting held on 4 June 2019 be agreed as a correct record.</p>
20.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
21.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that agenda items 1 to 8 were marked Part I and would be considered in public, and agenda items 9 and 10 were marked Part II and would be considered in private.</p>
22.	<p><b>CENTRAL LECTURE BUILDING, BRUNEL UNIVERSITY, KINGSTON LANE - 74764/APP/2019/1315</b> (<i>Agenda Item 6</i>)</p> <p><b>Upgrade of services, HAC roof beam repairs and the refurbishment of six ground</b></p>

	<p><b>floor WC's (Application for Listed Building Consent).</b></p> <p>Officers introduced the application which sought internal works, repairs and refurbishments to a Grade II Listed Building, without any impact to the external environment of the building.</p> <p>Members agreed that is was a straightforward application, and the officer's recommendation was moved, seconded and unanimously agreed.</p> <p><b>RESOLVED: That the application be approved.</b></p>
23.	<p><b>JOSEPH LOWE BUILDING, BRUNEL UNIVERSITY, KINGSTON LANE - 74715/APP/2019/1074</b> (<i>Agenda Item 7</i>)</p> <p><b>Installation of solar panels.</b></p> <p>Officers introduced the application which sought the installation of solar panels, with no impact to the Green Belt or any Listed Building.</p> <p>The officer's recommendation was moved, seconded, and unanimously agreed upon being put to a vote.</p> <p><b>RESOLVED: That the application be approved.</b></p>
24.	<p><b>S106 QUARTERLY MONITORING REPORT</b> (<i>Agenda Item 8</i>)</p> <p><b>RESOLVED: That the S106 Quarterly Monitoring Report be noted.</b></p>
25.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 9</i>)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of it issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual, and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 1, 2 and 7 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1085 as amended).</i></p>
26.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 10</i>)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it</b></li> </ol>



**outlined in the report into the public domain, solely for the purposes of it issuing the formal breach of condition notice to the individual concerned.**

*This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual, and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 1, 2 and 7 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1085 as amended).*

The meeting, which commenced at 7.00 pm, closed at 7.17 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. 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.**

This page is intentionally left blank

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

- Address** LAND TO REAR OF 89 GOSHAWK GARDENS & HAYSTALL CLOSE  
GOSHAWK GARDENS HAYES
- Development:** Erection of two-storey building to create 2 x 2-bed flats, with associated parking and amenity space, involving installation of vehicular crossover to front and also to front and side of 89 and 91 Goshawk Gardens to create additional parking.
- LBH Ref Nos:** 74301/APP/2019/1442
- Drawing Nos:** Design and Access Statement  
3455/28 Rev. A  
3455/27 Rev. A  
3455/25 Rev. A  
3455/20 Rev. A  
3455/21 Rev. A  
3455/22 Rev. A  
3455/23 Rev. A  
3455/24 Rev. A  
3455/01 Rev. A

**Date Plans Received:** 30/04/2019

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

**Date Application Valid:** 30/04/2019

### 1. SUMMARY

Planning permission is sought for a two-storey building to create 2 x 2-bed flats, with associated parking and amenity space, involving installation of vehicular crossover to front and also to front and side of 89 & 91 Goshawk Gardens to create additional parking.

The proposed development would protrude forward of the established return building line along Haystall Close to the detriment of the visual amenities of the street scene and surrounding area and would result in a substandard level of parking for the existing and proposed dwellings. Furthermore due to the proximity of the proposed gate to the highway and lack of visibility when exiting the site off Haystall Close would result in potential for additional conflict along the highway to the detriment of highway and pedestrian safety.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposal by reason of its by reason of its siting in this open prominent position, size, scale, bulk and projection forward of the established return building line on Haystall Close and its proximity to the highway would result in an overbearing and visually intrusive addition to the detriment of the visual amenities of the street scene and surrounding area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

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

The proposal would result in a substandard car parking provision for the existing and proposed development leading to on street parking in an area where parking is already at a premium. Furthermore due to the proximity of the proposed gate to the highway off Haystall Close would result in vehicles overhanging the carriageway while attending to it and coupled with the lack of visibility when exiting the space via Haystall Close would result in the potential for additional conflict points along the highway to the detriment of highway and pedestrian safety. The proposal is therefore contrary to the relevant policies set out within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), The Hillingdon Design and Accessibility Statement: Residential Layouts and the London Plan (2016). The application is recommended for refusal.

### **INFORMATIVES**

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

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

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

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
DMH 4	Residential Conversions and Redevelopment
DMH 6	Garden and Backland Development
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space

DMT 6	Vehicle Parking
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.3	(2016) Sustainable design and construction
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

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

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

### **4            I71                            LBH worked applicant in a positive & proactive (Refusing)**

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

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

## **3.            CONSIDERATIONS**

### **3.1        Site and Locality**

The application site comprises a parcel of land to the east of Nos 89 and 91 Goshawk Gardens and with the corner junction of Haystall Close, Hayes.

The host application property, 89/91 Goshawk Gardens consists of a two storey semi-detached building which is constructed from brick and is characterised with a hipped roof and storm porch. The house is set back from the frontage to accommodate a front garden laid in soft landscaping and is enclosed by a low level brick wall to the front, and a 1.5 m high close boarded fence to the side and rear. The parcel of the land to the right of the property is of an irregular shape and consists of overgrown vegetation and shrubs and detached double garage to the rear fronting Haystall Close.

The surrounding area is residential in character and is made up of a mix of two storey

terrace blocks and semi-detached dwellings.

### 3.2 Proposed Scheme

Planning permission is sought for a two-storey building to create 2 x 2-bed flats, with associated parking and amenity space, involving installation of vehicular crossover to front and also to front and side of 89 & 91 Goshawk Gardens to create additional parking.

The proposed two storey 2 x 2 bed flat would be erected to the right of 1 Haystall Close and would consist of a curved shape to follow the shape of the land. The building would have a maximum height of 7 m and would similarly be constructed from brick with a hipped roof with the proposed flats split over two floors.

### 3.3 Relevant Planning History

74301/APP/2018/3913 89 And 91 And Land Adjacent 89 & 91 Goshawk Gardens Hayes

Two storey, 2-bed, attached dwelling and two storey building to create 2 x 2-bed self-contained flats with associated parking, involving demolition of existing garages

**Decision:** 04-03-2019 Withdrawn

#### Comment on Relevant Planning History

No relevant planning history.

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
DMH 4	Residential Conversions and Redevelopment
DMH 6	Garden and Backland Development
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMT 6	Vehicle Parking
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.3	(2016) Sustainable design and construction
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

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

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

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

## **6. Consultations**

### **External Consultees**

A total of 23 adjoining and nearby neighbouring properties were consulted via letter dated 02.05.19 including a site notice displayed adjacent to the premises on 09.05.19.

A number of representations including a petition containing 21 signatures have been received which are summarised as follows:

- i. Additional traffic congestion and loss of off street parking,
- ii. The side extension would be detrimental to the residential amenities and light levels of the adjoining and nearby neighbouring properties,
- iii. Site is used as garden space and garages as opposed to vacant and therefore result in considerable loss of garden space for the current occupiers to the detriment of their amenities.
- iv. Doesn't allow for relocation of sewage pipes and drains,
- v. Would result in the loss of waste bins. recycling storage for No. 89 and no space for storage for

- the new dwelling,
- vi. Involved the loss of a mature apple tree,
  - vii. Construction works and delivery of materials would cause obstructions for neighbouring residents,
  - viii. Not everybody within the close was consulted,
  - ix. The building does not fit in with the street scene and will affect the visual character of the close,
  - x. Impact upon the safety of children attending nearby school.
  - xi. Additional pressure on local doctors, dentists etc.

### **Internal Consultees**

Highways Officer:

This application follows that contained under ref, 74301/APP/2018/3913 which the Highway Authority had raised an objection to. The application was subsequently withdrawn by the applicant. This current application proposes a lesser quantum of development seeking the construction of 2 x 2-bed units towards the rear of 89 & 91 Goshawk Gardens. The existing units will be served by two new access points along both Goshawk Gardens & Haystall Close. Whilst I am satisfied with the location of these points of access, the proposed access off Haystall Close will be served by an entrance gate located within 5.0m of the carriageway. This will result in associated vehicles overhanging onto the carriageway whilst users attend the gate itself. The proposed units will be served by most northern access point currently serving the site. Commensurate with the vehicle speeds along Haystall Close and in accordance with highway guidance contained within the current Manual for Streets (1&2) document, a minimum visibility splay requirement of 2.0 metres back from the access centreline by 25 metres along both directions of Haystall Close to the nearside kerblin should be achieved. It is apparent that splays towards the right on exit are obstructed by proposed foliage. Upon reviewing the PTAL rating for the proposed development using the Transport for London WebCAT service, it is indicated that the site has poor access to public transport with a PTAL rating of 1b. On this basis, it is considered that an emphasis will be placed on the private car. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Councils adopted Car Parking Standards. When considering the quantum of development proposed against the Councils car parking standards, it is required that this scheme provide six parking spaces. Three spaces to serve no 89 & 91 with an additional three spaces to serve the proposed 2 x 2 bed units. It is apparent from the submitted information that only four spaces are proposed thus resulting in a shortfall of two parking spaces. The proposals are therefore expected to result in two vehicles being displaced onto the network at times of peak residential parking demand. With regard to cycle parking, the proposed 2 x 2 bed units are required to provide two secure and covered cycle parking spaces. This would accord with the London Plan minimum standards. This has not been demonstrated. Mindful of the above, I must recommend that this application is refused.

Trees and Landscape Officer:

This site is an area of disused garden space situated at the junction of Goshawk Gardens and Haystall Close. There are no trees of merit and no TPO's or Conservation Area designations affecting the site.

COMMENT: A previous submission, ref. 2018/3913, was withdrawn and the current scheme amended in the light of planning advice. No trees or landscape features of merit will be affected by the proposal. If the application is approved, hard and soft landscape details should be conditioned to ensure that the proposal satisfies policies BE23 and BE38.

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

## **7. MAIN PLANNING ISSUES**



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

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable and in accordance with the Policies of the Hillingdon Local Plan (November 2012), the London Plan and the NPPF.

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

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

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

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Policy BE22 of the Hillingdon Local Plan Part Two - Saved Policies requires minimum gap of 1 m between a 2 storey building and the side boundary. The purpose of this is to avoid a cramped appearance in the street scene. It is considered that no terracing impact would occur and an exception to Policy BE22 would be acceptable in accordance with design guidance.

The proposed new building has been designed to reflect the size and appearance of the adjoining and nearby neighbouring properties in regards to its height, roof form and materials and although acceptable in these regards it would be sited forward of the return building line established by the adjacent property at 1 Haystall Close. The open space to the side of 1 Haystall Close maintains an open spaciousness within the street scene in relation to the adjacent T junction and the addition of a new 2 storey building given its intrusion into this clearly defined building line would result in the loss of this open and spacious gap and coupled with its outward curved design and uncharacteristically close relationship to the road is such that it would appear visually intrusive in the street scene to the detriment of the surrounding area.

The proposal would therefore fail to comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and the Council's

adopted Supplementary Planning Document HDAS: Residential Layouts.

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

Policy BE21 of the adopted Hillingdon Part Two Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise UDP Policies BE20 and BE24 resist any development which would have an adverse impact upon the amenities of nearby residents and occupants through loss of daylight and privacy.

The Supplementary Planning Document HDAS: Residential Layouts section 4 states the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings.

Paragraph 6.2 of the HDAS SPD states two storey extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. Any extension at first floor level must not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any habitable room of the adjoining property.

The new building would maintain a separation gap of 15 m between the rear of the host and attached new dwelling, and a further 21 m between any facing habitable rooms. As bedroom 1 to flats 1 and 2 would benefit from a front facing aspect, the secondary flank and rear windows could be conditioned to remain obscure glazed and fixed shut to prevent loss of privacy and overlooking.

As such it is considered that the occupants of the host and new dwellings would not suffer an unacceptable loss of outlook, light or privacy in accordance and the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A 2 bed, 4 person single storey dwelling requires 70 sq.m.

Flat 1, a 2 bed, 4 person unit on the ground floor would measure 70 square metres. Flat 2, similarly a 2 bed, 4 person unit on the first floor would measure 74 square metres. It is considered both dwellings would comply with the minimum standard for a 2 bed, 4 person flat with a reasonable level of outlook and light to all habitable rooms.

The proposed development would therefore comply with Policy 3.5 and Table 3.3 of the Housing Standards Minor Alterations to the London Plan (March 2016) and Policy BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

Policy BE23 requires all new residential dwellings to provide sufficient external amenity

space to protect the amenity of the occupants of the proposed building and is usable in terms of its shape and surrounding. The HDAS guidance states a shared amenity space for 2 bed flats should be 25 square metres each.

Proposed flats 1 and 2 would benefit from an amenity area measuring approximately 65 square metres, and the host dwelling 89/91 Goshawk Gardens would have an area of 80 square metres.

The proposal would therefore accord with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

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

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

The proposal includes the construction of a new vehicular crossover to the front of 89/91 Goshawk Gardens measuring 3.4 m in width at the roadside edge, the creation of a new crossover via Haystall close to serve the existing dwelling and the extension of the existing crossover to rear of the new building to serve flats 1 and 2 to measure 5.4 m at the road edge.

The PTAL rating of the proposed development is 1b, which would indicate the site has 'poor' access to public transport, on this basis the car will be heavily relied upon. When considering the quantum of the proposed development, 6 off street car parking spaces should be provided. 1.5 spaces each for Nos. 89 /91 Gohawk Gardens and 1.5 spaces each similarly for flats 1 and 2. The proposal would therefore fall short of 2 off street car parking spaces. No details with regards to secure cycle storage have been provided however these could be overcome by condition if minded to approve. Further objection was raised by the Highway Officer in regards to the proximity of the entrance gate serving the proposed access off Haystall Close as this would result in vehicles overhanging the carriageway while attending the gate itself. Additionally given the foliage along the boundary edge the proposal would fail to provide adequate visibility when exiting the site to the detriment of highway and pedestrian safety

The proposed development would provide a substandard level of parking resulting in an increased pressure for additional on street parking where parking is already at a premium, and due to the proximity of the gates to the edge of the carriageway and lack of visibility when exiting the site would result in additional potential for conflict along the road to the detriment of highway and pedestrian safety. The proposal would therefore be contrary to Policy AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

These issues are covered in other sections of this report.

#### **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping where appropriate.

Tree Officer comments: No trees or landscape features of merit will be affected by the proposal. If the application is approved, hard and soft landscape details should be conditioned to ensure that the proposal satisfies policies BE23 and BE38.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

All representations relating to character and appearance of street scene, impact upon the residential amenities of the adjoining neighbours, additional traffic/parking, trees would constitute material planning considerations and have been addressed within the main body of the report.

#### **7.20 Planning obligations**

The application is liable for Community Infrastructure Levy which equates to £26,245.57.

#### **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 application seeks planning permission for the erection a two storey building to create 2 x 2 bed flats with associated parking and amenity space, involving installation of vehicular crossover to front and also to front and side of 89 & 91 Goshawk Gardens to create additional parking.

The proposed development given its siting would protrude beyond the established return building line with Haystall Close and combined with its proximity to the highway would be an overbearing and visually intrusive addition to the detriment of this part of the street scene and surrounding area. Furthermore it would provide a substandard level of parking for the existing and proposed dwellings and coupled with the proximity of the gate and lack of visibility when exiting the site off Haystall Close would result in the potential for additional conflict points along the highway to the detriment of highway and pedestrian safety. The proposal is therefore contrary to the relevant policies set out within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), The Hillingdon

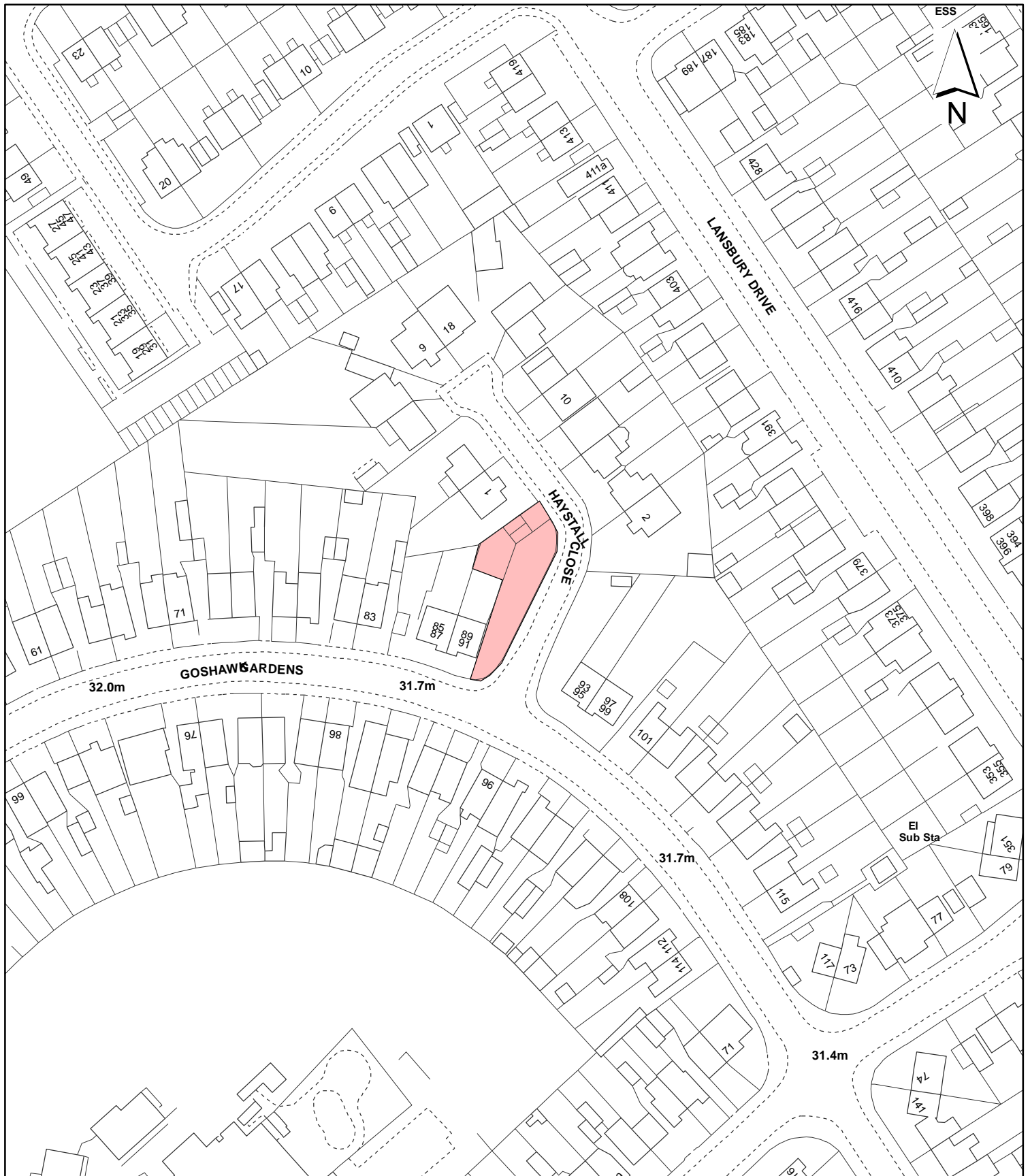
Design and Accessibility Statement: Residential Layouts and the London Plan (2016). The application is recommended for refusal.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Technical Housing Standards - Nationally Described Space Standard  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Naim Poptani

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**Land to rear of 89 Goshawk Gardens & Haystall Close**

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

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

Planning Application Ref:

**74301/APP/2019/1442**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**July 2019**



**HILLINGDON**  
 LONDON

This page is intentionally left blank



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

**Address** 3 CAMBRIDGE ROAD UXBRIDGE

**Development:** Erection of three storey building to create 6 x 2-bed self contained flats, with associated parking and amenity space, involving demolition of existing dwelling

**LBH Ref Nos:** 74413/APP/2018/4343

**Drawing Nos:** 530/P/03 Rev. B  
530/P/04 Rev. B  
530/P/05 Rev. B  
530/P/06 Rev. B  
530/P/02  
530/P/01 A

**Date Plans Received:** 12/12/2018      **Date(s) of Amendment(s):** 12/12/2018

**Date Application Valid:** 27/12/2018      27/12/2018

### 1. SUMMARY

The proposal is for the demolition of the existing house and erection of a three storey block of flats comprising 6 x 2 bedroom units. The property is located within the 'developed area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) therefore the principle of residential development of the site is considered acceptable subject to compliance with all other policy objectives.

The proposed block of flats by reason of its size, scale, bulk and design creates an over dominant addition to the streetscene. The proposal fails to preserve or enhance the character and architectural style, appearance and visual amenities of the streetscene and the surrounding North Uxbridge Area of Special Local Character.

The reduction in ground levels would require extensive ramping to deliver the necessary level access and this combined with the extensive proposed frontage car parking would result in hard landscaping dominating the frontage and street views of the site. The resultant harsh urbanised appearance of the site would be unreflective of the wider North Uxbridge Area of Special Local Character Area which is less urbanised than other parts of Uxbridge and would be detrimental to the area of Special local character and wider streetscene.

The proposal is therefore contrary to Policies Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019), Policies 3.5, 7.1 and 7.4 of the London Plan, the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the NPPF.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

NON2

**Non Standard reasons for refusal**  
The proposed development bulk, layout, site coverage and design would result in a cramped development of the site, which is visually incongruous (given the setting) and would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed would have a detrimental impact on the character, appearance and local distinctiveness of the North Uxbridge Area of Special Local Character and the residential area as a whole. The proposal is detrimental to the visual amenity and character of the surrounding and contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019), Policies 3.5, 7.1 and 7.4 of the London Plan, the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the NPPF.

**2 NON2 Non Standard reason for refusal**

The reduction in ground levels would require extensive ramping to deliver the necessary level access and this combined with the extensive proposed frontage car parking would result in hard landscaping dominating the frontage and street views of the site. The resultant harsh, urbanised appearance of the site would have a detrimental impact on the character, appearance and local distinctiveness of the North Uxbridge Area of Special Local Character, which is less urbanised than other parts of Uxbridge and would be detrimental to the wider streetscene. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019), Policies 3.5, 7.1 and 7.4 of the London Plan, the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the NPPF.

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DMH 4	Residential Conversions and Redevelopment
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

### **3            I71                    LBH worked applicant in a positive & proactive (Refusing)**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. Concerns were shared with the applicant and amended plans submitted. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

## **3.            CONSIDERATIONS**

### **3.1        Site and Locality**

The application site property is a modest detached 1920s house, with an asymmetric front and bay window, typical of the era, previously extended to the rear and side. It is one of the earlier properties on the road. Cambridge Road is part of the North Uxbridge Area of Special Local Character (ASLC), which is distinguished by its verdant spacious character in these streets around the Common.

No. 1 is set back a considerable way into the plot and No 5 comes forward of the proposed development site towards the street, No. 7 goes back from No 5, No 9 is in line with No3. The garden to No. 3 is also very generous with trees to the back third of the property.

### **3.2 Proposed Scheme**

Erection of three storey building to create 6 x 2-bed self contained flats, with associated parking and amenity space, involving demolition of existing dwelling. Amended plans were submitted which the planning agent says:

- '1. Offer space for soft landscaping with appropriate trees.
2. The redesign of the front block helps to widen gaps between the existing buildings.
3. The elevations have been revised to break up the bulk at front by projecting the central part of the block to give much more domestic character. The pitched roof with modest dormers are in keeping with general character of the surrounding houses. With wider gaps between houses the development sits sympathetically along the street scene. By using contrasting coloured brickwork plinths, window surrounds and feature bands would further help the design in context of the surrounding areas.'

### **3.3 Relevant Planning History**

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

None

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

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

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

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

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

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

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

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

With regard to (a) above, the preparation of the LPP2 is now at a very advanced stage. The public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

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

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

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

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

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

#### Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.HE1 (2012) Heritage
- PT1.H1 (2012) Housing Growth

#### Part 2 Policies:

- AM14 New development and car parking standards.
- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- DMH 4 Residential Conversions and Redevelopment
- DMHB 1 Heritage Assets
- DMHB 5 Areas of Special Local Character
- DMHB 11 Design of New Development
- DMHB 16 Housing Standards
- DMHB 17 Residential Density
- DMHB 18 Private Outdoor Amenity Space

HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

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

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

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

## **6. Consultations**

### **External Consultees**

Neighbours were notified on 03/01/2019 and a site notice was displayed on 22/01/2019. A further period of consultation was undertaken following receipt of amended plans which ended on 24/07/2019. By the end of the consultation period there were 11 objections and a petition received raising the following issues:

- (1) Overdevelopment of the site
- (2) Flats out of keeping with the character of the area
- (3) Overlooking, loss of privacy and general amenity
- (4) Traffic generation leading to loss of public safety
- (5) Insufficient car parking
- (6) Additional rubbish generation attracting foxes
- (7) Flats will attract younger people leading to noise and disturbance.
- (8) The design quality is severely lacking for a redevelopment within this area of Special Character.
- (9) Comment that the sinking of the property 0.5m will mean ramping is required.

North Uxbridge Residents Association:

NURA has considered this proposal and wishes to object in support of local residents.

The design quality is severely lacking for a redevelopment within this area of Special Character. Whilst the staggering of the plan form and variety of roof line will offer some relief, the repetitiveness of the elevation and fenestration illustrates that the proposal is a gross over development to the detriment of the adjoining properties and the streetscene in general. The car parking provision is not considered to be achievable and would result in increased pressure on kerbside parking.

### **Internal Consultees**

Conservation and Urban Design Officer:

Comments on Original Plans:

This property is a modest detached 1920s house, with an asymmetric front and bay window, typical of the era, previously extended to the rear and side. It is one of the earlier properties on the road. Cambridge Road is part of the North Uxbridge Area of Special Local Character (ASLC), which is distinguished by its verdant spacious character in these streets around the Common.

The immediate area consists of a mixture of some 19th and more 20th century residential architecture. Four storey 19th century houses command a corner position, facing onto Harefield Road and siding onto Cambridge Road. There is one pair of 19thC cottages fronting Cambridge Road further up, but otherwise, the properties facing onto Cambridge Road are later 20thC houses, of modest proportions, no more than two storeys with habitable roof space.

Although not of great architectural merit of itself, the loss of this property is objectionable, as it makes a positive contribution to the readable history of the ASLC.

The HDAS Public Realm Guidance states that, Renovation and re-use of existing buildings should be a guiding principle whenever possible, rather than redevelopment. (p5). Demolition of this property would only be considered where the replacement enhances the character of the ASLC, better than the existing. The proposed replacement is considered unacceptable and not in keeping with the character of the street or the ASLC for the following reasons:

-Its size will dominate the adjacent properties, one is two storey with a habitable roof space, the other is only one and a half storeys.

- Its bulk would dominate the streetscape, even though the proposed building is set back from the property line of the existing building.

- It over fills the plot, leading to the loss of significant gaps between the buildings. These gaps allow the verdant and open nature of the area beyond the street to be seen. Loss of these gaps is harmful to the key characteristic of this ASLC.

· The appearance of a car park frontage is considered harmful to the character of the ASLC.

· The front elevation is heavy with windows and neither their style nor their arrangement reflects the predominant characteristics in the street.

· Its scale and character reads more like a small hotel than a domestic residence, which is considered detrimental to the domestic character of the ASLC.

· The flanking elevations are institutional and vast in character.

Any design of the public realm in Conservation Areas and Areas of Special Local Character should take the special heritage values of the site into account, and base the concept on their characteristics.(HDAS Public Realm p20)

For the above reasons, this application is unsuitable as the proposed replacement building will not better preserve or enhance the ASCL than the existing building does.

**CONCLUSION:** Recommend Refusal.

Officer Comment: Following internal discussion it was agreed that the existing property was not of sufficient architectural merit or heritage value to be considered an undesignated heritage asset or of sufficient interest to justify refusing an application for new housing solely on loss of the existing property.

Further comments on revised plans:

The agent says the revised plans:

"1. Offer space for soft landscaping with appropriate trees.

2. The redesign of the front block helps to widen gaps between the existing buildings.

3. The elevations have been revised to break up the bulk at front by projecting the central part of the block to give much more domestic character. The pitched roof with modest dormers are in keeping with general character of the surrounding houses. With wider gaps between houses the development sits sympathetically along the street scene. By using contrasting coloured brickwork

plinths, window surrounds and feature bands would further help the design in context of the surrounding areas."

Notwithstanding the plan revisions the proposals are still considered unacceptable and not in keeping with the character of the street or the ASLC for the following reasons.

- Its size will dominate the adjacent properties, one is two storey with a habitable roof space, the other is only one and a half storeys.
- Its bulk would dominate the streetscape, even though the proposed building is set back from the property line of the existing building.
- It over fills the plot, leading to the loss of significant gaps between the buildings. These gaps allow the verdant and open nature of the area beyond the street to be seen. Loss of these gaps is harmful to the key characteristic of this ASLC.
- The appearance of a car-park frontage is harmful to the character of the ASLC.
- Its scale and character still reads more like a small hotel than a domestic residence, which is considered detrimental to the domestic character of the ASLC.
- The flanking elevations are still institutional in appearance and out of character.

CONCLUSION: Recommend Refusal.

Trees and Landscape Officer:

This site is occupied by a two-storey detached house situated on the north-east side of Cambridge Road. The front garden is largely taken up by a gravelled carriage driveway and is part-screened by a low brick wall and an established beech hedge along the central section of the front boundary. At the far end of the back garden there is a substantial shed running almost the full width of the plot. According to the plans and aerial photographs, there are a number of mature trees grouped towards the end of the long rear garden. There are no TPO's or Conservation Area designations affecting the site, although it is locally designated as an Area of Special Local Character.

No trees of merit will be affected by the proposal. The intention is to retain all of the larger trees to the rear and the mature hedge on the front boundary. The car park in the front garden has been extended to accommodate six parked cars. This leaves the front garden with a significant shortfall of soft landscape/planting, which should account for 25% of the front garden space. A bin store will be located to the side of the building in a location that can be screened by planting. Secure bike parking will be accommodated in the existing shed.

There is an objection to the amount of hard surfacing in the front 'garden' at the expense of soft landscaping, however, if you are minded to approve the scheme pre-commencement condition RES8 should be imposed and post-commencement conditions RES9 (parts 1, 2, 4 and 5) should be added.

Access Officer:

Having reviewed this application, it is clear that step free access to the proposed dwellings above ground floor would not be possible for wheelchair users and other persons unable to use a staircase. Paragraph 3.48A of the London Plan (March 2016) recognises that the application of M4(2), which requires lift access (a step free approach to the principle private entrance), may have particular implications for developments of four storeys or less where historically the London Plan may not have not required a lift. Local Planning Authorities are therefore required to ensure that dwellings accessed above or below the entrance storey in buildings of four storeys or less have step-free access. Research indicates that the provision of a lift does not necessarily have a significant impact on viability and does not necessarily lead to a significant increase in service charges. However, in certain specific cases, the provision of a lift where necessary to achieve this



aim, may cause practical difficulties, make developments unviable and/or have significant implications for the affordability of service charges for intended residents. Unless the applicant submits a clear, well evidenced and compelling case to the LPA as to why lift access cannot be provided, the application should not be supported on the grounds of non-compliance with London Plan policy 3.8(c).

Officer comments: A refusal for lack of lift could not be sustained at appeal for a 6 unit scheme (such a reason of refusal is more applicable for major developments that fail to provide lifts). However the access officer does note that the development must provide level access, in this case the scheme does involve reducing existing ground levels and it is anticipated that ramping would be required. This is not clearly shown on the submission plans and although such details could be conditioned it is necessary to consider the street scene implications of such ramping.

Highways and Traffic Officer:

The site is a residential catchment located north of Uxbridge town centre off Harefield Road which is designated as Classified in the Council's hierarchy of roads. The site exhibits a PTAL of 2/3.

The existing property consists of a single tenure 5 bedroom detached dwellings which is to be demolished to allow for a single new build containing 6 x2 bedroom flatted units. Two existing access carriageway crossings located on Cambridge Road that serve the existing dwelling will remain to serve the flatted proposal.

Parking Provision & Internal Road Layout

Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP policy states that new development will only be permitted where it is in accordance with the Council's adopted parking standards. With the positioning of the 2 carriageway crossings and available area in front of the 6 parking bays, the layout is perfectly functional and to standard.

It is proposed to provide 6 two bed residential flats. A total of 6 spaces are proposed. Whereas the maximum standard would be 9 spaces for a number of reasons a minimum of 6 spaces offering 1 space per unit (as proposed) is considered acceptable. The site although in a PTAL 2 location is close to PTAL 3, the PTAL increases the closer you get to Uxbridge town centre along Harefield Road, such that at the junction of Harefield Road and the High Street there is PTAL 6a (the highest in Hillingdon). Harefield Road is very close to the application site at the end of Cambridge Road and has bus stops which offer regular direct bus links to the town centre. Given the range of facilities in Uxbridge Town centre and increase in PTAL that occurs in close proximity to the application site I think that seeking greater than 1:1 parking at this site would be very hard to defend at appeal.

It is noted that the surrounding residential catchment and road network exhibits certain characteristics which arguably support a marginally lower quantum of on-plot parking provision. To expand - the local area (including Harefield Road) is covered by extensive daytime parking controls in the vicinity of the address which consist of a controlled parking zone (CPZ) which operates between 9am to 5pm Monday to Saturday. Double yellow lines are also present at key junction locations. Also there are relatively generous off-street parking facilities for most of the surrounding residential properties in the area which assists in reducing general on-street parking demand.

When contextualising the above factors and facets of the surrounding local area, it is considered that the quantum of parking proposed is to an acceptable level.

Electric Vehicle Charging Point Provision

Within the proposed parking quantum there is a requirement for electric vehicle charging points (EVCPs) in line with London Plan 2016 (LP 2016) standards for this C3 use which would equate to 1 EVCP for 'active' provision with a further single space acting as 'passive' provision for future

activation. However with this relatively small scale development it would be considered onerous to pursue the provision of the 'active' space as it can be reasonably argued that this would reduce 'real world' on-plot parking provision as, in overall vehicle percentage terms, there are still far fewer electric/hybrid cars as compared to vehicles propelled by other fuels. This could in theory restrict/prevent the use of the 'active' bays for 'non-electrified' cars and more crucially would, in reality, lower the secured level of usable parking provision which should be avoided. Nevertheless as there is a strong move toward hybrid and fully electrified vehicles which will only increase in time, it is considered more appropriate to encourage a 40% passive only provision for all smaller (Non-Major) development proposals such as exemplified here resulting in a requirement for 3 'passive' spaces. This should be secured via planning condition and 'active' provision would then evolve on a demand led basis.

#### Cycling Provision

In terms of cycle parking there should be a provision of at least 1 secure and accessible space for each of the flatted units (totalling 6 spaces) to conform to the adopted minimum borough cycle parking standard. A 'shed' provision has been indicated and is located at the rear of garden. This is not ideal in terms of accessibility however on balance is considered acceptable subject to a minimum of 6 spaces being provided. This quantum can be secured via planning condition.

#### Vehicular Trip Generation

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

The proposal would clearly increase traffic generation from the site as compared to the existing single dwelling unit. However, statistically, peak period traffic movement into and out of the site would not be expected to rise beyond 2-3 additional two-way vehicle movements during the peak morning and evening hours. This potential uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

#### Operational Refuse Requirements

Refuse collection will continue via Cambridge Road. A specific bin store location is shown located to the side of the new build. Accepted 'waste distance' collection standards encourage waste collection distances to be within 10m from the point of collection on the public highway. The positioning exceeds this parameter hence it is highly likely that an informal on-plot management regime will be established to ensure that any refuse is positioned within the above distance parameter on collection days. Alternatively, a closer positioning of the bin storage area toward the public highway could be proposed to remedy this point. The location can be conditioned accordingly. There are no further observations.

#### Conclusion

Henceforth, the Highway Authority are satisfied that the proposal would not measurably exacerbate congestion or parking stress and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016). It is noted that there is notable local opposition to the proposal mainly based on the principle of flatted development within Cambridge Road which exhibits single tenure housing. The concerns are acknowledged however in terms of highway related impacts, it is considered that a refusal reason based on parking and/or traffic generation grounds would not be sustainable if the scheme were to be appealed at a later stage.

## **7. MAIN PLANNING ISSUES**

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

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

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

In principle the demolition of the existing dwelling to be replaced with additional units is acceptable however, it is subject to all other material planning considerations being judged acceptable.

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

The NPPF at paragraphs 184-202 requires consideration of the impact of a proposed development on the significance of a designated heritage asset and assessment of the identification of any harm. In this case, the primary issue relates to preserving or enhancing the character and appearance of the North Uxbridge Area of Special Local Character (ASLC). This does not mean that housing growth should not be supported in the ASLC, simply that it must be sympathetic to its surroundings and well designed. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the harm caused. In this case the limited additional housing supply, which does not include any affordable housing, is not considered sufficient to outweigh a proposal causing harm in terms of its impact on the street scene and the wider North Uxbridge Area of Special Local Character.

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

Policy 3.4 of the London Plan (2016) seeks to optimise housing potential and includes a sustainable residential quality (SRQ) matrix for calculating the optimal density of residential development of a particular site. Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

This property is a modest detached 1920s house, with an asymmetric front and bay window, typical of the era, previously extended to the rear and side. It is one of the earlier properties on the road.

Cambridge Road is part of the North Uxbridge Area of Special Local Character (ASLC), which is distinguished by its verdant spacious character in these streets around the Common.

The immediate area consists of a mixture of some 19th and more 20th century residential architecture. Four storey 19th century houses command a corner position, facing onto Harefield Road and siding onto Cambridge Road. There is one pair of 19thC cottages fronting Cambridge Road further up, but otherwise, the properties facing onto Cambridge Road are later 20thC houses, of modest proportions, no more than two storeys with habitable roof space.

Policy BE5 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires all new development within or on the fringes of the areas of special local character to be preserved. In addition, new development should be of a similar scale and reflect the materials, design features, architectural style and building heights predominant in the area.

Policy 7.8 of the London Plan (2016) requires new developments to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. It notes, development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Policy HE1 of the Local Plan: Part One (November 2012) states that the Council will seek to conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape.

The Council's Conservation Officer highlights that the proposed development will cause harm to the ASLC as follows:

- Its size will dominate the adjacent properties, one is two storey with a habitable roof space, the other is only one and a half storeys.
- Its bulk would dominate the streetscape, even though the proposed building is set back from the property line of the existing building.
- It over fills the plot, leading to the loss of significant gaps between the buildings. These gaps allow the verdant and open nature of the area beyond the street to be seen. Loss of these gaps is harmful to the key characteristic of this ASLC.
- The appearance of a car-park frontage is harmful to the character of the ASLC.
- Its scale and character still reads more like a small hotel than a domestic residence, which is considered detrimental to the domestic character of the ASLC.
- The flanking elevations are still institutional in appearance and out of character.

The proposals are not sympathetic to the scale and form of surrounding development. They are contrary to London Plan policy 7.4 in this regard.

In an effort to make the building no taller than surrounding buildings an uncharacteristic roof form is created. Although through plan revisions some changes were made to fenestration the building is still institutional in appearance.

It is not just the amount of front hardstanding to cater for parking that will be in issue, the inclusion of bin stores and level changes are going to result in a very large amount of hard landscaping.

The proposed replacement building by reason of its size, scale, bulk, layout, site coverage and design would result in a cramped development of the site, which is visually incongruous (given the setting) and would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed would have a detrimental impact on the character, appearance and local distinctiveness of the North Uxbridge Area of Special Local Character and the residential area as a whole. The proposal is detrimental to the visual amenity and character of the surrounding and contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019), Policies 3.5, 7.1 and 7.4 of the London Plan, the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the NPPF.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Paragraph 130 of the NPPF (2018) states that "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions." London Plan Policy 7.1 sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan policies relating to sustainable design and construction (5.3) are also relevant.

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

The proposal has a harmful impact on the character and appearance of the streetscene. This is explained in detail under the report heading which covers impact on the Area of Special Local Character.

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

Policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The design guide 'Residential Layouts' advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15 metres is required, although this distance will be dependent on the extent and bulk of the buildings. The Council's HDAS further provides guidance in respect of privacy, in particular, that the distance between habitable room windows should not be less than 21 metres. In this regard, the proposed unit windows are separated from other dwelling windows by more than 21 metres, which is consistent with the Council's Supplementary Planning Guidance.

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

Policy D12 Agent of Change of the Draft London Plan (2017) places the responsibility for mitigating impacts from existing noise-generating activities or uses on the proposed new noise-sensitive development.

The nearest residential property to is located to the South East. The neighbouring property does not include windows on its flank elevation. Though the development projects further to the rear of the building, it is set back away from the neighbouring building such that it does not breach a 45 degree angle. The proposed development is not considered to result in an unacceptable impact on the amenity of neighbouring residents through overshadowing, loss of light or loss of outlook.

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

The proposed units exceed the minimum size requirements set out in table 3.3 of the

London Plan (2016). All units benefit from direct sunlight for at least part of the day and overall the standard of accommodation is in accordance with policies BE20 and BE24 of Hillingdon Local Plan Part Two - Saved UDP Policies (Nov 2012) and the Mayor's Housing SPG.

#### External Amenity Space

Hillingdon Design Guidance for new residential layouts (2006) (SPD) requires this development to provide 150 sq.m of private and communal amenity space (25 sq m per unit). Paragraph 4.18 states that balconies should be provided wherever possible for upper floor flats together with private patios or garden areas for ground floor units.

Policy BE23 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (2012) states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of existing and future occupants which is usable in terms of its shape and siting. Developments should incorporate usable, attractively laid out and conveniently located garden space in relation to the flats they serve. It should be of an appropriate size, having regard to the size of the flats and character of the area.

Paragraph 4.19 of the SPD notes only in very special circumstances would the local planning authority accept a shortfall in amenity space. Such circumstances would include developments predominantly made up of 1 bedroom units, in town centres or the provision of small non family housing above shops.

The development has a shared private garden space of 483 square metres. As such the development exceeds minimum amenity space requirements.

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

The Council's Highways Officer has covered these issues in detail in his comments set out in Section 6.2 of this report.

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

Covered in other section of the report.

#### **7.12 Disabled access**

it is clear that step free access to the proposed dwellings above ground floor would not be possible for wheelchair users and other persons unable to use a staircase.

A refusal for lack of lift could not be sustained at appeal for a 6 unit scheme (such a reason of refusal is more applicable for major developments that fail to provide lifts). However the access officer does note that the development must provide level access, in this case the scheme does involve reducing existing ground levels and it is anticipated that ramping would be required. This is not clearly shown on the submission plans and although such details could be conditioned it is necessary to consider the streetscene implications of such ramping. The wider implications of ramping are considered in other sections of this report.

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

Not applicable to this application.

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

The front garden includes a gravelled carriage driveway and is part-screened by a low brick wall and an established beech hedge along the central section of the front boundary. At the far end of the back garden there is a substantial shed running almost the full width of the plot. According to the plans and aerial photographs, there are a number of mature trees

grouped towards the end of the long rear garden. There are no TPO's or Conservation Area designations affecting the site, although it is locally designated as an Area of Special Local Character.

No trees of merit will be affected by the proposal. The intention is to retain all of the larger trees to the rear and the mature hedge on the front boundary. The car park in the front garden has been extended to accommodate six parked cars. This leaves the front garden with a significant shortfall of soft landscape/planting, which should account for 25% of the front garden space. A bin store will be located to the side of the building in a location that can be screened by planting. Secure bike parking will be accommodated in the existing shed.

There is an objection to the amount of hard surfacing in the front 'garden' at the expense of soft landscaping.

**7.15 Sustainable waste management**

A suitable condition could be used to address refuse impacts if the scheme is considered acceptable in other respects.

**7.16 Renewable energy / Sustainability**

A suitable condition could be used to address such impacts if the scheme is considered acceptable in other respects.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

The issues raised are covered in the main body of the report.

Objections relating to increase in vermin and noise impacts could be addressed through suitable refuse and noise related planning conditions.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

Community Infrastructure Levy

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), requires that where developments generate the need for additional facilities, financial contributions will be sought. Infrastructure Levy (Amendment) Regulations 2011. The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre. In light of the amended plans a revised CIL form has been requested and will be covered in any update

**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 the demolition of the existing house and erection of a three storey block of flats comprising 6 x 2 bedroom units. The property is located within the 'developed area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) therefore the principle of residential development of the site is considered acceptable subject to compliance with all other policy objectives.

The proposed block of flats by reason of its size, scale, bulk and design creates an over dominant addition to the streetscene. The proposal fails to preserve or enhance the character and architectural style, appearance and visual amenities of the streetscene and the surrounding North Uxbridge Area of Special Local Character.

The reduction in ground levels would require extensive ramping to deliver the necessary level access and this combined with the extensive proposed frontage car parking would result in hard landscaping dominating the frontage and street views of the site. The resultant harsh urbanised appearance of the site would be unreflective of the wider North Uxbridge Area of Special Local Character Area which is less urbanised than other parts of Uxbridge and would be detrimental to the area of Special local character and wider streetscene.

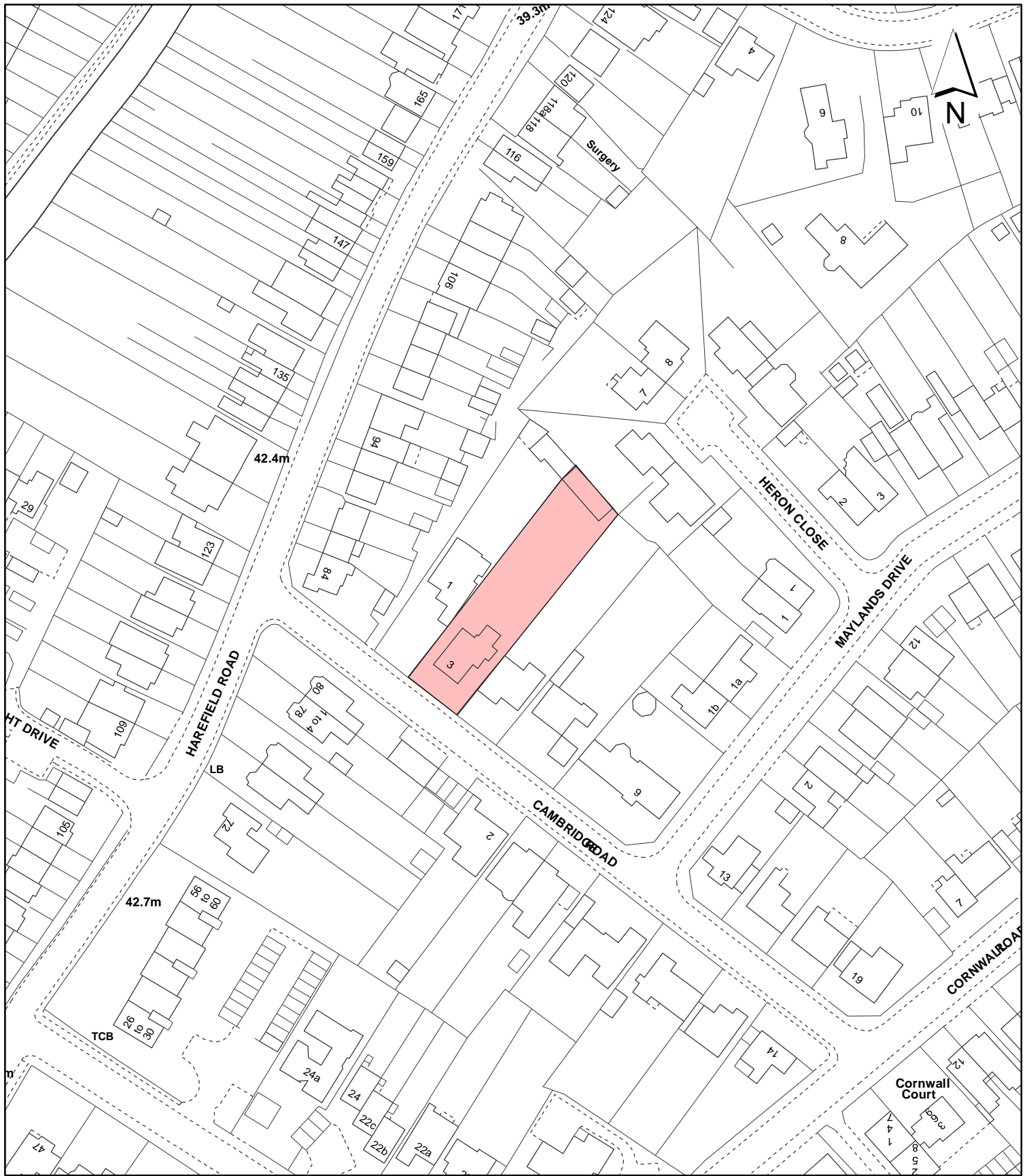
The proposal is therefore contrary to Policies Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019), Policies 3.5, 7.1 and 7.4 of the London Plan, the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the NPPF.

## 11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Technical Housing Standards - Nationally Described Space Standard  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Cris Lancaster

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**3 Cambridge Road  
 Uxbridge**

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

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

Planning Application Ref:

**74413/APP/2018/4343**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**July 2019**



**HILLINGDON**  
 LONDON

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

**Address** 76 LANSBURY DRIVE HAYES

**Development:** Erection of a single storey rear extension, conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end and conversion of single dwelling into 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space (Part retrospective)

**LBH Ref Nos:** 28415/APP/2019/715

**Drawing Nos:** Design and Access Statement  
PL-01  
PL-02 Rev. A  
PL-03  
PL-04 Rev. A  
PL-05  
PL-06

**Date Plans Received:** 28/02/2019

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

**Date Application Valid:** 15/03/2019

### 1. SUMMARY

The application seeks part-retrospective planning permission for the erection of a single storey rear extension and conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end to allow for conversion of existing dwelling into 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space. The scheme relies on the habitable accommodation contained within the converted loft space which has been carried out without the grant of planning permission. It is noted that the applicant considers that the work was permitted development. However the Council has confirmed through the issue of two separate certificates of lawful development, that the proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the property does not benefit from permitted development rights in view of there being an enforcement notice served on the property. The proposed extensions to the roof have a negative impact upon the visual amenity of the site and the surrounding area. The roof alterations are not characteristic of the wider street scene where, in the main hipped ends have been retained in their original form. Accordingly the application is recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the hip to gable end roof design and the size, scale, bulk and design of the rear dormer window fail to harmonise with the architectural composition of the original dwelling and are detrimental to the character, appearance and symmetry of the small terrace of houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal is contrary

to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## INFORMATIVES

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

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

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

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H7	Conversion of residential properties into a number of units
DMH 4	Residential Conversions and Redevelopment
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary

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

#### **4 171 LBH worked applicant in a positive & proactive (Refusing)**

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

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

#### **5 174 Community Infrastructure Levy (CIL) (Refusing Consent)**

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

### **3. CONSIDERATIONS**

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

The application property comprises of an end terraced two storey dwelling located on the south eastern side of Lansbury Drive which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property has been extended to the rear by way of a single storey rear extension projecting 3.6m. A loft conversion has been carried out without the benefit of planning permission to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end. A detached outbuilding has been erected along the rear boundary.

#### **3.2 Proposed Scheme**

The application seeks part-retrospective planning permission for the erection of a single storey rear extension and conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end to allow for conversion of existing dwelling into 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space.

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

28415/APP/2015/889 76 Lansbury Drive Hayes

Conversion of detached outbuilding to rear to self contained studio flat with associated amenity space (Retrospective)

**Decision:** 03-06-2015 Refused

28415/APP/2018/1609 76 Lansbury Drive Hayes

Conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 04-07-2018 Refused

28415/APP/2019/615 76 Lansbury Drive Hayes

Conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 16-04-2019 Refused

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

planning permission was refused under application reference 28415/APP/2015/88 for the conversion of the detached outbuilding to rear to self contained studio flat with associated amenity space (Retrospective). An enforcement notice was served under reference ENF/8148 with regard to the use of the outbuilding within the rear garden. It is noted that the enforcement notice is recorded as being complied with on 2 September 2018. However the enforcement notice remains extant with the land.

Accordingly two applications for certificates of lawful development under references 28415/APP/2019/615 and 28415/APP/2018/1609 for the conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end were refused for the following reason:

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the property does not benefit from permitted development rights in view of there being an enforcement notice served on the property.

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

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

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

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

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

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

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

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

With regard to (a) above, the preparation of the LPP2 is now at a very advanced stage. The public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

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

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

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H7	Conversion of residential properties into a number of units
DMH 4	Residential Conversions and Redevelopment
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes

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

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

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

## **6. Consultations**

### **External Consultees**

7 neighbouring properties were consulted by letter dated 18.3.19 and a site notice was displayed to the front of the site which expired on 17.4.19.

2 letters of objection have been received raising concerns about the retrospective nature of the works, the enforcement history relating to the outbuilding and insufficient car parking on site.

### **Internal Consultees**

Highways Officer:

This application seeks a single storey rear extension and conversion of the existing dwelling in order to facilitate 1 x 1-bed and 1 x 2-bed units. Upon reviewing the PTAL rating for the proposed development using the Transport for London WebCAT service, it is indicated that the site has 'moderate' access to public transport with a PTAL rating of 3. It is therefore likely that some dependency will be had on the private car. When considering the quantum of development and location of the site against Hillingdon Council's car parking standards, it is required that 1 car parking space be provided per unit. The required provision has been demonstrated within the submissions and will be accessed via the existing crossover. In accordance with the London plan minimum standards, it is required that 2 secure and covered cycle spaces be provided. The submissions demonstrate 4 cycle spaces thus providing an overprovision of 2. The additional number is welcomed. With regard to bin storage, this appears to be located in excess of the councils refuse drag distance requirements which suggest 15m from where a waste collection vehicle would



temporarily stop. However, it is envisaged that occupants simply 'wheel' bins towards the highway in order for collection to proceed. Mindful of the above, I do not have any objections to this application with regard to highway issues.

Landscape Officer:

This site is occupied by a two-storey end of terrace house with a side alley and service road to the rear. There is a large full width outbuilding along the rear boundary and a modest area of back garden. The front garden has been sacrificed to provide hard-standing for off-street parking. There are no TPO's or Conservation Area designations affecting the site.

COMMENT: No trees or other landscape features of merit will be affected by the proposal. The front garden requires tidying / re-organising to provide 25% soft landscape, in accordance with Hillingdon's design guidance. The rear garden should be designed and maintained to provide an attractive, accessible amenity space for use by the future residents.

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

Access Officer: No Comments

## **7. MAIN PLANNING ISSUES**

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

The application site lies within an established residential area, as such, there would be no objection in principle to the intensification of the residential use of the site, providing that it accords with all relevant planning policies.

In particular, paragraph 7.15 of the Hillingdon Local Plan (November 2012) recognises that Policy H7 of the Hillingdon Local Plan (November 2012) serves to ensure that 'conversions achieve satisfactory environmental and amenity standards'

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

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

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings, or not, and its impact on adjoining occupiers.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that

'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The HDAS states that hip to gable end roof alterations would normally be refused. The gabled end would be at odds with the prevalent hipped roof form of dwellings within the vicinity and indeed the hipped roof end on the opposite end of this small terrace. Furthermore the HDAS guidance requires alterations to the roof to appear as subservient features and appear secondary in the roof plane in which they are set. Windows should match in design and size and the dormers should be set in by at least 0.5 m on each side and set down 0.3 m from the ridge. The proposed rear dormer dominates the rear roof slope and fails to respect the architectural integrity of the host building. The proposed extensions to the roof have a negative impact upon the visual amenity of the site and the surrounding area in conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the advice contained within HDAS Residential Extensions.

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

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice 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.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The proposed extensions do not result in an unacceptable loss of light, outlook or privacy to occupants of adjacent properties. Therefore, it is considered that the proposed development does not constitute an un-neighbourly form of development in compliance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). No details have been provided to demonstrate that adequate sound insulation could be provided; however, this could be dealt with by way of condition in the event of an approvable scheme.

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

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two bedroom (3 person) flat is required to provide an internal floor area of 61m<sup>2</sup> and a one bedroom (2 person) dwelling is required to provide 50m<sup>2</sup> of internal floor area. With floor areas of 62m<sup>2</sup> and 74m<sup>2</sup> respectively, the proposed flats meet the minimum internal floor area standards in accordance with the London Plan. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2016).

Section 4 of the Council's HDAS: Residential Layouts states that developments should incorporate usable, attractively laid out and conveniently located garden space in relation to the flats which they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area. The submitted plans indicate that the outbuilding would be removed and each flat would achieve a private area of external amenity space measuring over 40 square metres. The rear amenity space would require side gate access from the foot way which runs along the side of the garden. Had the proposal been acceptable in all other respects this could have been conditioned. The proposal is considered acceptable in accordance with Policy BE23 of the Local Plan.

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

Policy 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. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

Upon reviewing the PTAL rating for the proposed development using the Transport for London WebCAT service, it is indicated that the site has 'moderate' access to public transport with a PTAL rating of 3. It is therefore likely that some dependency will be had on the private car. The submitted plans indicate the provision of a single parking space serving each flat on the frontage and the provision of secure cycle storage to the rear. The proposed parking and cycle storage layout is considered acceptable in accordance with Policies AM7 and AM14 of the Local Plan.

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

The Urban design issues are addressed in the sections above.

#### **7.12 Disabled access**

No accessibility issues are raised.

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

Not applicable to this application.

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

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The Council's Landscape Officer has confirmed no objection is raised to the proposal subject to the imposition of landscaping conditions to secure acceptable landscaping, refuse storage and car parking layout within the frontage. The proposal is therefore considered acceptable in accordance with Policy BE38 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

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

The submitted plans indicate that refuse storage will be provided for each flat within the

frontage and can be secured by way of condition.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Noise issues are addressed in the section above.

**7.19 Comments on Public Consultations**

The comments raised by consultees are addressed in the report above.

**7.20 Planning obligations**

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre.

There is no CIL liability for this proposal.

**7.21 Expediency of enforcement action**

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

There had been use of the outbuilding, historically, as a 'bed in shed'. That use has ceased at present. As part of the enforcement action in 2018, the kitchen was removed from the outbuilding. The current proposal includes the complete removal of the outbuilding.

**7.22 Other Issues**

No other issues raised.

**8. Observations of the Borough Solicitor**

General

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

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

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

Planning Conditions

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

imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

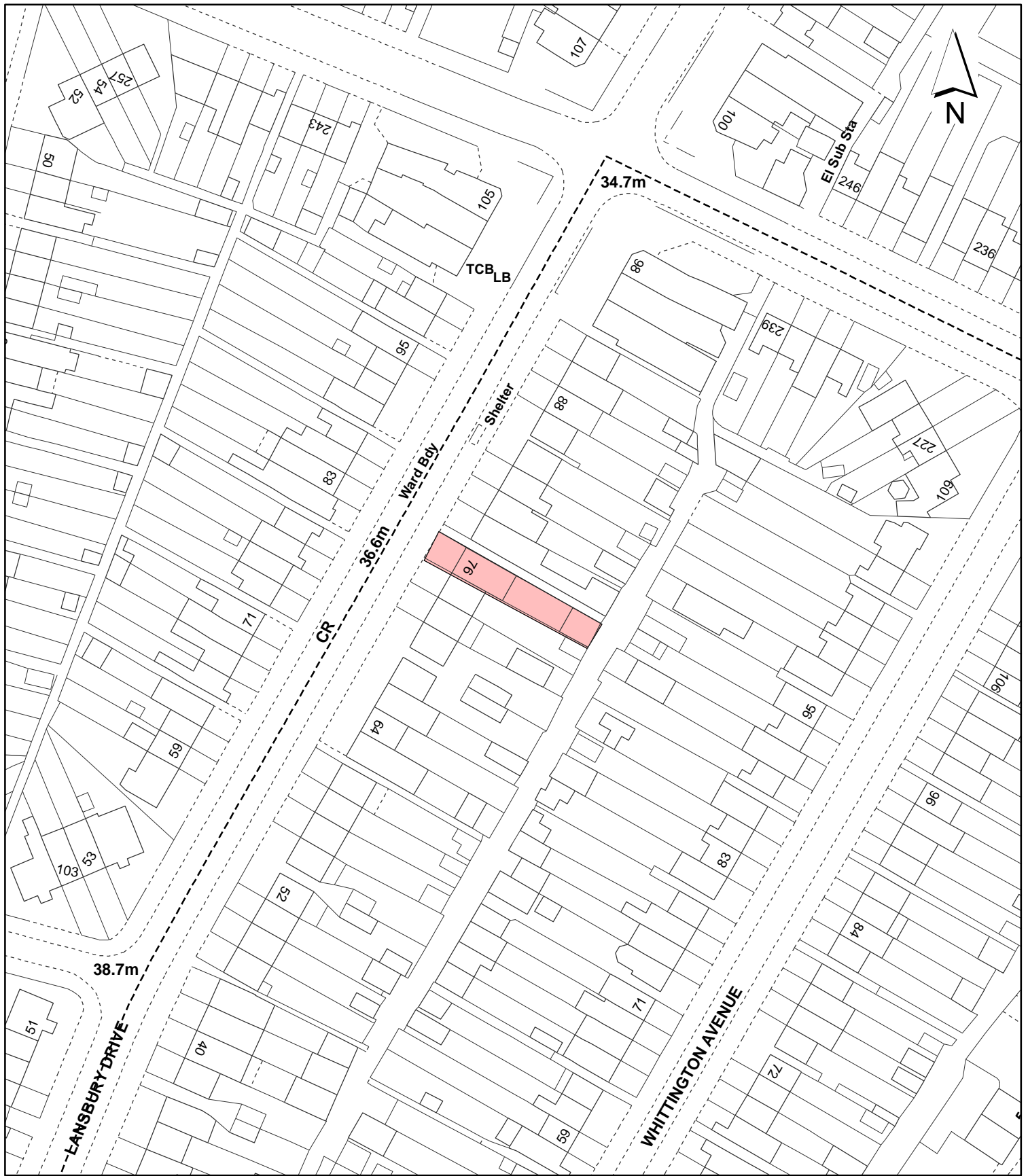
The application seeks part-retrospective planning permission for the erection of a single storey rear extension and conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end to allow for conversion of existing dwelling into 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space. The scheme relies on the habitable accommodation contained within the converted loft space which has been carried out without the grant of planning permission. It is noted that the applicant considers that the work was permitted development. However the Council has confirmed through the issue of two separate certificates of lawful development, that the proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the property does not benefit from permitted development rights in view of there being an enforcement notice served on the property. The proposed extensions to the roof have a negative impact upon the visual amenity of the site and the surrounding area and accordingly the application is recommended for refusal.

## 11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two London Borough Of Hillingdon Local Plan Part 2  
Development Management Policies with Modifications (March 2019)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Residential Extensions  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**76 Lansbury Drive**

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

Planning Application Ref:  
**28415/APP/2019/715**

Scale:  
**1:1,000**

Planning Committee:  
**Central & South**

Date:  
**July 2019**



This page is intentionally left blank



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

**Address** CHAMBERS BUSINESS PARK SIPSON ROAD WEST DRAYTON

**Development:** Variation of condition 13 (Maintenance and management scheme for communal amenity areas) of planning permission Ref: 70376/APP/2015/3764 dated 13/05/2016 (7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse) to change the condition from pre-commencement to pre-occupation

**LBH Ref Nos:** 70376/APP/2019/1566

**Drawing Nos:** Covering Letter Dated 9th May 2019  
CBP/P15/01  
CBP/P15/02  
CBP/P15/03  
CBP/P15/04  
SIP/P15/05  
SIP/P15/06  
SIP/P15/07  
SIP/P15/08  
SIP/P15/09  
SIP/P15/10  
SIP/P15/11  
SIP/P15/12  
SIP/P15/14  
CBP/P15/25  
Planning, Design and Access Statement  
Transport Statement  
Revised Tree Survey and Arboricultural Impact Assessment and Method Statement  
Energy Statement  
Archaeological Desk Based Assessment  
SIP/P15/13

**Date Plans Received:** 10/05/2019                      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/05/2019

### 1. SUMMARY

The application seeks permission for a variation of condition 13 (Maintenance and management scheme for communal amenity areas) of planning permission Ref: 70376/APP/2015/3764 dated 13/05/2016 (7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse) to change the condition from pre-commencement to pre-occupation.

This variation seeks to avoid providing any management and maintenance requirements and leave it to the discretion of a future management company. The Landscape Officer has noted that application reference 70376/APP/2019/1567 has been submitted for the approval of details pursuant to conditions 6 (Tree Protection) and 8 (Landscaping). The submitted details are considered acceptable and the application has been approved.

Subject to this approval, the Landscape Officer has raised no objection to the variation of this condition. The application is therefore recommended for approval.

## 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

### **1 RES3 Time Limit**

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

REASON

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

### **2 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SIP/P15/05, SIP/P15/06, SIP/P15/07, SIP/P15/08, SIP/P15/09, SIP/P15/10, SIP/P15/11, SIP/P15/12, SIP/P15/13 and SIP/P15/14 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

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

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

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

REASON

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

### **4 RES12 No additional windows or doors**

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

REASON

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

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

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

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

### **6 RES8 Tree Protection**

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### 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)

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

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

##### 1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

##### 2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points (20% active and 20% passive)) and one disabled space
- 2.c Hard Surfacing Materials

##### 3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

##### 4. Schedule for Implementation

##### 6. Other

- 6.a Existing and proposed functional services above and below ground
- 6.b Proposed finishing levels or contours

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

#### REASON

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

#### **9 NONSC Non Standard Condition**

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

#### REASON

To ensure that the archaeological interest will be conserved in accordance with the advice contained within the NPPF; Policy HE1 of the the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy 7.8 of the London Plan (2015).

#### **10 NONSC Non Standard Condition**

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

#### REASON:

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

#### **11 RES26 Contaminated Land**

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted to and approved, in writing, 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)

**12 RES22 Parking Allocation**

No part of the development shall be occupied until details of the method of control for the designation and allocation of parking spaces has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking spaces shall be retained for the sole use of the individual flats, without any additional charges, in accordance with the approved details.

**REASON**

In order to ensure that sufficient parking is provided, in accordance with Policies AM14 and AM15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**Informative:**

You are advised that in considering any future submission for the discharge of this condition the Local Planning Authority will be seeking to ensure that all the parking spaces are allocated to the new dwellings and the sub-letting of the parking spaces opposite the dwellings would be prohibited.

**13 NONSC Non Standard Condition**

No part of the development hereby approved shall be occupied until a Maintenance & Management Scheme for all of the communal amenity areas within the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter the communal amenity space shall be maintained in accordance with the approved details for the lifetime of the development. Thereafter the development shall be carried out and maintained in full accordance with the approve details.

**Reason**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part 2- Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

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

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

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.3	(2015) Sustainable design and construction
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
LPP 7.16	(2011) Green Belt
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
	NPPF-11 2018 - Making effective use of land

- NPPF- 11  
NPPF- 12                    NPPF-12 2018 - Achieving well-designed places  
NPPF- 13                    NPPF-13 2018 - Protecting Green Belt land

**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 (2015). 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            147                    Damage to Verge - For Council Roads:**

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

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

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

**5            12                    Encroachment**

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

**6            15                    Party Walls**

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

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

**7            16                    Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If



you require further information or advice, you should consult a solicitor.

## **8 115 Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

## **9**

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

## **10**

The applicant is advised that where details pursuant to the conditions have been previously submitted to and approved by the Local Planning Authority there would be no requirement for these details to be re-submitted where the details would remain the same. The applicant should ensure that the development is carried out in compliance with the approved details.

### **3. CONSIDERATIONS**

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

The site is located on the eastern edge of Sipson Village between the row of terrace houses at 401-425 Sipson Road and the field which separates Sipson Village from the M4 motorway to the east. The site at present is occupied by light industrial/warehouse buildings positioned against the southern and eastern boundaries, with car parking and hardstanding covering the remainder of the site.

The previous buildings on the site were approximately 6.7 metres in height and occupied a footprint of approximately 743sqm with volume of 4960m3.

The land on which the buildings are proposed is designated as Green Belt.

### 3.2 Proposed Scheme

The application seeks permission for a variation of condition 13 (Maintenance and management scheme for communal amenity areas) of planning permission Ref: 70376/APP/2015/3764 dated 13/05/2016 (7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse) to change the condition from pre-commencement to pre-occupation.

### 3.3 Relevant Planning History

70376/APP/2015/3764 Chambers Business Park Sipson Road West Drayton

7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse

**Decision:** 13-05-2016 Approved

70376/APP/2019/1567 Chambers Business Park Sipson Road West Drayton

Details pursuant to conditions 3 (Materials), 5 (SUDs), 6 (Tree Protection), 8 (Landscaping), 9 (Scheme of Investigation) and 11 parts (i) (a) (b) and (c) (Contamination) of planning permission Ref: 70376/APP/2015/3764 dated 13/05/2016 (7 X two storey, 3 bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouses)

**Decision:** 18-07-2019 Approved

#### Comment on Relevant Planning History

Planning permission was granted under application reference 70376/APP/2015/3764 dated 13/05/2016 for the erection of 7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse. Condition 13 of the permission required:

No development shall take place until a Maintenance & Management Scheme for all of the communal amenity areas within the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter the communal amenity space shall be maintained in accordance with the approved details for the lifetime of the development. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

The applicant has advised that Condition 13 requires a Maintenance and Management Scheme to be submitted and approved prior to the site commencement. The purpose of this condition is to ensure that the proposed development will preserve and enhance the visual amenities of the locality after occupation. This information can only be accurately supplied once a management company has been appointed and we consider that this matter does not strictly need to be dealt with prior to site commencement and could be dealt with and approved prior to occupation.

It is noted that an application under Ref: 70376/APP/2019/1567 has been submitted for the approval of details pursuant to conditions 3 (Materials), 5 (SUDs), 6 (Tree Protection), 8 (Landscaping), 9 (Scheme of Investigation) and 11 (Contamination) of planning permission Ref: 70376/APP/2015/3764 dated 13/05/2016 (7 x two storey, 3 bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouses). The application has been approved.

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

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

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

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

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

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

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

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

With regard to (a) above, the preparation of the LPP2 is now at a very advanced stage. The public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

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

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

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

## UDP / LDF Designation and London Plan

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

### Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.H1 (2012) Housing Growth
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

### Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- LE4 Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- DMEI 4 Development on the Green Belt or Metropolitan Open Land
- DMH 4 Residential Conversions and Redevelopment
- DMHB 11 Design of New Development
- DMHB 14 Trees and Landscaping
- DMHB 16 Housing Standards
- DMHB 17 Residential Density
- DMHB 18 Private Outdoor Amenity Space
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments

- LPP 3.8 (2015) Housing Choice
- LPP 5.3 (2015) Sustainable design and construction
- LPP 7.2 (2015) An inclusive environment
- LPP 7.4 (2015) Local character
- LPP 7.16 (2011) Green Belt
- NPPF- 2 NPPF-2 2018 - Achieving sustainable development
- NPPF- 5 NPPF-5 2018 - Delivering a sufficient supply of homes
- NPPF- 11 NPPF-11 2018 - Making effective use of land
- NPPF- 12 NPPF-12 2018 - Achieving well-designed places
- NPPF- 13 NPPF-13 2018 - Protecting Green Belt land

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

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

## **6. Consultations**

### **External Consultees**

21 neighbouring properties were consulted by letter dated 20.5.19 and a site notice was displayed to the front of the site which expired on 15.6.19.

1 letter of comment has been received to request no windows overlooking gardens in Sipson Road.

English Heritage - No objection

Heathrow Safeguarding - No objection subject to crane informative

### **Internal Consultees**

Landscape Officer:

This variation seeks to avoid providing any management and maintenance requirements and leave it to the discretion of a future management company. The provision of essential management and maintenance operations is a standard requirement on many schemes even when it is known that the actual operations will be managed/implemented by a third party, however, the provision of some basic parameters is not onerous. In this case the management and maintenance of the landscape on site is also covered by Condition 8, item 3 (not yet submitted for approval). So, provided that full landscape details are secured one way or another, the retention of Condition 13 may not be critical

Landscape Officer Revised Comments:

Further to you email of 2 July 2019, I note that my previous comments referred to Condition 9: Landscape scheme. This was a typo and should have referred to Condition 8. With regard to the request for a Management and Maintenance Specification, a written document by Clive Warwick Landscape Design addresses this issue.

Access Officer - No Comments

## **7. MAIN PLANNING ISSUES**

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

The principal of development was considered acceptable under the original submission and found acceptable. The proposed variation of condition 13 (Maintenance and Management Scheme) of planning permission ref: 70376/APP/2015/3764 dated 13/05/2016 to change the condition from pre-commencement to pre-occupation would not have an impact in this regard.

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

The density of the proposed development was considered acceptable under the original submission and found acceptable. The proposed variation of condition 13 (Maintenance and Management Scheme) of planning permission ref: 70376/APP/2015/3764 dated 13/05/2016 to change the condition from pre-commencement to pre-occupation would not have an impact in this regard.

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

The application site lies within in an area of archaeological interest with moderate to high potential for prehistoric, Roman and Anglo-Saxon remains. The National Planning Policy Framework (Section 12) and the London Plan (2015) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

It is noted that the applicant has submitted details to discharge Condition 9 (Scheme of Investigation) of the original planning permission under application reference 70376/APP/2019/1567.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

The impact of the proposal on the Green Belt was found to be acceptable under the original submission and found acceptable. The proposed variation of condition 13 (Maintenance and Management Scheme) of planning permission ref: 70376/APP/2015/3764 dated 13/05/2016 to change the condition from pre-commencement to pre-occupation would not have an impact in this regard.

### **7.06 Environmental Impact**

The environmental impact of the proposal was found to be acceptable during consideration of the parent consent and a condition was imposed to secure details of contamination/remediation. It is noted that the applicant has submitted details to discharge Condition 11 (Contamination) of the original planning permission under application reference 70376/APP/2019/1567

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

The visual impact of the proposed development for the erection of 7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse was assessed under the original submission and found

acceptable. The proposed variation of condition 13 (Maintenance and Management Scheme) of planning permission ref: 70376/APP/2015/3764 dated 13/05/2016 to change the condition from pre-commencement to pre-occupation would not have an impact in this regard.

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

The impact of the proposed development for the erection of 7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse was assessed under the original submission and found acceptable. The proposed variation of condition 13 (Maintenance and Management Scheme) of planning permission ref: 70376/APP/2015/3764 dated 13/05/2016 to change the condition from pre-commencement to pre-occupation would not have an impact in this regard.

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

The impact of the proposed development on living conditions for future occupiers for the erection of 7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse was assessed under the original submission and found acceptable. The proposed variation of condition 13 (Maintenance and Management Scheme) of planning permission ref: 70376/APP/2015/3764 dated 13/05/2016 to change the condition from pre-commencement to pre-occupation would not have an impact in this regard.

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

The impact of the proposed development on highways safety for the erection of 7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse was assessed under the original submission and found acceptable. The proposed variation of condition 13 (Maintenance and Management Scheme) of planning permission ref: 70376/APP/2015/3764 dated 13/05/2016 to change the condition from pre-commencement to pre-occupation would not have an impact in this regard.

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

The comments are addressed in the report above.

#### **7.12 Disabled access**

Disabled Access for the erection of 7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse was assessed under the original submission and found acceptable. The proposed variation of condition 13 (Maintenance and Management Scheme) of planning permission ref: 70376/APP/2015/3764 dated 13/05/2016 to change the condition from pre-commencement to pre-occupation would not have an impact in this regard.

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

Not applicable to this application.

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

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Saved policy OL1 and 2, and the National Planning Policy Framework seek to restrict inappropriate development and retain the openness, character and appearance of the Green Belt.

This variation seeks to avoid providing any management and maintenance requirements and leave it to the discretion of a future management company. The Landscape Officer has noted that application reference 70376/APP/2019/1567 has been submitted for the approval of details pursuant to discharge 6 (Tree Protection), 8 (Landscaping) of planning

permission Ref: 70376/APP/2015/3764 dated 13/05/2016 (7 X two storey, 3 bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouses). The submitted details are considered acceptable and the application has been approved. The Landscape Officer has raised no objection to the variation of this condition.

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

The proposed layout plan indicates the provision of a bin storage area which could be conditioned accordingly.

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

No issues raised.

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

Not applicable to this application.

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

Not applicable to this application.

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

The issues raised are addressed above.

#### **7.20 Planning obligations**

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre.

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

Not applicable to this application.

#### **7.22 Other Issues**

No other issues raised.

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

#### **General**

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

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

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

#### **Planning Conditions**

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



### Planning Obligations

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

### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

## **10. CONCLUSION**

The application seeks permission for a variation of condition 13 (Maintenance and management scheme for communal amenity areas) of planning permission Ref: 70376/APP/2015/3764 dated 13/05/2016 (7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse) to change the condition from pre-commencement to pre-occupation.

This variation seeks to avoid providing any management and maintenance requirements and leave it to the discretion of a future management company. The Landscape Officer has noted that application reference 70376/APP/2019/1567 has been submitted for the approval of details pursuant to conditions 6 (Tree Protection) and 8 (Landscaping). The submitted details are considered acceptable and the application has been approved. Subject to this approval, the Landscape Officer has raised no objection to the variation of this condition. The application is therefore recommended for approval.

## **11. Reference Documents**

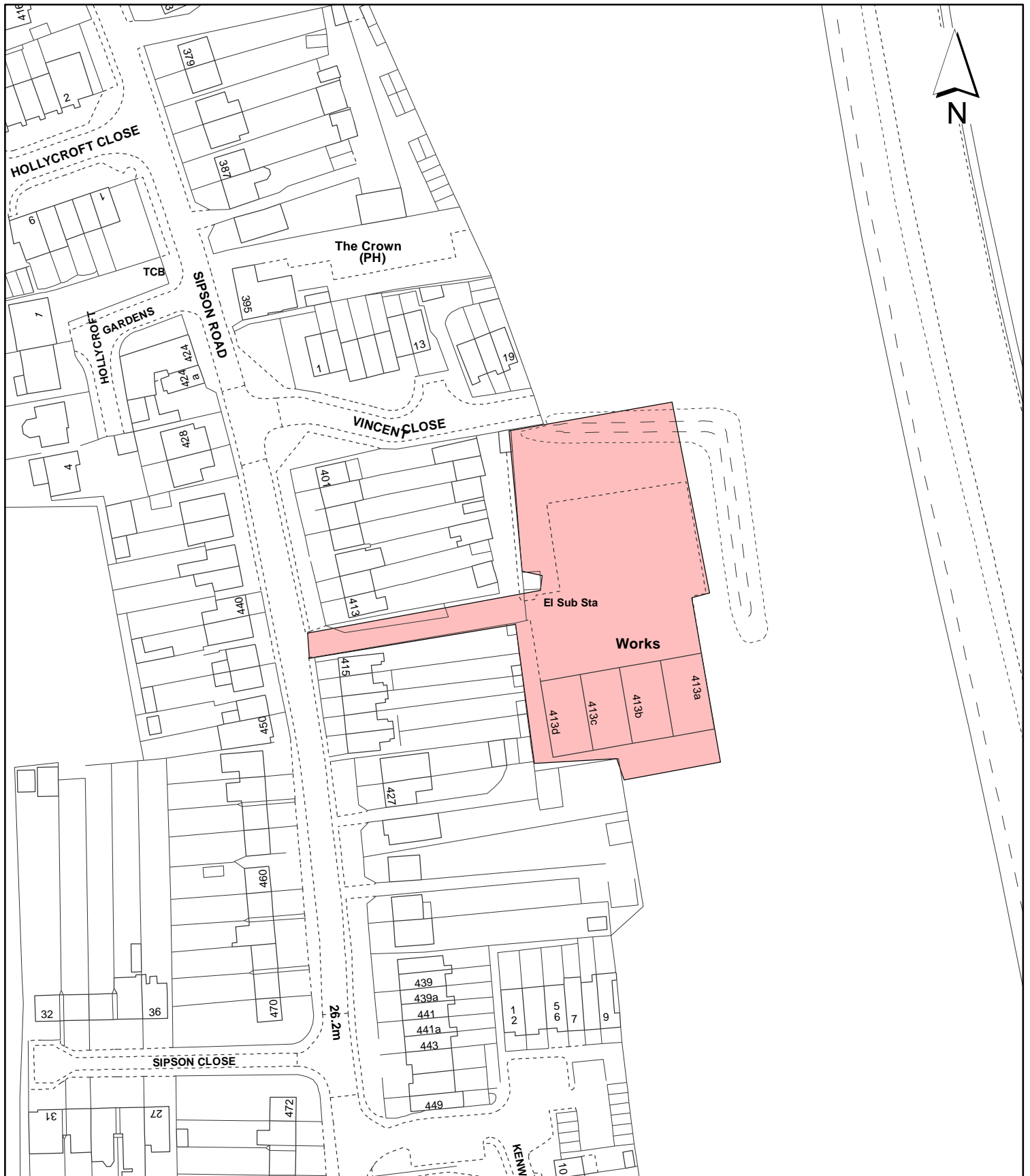
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two London Borough Of Hillingdon Local Plan Part 2

Development Management Policies with Modifications (March 2019)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Residential Extensions  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**Chambers Business Park  
 Sipson Road**

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

Planning Application Ref:  
**70376/APP/2019/1566**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**July 2019**



This page is intentionally left blank

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

**Address** UNIT 240A, INTU UXBRIDGE HIGH STREET UXBRIDGE

**Development:** Change of use of part of Unit 240A from retail (Use Class A1) to restaurant/cafe (Use Class A3)

**LBH Ref Nos:** 74688/APP/2019/955

**Drawing Nos:** AL(01)1010 Rev. P02  
AL(01)1011 Rev. P02  
AL(01)1009 Rev. P02  
AL(01)1008 Rev. P02  
AL(01)1028 Rev. P05  
AL(01)0942 Rev. P07  
KONE\_MonoSpace\_500\_2019-07-25

**Date Plans Received:** 19/03/2019      **Date(s) of Amendment(s):** 19/03/2019  
**Date Application Valid:** 19/03/2019      25/07/2019

### 1. SUMMARY

The application seeks planning permission for a change of use of part of Unit 240A from Unit 240A from retail (Use Class A1) to restaurant/cafe (Use Class A3). The proposed change of use would not, on balance, undermine the retail function of the shopping area and the principle of development is considered acceptable. No external alterations are proposed and the proposal is not considered to give rise to a loss of amenity. The application is recommended for approval subject to the receipt of no adverse comments by the end of the consultation period.

### 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 AL(01)1009 P02; AL(01)1011 P02; AL(01)0924: P07; AL(01)1028: P05 and KONE\_MonoSpace\_500\_2019-07-25 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).

### 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.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
S6	Change of use of shops - safeguarding the amenities of shopping areas
S11	Service uses in Primary Shopping Areas
DMTC 1	Town Centre Development
DMTC 2	Primary and Secondary Shopping Areas
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

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

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

**4 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 I26 Retail Development - Installation of a Shopfront**

You are advised that planning permission will be required for the installation of a shopfront at these premises. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

### **3. CONSIDERATIONS**

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

The application site comprises Unit 240A which is a retyail unit within Intu Uxbridge, currently occupied by Waterstones Booksellers Ltd. Waterstones plan to reduce the size of its store from 729sqm to 417sqm, allowing for a new food and drink unit to be created, extending to 312sqm. This unit would be occupied by Cote Brasserie, a chain of brasseries serving authentic French dishes. Unit 240A is set across two floors, with access from the upper and lower mall levels within intu Uxbridge and from the High Street. After the units have been separated, Waterstones would be accessed internally from the shopping centre and Cote Brasserie will be accessed from the High Street.

The application site is located within the Primary Shopping Area (PSA) of Uxbridge Town Centre, the Old Uxbridge/Windsor Street Conservation Area and an Archaeological Priority Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

#### **3.2 Proposed Scheme**

The application seeks planning permission for a change of use of part of Unit 240A from retail (Use Class A1) to restaurant/cafe (Use Class A3).

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

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

Planning permission for intu Uxbridge, which includes Unit 240A, was approved in November 1996 (LPA ref: 42966/AH/96).

A Section 106 Agreement (dated 27 November 1997) is associated with this permission. The Agreement states that:

"Not less than eighty per centum (80%) of the Retail Floor Space shall be used as retail space within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987 PROVIDED THAT for the purposes of this clause space used for purposes ancillary to retail use within such Use Class A1 shall itself be treated as being used for purposes within such Use Class A1 PROVIDED ALSO THAT for the avoidance of doubt this obligation shall not be construed as a positive obligation to trade."

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

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

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

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

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

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

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

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

With regard to (a) above, the preparation of the LPP2 is now at a very advanced stage. The public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

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

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

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

S6 Change of use of shops - safeguarding the amenities of shopping areas



S11	Service uses in Primary Shopping Areas
DMTC 1	Town Centre Development
DMTC 2	Primary and Secondary Shopping Areas
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

## 5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

19 Neighbouring properties were consulted by letter dated 25.3.19 and a site notice was displayed to the front of the site which expired on 26.4.19.

5 letters of objection have been received raising concerns about the loss of the bookshop floorspace and questioning the need for yet another restaurant in Uxbridge Town Centre.

1 letter of support has been received for the proposal.

### Internal Consultees

Highways Officer:

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

Access Officer:

The proposed Change of Use would result in the subdivision of Unit 240A which is currently occupied by Waterstones bookshop.

In its current format, unit is accessed directly from the High Street which enters the unit at lower ground. A second entrance provides access from within the Intu Centre to the upper ground level. A lift is provided internally to facilitate ease of access between these two levels, as well as to the first floor. All customer areas are at present fully accessible.

Indicative floor plan layouts received from Leslie Jones Architecture show that the customer lift would be provided within Waterstones, thus retaining current levels of accessibility.

However, within the proposed A3 unit, lift access is not proposed to the new mezzanine floor. A new staircase would be formed to allow access by staff to the kitchen, storage, ancillary areas, and to the newly formed toilets. All customer seating would be provided on the ground floor, along with a fully accessible customer toilets.

The proposed A3 layout is considered to be acceptable at this time in terms of satisfying Equality Act 2010 requirements, however, the mezzanine floor should be constructed to allow an enclosed platform lift to be installed should the needs of the business, or indeed a future occupier, change at some future point.

A suitable planning condition should be attached to any grant of planning permission to require lift access within the bookshop. An additional planning condition should require details to demonstrate that a future lift could be installed within the proposed A3 unit.

Conclusion: acceptable, subject to the application of suitable planning conditions.

Officer Comment: Plans have been received showing the position and details of a proposed lift. Thus condition 2 would cover this issue.

## **7. MAIN PLANNING ISSUES**

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

Saved Policy S11 of the UDP states that planning permission will be granted for Class A3 uses in Primary Shopping Areas (PSAs) where the remaining retail facilities adequately maintain the function of the shopping centre and will not result in a separation of Class A1 uses or concentration of non-retail uses which might harm the vitality and viability of the centre. The policy goes on to state that the Council will also regard Class A3 uses as acceptable at ground floor level within the shopping frontages of PSAs. Emerging Local Plan Policy DMTC 4 confirms proposals for restaurants will be allowed provided they would not result in an over concentration of such uses.

Saved UDP policy S11 contains criteria by which the function and vitality of the retail centre can be assessed. These seek to retain at least 70% of the primary shopping frontage in retail use and prevent a separation of units within Use Class A1 of more than 12 metres. The emerging Local Plan: Part 2 Development Management Policies - Revised Proposed Submission Version (2015) is at an advanced stage of being adopted therefore it should be cited as a material consideration when assessing the application.

Policy DMTC2 of the Local Plan: Part 2 Development Management Policies - Revised Proposed Submission Version (2015) states that in primary shopping areas, the Council will support the ground floor use of premises for retail, financial and professional activities and restaurants, cafes, pubs and bars provided that a minimal of 70% of the frontage is retained in Class A1; Use Class A5 hot food takeaways are limited to a maximum of 15% of the frontage; the proposed use will not result a separation of more than 12 metres between A1 retails uses; and the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and viability of the town centre.

Policy DMTC4 of the Local Plan: Part 2 Development Management Policies - Revised Proposed Submission Version (2015) states that proposals for restaurants and hot food takeaways will only be supported provided that they:

- i) would not result in adverse cumulative impacts due to an unacceptable concentration of such uses within one area;
- ii) would not cause unacceptable disturbance or loss of amenity to nearby properties by reason of noise, odour, emissions, safety and security, refuse, parking or traffic congestion; and
- iii) would not detrimentally affect the character and function of an area by virtue of the proposed use or visual impact.

The application site is within the Uxbridge Town Centre and Primary Shopping Area. In accordance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the emerging Local Plan: Part 2 Development Management Policies - Revised Proposed Submission Version (2015), the Local Planning Authority's aim is to retain a minimum of 70% of primary area frontage in Class A1. The Local Planning Authority will resist proposals that would result in the loss of Class A1 shop use in core areas and will examine very closely similar proposals for other parts of these centres. The principle for a change of use from A1 to a non-A1 use in a primary frontage can be established if there are adequate retail facilities to maintain the character and function of the shopping centre.

The most recent shopping survey for Uxbridge Town Centre (October 2016) confirmed that the retail percentage in the primary shopping frontage was 67%. If the proposed development is granted permission, this figure will fall further below the threshold, and would be contrary to Policy S11 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and Policy DMTC2 of the Local Plan: Part 2 Development Management Policies - Revised Proposed Submission Version (2015).

The applicant has put forward some justification for a departure to the Council's adopted planning policies. On either side of the proposed Class A3 unit, is a Snappy Snaps to the north (Class A1) and a Flight Centre to the south (Class A1) which indicates that the new unit fronting the High Street will not cause a separation of units within Use Class A1 of more than 12 metres.

Class A3 uses increase footfall and activity and this will enhance the performance of the shopping centre by attracting shoppers and by offering an enhanced range of food and drink facilities. Waterstones, the current occupier, has identified their current floorspace as surplus to their requirements and wish to reduce the size of their unit to ensure the store remains successful.

The applicant has provided details of an appeal decision dated 15/02/2012, relating to nearby premises at 198-200 High Street, Uxbridge (Ref:67860/APP/2011/1446) is also a material planning consideration. The Inspector's decision noted that national and regional policy and guidance is generally supportive of the location of a Class A use in town centre locations and the Inspector found that the proposed food and drink use would be unlikely to harm the vitality and viability of Uxbridge town centre.

In terms of the S106 agreement at intu Uxbridge, the applicant has advised that currently 9.2% of the retail floorspace within intu Uxbridge is occupied by non-Class A1 uses. This would rise to 10.2% should planning permission be granted for the proposal. The proportion of A1 floorspace is therefore currently 90.8% and this would fall to 89.8% as a result of the proposals. The proportion of floorspace retained in Class A1 use would therefore remain significantly above the 80% required by the S106 Agreement.

It is considered that it would be reasonable to consider whether sufficient justification is provided to establish a departure from the Council's adopted and emerging planning policies which seek to protect the retail function of town centres. As referred to above, the proposed Class A3 unit would not cause a separation of units within Use Class A1 of more than 12 metres. That new unit would provide an active frontage that would not be of detriment to the surrounding uses. It is necessary to raise awareness of the challenge facing high streets and the particular pressure the retail sector continues to face. Uxbridge has already witnessed a significant number of high street retailer failures. When the

Chimes shopping centre opened some 15 years or so again having a flagship Waterstones (A1) of the scale and prominence of the Uxbridge store was very much required. However the book retail market is a great example of a sector that has been significantly impacted by both internet sales and new technology that now enables written material to be accessed on mobile devices. The need for the Waterstones (A1) of the current size in INTU is no longer viable or from the perspective of the retailer viable. However the A1 use of part of the site would still be retained, albeit in a more modest form. It is considered, on balance, that the proposed change of use would not undermine the retail function of the shopping area and the principle of development is considered acceptable.

**7.02 Density of the proposed development**

Not applicable to this application.

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

Whilst the application site is located within the Old Uxbridge / Windsor Street Conservation Area; and an Archaeological Priority Area, no external alterations are proposed within this application.

**7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

Not applicable to this application.

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

Not applicable to this application.

**7.08 Impact on neighbours**

In terms of assessing the effects of the proposal on residential amenity, the potential impacts that may arise with the proposed use are those of noise, odour, parking, refuse, litter and general disturbance. Thus Policy OE1 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that permission will not normally be granted for uses and associated structures which are likely to become detrimental to the character or amenities of surrounding properties or the area generally because of siting or appearance; storage; traffic generation; noise and vibration or the emission of dust, smell or other pollutants.

Similarly, buildings or uses which have the potential to cause noise annoyance will only be permitted under Policy OE3 if the impact is mitigated within acceptable levels by engineering or layout measures.

There are no residential properties in close proximity to the application site. and the the Council's Environmental Protection Unit have raised no objection to the proposal.

Accordingly, the proposal complies with Policies OE1 and OE3 Hillingdon Local Plan (November 2012).

**7.09 Living conditions for future occupiers**

Not applicable to this application.

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

Not applicable to this application.

**7.11 Urban design, access and security**

No issues are raised

**7.12 Disabled access**

No accessibility issues are raised. In its current format, the unit is accessed directly from

the High Street which enters the unit at lower ground. A second entrance provides access from within the Intu Centre to the upper ground level. A lift is provided internally to facilitate ease of access between these two levels, as well as to the first floor. All customer areas are at present fully accessible.

Floor plan layouts have been received which show that the customer lift could be provided within Waterstones, thus retaining current levels of accessibility. The proposed A3 layout is considered to be acceptable at this time in terms of satisfying Equality Act 2010 requirements. The mezzanine floor should be constructed to allow an enclosed platform lift to be installed should the needs of the business, or indeed a future occupier, change at some future point.

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

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

The issues are addressed in the sections above.

**7.20 Planning obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

No other issues raised.

**8. Observations of the Borough Solicitor**

General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

## **10. CONCLUSION**

The application seeks planning permission for a change of use of part of Unit 240A from Unit 240A from retail (Use Class A1) to restaurant/cafe (Use Class A3). The proposed change of use would not, on balance, undermine the retail function of the shopping area and the principle of development is considered acceptable. No external alterations are proposed and the proposal is not considered to give rise to a loss of amenity. The application is recommended for approval.

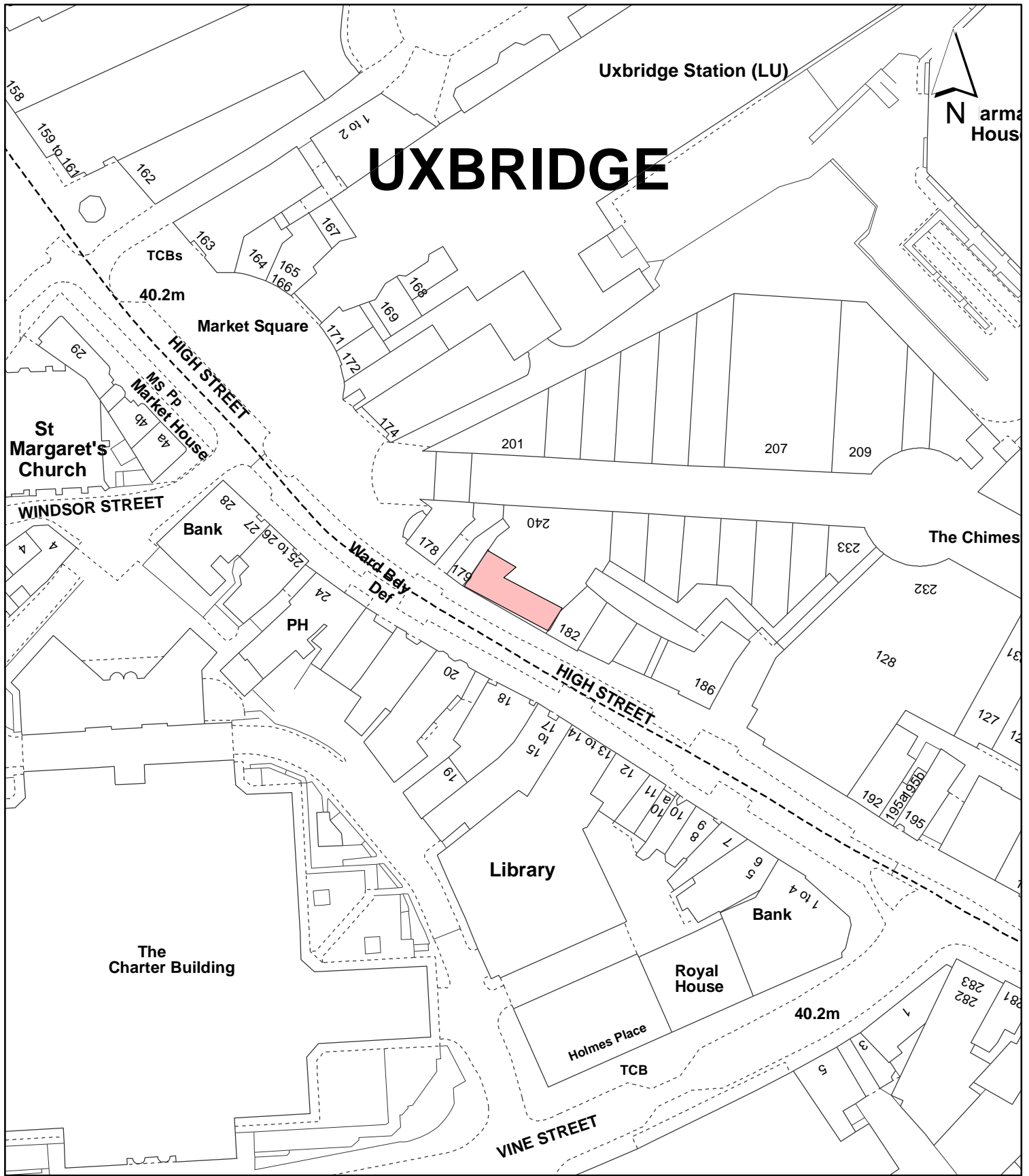
## **11. Reference Documents**


Hillingdon Unitary Development Plan (Saved Policies September 2007).  
Supplementary Planning Document 'Accessible Hillingdon'.

The London Plan (March 2016).  
National Planning Policy Framework (March 2012).

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



<p><b>Notes:</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p style="text-align: center;"><b>Unit 240A Intu Uxbridge High Street</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services Planning Section</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>74688/APP/2019/955</b></p>	<p>Scale:</p> <p style="text-align: center;"><b>1:1,000</b></p>	
	<p>Planning Committee:</p> <p style="text-align: center;"><b>Central &amp; South</b></p>	<p>Date:</p> <p style="text-align: center;"><b>July 2019</b></p>	



**HILLINGDON**  
LONDON



Document is Restricted

This page is intentionally left blank

# Plans for Central & South Applications Planning Committee

Tuesday 6th August  
2019



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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

Page 93

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

**Address** LAND TO REAR OF 89 GOSHAWK GARDENS & HAYSTALL CLOSE  
GOSHAWK GARDENS HAYES

**Development:** Erection of two-storey building to create 2 x 2-bed flats, with associated parking and amenity space, involving installation of vehicular crossover to front and also to front and side of 89 and 91 Goshawk Gardens to create additional parking (Resubmission)

**LBH Ref Nos:** 74301/APP/2019/1442

**Date Plans Received:** 30/04/2019

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

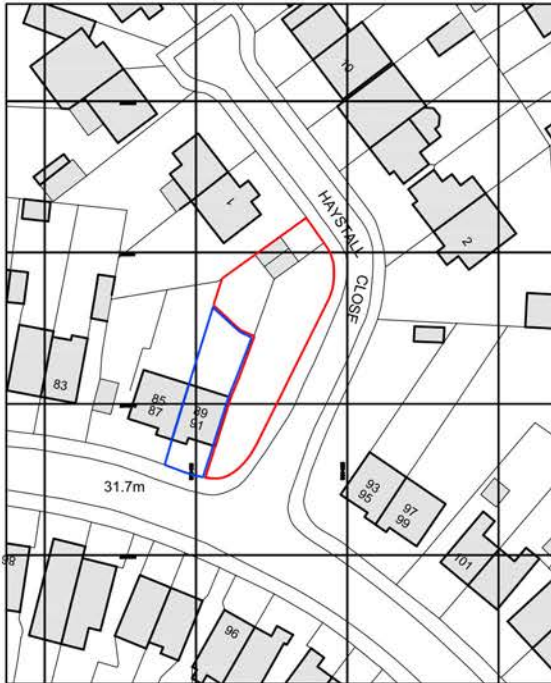
**Date Application Valid:** 30/04/2019

THIS DRAWING IS A PRINT AND MUST NOT BE SCALED.  
 ANY QUERIES REGARDING DIMENSIONS TO BE TAKEN UP WITH  
 PENTANGLE DESIGN GROUP.

ALL DIMENSIONS OF EXISTING BUILDINGS TO BE VERIFIED ON SITE.

THIS DRAWING IS THE COPYRIGHT OF PENTANGLE DESIGN GROUP  
 AND SHALL NOT BE IN ANY WAY USED OR REPRODUCED WITHOUT  
 THEIR PRIOR WRITTEN CONSENT.

**NOTES**



Ordnance Survey, (c) Crown Copyright 2018. All rights reserved.  
 Licence number 100022432

**SITE PLAN**

1:200 scale



Scale 1:1250

**PLANNING**

**PENTANGLE**

D E S I G N G R O U P

SUITE 1, 21 BANCROFT HITCHIN HERTS SG5 1JW  
 TEL(01462) 431133 E:PDG@PENTANGLEDESIGN.CO.UK

**JOB TITLE**

Redevelopment of Land at Haystall Close,  
 Hayes

**DRAWING TITLE**

Location Plan

SCALE 1:1250	DRAWING NUMBER <b>01</b>	REVISION <b>A</b>
DATE Aug 18		
Sheet A4		
JOB NUMBER 3455		

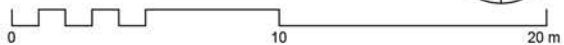
**ARCHITECTS & INTERIOR DESIGNERS**

THIS DRAWING IS A PRINT AND MUST NOT BE SCALED.  
 ANY QUERIES REGARDING DIMENSIONS TO BE TAKEN UP WITH  
 PENTANGLE DESIGN GROUP.  
 ALL DIMENSIONS OF EXISTING BUILDINGS TO BE VERIFIED ON SITE.  
 THIS DRAWING IS THE COPYRIGHT OF PENTANGLE DESIGN GROUP  
 AND SHALL NOT BE IN ANY WAY USED OR REPRODUCED WITHOUT  
 THEIR PRIOR WRITTEN CONSENT.

**NOTES**



**PROPOSED SITE PLAN**  
 1:200 scale



**PLANNING**  
**PENTANGLE**  
 DESIGN GROUP  
 SUITE 1, 21 BANCROFT HITCHIN HERTS SG5 1JW  
 TEL:01462 431133 E:PDG@PENTANGLEDESIGN.CO.UK

**JOB TITLE**  
 Redevelopment of Land adjacent  
 89-91 Goshawk Gardens, Hayes

**DRAWING TITLE**  
 Proposed Site Plan

SCALE	DRAWING NUMBER	REVISION
1:200		
DATE	Apr 19	
SHEET	A3	
JOB NUMBER	3455	<b>20</b>
		<b>A</b>

**ARCHITECTS & INTERIOR DESIGNERS**

THIS DRAWING IS A PRINT AND MUST NOT BE SCALED.  
 DIMENSIONS TO BE TAKEN UP WITH  
 PENTANGLE DESIGN GROUP.  
 ALL DIMENSIONS OF EXISTING BUILDINGS TO BE VERIFIED ON SITE.  
 THIS DRAWING IS THE PROPERTY OF PENTANGLE DESIGN GROUP  
 AND SHALL NOT BE IN ANY WAY USED OR REPRODUCED WITHOUT  
 THEIR PRIOR WRITTEN CONSENT.

**NOTES**

Area Schedule (GIA)			
Level	Area	Area SF	
<b>Flat 1</b>			
Ground Floor Plan	70 m <sup>2</sup>	754 SF	754 SF
<b>Flat 2</b>			
Ground Floor Plan	4 m <sup>2</sup>	38 SF	38 SF
First Floor Plan	75 m <sup>2</sup>	806 SF	806 SF
	78 m <sup>2</sup>	844 SF	844 SF

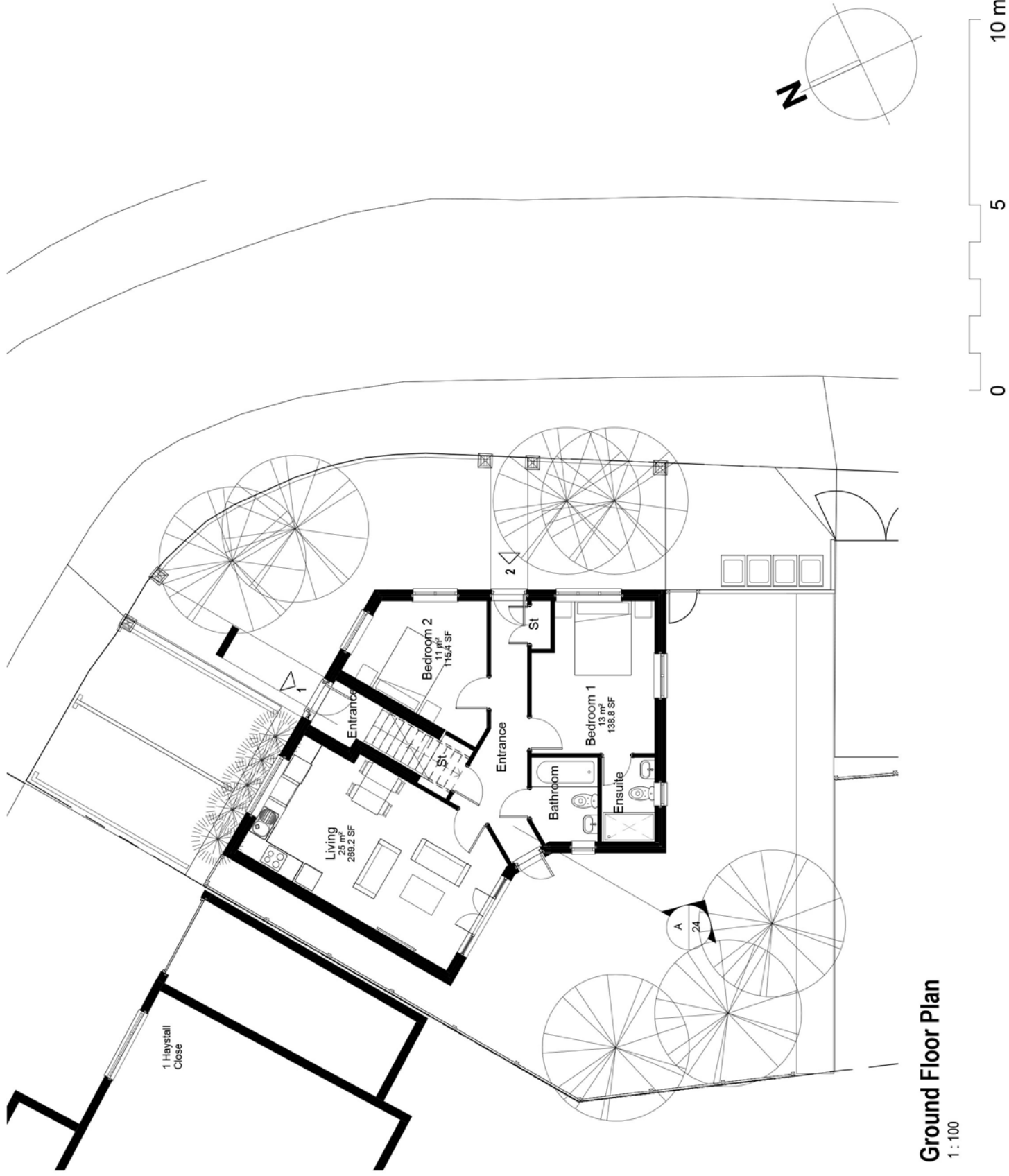
**PLANNING**  
**PENTANGLE**  
 DESIGN GROUP  
 SUITE 1, 21 BANCROFT HITCHIN HERTS SG5 1JW  
 T:01462 431133  
 E:pdg@pentangledesign.co.uk

JOB TITLE  
 Redevelopment of Land adjacent  
 89-91 Goshawk Gardens

DRAWING TITLE  
 Ground Floor Plan As Proposed

SCALE	DRAWING NUMBER	REVISION
1:100		
DATE	Apr '19	
SHT SIZE	A3	
JOB NUMBER	3455	

ARCHITECTS AND INTERIOR DESIGNERS



**Ground Floor Plan**  
 1:100

THIS DRAWING IS A PRINT AND MUST NOT BE SCALED.  
 ALL DIMENSIONS TO BE TAKEN UP WITH  
 THE ARCHITECT'S OFFICE.  
 ALL DIMENSIONS OF EXISTING BUILDINGS TO BE VERIFIED ON SITE.  
 THIS DRAWING IS THE PROPERTY OF PENTANGLE DESIGN GROUP  
 AND SHALL NOT BE IN ANY WAY USED OR REPRODUCED WITHOUT  
 THEIR PRIOR WRITTEN CONSENT.

**NOTES**

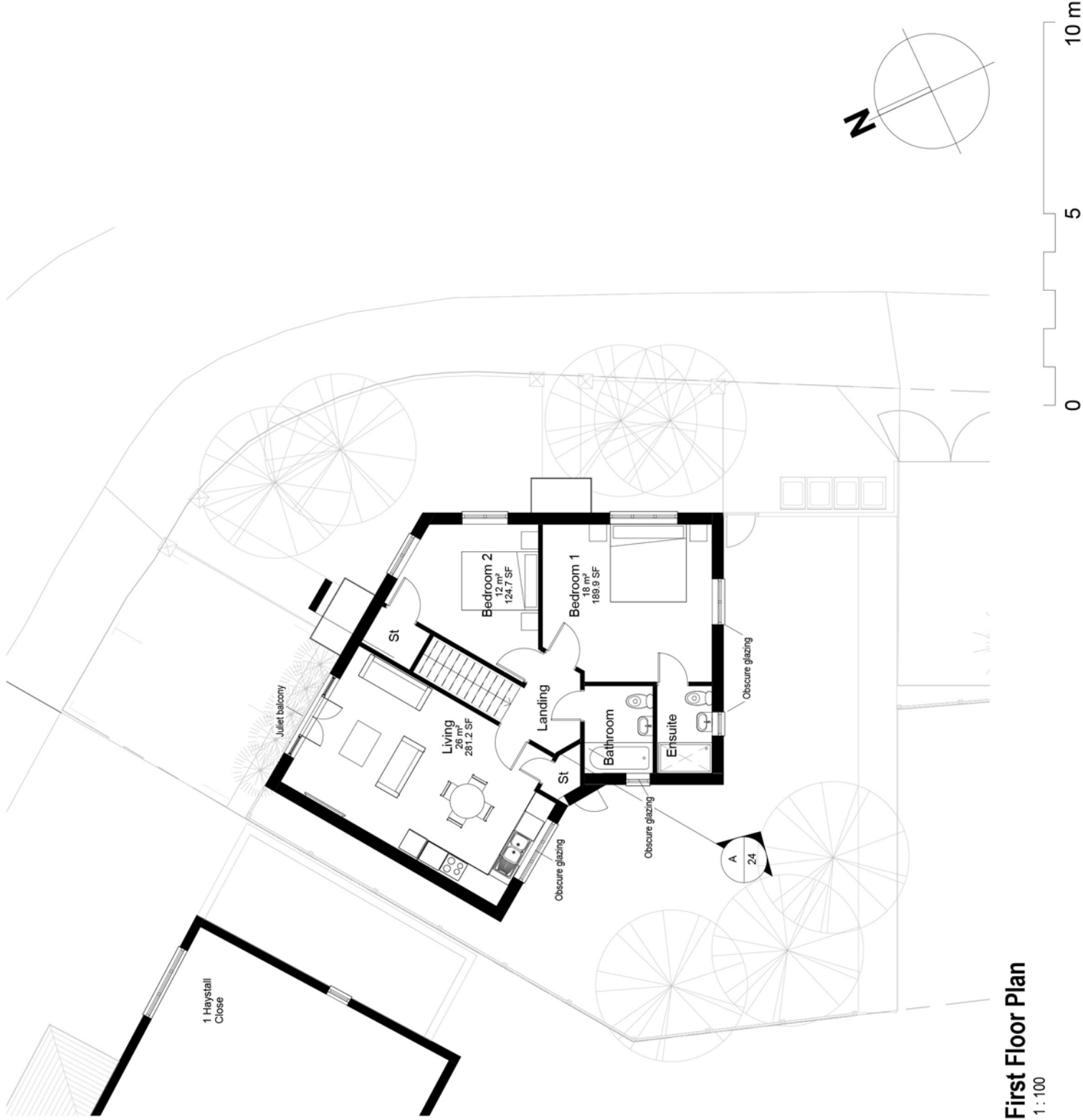
**PLANNING**  
**PENTANGLE**  
 DESIGN GROUP  
 SUITE 1, 21 BANCROFT HITCHIN HERTS SG5 1JW  
 T:01462 431133  
 E:pdg@pentangledesign.co.uk

JOB TITLE  
 Redevelopment of Land adjacent  
 89-91 Goshawk Gardens

DRAWING TITLE  
 First Floor Plan As Proposed

SCALE	1:100	DRAWING NUMBER	22	REVISION	A
DATE	Apr 19	SHEET SIZE	A3	JOB NUMBER	3455

ARCHITECTS AND INTERIOR DESIGNERS

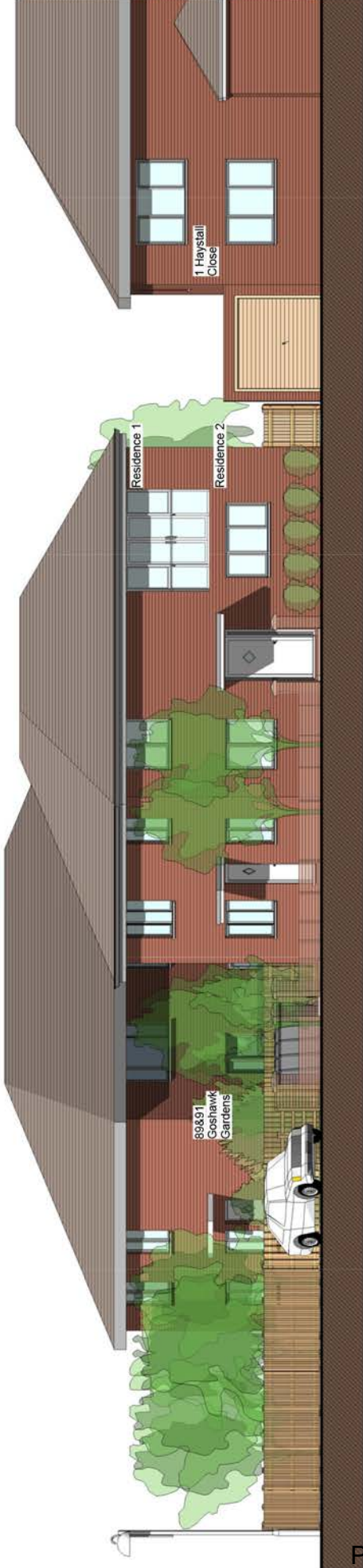


**First Floor Plan**  
 1:100



THIS DRAWING IS A PRINT AND MUST NOT BE SCALED.  
 ANY DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE TAKEN UP WITH  
 THE ARCHITECTS AND NOT THE CONTRACTOR.  
 ALL DIMENSIONS OF EXISTING BUILDINGS TO BE VERIFIED ON SITE.  
 THIS DRAWING IS THE PROPERTY OF PENTANGLE DESIGN GROUP  
 AND SHALL NOT BE IN ANY WAY USED OR REPRODUCED WITHOUT  
 THEIR PRIOR WRITTEN CONSENT.

**NOTES**



**North East Elevation**

1 : 100



**South East Elevation**

1 : 100

**PLANNING**

**PENTANGLE**

DESIGN GROUP  
 SUITE 1, 21 BANCROFT HITCHIN HERTS SG5 1JW  
 T:01462 431133  
 E:pdg@pentangledesign.co.uk

JOB TITLE  
 Redevelopment of Land adjacent  
 89-91 Goshawk Gardens

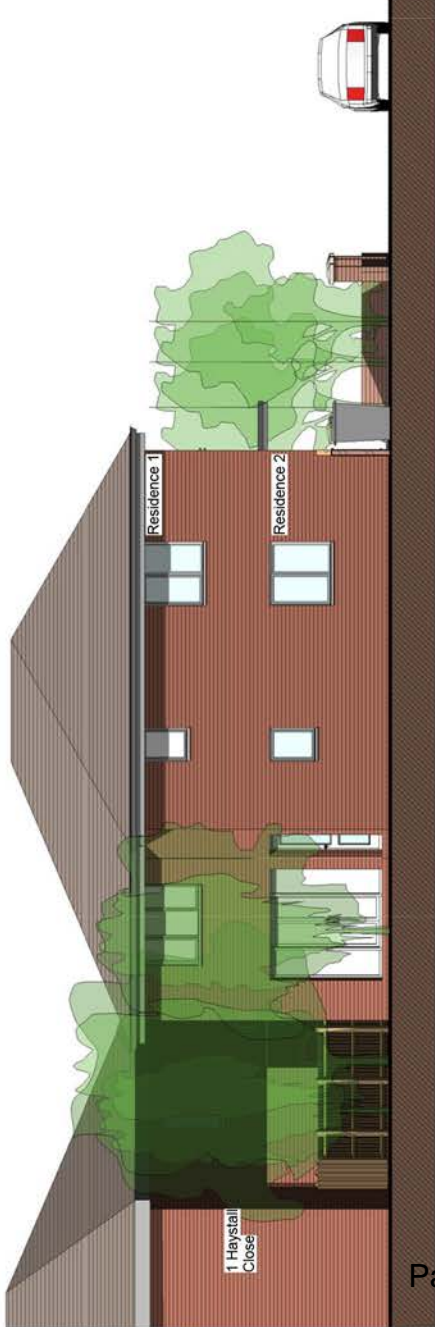
DRAWING TITLE  
 Elevations (1) As Proposed

SCALE	1 : 100	DRAWING NUMBER	REVISION
DATE	Apr'19	23	A
SHT SIZE	A3		
JOB NUMBER	3455		



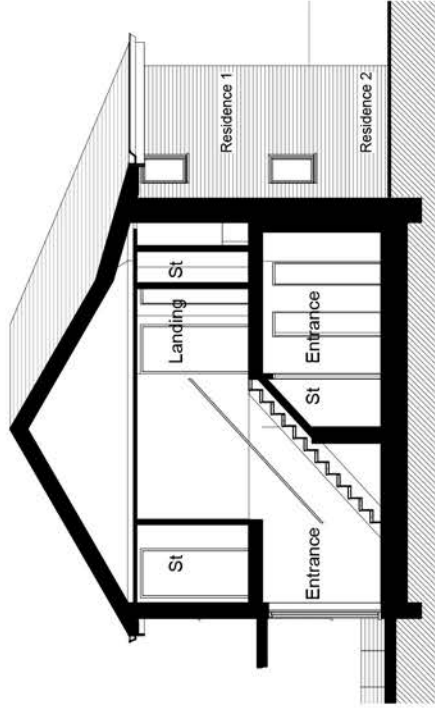
THIS DRAWING IS A PRINT AND MUST NOT BE SCALED.  
 ALL DIMENSIONS OF EXISTING BUILDINGS TO BE VERIFIED ON SITE.  
 THIS DRAWING IS THE PROPERTY OF PENTANGLE DESIGN GROUP  
 AND SHALL NOT BE IN ANY WAY USED OR REPRODUCED WITHOUT  
 THEIR PRIOR WRITTEN CONSENT.

**NOTES**



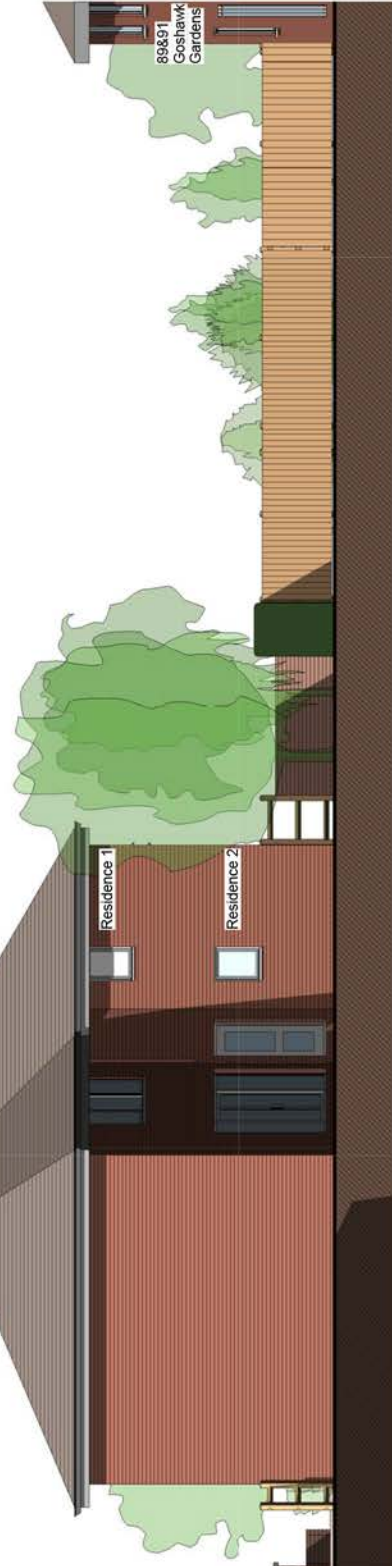
**South West Elevation**

1:100



**Section AA**

1:100



**North West Elevation**

1:100

**PLANNING**

**PENTANGLE**

DESIGN GROUP  
 SUITE 1, 21 BANCROFT HITCHIN HERTS SG5 1JW  
 T:01462 431133  
 E:pdg@pentangledesign.co.uk

JOB TITLE  
 Redevelopment of Land adjacent  
 89-91 Goshawk Gardens

DRAWING TITLE  
 Elevations (2) & Section As Proposed

SCALE	1:100	DRAWING NUMBER	REVISION
DATE	Apr'19		
SHT SIZE	A3		
JOB NUMBER	3455		

**24 A**

ARCHITECTS AND INTERIOR DESIGNERS







View from Road - from East

PLANNING

3455 / 25  
Rev.A

**PENTANGLE**  
DESIGN GROUP

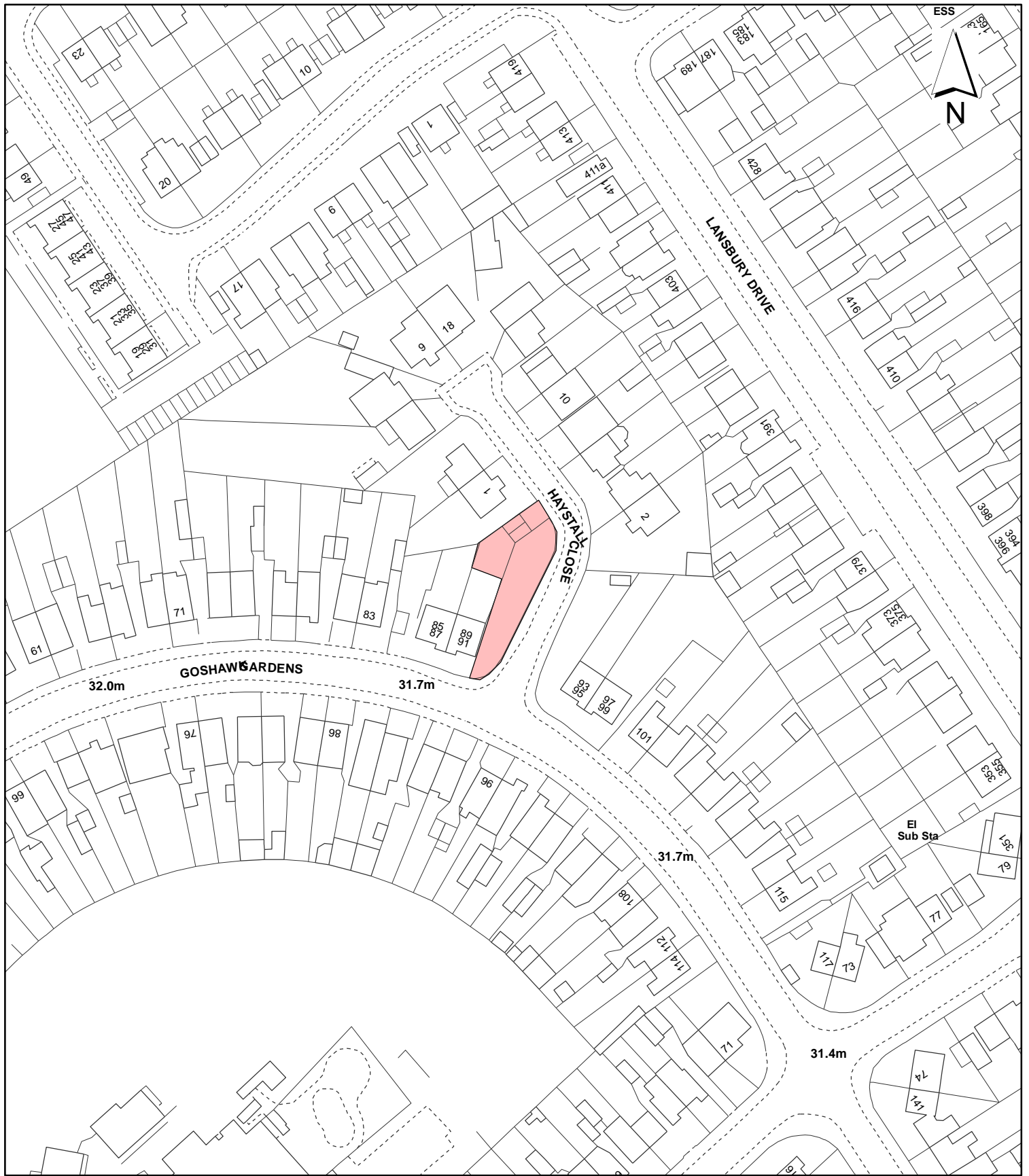


View from Road - from South

PLANNING

3455 / 27  
Rev.A

**PENTANGLE**  
DESIGN GROUP



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**Land to rear of 89 Goshawk Gardens & Haystall Close**

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

Planning Application Ref:

**74301/APP/2019/1442**

Scale:

**1:1,250**

Planning Committee:

**Central & South 104**

Date:

**July 2019**



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

**Address** 3 CAMBRIDGE ROAD UXBRIDGE

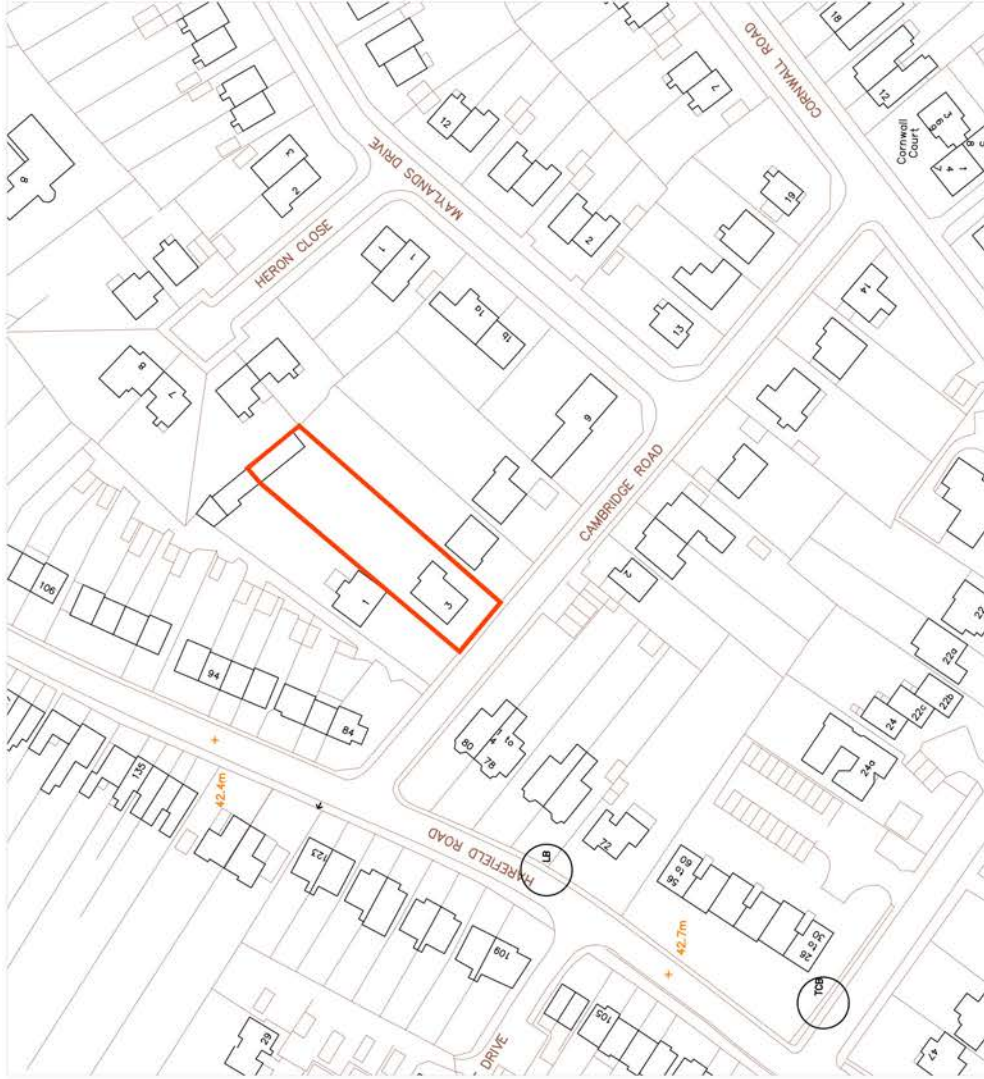
**Development:** Erection of three storey building to create 6 x 2-bed self contained flats, with associated parking and amenity space, involving demolition of existing dwelling

**LBH Ref Nos:** 74413/APP/2018/4343

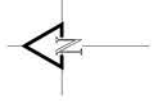
**Date Plans Received:** 12/12/2018

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

**Date Application Valid:** 27/12/2018



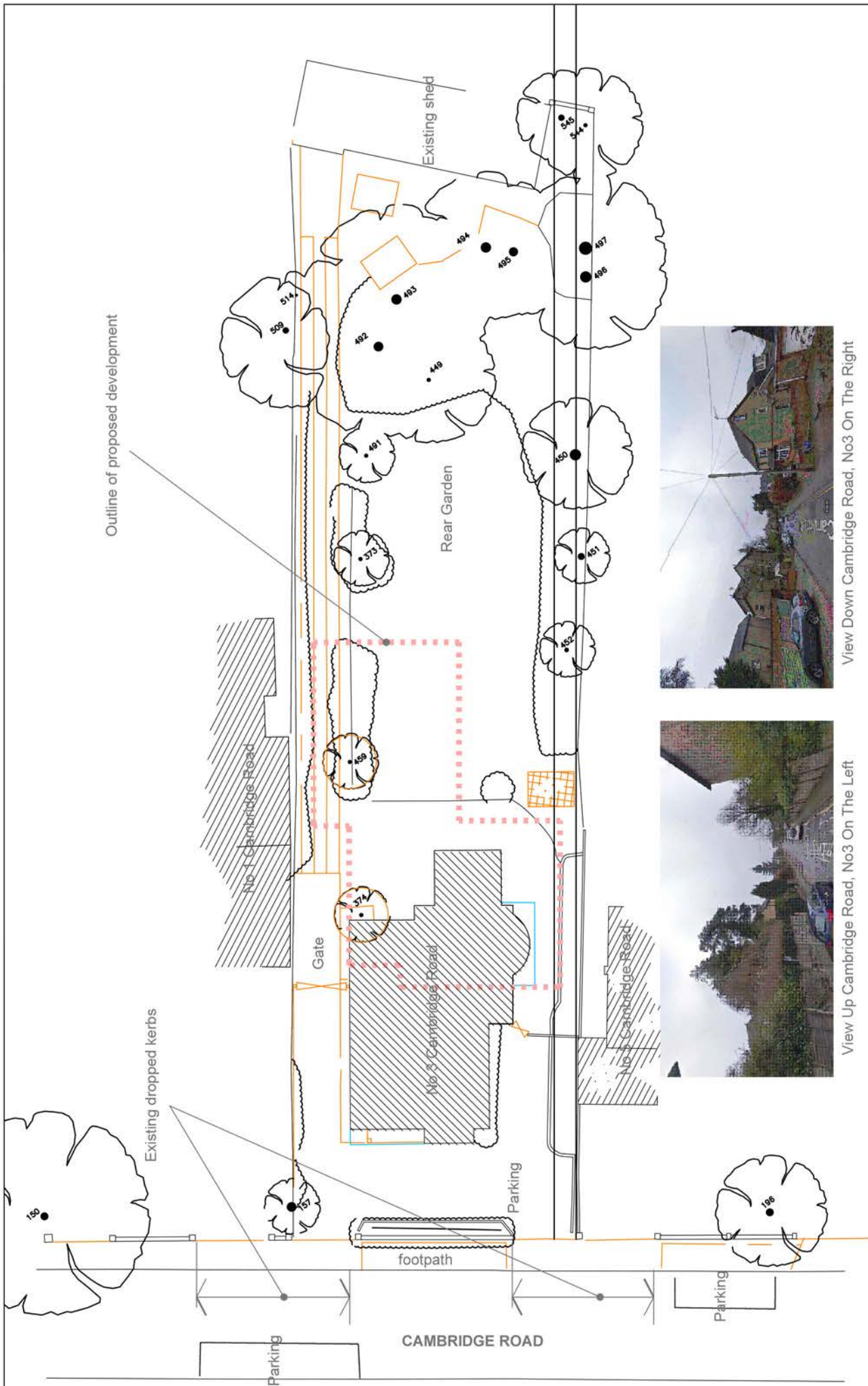
SITE AREA = 994.5m<sup>2</sup>, 0.1ha



Rev A: 21-12-18 Drawing re-orientated north.

Project: Proposed Flatted Development  
 Address: 3 Cambridge Road, Uxbridge, Greater London UB8 1BG  
 Drawing Title: Location Plan  
 Drawing Nos: 530/P/01 rev A  
 Scale: 1:1250@A3  
 Date: Dec 2018





Outline of proposed development

Existing dropped kerbs

Existing shed

Rear Garden

No 1 Cambridge Road

Gate

No 3 Cambridge Road

No 4 Cambridge Road

Parking

footpath

CAMBRIDGE ROAD

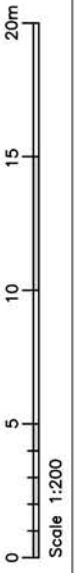
Parking



View Down Cambridge Road, No3 On The Right



View Up Cambridge Road, No3 On The Left



Project: Proposed Flatted Development  
 Address: 3 Cambridge Road, Uxbridge, Greater London UB8 1BG  
 Drawing Title: Existing Site Topo Plan  
 Drawing Nos: 530/P/02  
 Scale: 1:200@A3  
 Date: Dec 2018



Rev B: Footprint redesigned following planning consult., landscape and parking adjusted to suit.  
Rev A: Bay window added to front flat

Project: Proposed Flatted Development  
Address: 3 Cambridge Road, Uxbridge, Greater London UB8 1BG  
Drawing Title: Proposed Site Plan and Ground Floor Plan  
Drawing Nos: 530/P/03 rev B  
Scale: 1:200@A3  
Date: Dec 2018

Schedule of Accommodation GF: 6 X 2 BED 4 PERSON FLATS EACH AT 70m² GIA

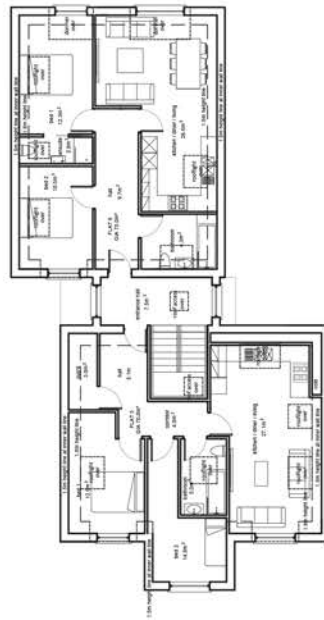




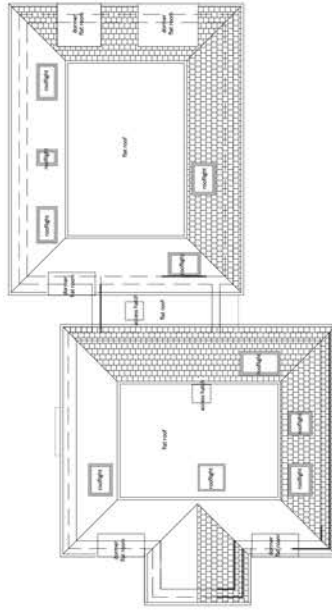
Ground Floor Plan  
GIA - 153.3m<sup>2</sup>



1st Floor Plan  
GIA - 153.3m<sup>2</sup>



2nd Floor Plan  
GIA - 153.3m<sup>2</sup>  
Flat 5 = 2B 3P due to relocation of bathroom  
and smaller bedroom o/a shape



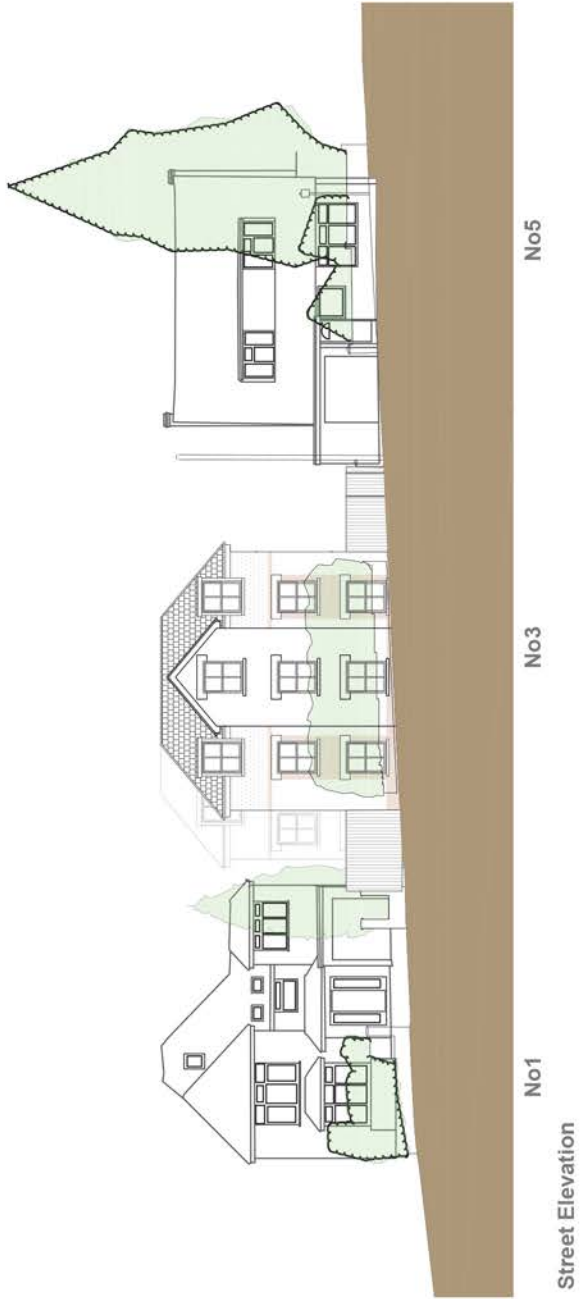
Roof Plan



**Schedule of Accommodation:**  
 2 x 2b 4P Flats @ 70.0m<sup>2</sup> GIA  
 3 x 2b 4P Flats @ 70.0m<sup>2</sup> GIA  
 1 x 2b 3P Flat @ 70.0m<sup>2</sup> GIA

Rev B - Jun 2019 General redesign following advise from planners.  
 Rev A - Jun 2019 Roof redesigned to reduce bulk as mansard roof.

**Project:** Proposed Flatted Development  
**Address:** 3 Cambridge Road, Uxbridge, Greater London UB8 1BG  
**Drawing Title:** Proposed Floor Plans  
**Drawing Nos:** 530/P/04 rev B  
**Scale:** 1:200@A3  
**Date:** Dec 2018



Rev B: Jun 2019 General redesign following advice from planners.  
 Rev A: Jun 2019 Roof redesigned to reduce bulk as mansard roof.

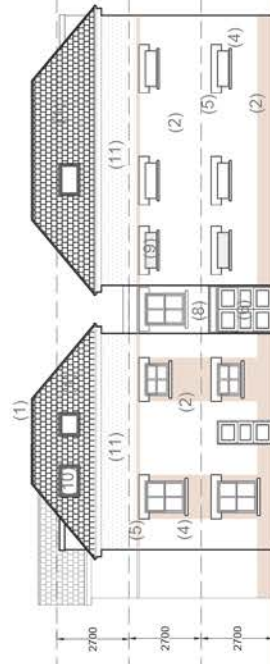
**Project:** Proposed Flatted Development  
**Address:** 3 Cambridge Road, Uxbridge, Greater London UB8 1BG  
**Drawing Title:** Proposed Street Elevation  
**Drawing Nos:** 530/P/06 rev B  
**Scale:** 1:200@A3  
**Date:** Dec 2018



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION EAST



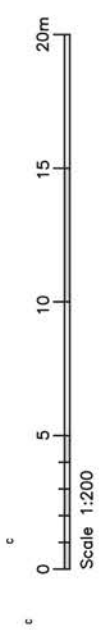
SIDE ELEVATION WEST

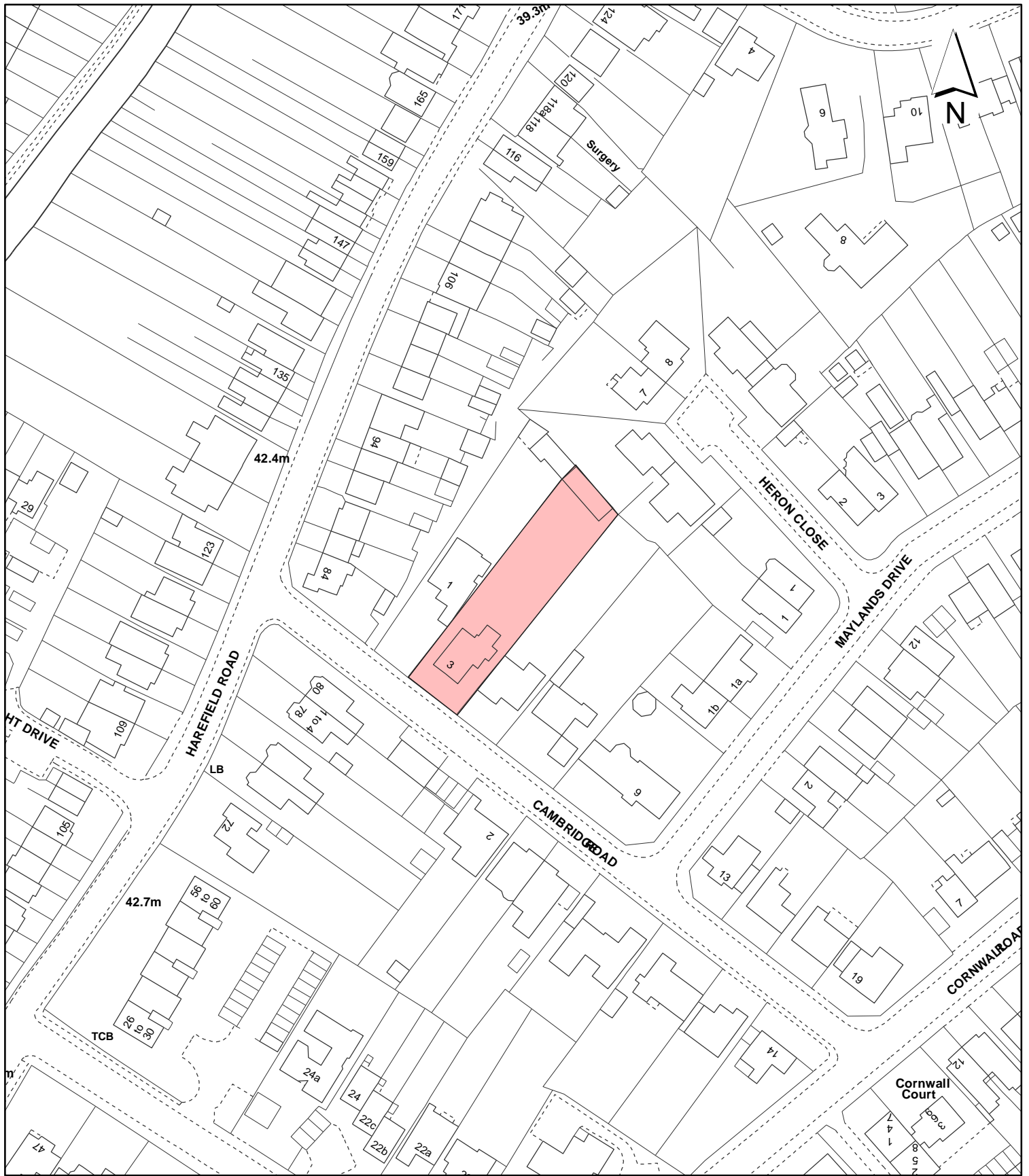
**MATERIAL PALETTE:**

- (1). Slate tiles
- (2). Fairface brickwork with contrasting brick plinth and window surrounds as shown
- (3). UPVC Windows & Patio Doors
- (4). Stone Cill
- (5). Stone Lintels
- (6). Oak front doors with glazed lights to main entry doors only
- (7). Close board timber fence
- (8). Canopy
- (9). Frosted glass to wc/bathroom/stairs windows
- (10). Velux rooflight
- (11). Render over one band of stretcher course

Rev B: Jun 2019 Redesign generally following comments from planners, indicative palette samples removed.  
 Rev A: Jun 2019 Roof redesigned to reduce bulk as mansard roof.

**Project:** Proposed Flatted Development  
**Address:** 3 Cambridge Road, Uxbridge, Greater London UB8 1BG  
**Drawing Title:** Proposed Elevations  
**Drawing Nos:** 530/P/05 rev B  
**Scale:** 1:200@A3  
**Date:** De1 2018





**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**3 Cambridge Road  
 Uxbridge**

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

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

Planning Application Ref:

**74413/APP/2018/4343**

Scale:

**1:1,250**

Planning Committee:

**Central & South 112**

Date:

**July 2019**



**HILLINGDON**  
 LONDON

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

**Address** 76 LANSBURY DRIVE HAYES

**Development:** Erection of a single storey rear extension, conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end and conversion of single dwelling into 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space (Part retrospective)

**LBH Ref Nos:** 28415/APP/2019/715

**Date Plans Received:** 28/02/2019

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

**Date Application Valid:** 15/03/2019



**Block Plan**  
 0 5 10 15 20 25  
 metres 1:150 scale



**Site Location**  
 0 10 20 30 40 50  
 metres 1:1250 scale

Rev. Date. Comments

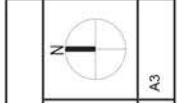


Dimensions to be verified on site  
 DO NOT SCALE FROM THIS DRAWING.  
 Any areas indicated on this drawing are for guidance only.  
 No responsibility is taken for their accuracy.  
 This drawing is the property of **V-DESIGN CAD SERVICES Ltd**. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, stored or transmitted in any form or by any means, electronic or mechanical, without the consent in writing of **V-DESIGN CAD SERVICES Ltd**.  
 Email: veshal.p@vdesigncad.co.uk Mobile: 07971083395

**Site Address:**  
 76, Lansbury Drive  
 Hayes  
 UB4 8SD

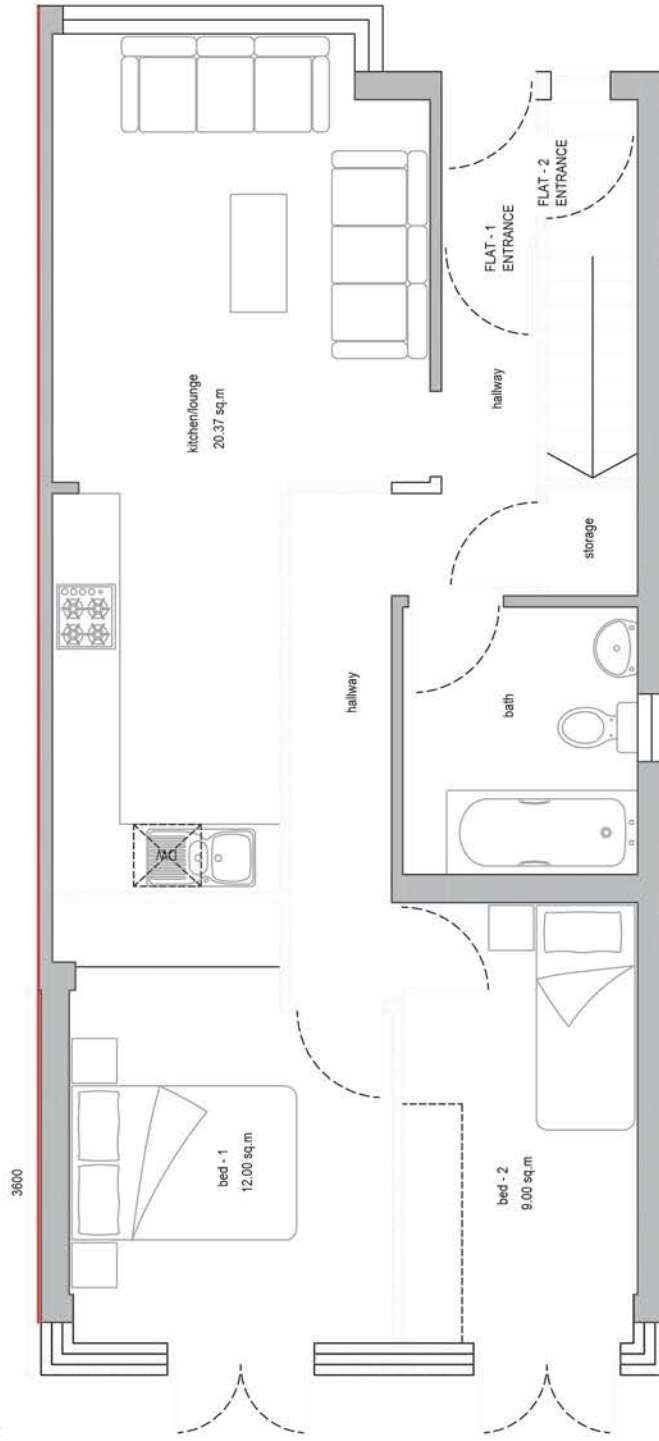
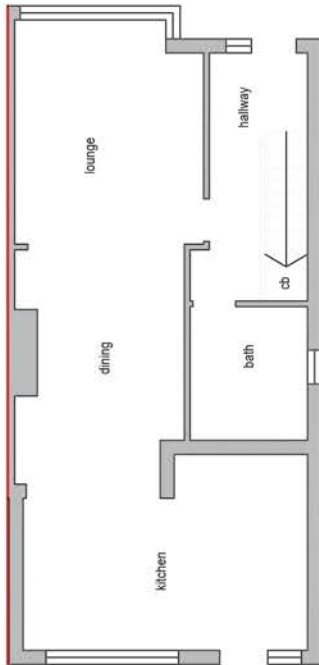
**Title:**  
 Block & Location Plans

**Scale:** 1:500; 1:1250 **Paper Size:** A3



**Drawn By:** VP  
**Job Ref:** 18034  
**Date:** Jan 2019  
**Drawing No.:** PL - 06





Net Internal Areas

Flat - 1 Ground Floor:

Total Proposed NIA is 62.08 sq.m accommodating three people in the 2-bed flat

Flat - 2 First/Loft Floor:

Total Proposed NIA is 71.35 sq.m accommodating two people in the 1-bed flat



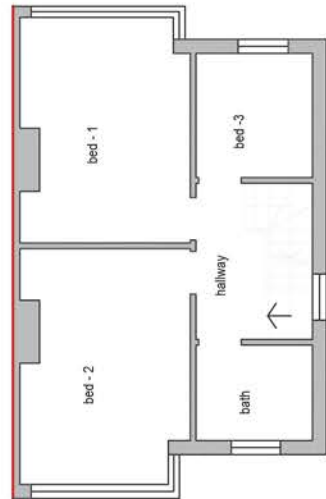
Dimensions to be verified on site  
DO NOT SCALE FROM THIS DRAWING.  
Any areas indicated on this drawing are for guidance only.  
No responsibility is taken for their accuracy.  
This drawing is the property of **V-DESIGN CAD SERVICES Ltd**. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or otherwise used in any form or by any means, electronic or mechanical, without the consent in writing of **V-DESIGN CAD SERVICES Ltd**.  
Email: veshal.p@vdesigncad.co.uk Mobile: 07971083395

Site Address:  
76, Lansbury Drive  
Hayes  
UB4 8SD

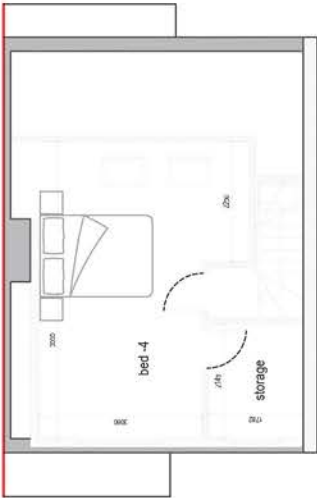
Title:  
Existing & Proposed Ground Floor Plans

Scale: 1:50, 1:100 Paper Size: A3

Drawn By: VP  
Job Ref: 18034  
Date: Jan 2019  
Drawing No. PL - 01



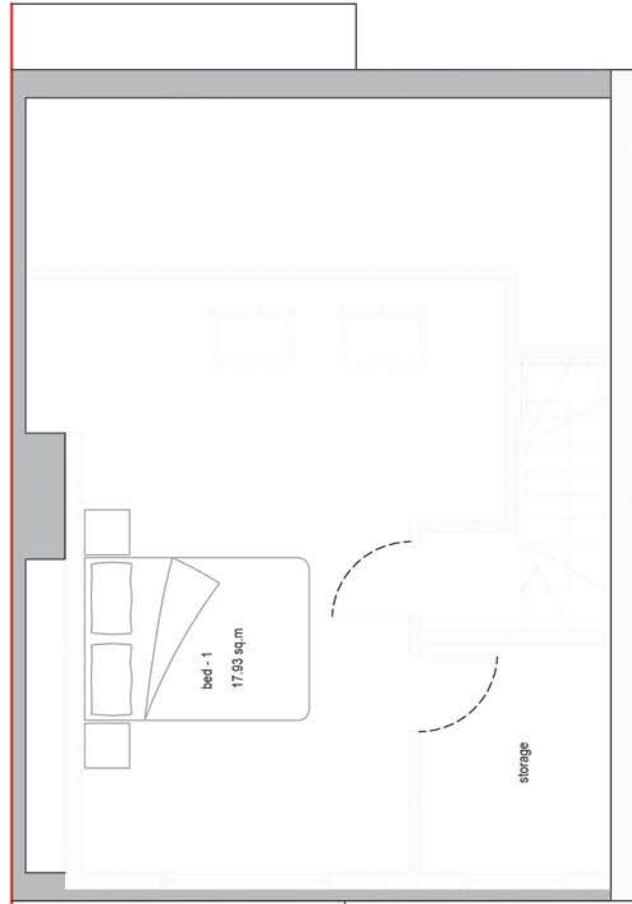
Existing First Floor Plan



Existing Loft Plan



Proposed First Floor Plan



Proposed Loft Plan



Net Internal Areas

Flat - 1 Ground Floor:

Total Proposed NIA is 62.08 sq.m accommodating three people in the 2-bed flat

Flat - 2 First/Loft Floor:

Total Proposed NIA is 71.35 sq.m accommodating two people in the 1-bed flat



V - Design Ltd

Dimensions to be verified on site  
DO NOT SCALE FROM THIS DRAWING.  
Any areas indicated on this drawing are for guidance only.  
No responsibility is taken for their accuracy.  
This drawing is the property of V-DESIGN CAD SERVICES Ltd  
Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, stored or transmitted in any form or by any means, electronic or mechanical, without the consent in writing of V-DESIGN CAD SERVICES Ltd  
Email: veshal.p@vdesigncad.co.uk Mobile: 0797 083395

Site Address:

76, Lansbury Drive  
Hayes  
UB4 8SD

Title:

Existing & Proposed First Floor Plans  
Proposed Loft Plan

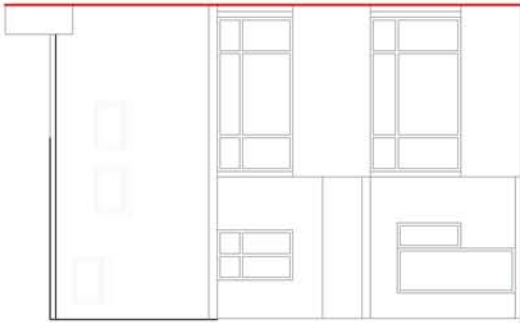
Scale:

1:50, 1:100

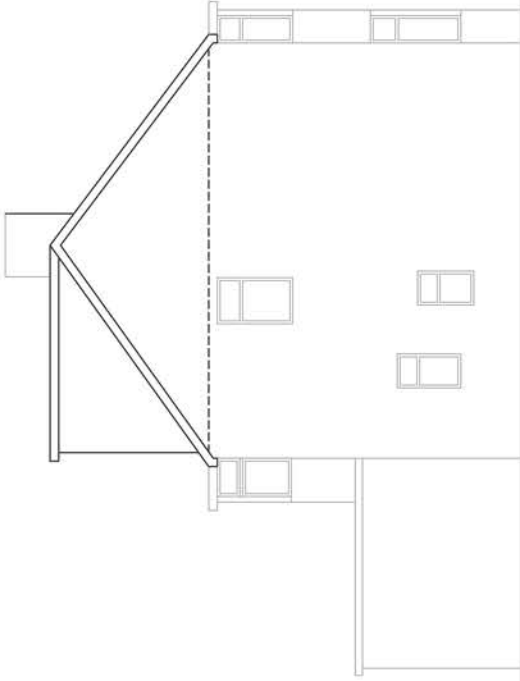
Paper Size: A3

Drawn By: VP  
Job Ref: 18034  
Date: Jan 2019  
Drawing No. PL - 02 REV A

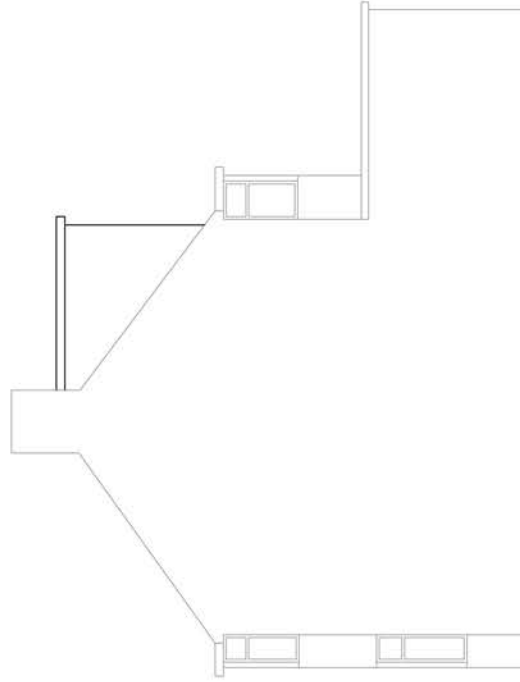
New: 13/05/19  
Update: A  
Comments: Existing loft drawing added



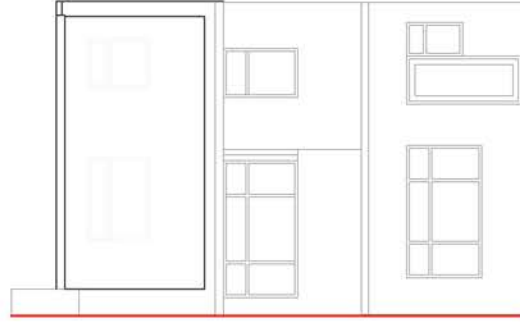
Existing Front Elevation



Existing Side Elevation



Existing Side Elevation



Existing Rear Elevation

Rev. Utd. Comments



Dimensions to be verified on site  
DO NOT SCALE FROM THIS DRAWING.  
Any areas indicated on this drawing are for guidance only.  
No responsibility is taken for their accuracy.  
This drawing is the property of **V-DESIGN CAD SERVICES Ltd**. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, stored or transmitted in any form or by any means, electronic or mechanical, without the consent in writing of **V-DESIGN CAD SERVICES Ltd**.  
Email: veshal.p@vdesigncad.co.uk Mobile: 0797 083395

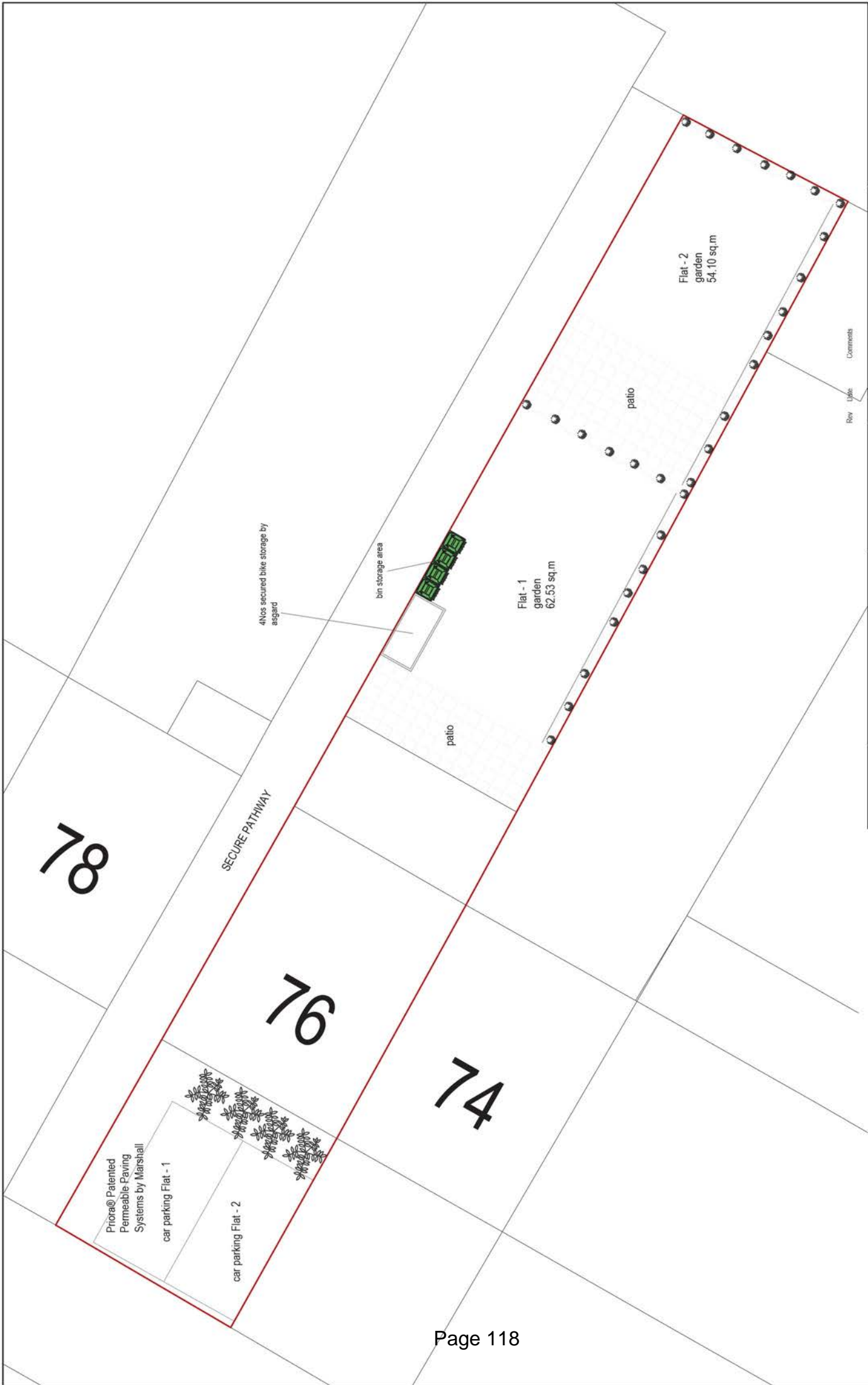
Site Address:  
76, Lansbury Drive  
Hayes  
UB4 8SD

Title:  
Existing Elevations



Scale: 1:100 Paper Size: A3

Drawn By: VP  
Job Ref: 18034  
Date: Jan 2019  
Drawing No. PL - 03



Dimensions to be verified on site  
DO NOT SCALE FROM THIS DRAWING  
Any areas indicated on this drawing are for guidance only.  
No responsibility is taken for their accuracy.

This drawing is the property of **V-DESIGN CAD SERVICES Ltd**. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disseminated in any form or by any means, electronic or mechanical, without the consent in writing of **V-DESIGN CAD SERVICES Ltd**.

Email: [visual@vdesigncad.co.uk](mailto:visual@vdesigncad.co.uk) Mobile: 07971 083395

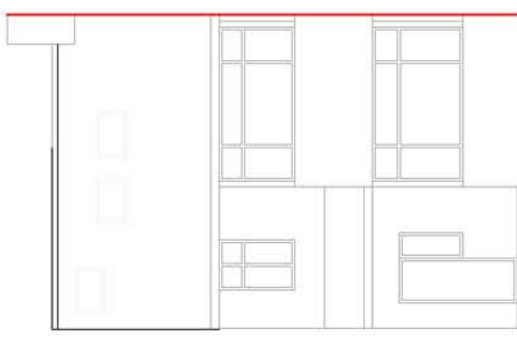
Site Address:  
76, Lansbury Drive  
Hayes  
UB4 8SD

Title: Proposed Site Plan

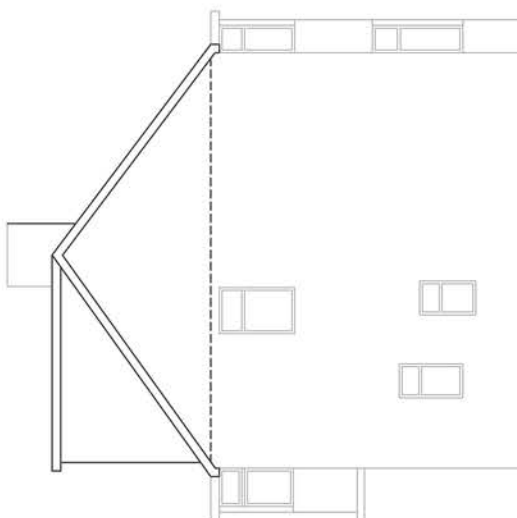
Scale: 1:100

Paper Size: A3

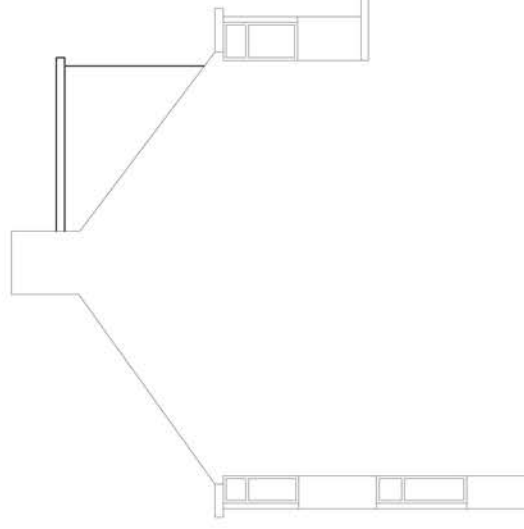
Drawn By: VP  
Job Ref: 18034  
Date: Jan 2019  
Drawing No. PL - 05



Proposed Front Elevation



Proposed Side Elevation



Proposed Side Elevation



Proposed Rear Elevation

brickwork match to existing  
upvc door match to existing



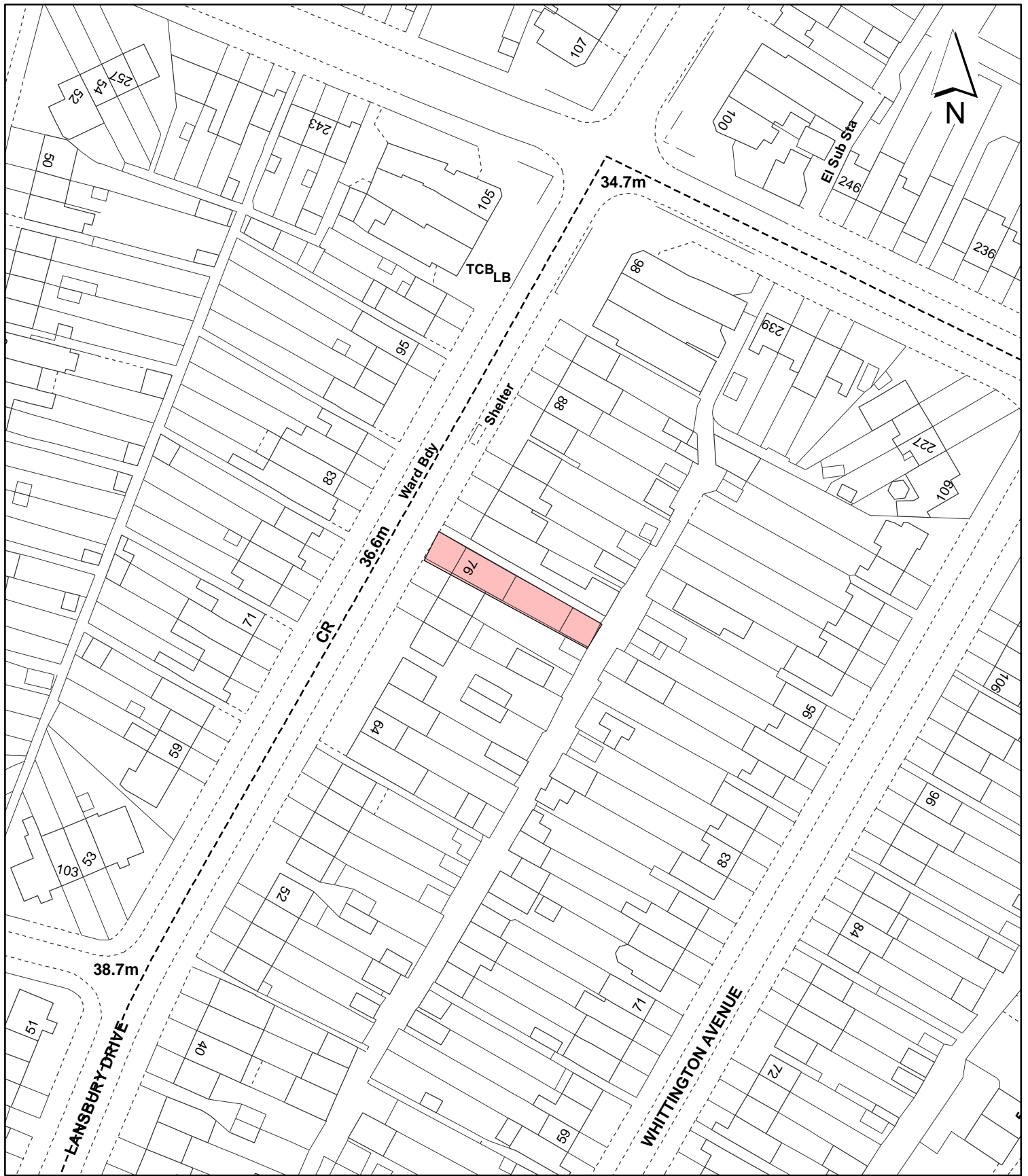
Dimensions to be verified on site  
DO NOT SCALE FROM THIS DRAWING.  
Any areas indicated on this drawing are for guidance only.  
No responsibility is taken for their accuracy.  
This drawing is the property of **V-DESIGN CAD SERVICES Ltd**. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or used in any way without the consent in writing of **V-DESIGN CAD SERVICES Ltd**.  
Email: vesihal.p@vdesigncad.co.uk Mobile: 07797 083395

Site Address:  
76, Lansbury Drive  
Hayes  
UB4 8SD

Title:  
Proposed Elevations

Scale: 1:100  
Paper Size: A3

Drawn By: VP  
Job Ref: 18034  
Date: Jan 2019  
Drawing No. PL - 04 REV A



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**76 Lansbury Drive**

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

Planning Application Ref:  
**28415/APP/2019/715**

Scale:  
**1:1,000**

Planning Committee:  
**Central & South**

Date:  
**July 2019**



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

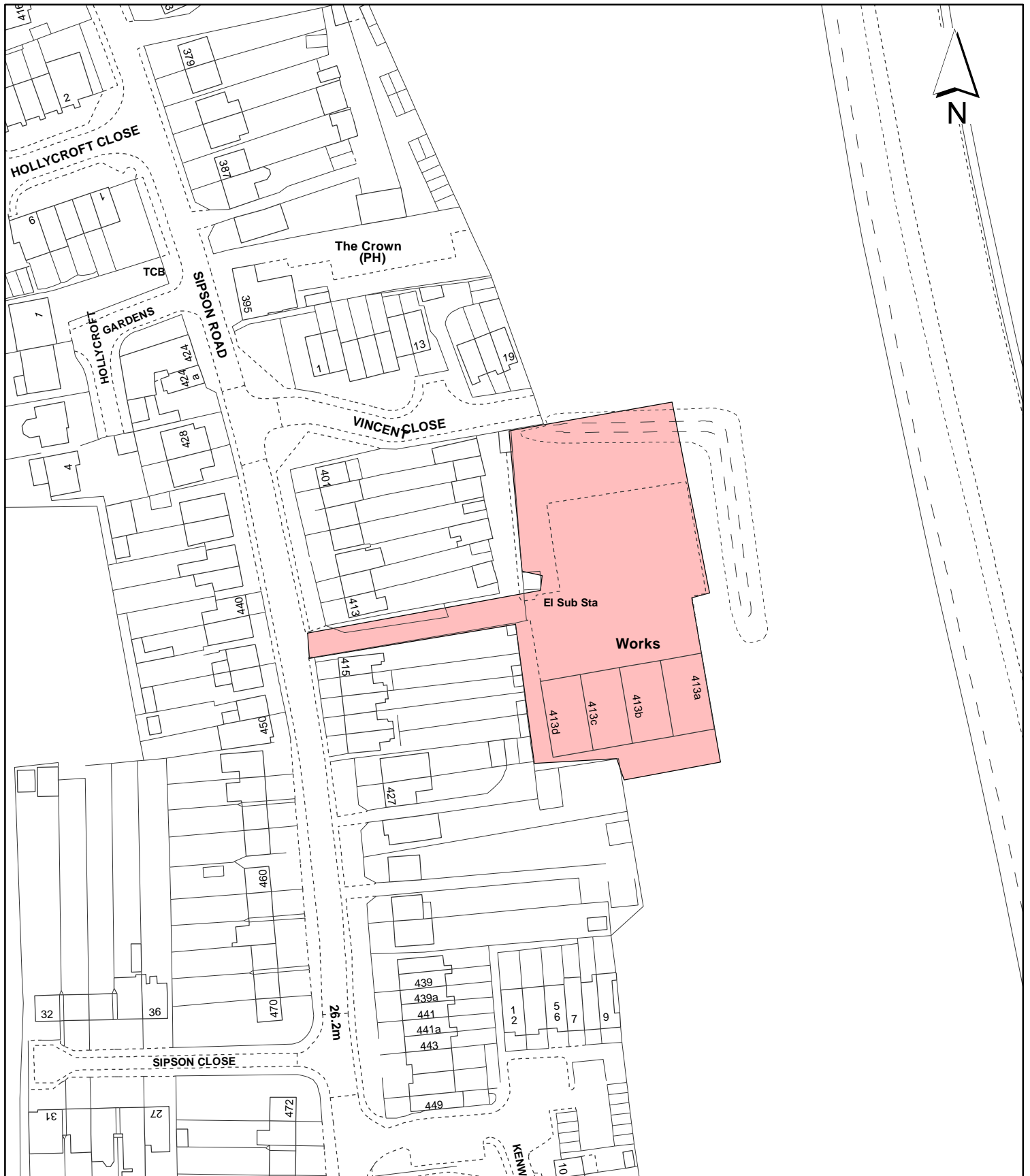
**Address** CHAMBERS BUSINESS PARK SIPSON ROAD WEST DRAYTON

**Development:** Variation of condition 13 (Maintenance and management scheme for communal amenity areas) of planning permission Ref: 70376/APP/2015/3764 dated 13/05/2016 (7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse) to change the condition from pre-commencement to pre-occupation

**LBH Ref Nos:** 70376/APP/2019/1566

**Date Plans Received:** 10/05/2019                      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/05/2019



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2018 Ordnance Survey 100019283

Site Address:

**Chambers Business Park  
 Sipson Road**

Planning Application Ref:

**70376/APP/2019/1566**

Planning Committee:

**Central & South 122**

Scale:

**1:1,250**

Date:

**July 2019**

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

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



**HILLINGDON**  
 LONDON

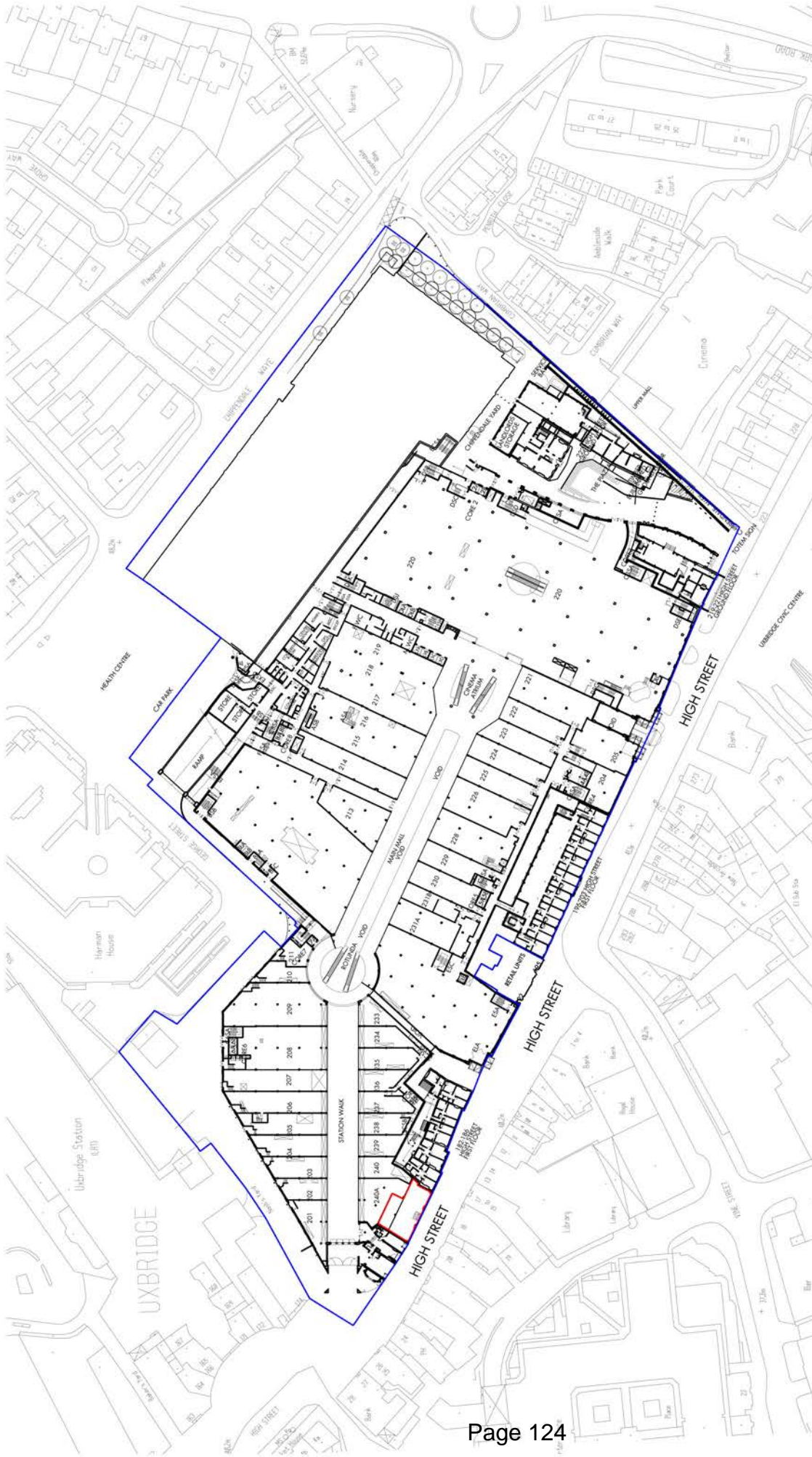


**Report of the Head of Planning, Transportation and Regeneration**

**Address** UNIT 240A, INTU UXBRIDGE HIGH STREET UXBRIDGE  
**Development:** Change of use of part of Unit 240A from retail (Use Class A1) to restaurant/cafe (Use Class A3).  
**LBH Ref Nos:** 74688/APP/2019/955

**Date Plans Received:** 19/03/2019  
**Date Application Valid:** 19/03/2019

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



LOCATION PLAN, SCALE 1:1250 @ A3



Rev	Date	By	Comments	Checked
P01	25.02.19	MA	FIRST ISSUE	XT
P02	27.02.19	MA	TEXT AMENDED	XT

**SIGNIFICANT HEALTH AND SAFETY RISKS (UNUSUAL AND DIFFICULT TO MANAGE ONLY)**  
 It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.  
 The contractor is responsible for any safety risks associated with the types of work detailed on the drawing, note the following:

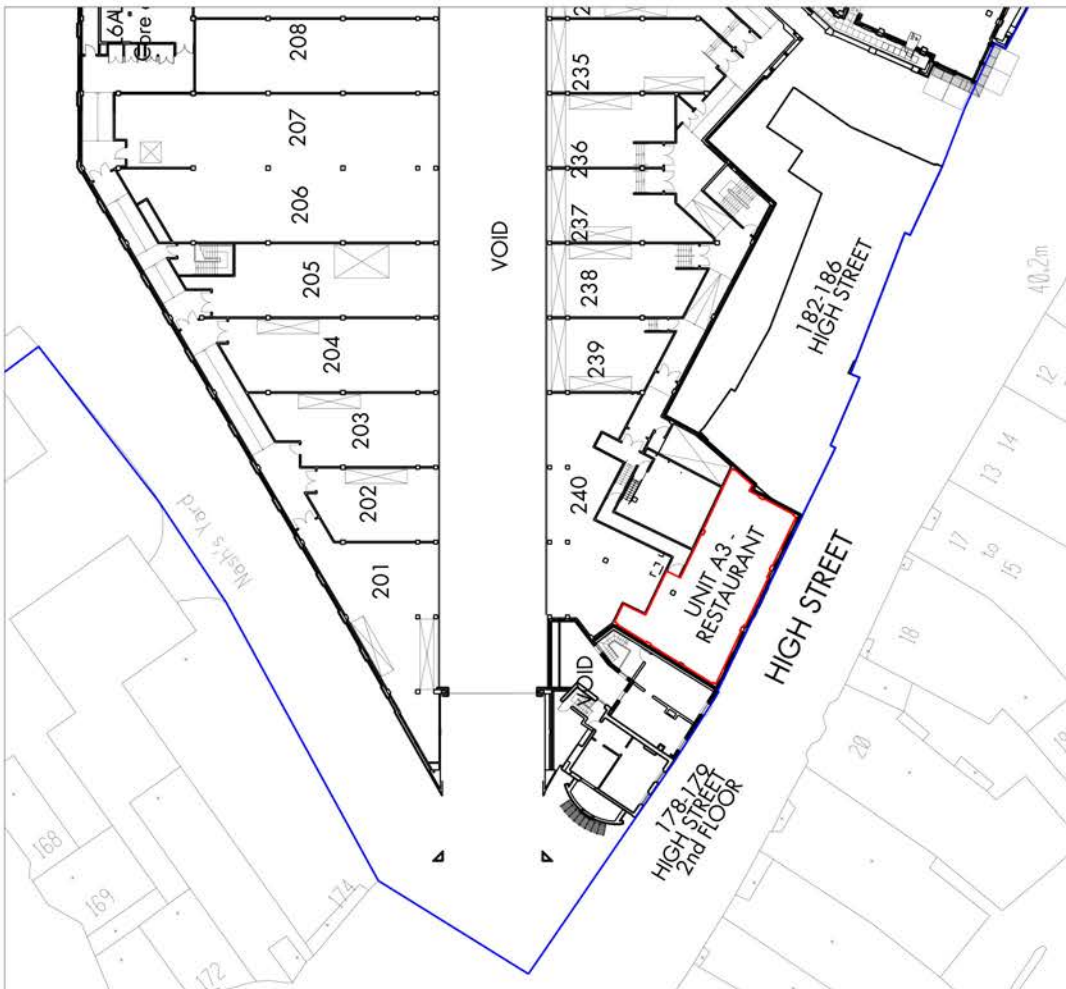
- OWNERSHIP BOUNDARY
- APPLICATION SITE BOUNDARY

**AR**  
 This scheme is subject to town planning and all other necessary consents. Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies or variations are to be reported to the architect before work commences. Figured dimensions only are to be taken from town planning.  
 This drawing is to be read in conjunction with all relevant consultants and / or reports and is not to be used for construction purposes unless it is approved by the architect before the affected work commences.  
 Magnetic media does not constitute contract documentation and updates of this data will occur. These files are current as of the date of issue. Your use of the data is at your own risk. The architect and the architect's firm do not accept any liability for the use of the data for any purpose other than that intended. We make every effort to ensure that it is correct for the time it is issued, but we cannot guarantee that it does not contain any errors.

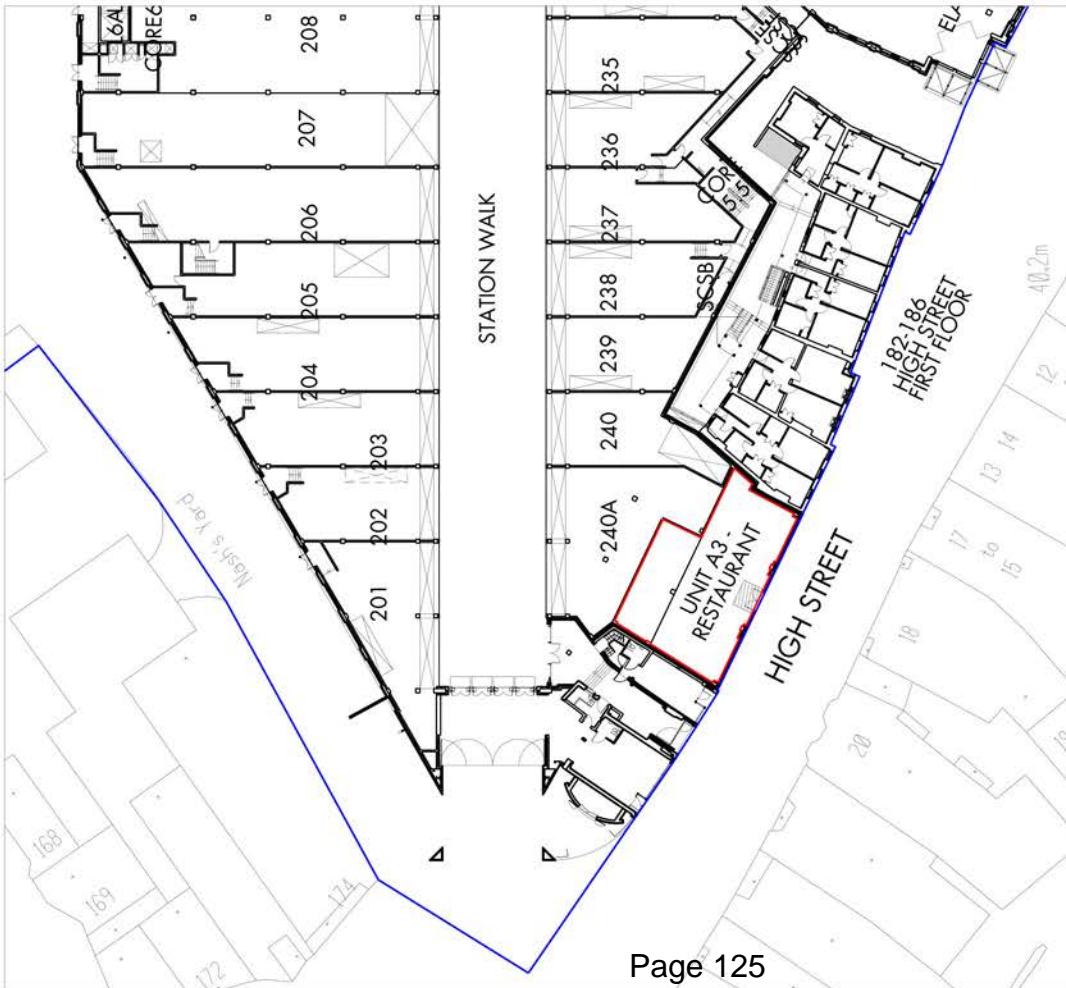
Client: **INTU UXBRIDGE**  
 Consultants:  
 Job Title: **INTU UXBRIDGE, GENERAL UNIT RECONFIGURATIONS**

PLANNING ISSUE				
Drawing Title: <b>LOCATION PLAN UPPER MALL LEVEL UNIT A3 RESTAURANT</b>				
Scale @ A3	Date	Drawn	Checked	
1:1250	FEB 19	MA	XT	
Job No.	Drawing No.	Revision		
3 5 8	AL(0 1) 1 0 0 8	P 0 2		

**leslie jones**  
**architecture**  
 Suite 3.02, Grand Union Studios  
 255-257 High Street  
 Uxbridge, Middlesex  
 Uxbridge, London  
 W1D 5AD  
 Telephone 0207 7255 1150  
 Facsimile 0207 7255 0700  
 E-mail admin@lesliejones.co.uk



PROPOSED PLAN UNIT A3 RESTAURANT - UPPER MALL LEVEL MEZZANINE



PROPOSED PLAN UNIT A3 RESTAURANT - UPPER MALL LEVEL

PLANNING ISSUE			
Drawing Title	BLOCK PLANS UNIT A3 RESTAURANT		
Scale @ A3	Date	Drawn	Checked
1:500	FEB 19	MA	XT
Job No.	Drawing No.	Revision	
3 5 8	AL(0 1) 1 0 9	P 0 2	

Client	INTU UXBRIDGE Consultants
Job Title	INTU UXBRIDGE, GENERAL UNIT RECONFIGURATIONS

**AR**  
This scheme is subject to town planning and all other necessary consents. Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies or variations are to be reported to the architect before work commences. Figured dimensions only are to be taken from measuring.

This drawing is to be read in conjunction with all relevant consultants and / or other drawings. All drawings are to be reported to the architect before the affected work commences.

Magnetic media does not constitute contract documentation and updates of this data will occur. These files are current as of the date of issue. Your use of the files is at your own risk. The architect does not accept any liability for the use of the files. The architect does not accept any liability for the use of the files. The architect does not accept any liability for the use of the files.

**SIGNIFICANT HEALTH AND SAFETY RISKS (UNUSUAL AND DIFFICULT TO MANAGE ONLY)**  
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

It is the responsibility of the contractor to identify any risks associated with the types of work detailed on the drawing, note the following:

- OWNERSHIP BOUNDARY
- APPLICATION SITE BOUNDARY

Rev	Date	By	Comments	Checked
P01	25.02.19	MA	FIRST ISSUE	XT
P02	27.02.19	MA	TITLE AMENDED	XT



EXISTING PLAN UNIT 240 - UPPER MALL LEVEL



EXISTING PLAN UNIT 240 - UPPER MALL MEZZANINE LEVEL

SCALE 1:200 @ A3

Rev	Date	By	Comments	Checked
P01	25.02.19	MA	FIRST ISSUE	XT
P02	27.02.19	MA	TEXT AMENDED	XT

**SIGNIFICANT HEALTH AND SAFETY RISKS (UNUSUAL AND DIFFICULT TO MANAGE ONLY)**  
 It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.  
 It is the responsibility of the contractor to identify any additional risks associated with the types of work detailed on the drawing, note the following:

— OWNERSHIP BOUNDARY

Client	INTU UXBRIDGE Consultants
Job Title	INTU UXBRIDGE, GENERAL UNIT RECONFIGURATIONS

LEGAL DRAWING	
Drawing Title	EXISTING PLANS UNIT A3 RESTAURANT
Scale @ A3	Date
1:200	FEB 19
Job No.	Drawing No.
3 5 5 8	AL(0 1)1 0 1 0 P 0 2

**leslie jones**  
**architecture**

Suite 3.02, Grand Union Studios  
 100, Broad Grove  
 London  
 W1D 5AD  
 Telephone 020 7255 1150  
 Facsimile 020 7255 6700  
 E-mail admin@lesliejones.co.uk



PROPOSED PLAN UNIT A3 RESTAURANT - UPPER MALL LEVEL



PROPOSED PLAN UNIT A3 RESTAURANT - UPPER MALL MEZZANINE LEVEL



Rev	Date	By	Comments	Checked
P01	25.02.19	MA	FIRST ISSUE	XT
P02	27.02.19	MA	TITLE AMENDED	XT

**SIGNIFICANT HEALTH AND SAFETY RISKS (UNUSUAL AND DIFFICULT TO MANAGE ONLY)**  
 It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.  
 It is the responsibility of the contractor to identify any additional risks associated with the types of work detailed on the drawing, note the following:

- OWNERSHIP BOUNDARY
- APPLICATION SITE BOUNDARY

This drawing is to be read in conjunction with all relevant consultants and / or other necessary contents. Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies or variations are to be reported to the architect before work commences. Figured dimensions only are to be taken from the drawing.  
 This drawing is to be read in conjunction with all relevant consultants and / or other necessary contents. Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies or variations are to be reported to the architect before the affected work commences.  
 Magnetic media does not constitute contract documentation and updates of this data will occur. These files are current as of the date of issue. Your use of this data is at your own risk. The architect and its consultants do not accept any liability for any loss or damage caused by the use of this data. The data remains your property and you are responsible for its safe storage and use. We cannot guarantee that it does not contain any.

Client <b>INTU UXBRIDGE</b> Consultants	<b>PLANNING ISSUE</b>
Job Title <b>INTU UXBRIDGE, GENERAL UNIT RECONFIGURATIONS</b>	Drawing Title <b>PROPOSED PLANS UNIT A3 RESTAURANT</b>
Scale @ A3 <b>1:200</b>	Date <b>FEB 19</b>
Job No. <b>3 5 8</b>	Drawn <b>MA</b>
	Checked <b>XT</b>
	Revision <b>1 0 1 1 P 0 2</b>

**leslie jones**  
architecture

Studio 3.02, Grand Union Studios  
100 Broad Grove  
London  
W1D 5AD  
Telephone 020 7255 1150  
Facsimile 020 7255 6700  
E-mail admin@lesliejones.co.uk



UPPER GROUND FLOOR PLAN



MEZZANINE LEVEL PLAN

Rev.	Date	By	Comments	Checked
P01	21/05/2018	JV	FIRST ISSUE	XT
P02	22/05/2018	JV	DEMISE AMENDED	XT
P03	14/06/2018	JV	REVISED TO COMMENT	XT
P04	17/05/2019	XT	DEMISE PARTITION UPDATED	XT
P05	22/05/2019	XT	LEVELS WORDING AMENDED	XT
P06	20.06.19	XT	OVERLAY OF EXISTING ESCAPE AT FIRST FLOOR	CC
P07	25.07.19	XT	INDICATIVE LIFT AND DIMS ADDED	CC

**SIGNIFICANT HEALTH AND SAFETY RISKS (UNUSUAL AND DIFFICULT TO MANAGE ONLY)**

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement. Variations to the hazardous activity associated with the types of work detailed on this drawing, note the following:

AR

This scheme is subject to town planning and all other necessary consents. Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies or variations are to be reported to the architect before work commences. Figured dimensions only are to be taken from measuring.

This drawing is to be read in conjunction with all relevant consultants and / or reports to be referred to the architect before the affected work commences.

Magnetic media does not constitute contract documentation and updates of this data will occur. These files are current as of the date of issue. Your use of these files is at your own risk. The architect and its consultants and advisors make no warranty, express or implied, in relation to the accuracy or completeness of the data contained in this drawing. The architect and its consultants and advisors make no effort to ensure that it is scanned for viruses, we cannot guarantee that it does not contain any.

Client  
INTU UXBRIDGE  
Consultants

Job Title  
INTU UXBRIDGE,  
GENERAL UNIT RECONFIGURATIONS

**PRELIMINARY**

Drawing Title  
UNIT 240  
Upper Ground Floor / Mezzanine

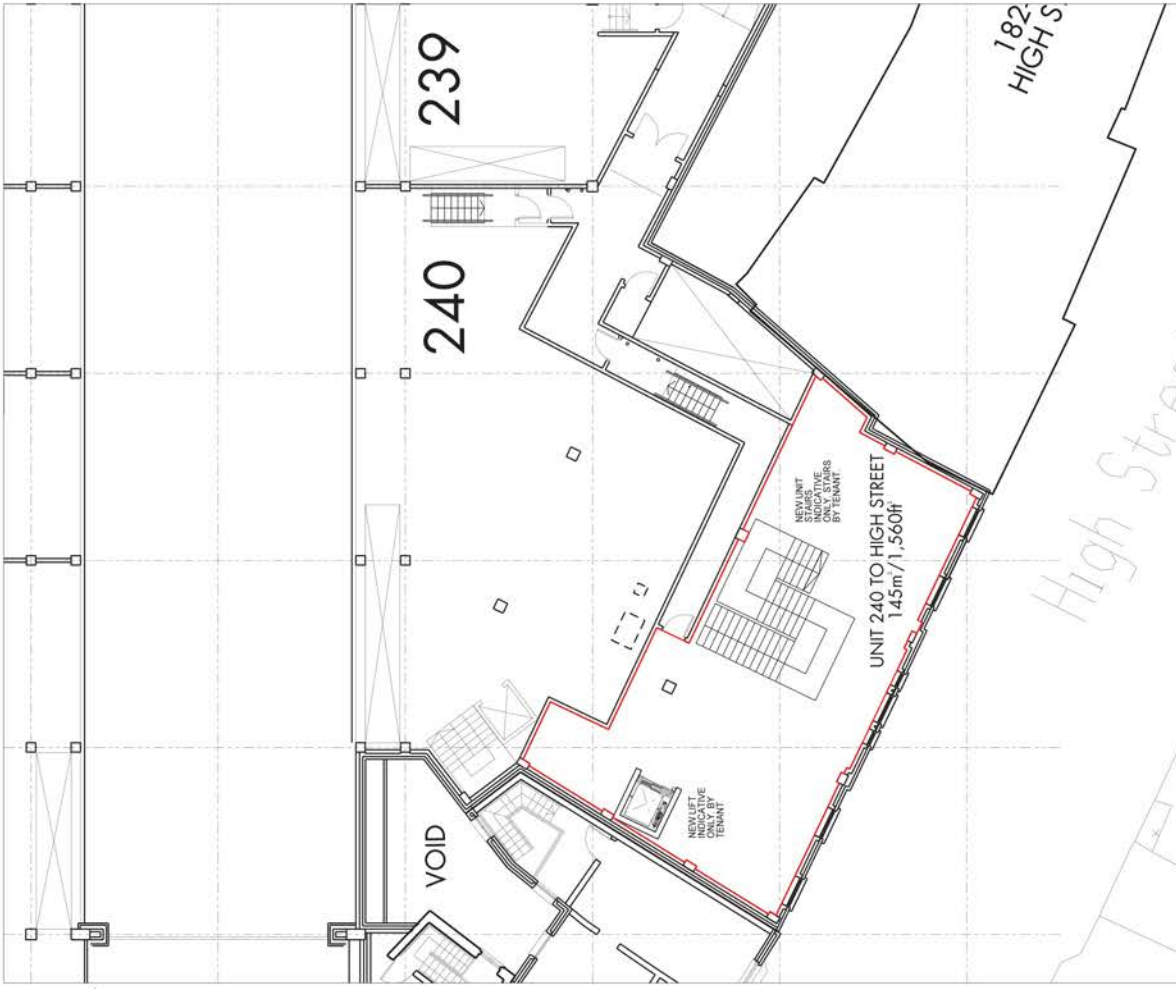
Scale @ A3	Date	Drawn	Checked
1:200	MAY 2018	JV	XT
Job No.	Drawing No.	Revision	
3 5 5 8	AL @ 1 0 9 4 2	P 0 7	

**leslie jones**  
architecture

Suite 3.02, Grand Union Studios  
10, Grand Union Grove  
London  
W1D 5AD  
Telephone 020 7255 1150  
Facsimile 020 7255 0700  
E-mail admin@lesliejones.co.uk



DEMISE UPPER GROUND FLOOR PLAN, SCALE 1:200 @ A3



DEMISE MEZZANINE PLAN, SCALE 1:200 @ A3

Rev.	Date	By	Comments	Checked
P01	01.05.19	XT	FIRST ISSUE	CC
P02	01.05.19	XT	DEMISE LINE AMENDED	CC
P03	17.05.19	MA	CORRECT AND STAIRS AMENDED	XT
P04	22.05.19	XT	LEVEL WORKING AMENDED	CC
P05	26.07.19	XT	INDICATIVE LIFT AND DIMS ADDED	CC

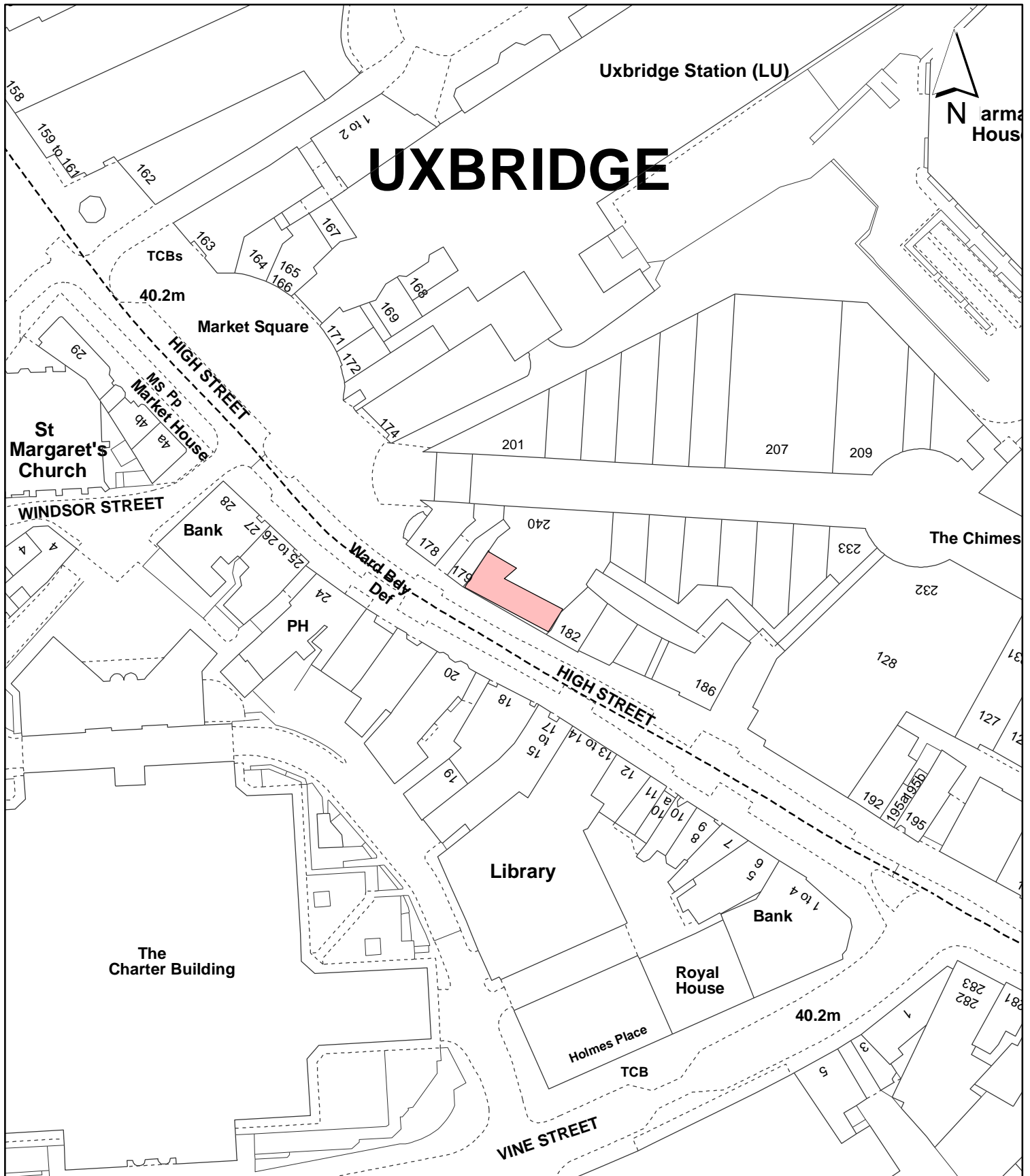
**SIGNIFICANT HEALTH AND SAFETY RISKS (UNUSUAL AND DIFFICULT TO MANAGE ONLY)**  
 It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.  
 Refer to the drawings for any additional safety risks associated with the types of work detailed on this drawing, note the following:


**AR**  
 This scheme is subject to town planning and all other necessary consents. Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies or variations are to be reported to the architect before work commences. Figured dimensions only are to be taken from instrumenting.  
 This drawing is to be read in conjunction with all relevant consultants and / or reports to be reported to the architect before the affected work commences.  
 Magnetic media does not constitute contract documentation and updates of this data will occur. These files are current as of the date of issue. Your use of these files is at your own risk. The architect does not accept any liability for any loss or damage caused by the use of these files. All data remains your property and is to be returned to the architect upon completion of the project. We warrant that the data is accurate as of the date of issue. We do not warrant that it is accurate for future use. We do not warrant that it does not contain any.

Client	INTU UXBRIDGE
Consultants	INTU UXBRIDGE, GENERAL UNIT RECONFIGURATIONS
Job Title	INTU UXBRIDGE, GENERAL UNIT RECONFIGURATIONS

<b>PRELIMINARY</b>	
Drawing Title	UNIT 240 - HIGH GROUND FLOOR AND MEZZANINE LEVEL
Scale @ A3	1:200
Date	MAY 2018
Drawn	JV
Checked	XT
Job No.	3 5 8
Drawing No.	AL @ 1 1 0 2 8 P 0 5
Revision	

**leslie jones architecture**  
 Suite 3.02, Grand Union Studios  
 1, Broad Grove  
 London  
 W1D 5AD  
 Telephone 0207 755 1150  
 Facsimile 0207 755 0700  
 E-mail [admin@lesliejones.co.uk](mailto:admin@lesliejones.co.uk)



<p><b>Notes:</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p style="text-align: center;"><b>Unit 240A Intu Uxbridge High Street</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services Planning Section</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>74688/APP/2019/955</b></p>	<p>Scale:</p> <p style="text-align: center;"><b>1:1,000</b></p>	
	<p>Planning Committee:</p> <p style="text-align: center;"><b>Central &amp; South</b></p>	<p>Date:</p> <p style="text-align: center;"><b>July 2019</b></p>	



**HILLINGDON**  
LONDON