



HILLINGDON  
LONDON



# Central & South Planning Committee

**Date:** WEDNESDAY, 5  
FEBRUARY 2020

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE,  
MIDDLESEX UB8 1UW

**Meeting  
Details:** Members of the Public and  
Media are welcome to attend.  
This meeting may also be  
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## To Councillors on the Committee

Councillor Steve Tuckwell (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 (Labour Lead)  
Councillor John Morgan

**Published:** Tuesday, 28 January 2020

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Putting our residents first

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

# Useful information for residents and visitors

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



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

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# A useful guide for those attending Planning Committees

## Petitions, Speaking and Councillors

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

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

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

## How the meeting works

The planning committees consider the more complex or controversial proposals for development and also enforcement action.

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

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

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

The procedure will be as follows:-

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

## How the Committee makes decisions

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

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

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

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

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings dated 8 January and 16 January 2020 1 - 8
- 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	1 Raynton Close, Hayes - 8096/APP/2019/3719	Charville	<b>Part two storey, part single storey side extension.</b>  <b>Recommendation: Refusal</b>	9 – 14  149-160
7	13A North Common Road, Uxbridge - 74738/APP/2019/1181	Uxbridge North	<b>Erection of 5 two storey, 3-bed, attached dwellings with associated parking and amenity space, involving demolition of existing detached house.</b>  <b>Recommendation: Refusal</b>	15 - 46  161-171

## Applications without a Petition

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
8	Riding Stables, Goulds Green - 26738/APP/2019/2207	Botwell	<b>Demolition of stables and erection of cattery pens (Use Class Sui Generis) and rebuilding of the office/store (part retrospective).</b>  <b>Recommendation: Approval</b>	47 – 66  172-178
9	Gaskell Building, Brunel University - 532/APP/2019/3271	Brunel	<b>Replacement of existing chiller plant located in an existing louvre screened external roof plant area and the addition of 2 flues to provide extract from the internal teaching spaces.</b>  <b>Recommendation: Approval</b>	67 – 76  179-188
10	Land Opposite The Green, Portland Road - 54903/APP/2019/1755	Charville	<b>Replacement of existing 14.7m high monopole with a new 20m high monopole with diplexer cabinet supporting 12 antennas, the installation of six new equipment cabinets, the removal of four redundant equipment cabinets and development ancillary thereto.</b>  <b>Recommendation: Approval</b>	77 – 90  189-197
11	H.P.H.3 Hyde Park, Hayes - 67702/APP/2019/3665	Pinkwell	<b>Removal of 2 existing telecoms masts and installation of 2 replacement 10m high masts and ancillary cabinets on roof of building.</b>  <b>Recommendation: Approval</b>	91 – 98  198-204
12	197 High Street, Uxbridge - 74868/APP/2019/3726	Uxbridge North	<b>Change of Use from retail (Use Class A1) to mixed use comprising restaurant/takeaway (Use Classes A3/A5).</b>  <b>Recommendation: Approval</b>	99 – 114  205-211

13	Unit 202, Upper Mall, Station Walk, Intu Uxbridge - 42966/APP/2019/3816	Uxbridge North	<b>Change of use from retail (Use Class A1) to a beauty treatment clinic (sui generis).</b>  <b>Recommendation: Approval</b>	115-128  212-218
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**PART II - MEMBERS ONLY**

14	ENFORCEMENT REPORT	129-138
15	ENFORCEMENT REPORT	139-148

**PART I - Plans for Central and South Planning Committee – pages  
149 - 218**

## Minutes



### CENTRAL & SOUTH PLANNING COMMITTEE

8 January 2020

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), Roy Chamdal (Vice-Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Alan Chapman, Jazz Dhillon, Janet Duncan (Labour Lead) and Steve Tuckwell</p> <p><b>Ward Councillors Present:</b> Councillor Tony Eginton (Barnhill Ward – Item 6)</p> <p><b>LBH Officers Present:</b> Armid Akram (Highways Development Control Officer), Nicole Cameron (Legal Advisor), Meghji Hirani (Planning Contracts &amp; Planning Information), James Rodger (Head of Planning, Transportation and Regeneration) and Luke Taylor (Democratic Services Officer)</p>
103.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
104.	<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>
105.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meeting held on 4 December 2019 be agreed as a correct record.</p>
106.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
107.	<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 marked Part I would be considered in public, and agenda items marked Part II would be considered in private.</p>
108.	<p><b>40 BARNHILL ROAD, HAYES - 20362/APP/2019/3359</b> (<i>Agenda Item 6</i>)</p>

**Part two-storey, part single-storey front / side / rear extension and first floor rear extension.**

Councillor Tony Eginton, Ward Councillor for Barnhill, was in attendance for the discussion of this item.

Officers introduced the report and noted the addendum, which included an amendment to reason for refusal 1 and the description of development.

The Committee noted there was a petition in objection to the application. Councillor Tony Eginton, Ward Councillor for Barnhill, addressed the Committee and stated that the application would create a terraced house in a road that is semi-detached properties, and this changed the street scene and environment of road, and approving the application would set a dangerous precedent.

Responding to Councillors' questioning, officers noted that the application was almost identical to the previous application at the site, and confirmed that legislation stated the Council can decline to determine a planning application if, within the last two years, either a similar planning application has been dismissed at appeal or the Council has refused at least two similar planning applications without either of them being appealed.

Members noted that it was helpful to give this advice publicly so residents could be aware of the situation if they wished to place a petition, and agreed that an informative on the decision notice with the information would be a good way forward.

The officer's recommendation was moved, seconded and unanimously agreed at a vote.

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

109. **95 WOOD END GREEN ROAD, HAYES - 32/APP/2019/2903** (*Agenda Item 7*)

**RE Single-storey, rear extension involving demolition of existing rear element and part change of use from retail (Use Class A1) to use for food preparation (Use Class B2).**

Officers introduced the application, and stated that the applicant was asked for further information on the food production area and confirmed to officers that food would be prepared for both the retail unit and other units elsewhere. When the applicant was asked for further information to mitigate the wider implications of this on the adjoining properties, no information was provided.

A petition in objection to the application was also received.

Members noted that there was no information provided to support the application, and the applicants had not engaged with the Council in the planning process. As such, the officer's recommendation was moved, seconded, and agreed unanimously.

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

110. **LAND FRONTING PARK PARADE BARRA HALL CIRCUS, HAYES - 54868/APP/2019/3087** (*Agenda Item 8*)

**The installation of a 20m monopole, 12 antenna apertures, nine equipment**



**cabinets and development ancillary thereto, and the removal of the existing 13.2m monopole, three antennas and redundant equipment cabinets.**

Officers introduced the application and confirmed that they sought clarification on why so many equipment cabinets were requested, but received no answer.

The Committee were informed that this was an application to re-site a 20m monopole, and the Chairman noted that the Committee must be consistent in its decision making on this issue. The Chairman stated that he was mindful of the benefits of 5G network access, and 20m monopoles were a necessity for this, but the siting of monopoles must be acceptable.

Members agreed that 20m monopoles made the siting even more relevant, as did the increased number of equipment cabinets that accompany the applications. The Committee noted that they must have the infrastructure if they want 5G networks in Hillingdon, and agreed that it would be very beneficial to residents, but it must be ensured that these monopoles did not stand out and were sited in acceptable places.

Officers were informed that it would be helpful to reflect on the Committee's discussion to arrive at a consistent position, but it was important to not be obstructive to future applications. Members stated that it was important to have a proper engagement on the issue to find the best siting for the monopoles to ensure the least detrimental impact on residents, but also provide 5G.

The Committee agreed that the siting and prominence of the proposal was unacceptable, and as such, the officer's recommendation was moved, seconded and unanimously agreed.

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

111. **LAND OPPOSITE DAWLEY ROAD, HAYES - 75144/APP/2019/3295** (*Agenda Item 9*)

**The installation of a 20m monopole, 12 antenna apertures, nine equipment cabinets and development ancillary thereto, and the removal of the existing 14.7m monopole, three antennas, and redundant equipment cabinets.**

Officers introduced the application and stated that the application was considered acceptable due to landscaping and screening.

The Committee stated that the cabinets were relatively hidden, and the siting was good. Members questioned the impact on road safety while works were being carried out, and it was agreed that a condition for a construction logistics plan would be necessary. Officers also confirmed that Condition 3 would ensure that the colour of the pole would minimise its impact on the street.

The officer's recommendation, subject to delegated authority to the Head of Planning, Transportation and Regeneration to agree a Construction Logistics Plan, was moved, seconded and, upon being put to a vote, was unanimously agreed.

**RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning, Transportation and Regeneration to agree a Construction Logistics Plan.**

112. **HILLINGDON HOSPITAL, FIELD HEATH ROAD, HILLINGDON - 4058/APP/2019/3286** (*Agenda Item 10*)

**Erection of a temporary single-storey, prefabricated system building, together with a link to the AMU building, with a total floor area of 743 sq.m, to provide for a 20-bed space decant and winter overspill ward, including four parking spaces; demolition of Building 17, and the creation of 30 replacement staff car parking spaces; reconfiguration of the parking area to the east of the Women's Services Building, resulting in a net provision of 11 replacement visitor car parking spaces.**

Officers introduced the report and noted the addendum, which included a request to alter the five year temporary permission detailed in Condition 1 to a ten year temporary permission. The Committee was informed that officers considered that this altered timescale was considered acceptable.

The Head of Planning, Transportation and Regeneration expressed concern regarding a large building with a number of fire exits that involved staircases, and Members agreed to delegate authority to the Head of Planning, Transportation and Regeneration to ensure that there were ramped accesses and exits to these fire exits.

Members welcomed the additional hospital capacity, as this was a concern for all residents. Responding the Councillors' questioning, officers noted that there was no net loss of parking.

The Committee moved, seconded and unanimously agreed the officer's recommendation.

**RESOLVED: That the application be approved, subject to:**

- 1. An amendment to Condition 1 to change the wording from "5 years" to "10 years"; and,**
- 2. Delegated authority to the Head of Planning to ensure that there is ramped access to all fire exits.**

113. **LONG LANE / WEALD ROAD LONG LANE, HILLINGDON - 60754/APP/2019/3678**  
*(Agenda Item 11)*

**Installation of a 20m monopole, 12 antenna apertures, nine equipment cabinets and development ancillary thereto, and the removal of the existing 12m monopole, three antennas and redundant equipment cabinets.**

Officers introduced the application and stated that they had not received any information from the applicant to conclude that there would be no impact on the existing trees in the area.

Councillors agreed that valued street trees could be at risk, and no information had been received to suggest otherwise, while the siting was an open area and the equipment cabinets would be detrimental to the street scene.

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

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

114.	<p><b>13A NORTH COMMON ROAD, UXBRIDGE - 74738/APP/2019/1181</b> (<i>Agenda Item 12</i>)</p> <p>This item was withdrawn from the agenda by the Head of Planning, Transportation and Regeneration prior to the meeting.</p>
115.	<p><b>5-7 PANTILE WALK, UXBRIDGE - 43299/APP/2019/3405</b> (<i>Agenda Item 13</i>)</p> <p><b>Change of use from retail (Use Class A1) to test centre for delivering screen-based tests (Use Class B1).</b></p> <p>Officers introduced the application, which sought to change the use of the unit into a test centre for the theory element of the driving test.</p> <p>Members supported the application, which had no detrimental impacts and filled a vacant unit. The Committee hoped that the change in use may also bring more people to the area, which may help neighbouring retail units.</p> <p>The officer's recommendation was moved, seconded and unanimously agreed.</p> <p><b>RESOLVED: That the application be approved.</b></p>
116.	<p><b>TELECOMMUNICATIONS BASE STATION, HARLINGTON ROAD, HILLINGDON - 10605/APP/2019/3216</b> (<i>Agenda Item 14</i>)</p> <p><b>The installation of a 20m monopole, 12 antenna apertures, nine equipment cabinets and development ancillary thereto, and the removal of the existing 13.7m monopole, three antennas and redundant equipment cabinets.</b></p> <p>Officers introduced the application, and noted that the monopole was being re-siting closer to trees, and no information regarding the impact of the monopole on the trees had been received from the applicant.</p> <p>The Committee moved, seconded and, upon being put to a vote, unanimously agreed the officer's recommendation.</p> <p><b>RESOLVED: That the application be refused.</b></p>
117.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 15</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; and,</b></li> <li><b>2. That the Committee resolved to release their decision, and the reasons for it outlined in the report, into the public domain, solely for the purposes of it issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <p>This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and <b>paragraphs 1, 2 &amp; 7</b> of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report</p>

	<p>contains <b>information relating to any individual, information likely to reveal the identity of an individual and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime</b> and that the public interest in withholding the information outweighs the public interest in disclosing it.</p>
	<p>The Chairman confirmed that, subject to Council agreeing changes to the Committee membership in January, this would be his last meeting as Chairman of the Central &amp; South Planning Committee. Councillor Edwards thanked all the Members and Officers for making his time on the Committee so enjoyable, and for all their support during his time as Chairman.</p> <p>The Committee thanked the Chairman and wished him good luck for the future, and the Labour Group noted that he was a very fair Chairman who had helped the Committee engage in positive discussions throughout his Chairmanship.</p> <p>Officers also thanked the Chairman for his hard work, and wished him the best in his new role.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.47 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 636. Please enter via main reception and visit the security desk to sign-in and collect a visitor's pass. You will then be directed to the Committee Room. 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.**

## Minutes



### CENTRAL & SOUTH PLANNING COMMITTEE

16 January 2020

Meeting held at Council Chamber - Civic Centre, High Street, Uxbridge

	<p><b>Committee Members Present:</b> Councillors Steve Tuckwell, Roy Chamdal (Vice-Chairman), John Morgan, Nicola Brightman, Mohinder Birah, Jazz Dhillon and Janet Duncan (Labour Lead)</p>
118.	<p><b>ELECTION OF CHAIRMAN</b> (<i>Agenda Item 1</i>)</p> <p><b>RESOLVED: That Councillor Tuckwell be elected as Chairman of the Central and South Planning Committee.</b></p>
	<p>The meeting, which commenced at 9.00 pm, closed at 9.05 pm.</p>

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

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

**Address** 1 RAYNTON CLOSE HAYES

**Development:** Part two storey, part single storey side extension

**LBH Ref Nos:** 8096/APP/2019/3719

**Drawing Nos:** 1rayntonclose/2019/02 (Existing First Floor Plan) Received 08-01-2020  
1rayntonclose/2019/02 (Existing Elevations) Received 08-01-2020  
1rayntonclose/2019/04 Received 08-01-2020  
1rayntonclose/2019/05 Received 08-01-2020  
1rayntonclose/2019/06 Received 08-01-2020  
1rayntonclose/2019/07 Rev. A Received 08-01-2020  
1rayntonclose/2019/07A (Location Plan - 1:1250) Received 08-01-2020  
1rayntonclose/2019/09 Received 08-01-2020  
1rayntonclose/2019/01 Received 08-01-2020

**Date Plans Received:** 17/11/2019

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

**Date Application Valid:** 17/11/2019

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site relates to a two storey semi-detached dwellinghouse located on the south side of Raynton Close. The application property is setback from the adjacent highway and benefits from a good size garden. There is an existing vehicular access located on the side boundary with hardstanding for off-street parking. To the rear is an enclosed garden.

#### 1.2 Proposed Scheme

The applicant is seeking planning permission for two storey side extension following the demolition of the existing garage. The proposed extensions would be located on the west side, adjoining the boundary with No. 2 Raynton Close.

The proposed extensions would have dimension measuring 3.8m in width on both floors, with a depth matching the dwelling, set back 1m from the front elevation on both floors and a ridge height set below the original ridge height.

#### 1.3 Relevant Planning History Comment on Planning History

N/A

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### **3. Comments on Public Consultations**

7 neighbouring properties were consulted via letter on 20/11/2019. A site notice displayed and expired on 20/12/2019. 4 representation and a petition with 26 signatures received objecting to the proposal on the following grounds;

1. Impact on residential amenity of the neighbouring properties in terms of light, loss of privacy, overshadowing and overdominance.
2. The proposed dwelling, by reason of its size, scale, bulk, excessive width and proximity to the side boundary, would result in an incongruous addition which would be detrimental to the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses.
3. Raynton Close suffers from parking stress as not all properties have sufficient off-street parking available. The development would put further strain on parking for all residents and visitors to properties in Raynton Close.
4. Likelihood of the property being converted to HMO with associated parking issues.
5. Insufficient amenity space.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

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

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

Impact on character and appearance

Policy DMHD1 section A1.7 states that rear extensions should not protrude too far out from the rear wall of the original house or cut in half two-storey bay windows or other features. The addition of conservatories or other extensions to buildings that have already been extended will not be permitted. Full width extensions are not normally acceptable in Conservation Areas.

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;



iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary;

v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

It is proposed to erect a two storey side extension along the west side of the application property. The extension would be setback from the front elevation by 1m and a maximum of 3.3m from the side boundary, reducing to 1.5m to the rear. The extension would not protrude beyond the rear elevation of the original dwelling. In these respects the proposal complies with the Council's requirements. However, the proposed extensions on both floors would exceed half the width of the original property, contrary to Policy DMHD1 (C)(i) and fail to harmonise well with the scale, form and proportions of the original building.

As such, the proposed development by reason of its design in terms of its size, scale, bulk and excessive width, would result in an incongruous addition which would be detrimental to the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenity of the street scene and the surrounding area.

#### Impact on residential amenity

The application site is bordered by properties at No.2 Raynton Close and 27 Raynton Drive. The proposed development is set off from the boundary with No.2 Raynton Close by a minimum of 1.5m and angles away from this property. All the windows in the side elevation of No. 2 are obscure glazed and do not serve habitable rooms. Whilst there are habitable rooms to the front of this property, given the distance of the extension from these rooms it is considered that the impact on these rooms would not be sufficient to justify refusal on these grounds.

The proposal includes a door/window on the ground floor in the flank elevation and a one in the rear elevation of the proposed first floor. The ground floor window/door would look on to the boundary fencing and whilst the first floor window could potentially result in some overlooking, the room it serves is dual aspect with a window on the front elevation as well. Thus, if the extension were considered acceptable, this window could be conditioned to be obscure glazed.

Thus, it is considered that the proposed development would not be detrimental to residential amenity.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy DMHD 1 section A (vi) states that sufficient garden space to be retained as a consequence of an extension. The property currently benefits from a rear/private side garden of some 95sq.m. This would be reduced to 75sq.m. This measurement does not

include the demolition of the outbuilding, as it is unclear from the plans whether this is being retained or not. If the outbuilding were demolished this would add a further 13sq.m. However, even with the retention of the outbuilding, it is considered that sufficient garden space would be retained for the extended dwelling, in accordance with the above policy.

The proposed development would result to loss of garage and part of the existing hardstanding . However, the application site would still be able to provide up to two off-street parking spaces and would meet the Council standards.

## **6. RECOMMENDATION**

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

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

The proposed two storey side extension, by virtue of its size, scale, bulk and width would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

## **INFORMATIVES**

- 1 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 Hillingdon Local Plan: Part Two - Development Management Policies, as well as offering a full pre-application advice service.

## **Standard Informatives**

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

Part 1 Policies:

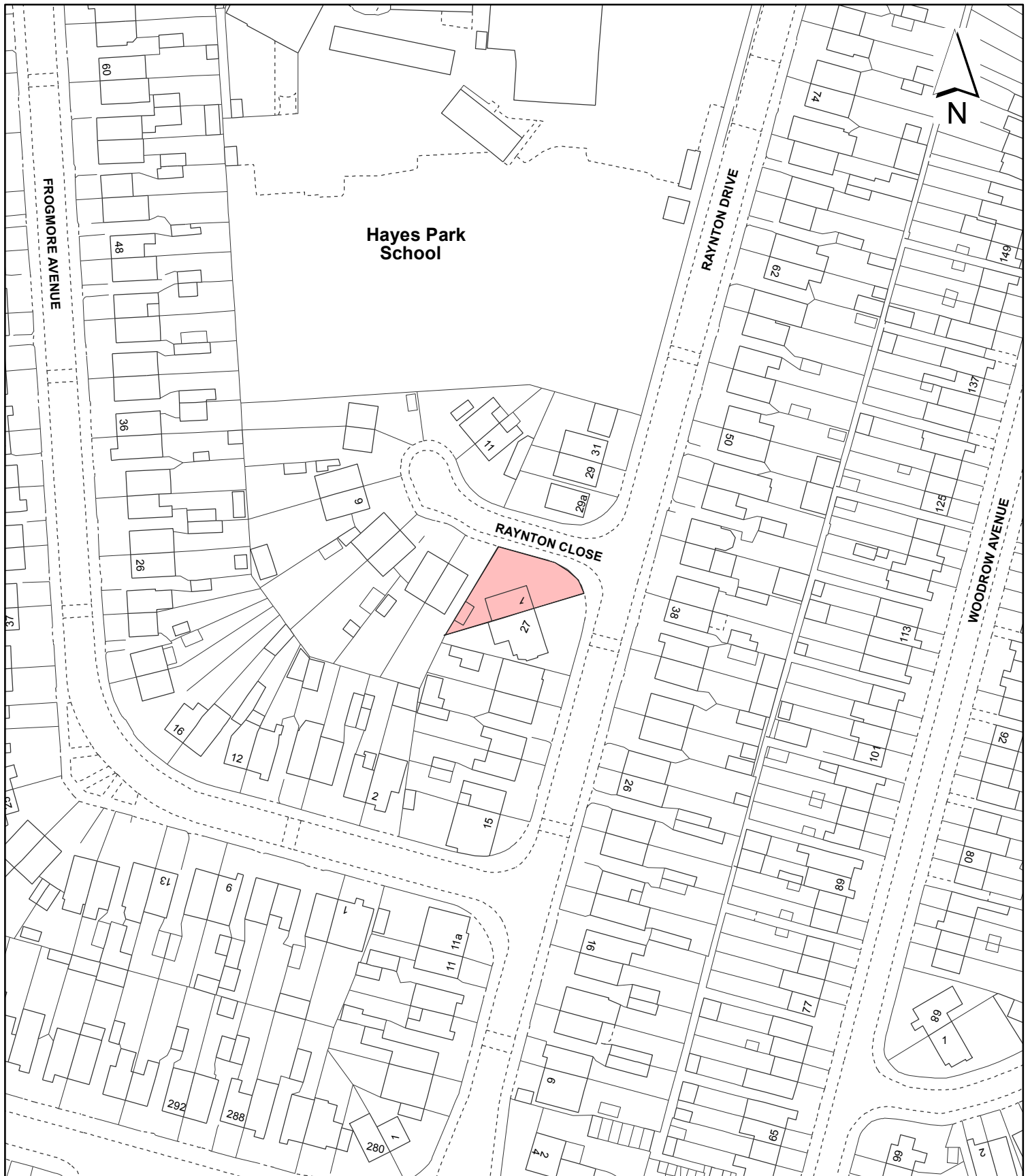
PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development  
DMHD 1 Alterations and Extensions to Residential Dwellings  
DMT 6 Vehicle Parking  
LPP 3.5 (2016) Quality and design of housing developments

**Contact Officer:** Batatunde Aregbesola

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**1 Raynton Close  
 Hayes**

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

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

Planning Application Ref:  
**8096/APP/2019/3719**

Scale:  
**1:1,250**

Planning Committee:  
**Central and South** Page 14

Date:  
**February 2020**



**HILLINGDON**  
 LONDON

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

**Address** 13A NORTH COMMON ROAD UXBRIDGE

**Development:** Erection of 5 two storey, 3-bed, attached dwellings with associated parking and amenity space, involving demolition of existing detached house

**LBH Ref Nos:** 74738/APP/2019/1181

**Drawing Nos:** 532/P/01  
532/P/02  
P01  
111218/A  
Design and Access Statement  
Arboricultural Report  
111218/MX443565  
OS Plan of backland development  
2896-K-01 Appeal site access plan  
111218/Driveway dated 14.12.19  
111218/Driveway dated 13.01.20  
532/P/04 rev A  
532/P/06 rev A  
532/P/07 rev A  
532/P/03 rev B  
Revised Flood Risk Assessment date received 21-10-19  
Revised Ecology Report

<b>Date Plans Received:</b> 05/04/2019	<b>Date(s) of Amendment(s):</b> 06/01/2020
<b>Date Application Valid:</b> 05/04/2019	05/04/2019
	27/01/2020

### DEFERRED ON 4th December 2019 FOR SITE VISIT .

The application was deferred at the 04.12.19 Central and South Planning Committee for members to visit site which was undertaken on 07.01.20. Since the site visit further plans have been received following concerns raised relating to whether the access road is consistent with the measurements provided on the proposed and existing plans and whether it could adequately serve the proposed development as well as existing road users. The following actions have been undertaken within the report:

- Removed all UDP policies which have been superseded by LPP2 (Jan 2020) policies and removed referenced to HDAS
- Amended ecology section to reflect the ecology Officers comments as per the addendum (see Trees, landscaping and Ecology section of the report)
- Amended Highways section of the report to reflect the updated Highways Comments following the site visit dated 07-01-2020
- Recommendation changed to Refusal and reason for refusal added
- Updated plans list to include further title deed plan demonstrating the extent of the land owned by the applicant and also a further title deed plan with the boundary hedges and rootline (111218/Driveway dated 13.01.2 and 111218/Driveway dated 14.12.19 respectively)

## 1. SUMMARY

The application site seeks full planning consent for the redevelopment of a 2500 m2 plot currently occupied by a two storey detached dwelling and two ponds which occupy the north eastern area of the site. The application proposes to demolish the existing dwelling and construct a set of 5 x 3 bedroom two storey terraced dwellings. The two ponds within the site boundary would effectively be altered to create one 180m2 pond located in the northern corner of the site behind the gardens of the proposed dwellings.

## 2. RECOMMENDATION

**REFUSAL for the following reasons:**

### 1 NON2 Non Standard reason for refusal

The proposed narrow width and extended depth of the proposed access would be insufficient to serve the development and number of vehicle trips generated. The width of the access would not be sufficient to facilitate two-way vehicle movement which in turn would result in vehicles having to reverse for a distance greater than acceptable and would give rise to potential risks to both vehicle and pedestrian safety. Furthermore the applicant has failed to demonstrate that the proposed access would be sufficient to allow emergency fire vehicle access. It is therefore considered the the proposed development fails to accord with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

## 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 Local Plan - Part One (2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (2020) set out below 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.

DMT 2	Highways Impacts
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMHB 5	Areas of Special Local Character
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
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 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
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

**3 171 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 Hillingdon Local Plan - Part One (2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (2020), 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 of a 2500 m2 irregularly shaped plot located on the northern side of North Common Road. The site is accessed via a narrow lane that is positioned between nos. 11 and 15 North Common Road to the west of Water Tower Close. The site is occupied by a post war detached house with a large rear garden with pond and thick tree/foliage coverage.

The application site is located within a prominent residential area, is bounded to the south by Uxbridge Common Open Space and is located within the North Uxbridge Area of Special Local Character. The northern area of the North Uxbridge Area of Special Local Character is characterised by hedges, trees and vegetation.

The Common is a very attractive feature at the centre of this area, and it provides a good setting for the properties surrounding it. There are some pleasant views across the Common, particularly to the large interwar houses on the north side, set in spacious plots and bounded by tall hedges, with some older, Victorian cottages set down leafy lanes to the north.

The site is reflective of the spacious residential plots and semi-rural appearance of the northern part of the ASLC.

The site has two ponds which used to act as an overflow to the water tower on the neighbouring adjacent site. The water tower has been converted mainly into residential units and the pond no longer functions for overflow purposes.

### **3.2 Proposed Scheme**

The proposal involves the demolition of the existing 2 storey detached dwelling and construction of 5 x 3 bed terraced dwellings with associated parking and landscaping. The proposed dwellings would be set back from the principle road and accessed via a narrow service road.

The proposed terraces would be set back from the front boundary and would be staggered in order to break up the bulk of the 72.43m front facade. The dwellings would benefit from generous sized front and rear gardens and would be characterised by pitched tiled roofs. The terrace frontage would be staggered by way of setting back both unit 1 and 5 which breaks up the width of the front facade. Generous landscaping around the boundaries of the site will provide a green screen around the development which is common within the street scene and wider Area of Special Local Character.

### **3.3 Relevant Planning History**

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

The application site does not benefit from any previous planning history however in assessing the application consideration should be given to decisions relating to similar developments within close proximity to the site, such as the Land Rear of 15, 16 and 17 North Common Road for which the Councils decision to refuse the 3 x two storey 3 bed terraced dwellings was overturned at appeal (APP/R5510/W/15/3135376).

The appeal decision contains some text which is relevant to the development for which this application seeks consent and the comments are listed below:

"The main issues in both appeals are the effect of the proposals on the:

. Character and appearance of the surrounding area which is within the North Uxbridge Area of Special Local Character (ASLC);

. Living conditions of the occupiers of adjoining residential properties including those at 170A Harefield Road and 16 and 17 North Common Road with particular reference to outlook and noise and disturbance; and

. Biodiversity of the area with regard to great crested newts and nearby ponds.

12. The bulk of the North Uxbridge ASLC comprises a suburban housing area to the south-west of Uxbridge Common. This open space is very much the 'jewel in the crown' at the heart of the ASLC as an attractive feature in its own right and in providing a setting for the buildings that fringe it. Pleasant views across the Common are possible towards the inter-war housing along North Common Road with the iconic water tower in the background as a local landmark.

13. The lack of a footway and the tall hedging that predominates along the front boundaries provide a semi-rural 'feel' to North Common Road. It therefore contributes positively to the ASLC by complementing the 'green edge' of the Common. The proposal would utilise an existing crossover and whilst some frontage planting would be lost the opening created would be narrow. The front areas of Nos 16 and 17 are already hard surfaced and the qualities outlined above would consequently be retained. The formation of a passing place would accentuate the gap. In townscape terms the new hedge should follow the line of the access drive but this could be resolved by condition.



14. The appellant's analysis of the wider area bounded by Harefield Road and Park Road extends beyond the ASLC. Nevertheless, Water Tower Close and 3 private drives give access to a number of houses behind North Common Road. Because the close is an adopted road and development has been comprehensive it can be distinguished from the appeal proposals. However, irrespective of when they were built, backland development is an integral element of this part of the designated area. The properties at 12/13, 13a North Common Road, 5 Water Tower Close and 21/22 North Common Road are examples immediately to the east and west of the appeals site

18. In summary, the main attribute of this part of the ASLC is the attractive frontage to North Common Road. The impact on this would be very limited. Furthermore, the existing layout of buildings to the rear has something of an 'ad hoc' character rather than an orderly one where development in backland locations is absent. The proposals would reflect this and the detailed design and site planning would harmonise with the surroundings as far as possible.

19. Therefore there would not be harm to the character and appearance of the surrounding area. As a result no conflict would occur with Policy BE1 or with Policies BE13 and BE19 of the Unitary Development Plan (UDP) which are concerned with design and character. These have been saved for an interim period as the HLP: Part 2. Furthermore the proposals would not be at odds with Policies 3.5, 7.1 or 7.4 of The London Plan 2015 regarding quality and design of housing developments, lifetime neighbourhoods and local character.

28. Given the unattractiveness of the appeal site to this protected species and the lack of evidence that it contributes to a wider network the proposals are unlikely to have any material impact on ecology. It would nevertheless be prudent to implement certain measures to prevent harm to great crested newts whilst construction is in progress and this could be secured by condition.

30. No significant harm to biodiversity would occur as a result of the proposals and the principle set out in the first bullet point of paragraph 118 of the Framework does not apply. Furthermore, they would not fall foul of Policy EM7 of the HLP: Part 1 which is concerned with protected species and SINCs or with Policies EC3 and EC5 of the UDP. The latter refers to the creation of new habitats. They would also be in line with Policy 7.19 of The London Plan 2015 on biodiversity and access to nature."

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

London Borough of Hillingdon Development Plan (from 17 January 2020)

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

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

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

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

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

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

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

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

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

Draft London Plan (Intend to Publish Version, December 2019)

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

1.6 The Mayor has considered the Inspectors' recommendations and, on the 19th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept.

1.7 Limited weight should be attached to draft London Plan policies that have not been accepted by the Mayor or that have only been accepted in part/with significant amendments. Greater weight may be attached to policies that were subject to the Inspector's recommendations and have since been accepted by the Mayor through the 'Intend to Publish' version of the Plan. The weight will then increase as unresolved issues are overcome through the completion of the outstanding statutory process. Greater weight may also be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made).

### **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:

- DMT 2 Highways Impacts
- DMH 1 Safeguarding Existing Housing
- DMH 2 Housing Mix
- DMH 4 Residential Conversions and Redevelopment
- DMHB 5 Areas of Special Local Character
- 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
- 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 6.13 (2016) Parking
- LPP 6.9 (2016) Cycling
- LPP 7.3 (2016) Designing out crime
- LPP 7.4 (2016) Local character
- LPP 7.6 (2016) Architecture
- LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- 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**

The application has been subject to numerous rounds of consultation. A total 18 neighbouring

properties were consulted by letter and a site notice was erected outside of the site. The final round of consultations expired on 01/11/19. A breakdown of the comments received during each round of consultation is provided below along with a summary of the comments received across all rounds of consultation. In addition to the below comments a petition carrying 53 signatures has been submitted in objection to the proposed scheme.

Following public consultation 23 representations were received raising the following concerns;

- Further congestion
- Impacts to local ecological habitat
- Development not in keeping with the local context
- The proposed access is unsuitable for 5 new properties
- Noise from the cars entering and existing the access road
- De-value properties
- Impacts to trees
- Removal of the existing ponds
- Pedestrian safety
- Back-land development
- Lack of emergency vehicle access
- Parking
- Materials shown on the proposed plans do not match the those of the surrounding properties

### **Internal Consultees**

#### **HIGHWAYS**

The comments below are revised highway comments on the above application following both receipt of a more detailed survey plan and the taking of various measurements on site at the member site visit of the 7/1/2020.

The application site is located north of Uxbridge Common off North Common Road which in turn connects to Park Road (B483). Within the vicinity of the site, the road benefits from street lighting and parking restrictions in the form of single yellow lines. There are no pedestrian footways resulting in the carriageway being used as a shared surface. Access to the application site is via an 80 metre track that is straight and bordered by overgrown vegetation. The site access at its narrowest point measures 2.8 metres wide which widens to 3.2 metres at certain sections. The access track at its far end leads onto a shared parking and manoeuvring area. It should be noted that at present the site access serves up to 3 existing dwellings (the existing property as well as No's. 13 & 14 North Common Road). It should also be noted that consent has recently been granted through ref, 7099/APP/2019/2298 for a 2 bed dwelling towards the rear of No. 12 North Common Road. This will be accessed via the same application site access albeit pedestrian access can be gained from Water Tower Close which is also situated close to the front of this property. Upon reviewing the Public Transport Accessibility Level (PTAL) rating for the development using the Transport for London WebCAT service, it is indicated that the site contains a PTAL rating of 2. It is therefore likely that occupants would be dependent on the private car for trips to and from the site. The proposals comprise 5 x 3 bed residential units with associated parking and amenity provision. Having assessed the latest submitted information the Highway Authority has the following observations.

#### **Parking Provision**

When considering the quantum of development against the London Borough of Hillingdon car parking standards, the proposed scheme is required to provide 10 parking spaces (2 spaces per dwelling). The submitted plans show each dwelling making use of 1 parking space within each respective curtilage. An additional shared parking area is proposed which will accommodate a further 5 parking spaces for the development. It is required that these spaces be allocated to each dwelling should consent be granted. It should be noted that in order to conform to the current

standards, 1 disabled parking space should be provided. The scheme provides sufficient space adjacent to the dwellings and parking areas for vehicles to manoeuvring into provision. This is in accordance with current guidance.

#### Cycle Parking

To accord with the Council standards each dwelling should provide 2 secure and covered parking spaces (totalling 10). It is apparent from the submitted drawings that this has not been achieved (but could be conditioned).

#### Site Access

The latest submitted plans propose that the existing vehicular track to the site be widened to a maximum width of 3.6 metres in order to accommodate the proposed dwellings as well as No's. 12, 13 & 14 North Common Road (a total of 8 dwellings). If consented the new development would generate an increase in traffic movements to and fro the site. It is therefore required that the access be able to accommodate simultaneous two-way traffic so that vehicles can enter and leave the site at the same time in opposite directions. This would be the case for any further intensification of use to the existing access. In accordance with national highway guidance contained within the current 'Manual for Streets' (1 & 2) document, a minimum access width of 4.1 metres would be required to achieve this arrangement. It is apparent from the submitted plans that this is not the case and would result in conflicting vehicle movements. A driver encountering a vehicle coming in the opposite direction would have to give way necessitating them having to reverse extended distances either back into the site or back towards North Common Road. In addition, it should be noted that this access will be the sole point of access for vehicles as well as pedestrians and therefore effectively being deemed as shared use. The altered access width of 3.6 metres is therefore considered insufficient in accommodating likely users and would present a risk to the safety of vulnerable road users.

#### Operational and Refuse Vehicles:

Given the narrow width of the access track refuse collection at No. 14 North Common Road - which is situated at the very far end of the access road is achieved by using a smaller version of the Council standard refuse vehicle. If consented, this same arrangement could apply to the new dwellings.

In terms of emergency vehicle access, specifically fire service vehicles, the Building Regulation Requirement B5 (2000) highlights that there should be a minimum operational access width of 3.7 metres for a pump appliance to within 45 metres of all family houses. In addition, fire service vehicles should not have to reverse more than 20 metres. Whilst it can be argued that dwellings are already located off the site access, it should be noted that a fire appliance could park in Water Tower Close very close to the front of No's. 12 and 13 North Common Road, this is within an acceptable distance. No.14 North Common Road is located close to the rear elevations of other properties in Water Tower Close, sufficiently close that a 45 metres distance from the roadway within Water Tower Close exists. Numbers 12, 13 and 14 North Common Road could therefore be serviced via Water Tower Close by the fire brigade if such a need arose. However, without any suitable confirmation from the London Fire Brigade that they support an alternative arrangement it can only be assumed that fire service vehicles would be unable to gain access to the application site and the distances involved between Water Tower Close and some of the proposed dwellings would definitely exceed 45 metres. In this particular case unless the applicant were to gain written confirmation from the London Fire Brigade that they are satisfied their fire appliances would be able to serve the development proposal the Highway Authority objects to this development in this regard.

#### Other material planning considerations

The applicant has referred to a comparable application (ref, 61320/APP/2014/2502) for back land development with access between No's. 16 & 17 North Common Road. Although there were no highway objections to the application which was later allowed at appeal, it should be noted that the

site access is considerably wider to that which is currently being proposed. At the recent member site visit a 4.8 metres wide measurement was taken which would meet all relevant standards. Not only would the site access linked to ref, 61320/APP/2014/2502 be able to accommodate simultaneous two-way traffic movements it was also a smaller development of 3 family houses.

#### Conclusion

Taking all factors into account, including the receipt of updated plans and the measurements taken on site, it is recommended that this application be refused with reference to highway and pedestrian safety and concerns over the acceptability of the access road and concerns regarding its acceptability as regards access to the dwellings by fire appliance vehicles.

#### FLOOD AND WATER MANAGEMENT

Prior to commencement,(excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority.

The scheme shall clearly demonstrate how it, manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change. This rate should be presented per hectare as well as the total for the whole site.
- iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated).
- iv. Where infiltration techniques (soakaway) a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

b) Minimise water use.

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

There is also a requirement to provide a management and maintenance plan associated with the Land Charges on the site so that it will be adhered to for the lifetime of the development.

Long Term Management and Maintenance of the drainage system.

- i. Provide a plan of the drainage implemented on site, showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner, PMC, sewers offered for adoption and that to be adopted by the Council Highways services.
- ii. Provide a management and maintenance plan for each aspect.
- ii Include details of Inspection regimes, performance specification, Operation standards (remediation and timescales for the resolving of issues where a PMC).
- iii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.

Long Term Management and Maintenance of the drainage system and Blue Ribbon landscaping.

- i. Provide a plan of the drainage implemented on site, showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner, PMC, sewers offered for adoption and that to be adopted by the Council Highways services.

ii. Provide a plan of the landscaping and specified annual maintenance as well as arrangements for any adhoc or emergency management which may be required.

## REASON

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

HERITAGE AND CONSERVATION: (summary of multiple sets of comments received during the determination of the application which involved various plan revisions) :

### Assessment - background/significance

The existing site comprises of a modern, mid-20th century single dwelling house located in the south-western corner of the site. The property itself is not of any particular interest. However its verdant character positively contributes to its immediate surroundings. The site is accessed off a narrow lane running north from North Common Road. It is a small semi-rural pocket with mature hedges defining boundaries and a small number of dwellings making up the informal Close.

The highly vegetated nature of the site and well established pond contribute to the character and appearance of the streetscene. The ponds have a notable history relating to a tile works in this location during the 19th century prior to the development of the Water Tower (now residential) and neighbouring cottages. It forms part of the setting of the Locally Listed Water Tower to the east of the site. The Water Tower was built by the Uxbridge Water Works Co. and is considered to be a non-designated heritage asset due to its Locally Listed status. It is a notable landmark building with views of the structure stretching as far as the A40.

Neighbouring the site to the south east are three cottage-style dwellings. Originally there had been a pair of cottages comprising of Nos. 12 and 13. The occupants of the cottages were likely workers associated to the Water Tower and these were some of the first residential dwellings located off Uxbridge Common. No.13 was extended in the 1970s to the north which was then separated off as a separate dwelling. The existing cottages are an attractive group and they originally date from the early 20th century. They are characterised by their painted render exterior and half-hipped clay tiled roof with decorative ridge tiles. No. 12 appears to have retained its chimney stacks which positively contribute to the character and appearance of the cottage aesthetic and ASLC. Their quaint appearance is defined by its one and half storey scale with half dormers featuring at eaves level. They are modest in size typical of their age, with a projecting wing to the rear.

The cottages are surrounded by mature vegetation with a timber picket fence enclosing the frontage. This contributes to the semi-rural character of this pocket space and defines the architectural style and scale of residential dwellings in this location.

The site and surrounding environment positively contributes to the character and appearance of the area and form part of the early development around Uxbridge Common with both historic and architectural interest. Whilst the encroachment of suburban developments has somewhat diminished a once rural setting this pocket space within North Uxbridge is a reminder of the area's history. Alterations and development should aim to enhance such significance.

### Assessment - impact

The proposed amended development would comprise of demolition of the existing dwelling house and introduce 5 new dwellings to the southern end of the site. There are no objections to the principle of demolishing the existing house.

The amended proposal would not address previous issues highlighted. The height of the terrace would remain as two full storeys with gabled roof form. This would result in the built form dominating this intimate space. As described above the immediate surrounding environment is well-defined by the 1 and a half storey cottages. This approach has also been taken on the Allowed development site to the west (rear of Nos. 15, 16 and 17). The design and appearance of the proposal would not be in keeping with the site's immediate vicinity and introduce an urban form into a space semi-rural in character.

It is important the semi-rural character of this pocket space is retained (if not enhanced upon). There would be significant loss of existing vegetation due the positioning of the properties. This alongside the widening of the road and car parking arrangement would detrimentally alter the appearance of the unique lane-like aesthetic. The choice of road surfacing would also overly urbanise the character of the area. A 'buff' coloured surface, ideally permeable should be considered in the first instance. The proposed 'park railings' between the dwellings would be considered urban in appearance and in appropriate. A picket fence could be considered more in keeping.

#### Conclusion

There is some scope for development on this site however it would need to be limited to a small number of units, ideally two semi-detached pairs of cottage-style dwellings. The design, appearance, scale and height would need to be similar to the neighbouring cottages and allowed appeal scheme to the west, 1 and half storeys in height with the first floor contained within the roof.

#### OFFICER COMMENT:

The concerns raised by the Conservation Officer need to be balanced against the delivery of additional family housing.

#### ECOLOGY

The development will result in a historic pond that is likely to have a historic ecological footprint of value to the area; more so given this type of habitat is becoming increasingly rare. The ecological report provides useful information on some protected species and rules out the presence of great crested newts. However, the assessment fails to fully address the general value of the pond and effectively dismisses it as a low value ecological receptor. This is not accepted. Although the pond may not be a primary supporting habitat for European protected species, it will have value to a range of flora and fauna that serves as a diverse natural environment.

Consequently, if you are minded to approve the application, the £20,000 must be secured through the S106 agreement and a condition appended to the subsequent approval.

#### TREES AND LANDSCAPES

This site is occupied by a detached house at the end of a long unsealed private driveway off North Common Road. The site has a small lawn to the front but extends some way to the north and east behind the house, with a number of outbuildings and a large pond. the land to the rear has recently been cleared but the site is surrounded by boundary trees, off-site, in the rear gardens which back on to the site. There are no TPO's or Conservation Area designations affecting the site, however, the area is locally listed as an Area of Special Local Character.

A tree report has been prepared by an arboricultural consultant with due regard to BS5837:2012. The report has identified and assessed 14 individual trees, all of which are 'C' grade apart from one 'A' grade tree T2 a cedar and one 'B' grade tree, T1, a sycamore. The report acknowledges that both T1 and T2 will be close enough to be affected by the development, together with 'C' grade trees T3-14, however, tree protection measures and methodology is specified which, the report states, will



safeguard the trees - provided the prescribed measures are adhered to.

With regard to the site layout T12, T13 and T14 are relatively close to the plot 6. Otherwise, the layout provides external amenity space / private gardens with new tree planing and a small replacement pond. An ecological appraisal and Great Crested Newt report have been prepared by All Ecology with recommendations. (Please refer to Ian Thynne for comment).

RECOMMENDATION: No objection subject to pre-commencement condition RES8 (arb supervision required with monitoring reports to be submitted to the LPA) and post-commencement conditions RES9 (parts 1, 2, 4, 5 and 6) and RES10.

## **7. MAIN PLANNING ISSUES**

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

Policy H1 of the Local Plan: Part One - Strategic Policies (November 2012) gives general support to housing provision to meet and exceed the Council's minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies.

Policy 3.3 of the London Plan (March 2016) seeks to ensure that London's housing needs are met. This objective is reiterated in the Mayor of London's Supplementary Planning Guidance (SPG) on Housing, although it is noted that the in achieving housing targets, full account must be given to other policy objectives.

At a national level, Chapter 5 of the National Planning Policy Framework (NPPF) (February 2019), supports the delivery of homes, confirming that local authorities should, through their Local Plans, demonstrate how housing targets and objectives will be met. Particular emphasis is given to housing delivery over the next five years, but authorities are also required to consider growth beyond this.

Policy H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that proposals for tandem development of backland in residential areas will only be permitted if no undue disturbance or loss of privacy is likely to be caused to adjoining occupiers.

Policy DMH 2: Housing Mix The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. The London Borough of Hillingdon Strategic Housing Market Assessment (November 2016) which supports Policy DMH 2 states that there is clear requirement for family sized dwellings (3 bed and above). The proposal seeks planning consent for 5 x 3 bed dwellings with adequate garden space provide to serve each unit thus would meet the requirements set out in DMH 2.

Policy DMH 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (Jan 2020) states that there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;

ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;

iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and

v) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

An existing service road provides access to the application site via North Common Road. The service road runs is located between No's 11 and 15 North Common Road and tunnels along the east and west side boundaries for almost the entire depth of each of the respective plots. The service road its does not only serve as vehicle and pedestrian access to the application site but also the rear of the terraced dwellings which are located further south east of the site. The access itself is wide enough to accommodate both vehicle and pedestrian activity and a turning circle space is provided towards the rear of No.15. Given that the road and turning circle already exists the intensified use of this route is considered to be limited.

The primary front and rear elevations would be located over 15 metres from any neighbouring properties and the habitable room windows would be sited 21 metres from the primary habitable room windows of all neighbouring properties, thereby avoiding any detrimental impact to neighbour privacy and overshadowing.

The application proposes 5 x 2 storey dwellings set back from the front boundary of the site with planting to be provided around the boundary to install a green form of privacy screening. Whilst the sites immediate context does feature some 1.5 storey dwellings, in particular the adjacent set of terraces the general built form is very much varied in terms of the building heights, scale and bulk. The height of the proposed dwellings would similar and in some cases less that those properties which front North Common Road and the significant set back from the boundary of the site gives the impression of a more inmate development. Furthermore the site plan demonstrates the retention of significant landscaping which contributes to the verdant nature of the Area of Special Local Character and tree cover is to be provided along the front boundary to provide a green screen around the southern boundary which can be viewed via the rear windows of the neighbouring dwellings.

When assessing the application it is important to give weight to the planning history of not only the site itself but other sites within close proximity, in particular those of which have appeal history. In conducting a planning history search the site know as Land At Rear of 15,16 and 17 North Common Road was found to be subject to a similar application for which an appeal inspector overturned the councils decision to refuse application ref 61320/APP/2014/2502 and 61320/APP/2015/2013 (appeal reference APP/R5510/W/15/3135376) for the demolition of a single garage at 17 North Common Road, construction of a new access road between 16 and 17 North Common Road and the development of a terrace of 3 x 3 bedroom dwellings with associated car parking and amenity area on land to the rear of 15, 16 and 17 North Common Road.

Paragraph 18 of the inspectors report states "In summary, the main attribute of this part of the ASLC is the attractive frontage to North Common Road". This particular development is similar in the sense that the plot to be development sits behind a row of existing dwellings and would be served by a similar access to that proposed in the current application. The inspector states that the main attribute of this part of the ASLC would not be disturbed given the proposed dwellings would in effect be hidden behind the dwellings which form the attractive frontage on North Common Road.

Following on from the above, the inspector states in paragraph 19, "Therefore there would not be harm to the character and appearance of the surrounding area. As a result no conflict would occur with Policy BE1 or with Policies BE13 and BE19 of the Unitary Development Plan (UDP) which are concerned with design and character. These have been saved for an interim period as the HLP: Part 2. Furthermore the proposals would not be at odds with Policies 3.5, 7.1 or 7.4 of The London Plan 2015 regarding quality and design of housing developments, lifetime neighbourhoods and local character"

Whilst the orientation of the dwelling differs to the successfully appealed case at the aforementioned site, the principle of whether the proposed dwellings significantly impacts the main attractive feature of North Common Road (the frontage) is a similar consideration and given the fact that only views of unit 1 would be offered from the road which would be consistent with the current view of the existing dwelling, it is unlikely that the council would be successful in defending the case refused on grounds of detrimental impact to the ASCL only, at appeal.

On balance, the proposed development would have a limited impact in terms of neighbour amenity and its wider context within the North Uxbridge Area of Special Local Character. Furthermore weight must be afforded to whether the scheme would significantly impact the ASLC main characteristics named within the appeal inspectors report for the site mentioned above. The scale and massing of the terrace would not be inconsistent of other dwellings constructed within close proximity of the the site, there is significant landscaping and tree cover proposed and the proposed developed would be served by an existing access way, as well as the replacement of the the existing ponds with a larger point to the rear of the development for which the general public would have access to. Therefore on-balance the scheme is considered to accord with Policy DMH 5 of Hillingdon Local Plan: Part 2 - Development Management Policies (Jan 2020)

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

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

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

The PTAL score for the site is 2 which identifies the area as having a low level of public transport accessibility. Having consulted the matrix, the optimal residential density for the development of this site to provide would therefore be between 150-250 habitable rooms per hectare per and 35-65 units per hectare.

The proposal involves the provision of 5 residential units on site which has an overall area of approximately 2,500 m<sup>2</sup> (0.25 hectares). The proposed development would provide 20 habitable rooms between all 5 new units which is considered to be acceptable in this location.

The scheme as proposed results in a density of 80 habitable rooms per hectare and 20 units per hectare. As such the density of the proposed scheme is lower than that which is recommended for a site of this size within London Plan Policy 3.4.

The application site is formed by an awkward shape with a long narrow service road which forms part of the overall site area, which connects the site to the principle highway. The site is predominantly surrounded by residential properties of between 1.5 and 2 stories set within spacious plots. Taking these points into consideration the proposal for 5 x 2 storey dwellings set back from the main frontage of the plot would present a development which would complement the character and appearance of the local area in comparison to a scheme with a higher density.

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

The application site is not located within an area important for archaeological remains, it is not sited close to any listed building nor is it located within or on the fringes of a conservation area.

The site does however, form part of the North Uxbridge Area of Special Local character. In such areas, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) applies which seeks to ensure new development harmonises with the materials, design features, architectural style and building heights predominant in the area. Development must also comply with the more general BE13 and BE19 policies, which seek to resist developments where 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 which fail to complement or improve the residential amenity of an area.

Furthermore policy DMHB 5 of the Hillingdon Local Plan : Part 2 - Development Management Policies (Jan 2020) sets out 3 key pieces of criteria which relate to development within Areas of Special Local Character.

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

The application site is located within the northern area of the North Uxbridge Area of Special Local Character, centred around the Common. The site is located to the rear of the properties which front North Common Road, characterised by residential dwellings of a variety of scales, tall hedges which form screening around most of the plots, mature trees and vegetation all of which contribute to the verdant nature of this area of Uxbridge. The Common (open space) is a very attractive feature at the centre of this area, and it provides a good setting for the properties surrounding it. There are some pleasant views across the Common, particularly to the large inter-war houses on the north side, set in spacious plots and bounded by tall hedges, with some older, Victorian cottages set down leafy lanes to the north. The former water tower which has been converted into residential units provides a pleasant backdrop to the application site and contributes to the more traditional built form within the Area of Special Local Character.

Furthermore as stated within the "Principle of Development" section of this report, a planning appeal inspector assessed the key features of the area within the ASLC for which

the application site is located, in the assessment of a recent appeal against the Council's decision to refuse a similar development within approximately 50 metres of the application site. The inspector states in the appeal decision "In summary, the main attribute of this part of the ASLC is the attractive frontage to North Common Road." This particular development is similar in the sense that the plot to be developed sits behind a row of existing dwellings and would be served by a similar access to that proposed in the current application"

With regards to policy point (A), the proposed site plan illustrates the front facade of the buildings would remain south facing. The street scene comprises of mainly 2 storey residential dwellings set back from the main highway by generous sized front gardens and screen from the road by the presence of mature vegetation. Although set back by a significantly greater distance, the existing arrangement of built form and landscaping on site would be consistent with that of the majority of the dwellings within the street scene prior the dwelling being vacated or left uncared for. The proposed plans do not present a departure from the height of the existing property and majority of the dwellings which comprise the street scene.

The application proposes an intensification of the use of the site and this has been brought forward in the design by way of terraced dwellings. The site is bounded by a set of terraced dwellings to the east and although the height of the proposed dwellings would be slightly greater (approximately 1.5 metres) than the existing terraced dwellings. The proposed site plan illustrates the proposed dwellings would be set back from the main frontage of the site with vegetation and trees along the boundary which will provide adequate screening. Furthermore the staggered front facade would effectively break up the bulk and massing of the terraced block which would also be screen by the 2 storey properties which front the North Common Road. The materials used to construct the development can be conditioned and therefore are not considered essential to the determination of this full planning application.

With regards to policy point (C) as stated above and the principle section of this report the scale, bulk and massing is similar the vast majority of the dwellings which are located within this area of the ASLC. Whilst the application site accommodates two ponds which would need to be removed to facilitate the construction of the dwellings the applicant has agreed to construct a new pond which the general public will have access to via a gate along the east and western boundaries, with a footpath to be constructed around the outer edges of the site.

Whilst the Heritage and Conservation Officer has raised concerns with the scale and design of the development as well as giving advice on preferred revisions, further assessment of the application has been undertaken by the Case Officer which includes the review of the appeal inspectors decision to reverse the Council's decision to refuse the development to the rear of 15, 16 and 17 North Common Road. Given the scale, bulk and massing of the block is consistent with the vast majority of dwellings in this area, the significant landscaping demonstrated on the proposed site plan, the inclusion of a new pond available to the public, the set back and staggered design of the front facade and the inspectors view of the similar development which is within very close proximity to the application site on balance the proposal is viewed to have a negligible impact on the character and appearance of the street scene and its wider context within the North Uxbridge Area of Special Local Character.

#### **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**

DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies (Jan 2020) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design which includes ;

- i) harmonising with the local context by taking into account the surrounding:
  - scale of development, considering the height, mass and bulk of adjacent structures;
  - building plot sizes and widths, plot coverage and established street patterns;
  - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
  - architectural composition and quality of detailing; local topography, views both from and to the site; and
- impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

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

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

Policy DMHB 5 DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies (Jan 2020 ):

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

The application is considered to be backland development as stated within the principle of development section of this report and given the site is significantly set back from the main principle highway (North Common Road) which is where the valuable street scene is located the proposed development would have a limited impact to the character and appearance of the street scene.

The application site is located within the northern area of the North Uxbridge Area of

Special Local Character, centred around the Common. The site is located to the rear of the properties which front North Common Road, characterised by residential dwellings of a variety of scales, tall hedges which form screening around most of the plots, mature trees and vegetation all of which contribute to the verdant nature of this area of Uxbridge. The surrounding built form comprises of a mixture of terraced, semi-detached and detached dwellings of highly individual design and character.

To the south of the site is 'The Common' which is prestigious green space accompanied by a pond and is seen as a very attractive feature of the area.

The principle of constructing a set of terraces within this location is considered to be acceptable. With regards to the scale of the development, the proposed elevations illustrate that the front facade of the block would measure 29 metres in width and would have a staggered frontage with Unit 1 & 5 being set back in order to break up the bulk of the block. The height of the block would measure approx 8.8 metres to the top of the ridge of the pitched roofs which is higher than the 1.5 storey terrace block to the east but less than the height of those properties which front the site (10,11 & 15 North Common Road). The proposed plans illustrate the dwellings would be of a traditional design with pitched roofs, glazed bar windows and soldier courses above the windows.

As stated above the street scene does not comprises of a specific prevailing character. The proposed scale of the dwellings is considered to be consistent with the vast majority of the dwellings within this area and those within the immediate context (North Common Road). The proposed plans illustrate the dwellings would be set back from the main frontage of the site and would be screened by vegetation and trees along the boundary of the site. Taking the above into consideration and that views of the development from the principle highway would be limited, the proposed development is not considered to give rise to any significant impacts to the character and appearance of the area. As such the proposal is considered to on-balance accord with policy DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies (Jan 2020)

## **7.08 Impact on neighbours**

Policy DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies (Jan 2020) sets out principles of good design which will ensure the amenities of surrounding properties are protected.

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

The ridge of the proposals would be higher but even though they would be at an angle to one another the proposed and existing dwellings would be broadly side-to-side. This is a common relationship between neighbouring properties and the 15m distance mentioned in the Supplementary Planning Document (SPD) on Residential Layouts is not intended to apply to this kind of situation. Scope also exists for landscaped screening between the proposed side walls and the boundary.

The proposed site plan illustrates the dwellings would be served by north and south facing habitable room windows whereas the existing terraced block to the east is served by main habitable windows facing west and east as the orientation of the block is different to that of the proposed. The scheme would achieve a minimum 15m separation distance from neighbouring properties. The closest residential properties would be No 5 Water Tower Close which measures 17 metres east of Unit 5 and 17A Harefield Road which is located

17 metres to the west.

Whilst it is accepted that Units 1 and 5 would feature habitable room windows at first floor level within 21 metres of existing neighbouring habitable room windows, consideration needs to be given to whether the scheme gives rise to significant harm to the privacy of those neighbouring properties which bound the site. With regards to No 170A Harefield Road, the higher level windows which would serve the bedroom at first floor would be constructed approximately 19.5 metres from the windows within the rear elevation (east facing) however according to the planning history this window serves a bathroom. Furthermore whilst the higher level windows of Unit 1 would offer some views over the garden of the aforementioned property these would be only be oblique views given the orientation of the unit.

A similar scenario is present between Unit 5 and No 5 Water Tower Close. The higher level windows within the front elevation of Unit 5 which serve a bedroom measure approximately 19 metres from the higher level window within the side elevation of No 5 Water Tower Close however the 21 metre separation distance applies to primary habitable room windows and the window within the side elevation is considered to be provide secondary outlook. As such the proposal is not considered to give rise to any significant impacts to neighbouring amenity through overdominance, visual intrusion, overlooking and overshadowing.

Whilst occupiers of the houses on either side of the access would be conscious from time-to-time of the comings and goings connected with the proposed houses the number of vehicular movements would not be sufficient to refuse the application on noise/disturbance grounds. Given also the absence of technical evidence to counter the noise assessment, no adverse impact on their living conditions would be likely to occur.

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

### **UNIT SIZES**

The London Plan (2016) sets out minimum sizes for various sized residential units. The scheme proposes the construction of 5 x 3 bed, 4 person dwellings of 2 stories in height which require 84m<sup>2</sup> of internal floor space in order to comply with the current space standards set out in Section 3.3 of the London Plan. The applicant submitted plans with all unit sizes demonstrating floor space in excess of the standards as set out above. As such the scheme accords with the London Plan (2016) minimum standard and is therefore considered acceptable.

Unit 1: 99.4m<sup>2</sup>

Unit 2: 99.4m<sup>2</sup>

Unit 3: 99.4m<sup>2</sup>

Unit 4: 99.4m<sup>2</sup>

Unit 5: 99.4m<sup>2</sup>

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

### **INTERNAL LAYOUT AND ACCOMMODATION**

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



Standard 28 of the London Plan Housing SPG (2016) requires the developments to demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.

The proposed plans demonstrate that all units meet the minimum space standards required as do each habitable room. Adequate outlook and daylight is proposed for each habitable room and therefore the scheme is considered to be policy compliant.

#### EXTERNAL LAYOUT/AMENITY SPACE

Policy DMHB 18 of the Hillingdon Local Plan Part 2 - Development Management Policies (Jan 2020) states that all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Supporting table 5.2 states that 3 bedroom properties should include 60 sqm of private outdoor amenity space.

Unit 1: 67m<sup>2</sup>

Unit 2: 60m<sup>2</sup>

Unit 3: 60m<sup>2</sup>

Unit 4: 60m<sup>2</sup>

Unit 5: 82m<sup>2</sup>

#### OUTLOOK

The dwelling have been designed designed with appropriate defensible space between the proposed units. The floor plans illustrate the main habitable room windows would be north and south facing and would be greater than 21 metres from neighbouring windows therefore adequate outlook is demonstrated for each of the new dwellings.

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

Section 8 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that development proposals will be expected to include measures that do not contribute further to congestion and where possible, reduce car use. Paragraph 8.13 specifically states that the Council will not support development which will unacceptably contribute to traffic movements, deleteriously impact on the highway network or road user safety (including to pedestrians) or, affect residential amenity including by noise, congestion or inadequate parking provision. Proposals which are likely to generate through traffic should avoid the use of local distributor and access roads. Development proposals must provide safe and adequate vehicular access, servicing and parking areas.

Furthermore paragraph 8.15 states that internal roads must be constructed in accordance with Council standards for that development, and be suitable and safe for the vehicles that will use it, including any service vehicles.

Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states :

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments

for pedestrians, cyclists and public transport users;  
iii) provide equal access for all people, including inclusive access for disabled people;  
iv) adequately address delivery, servicing and drop-off requirements; and  
v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

B) Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the appropriate thresholds.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states :

Highways Impacts Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states :

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The application site is located north of Uxbridge Common off North Common Road which in turn connects to Park Road (B483). Within the vicinity of the site, the road benefits from street lighting and parking restrictions in the form of single yellow lines. There are no pedestrian footways resulting in the carriageway being used as a shared surface. Access to the application site is via an 80 metre track that is straight and bordered by overgrown vegetation. The site access at its narrowest point measures 2.8 metres wide which widens to 3.2 metres at certain sections. The access track at its far end leads onto a shared parking and manoeuvring area. It should be noted that at present the site access serves up to 3 existing dwellings (the existing property as well as No's. 13 & 14 North Common Road). It should also be noted that consent has recently been granted through ref, 7099/APP/2019/2298 for a 2 bed dwelling towards the rear of No. 12 North Common Road. This will be accessed via the same application site access albeit pedestrian access can

be gained from Water Tower Close which is also situated close to the front of this property.

Upon reviewing the Public Transport Accessibility Level (PTAL) rating for the development using the Transport for London WebCAT service, it is indicated that the site contains a PTAL rating of 2. It is therefore likely that occupants would be dependent on the private car for trips to and from the site. The proposals comprise 5 x 3 bed residential units with associated parking and amenity provision. Having assessed the latest submitted information the Highway Authority has the following observations.

The initial assessment of the access was undertaken based on plan No 532/P/09 which illustrates and access of 4.25 metres which taken approximately 5 metres from the front access to the site. This plan has since been superseded by a title deed plan (111218/Driveway dated 13.01.2020) which demonstrates the extent of the access which is under the ownership of the applicant and this would be a 4.07 metres wide access therefore it is clear that the 4.25 metre wide access which was proposed on the superseded plan and subject to initial assessment from the Highways Officer could not be achieved. The title deed plan (111218/Driveway 13.01.2020) also illustrates the level of vegetation which forms an attractive boundary treatment along almost the full extent of the length of the access which is in excess of 80 metres. This plan is read in conjunction with 111218/driveway dated 14.12.2019 which illustrates the extent of the width of the access which may be achieved if the aforementioned vegetation were to be cut back to the root line and this presents the width of the access to measure 3.3 metres at its narrowest point. The Highways Officer has stated in commenting on the scheme that given the quantum of vehicle movements already generated by those who currently use the access, including the extant consent for a new dwelling permitted under application ref 7099/APP/2019/2298 an access of at least 4.1 metres would be required to serve the development as 2 way vehicle movement would be required.

After assessment of the more recent plans (111218/Driveway 13.01.2020 & 111218/driveway dated 14.12.2019) and a site visit which included the Highways Officer taking further measurements at varying points of the access road it is clear that the proposed access would not be wide enough to facilitate 2 way vehicle movement if the applicant were undertake works to the vegetation by cutting back to the root line only. Furthermore measurements taken on site by the Highways Officer have raised concerns with whether the width measurement illustrated within plan no. 111218/driveway dated 14.12.2019 are correct as a measurement taken on site from the front of the access appeared to be 2.8 metres rather than the 3.7 metres illustrated on the plan. One of the key elements of the scheme was that the vegetation would be trimmed and not fully removed in order to facilitate an access wide enough for 2-way vehicle movement, however it is clear that if the title deed plan were to be correct and implemented the entire boundary treatment would need to be removed along the entire length of the access, which in turn could create additional issues relating to ecology and also contradicting the balanced view taken towards the impact the development would have on the character and appearance of the Area of Special Local Character. Furthermore the lack of an acceptable access would result in a driver encountering a vehicle coming in the opposite direction would have to give way necessitating them having to reverse extended distances either back into the site or back towards North Common Road. In addition, it should be noted that this access will be the sole point of access for vehicles as well as pedestrians and therefore effectively being deemed as shared use. The altered access width of 3.6 metres is therefore considered insufficient in accommodating likely users and would present a risk to the safety of vulnerable road users.

During the assessment of the application the applicant provided information to support the

acceptability of the proposed access through the submission of the site plan for neighbouring appeal site. This plan illustrated a 4.2 metre wide access with waiting points within the length of the access road which is significantly smaller in terms of its length in comparison to the application site and also serves at maximum, 4 properties in comparison with 8 which are proposed to be served by the proposed access for the subject application. Furthermore a site inspection quite clearly demonstrated that the access to the appeal site is significantly greater in width than the application site and a measurement of this access revealed it to be 4.8 m which is above what is required to serve the development.

Whilst the refuse collection arrangement for the application site is undertaken by a small "alleycat" refuse vehicle the proposed access does present concerns relating to fire service vehicles specifically. The Building Regulation Requirement B5 (2000) highlights that there should be a minimum operational access width of 3.7 metres for a pump appliance to within 45 metres of all family houses. In addition, fire service vehicles should not have to reverse more than 20 metres. As stated in the Highway Officer Comments, whilst it can be argued that dwellings are already located off the site access, it should be noted that a fire appliance could park in Water Tower Close very close to the front of No's. 12 and 13 North Common Road, this is within an acceptable distance. No.14 North Common Road is located close to the rear elevations of other properties in Water Tower Close, sufficiently close that a 45 metres distance from the roadway within Water Tower Close exists. Numbers 12, 13 and 14 North Common Road could therefore be serviced via Water Tower Close by the fire brigade if such a need arose. However, without any suitable confirmation from the London Fire Brigade that they support an alternative arrangement it can only be assumed that fire service vehicles would be unable to gain access to the application site and the distances involved between Water Tower Close and some of the proposed dwellings would definitely exceed 45 metres. In this particular case unless the applicant were to gain written confirmation from the London Fire Brigade that they are satisfied their fire appliances would be able to serve the development proposal the Highway Authority objects to this development in this regard.

With regards to the parking, the application proposes 10 spaces which is consistent with the council's adopted parking standards.

Taking the above into considered the proposal is considered to be contrary to Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

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

##### URBAN DESIGN

Urban Design matters relating to the scale, form and massing of the development are addressed within the "impact to the character and appearance of the area" section of this report.

##### SECURITY

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

The proposed development would therefore be in accordance with Local Plan Policy BE18 and London Plan Policy 7.3.

#### **7.12 Disabled access**

Notwithstanding the submitted plans the Access Officer has stated the requirement for a pre-commencement condition pertaining to further details of step free access via the principal private entrance shall be submitted to and approved in writing by the Local Planning Authority. The requirement of this information is to ensure the design is in accordance with London Plan policy 3.8 and to ensure the construction of the dwellings meets Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

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

Not applicable to this application.

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

##### **LANDSCAPING**

Policy 5.3 of the London Plan (March 2016) requires that development proposals incorporate sustainable design and requires that biodiversity and green infrastructure is promoted and protected.

Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

In accordance with the above the applicant has submitted a site plan which demonstrates that each of the properties would be served by adequate sized rear gardens. In addition today each dwellings would benefit from modest sized front gardens with newly planter trees and a green screen will be construction around the edges of the site. The submitted site plan demonstrates that the rear gardens would be bounded by newly constructed pond to replace those which would be removed to facilitate the construction of the dwellings. A new path would be constructed and entrance gate to allow the public access to the pond and this is viewed as beneficial. A landscaping condition has been attached to secure further landscaping details.

A tree report has identified and assessed 14 individual trees, all of which are 'C' grade apart from one 'A' grade tree T2 a cedar and one 'B' grade tree, T1, a sycamore. The report acknowledges that both T1 and T2 will be close enough to be affected by the development, together with 'C' grade trees T3-14, however, tree protection measures and methodology is specified which, the report states, will safeguard the trees, provided the prescribed measures are adhered to. The application proposes the planting of 6 trees along the front boundary of the site and within the gardens of the 5 new dwellings which will provide some screening around the edge of the development similar to the North Common Road street scene. As such the landscaping and tree details are considered to be acceptable.

##### **ECOLOGY**

An Ecological Appraisal was submitted 08-04-19 and a revised version submitted 18-09.19.

The document includes an assessment of the entire site but more specifically the two ponds which are located within the boundary of the site and would be removed in order to facilitate the development. The document states that the habitats present on the site were also searched for signs of other animal activity. The trees were assessed for their potential to support bat roosts by visually inspecting them from the ground using binoculars and

high-powered torches where appropriate. Potential features such as holes, cavities or splits were recorded and then inspected where possible for signs of bats, which including grease/urine stains, scratch marks, droppings or the bats themselves.

A further pond, located on the edge of North Common Road is also referenced in the report mainly due to the inspectors regard for the possibility of Great Crested Newts within the area in the assessment of the appeal site within close proximity to the application site. The two ponds on site comprise of a large pond similar the village pond on North Common Road junction with West Common Road and this is referred to as pond 2 in the report, as well as a smaller pond adjacent to pond 2 and this referred to as pond 1. The report states that no specific wildlife was found to be present during the period of assessment and this included fish which can often be found in ponds such as these. The report concludes that habitats are generally common within areas similar to the application site however they offer low ecological value and can be easy to replace.

Notwithstanding the above, the content of the report and the appeal decision for the neighbouring similar development have both been scrutinised by the Councils Ecology Officer who has stated that given the national policy position which is that sites which present some form of ecological value shall be enhanced and developer should demonstrate a net gain rather than a net loss a scheme which includes the provision of a new pond towards the rear of the site would not go far enough to be policy compliant. It is therefore recommended that an off-site contribution of £20,000 be secured by s106 should the application be approved.

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

Policy 5.17 of the London Plan (March 2016) sets out the Mayor's spatial policy for waste management, including the requirements for new developments to provide appropriate facilities for the storage of refuse and recycling.

A refuse collection point is proposed to the front boundary of the main portion of the site. Given that the existing property benefits from a refuse collection in the same area of the site the proposal would not give rise to significant waste collection concerns.

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

Not applicable to this application.

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

Policy EM6 (Flood Risk Management) of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated. This is further supported by policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (Jan 2020) and Policies 5.13 and 5.15 of the London Plan (March 2016).

The application site was identified to have a low risk of flooding from surface water and groundwater, however, recommendations have been made to mitigate these risks which would ensure the proposals and their occupants are safe and appropriate with respect to flooding now and for their lifetime including allowances for climate change. A surface water drainage strategy has been proposed which demonstrates how the proposals will ensure surface water generated on site will be collected, attenuated, treated and discharged at a controlled rate in accordance with local and national policies, thereby reducing the risk of surface water flooding on and offsite.

The submission of revised layout information on the 1st October, there is no longer an in principle objection, as this new layout has more appropriately arranged the layout to deal

with all sources of flooding. It has also retained a much larger portion of the valuable ecological habitat.

The FRA has demonstrated how the flood risks associated with the site can be managed by the proposals, reducing the level of flood risk as compared to the existing regime. In conclusion, this FRA demonstrates that the proposals are consistent with the aims of the NPPF and its Planning Practice Guidance, along with the aims of the Strategic Flood Risk Assessment. The site will not be at significant risk of flooding, or increase flood risk to others.

However a considerable amount of detail of this arrangement and proposals still need to be agreed and therefore numerous conditions will need to be applied all of which should be discharged at the same time as the drainage and ecology are interrelated. As such the application is considered acceptable subject to a flood water management and drainage condition.

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

### **AIR QUALITY**

The application site does not fall within an air quality focus area nor is the proposal considered a major development therefore an air quality assessment is not required.

### **NOISE**

A construction management plan condition has been included to ensure that the noise created but the construction of the proposed development does not significantly impact the surrounding properties. Given that the proposal is for 5 new residential properties, it is unlikely that the proposal would give rise to any significant increase in noise.

## **7.19 Comments on Public Consultations**

The issues raised have been addressed within the various section of the report.

## **7.20 Planning obligations**

Policy DMCI 7 of the Local Plan : Part 2 - Development Management Policies (January 2019) sets parameters for the use of Planning Obligations and Community Infrastructure charges.

Paragraph 7.33 of the of the Local Plan : Part 2 - Development Management Policies (January 2019) states while new development can make provision for new homes, employment and leisure facilities and can improve the environment through use of renewable energy and improved landscaping, it can also place additional pressure on social and physical infrastructure and general amenity, and may require measures to be taken to remedy or mitigate such impacts.

Paragraph 7.34 states that the purpose of CIL is to provide infrastructure to support the development of an area; however, the Government has specified that there may still be site specific impact mitigation requirements without which a development should not be granted planning permission. These requirements should be dealt with by planning obligations.

Finally paragraph 7.35 states that the Council will require planning obligations where the CIL levy does not sufficiently mitigate the infrastructure impacts of new development. This may include situations in which site-specific requirements have been identified that will not be funded by CIL, or where there is floorspace that results in an intensification of use but is

not CIL chargeable. In such circumstances on-site obligations or financial contributions may be sought to address site-specific impacts. CIL payments will also be collected towards the cost of Crossrail on behalf of the Mayor. The Mayor's CIL Charging Schedule specifies a rate within Hillingdon of £35 per square metre of net increase in floorspace.

Further detail is contained in the Council's Planning Obligations SPD and its CIL Charging Schedule however policy DMCI 7 of the Local Plan : Part 2 - Development Management Policies (January 2019) sets the local parameters of Planning Obligations and Community Infrastructure charges.

The following would be required to mitigate the impact of the development:

(i) An offsite contribution of £20,000 towards ecology

The applicant has agreed to the above heads of terms. As such, the scheme complies with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

In addition to S106 contributions the Council has adopted its own Community Infrastructure Levy (CIL) with a charge of £35 per square metre of gross internal floor area. This application is CIL liable with respect to new floorspace being created, and the sum calculated for this application based on the floor area proposed is £39,583.42 .

In addition to the London Borough of Hillingdon CIL, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail. This application is CIL liable with respect to new floorspace being created, and the sum calculated for this application based on the floor area proposed is £17,220 .

#### **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 site seeks full planning consent for the redevelopment of a 2500 m2 plot currently occupied by a two storey detached dwelling and two ponds which occupy the north eastern area of the site. The application proposes to demolish the existing dwelling and construct a set of 5 x 3 bedroom two storey terraced dwellings. The two ponds within the site boundary would effectively be altered to create one 180m2 pond located in the northern corner of the site behind the gardens of the proposed dwellings.

The principle of development is established through the existing residential use of the site however the intensification of the use of the site and in particular the access road leading to the dwellings is considered to be unacceptable given its depth of over 80m and its narrow width. The access road is considered to be contrary to Local Plan Policies which set out principles for which development should adhere to in order to ensure developments are safe for both pedestrians and road users.

As such the application is considered unacceptable and is recommended for refusal.

## **11. Reference Documents**

National Planning Policy Framework (February 2019)

The London Plan (March 2016)

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

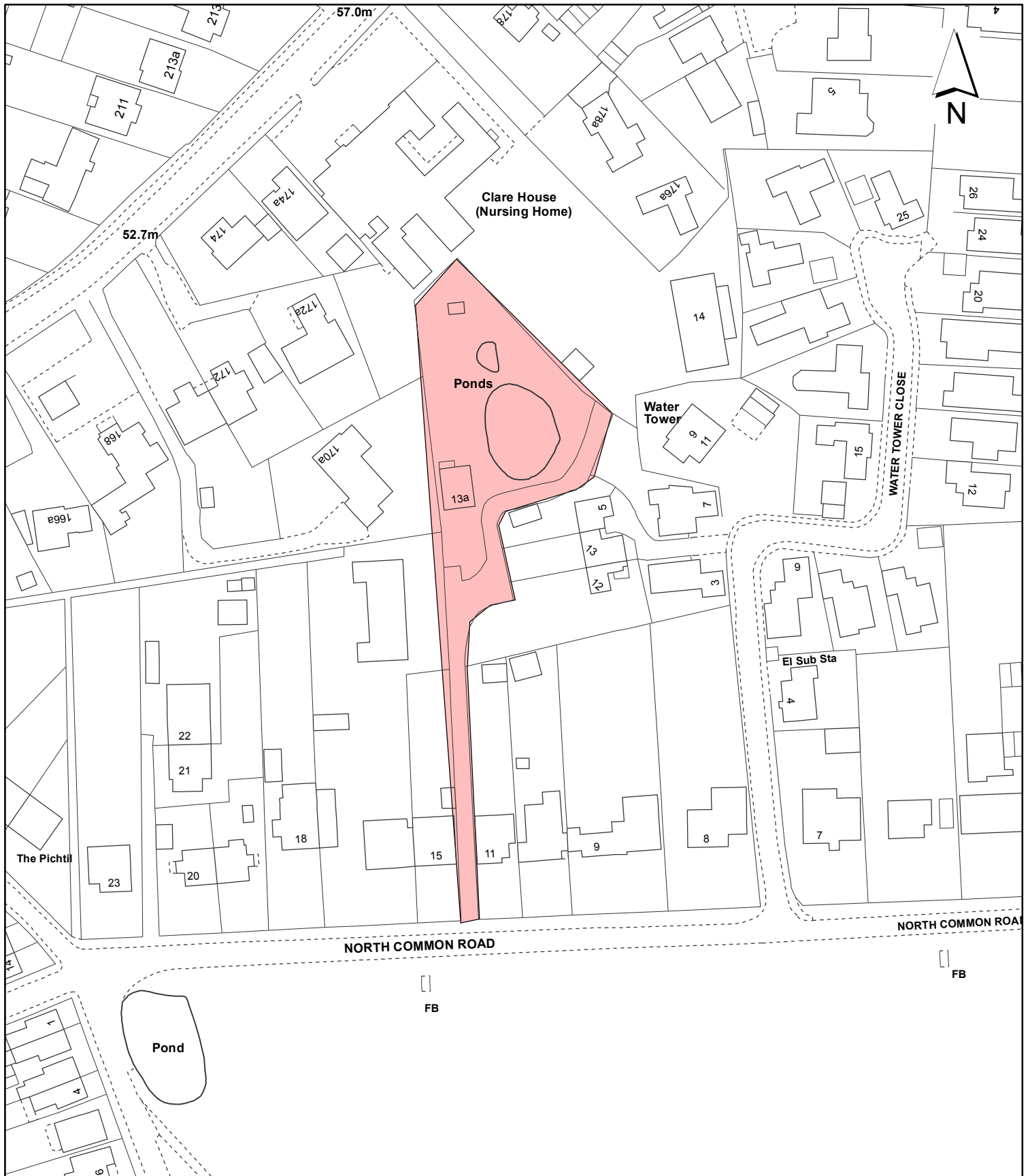
Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020)

Accessible Hillingdon Supplementary Planning Document (September 2017)

Planning Obligations Supplementary Planning Document (July 2014)

**Contact Officer:** Christopher Brady

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**13A North Common Road  
 Uxbridge**

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

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

Planning Application Ref:  
**74738/APP/2019/1181**

Scale:  
**1:1,250**

Planning Committee:  
**Central and South Uxbridge 45**

Date:  
**February 2020**



**HILLINGDON**  
 LONDON

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

**Address** RIDING STABLES GOULDS GREEN HILLINGDON

**Development:** Demolition of stables and erection of cattery pens (Use Class Sui Generis) and rebuilding of the office/store (part retrospective)

**LBH Ref Nos:** 26738/APP/2019/2207

**Drawing Nos:** 267CGGH/1 January 2020 Green Belt Statemen  
Agent's Email 23.10.19 - Justification of Use  
Agent's Email 24.10.19 - Justification of Use  
09/311/43 Rev. C  
Design and Access Statement Received 1 August 2019  
09/311/41 Rev. E  
09/311/44  
Demolished Stable Photos  
Agent's Email 10.10.19 - Materials  
09/311/31 Rev. G  
09/311/44 Rev. A

<b>Date Plans Received:</b>	01/07/2019	<b>Date(s) of Amendment(s):</b>	24/10/2019
<b>Date Application Valid:</b>	05/08/2019		01/07/2019
			09/07/2019
			11/10/2019
			08/01/2020

### DEFERRED ON 6th November 2019 FOR FURTHER INFORMATION .

This application was deferred at the committee of 6th November 2019 for additional information. Further information was received from the agent and a Green Belt Statement was submitted to address the issue relating to the principle of development in the Green Belt.

It should be noted that the previous application (Ref: 26738/APP/2018/1279) was dismissed at appeal is based on a scheme that proposed 3 cattery pens (4.3m x 13.17m in size) and an office/prep room (4.5m x 8.306m in size). The total footprint of the application was 207.27sqm. The proposal included 1 cattery building and an office/prep room to be located on mostly previously developed land while the remaining 2 cattery buildings would be located on land on which there were no buildings previously. The Inspector assessed the application based on Paragraph 145 (d) which states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt with the exception that the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. As the scheme was for both replacement and new buildings, this exception and Paragraph (e) could not be complied with. The Inspector's report highlighted that the "combination of new and replacement buildings, all of which would be in a materially different use, would amount to inappropriate development" and therefore concluded that the proposed development would be "inappropriate development which would give rise to a small loss of openness to the Green Belt".

However, the current application is for the erection of 1 cattery pen (4.15m x 13.17m in size) and an office (4m x 6m in size). The total footprint is 78.66sqm and the buildings are to be located on land where the demolished stable once stood. As such, when compared to the

previous scheme, this application is considered to comply with Paragraph 145 (g) and Paragraph (e) of the NPPF (2019). There would be no loss to the openness of the Green Belt but instead there would be an increase in the openness, due to the demolition of buildings which were larger.

The existing use of the application site is as a riding stable and livery business, which falls within Use Class D2 (assembly and leisure) and the proposed use for cattery pens is identified as a Sui Generis use.

The applicant has submitted supporting information which is summarised below:

#### Change of Use in the Green Belt

The applicant acknowledges that while the existing and proposed uses are different in terms of Use Class Order, the National Planning Practice Guidance (NPPG) has stated that "A change of use of land or buildings requires planning permission if it constitutes a material change of use. There is no statutory definition of 'material change of use, however, it is linked to the significance of a change and the resulting impact on the use of land and buildings. Whether a material change of use has taken place is a matter of fact and degree and this will be determined on the individual merits of a case." As examined in the body of this report and by the Inspector's Report, it is concluded that the impact of boarding cats is no greater than boarding horses. The Inspector's Report stated "I considered that the noise generated by cats would not be greater than that generated by horses. Furthermore, given the comings and goings associated with the existing use as riding stables and tack shop, any disturbance arising from additional activity associated with the proposed development would have a negligible effect. There was no substantive evidence to suggest that the proposed use would result in unacceptable odours." In regards to highways safety, for the previously larger scheme, the Inspector's Report noted that the proposed "would not have a materially harmful effect on highway safety or conflict with the highway safety protection aims of policy AM7 of the UDP." Therefore with the currently reduced scheme, the impact would be much less. Based on the proposed central location of the replacement buildings, it is unlikely that visual impact would be detrimental, as the site is bordered by heavy landscaping and therefore would not be visible from the street or the area in general. As such, the overall impact on the use of land and buildings would be considered negligible with less activity on site.

#### NPPF Green Belt Exception

Further clarification and comments were received from the Policy Team:

"1. As per our previous comments it is the view of the Policy team that the proposed development could fall under the exception set out in NPPF para 145 (g) provided it would not have a greater impact on the openness of the Green Belt than the existing development. Given the site was occupied by a stable block it is considered to be previously developed land for the purposes of this exception.

2. It is my view that this exception should have been used with reference to the dismissed appeal scheme and I am unclear why this was not considered by the Planning Inspector. It may be that the previous scheme was not all on previously developed land having been larger than the scheme currently under consideration (it would be useful to confirm this and demonstrate to members using the proposed layout plans for the two schemes). Considering this scheme is smaller in footprint than the revised scheme, and sits on the site of the former stable, it is considered to be on previously developed land.

3. If you reach the conclusion that the impact on the openness of the Green Belt would not be greater than the stable block, then the development would not be inappropriate development and very special circumstances would not be required."

Following the changes to the previous refused application, the current application complies with Paragraph 145 (g) of the NPPF (2019) which states that local planning authority should regard the construction of new buildings as inappropriate in the Green Belt with the exceptions of limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development. As highlighted in previous paragraphs, the proposed new cattery building and office is to be built where the original stables once stood with a reduced footprint, hence, there would be an increase to the openness of the Green Belt.

Paragraph 146 (e) of the NPPF (2019) states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, these include the material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds), if the site preserves its openness and does not conflict with the purposes then the development is considered not inappropriate in the Green Belt. Referring to previous paragraphs of this report, the proposed scheme will not impact on the openness and the overall operations of the existing site. In respect to the second proviso of NPPF Paragraph 146, the proposal does not conflict with the purposes outlined in Paragraph 134, which includes, to check the unrestricted sprawl of large built-up areas, to prevent neighbouring towns merging into one another, to assist in safeguarding the countryside from encroachment, to preserve the setting and special character of historic towns or to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Based on the points above, it is considered that the proposal is not inappropriate development therefore very special circumstances would not be required.

Notwithstanding the previous views, should "Very Special Circumstances" be required, the applicant has provided the following considerations that would outweigh any potential harm to the Green Belt by reason of inappropriateness:

Support for a local business and appropriate rural diversification

"The livery business at the site cannot be sustained due to the loss of the lease for grazing land and a new income stream is needed. The proposed cattery would provide a complementary diversification of the facility, appropriate to its location. Paragraph 80 of the NPPF makes clear that significant weight should be placed on the need to support economic growth. As part of this objective the Government is also keen to support a prosperous rural economy, and to this end the NPPF advises at paragraph 83 that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas including through conversion of existing buildings and well designed new buildings, and the development and diversification of land-based rural businesses. I consider that the need to foster the continued success of the applicant's business should therefore be given substantial weight."

Effective use and enhancement of a previously developed site

"The application site is previously developed and the NPPF promotes making the effective use of land. NPPF paragraph 118 says that substantial weight should be given to the value of using suitable brownfield land; that appropriate opportunities to remediate despoiled, degraded or derelict land should be supported; and that the development of under-utilised land and

buildings should be promoted and supported. As the Central & South Planning Committee report of 6 November 2019 identifies, the existing site is significantly under-utilised and the development would replace old dilapidated buildings, enhancing its use. In my view therefore significant weight should be given to this outcome in determination of the application, particularly also because it directly supports one of the purposes of the Green Belt, which is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land."

Reduced activity associated with the site

"The level of activity associated with the proposed cattery would be much reduced when compared with the previous DIY livery use (for stabling 26 horses), which has involved owners visiting their horses at least once, if not twice a day. The development would therefore have less impact on the area than the existing use - though it needs to be said that the stables use has never presented any traffic problems or nuisance to neighbours. I consider that this effect of the proposal is an important additional factor to take into account."

Maintenance of the site in uses appropriate to its location

"The proposal would also secure a continued appropriate use of the land that would help to resist other forms of less appropriate development that may be prejudicial to the great importance that is to be attached to Green Belts. As the Central & South Planning Committee report of 6 November 2019 identifies the proposed cattery would provide a new service to the local community and would function within the Green Belt site. In my view this is a pertinent consideration to weigh in the planning balance."

Lack of any harm to the openness or purposes of the Green Belt

"As case law has confirmed, Green Belt openness has a visual as well as spatial aspect. Given that the proposed building are smaller in size (both in extent and height) than those they would replace there is no detrimental impact on openness in terms of a spatial aspect; there would in fact be an improvement. In addition there would be no visual harm. The Central & South Planning Committee report of 6 November 2019 makes clear that the site is well screened from the surrounding area on all external boundaries, and that the proposed cattery would be well within the centre and contained nature of the site. I consider that the lack of any visual harm (as well as spatial effect) makes a valuable contribution to the degree of very special circumstances that support this proposal."

In conclusion it is considered that the proposed scheme complies with the exemptions of Paragraphs 145 (g) and 146 (e) of the NPPF (2019). As stated in other parts of the report, the existing riding stable and livery is not dissimilar to the proposed cattery. Thus, application is recommended for Approval.

## 1. SUMMARY

This application seeks planning permission for the demolition of stables and office/store, the erection of cattery pens (Use Class Sui Generis) and rebuilding of the office. The application is part retrospective as the stables and original office/store have been demolished and the office has already been constructed on site.

A previous application of a similar nature was refused and dismissed at appeal. The Inspector's Report concluded that the "scheme would be inappropriate development which would give rise to a small loss of openness to the Green Belt". There has been a considerable reduction in the number of buildings proposed in comparison to the previous submission. This application proposes one cattery building and office to replace the original demolished stable and office/store. The new buildings will have a smaller footprint than the original buildings which is considered to have addressed the Inspector's



concerns of the small loss of openness to the Green Belt. The introduction of a new additional use to the site was considered inappropriate development by the Inspector however, justification has been provided by the applicant.

The proposal is considered to accord with the exceptions set out in the NPPF (2019), Paragraph 145 part (g) and Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Therefore, this application is recommended for approval.

## 2. **RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 COM3 Time Limit**

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

#### **REASON**

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

#### **2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 09/311/44 Rev. A, 09/311/41 Rev. E, 09/311/43 Rev. C and shall thereafter be retained/maintained for as long as the development remains in existence.

#### **REASON**

To ensure the development complies with the provisions The Local Plan: Part 2 - Development Management Policies (2020) 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.

DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMHB 11	Design of New Development
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 7.16	(2016) Green Belt
NPPF- 2	NPPF-2 2018 - Achieving sustainable development

### **3 159 Councils Local Plan : Part 1 - Strategic Policies**

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

### **4 147 Damage to Verge - For Council Roads:**

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

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

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

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

### **5 170 LBH worked applicant in a positive & proactive (Granting)**

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

### **6**

The Council is aware of the presence, within 250 metres of the site, of land with the potential to emit gas. However, the risk of gas migration is considered minimal due to the age, nature and/or location of the fill. It is, however, recommended that the buildings are designed and constructed to prevent/minimise the possible entry of any migrating landfill gas. Please contact the Building Control Inspector on 01895 250155 if you require any advice.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The proposed site is located south of Goulds Green. The site is an existing riding stables with an entrance lane directly across from nos. 20 and 22 Goulds Green. There are parking on the east as you enter the site and on the west, is a residential dwelling occupied by the owner of the site. In recent years, a detached barn was converted into a 3-bedroom unit. To the rear of the property, it comprises of a stable yard with associated storage buildings and tack shop building. Adjacent to the large storage building towards the centre of the site is a small open area with soft landscaping.

The application site is well screened from the surrounding area by soft landscaping on all external boundaries. To the south is Stockley Park and to the north are residential properties. The site is rural in character and appearance. The application site is situated within the Green Belt and is part of the Hayes/West Drayton Corridor.

### 3.2 Proposed Scheme

The proposed scheme of the application is the retrospective demolition of stables and office/store, the erection of cattery pens (Use Class Sui Generis) and office. The cattery stall will be built within the same footprint of the original stable and the office is located adjacent to the cattery on the east.

Existing:

Office/Store - 5.5m (H) x 12.5m (L) x 3.5m (H) = 68.75 sqm

Stables - 3.5m (W) x 21m (L) x 2.9m (H) = 73.5 sqm

Proposed:

Office - 4m (W) x 6m (L) x 2.8 to 2.9m (H) = 24 sqm (slanted roof)

Cattery Stalls - 4.15 (W) x 13.17m (L) x 2.5m (H) = 54.66 sqm

The original stable and office/store would amount to a total of 142.25sqm, however the proposed will have a footprint of 78.66sqm. As such, there is a reduction of 66.59sqm. The proposed external material of the buildings are to match the cladding of the existing remaining stables in brown waney edged timber.

At the time of the case officer's site visit, the office/store had already been constructed and the stables have been demolished. It is also noted that there are several shipping containers located at the premise which do not appear to have planning permission.

### 3.3 Relevant Planning History

26738/79/0790 Riding Stables Goulds Green Hillingdon

Change of use to Retail use 34sq.m.(P)

**Decision:** 05-09-1979 ALT

26738/A/85/2033 Riding Stables Goulds Green Hillingdon

Retention of permission (base unknown)(P)

**Decision:** 10-07-1986 Withdrawn

26738/APP/2009/2596 The Stables Goulds Green Hillingdon

Conversion of outhouses to 1 two-bedroom and 1 one-bedroom flat, to include single storey side

extension, conversion of loftspace to habitable use and alterations to elevations.

**Decision:** 08-02-2010 Withdrawn

26738/APP/2010/2554 The Stables Goulds Green Hillingdon

Conversion of detached barn to rear to a three-bedroom residential unit, including 2 parking spaces and associated amenity space.

**Decision:** 06-09-2011 Approved

26738/APP/2014/4443 Riding Stables Goulds Green Hillingdon

Single storey detached outbuilding to rear for use for a swimming pool and associated plant rooms (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 02-02-2015 Refused

26738/APP/2015/499 Riding Stables Goulds Green Hillingdon

Single storey detached outbuilding for use as a swimming pool and plant room

**Decision:** 13-04-2015 Approved

26738/APP/2018/1279 Riding Stables Goulds Green Hillingdon

Erection of cattery buildings and associated office

**Decision:** 18-06-2018 Refused **Appeal:** 13-11-2018 Dismissed

26738/B/86/0797 Riding Stables Goulds Green Hillingdon

Leisure development - 3320sq.m. (Full)(P)

**Decision:** 19-06-1986 Approved

26738/C/86/0798 Riding Stables Goulds Green Hillingdon

Leisure development - 2630sq.m. (Full)(P)

**Decision:** 19-06-1986 Approved

26738/D/87/2036 Riding Stables Goulds Green Hillingdon

Erec. of a two-storey side extn. for granny annexe and conservatory to rear elevation.

**Decision:** 07-04-1988 Approved

26738/F/88/2818 The Farmhouse Goulds Green Hillingdon

Continued use of open menage and car park

**Decision:** 25-05-1989 ALT

26738/G/91/1045 The Farmhouse Goulds Green Hillingdon

Continued use of open menage and car park; Renewal of planning permission ref. 26738F/88/2 dated 25.5.89

**Decision:** 01-08-1991 ALT

26738/H/91/1950 The Farmhouse Goulds Green Hillingdon

Erection of a manure store enclosure and permanent use of land as car park

**Decision:** 15-06-1992 Approved

26738/J/94/0186 The Farmhouse Goulds Green Hillingdon

Erection of a two-storey rear extension

**Decision:** 30-03-1994 Approved

26738/L/94/1463 The Farmhouse Goulds Green Hillingdon

Erection of two outbuildings for the manufacture and storage of fireworks

**Decision:** 23-11-1994 Refused **Appeal:** 27-10-1995 Dismissed

26738/M/97/0100 Riding Stables Goulds Green Hillingdon

Installation of pitched roof over tack shop

**Decision:** 27-03-1997 Approved

26738/PRC/2019/69 Riding Stables Goulds Green Hillingdon

Demolition of stables and reconstruct for cattery (Use Class Sui Generis)

**Decision:** 05-06-2019 OBJ

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

A pre-application under planning reference 26738/PRC/2019/69 dated 05-06-19 was recommended for objection for the demolition of stables and reconstruct for cattery (Use Class Sui Generis).

A planning application under reference 26738/APP/2018/1279 was refused on 18-06-18 and was dismissed at appeal on 13-11-18 for the erection of cattery buildings and associated office. The inspector concluded that the scheme would be inappropriate development which would give rise to a small loss of openness to the Green Belt.

A planning application under reference 26738/APP/2015/499 was granted on 13-04-15 for a

single storey detached outbuilding for use as a swimming pool and plant room.

A Certificate of Lawful Development under reference 26738/APP/2014/4443 was refused on 02-02-15 for a single storey detached outbuilding to rear for use for a swimming pool and associated plant rooms.

A planning application under reference 26738/APP/2010/2554 was granted on 09-09-11 for the conversion of detached barn to rear to a three-bedroom residential unit, including 2 parking spaces and associated amenity space.

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

Part 2 Policies:

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMHB 11 Design of New Development

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 7.16 (2016) Green Belt

NPPF- 2 NPPF-2 2018 - Achieving sustainable development

NPPF- 13 NPPF-13 2018 - Protecting Green Belt land

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

**5.1 Advertisement Expiry Date:- 5th September 2019**

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

#### **6. Consultations**

##### **External Consultees**

A site notice was displayed and expired on 5-09-19. A total of 16 neighbouring owners/occupiers were consulted. Two comments were received. The summary of the comments are as follows:

- No objection to the proposed as long as there are no noise pollution, no construction vehicle and customer vehicle parked in front of residential houses, no abusive customer, no HGV before 8am, respect resident's privacy and the applicant is liable to clean the road/windows
- No objection if there are no disturbances and parking/blocking driveways. Previously experienced abusive customers from the stable parking in residents driveways.

## Internal Consultees

EPU Officer:

I have read through the submitted documents and there is no impact in regards to pollution or noise nuisance.

Contaminated Land Officer:

Please include the following:

Gas Informative

Building Techniques - It is recommended that the buildings are designed and constructed to prevent/minimise the possible entry of any migrating landfill gas. Please contact the Building Control Inspector on 01895 250155 if you require any advice.

REASON:

The Council is aware of the presence, within 250 metres of the site, of land with the potential to emit gas. However, the risk of gas migration is considered minimal due to the age, nature and/or location of the fill.

Conservation and Urban Design Officer:

Summary of Comments

There is no conservation objection in principle to these proposals, however, the vague information supplied so far implies that the proposed buildings may be clad in none traditional materials, which would be unacceptable. Should this proposal be approved, the exterior construction would need to be in timber, including the windows and doors.

Observations

The proposals in this application are considered to be within the setting of the Locally Listed property known as "The Stables", a late 19th C stable block to Goulds Green Farm. Two storey hayloft and dovecot, with single storey stable wings to each side; in stock bricks, slate roof with terracotta ridge tiles. Brick dogtooth eaves detail and string course, decorative arches to doors and windows. Converted to dwellings c2010.

This is a proposal to create a cattery on this site.

These proposals make use of the existing building plan for the courtyard and involve the erection of a similar type/class of building. There is no conservation objection in principle to these proposals, however, the Design and Access Statement refers to the use of 'proprietary manufactured cleanable materials', in their section on appearance. This is rather vague and implies the use of plastic cladding and windows which would be unacceptable in the setting of the locally listed old stables. Traditional timber cladding and window frames would be required, in suitable brown timber colour.

As always we are seeking to preserve or enhance the historic environment.

Recommendations

Recommend clarification/changes to proposed materials, otherwise no conservation objection.

Case Officer's Comment:

Following the receipt of further information, the proposed external material will be brown waney edged timber to match the cladding on the remaining stables.

Highways Officer:

Original Comments: No information has been provided regarding site access, trip generation and the quantum and layout of any off-road car parking. This information is needed before highway, traffic and transportation comments can be provided.

Revised Comments: There are no highway objections to this development.

Trees/Landscape Officer:

This site is occupied by a riding stable with livery and a number of outbuildings, yards and a car park. Accessed from the south side of Goulds Green, the southern boundary is defined by the edge of Stockley Park. There is a large ash tree on the northern edge of the proposed development site, which is not shown on plan. While the tree is an attractive feature, it is not protected by TPO or Conservation Area designation. The site lies within the Green Belt.

COMMENT The site was the subject of a previous application ref. 2018/1279 which was refused at Appeal. No trees or existing landscape will be affected by the proposal. The current proposals appear to have addressed the Inspector's reasons for refusal by reducing the footprint of the cattery to that of the existing stables. As noted in the Inspector's comments on openness (item 9), the proposed buildings will be screened from wider public view by the existing buildings and mature landscaping (around the boundaries).

RECOMMENDATION No objection and no need for landscape conditions.

Planning Policy Team:

Development Plan

1. Development Plan

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

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

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

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

The London Plan - Consolidated With Alterations (2016)

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

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

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

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

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

Draft London Plan (Consolidated with Changes July 2019)

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with



amendments was published in July 2019. This Consolidated version remains under examination with a report by the appointed panel of Inspectors due in Autumn 2019.

1.6 The NPPF sets out that decision takers may also give weight to relevant policies in emerging plans according to their stage in preparation, the extent of unresolved objections and degree of consistency with the NPPF. The Council's general approach at this stage is to give limited weight to the draft London Plan as a material consideration when deciding planning applications given at this stage of preparation it remains subject to a large number of objections, and could still be subject to significant further change prior to publication.

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

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

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

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

1.10 Taking para 48 of the NPPF into account, the Council's general approach to the weight which should be afforded to the draft LPP2 will be as follows:

1.11 With regard to (a) of para 48, 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.

1.12 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.

1.13 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.

1.14 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.

## 2.0 Designations

- Metropolitan Green Belt

## 3.0 Principle of Development

3.1 The proposed development is for the replacement of a stable block and supporting office and store with a smaller office and cattery block. Based on a high level assessment of the proposals (i.e.

that the overall footprint will reduce and there is no increase in bulk), it would appear they may qualify for one of the exceptions set out in the National Planning Policy Framework and therefore would not be inappropriate development.

3.2 Paragraph 145 part g) sets out an exception for limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified

3.3 Taking this exception into account, draft policy DMEI 4 Development in the Green Belt or Metropolitan Open Land of the emerging LPP2 provides detailed assessment criteria stating that proposals for redevelopment on sites in the Green Belt will only be permitted where the proposal would not have a greater impact on the openness of the Green Belt, and setting out criteria which cover factors such as height, bulk, distribution and visual amenity. A detailed assessment against these criteria will be required by the case officer to determine if the proposed development meets the requirements of policy DMEI 4. Saved Policy OL4 which also sets similar criteria for assessing redevelopments in the Green Belt should also be taken into.

## **7. MAIN PLANNING ISSUES**

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

This property is currently used for residential purposes for the owner and is a livery and riding school with a tack shop and stables. As part of this application, a new use is introduced with the establishment of a cattery. The issues relating to this are covered in the 'Impact on the Green Belt' section of this report.

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

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Paragraph 145 of the National Planning Policy Framework (2019) states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Policy 7.16 of The London Plan (2016) states that inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance.

Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very exceptional circumstances, B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to: i) the height and bulk of the existing building on the site; ii) the proportion of the site that is already developed; iii) the footprint, distribution and character of the existing buildings on the site; iv) the relationship of the proposal with any development on the site that is to be retained; and v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

The proposed development is for the replacement of a stable and supporting office and store with a smaller office and cattery block. As the proposed buildings will have a reduced overall footprint, no increase in bulk and size, and is to be located on the same footprint of original stable, the proposed is in line with exemption (g) within Paragraph 145 of the NPPF (2019).

The applicant has provided justification for the additional use as a cattery within the Green Belt. The site was initially established as a riding school and livery, however due to the loss of the grazing land which was leased from the Council, the application site has reduced from 40 horses to 8 horses. As such, the site is currently significantly under utilised for its original purposes.

The proposed cattery will provide a new service to the community and function within this Green Belt site. The chosen position of the cattery is well within the centre of the site and away from residential dwellings, replacing the old dilapidated stables that was demolished due to health and safety issues. The location of the site is considered appropriate due to the contained nature of the site and would unlikely cause harm to the site or the surrounding area but rather enhance its uses.

The Framework indicates that any harm to the Green Belt should be given substantial weight, however given the site is significantly under utilised for its original purposes and justification has been provided to support the proposed additional uses, the proposal is considered acceptable and would not have greater impact on the Green Belt than the existing use. As such, weight should be given to the very special circumstances to justify the proposed.

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

Policy DMHB 11 Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that A) All development, including extensions, alterations and new buildings will be required to be designed to the highest quality standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass

and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs. D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

The proposed cattery stall and office is located on hard landscape where the original building once was. The building is sited in the centre of the site with the surrounding stables, shop and soft landscaping screening the development from the street scene. Furthermore, the proposed external material used is brown waney edged timber which will match the existing cladding of the adjacent stables and is considered to be sympathetic to the rural look and feel of the immediate site. As such, the development is considered acceptable and is in accord with DMHB 11 Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

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

Given its location and that the new cattery and the office has a smaller footprint and height than the original buildings, the proposed is considered unlikely to impact on neighbours result in a significant loss of residential amenity.

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

Not applicable to this application.

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

Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that development proposals must ensure that: i) safe and efficient vehicular access to the highway network is provided to the Council's standards; ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents; iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes; iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable

development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when: i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations. B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The site has on-site parking immediately to the east of the site as you enter the driveway. There are a total of 9 car parking spaces including a disable bay. In reference to the previous appeal, the Inspector's reported stated that "the scheme would not have a materially harmful effect on highway safety or conflict with the highway safety protection aims of policy AM7 of the UDP". Furthermore, the Council's Highways Officer has assessed the application and no objections were raised. As such, the development is considered to be acceptable and is in accord with Policies DMT2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

**7.11 Urban design, access and security**

Refer to "Impact on the character & appearance of the area".

**7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

No trees or landscaping would be affected by the proposed. The replacement buildings will be located on existing hard surface ground where the original stable was located. The Council's Trees and Landscape officer was consulted and no objections was raised.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

As stated by the Inspector's Report, the "noise generated by cats would not be greater than that generated by horses" and that "there are no substantive evidence to suggest that the proposed use would result in unacceptable odours". On this basis in addition to the site's location to the rear of the property and surrounding landscape, it is considered that the proposal is unlikely to be detrimental to the character or amenities of the surrounding properties and area in general.

**7.19 Comments on Public Consultations**

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

**7.20 Planning obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

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

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

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

Not applicable.

**10. CONCLUSION**

This application seeks planning permission for the retrospective demolition of stables and office/store, and proposes a cattery stall and office. The site is located within the Green Belt however, the proposed cattery and office have a smaller footprint, height and scale than the demolished buildings, thus the development is considered acceptable and in line with Paragraph 145 part (g) of the NPPF.

Although the proposed departs from DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), some justification has been provided and the proposal is not considered to have a greater impact on the Green Belt than the existing use. The site is currently under utilised due to the loss of grazing land. The proposed will provide the Green Belt site a new offer and function to the area in general and would enhance its use. As such this application should be considered as an exemption to special circumstances.

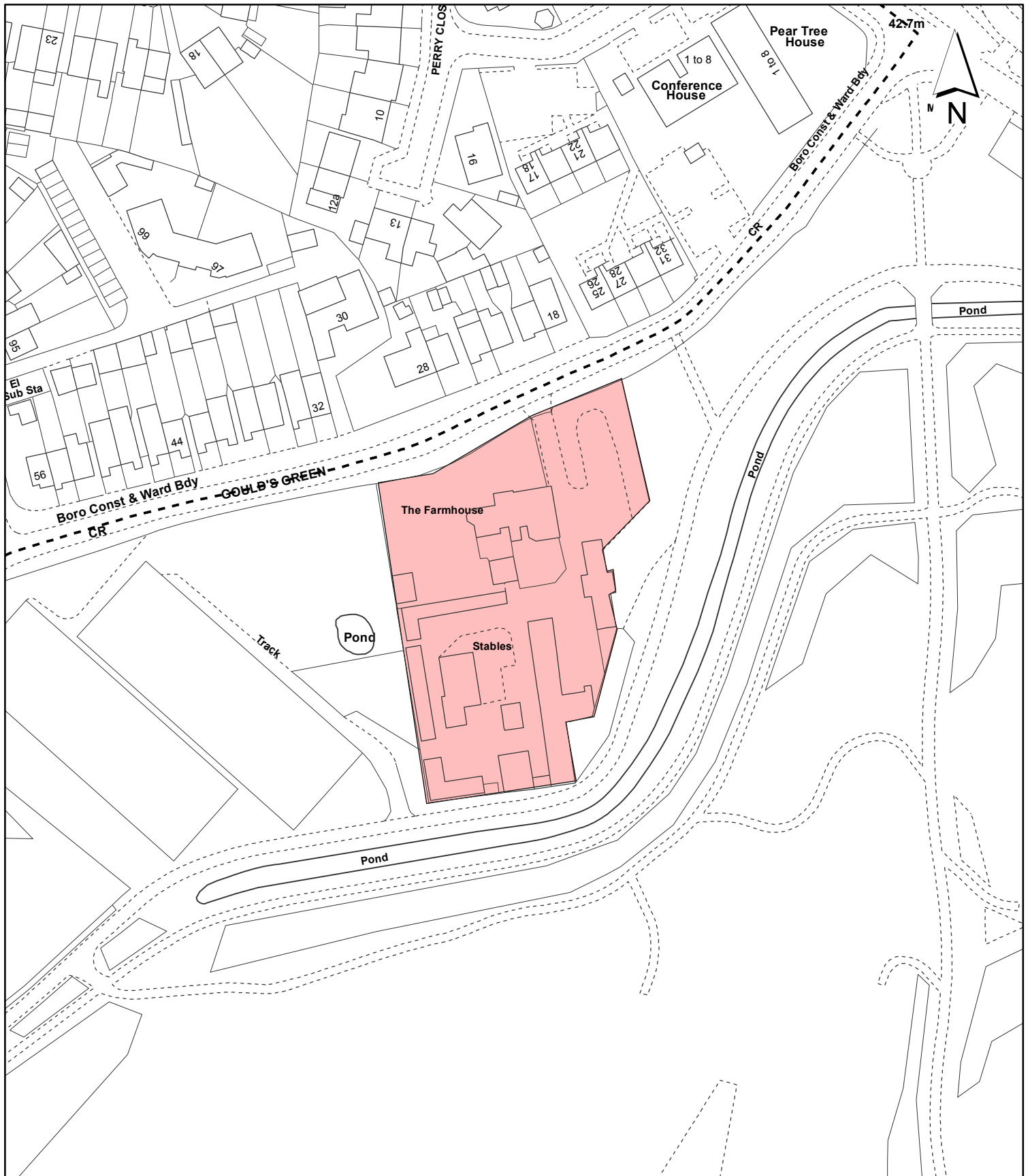
This application is recommended for Approval.

**11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Development Management Policies (2020)  
The London Plan (2016)  
National Planning Policy Framework (2019)

**Contact Officer:** Rebecca Lo

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Riding Stables  
 Goulds Green**

Planning Application Ref:

**26738/APP/2019/2207**

Scale:

**1:1,250**

Planning Committee:

**Central and South**

Date:

**February 2020**

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

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



**HILLINGDON**  
 LONDON



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

**Address** GASKELL BUILDING KINGSTON LANE HILLINGDON

**Development:** Replacement of existing chiller plant located in an existing louvre screened external roof plant area and the addition of 2 flues to provide extract from the internal teaching spaces

**LBH Ref Nos:** 532/APP/2019/3271

**Drawing Nos:** Plant Noise Impact Assessment  
6797-L(00)02 Rev. P1  
6797-L(00)01 Rev. P1  
6797-L(1-)- 01 Rev. P1  
6797-L(1-)11 Rev. P1  
6797-L(2-)12 Rev. P1  
6797-L(2-)02 Rev. P1  
6797-L(2-)11 Rev. P1  
6797-L(2-)01 Rev. P1  
Design and Access Statement Issue 02

**Date Plans Received:** 03/10/2019      **Date(s) of Amendment(s):** 03/10/2019

**Date Application Valid:** 03/10/2019

### 1. SUMMARY

The application seeks full planning consent for additional external flues and associated ventilation to support the existing use of the building as a learning and teaching centre for future teachers. More specifically the building provides teacher training and simulation facilities commensurate to those used for secondary school level science.

The activities within the buildings require ventilation and extraction requirements with sufficient capacity for the use of bunsen burners and other instruments for secondary school science activities. The use requires the provision of extraction flues under current building and servicing standards along with replacement roof mounted chillers.

Whilst the application site is located within the Green Belt, as is the entire campus the proposed development is of a minor scale and relatively hidden within a roof top plant area, therefore there is no impact to the openness of the Green Belt.

As such the application is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

#### REASON

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

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 6797-L(1-)-11 Rev. P1, 6797-L(2-)-11 Rev. P1 and 6797-L(2-)-12 Rev. P1.

**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 Local Plan: Part One - Strategic Policies (November 2012) and Hillingdon Local Plan: Part Two - Development Management Policies set out below 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.

DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMHB 11	Design of New Development
DMCI 1	Retention of Existing Community Sport and Education Facilities
LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land

**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.

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The Gaskell Building is an existing teaching building located with the Brunel University, Uxbridge campus. A range of teaching, office and study spaces are accommodated within the building. Brunel University is a Major Developed Site within the Metropolitan Green Belt as identified in the Policies of the Hillingdon Local Plan (Jan 2020).

The site is not listed or within a conservation area. Whilst the northern boundary of the

Brunel campus to the west of Cleveland Road shares a boundary with an adjacent conservation area, this is some distance from the Gaskell Building.

### **3.2 Proposed Scheme**

The application seeks planning permission for the replacement of the existing chiller plan located in an existing louvre screened external rooftop plan area with the addition of 2 new flues to provide extraction for internal teachings spaces.

The proposed new equipment would sit approximately 1.5 metres at its highest point above the top of the screened plant area towards the south western corner of the roof.

### **3.3 Relevant Planning History**

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

None relevant

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

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

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

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

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

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

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

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

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

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

Draft London Plan (Intend to Publish Version, December 2019)

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

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

1.6 The Mayor has considered the Inspectors' recommendations and, on the 19th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept.

1.7 Limited weight should be attached to draft London Plan policies that have not been accepted by the Mayor or that have only been accepted in part/with significant amendments. Greater weight may be attached to policies that were subject to the Inspector's recommendations and have since been accepted by the Mayor through the 'Intend to Publish' version of the Plan. The weight will then increase as unresolved issues are overcome through the completion of the outstanding statutory process. Greater weight may also be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made).

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMHB 11 Design of New Development

DMCI 1 Retention of Existing Community Sport and Education Facilities

LPP 7.16 (2016) Green Belt

NPPF- 13 NPPF-13 2018 - Protecting Green Belt land

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

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

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

### **6. Consultations**

#### **External Consultees**

A site notice was displayed between 01-11-19 and 28-11-19. No responses were received.

#### **Internal Consultees**

NOISE

I have read through the acoustic report and it is satisfactory. The applicant has demonstrated that the cumulative noise levels (from multiple plant) at the nearest noise sensitive dwelling shall not be an adverse impact on the amenity. The calculations and methodology are in accordance to BS4142.

'Methods for rating and assessing industrial and commercial sound.

## **7. MAIN PLANNING ISSUES**

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

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt. Accordingly, the proposal for a replacement and additional plant equipment is subject to the provisions of Policy DMEI 4 of the Hillingdon Local Plan : Part 2 - Development Management Policies (Jan 2020)

Policy DMEI 4 states:

A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special exceptional circumstances.

B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;
- ii) the proportion of the site that is already developed;

The proposal includes the replacement and addition of roof top plant equipment which would mainly be screened within the existing plant room area. The additional flues will extend 1.5 metres above the top of the plant area and this would only be visible from a significant distance. Given the size, scale, design and location of the proposed equipment, it is not considered that the proposed development would be contrary to Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

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

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

The proposal is not considered to have a detrimental impact on the Green Belt or surrounding area as discussed within the 'Impact on the character & appearance of the area' section of this report.

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

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt characterised by large education related buildings and some smaller commercial units. The design and scale of the plant equipment is considered to be minor and subordinate to the existing building, nearby buildings and would be relatively well screened from outside the campus and the adjoining Green Belt land. It is therefore considered that the plant equipment could be located in this position without a significant impact on the appearance of this part of the site and its immediate context.

It is considered that the proposal would not harm the overall character or appearance of the University Campus and surrounding area. Accordingly, the proposal would accord with Policy DMHB 11 of the of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

## **7.08 Impact on neighbours**

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

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

This part of the Brunel Campus is reasonably screened from the nearest residential properties which are located 40 metres south of the application building in Ratcliff Close. The Gaskell building and the properties within Ratcliff Close are separated by West Spur Road and a number of car parking spaces on either side of the road and also a 7.5m deep grass verge which accommodates a number of trees and other foliage and helps to screen the view of the larger educational buildings which form the Brunel Campus.

A noise report has been submitted and assessed by the Council's Noise Officer and found to be acceptable.

The size, scale and design are not considered to impact the character or amenities of the surrounding properties and no objection has been raised concerning these matters. As such the proposal is considered to comply with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

## **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**

The issues relating to design are addressed in the sections above.

## **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

## **7.15 Sustainable waste management**

Not applicable to this application.

## **7.16 Renewable energy / Sustainability**

Not applicable to this application.

## **7.17 Flooding or Drainage Issues**

Not applicable to this application.

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

The applicant has demonstrated through the submission of an acoustic report that the cumulative noise levels (from multiple plant) at the nearest noise sensitive dwelling would not have an adverse impact on amenity. The calculations and methodology are in accordance to BS4142. 'Methods for rating and assessing industrial and commercial sound.

## **7.19 Comments on Public Consultations**

Not applicable to this application.

## **7.20 Planning obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

Not relevant to the consideration of this application.

**8. Observations of the Borough Solicitor**

**General**

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

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

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

**Planning Conditions**

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

**Planning Obligations**

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

**Equalities and Human Rights**

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities

must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

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

Not applicable to this application.

**10. CONCLUSION**

The application seeks full planning permission for additional external flues and associated ventilation to support the existing use of the building as a learning and teaching centre for future teachers. Given its location on top of the Gaskell building roof, it is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site.

The proposed development is considered to comply with both government and local policies and it is therefore recommended for approval.

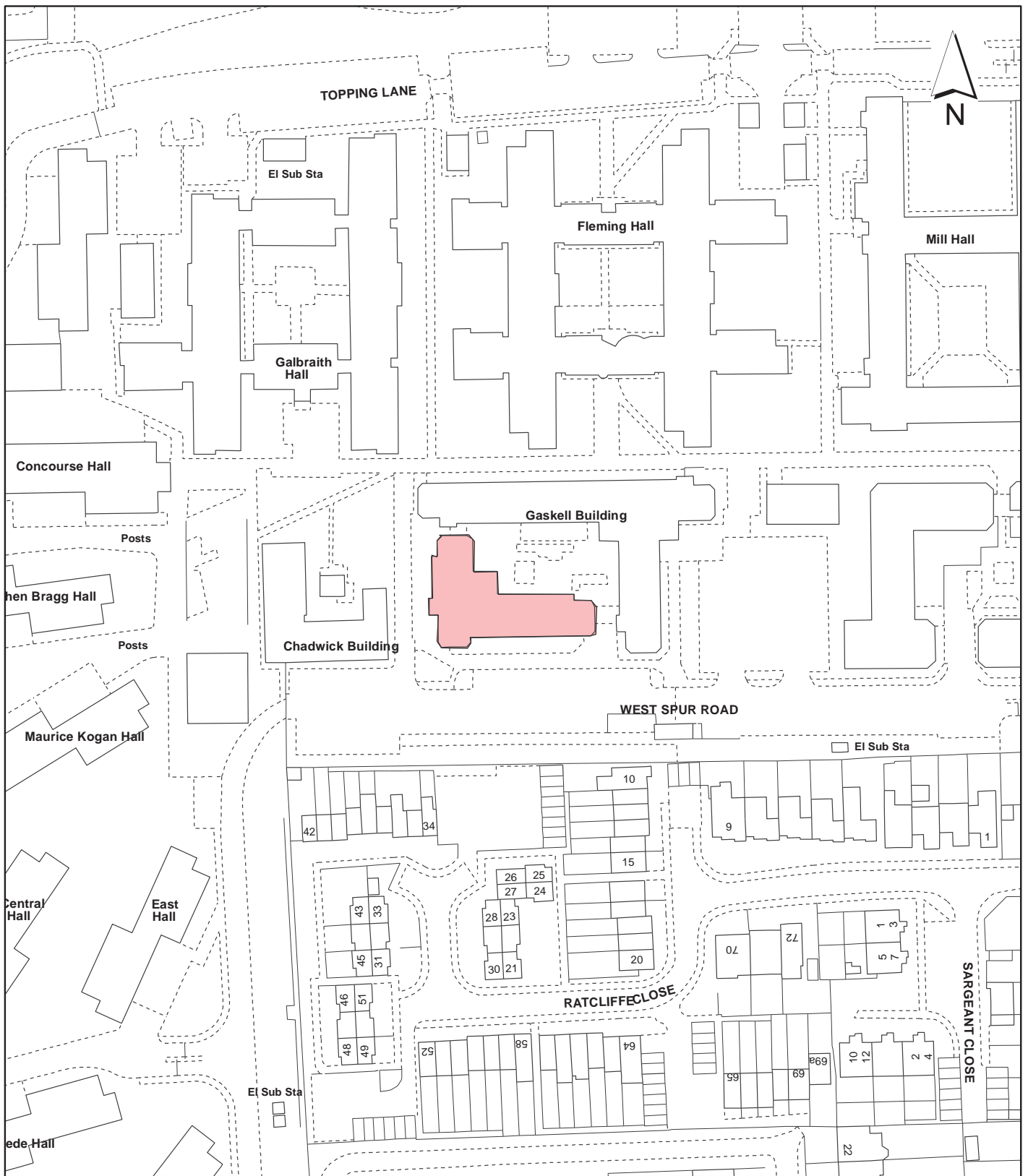
**11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Development Management Policies  
The London Plan (2016)  
National Planning Policy Framework (February 2019)

**Contact Officer:** Christopher Brady

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

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Site Address:

**Gaskell Building Brunel  
 Kingston Lane**

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

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

Planning Application Ref:  
**532/APP/2019/3271**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South Page 75**

Date:  
**February 2020**



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

**Address** LAND OPPOSITE THE GREEN PORTLAND ROAD HAYES

**Development:** Replacement of existing 14.7m high monopole with a new 20m high monopole with diplexer cabinet supporting 12 antennas, the installation of six new equipment cabinets, the removal of four redundant equipment cabinets and development ancillary thereto

**LBH Ref Nos:** 54903/APP/2019/1755

**Drawing Nos:** 002 Issue B Received 05-11-2019  
100 Issue B Received 05-11-2019  
150 Issue B Received 05-11-2019  
215 Issue B Received 05-11-2019  
216 Issue B Received 05-11-2019  
265 Issue B Received 05-11-2019  
266 Issue B Received 05-11-2019  
Supplementary Information  
5G and Future Technology- Delivering the UK's Telecoms Future  
Collaborating for Digital Connectivity Letter  
Pre-Consultation Letter dated 30/04/2019  
ICNIRP Certificate  
Letter to Highways  
Highways Notice

**Date Plans Received:** 23/05/2019                      **Date(s) of Amendment(s):** 23/05/2019

**Date Application Valid:** 23/05/2019

### 1. SUMMARY

Planning permission is sought for the removal of an existing 14.7m high monopole and four redundant equipment cabinets located on the public footway on the south-western side of Portland Road, facing onto The Green, and for the installation of a replacement 20m high monopole with diplexer cabinet supporting 12 antennas and six new equipment cabinets, with ancillary development, on the public footway on the south-western side of Portland Road opposite 49-55 Portland Road.

The proposed telecommunications development would not result in any safeguarding issues and would not have a detrimental impact on the visual amenity of the nearby Green Belt. The proposed scheme would not result in a detrimental impact on the character and appearance of the street scene and surrounding area. The proposal would not cause harm to pedestrian or highway safety. and therefore complies with Policies DMHB 11, DMHB 12, DMHB 21, DMEI 6, DMT 2 and DMAV 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policy 7.5 of the London Plan (2016), Policy D8 of the emerging London Plan (December 2019) and Chapter 10 of the National Planning Policy Framework.

The application is therefore recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

**1 COM3 Time Limit**

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

**REASON**

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

**2 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 215 Issue B Received 05-11-2019, 216 Issue B Received 05-11-2019, 265 Issue B Received 05-11-2019 and 266 Issue B Received 05-11-2019 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 - Development Management Policies (January 2020) and the London Plan (2016).

**3 NONSC Non Standard Condition**

Any apparatus or structure provided in accordance with this permission shall not become operational until all existing apparatus or structures, as shown on Drawing Nos. 215 Issue B Received 05-11-2019 and 265 Issue B Received 05-11-2019 are removed from the land and the land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

**REASON**

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies DMHB 11, DMHB 12 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

**4 NONSC Non Standard Condition**

Any apparatus or structure provided in accordance with this permission shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

**REASON**

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies DMHB 11, DMHB 12 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

**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 Local Plan: Part Two - Development Management Policies (January 2020). set out below, 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.

DMEI 6	Development in Green Edge Locations
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 21	Telecommunications
DMT 2	Highways Impacts
DMAV 1	Safe Operation of Airports
NPPF- 10	NPPF-10 2018 - Supporting high quality communications
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
LPP 7.5	(2016) Public realm

## **3**            I15                    **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

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

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

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

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3

3EU (Tel: 01895 277524).

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

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site for the new telecommunications development comprises part of the public footway on the south-western side of Portland Road opposite 49-55 Portland Road. An area of Green Belt is located approximately 20m to the south-west.

#### 3.2 Proposed Scheme

Planning permission is sought for the removal of an existing 14.7m high monopole and four redundant equipment cabinets located on the public footway on the south-western side of Portland Road, facing onto The Green, and for the installation of a replacement 20m high monopole with diplexer cabinet supporting 12 antennas and six new equipment cabinets, with ancillary development, on the public footway on the south-western side of Portland Road opposite 49-55 Portland Road (136m south of the current site).

The existing equipment cabinets range in size from 0.62m wide to 1.30m wide and range in height from 0.92m high to 1.67m high. An existing equipment cabinet (1.80m wide and 1.24m high) would be retained in its current location. The whole telecommunications site has a combined width of 11.95m.

The proposed equipment cabinets range in size from 0.60m wide to 2m wide and range in height from 1.15m high to 1.91m high. The whole telecommunications site has a combined width of 11.81m.

#### 3.3 Relevant Planning History

54903/APP/2000/564 Land Opposite The Green Portland Road Hayes

INSTALLATION OF 12 METRE HIGH MONOPOLE MAST WITH ANTENNAS AND EQUIPMENT CABIN (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

**Decision:** 18-05-2000 PRN

54903/APP/2015/1194 Land Opposite The Green Portland Road Hayes

Replacement of existing 14.3m high telecommunications monopole with a 14.7m high telecommunications monopole with associated equipment cabinet and installation of additional Mast Head Amplifier's (MHA's) (application under Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order for determination as to whether prior approval required for siting and appearance)

**Decision:** 22-05-2015 Approved

## **Comment on Relevant Planning History**

A Prior Approval application (ref: 54903/APP/2015/1194) under Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order was granted in May 2015 for 14.7m high telecommunications monopole with associated equipment cabinet and installation of additional Mast Head Amplifier's (MHA's). The monopole and equipment cabinets approved under Prior Approval ref: 54903/APP/2015/1194 are to be removed as part of this application and replaced with a telecommunications monopole and equipment cabinets on a section of Portland Road located 136m south of the current site.

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

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

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

The Local Plan: Part 1 - Strategic Policies (2012)  
The Local Plan: Part 2 - Development Management Policies (2020)  
The Local Plan: Part 2 - Site Allocations and Designations (2020)  
West London Waste Plan (2015)  
The London Plan - Consolidated With Alterations (2016)

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

Emerging Planning Policies:

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

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

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

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

Draft London Plan (Intend to Publish Version, December 2019):

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

1.6 The Mayor has considered the Inspectors' recommendations and, on the 19th December 2019, issued to the Secretary of State his intention to publish the London Plan

along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept.

1.7 Limited weight should be attached to draft London Plan policies that have not been accepted by the Mayor or that have only been accepted in part/with significant amendments. Greater weight may be attached to policies that were subject to the Inspector's recommendations and have since been accepted by the Mayor through the 'Intend to Publish' version of the Plan. The weight will then increase as unresolved issues are overcome through the completion of the outstanding statutory process. Greater weight may also be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made).

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

DMEI 6 Development in Green Edge Locations

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 21 Telecommunications

DMT 2 Highways Impacts

DMAV 1 Safe Operation of Airports

NPPF- 10 NPPF-10 2018 - Supporting high quality communications

NPPF- 13 NPPF-13 2018 - Protecting Green Belt land

LPP 7.5 (2016) Public realm

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

**5.1** Advertisement Expiry Date:- **11th December 2019**

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

## **6. Consultations**

### **External Consultees**

Consultation letters were sent out to 16 local owners/occupiers and a site notice was displayed. Two responses were received:

- i) object to more equipment on the site, taking up space on the pavement
- ii) path is uneven where it has been dug up/subsided
- iii) constant noise from existing cabinets
- iv) area is dark at night as no street lights
- v) lack of notice when works are carried out at the site
- vi) parking is already congested
- vii) health concerns over existing site's proximity to playground



## RECONSULTATION

A 21 day reconsultation was carried out until 28th November 2019. Consultation letters were sent out to 20 local owners/occupiers and site notices were displayed at the existing telecommunications site and at the proposed telecommunications site. One response was received:

- i) Further development is not appropriate in this residential area with lots of children and near a play park
- ii) pavement constricted with cabinets
- iii) no street lights and uneven pavement
- iv) vehicles parking alongside the pavement make the pavement narrower
- v) no alternative footpath on other side of existing site due to the park
- vi) disruption from previous works to existing telecommunications site - restricted parking/traffic disruption and residents not being notified of works to the existing site

Heathrow Aerodrome Safeguarding:

We have now assessed the above application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

However, we would like to make the following observation:

### Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>).

National Air Traffic Services (NATS):

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

### Internal Consultees

Highways: No objections

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

Policy DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas.

The proposal seeks to replace the existing 14.7m high monopole with a 20m high monopole with diplexer cabinet, supporting 12 antennas, located 136m south of the current telecommunications site, along with six equipment cabinets. The existing monopole and equipment cabinets would be removed.

The new monopole and equipment cabinets would be located on the pavement in front of a landscaped area and opposite residential properties. The overall position of the telecommunications development and height of the monopole is considered to be acceptable and would not have a detrimental impact on the character and appearance of the surrounding area.

The proposal therefore complies with Policy DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Chapter 10 of the National Planning Policy Framework (2018).

**7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

**7.04 Airport safeguarding**

Policy DMAV 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) state that the Local Planning Authority will not grant planning permission for development likely to interfere with the safe and efficient operation of Heathrow or Northolt Airports.

Heathrow Aerodrome Safeguarding and National Air Traffic Services (NATS) were consulted on the application and have raised no safeguarding objections to the proposed telecommunications development. The proposal therefore complies with Policy DMAV 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Chapter 10 of the National Planning Policy Framework (July 2018).

**7.05 Impact on the green belt**

The existing 14.7m high telecommunications monopole and equipment cabinets would be removed from the existing site, located opposite The Green. A replacement 20m high telecommunications monopole and equipment cabinets would be installed 136m south of the current site.

An area of Green Belt is located approximately 15m to the south of the new site. Policy DMEI 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect the visual amenity and character of the Green Belt.

Given the distance of the Green Belt away from the application site, and that this area of Green Belt comprises a large number of trees, it is considered that the proposed monopole and equipment cabinets would not result in a detrimental impact on the visual amenity of the nearby Green Belt. The proposed scheme therefore complies with Policy DMEI 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm.

Policy 7.5 of the London Plan (2016) and Policy D8 of the emerging London Plan (December 2019) seek to ensure that the public realm is safe and accessible and prevent barriers to movement for pedestrians. The use, design and location of street furniture should complement the use and function of the space.

The existing telecommunications monopole and equipment cabinets would be removed from the existing site, located opposite The Green. A replacement telecommunications monopole and equipment cabinets would be installed 136m south of the current site.

The replacement site is located on the pavement in front of a landscaped area and situated

15m opposite residential properties. It is considered that the proposed monopole and equipment cabinets would be similar to the existing streetworks telecommunications installation (to be removed), albeit in another site on Portland Road, and would not have a detrimental impact on the character and appearance of the immediate street scene and surrounding area.

The proposal complies with Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policy 7.5 of the London Plan (2016) and Policy D8 of the emerging London Plan (December 2019).

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

The replacement site would be located approximately 15m opposite 49-55 Portland Road. The position of the monopole and equipment cabinets opposite the residential properties is acceptable and would not cause harm to residential amenity.

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

Not applicable to this application.

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

Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments do not contribute to the deterioration of local amenity or safety of all road users and residents.

The Council's Highways Engineer has no objection to the proposed telecommunications installation. The proposed monopole and equipment cabinets would be set at the back of the existing footpath and sufficient space would be maintained to allow for users of the public footway to pass safely. As such, the proposal would not impact on pedestrian safety.

The proposed telecommunications equipment would not encroach onto the public highway.

The proposal therefore complies with Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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

The proposed telecommunications monopole would be 20m high and would hold 12 antennas at the top. The monopole would be constructed from steel and coloured grey to match, which is considered to be acceptable in design terms.

The existing monopole and equipment cabinets would be removed from the existing site.

#### **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Two responses were received during the public consultation. Concerns regarding the state of the pavement, lack of street lights, parking issues, proximity to the park and works carried out without notice were raised in regards to the existing telecommunications site; the existing mast and equipment cabinets that form the current telecommunications site would be removed as part of the proposed scheme. Issues relating to the number of equipment cabinets, the impact on highways and on potential health concerns have been discussed elsewhere in this report.

#### **7.20 Planning obligations**

Not applicable to this application.

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

Not applicable to this application.

#### **7.22 Other Issues**

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

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

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The

obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

Planning permission is sought for the removal of an existing 14.7m high monopole and four redundant equipment cabinets located on the public footway on the south-western side of Portland Road, facing onto The Green, and for the installation of a replacement 20m high monopole with diplexer cabinet supporting 12 antennas and six new equipment cabinets, with ancillary development, on the public footway on the south-western side of Portland Road opposite 49-55 Portland Road.

The proposed telecommunications development would not result in any safeguarding issues and would not have a detrimental impact on the visual amenity of the nearby Green Belt. The proposed scheme would not result in a detrimental impact on the character and appearance of the street scene and surrounding area. The proposal would not cause harm to pedestrian or highway safety. and therefore complies with Policies DMHB 11, DMHB 12, DMHB 21, DMEI 6, DMT 2 and DMAV 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policy 7.5 of the London Plan (2016), Policy D8 of the emerging London Plan (December 2019) and Chapter 10 of the National Planning Policy Framework.

The application is therefore recommended for approval.

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

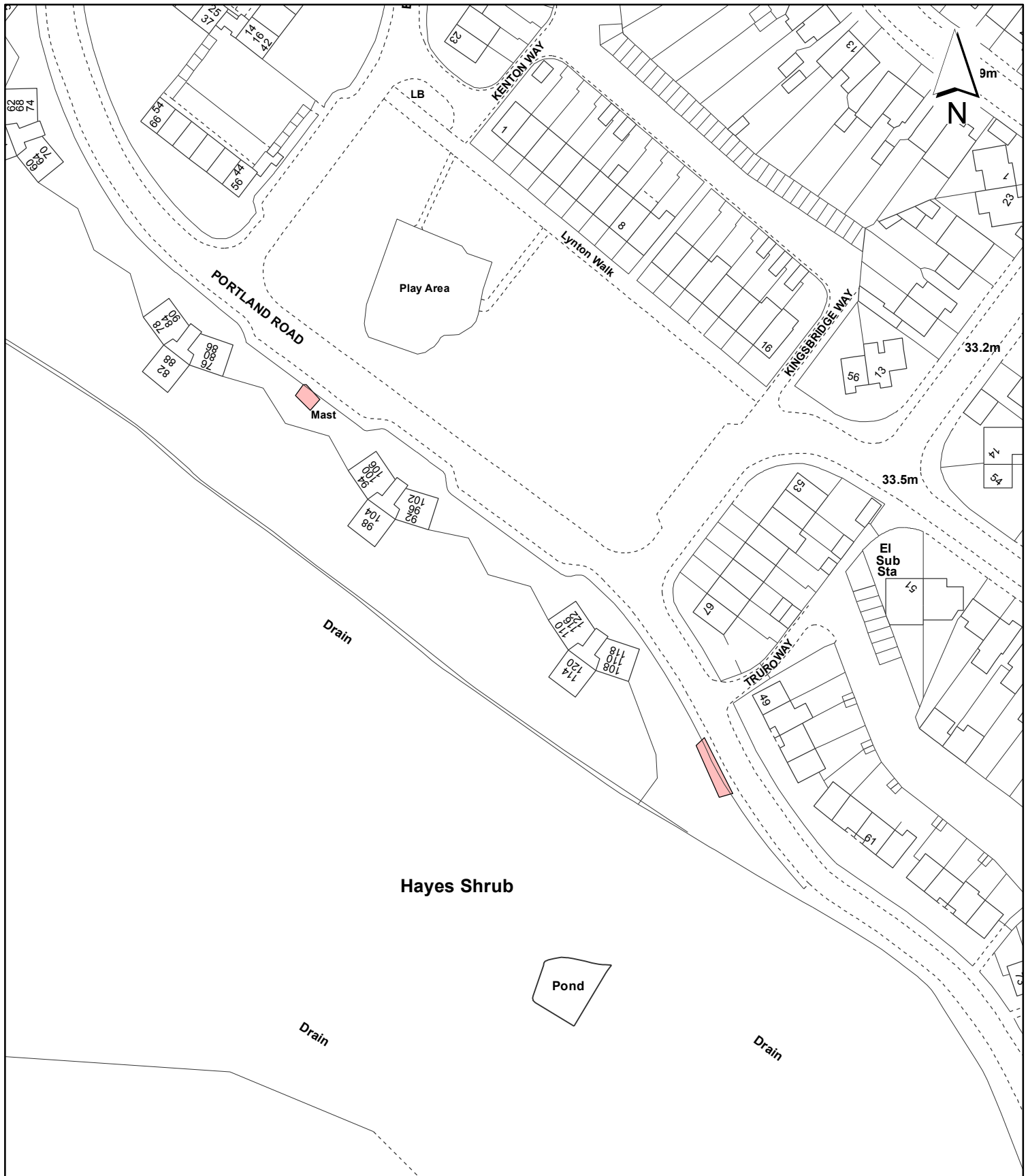
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)



Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

National Planning Policy Framework (July 2018)  
London Plan (2016)  
Emerging London Plan (December 2019)

**Contact Officer:** Katherine Mills

**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 2019 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p><b>Land opposite The Green Portland Road</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b> Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 01895 250111</p> <p> <b>HILLINGDON</b> LONDON</p>
	<p>Planning Application Ref:</p> <p><b>54903/APP/2019/1755</b></p>	<p>Scale:</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee:</p> <p><b>Central &amp; South</b></p>	<p>Date:</p> <p><b>February 2020</b></p>	

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

**Address** H.P.H.3. HYDE PARK HAYES MILLINGTON ROAD HAYES

**Development:** Removal of 2 existing telecoms masts and installation of 2 replacement 10m high masts and ancillary cabinets on roof of building

**LBH Ref Nos:** 67702/APP/2019/3665

**Drawing Nos:** 002 Issue B  
265 Issue B  
215 Issue B  
150 Issue B  
100 Issue B  
Supplementary Information  
ICNIRP Certificate

**Date Plans Received:** 08/11/2019 **Date(s) of Amendment(s):**

**Date Application Valid:** 04/12/2019

### 1. **SUMMARY**

The application seeks full planning permission for the removal of 2 existing telecoms masts and installation of 2 replacement 10m high masts and ancillary cabinets. The proposal is considered acceptable in visual terms and would not detract from residential amenity or highway safety. The application is recommended for approval.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1 COM3 **Time Limit**

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

#### REASON

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

#### 2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 215 Issue B and 265 Issue B and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2016).

#### 3 NONSC **Non Standard Condition**

Any apparatus or structure provided in accordance with this approval shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing

with the Local Planning Authority.

#### REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies DMHB 11 and DMB21 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

### 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 Local Plan: Part Two - Development Management Policies (2020) set out below 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.

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 21	Telecommunications
LPP 4.11	(2016) Encouraging a connected economy
NPPF- 10	NPPF-10 2018 - Supporting high quality communications

#### 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.

### 3. **CONSIDERATIONS**

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

The building forms part of the commercial estate known as Hyde Park, Hayes Business Park and includes commercial and industrial buildings to the south and east of the site. On the opposite side of North Hyde Road, immediately to the north of the application site and adjacent to the roundabout is a distribution/storage building and there are traditional residential areas to the west and further to the east along the northern side of North Hyde Road.

The site forms part of the Millington Road Industrial and Business Area (IBA) and also

forms part of an Air Quality Management Area. The area also forms part of the Hayes/ West Drayton Corridor.

### **3.2 Proposed Scheme**

The application seeks full planning permission for the removal of 2 existing telecoms masts and installation of 2 replacement 10m high masts and ancillary cabinets.

### **3.3 Relevant Planning History**

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

The relevant planning history is listed above.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 21 Telecommunications

LPP 4.11 (2016) Encouraging a connected economy

NPPF- 10 NPPF-10 2018 - Supporting high quality communications

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

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

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

## **6. Consultations**

### **External Consultees**

5 neighbouring properties were consulted by letter dated 6.12.19 and a site notice was displayed to the front of the site which expired on 10.1.20.

By the close of the consultation period, no responses had been received.

### **Internal Consultees**

None.

## **7. MAIN PLANNING ISSUES**

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

The National Planning Policy Framework (2019) stresses the importance of advanced, high quality and reliable communications infrastructures and the role it plays in supporting sustainable economic growth. It goes on to advise that the aim should be to keep the

numbers of radio and telecommunications masts and sites to a minimum, consistent with the efficient operation of the network and that existing masts and sites should be used unless there is a demonstrable need for a new site.

Government guidance supports the avoidance of proliferation of sites and the sharing of masts between operators. It is clear from this NPPF guidance that existing buildings and structures should always be considered first. In this case, the proposal is to replace and upgrade the existing telecommunication installation for two carriers, H3G (UK) Ltd and EE (UK) Limited. Given the existence of the existing telecommunications equipment at this location, there is no objection, in principle, to the use of this site for telecommunications equipment.

Policy DMHB 21: Telecommunications states:

Telecommunication development will only be permitted where:

- i) it is sited and designed to minimise their visual impact;
- ii) it does not have a detrimental effect on the visual amenity, character or appearance of the building or the local area;
- iii) it has been demonstrated that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings;
- iv) there is no adverse impact on areas of ecological interest, areas of landscape importance, archaeological sites, Conservation Areas or buildings of architectural or historic interest; and
- v) it includes a Declaration of Conformity with the International Commission on Non Ionizing Radiation.

The proposal makes use of an existing telecom site on a building within an IBA. The principle 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**

Not applicable to this application.

#### **7.04 Airport safeguarding**

Given the height of the building, a crane informative would be added to ensure safeguarding.

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

Not applicable to this application.

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

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that: A) All development will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context; ii) ensuring the use of high quality building materials and finishes; iv) protecting features of positive value within and adjacent to the site; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity of adjacent properties and open space.

Policy DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) allows telecommunication development only where:

- it is sited and designed to minimise their visual impact;
- it does not have a detrimental effect of the visual amenity, character and appearance of the local area;
- it has been demonstrated that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings;
- there is no adverse impact on areas of ecological interest, areas of landscape importance, Conservation Areas; and
- it includes a Declaration of Conformity with the International Commission on Non Ionizing Radiation.

The justification for the proposal's height is that the antennas need to clear the building edge and be of a height in order to function and project the necessary signal across the target area. The design of the upgrade to accommodate 5G equipment is influenced by the existing and established base station in situ, which is not structurally suitable to accommodate for the new antennas that cater for all technologies and for both operators. While the new antennas will be bigger and so more visible from the surrounding area, it is considered that when viewed in perspective on top of a tall building the extent of the upgrade proposal will not have an unacceptable impact on the character or visual amenity of the area

This upgrade proposal includes new equipment rooftop cabinets which are relatively small and are located close to the existing equipment, thus avoiding any visual clutter on the roofline and maintaining the appearance of the host building. The new antennas are larger in size than the existing due to the multiple technologies they support, however they will be grouped together on an existing stub mast and will be as compact as technically practicable. It is considered that the proposal would not result in sufficient visual harm to justify a refusal of planning permission.

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

The closest residential properties are those on Dawley Road and Bourne Avenue which are separated by roads and a large roundabout. Whilst the proposed development would be visible, its impact on neighbouring amenity would be limited.

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

Not applicable to this application.

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

No highway issues are raised.

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

The issues are addressed in the sections above.

#### **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

No comments have been received.

**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**

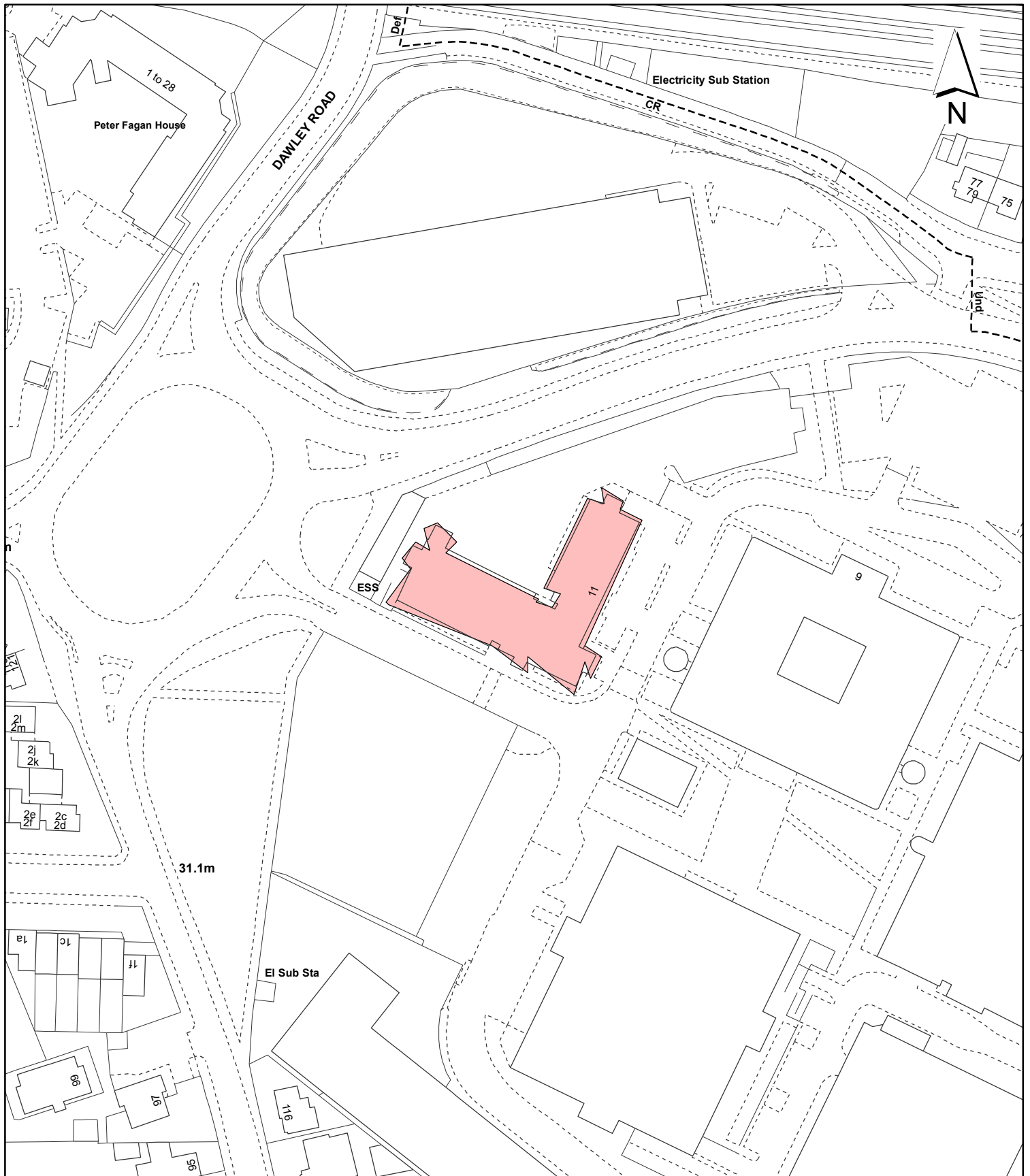
The application seeks full planning permission for the removal of 2 existing telecoms masts and installation of 2 replacement 10m high masts and ancillary cabinets. The proposal is considered acceptable in visual terms and would not detract from residential amenity or highway safety. The application is recommended for approval.

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

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Development Management Policies (2020)  
The London Plan (2016)  
National Planning Policy Framework (2019)

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**H.P.H 3. Hyde Park  
 Hayes**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:  
**67702/APP/2019/3665**

Scale:  
**1:1,250**

Planning Committee:  
**Central and South**

Date:  
**February 2020**



**HILLINGDON**  
 LONDON



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

**Address** 197 HIGH STREET UXBRIDGE

**Development:** Change of Use from retail (Use Class A1) to mixed use comprising restaurant/takeaway (Use Classes A3/A5)

**LBH Ref Nos:** 74868/APP/2019/3726

**Drawing Nos:** AP(04)1512 Rev. P02  
Covering Letter/Statement (Ref: BC/KS/P19-2493)  
AP(04)1510 Rev. P01  
AP(04)1511 Rev. P01  
12.0  
AP(05)1610 Rev. P02

**Date Plans Received:** 18/11/2019 **Date(s) of Amendment(s):**

**Date Application Valid:** 18/11/2019

### 1. SUMMARY

Planning permission is sought for the change of use from retail (Use Class A1) to mixed use comprising restaurant/takeaway (Use Classes A3/A5). The unit is located along the High Street but also forms part of Intu Uxbridge Shopping Centre.

The unit has been vacant since April 2019, having been formerly occupied by Greggs.

The most recent retail survey figures (October 2019), indicate that the proportion of frontage in the primary shopping area that remains in A1 uses is 71.5% and with the proposed change of use, it will be reduced to 71.4%. It is noted that another application for a change of use to a non-retail use is also reported to this committee. Should both of these applications be approved, it would result in the overall retail percentage in the primary shopping frontage being reduced to 71.1%. Thus the proposed loss of retail use is relatively minor and the figures comply with the policy threshold of a minimum 70%.

The change of use will result in frontage greater than 12m between A1 units, which would not comply with Policy DMTC 2, however it is considered that the proposed scheme will not harm the existing retail provision and function of the town centre as a whole.

In accordance to Policy DMTC 2, the maximum percentage of Use Class A5 hot food takeaways frontage is 15% and with this application, the percentage will increase to 0.6%.

This application is recommended for Approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

REASON

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

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AP(05)1610 Rev. P02, 12.0, and 3558 AP(04)1512 Rev. P02 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 - Development Management Policies (2020).

**3 COM17 Control of site noise rating level**

The rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level and by 10 dBA where the source is tonal. The noise levels shall be determined at [the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

**REASON**

To safeguard the amenity of the surrounding area in accordance with Policy DMTC 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

**4 COM20 Air extraction system noise and odour**

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

**REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy DMTC 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

**5 COM24 Hours of use Hot Food Takeaways**

The premises shall not be used for the preparation or sale of food outside the hours of 08.00 to 23.00.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy DMTC 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

**6 NONSC Service and Delivery Plan**

Prior to commencement of the use details of the service and delivery plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

**REASON**

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy DMTC 4 of the Hillingdon Local Plan: Part

## INFORMATIVES

### 1 152 **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).

### 2 153 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan: Part Two - Development Management Policies (2020). set out below 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.

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMTC 1	Town Centre Development
DMTC 2	Primary and Secondary Shopping Areas
DMTC 4	Amenity and Town Centre Uses
LPP 2.15	(2016) Town Centres
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 7	NPPF-7 2018 - Ensuring the vitality of town centres
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

### 3 128 **Food Hygiene**

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

### 4 170 **LBH worked applicant in a positive & proactive (Granting)**

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

### 5

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

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The commercial unit is located north of High Street adjacent to Bella Italia. The size of the property is 60sqm with a shopfront measuring 5.2m wide. The shop is rectangular in shape with access onto Bonsey's Yard towards the rear. There is an existing extract system on the premises. The unit is situated on the ground floor of a part 3/part 4 storey building in which the upper levels are in residential use.

The surrounding area is predominantly commercial in character including a mixture of restaurants and retail with residential uses on upper floors. The application site is part of the Intu Uxbridge Shopping Centre and is within the Old Uxbridge/Windsor Street Conservation Area, Archaeological Priority Area, Uxbridge Town Centre and Primary Shopping Area, Rebalancing Employment Land: Uxbridge Town Centre and Air Quality Management Area.

#### 3.2 Proposed Scheme

The applicant seeks consent for the change of use from Class A1 shop to mixed Class A3/A5 restaurant/takeaway (sui generis). The unit forms part of the Intu Uxbridge Shopping Centre however fronting onto High Street.

The proposal will generate approximately 9 jobs (5 full time and 4 part time) once in operation and the opening hours are between 11am to 11pm Monday to Sunday.

#### 3.3 Relevant Planning History

42966/89/1287                      Nashs Yard, George St, Chippendale Way, High Street Uxbridge  
Redevelopment, alteration and refurbishment to provide a shopping centre and new retail units, include uses falling within Classes A1, A2, A3 (Town and Country Planning (Use Classes) Order 1987), with ancillary uses including creche, retail management and car park management office and public conveniences; Offices and business units (Class B1 of the Town and Country Planning (Use Classes) Order 1987); Residential units; Highway works including the formation of new vehicular and pedestrian accesses and alterations to existing accesses; Car parking, servicing and landscaping

**Decision:** 06-06-1990    Approved

42966/AH/96/1862                      Nashs Yard, George St, Chippendale Way, High Street Uxbridge  
Redevelopment, alteration, refurbishment and changes of use to provide a shopping centre and retail units to include uses falling within Classes A1, A2 and A3 together with ancillary uses, residential units, cinema, highway works, including the formation of new vehicular and pedestrian access, alterations to existing access for car parking, servicing and landscaping, together with associated highway works and other works incidental to the redevelopment of the application site

**Decision:** 11-11-1997    Approved

42966/Z/93/0210                      Nashs Yard, George St, Chippendale Way, High Street Uxbridge  
Variation of condition 1 of planning permission ref. 42966/89/1287 dated 6.6.90 to allow extension in time for implementation of permission for redevelopment, alteration and refurbishment to provide a shopping centre and new retail units to include uses falling within Classes A1, A2 and A3 (Town and Country Planning (Use Classes) Order 1987)

and Country Planning (Use Classes) Order 1987) with ancillary uses including creche, retail management and car park management office and public conveniences, offices and business uses (Class B1), residential units, highway works including the formation of new vehicular and pedestrian accesses and alterations to existing accesses, car parking, servicing and landscaping

**Decision:** 07-04-1993    Approved

55556/ADV/2007/109    197 High Street Uxbridge

INSTALLATION OF NON-ILLUMINATED SHOP FASCIA SIGN AND DOUBLE SIDED PROJECTING BOX SIGN.

**Decision:** 12-10-2007    Approved

55556/APP/2007/2606    197 High Street Uxbridge

INSTALLATION OF A NEW SHOPFRONT AND HVAC EXTRACT SYSTEM TO THE REAR ADJACENT BUILDING WALL.

**Decision:** 12-10-2007    Refused

55556/APP/2007/3277    197 High Street Uxbridge

INSTALLATION OF A NEW SHOPFRONT AND HVAC EXTRACT SYSTEM TO THE REAR ADJACENT BUILDING WALL.

**Decision:** 21-12-2007    Approved

74868/ADV/2019/26    197 High Street Uxbridge

Installation of 1 fascia sign and 1 projecting sign and temporary hoarding sign

**Decision:** 22-08-2019    Approved

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

An advertisement consent under planning reference 74868/ADV/2019/26 was granted on 22-08-19 for the installation of 1 fascia sign and 1 projecting sign and temporary hoarding sign.

Planning application under planning reference 55556/APP/2007/3277 was granted on 21-12-07 for the installation of a new shopfront and HVAC extract system to the rear adjacent building wall.

Planning application under planning reference 55556/APP/2007/2606 was refused on 12-10-07 for the installation of a new shopfront and HVAC extract system to the rear adjacent building wall.

An advertisement consent under planning reference 55556/ADV/2007/109 was granted on 12-10-07 for the installation of non-illuminated shop fascia sign and double sided projecting box sign.

Planning application under planning reference 42966/AH/96/1862 was granted on 11-11-97 for the redevelopment, alteration, refurbishment and changes of use to provide a shopping centre and retail units to include uses falling within Classes A1, A2 and A3 together with ancillary uses, residential units, cinema, highway works, including the formation of new vehicular and pedestrian access, alterations to existing access for car parking, servicing and landscaping, together with associated highway works and other works incidental to the redevelopment of the application site.

Under the S106 agreement of application 42966/AH/96/1862 (dated 12th November 1997), Part 12 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**

##### **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.E4 (2012) Uxbridge
- PT1.E5 (2012) Town and Local Centres
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- DMHB 1 Heritage Assets
- DMHB 4 Conservation Areas
- DMTC 1 Town Centre Development
- DMTC 2 Primary and Secondary Shopping Areas
- DMTC 4 Amenity and Town Centre Uses
- LPP 2.15 (2016) Town Centres
- LPP 7.8 (2016) Heritage assets and archaeology
- NPPF- 7 NPPF-7 2018 - Ensuring the vitality of town centres
- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

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

- 5.1 Advertisement Expiry Date:- **27th December 2019**
- 5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

A site notice was displayed and expired on 23.12.19 and a total of 16 consultation letters were sent to local owners/occupiers. No responses were received.

### Internal Consultees

Conservation and Urban Design Officer:

From a conservation perspective we have no comments to make in relation to the proposed change of use in this instance.

Access Officer:

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal. However, the following informative should be attached to any grant of planning permission:

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

EPU Officer:

The existing extract system appears satisfactory relation to the height ,location and termination point of the external ducting for the purpose of preventing odour complaints to nearby residences.

I am aware that the previous use was A1 ( Greggs) and the proposed change will include A3/A5, the applicant has not stated the type of cooking that will take place on the premises or if the proposal includes a seating area.

Although there is an existing kitchen extract ventilation system at the premise the type of cooking processes has not been mentioned and hence the suitability or efficacy of the existing system has not been determined. If you are considering the proposed change of use please consider the following matters:

Prior to occupation the applicant shall provide a Risk assessment for odour ,based on the proposed cooking processes or methods, demonstrating the suitability of the odour arrestment system.

the following conditions shall apply

1. Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes and/ or smells created from cooking activities on the premise. All the equipment shall be effectively operated and maintained in accordance with the manufacturer's instructions for as long as the prepared use continues.

Reason

To ensure that the commercial and residential amenity of the adjoining properties are adequately protected from odour/fumes nuisance.

2. To prevent noise disturbance for nearby residences, consider the following noise condition

External noise from machinery, extract/ ventilation ducting, mechanical gates, etc.

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

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

Planning Policy Team:

Change of Use from Class A1 shop to mixed Class A3/A5 restaurant/takeaway (sui generis)

Development Plan

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

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

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

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

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:  
(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);  
(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and  
(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Public Version, December 2019)

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

1.6 The Mayor has considered the Inspectors' recommendations and, on the 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept.

1.7 Limited weight should be attached to draft London Plan policies that have not been accepted by the Mayor or that have only been accepted in part/with significant amendments. Greater weight may



be attached to policies that were subject to the Inspector's recommendations and have since been accepted by the Mayor through the Intend to Publish version of the Plan. Greater weight may also be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made).

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

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

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

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

1.11 The Council received the Inspector's Final Report on 22 October 2019. The Inspector concluded that, subject the Main Modifications set out in the Appendix to the report, the LPP2 is a sound plan that can be adopted. The examination of the Local Plan is therefore now complete and the Council is in the process of preparing for the formal adoption of the LPP2 in accordance with the statutory requirements. The adoption of the LPP2 as subsequently amended by the main and minor modifications, and the post examination corrections was recommended to Full Council on 17 December 2020. This version of the LPP2 is available at the following link:

<https://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CIId=115&MIId=3478&Ver=4>

1.12 Formal adoption of the LPP2 will be considered by the Council on 16 January 2020. Noting that the targeted committee date for this application is after this proposed adoption date, I would advise that you work on the assumption that the LPP2 will form part of the Development Plan for the London Borough of Hillingdon at the time of determination.

#### Designations

Uxbridge Town Centre

Primary Shopping Area

Principle of Development

The proposed change of use would result in a loss of an A1 retail unit in the primary shopping area of Uxbridge Metropolitan Town Centre. Considering the requirements of Policy DMTC 2, the Council will support varied town centre uses provided that there is a 70% minimum of the frontage within the shopping area is retained in A1 use and that the change of use will not result in a separation of more than 12 metres between retail uses or a concentration of non-A1 uses that could be considered to cause harm to the vitality and viability of the town centre. Policy DMTC 2 also states that A5 hot food takeaways are limited to a maximum of 15% of the primary shopping area frontage.

The Council's retail survey on the Uxbridge Metropolitan Town Centre conducted in October 2019 highlights the current A1 retail percentage in the primary shopping area is 71.5% and if this proposed change of use is to be granted, there would be minimal change to A1 use percentage decreasing to

71.4%, so the minimum threshold of A1 retail would not be compromised. The retail percentage in the primary shopping area would still be above the 70% minimum requirements as outlined in Policy DMTC 2. According to the retail survey, there are currently 26 other vacant units which were previously A1 use in the primary shopping area indicating that there are other options for A1 uses that can replace the loss of these units. Currently, the percentage of A5 retail use in the primary shopping area is 0.4% increasing to 0.6% where there would be an acceptable change of use as the proportion of A5 use will remain within the maximum of 15% A5 frontage.

In terms of the adjacent units to the site, on one side is an A2 estate agent and on the other is an A3 restaurant. The change of use will result in a separation greater than 12m between A1 units, however it appears there will be no considerable harm to the existing retail provision or the functioning of the town centre and nor a concentration of A3/A5 units in the location of the site.

There is a provision in the S106 agreement for the Intu Uxbridge Shopping Centre that the overall proportion of A1 uses in centre should not fall below 80% which with the change of use, the percentage will remain well above this figure.

On the basis of the information summarised above, there is no objection to the proposed change of use from A1 to Sui Generis.

## **7. MAIN PLANNING ISSUES**

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

Policy DMTC 2 of The Local Plan: Part 2 - Development Management Policies (2020) 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:

- i) a minimum of 70% of the frontage is retained in retail Use Class A1 use;
- ii) Use Class A5 hot food takeaways are limited to a maximum of 15% of the frontage; and
- iii) the proposed use will not result a separation of more than 12 metres between A1 retail uses. the frontage of the proposed use will not result in a separation of Class A1 uses of is no more than 12m interruption in frontage of between Class A1 shops; and
- iv) or the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and vibrancy viability of the town centre.

The application site is within the Uxbridge Town Centre and Primary Shopping Area. In accordance with the Hillingdon Local Plan: Part Two - Development Management Policies, 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 of Uxbridge Metropolitan Town Centre (October 2019) confirms that the retail percentage in the primary shopping frontage is 71.5% and if the proposed development is granted permission, this figure will fall to 71.4%. It should be noted that a similar application for another site is proposed within the primary shopping area of Uxbridge for a change of use that would result in an additional loss of another A1 retail use in the area. Should both applications be approved, the retail percentage in the primary shopping frontage will be 71.1%, which would remain above the 70% minimum requirement as per the requirements of Policy DMTC 2 of the Hillingdon Local Plan: Part Two - Development Management Policies.

The current Use Class A5 hot food takeaways is at 0.4% and will be increased to 0.6% should this application be approved. Therefore, the percentage is below the maximum 15% A5 frontage in accordance to Policy DMTC 2 of The Local Plan: Part 2 - Development Management Policies (2020).

The application site comprises of a relatively small frontage of 5.2m. The adjacent unit to the north-west is an A2 Professional Service (Cameron Estate) and on the south-east is an A3 Restaurant (Bella Italia). The change of use will result in a separation of more than 12m between A1 units. The Council's survey shows that in October 2019 there were 26 other vacant A1 units in the primary shopping area, indicating that a number of alternative options remain for those seeking an A1 unit in the town centre. In addition, the proposal would also bring a vacant unit back into use supporting the shopping centre as a whole and adding to the choice of services available within the town centre.

From an economic development perspective the decision to take up residence in a unit which has been unoccupied for some time is welcomed. Equally, the proposed design and layout of the restaurant serves a relatively small unit in such a way that it would compliment this area of Uxbridge High Street.

One of the attractions of Uxbridge High Street is the choice of eateries, outside cafes, coffee shops and the pub in the pedestrian zone between Windsor Street and Vine Street and is one of the towns unique selling points and particularly attractive to residents, town centre workers and visitors. The proposed development seeks to enhance this element of the High Street and given the relatively small size of the unit, it is considered that it would not result in an over concentration of A3/A5 uses within the Town Centre.

According to the S106 of the planning application 42966/AH/96/1862 (dated 12th November 1997), Intu Uxbridge Shopping Centre is required to maintain a minimum of 80% of the Retail Floor Space use as Class A1. Based on the figures provided by the applicant, the current proportion of A1 use comprises of 90.3% and with the resultant proposal, it would fall to 90.2%. As mentioned in previous paragraphs that another application will result in a loss of another A1 retail, the overall reduction of A1 retail shall both these application be granted, would be 89.7%, which would therefore remain significantly above the 80% required.

#### **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, the scheme of proposal for this application is for the change of use class.

#### **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**

Policy DMTC 4 of The Local Plan: Part 2 - Development Management Policies (2020) states that proposals for restaurants and hot food takeaways, drinking establishments, betting shops, night clubs, casinos, amusement centres, minicab offices and other similar

uses will only be supported where it is clear provided that they:

- i) would not result in adverse cumulative impacts due to an unacceptable concentration of such uses in 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 or function of an area by virtue of the proposed use or visual impact.

The nearest residential properties are situated directly above the application site. However, given the location of the site and that adjacent uses along the High Street, it is considered that the proposal would not detrimentally cause unacceptable disturbance or loss of amenity to nearby properties and would therefore in accordance with Policy DMTC 4 of The Local Plan: Part 2 - Development Management Policies (2020).

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

Not applicable to this application.

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

No changes to traffic or car/cycle parking arrangements are proposed as part of this application.

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

No changes to the existing access of the unit as no external alterations are proposed as part of this application.

#### **7.12 Disabled access**

The Access Officer was consulted and no accessibility issues raised by the proposal.

#### **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**

The existing kitchen extract exits at the rear of the unit and terminates above the flat roof to the rear of Bonsey's Yard. No changes are proposed as part of this application.

The Council's EPU Officer was consulted and no objections were raised subject to conditions.

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

Refer to "External Consultees".

#### **7.20 Planning obligations**

Not applicable to this application.

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

Not applicable to this application.

#### **7.22 Other Issues**

### Waste

The applicant has noted that a dedicated refuse and recycling store will be located internally within the unit and the collections will be made in accordance with the existing arrangements, however, no further details were provided. If this application shall be approved, a planning condition can be secured.

### Hours of Operation

The opening hours are between 11am to 11pm Monday to Sunday, which is in keeping with A3 uses adjacent to the site.

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

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic.

Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

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

Not applicable to this application.

## **10. CONCLUSION**

Planning permission is sought for the change of use from retail (Use Class A1) to mixed use comprising restaurant/takeaway (Use Classes A3/A5). The unit is located along the High Street but also forms part of Intu Uxbridge Shopping Centre.

The unit has been vacant since April 2019, having been formerly occupied by Greggs.

The most recent retail survey figures (October 2019), indicate that the proportion of frontage in the primary shopping area that remains in A1 uses is 71.5% and with the proposed change of use, it will be reduced to 71.4%. It is noted that another application for a change of use to a non-retail use is also reported to this committee. Should both of these applications be approved, it would result in the overall retail percentage in the primary shopping frontage being reduced to 71.1%. Thus the proposed loss of retail use is relatively minor and the figures comply with the policy threshold of a minimum 70%.

The change of use will result in frontage greater than 12m between A1 units, which would not comply with Policy DMTC 2, however it is considered that the proposed scheme will not harm the existing retail provision and function of the town centre as a whole.

In accordance to Policy DMTC 2, the maximum percentage of Use Class A5 hot food takeaways frontage is 15% and with this application, the percentage will increase to 0.6%.

This application is recommended for Approval.

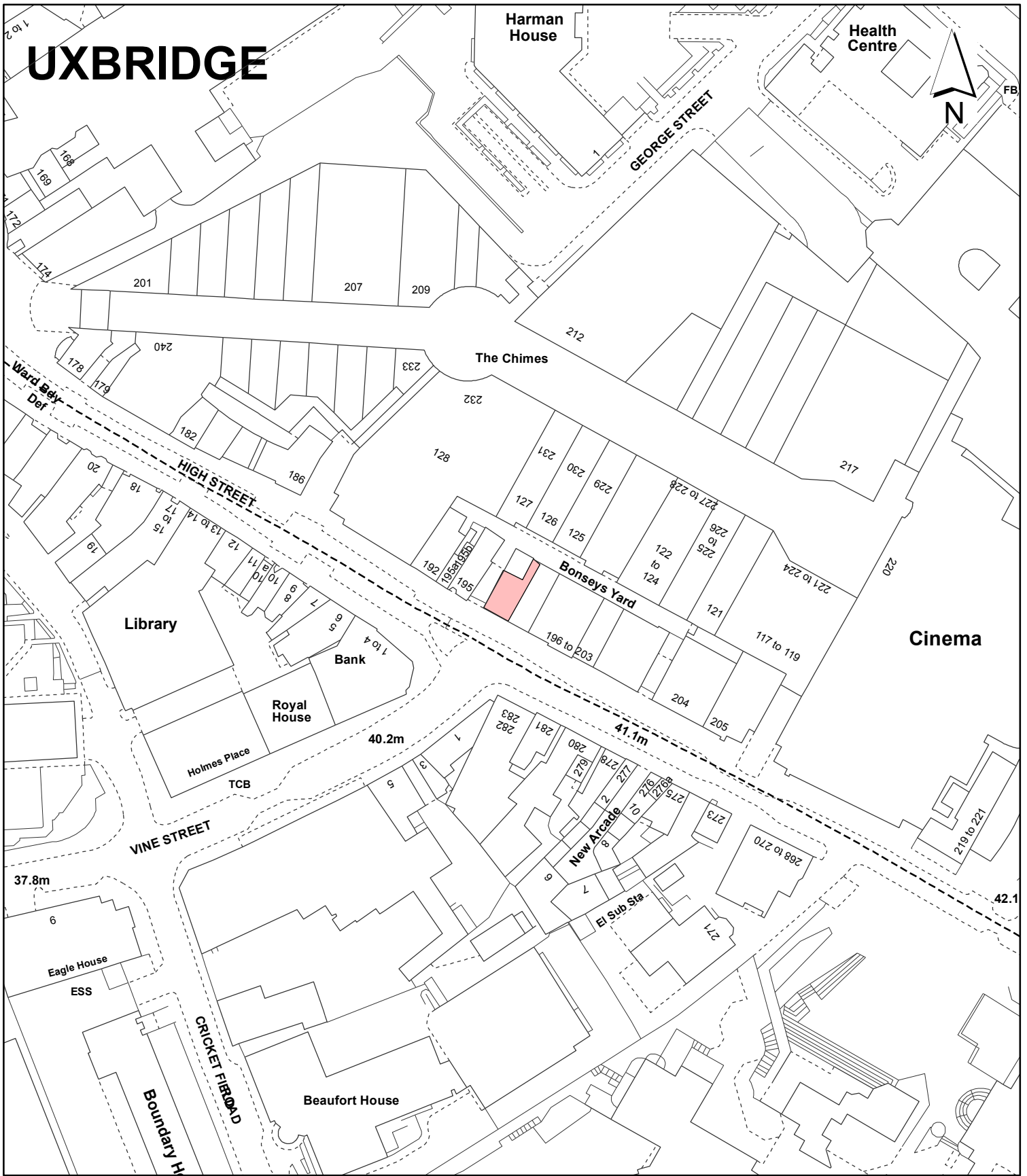
## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Development Management Policies  
The London Plan (2016)  
National Planning Policy Framework (2019)

**Contact Officer:** Rebecca Lo

**Telephone No:** 01895 250230

# UXBRIDGE



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**197 High Street  
 Uxbridge**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:  
**74868/APP/2019/3726**

Scale:  
**1:1,250**

Planning Committee:  
**Central and South Uxbridge 113**

Date:  
**February 2020**



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

**Address** UNIT 202 UPPER MALL, STATION WALK, INTU UXBRIDGE HIGH STREET  
UXBRIDGE

**Development:** Change of use from retail (Use Class Class A1) to a beauty treatment clinic  
(sui generis)

**LBH Ref Nos:** 42966/APP/2019/3816

**Drawing Nos:** AP(04)1523 Rev. P01  
AP(04)1521 Rev. P01  
3558-AP(04)1520 Rev. P01  
(SK) 001  
AP(04)1522 Rev. P02  
Planning and Heritage Assessment/Covering Letter (Ref: BC/KS/P19-2493)

**Date Plans Received:** 26/11/2019                      **Date(s) of Amendment(s):** 27/11/2019  
**Date Application Valid:** 26/11/2019                      08/01/2020

### 1. SUMMARY

Planning permission is sought for the change of use of an existing retail unit (Use Class A1) within the Intu Uxbridge Shopping Centre, to a beauty treatment clinic (Use Class Sui Generis).

The site has been vacant since September 2017.

The most recent retail survey figures (October 2019), indicate that the proportion of frontage in the primary shopping area that remains in A1 uses is 71.5% and with the proposed change of use, it will be reduced to 71.3%. It is noted that another application for a change of use to a non-retail use is also currently under consideration. Should both of these applications be approved, it would result in the overall retail percentage in the primary shopping frontage being reduced to 71.1%. Thus the proposed loss of retail use is relatively minor and the figures complies with the policy threshold of a minimum 70%. The proposal will not result in a frontage greater than 12m non-retail frontage and will not result in an over concentration of non-retail uses. Instead, the proposal will bring a long-term vacant unit back to use with a new offering to the town centre.

As the application site is located within the Intu Uxbridge Shopping Centre, the proposed change of use would not impact on the street scene or on the Old Uxbridge/Windsor Street Conservation Area.

This application is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

## REASON

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

### **2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AP(04)1522 Rev P02, AP(04)1523 Rev. P01 and (SK) 001 and shall thereafter be retained/maintained for as long as the development remains in existence.

## REASON

To ensure the development complies with the provisions The Local Plan: Part 2 - Development Management Policies (2020).

## 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 Local Plan: Part One - Strategic Policies (November 2012) and Hillingdon Local Plan: Part Two - Development Management Policies, set out below 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.

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMTC 1	Town Centre Development
DMTC 2	Primary and Secondary Shopping Areas
DMHB 11	Design of New Development
DMHB 13	Shopfronts
LPP 2.15	(2016) Town Centres
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 7	NPPF-7 2018 - Ensuring the vitality of town centres
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

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

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

### **4**

The Equality Act 2010 seeks to protect people accessing goods, facilities and services

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

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site comprises of a vacant retail unit located within the Intu Uxbridge Shopping Centre. The unit is 175sqm in size and is situated on the Upper Mall level. Access to the premise is via the main entrance, east of High Street and south-east from Uxbridge Underground Station concourse. The unit is located between a mixed A1/A3 use (Starbucks) and an A1 shop, Unit 204 (Accessorize).

The area in general is characterised by predominantly commercial and retail uses.

The application site is located within the Primary Shopping Area of Uxbridge Town Centre and the Old Uxbridge/Windsor Street Conservation Area. It is also within the Air Quality Management Area and Archaeological Priority Area.

#### 3.2 Proposed Scheme

Planning permission is sought for the change of use of an existing retail unit (Use Class A1) within the Intu Uxbridge Shopping Centre to a beauty treatment clinic (Use Class sui generis). The proposed beauty treatment clinic will provide services including skin treatments, laser hair removal, botox and dermal fillers and will operate in line with the opening hours of the wider Intu Uxbridge Shopping Centre.

The clinic would comprise of a retail area at the front of the ground floor with three treatment/medical rooms, a consultation area, customer waiting area, a wheelchair accessible toilet and store room. The mezzanine/first floor would comprise of three treatment/medical rooms, a waiting area, a consultation area, a staff room and store rooms. Approximately 15 staff will be employed to manage the daily running of the clinic.

The shopfront consists of a black painted glass front projecting into the Mall, lighting, glazing and 600mm Test Height Text in black and white. The store logo is approximately 1800mm in diameter in purple and white.

#### 3.3 Relevant Planning History

42966/89/1287                      Nashs Yard, George St, Chippendale Waye, High Street Uxbridge

Redevelopment, alteration and refurbishment to provide a shopping centre and new retail units, include uses falling within Classes A1, A2, A3 (Town and Country Planning (Use Classes) Order 1987), with ancillary uses including creche, retail management and car park management office and public conveniences; Offices and business units (Class B1 of the Town and Country Planning (Use Classes) Order 1987); Residential units; Highway works including the formation of new vehicular and pedestrian accesses and alterations to existing accesses; Car parking, servicing and landscaping

**Decision:** 06-06-1990    Approved

42966/AH/96/1862 Nashs Yard, George St, Chippendale Way, High Street Uxbridge

Redevelopment, alteration, refurbishment and changes of use to provide a shopping centre and retail units to include uses falling within Classes A1, A2 and A3 together with ancillary uses, residential units, cinema, highway works, including the formation of new vehicular and pedestrian access, alterations to existing access for car parking, servicing and landscaping, together with associated highway works and other works incidental to the redevelopment of the application site

**Decision:** 11-11-1997 Approved

42966/Z/93/0210 Nashs Yard, George St, Chippendale Way, High Street Uxbridge

Variation of condition 1 of planning permission ref. 42966/89/1287 dated 6.6.90 to allow extension in time for implementation of permission for redevelopment, alteration and refurbishment to provide a shopping centre and new retail units to include uses falling within Classes A1, A2 and A3 (Town and Country Planning (Use Classes) Order 1987) with ancillary uses including creche, retail management and car park management office and public conveniences, offices and business uses (Class B1), residential units, highway works including the formation of new vehicular and pedestrian accesses and alterations to existing accesses, car parking, servicing and landscaping

**Decision:** 07-04-1993 Approved

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

Planning application under planning reference 42966/AH/96/1862 was granted on 11-11-97 for the redevelopment, alteration, refurbishment and changes of use to provide a shopping centre and retail units to include uses falling within Classes A1, A2 and A3 together with ancillary uses, residential units, cinema, highway works, including the formation of new vehicular and pedestrian access, alterations to existing access for car parking, servicing and landscaping, together with associated highway works and other works incidental to the redevelopment of the application site.

Under the S106 agreement of application 42966/AH/96/1862 (dated 12th November 1997), Part 12 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**

##### **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.E5 (2012) Town and Local Centres

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMTC 1 Town Centre Development

DMTC 2 Primary and Secondary Shopping Areas

DMHB 11 Design of New Development

DMHB 13 Shopfronts

LPP 2.15 (2016) Town Centres

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 7 NPPF-7 2018 - Ensuring the vitality of town centres

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**

A site notice was displayed and expired on 27/1/20 and a total of 7 consultation letters were sent to local owners/occupiers. No responses were received.

### **Internal Consultees**

Urban Design and Conservation Officer:

Taking into account the location and nature of the proposal we have no comments to make in this instance.

Planning Policy Team:

Development Plan

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

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

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

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

The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in

planning decisions, as well as relevant supplementary planning documents and guidance.

## Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

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

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

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

1.7 Until the stages outlined above are passed only limited weight should be attached to the new London Plan. Some greater weight can be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made) or are subject to only minor amendment. However, anything that remains subject to the Inspector's recommendations can only attract very limited weight until the Mayor has published his report. The weight will then increase as unresolved issues are overcome through the completion of the outstanding statutory process.

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

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

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

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

1.11 The Council received the Inspector's Final Report on 22 October 2019. The Inspector concluded that, subject the Main Modifications set out in the Appendix to the report, the LPP2 is a sound plan that can be adopted. The examination of the Local Plan is therefore now complete and

the Council is in the process of preparing for the formal adoption of the LPP2 in accordance with the statutory requirements. Formal adoption is scheduled for January 2020.

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

1.13 Notwithstanding the above the starting point for determining planning applications remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012 until the LPP2 is formally adopted.

#### Designations

- Uxbridge Town Centre
- Primary Shopping Area

#### Principle of Development

The proposed change of use would result in the loss of an A1 retail unit within the primary shopping area of Uxbridge town centre. Consequently, the requirements of policy DMTC 2 apply which state that the Council will support of range of town centre uses provided that a minimum of the frontage within the shopping area is retained in A1 use and that the proposed change of use will not result in a 12 metre separation between A1 uses or a concentration of non-A1 uses that could cause harm to the vitality and viability of the wider town centre.

The applicant has provided evidence taken from the Council's October 2019 retail survey to demonstrate that the proposed change of use would not result in a reduction of A1 frontage below the 70% threshold. The applicant was requested not to use this information without undertaking their own separate verification/ update however this does not appear to be the case in this instance. Furthermore, the calculations undertaken by Council officers do not appear to directly concur with those stated by the applicant. By the Council's calculations the proportion of the frontage in the primary shopping area that remains in A1 uses is 71.6% with the proposed change of use reducing this further to 71.3%. It is acknowledged that this reduction is relatively minimal although it is worth noting how close to the policy threshold the current proportion of A1 uses is currently lying. The Council's data also shows that in October 2019 there were 26 other vacant A1 units in the primary shopping area indicating that a number of alternative options remain for those seeking an A1 unit in the town centre. There are also no vacant Sui Generis units within the primary shopping area at present which would offer an alternative site.

In terms of the adjacent units, the site has an A3 cafe on one side and A1 shop on the other. Although the Council does not have the measurements for the cafe frontage, it does appear likely that the proposed change of use would result in a length of non-A1 frontage greater than 12 metres. However in terms of the overall provision within this part of the Intu centre, it is not considered that there will be an over concentration of non-retail uses. The proposal would also bring a long-term vacant unit back into use supporting the shopping centre as a whole and adding to the choice of services available within the town centre.

As the applicant also highlights, there is also provision in the S106 agreement for the Intu centre planning permission that the overall proportion of A1 uses in the centre should not fall below 80% and again the Council's evidence shows that this provision will continue to be met despite the proposed change of use.

On the basis of the information summarised above, there is no in principle objection to the proposed change of use from A1 to Sui Generis.

Access Officer:

In light of this additional information provided by Pegasus Group, it would be acceptable for the application to proceed without the need for lift access to the existing mezzanine floor. Please attach the following informative to any grant of planning permission:

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

## **7. MAIN PLANNING ISSUES**

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

Policy DMTC 2 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) 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:

- i) a minimum of 70% of the frontage is retained in retail Use Class A1 use;
- ii) Use Class A5 hot food takeaways are limited to a maximum of 15% of the frontage; and
- iii) the proposed use will not result a separation of more than 12 metres between A1 retail uses. the frontage of the proposed use will not result in a separation of Class A1 uses of is no more than 12m interruption in frontage of between Class A1 shops; and
- iv) or the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and vibrancy viability of the town centre.

The application site is within the Uxbridge Town Centre and Primary Shopping Area. In accordance with The Local Plan: Part 2 - Development Management Policies (2020), the Local Planning Authority's aim is to retain a minimum of 70% of primary area frontage in Class A1. 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 of Uxbridge Metropolitan Town Centre (October 2019) confirms that the retail percentage in the primary shopping frontage is 71.5% and if the proposed development is granted permission, this figure will fall to 71.3%. It should be noted that a similar application for another site is proposed within the primary shopping area of Uxbridge for a change of use that would result in an additional loss of another A1 retail in the area. Should both applications be approved, the retail percentage in the primary shopping frontage will be 71.1%, which would remain above the 70% minimum requirement as per the requirements of Policy DMTC 2 of the Hillingdon Local Plan: Part Two - Development Management Policies.

The proposed frontage is 6.65m in length. The adjacent units are a mixed A1/A3 use (Starbucks) and an A1 shop, Unit 204 (Accessorize). The proposed will not therefore create a non-A1 frontage of greater than 12m apart and would not result in a concentration of non retail uses. It will also bring a long-term vacant unit back into use and it will provide the town centre a new offering which would enhance the vitality and vibrancy of the area.



In accordance to the S106 of planning application 42966/AH/96/1862 (dated 12th November 1997), Intu Uxbridge Shopping Centre is required to maintain a minimum of 80% of the Retail Floor Space use as Class A1. The information provided by the applicant indicates that the current A1 proportion amounts to 90.3% and with the proposed application, the figures will be reduced to 89.8%. As mentioned in previous paragraphs that another application will result in a loss of another A1 retail, the overall reduction of the 2 x A1 retail if both applications were granted, would be to 89.7%, which would therefore remain significantly above the 80% required.

#### **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**

Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area. B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification. C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that A) All development, including extensions, alterations and new buildings will be required to be designed to the highest quality standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely

impact on the amenity, daylight and sunlight of adjacent properties and open space. C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs. D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DMHB 13 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states A) New shopfronts and alterations to existing shopfronts should complement the original design, proportions, materials and detailing of the building of which it forms a part and the surrounding street scene. B) The Council will resist the removal of shopfronts of architectural or historic interest, particularly those listed on the Register of Locally Listed Buildings. C) New shopfronts must be designed to allow equal access for all users. D) Inset entrances on shopfronts should be glazed and well-lit to contribute to the attractiveness, safety and vitality of the shopping area and avoid blank frontages to the street. E) Shop signage will generally be limited to the strip above the shop window and below the upper floor, plus one projecting sign. Proposals for further advertising additional to the shop name will be resisted. F) Illumination to shopfronts must be sited and designed to avoid any visual intrusion from light pollution to adjoining or nearby residents. Flashing internal or external lighting and/or internally illuminated box lights will not be permitted. G) Blinds, canopies and shutters, where acceptable in principle, must be appropriate to the character of the shopfront and its setting. External security grilles will not normally be permitted, unless they are of good quality design. H) In order to improve and maintain the quality of the public realm, the design of shopfronts should be of a high quality, taking into consideration: i) retention and maintenance of active shopfronts at all times; ii) the relationship between the shopfront and upper floors; iii) the relationship with surrounding shopfronts and buildings; iv) the use of materials which are appropriate to and enhance the character of the local area; and v) the value of existing architectural and historic features.

The proposed site is located within the existing Intu Uxbridge Shopping Centre therefore will not be visible from the street. Although, it is within the Conservation Area, no exterior alterations are proposed that would impact on the character and appearance of the street scene or the wider conservation area. As such, the application is considered to accord with Policies DMHB 4, DMHB 11 and DMHB 13 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

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

The site is located within the existing Intu Uxbridge Shopping Centre and no residential properties are in close proximity to the application site. As such, it is considered that the proposal would not be detrimental to the character or amenities of adjoining occupiers.

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

Not applicable to this application.

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

No changes to the existing traffic or car/cycle parking arrangements of the Intu Uxbridge Shopping Centre forms part of this application.

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

The change of use from an A1 retail unit to a sui generis beauty treatment clinic would not impact on the existing access and security arrangements of the Intu Uxbridge Shopping

Centre.

#### **7.12 Disabled access**

According to the layout proposed, the unit is located on a gentle slope from the entrance doors however part of the entrance indicates a levelled access. The internal staircase to the Mezzanine floor is to be reinstated.

The Council's Access Officer was consulted and following further information received from agent, the officer is now satisfied with the proposal.

#### **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**

None received.

#### **7.20 Planning obligations**

Not applicable to this application.

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

Not applicable to this application.

#### **7.22 Other Issues**

None.

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

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

Planning permission is sought for the change of use of an existing retail unit (Use Class A1) within the Intu Uxbridge Shopping Centre, to a beauty treatment clinic (Use Class Sui Generis).

The site has been vacant since September 2017.

The most recent retail survey figures (October 2019), indicate that the proportion of frontage in the primary shopping area that remains in A1 uses is 71.5% and with the proposed change of use, it will be reduced to 71.3%. It is noted that another application for a change of use to a non-retail use is also currently under consideration. Should both of these applications be approved, it would result in the overall retail percentage in the primary shopping frontage being reduced to 71.1%. Thus the proposed loss of retail use is relatively

minor and the figures complies with the policy threshold of a minimum 70%. The proposal will not result in a frontage greater than 12m non-retail frontage and will not result in an over concentration of non-retail uses. Instead, the proposal will bring a long-term vacant unit back to use with a new offering to the town centre.

As the application site is located within the Intu Uxbridge Shopping Centre, the proposed change of use would not impact on the street scene or on the Old Uxbridge/Windsor Street Conservation Area.

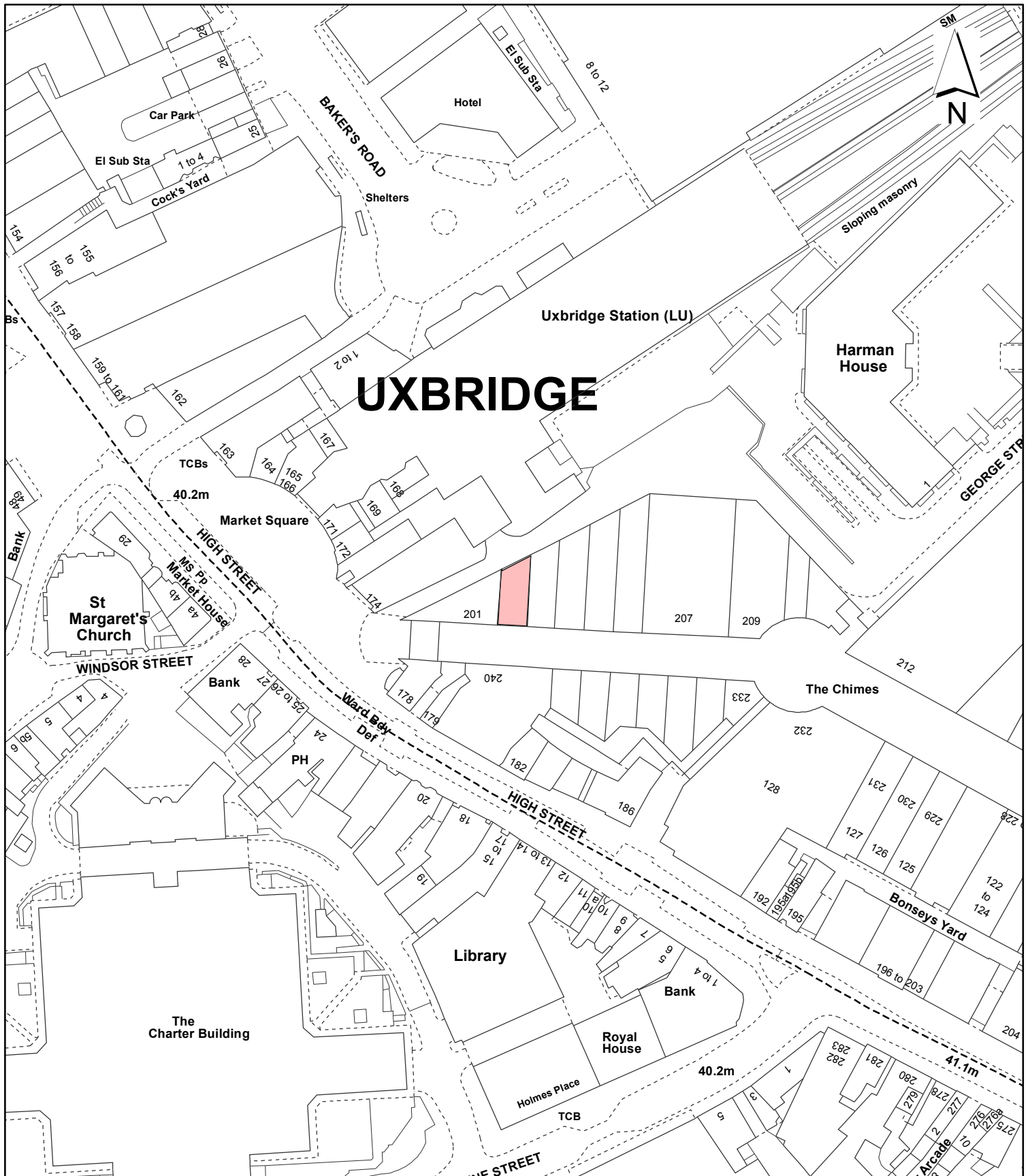
This application is recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Development Management Policies  
The London Plan (2016)  
National Planning Policy Framework (2019)

**Contact Officer:** Rebecca Lo

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:  
**Unit 202 Upper Mall  
 Station Walk  
 INTU Uxbridge, High Street**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:  
**42966/APP/2019/3816**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**February 2020**



STRICTLY NOT FOR PUBLICATION

Exempt information by virtue of paragraph(s) 1, 2, 7 of Part 1 of Schedule 12A  
of the Local Government Act 1972 (as amended).

# Agenda Item 14

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Exempt information by virtue of paragraph(s) 1, 2, 7 of Part 1 of Schedule 12A  
of the Local Government Act 1972 (as amended).

# Agenda Item 15

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

**Address** BIGNELL HOUSE, HORTON PARADE HORTON ROAD YIEWSLEY

**Development:** The temporary retention, for an 18 month period, of the existing 25 metre-high lattice tower supporting 9No. antennas, 1No. transmission dish, 8No. ground-based equipment cabinets and development ancillary thereto, all within the existing 2.4m high security fenced compound.

**LBH Ref Nos:** 49780/APP/2019/3545

**Drawing Nos:** 100 Issue A Site Location Maps  
200 Issue A Existing Site Plan  
201 Issue A Proposed Site Plan  
301 Issue A Proposed Site Elevation  
ICNIRP Certificate  
Supplementary Information  
300 Issue A Existing Site Elevation

**Date Plans Received:** 29/10/2019 **Date(s) of Amendment(s):**

**Date Application Valid:** 30/10/2019

### Reason for Urgency

Due to construction work (the demolition of Bignell House) the telecommunications equipment serving four of the main telecom operators (EE, Three, Vodafone and O2) and giving mobile coverage through these networks to Yiewsley town centre had to be removed. In order to continue mobile coverage the operators invoked a clause under telecommunications permitted development rights which enabled an emergency solution. A temporary mast was installed under 'emergency powers' that exist under the nationally prescribed planning permitted development rights to ensure that mobile coverage to the area was not lost. The right to erect such a mast without any form of consent is about to expire. The operators planning agents have not yet identified a permanent solution which the LPA can support (although negotiations to identify an appropriate solution are being prioritised by all parties). It is considered to be in the public interest, whilst negotiations continue for a permanent option, that a temporary permission is granted for the existing emergency mast to remain in situ.

### 1. SUMMARY

Planning permission is sought for the temporary retention, for an 18 month period, of the existing 25m high lattice tower supporting nine antennas, one transmission dish, eight ground-based equipment cabinets and development ancillary thereto, all within the existing 2.4m high security fenced compound.

The temporary retention of the existing telecommunications lattice tower for an 18 month period is considered to be acceptable and would retain coverage until an appropriate permanent replacement telecommunications installation has been determined. The temporary tower would not cause harm to residential amenity or to the character and appearance of the surrounding area, and would not result in airport safeguarding issues. The proposal therefore complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies A6, BE13, BE19 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 11 and

DMHB 21 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Chapter 10 of the National Planning Policy Framework (2018).

The application is recommended for approval.

## 2. **RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 COM3 Time Limit**

The development hereby permitted shall be removed on a date which is either immediately following the first transmission from a replacement installation or upon the expiry of a period of 18 months from the date of this permission, whichever is the earliest, unless otherwise agreed in writing with the Local Planning Authority.

#### **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,

100 Issue A Site Location Maps  
200 Issue A Existing Site Plan  
201 Issue A Proposed Site Plan  
300 Issue A Existing Site Elevation  
301 Issue A Proposed Site Elevation

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

#### **REASON**

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

#### **3 NONSC Non Standard Condition**

Any apparatus or structure provided in accordance with this approval shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

#### **REASON**

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## **INFORMATIVES**

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

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

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

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

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

A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE37	Telecommunications developments - siting and design
DMHB 11	Design of New Development
DMHB 21	Telecommunications
NPPF- 10	NPPF-10 2018 - Supporting high quality communications

### **3. CONSIDERATIONS**

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

The application site comprises an area of land at the rear of 2-6 Horton Road; Bignell House has been demolished, along with other buildings, to allow for a residential-led redevelopment of a wider site (land rear of 2-24 Horton Road). The Grand Union Canal, a site of Metropolitan Importance for Nature Conservation, runs along the western site boundary with a block of flats (Ashley Court) located on the opposite side of the canal.

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

The site has a PTAL rating of 3. West Drayton Station is planned as a stop on the Crossrail route development. It is anticipated that this will improve the site's current PTAL rating from a 3 to a 4.

#### **3.2 Proposed Scheme**

Planning permission is sought for the temporary retention, for an 18 month period, of the existing 25m high lattice tower supporting nine antennas, one transmission dish, eight ground-based equipment cabinets and development ancillary thereto, all within the existing 2.4m high security fenced compound.

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

49780/95/0302	M.C.Bignall Ltd, Horton Parade Horton Road Yiewsley Installation of telecommunications equipment (Application for determination under Schedule 2,
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Part 24 of the Town and Country Planning General Development Order 1988)

**Decision:** 29-03-1995    Approved

49780/APP/2000/1427    M C Bignell Ltd Horton Parade Horton Road Yiewsley  
INSTALLATION OF A ROOF MOUNTED EQUIPMENT CABINET AND INSTALLATION OF A  
REPLACEMENT ANTENNA TOWER

**Decision:** 20-10-2000    Approved

49780/APP/2001/1951    Compuhouse Horton Road Yiewsley  
ERECTION OF THREE ROOF MOUNTED ANTENNAS, THREE MICROWAVE DISHES AND  
ASSOCIATED METER CABINET

**Decision:** 22-10-2001    Approved

49780/APP/2001/890    M C Bignell Ltd Horton Parade Horton Road Yiewsley  
INSTALLATION OF 6 CROSS POLAR ANTENNAS, ASSOCIATED CABLING AND INTERNAL  
EQUIPMENT CABIN

**Decision:** 30-05-2001    Approved

49780/APP/2006/332    Bignell House, Horton Parade Horton Road Yiewsley  
INSTALLATION OF FOUR TRANSMISSION DISHES AND ANCILLARY DEVELOPMENT ON  
ROOFTOP.

**Decision:** 04-04-2006    Approved

49780/B/98/0877    M.C.Bignall Ltd, Horton Parade Horton Road Yiewsley  
Installation of 1 tower and antenna plus 1 equipment cabin (Consultation under Schedule 2, Par  
24 of The Town and Country Planning (General Permitted Development) Order 1995)

**Decision:** 12-10-1998    Approved

49780/C/98/1080    M.C.Bignall Ltd, Horton Parade Horton Road Yiewsley  
Installation of 1 rooftop stub mast plus 6 antennas and 1 Cellnet equipment cabin (Consultation  
under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development  
Order 1995)

**Decision:** 12-10-1998    Approved

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

Planning permission ref: 71582/APP/2016/4582 was approved in August 2017 for redevelopment of land rear of 2-24 Horton Road; the scheme involved the demolition of existing buildings and redevelopment of the site to provide 86 residential units in three

buildings of 4-6 storeys with private balconies together with one three-bed dwelling, Class A1/A2 or A3 unit, associated car parking at basement and surface level, cycle parking, communal amenity areas, landscaping, improved access and relocated sub-station. One of the buildings within the site, Bignell House, had a telecommunications base station located on the roof. This building has been demolished as part of the redevelopment of the site and a temporary 25m high telecommunications mast and associated equipment cabinets installed within the site.

This current application seeks to retain the temporary telecommunications mast in the same location for a further 18 months. The temporary mast would be removed once a permanent replacement telecommunications site has been implemented.

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

##### Development Plan

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

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

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

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

The London Plan - Consolidated With Alterations (2016)

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

##### Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

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

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

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

Draft London Plan (Consolidated with Changes July 2019)

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

1.6 The Mayor is currently considering the Panel report and recommendations and is preparing an 'Intend to Publish' version of the London Plan, which will be sent to the

Secretary of State alongside with a schedule of the panel's recommendation and the Mayor's response to them. It is envisaged the Intend to 'Publish version' of the Plan will be sent to the Secretary of State by the end of the year.

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

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

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

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

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

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

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

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment



## Part 2 Policies:

A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE37	Telecommunications developments - siting and design
DMHB 11	Design of New Development
DMHB 21	Telecommunications
NPPF- 10	NPPF-10 2018 - Supporting high quality communications

### 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th December 2019**

5.2 Site Notice Expiry Date:- Not applicable

### 6. Consultations

#### External Consultees

Consultation letters were sent to local owners/occupiers and a site notice was displayed. No responses were received.

Heathrow Airport Limited:  
No response received.

National Air Traffic Services (NATS):

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

#### Internal Consultees

None

### 7. MAIN PLANNING ISSUES

#### 7.01 The principle of the development

Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The policy also states that permission for large or prominent structures will only be granted if:

- (i) there is a need for the development in that location;
- (ii) no satisfactory alternative means of telecommunications is available;
- (iii) there is no reasonable possibility of sharing existing facilities;
- (iv) in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure; and
- (v) the appearance of the townscape or landscape is not seriously harmed.

Policy DMHB 21 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) requires telecommunications developments to minimise their visual impact, not have a detrimental impact on the visual amenity, character or appearance of the local area, and demonstrate that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings.

The proposal is for the temporary retention of an existing 25m lattice tower, supporting nine antenna and one transmission dish, along with eight equipment cabinets, located within a 2.4m high security fenced compound. The current lattice tower is itself temporary following the removal of the previous telecommunications base station located on the roof of Bignell House, which has been demolished as part of the redevelopment of the site.

The temporary telecommunications site is required in order to provide continued 2G, 3G and 4G coverage for four network operators until an acceptable replacement design and location has been determined. It is therefore considered that the proposed retention of the temporary telecommunication site for an 18 month period is acceptable and in compliance with Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy DMHB 21 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Chapter 10 of the National Planning Policy Framework (2018).

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

Not applicable to this application.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

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

Heathrow Airport Limited and National Air Traffic Services (NATS) were consulted on the application; National Air Traffic Services (NATS) has no safeguarding objections to the proposed telecommunications development.

Therefore, the proposal would comply with Policy A6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **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 that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) requires all development to be designed to the highest standards and incorporate principles of good design.

The existing 25m telecommunications lattice tower is temporary following the removal of the previous telecommunications base station located on the roof of Bignell House, which has been demolished as part of the redevelopment of the site. Whilst the tower is visible from the surrounding area, given that the tower is located within a construction site and not a long term installation (to be replaced once an acceptable replacement design and location has been determined) it is considered that the proposed retention of the temporary telecommunication site for an 18 month period is acceptable in this instance and would not have a detrimental impact on the character and appearance of the surrounding area.

Therefore, the proposal would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

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

The existing temporary 25m telecommunications lattice tower is located within a construction site for a residential-led development and has replaced a previous roof-top based installation. No objections have been received from neighbouring properties and it is considered that the retention of the temporary lattice tower, until a permanent telecommunications structure can be implemented, would not impact on residential amenity.

#### **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**

Urban design:

The 25m lattice tower is constructed from galvanised steel and is located within a 2.4m high security fenced compound, along with equipment cabinets which are painted grey. The height and design of the existing temporary telecommunications site is considered acceptable until a permanent solution is determined.

Access and security:

The location of the temporary 25m lattice tower is within a site which is being redeveloped and behind hoardings with controlled access in and out of the site.

#### **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

No responses were received during the public consultation.

### **7.20 Planning obligations**

Not applicable to this application.

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

Not applicable to this application.

### **7.22 Other Issues**

Nons

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

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected

characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

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

Not applicable

## **10. CONCLUSION**

Planning permission is sought for the temporary retention, for an 18 month period, of the existing 25m high lattice tower supporting nine antennas, one transmission dish, eight ground-based equipment cabinets and development ancillary thereto, all within the existing 2.4m high security fenced compound.

The temporary retention of the existing telecommunications lattice tower for an 18 month period is considered to be acceptable and would retain coverage until an appropriate permanent replacement telecommunications installation has been determined. The temporary tower would not cause harm to residential amenity or to the character and appearance of the surrounding area, and would not result in airport safeguarding issues. The proposal therefore complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies A6, BE13, BE19 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 11 and DMHB 21 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Chapter 10 of the National Planning Policy Framework (2018).

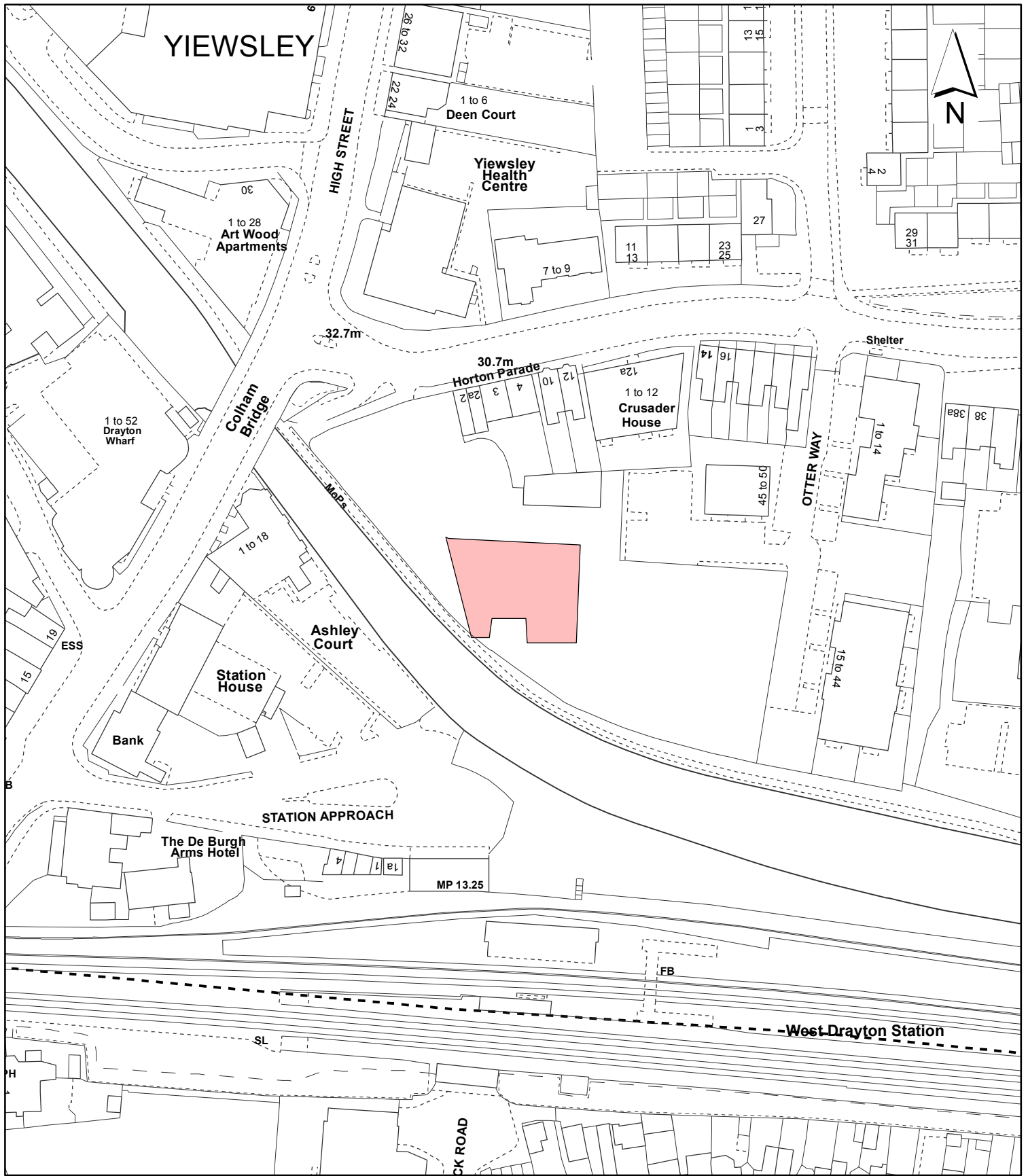
The application is recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019)  
National Planning Policy Framework (2018) - Chapter 10

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Bignell House  
 Horton Parade, Horton Road**

Planning Application Ref:  
**49780/APP/2019/3545**

Planning Committee:  
**Central & South**

Scale:  
**1:1,250**

Date:  
**February 2020**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 01895 250111



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

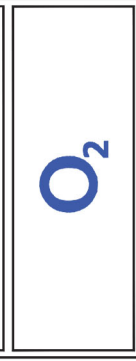
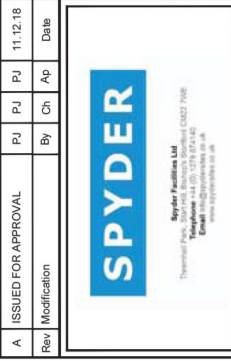
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SITE STATUS -

CONFIG CODE -

FIX IT REQUIRED -

Rev	Modification	By	Ch	Ap	Date
A	ISSUED FOR APPROVAL	PJ	PJ	Ap	11.12.18



Cell Name	Opt.
BIGNELL TEMP MAST	-
Cell ID No's	
CTIL	242168
TEF	81249
Site Address / Contact Details	
HORTON PARADE WEST DRAYTON MIDDLESEX UB7 8EJ	
Drawing Title:	SITE LOCATION MAPS
Purpose of Issue:	PLANNING
Drawing Number:	100
Surveyed By:	PJ
Date:	11.12.18
Drawn:	PJ
Checked:	PJ
Scale:	AS SHOWN
Issue:	A
Date:	11.12.18

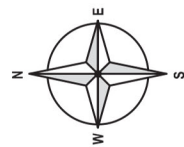
**SITE LOCATION**

← = Site Access  
← = Access Route

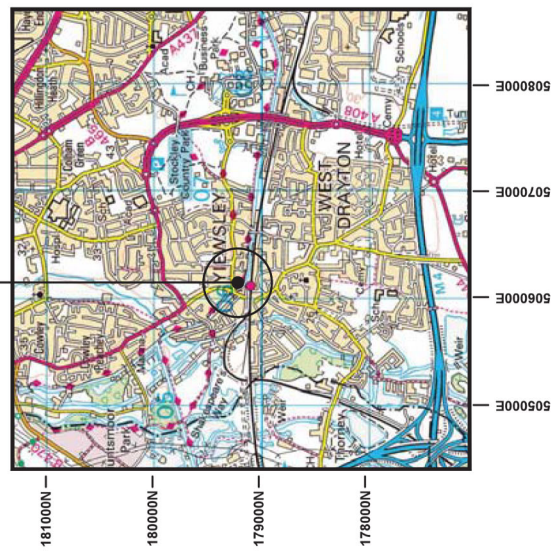


**DETAILED SITE LOCATION**  
(Scale 1:1250)

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**SITE LOCATION**



**SITE LOCATION**  
(Scale 1:50000)

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**SITE PHOTOGRAPH**

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

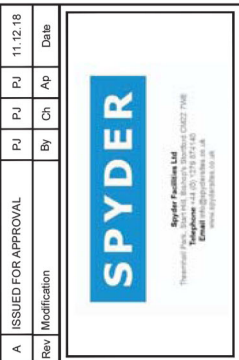
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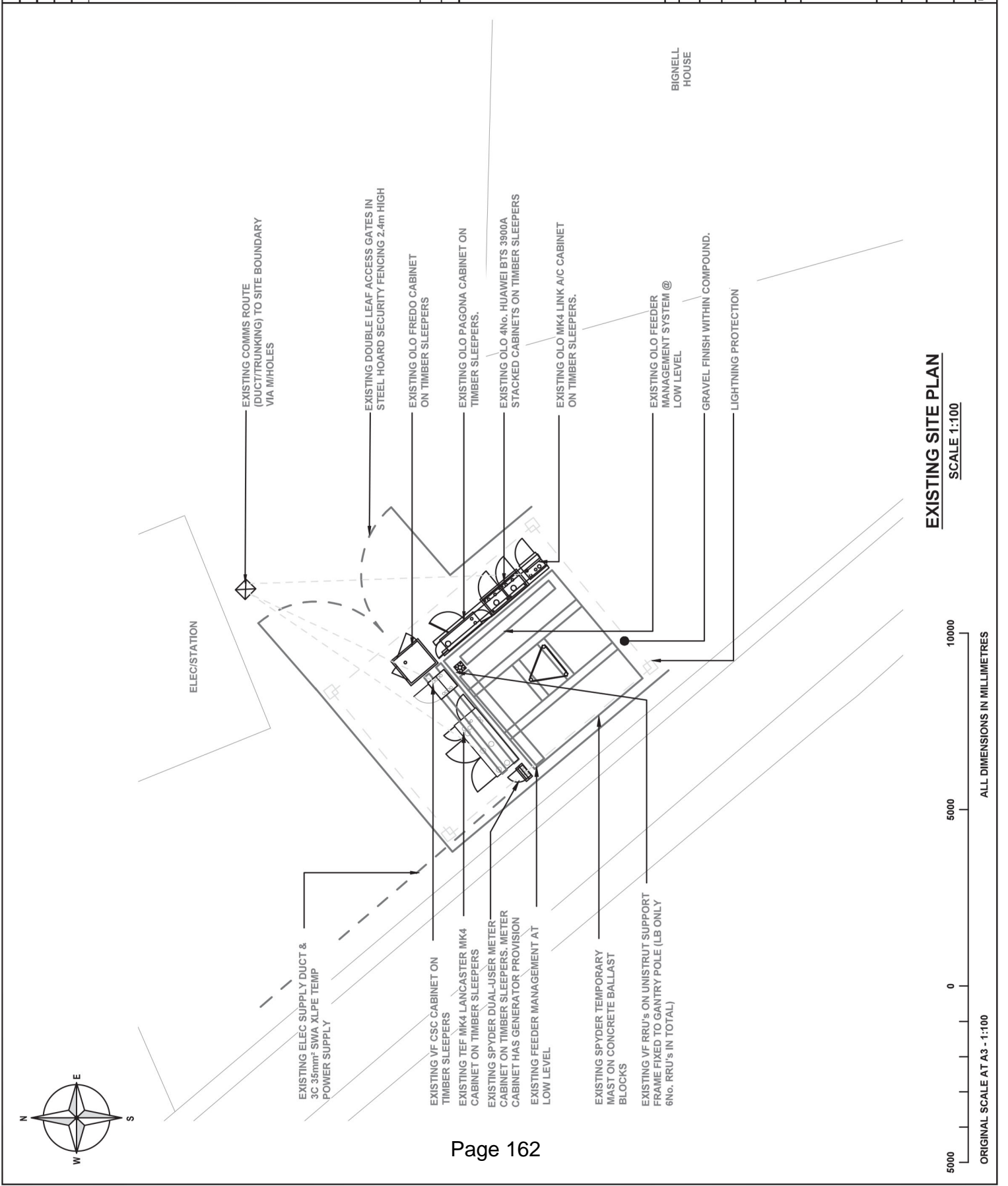
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FIX IT REQUIRED -

Rev	Modification	By	Ch	Ap	Date
A	ISSUED FOR APPROVAL	PJ	PJ	Ap	11.12.18



Cell Name	BIGNELL TEMP MAST
Cell ID No's	242168 81249
Site Address / Contact Details	HORTON PARADE WEST DRAYTON MIDDLESEX UB7 8EJ
Drawing Title:	EXISTING SITE PLAN
Purpose of Issue:	PLANNING
Drawing Number:	200
Surveyed By:	PJ
Drawn:	PJ
Date:	11.12.18
Checked:	PJ
Scale:	AS SHOWN
Issue:	A



**EXISTING SITE PLAN**

SCALE 1:100

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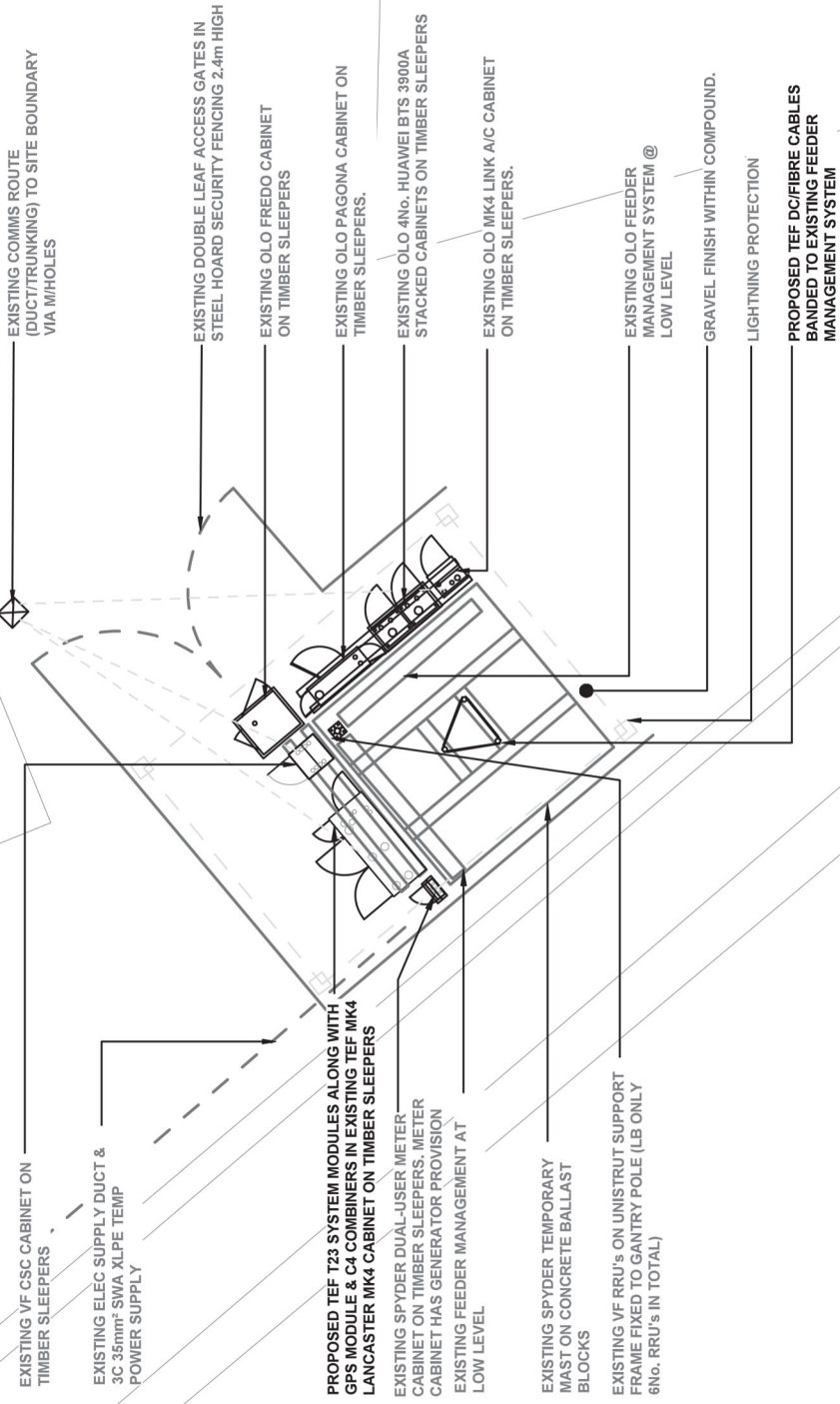
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ORIGINAL SCALE AT A3 - 1:100





ELEC/STATION



**PROPOSED SITE PLAN**  
SCALE 1:100



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

NGR	E 506095, N 180210
SITE STATUS	-
CONFIG CODE	-
FIX IT REQUIRED	-

Rev	Modification	By	Ch	Ap	Date
A	ISSUED FOR APPROVAL	PJ	PJ		11.12.18



Cell Name	BIGNELL TEMP MAST
Opt.	-
Cell ID No's	

CTIL	242168
TEF	81249
Site Address / Contact Details	HORTON PARADE WEST DRAYTON MIDDLESEX UB7 8EJ

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Purpose of Issue:	PLANNING
Drawing Number:	201
Surveyed By:	PJ
Drawn:	PJ
Date:	11.12.18
Checked:	PJ
Date:	11.12.18
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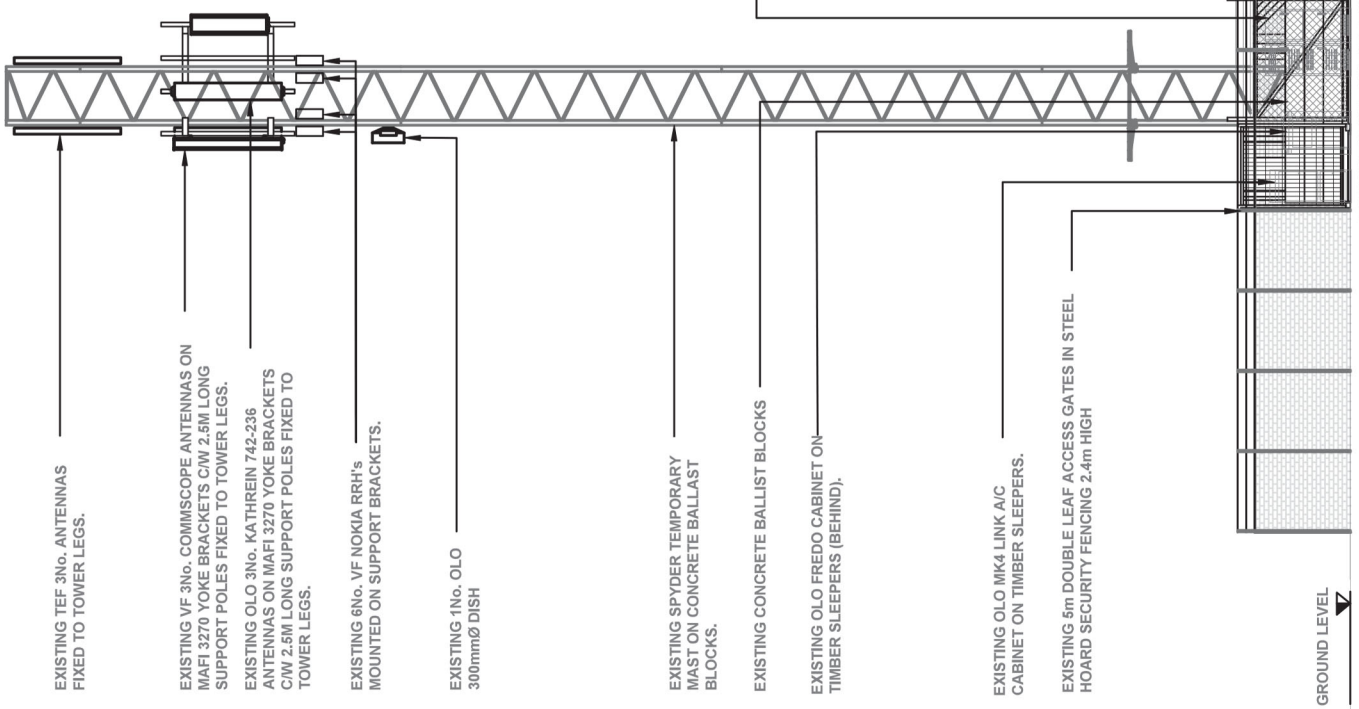
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Rev	Modification	By	Ch	Ap
				Date



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Cell ID No's	242168 81249
Site Address / Contact Details	HORTON PARADE WEST DRAYTON MIDDLESEX UB7 8EJ

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Purpose of Issue:	PLANNING
Drawing Number:	300
Drawn By:	PJ
Scale:	1:100
Issue:	A
Drawn:	PJ
Date:	11-12-18
Checked:	PJ
Date:	11-12-18

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- U/S OF 3No. TEF ANTENNAS 23.0m A.G.L.
- TOP OF 3No. TEF ANTENNAS 21.0m A.G.L.
- TOP OF 3No. OLO ANTENNAS 21.0m A.G.L.
- U/S OF 6No. OLO ANTENNAS 19.6m A.G.L.
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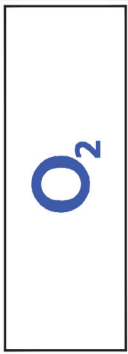
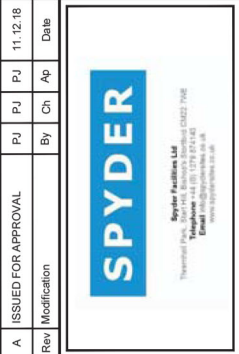


**EXISTING SITE ELEVATION**  
SCALE 1:100

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

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CONFIG CODE	-
FIX IT REQUIRED	-

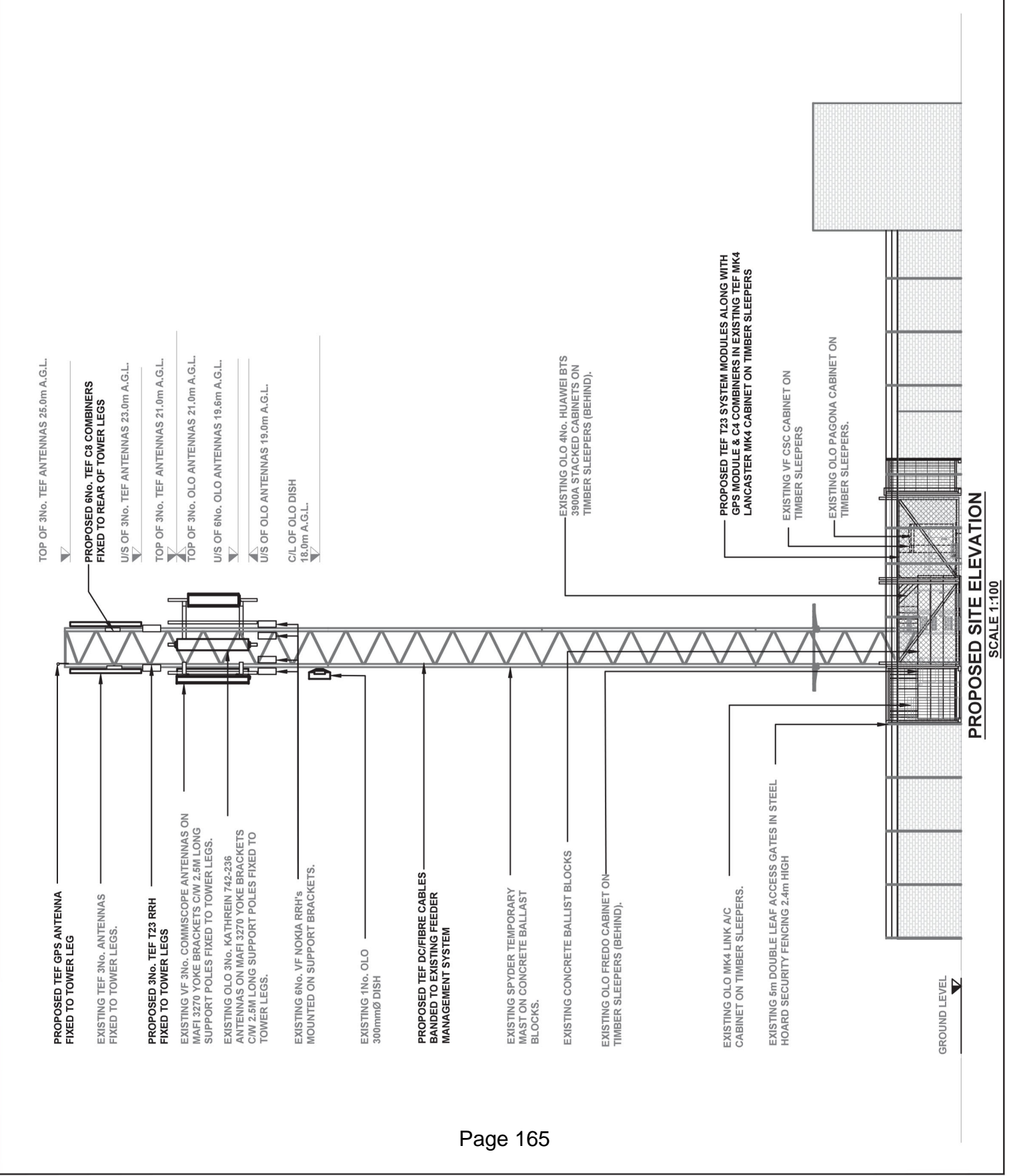
Rev	Modification	By	Ch	Ap	Date
A	ISSUED FOR APPROVAL	PJ	PJ	Ap	11.12.18



Cell Name	BIGNELL TEMP MAST
Cell ID No's	242168 81249
Site Address / Contact Details	HORTON PARADE WEST DRAYTON MIDDLESEX UB7 8EJ

Drawing Title:	PROPOSED SITE ELEVATION
Purpose of Issue:	PLANNING
Drawing Number:	301
Drawn By:	PJ
Scale:	1:100
Issue:	A

Drawn:	PJ	Date:	11.12.18	Checked:	PJ
Issue:	A	Date:	11.12.18	Checked:	PJ



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# Plans for Central & South Applications Planning Committee

Wednesday 5th February  
2020



HILLINGDON  
LONDON

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

**Address** 1 RAYNTON CLOSE HAYES  
**Development:** Part two storey, part single storey side extension  
**LBH Ref Nos:** 8096/APP/2019/3719

**Date Plans Received:** 17/11/2019      **Date(s) of Amendment(s):** 17/11/2019  
**Date Application Valid:** 17/11/2019

- All work to comply with current building regulations and codes of practice.
- Do not scale from drawings all dimensions to be checked on site before the start of any work.
- All Proposed External Materials to Match Existing External Materials.

Any Proposed Windows to Fully well to be Obscure Glazed and Non-Opening below 1.7m from FFL



**Site Address:**  
 1 Raynton Close  
 Hayes  
 Middlesex  
 UB4 8BJ

**Drawing Content:**  
 Location Plan

**Drawings No:**  
 1rayntonclose2019/07A

**Date Drawn:**  
 2nd November 2019

**Planning Issue**

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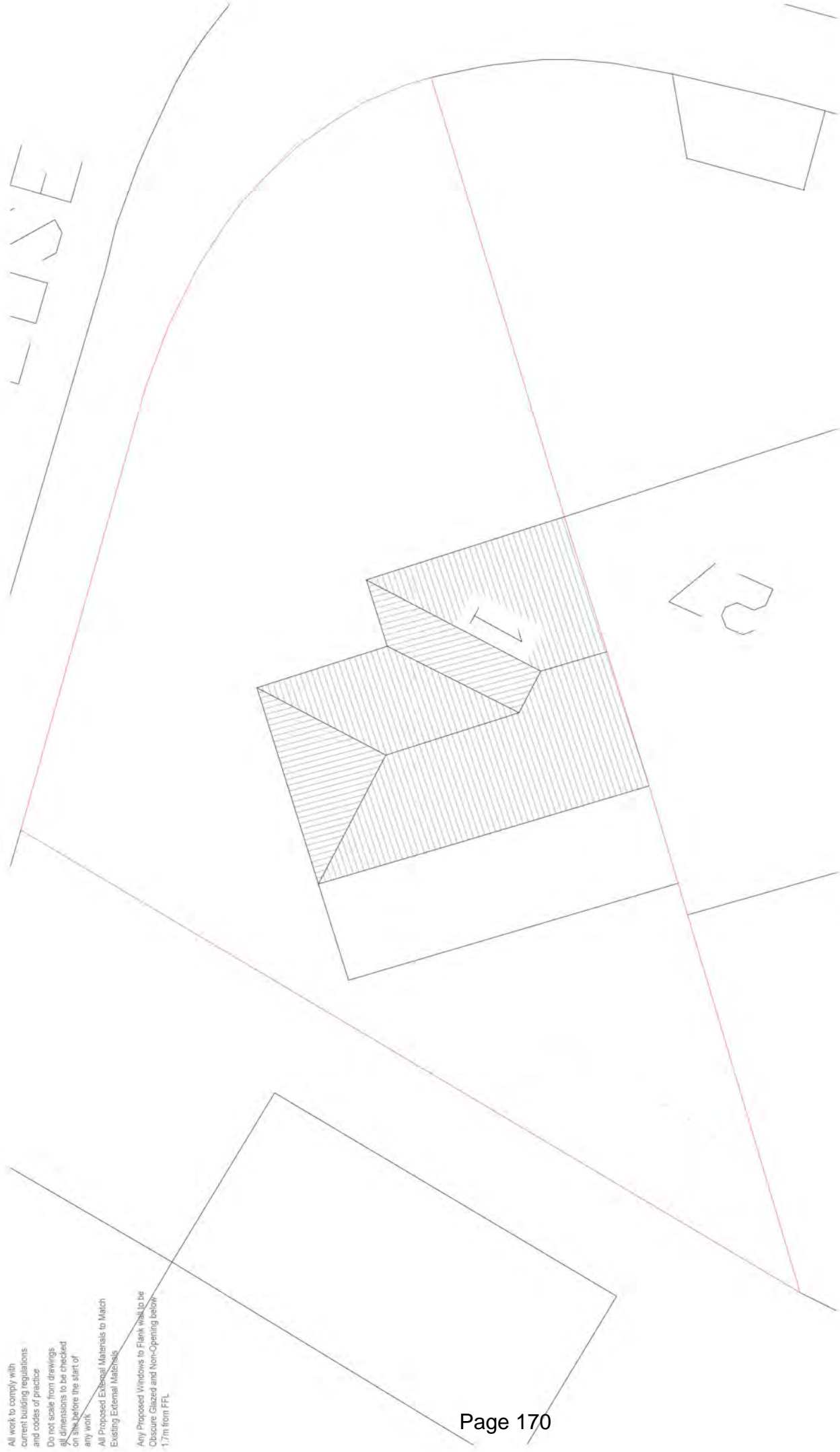
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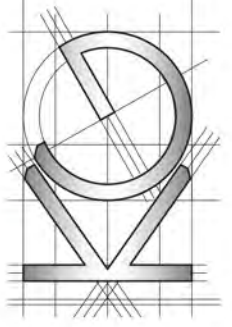
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HOUSE



All work to comply with current building regulations and codes of practice  
 Do not scale from drawings all dimensions to be checked on site before the start of any work  
 All Proposed External Materials to Match Existing External Materials  
 Any Proposed Windows to Finish work to be Opaque Glazed and Non-Opening below 1.7m from FFL

12



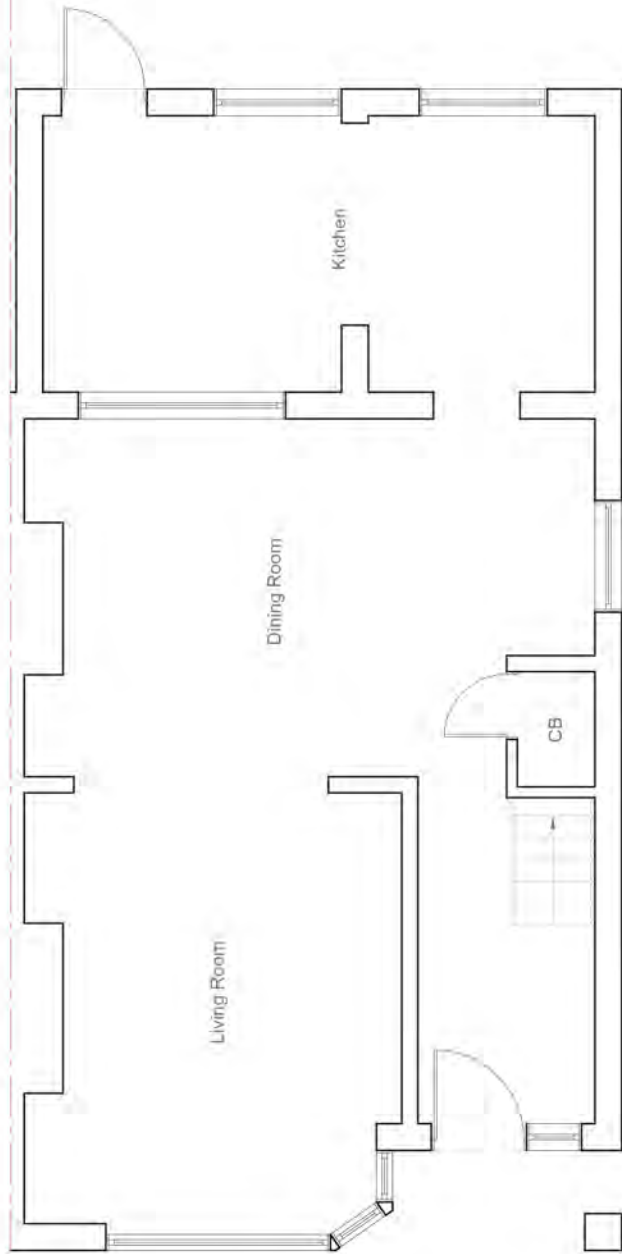
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		<b>Drawings Scale:</b> 1:100	<b>Drawn By:</b> KG	<b>Revision:</b>
		4	6	8



All work to comply with current building regulations and codes of practice  
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All Proposed External Materials to Match Existing External Materials

Any Proposed Windows to Fall well to be Obscure Glazed and Non-Opening below 1.7m from FFL

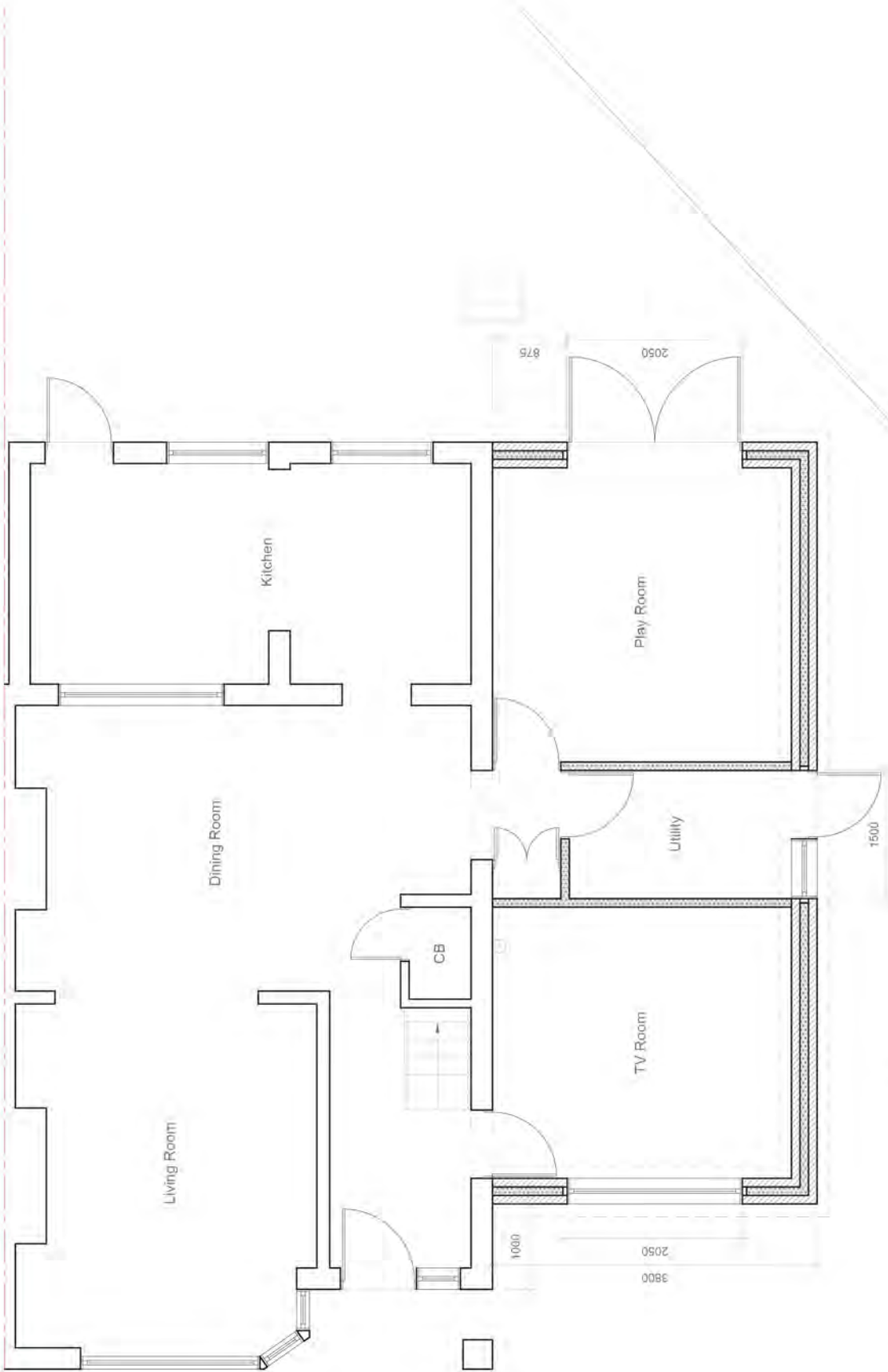


<p><b>Site Address:</b>          1 Raynton Close          Hayes          Middlesex          UB4 8BJ</p>	<p><b>Drawing Content:</b>          Existing Ground Floor Plan</p>	<p><b>Drawings No:</b>          1rayntonclose2019/01</p> <p><b>Drawings Scale:</b>          1:50</p>	<p><b>Date Drawn:</b>          2nd November 2019</p> <p><b>Drawn By:</b>          KG</p>	<p><b>Planning Issue</b></p>
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All work to comply with current building regulations and codes of practice  
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All Proposed External Materials to Match Existing External Materials

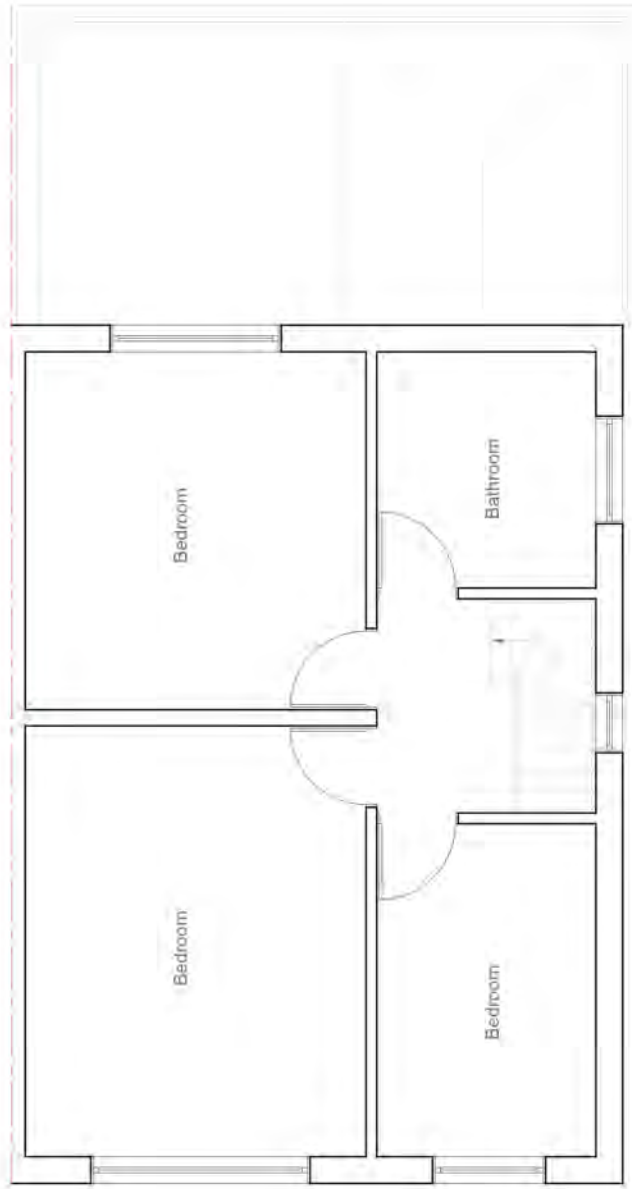
Any Proposed Windows to Flank wall to be Obscure Glazed and Non-Opening below 1.7m from FFL



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<p>Drawings Scale:          1:50</p>	<p>Drawn By:          KG</p>	<p>Revision:</p>	<p>6</p>	<p>7</p>
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<p>1</p>	<p>2</p>	<p>3</p>	<p>4</p>	<p>5</p>

All work to comply with:  
 - current building regulations  
 and codes of practice.  
 - Do not scale from drawings  
 all dimensions to be checked  
 on site before the start of  
 any work.  
 - All Proposed External Materials to Match  
 Existing External Materials

Any Proposed Windows to Fully well to be  
 Obscure Glazed and Non-Opening below  
 1.7m from FFL



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 1 Raynton Close  
 Hayes  
 Middlesex  
 UB4 8BJ

Drawing Content:  
 Existing First Floor Plan

Drawings No:  
 1rayntonclose2019/02

Date Drawn:  
 2nd November 2019

Planning Issue

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Revision:

Drawn By:  
 KG

Drawings Scale:  
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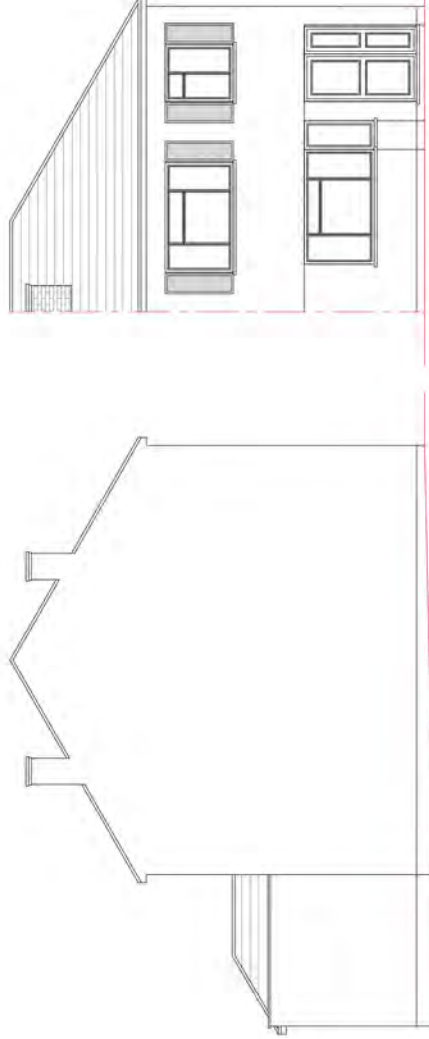


All work to comply with current building regulations and codes of practice  
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 All Proposed External Materials to Match Existing External Materials  
 Any Proposed Windows to Flank wall to be Obscure Glazed and Non-Opening below 1.7m from FFL



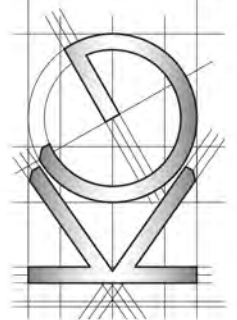
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Existing Rear Elevation  
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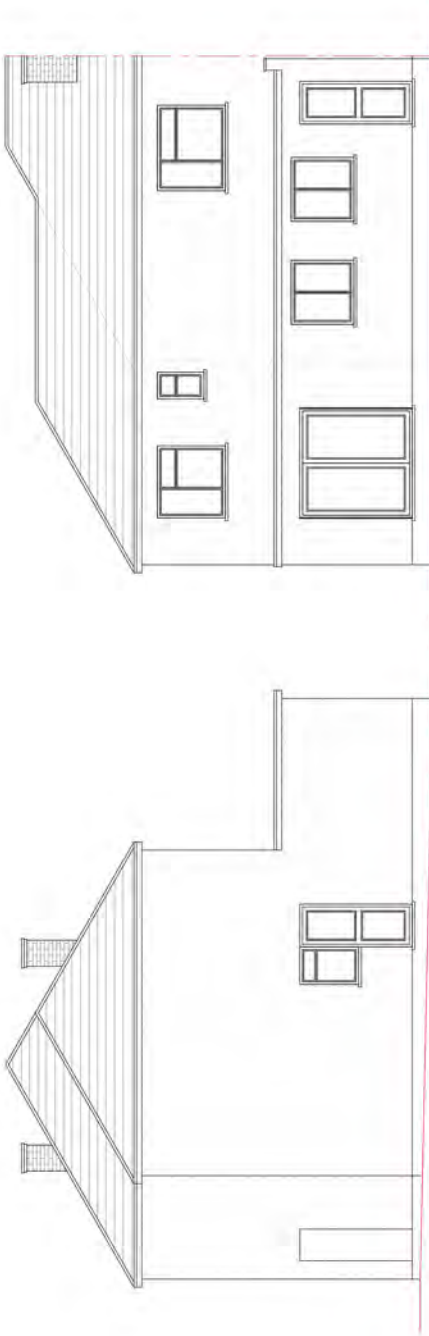
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Existing Front Elevation  
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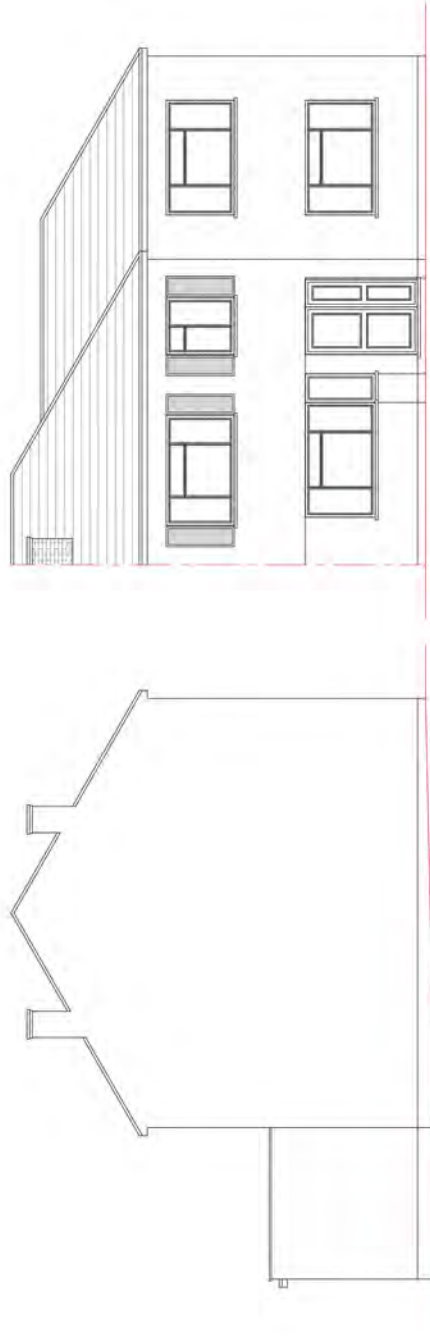
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		<b>Drawings Scale:</b> 1:100	<b>Drawn By:</b> KG	<b>Revision:</b>
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All work to comply with current building regulations and codes of practice  
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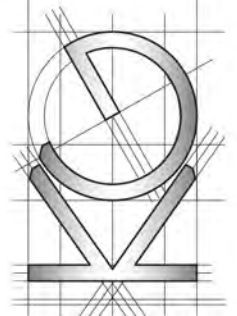
Proposed Side Elevation  
 Scale 1:100

Proposed Rear Elevation  
 Scale 1:100



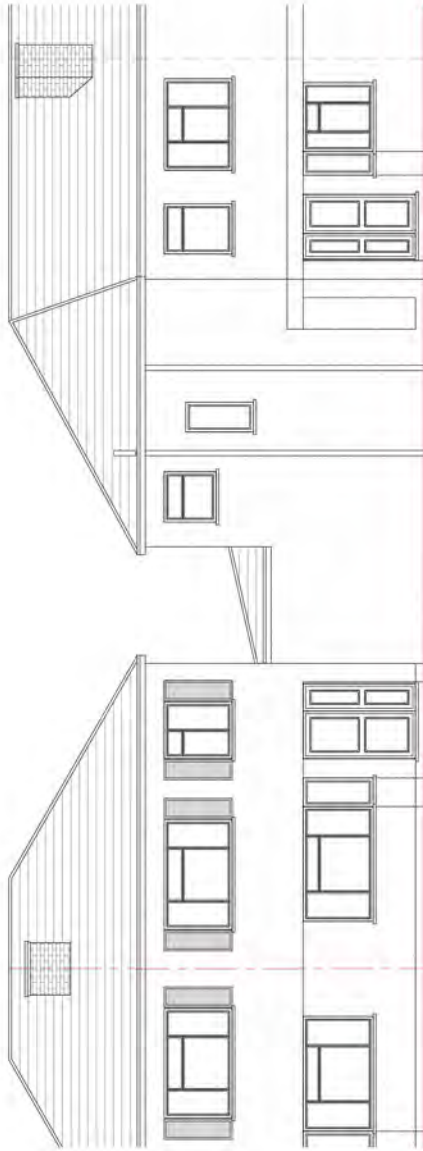
Proposed Side Elevation  
 Scale 1:100

Proposed Front Elevation  
 Scale 1:100

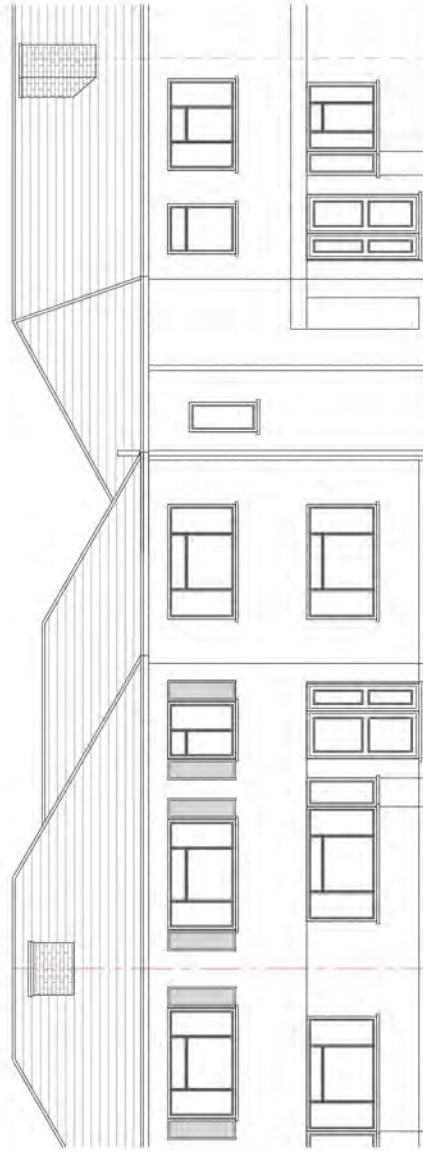


<b>Site Address:</b> 1 Raynton Close Hayes Middlesex UB4 8BJ	<b>Drawing Content:</b> Proposed Elevations	<b>Drawings No:</b> 1rayntonclose2019/06	<b>Date Drawn:</b> 2nd November 2019	<b>Planning Issue</b>
1	2	<b>Drawings Scale:</b> 1:100	<b>Drawn By:</b> 4 KG	<b>Revision:</b>
			3	5
			4	6
				7
				8

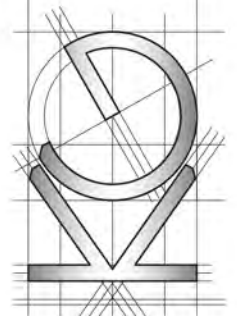
All work to comply with current building regulations and codes of practice  
 Do not scale from drawings all dimensions to be checked on site before the start of any work  
 All Proposed External Materials to Match Existing External Materials  
 Any Proposed Windows to Flank wall to be Obscure Glazed and Non-Opening below 1.7m from FFL



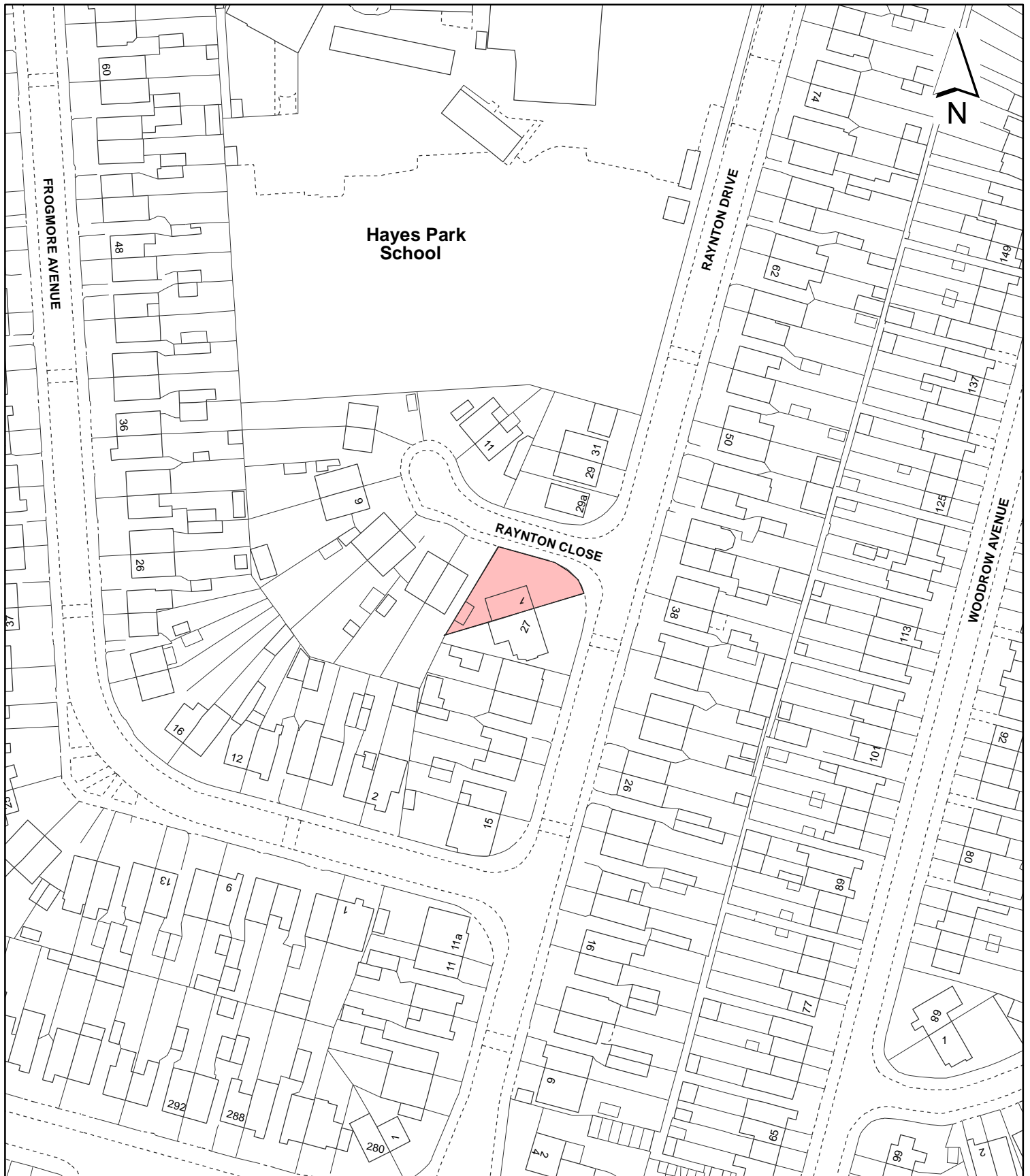
Existing Street Elevation  
 Scale 1:100



Proposed Street Elevation  
 Scale 1:100



<b>Site Address:</b> 1 Raynton Close Hayes Middlesex UB4 8BJ	<b>Drawing Content:</b> Existing/Proposed Street Elevations	<b>Drawings No:</b> 1rayntonclose2019/09	<b>Date Drawn:</b> 2nd November 2019	<b>Planning Issue</b>
1	2	3	4	5
	<b>Drawings Scale:</b> 1:100	<b>Drawn By:</b> KG	<b>Revision:</b>	6
				7
				8



**Notes:**

 Site boundary

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Site Address:

**1 Raynton Close  
 Hayes**

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

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

Planning Application Ref:  
**8096/APP/2019/3719**

Scale:  
**1:1,250**

Planning Committee:  
**Central and South**

Date:  
**February 2020**

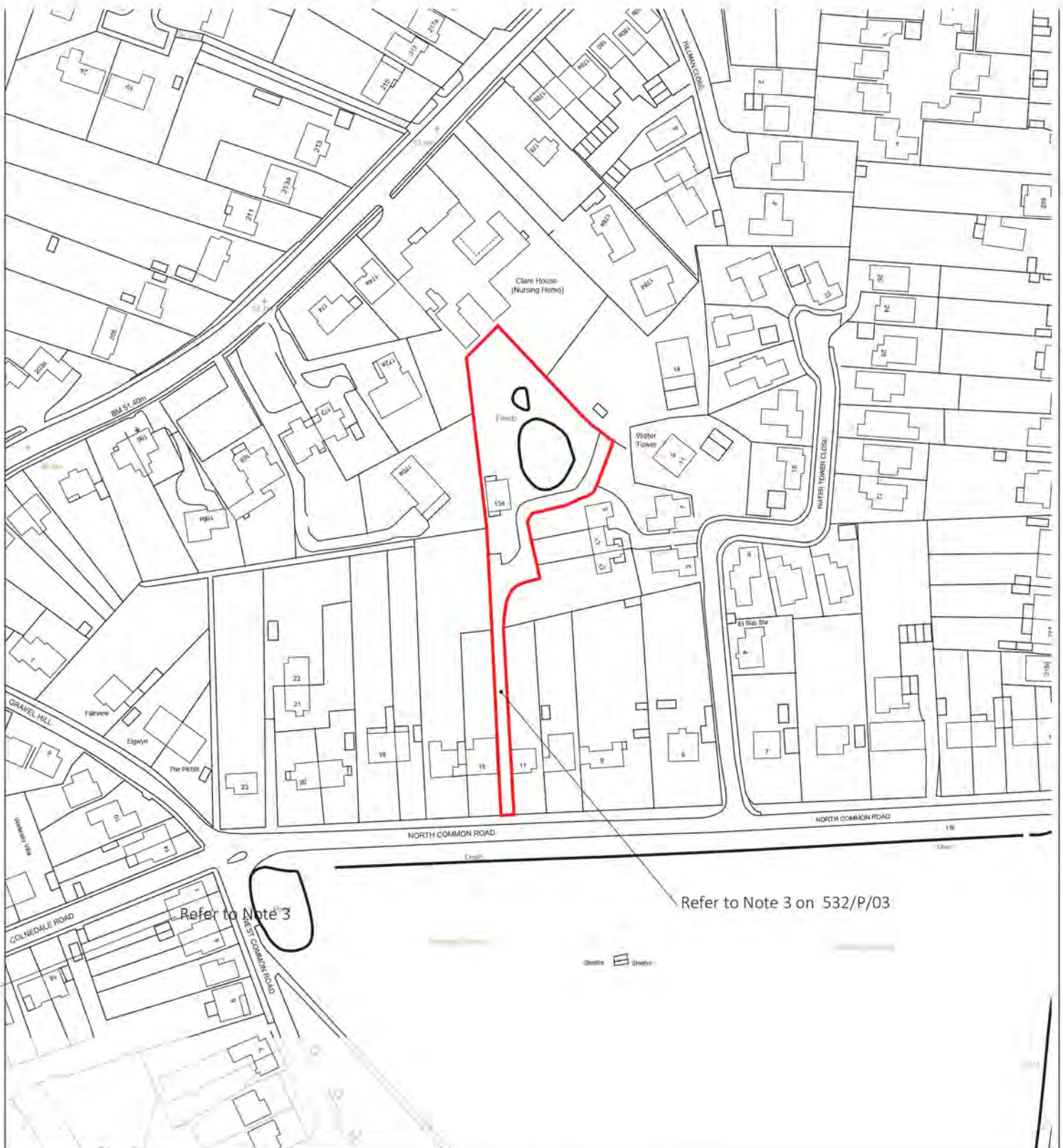




**Report of the Head of Planning, Transportation and Regeneration**

**Address** 13A NORTH COMMON ROAD UXBRIDGE  
**Development:** Erection of 5 two storey, 3-bed, attached dwellings with associated parking and amenity space, involving demolition of existing detached house  
**LBH Ref Nos:** 74738/APP/2019/1181

**Date Plans Received:** 05/04/2019      **Date(s) of Amendment(s):** 05/04/2019  
**Date Application Valid:** 05/04/2019



Site Area = 2523.1m<sup>2</sup>, 0.25231ha



Project: Development at Land at 13a North Common Road  
 Address: 13a North Common Road, Uxbridge, London. UB8 1PD  
 Drawing Title: Location Plan  
 Drawing Nos: 532/P/01  
 Scale: 1:1250@A3  
 Date: Mar 2019

Schedule of Accommodation:

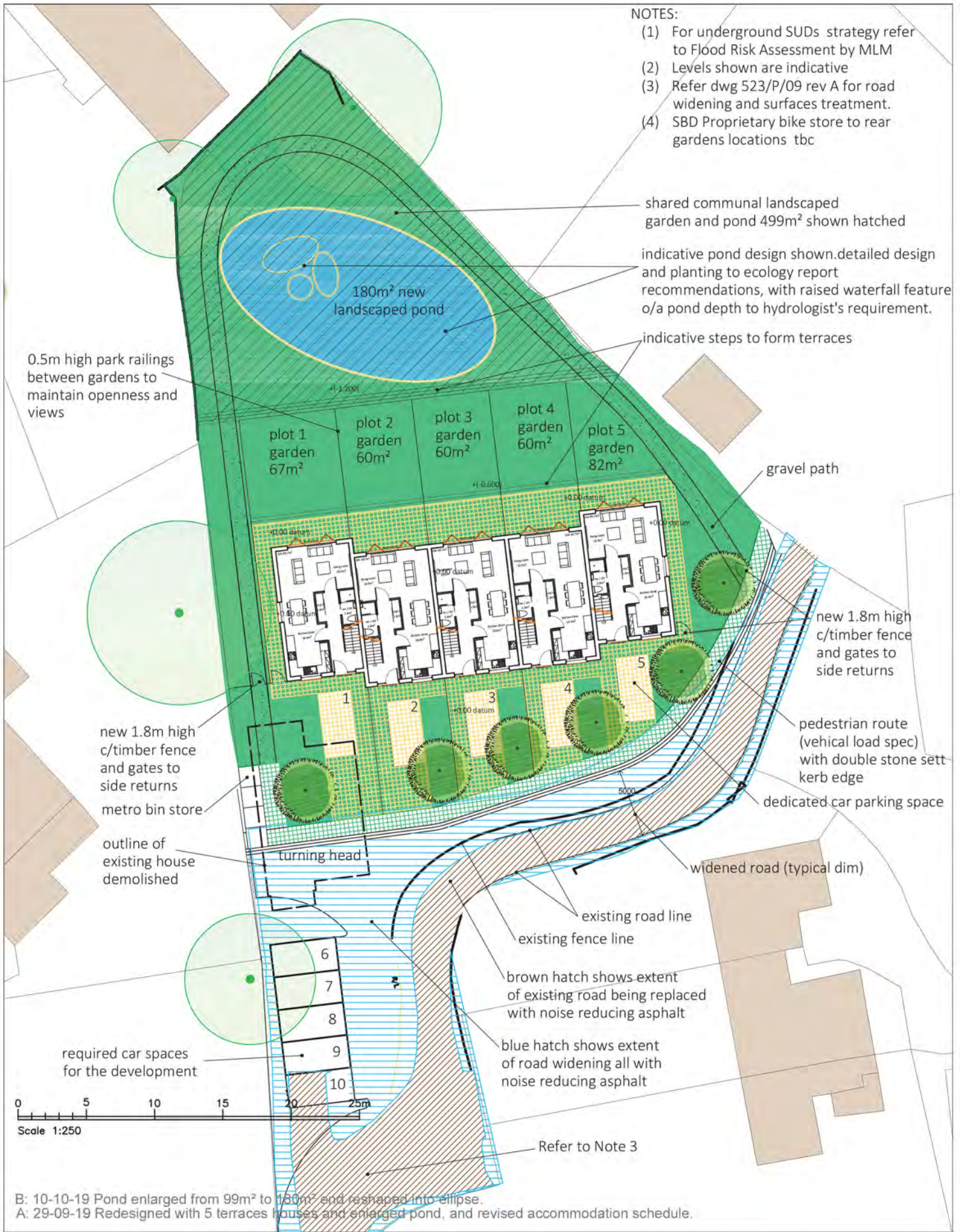


Project: Development at Land at 13a North Common Road  
 Address: 13a North Common Road, Uxbridge, London. UB8 1PD  
 Drawing Title: Existing Site Plan Topo  
 Drawing Nos: 532/P/02  
 Scale: 1:250@A3  
 Date: Mar 2019



**NOTES:**

- (1) For underground SUDs strategy refer to Flood Risk Assessment by MLM
- (2) Levels shown are indicative
- (3) Refer dwg 523/P/09 rev A for road widening and surfaces treatment.
- (4) SBD Proprietary bike store to rear gardens locations tbc



B: 10-10-19 Pond enlarged from 99m<sup>2</sup> to 180m<sup>2</sup> and reshaped into ellipse.  
 A: 29-09-19 Redesigned with 5 terraces houses and enlarged pond, and revised accommodation schedule.

Project: Development at Land at 13a North Common Road  
 Address: 13a North Common Road, Uxbridge, London. UB8 1PD  
 Drawing Title: Proposed Site Plan  
 Drawing Nos: 532/P/03 rev B  
 Scale: 1:250@A3  
 Date: Mar 2019

Schedule of Accommodation:  
 5Nos 3B-5P Houses @ 99.4m<sup>2</sup> (gf & ff gia @ 49.7m<sup>2</sup> each)



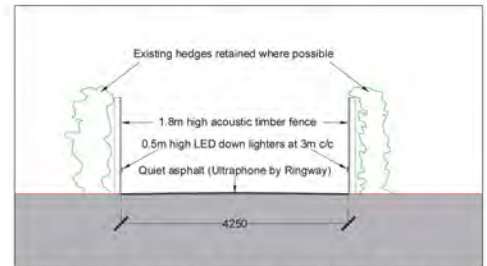
BLUE HATCH = EXTENT OF ROAD WIDENING WITH NEW NOISE REDUCING ASPHALT

MARKED CAR PARKING SPACES IN PAVERS

BROWN HATCH = EXISTING ROAD TO BE REPLACED WITH NEW NOISE REDUCING ASPHALT

NEW RESIDENTIAL DEVELOPMENT

SHALLOW SPEED HUMP



1:50 @ A1 TYPICAL SECTION A-A THRU PROPOSED ROAD

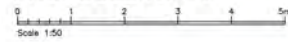
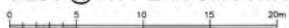


IMAGE OF INDICATIVE FENCE DOWN LIGHTER

SHALLOW SPEED HUMP

30m CLEAR FIELD OF VISION ZONE

1:200 @ A1 PLAN SHOWING PROPOSED ACCESS ROAD IMPROVEMENTS.



A: 29/09/19 Updated with new site layout with 5 houses.

Project: Development at Land at 13a North Common Road  
 Address: 13a North Common Road, Uxbridge, London. UB8 1PD  
 Drawing Title: Proposed Site Plan  
 Drawing Nos: 532/P/09 rev A  
 Scale: 1:200@A1 & 1:50@A1  
 Date: Aug 2019

Schedule of Accommodation:  
 5Nos 3B-5 P Houses @ 99.4m<sup>2</sup> (gf & FF @ 49.7 each)



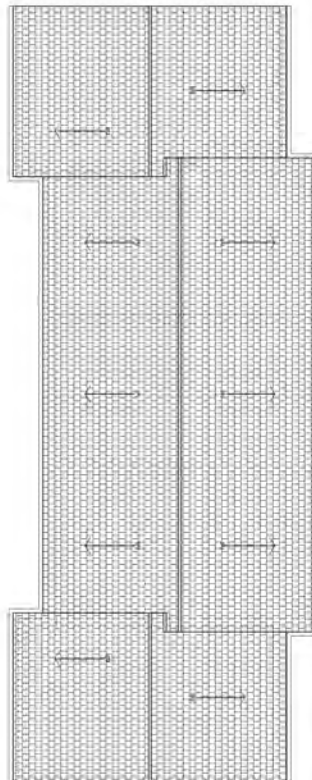
ground floor plan  
 o/a gca = 283.0m<sup>2</sup>  
 o/a gla = 259.0m<sup>2</sup>  
 gf + ff gla = 518.0m<sup>2</sup>

each house total gla = 99.4m<sup>2</sup> 3B/AP



first floor plan  
 o/a gca = 283.0m<sup>2</sup>  
 o/a gla = 259.0m<sup>2</sup>  
 gf + ff gla = 518.0m<sup>2</sup>

each house total gla = 99.4m<sup>2</sup> 3B/4P

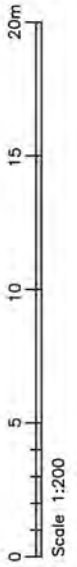


roof plan

03-10-19 Rev A - Terrace plans redesigned to show 5 houses instead 4, and drawing rescaled (bungalows omitted).

Schedule of Accommodation: 5 x 3 Bed, 5 Person Terrace Houses each @ 99.4m<sup>2</sup>

Project: Development at Land at 13a North Common Road  
 Address: 13a North Common Road, Uxbridge, London. UB8 1PD  
 Drawing Title: Proposed Terrace Plans  
 Drawing Nos: 532/P/04 rev A  
 Scale: 1:200@A3  
 Date: Mar 2019



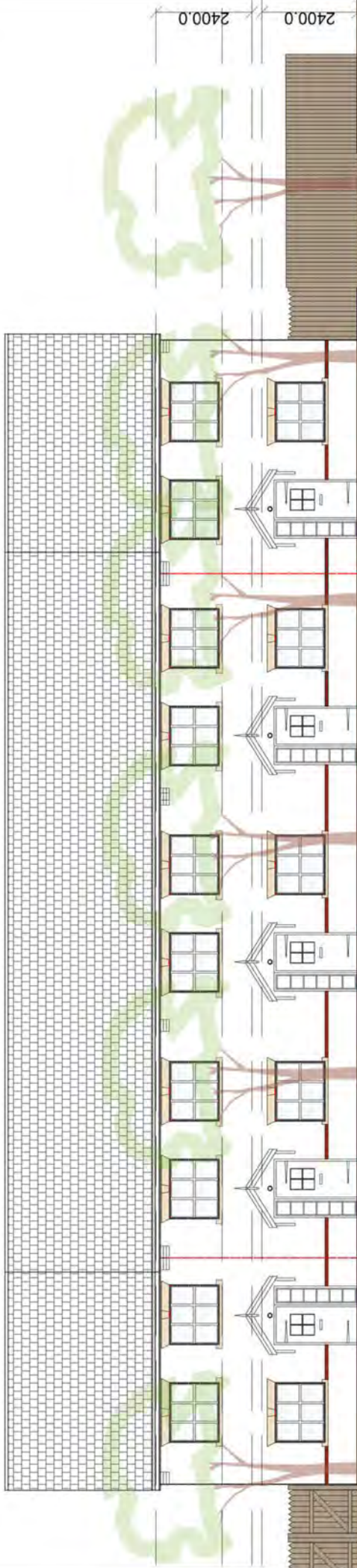
**MATERIALS KEY:**

- Fairfaced brickwork walls with contrasting brick band tbc
- UPVC rainwater gutters & downpipes
- Timber fascia, soffit boards and roof finial
- Interlocking concrete tiles on 35° roof
- Stone lintols or soldier course to windows and doors as shown
- Dark grey UPVC windows
- Timber effect UPVC doors.
- Frosted glass to bathroom windows.
- 1.8m high picket fences to patio areas, remaining garden fencing 900mm high picket fencing

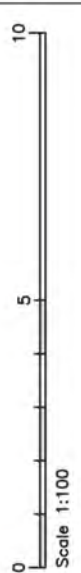
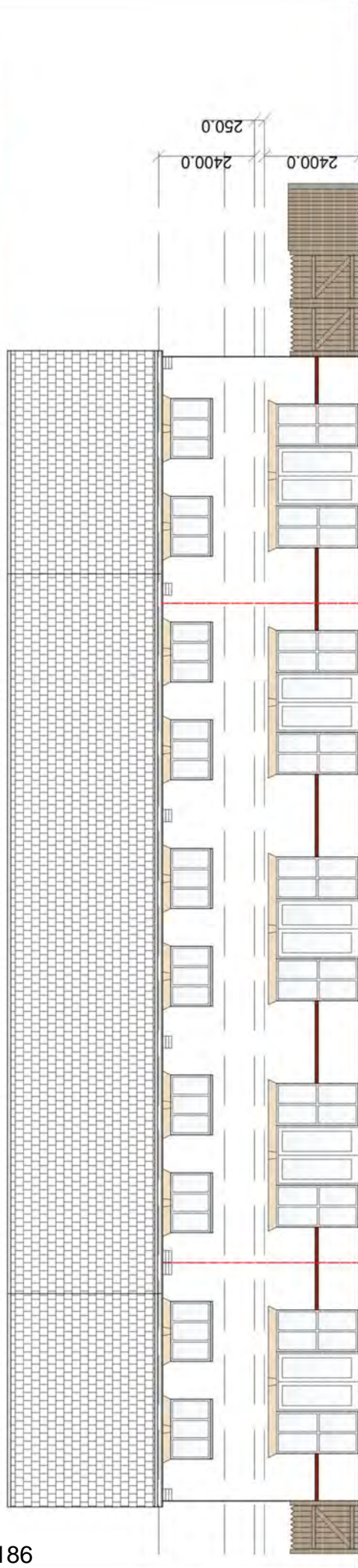


04-10-19 Rev A: Redesigned to allow for 5 houses. (bungalows removed from site plan)

Project: Development at Land at 13a North Common Road  
Address: 13a North Common Road, Uxbridge, London. UB6 1PD  
Drawing Title: Proposed Terrace Side Elevations  
Drawing Nos: 532/P/07 rev A  
Scale: 1:100@A3  
Date: Mar 2019



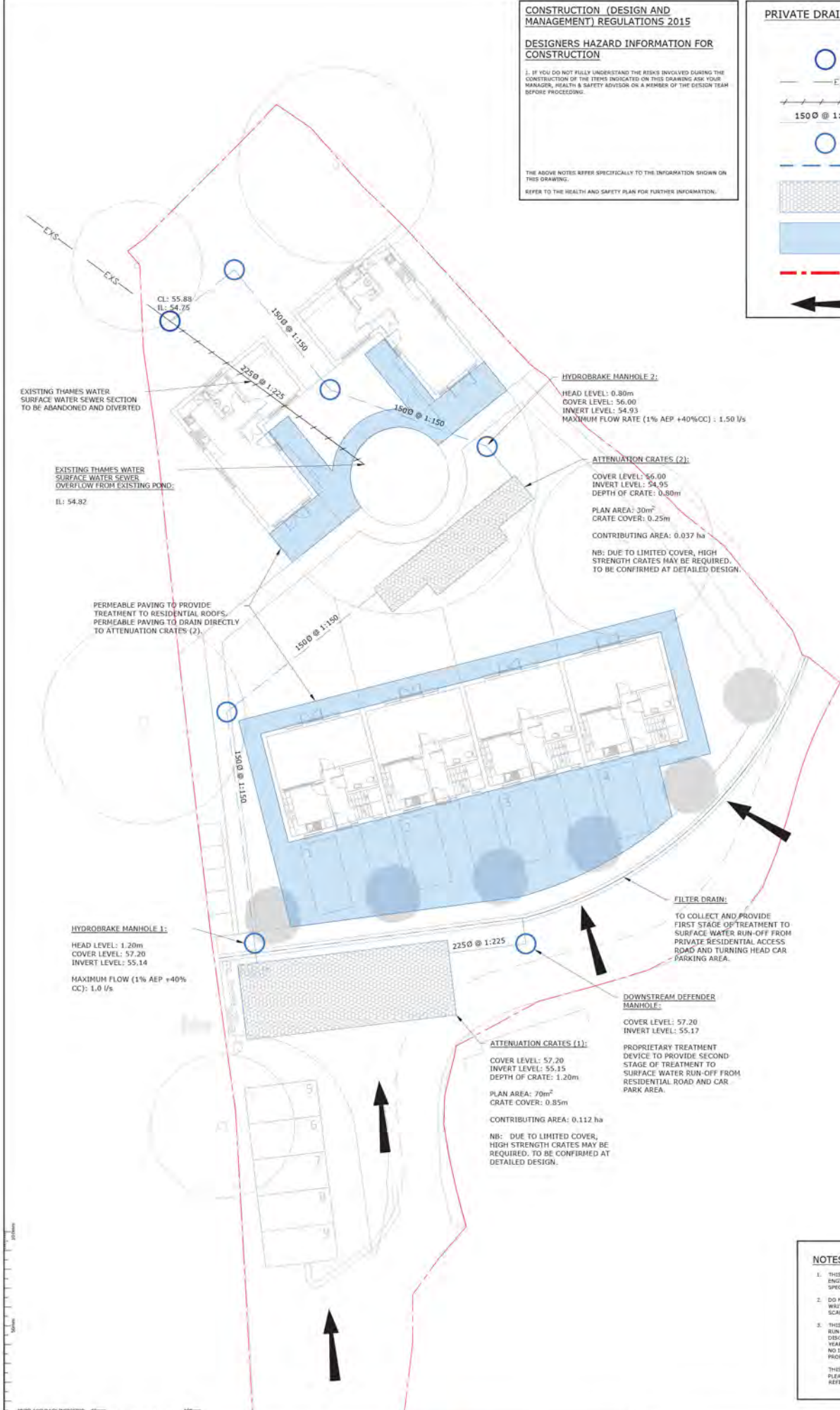
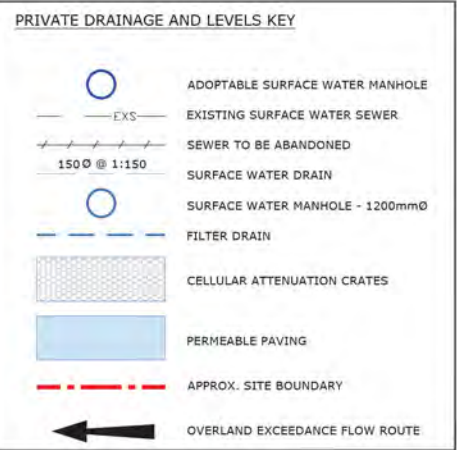
- MATERIALS KEY:**
- BRICK WALLS WITH CONTRASTING BRICK BAND/TBC
  - UPVC RAINDWATER GUTTERS & DOWNPIPES
  - TIMBER FASCIA, SOFFIT BOARDS AND ROOF FINIAL
  - STONE UPVC ROOF CHIMNEYS ON 70 (GERMANIA) ATTACHED ROOF
  - STONE UNIKOL OR SOLIDER COURSE TO WINDOWS AND DOORS AS SHOWN
  - DARK GREY UPVC WINDOWS
  - TIMBER EFFECT UPVC DOORS
  - 1.8M HIGH PICKET FENCING TO PATIO AREAS
  - REMAINING GARDEN FENCING 900MM HIGH PICKET FENCING



Project: Development at Land at 13a North Common Road  
 Address: 13a North Common Road, Uxbridge, London. UB8 1PD  
 Drawing Title: Proposed Terrace Long Elevations  
 Drawing Nos: 532/P/06 rev A  
 Scale: 1:100@A3  
 Date: Mar 2019



**CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015**  
**DESIGNERS HAZARD INFORMATION FOR CONSTRUCTION**  
 1. IF YOU DO NOT FULLY UNDERSTAND THE RISKS INVOLVED DURING THE CONSTRUCTION OF THE ITEMS INDICATED ON THIS DRAWING ASK YOUR MANAGER, HEALTH & SAFETY ADVISOR OR A MEMBER OF THE DESIGN TEAM BEFORE PROCEEDING.  
 THE ABOVE NOTES REFER SPECIFICALLY TO THE INFORMATION SHOWN ON THIS DRAWING.  
 REFER TO THE HEALTH AND SAFETY PLAN FOR FURTHER INFORMATION.



**NOTES**

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- THIS DRAINAGE STRATEGY DRAWING SHOWS HOW SURFACE WATER RUN-OFF COULD BE MANAGED ON SITE WITH A RESTRICTED OFF-SITE DISCHARGE, FOR ALL RAINFALL EVENTS UP TO AND INCLUDING THE 100 YEAR RETURN PERIOD EVENT PLUS 40% CLIMATIC CHANGE TO ENSURE NO INCREASED FLOOD RISK TO OTHERS AS A RESULT OF THE PROPOSED DEVELOPMENT.

THIS IS NOT INTENDED TO BE A DETAILED DESIGN AT THIS STAGE. PLEASE NOTE THAT THE FINAL LAYOUT MAY BE SUBJECT TO REFINEMENT TO MEET CERTAIN TECHNICAL CRITERIA.

1:100000 METRE ACCURACY INDICATOR: 500mm

PO1	29.03.2019	PRELIMINARY ISSUE	AW	JRC	JRC
REV	DATE	REVISION	MADE	CHK	APP
DRAWING STATUS: <b>PRELIMINARY</b>					
SUSTAINABILITY DESCRIPTION: INITIAL STATUS OR WIP					

**MLM Group**

North Kiln, Felaw Maltings,  
 46 Felaw Street, Ipswich,  
 Suffolk IP2 6PH  
 Tel: 01473 731100  
 www.mlmgroupplanning.com

Page 187

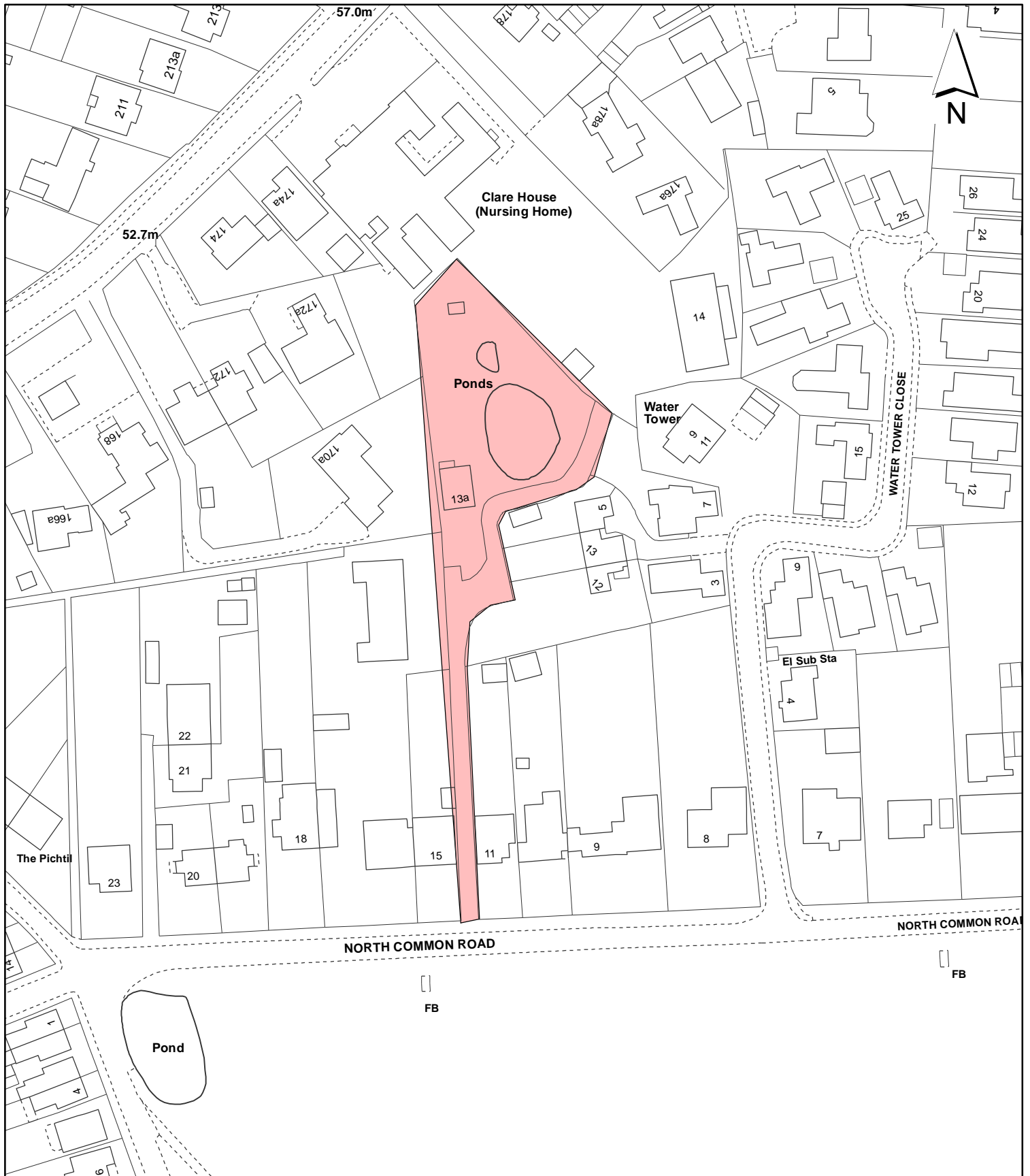
CLIENT: **TRAFALGAR PROPERTIES**

PROJECT: **13A NORTH COMMON ROAD**

DRAWING TITLE: **SURFACE WATER DRAINAGE STRATEGY**

DRAWING/DESIGN FILE:	AW	MLM REF:	STATUS:	REVISION:
1:125 @A1		6100360	S0	P01
PROJECT:	DESIGNATION:	SYSTEM:	LOCATIONS:	TYPE:
6100360-MLM-ZZ-XX-DR-				C-0001





**Notes:**

 Site boundary

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Site Address:

**13A North Common Road  
 Uxbridge**

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

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

Planning Application Ref:  
**74738/APP/2019/1181**

Scale:  
**1:1,250**

Planning Committee:  
**Central and South Uxbridge 189**

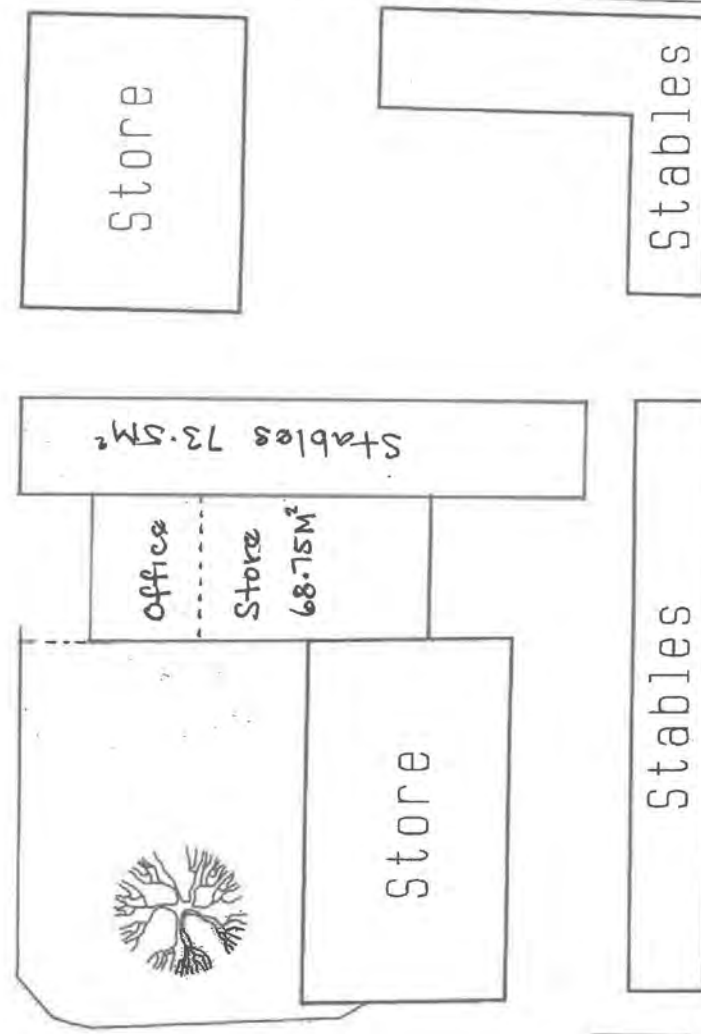
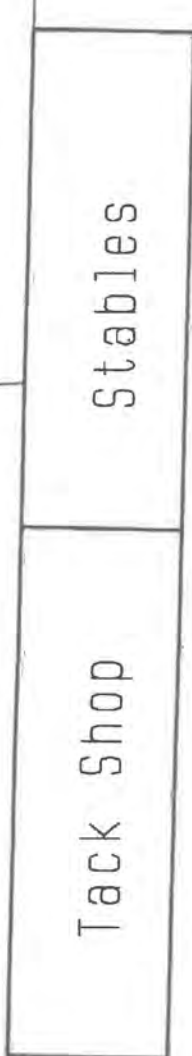
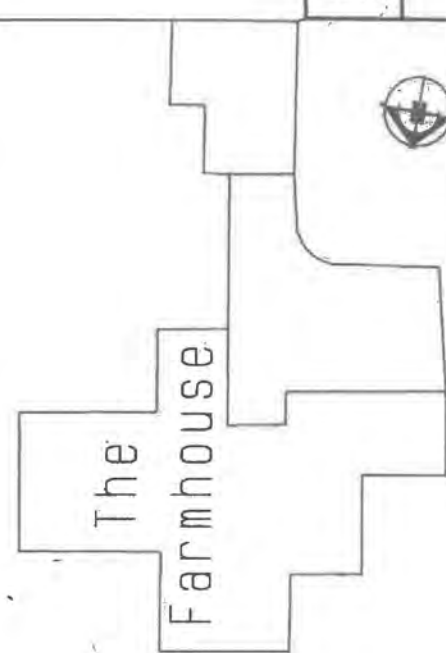
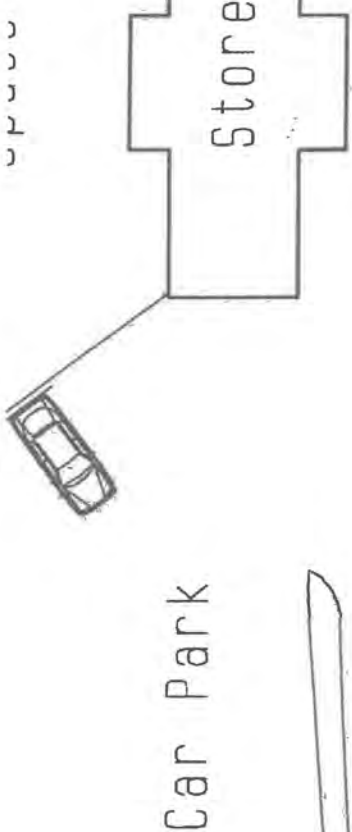
Date:  
**February 2020**



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

**Address** RIDING STABLES GOULDS GREEN HILLINGDON  
**Development:** Demolition of stables and erection of cattery pens (Use Class Sui Generis) and rebuilding of the office/store (part retrospective)  
**LBH Ref Nos:** 26738/APP/2019/2207

<b>Date Plans Received:</b>	01/07/2019	<b>Date(s) of Amendment(s):</b>	24/10/2019
<b>Date Application Valid:</b>	05/08/2019		01/07/2019
			09/07/2019
			11/10/2019
			08/01/2020



Site Plan



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Existing Site Plan

SITE: Goulds Green Riding Stables, Goulds Green, Hillingdon, Middlesex UB8 3DG	DRAWN:	SCALE:	DATE:
	DAF	1:200 @ A3	April '12
	DRAWING NO:	09/311/21	REV: G

**PROPERTY SERVICES**  
Architectural Designers  
& Surveyors  
Newbury (01635) 864956

space

Car Park

Apartment

The Farmhouse

Tack Shop

Stables

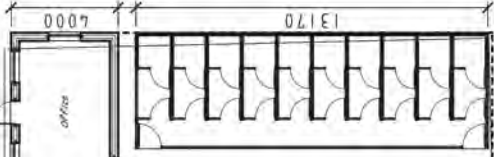
Store

Store

Stables

Stables

6000



WC

Stables



Proposed Site Plan



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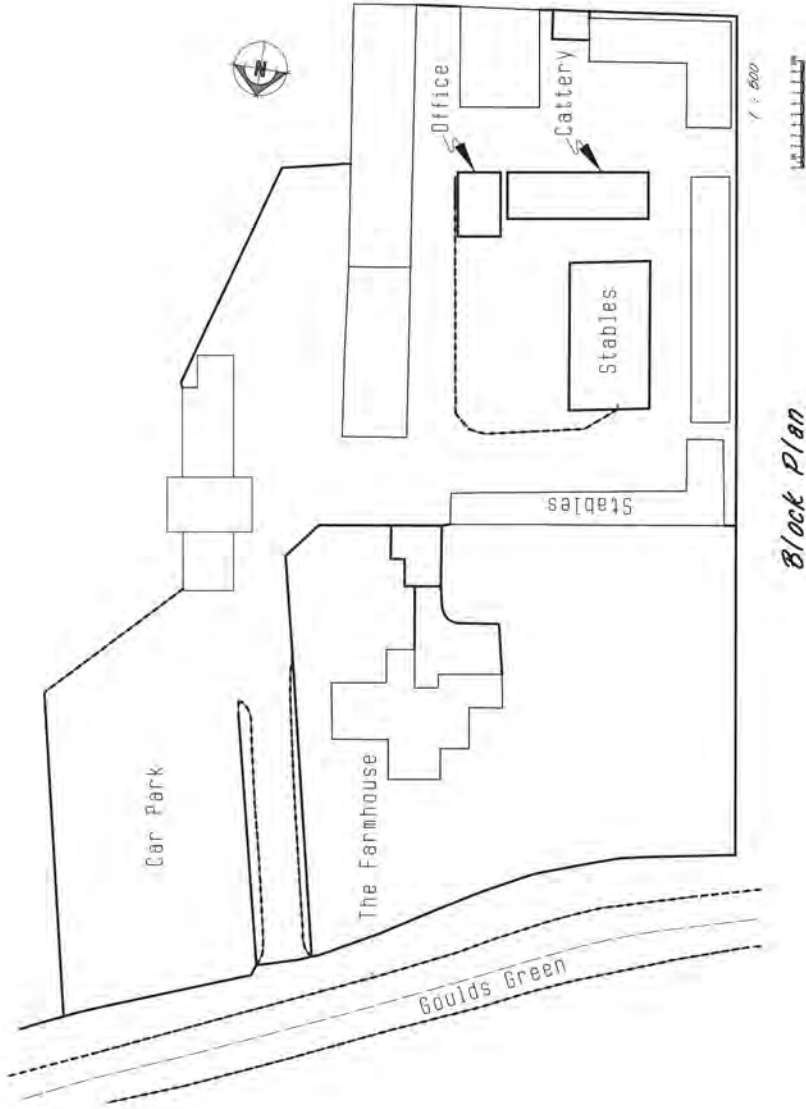
Proposed Site Plan.

SITE: Goulds Green Rating Stables, Goulds Green, Hillingdon, Middx. UB8 3DG	DRAWN: DAF	SCALE: 1:200 @ A3	DATE: March '19
	DRAWING NO: 09/23/1/41		REV: E

**AG** PROPERTY SERVICES  
Architectural Designers  
& Surveyors  
Newbury (01635) 864956



*Location Plan*



*Block Plan*

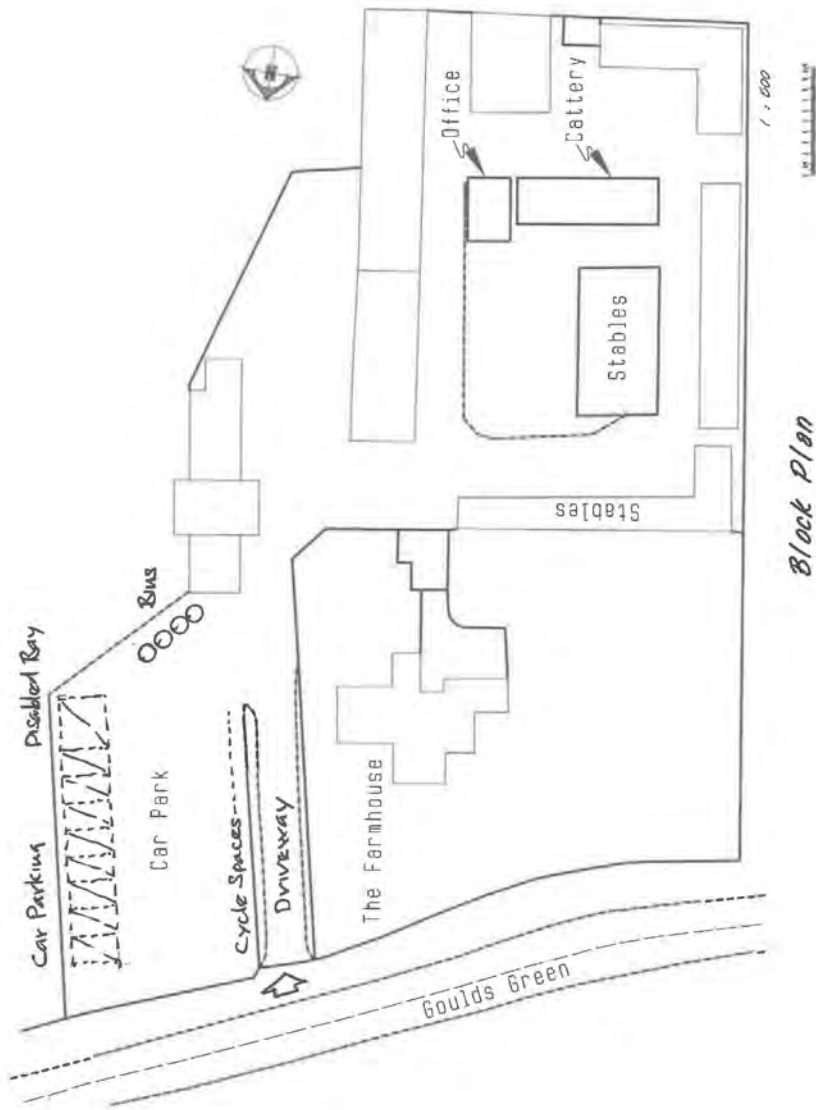
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Proposed Conversion of Out Houses into 2No. Residential Units.

SITE: Goulds Green Riding Stables, Goulds Green, Hillingdon, Middx. UB8 3DG.

**AG BUILDING SERVICES**  
Architectural Designers & Surveyors  
Uxbridge (01895) 811177

DRAWN: DAF & A3	SCALE: 1:500	DATE: March '19
DRAWING NO: 09/311/44		REV:



*Block Plan*



*Location Plan*

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**Proposed Conversion of Out Houses into 2No. Residential Units.**

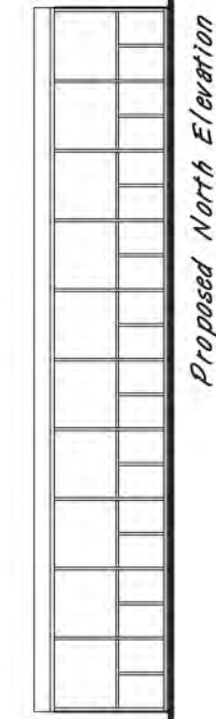
SITE: Goulds Green Riding Stables,  
Goulds Green,  
Hillingdon,  
Middx. UB8 3DG



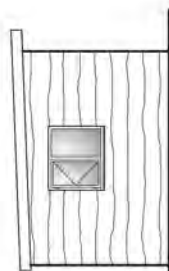
**BUILDING SERVICES**  
Architectural Designers  
& Surveyors  
Uxbridge (01895) 811177

DRAWN: DAF  
DRAWING NO.: 09/31/44  
SCALE: 1 : 500  
DATE: March '19  
REV: A.

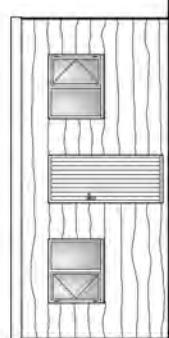




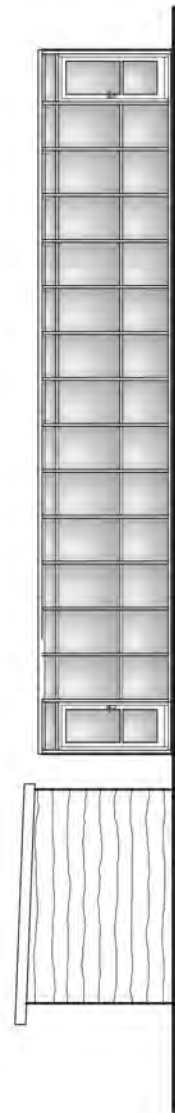
*Proposed North Elevation*



*Proposed West Elevation*



*Proposed East Elevation*



*Proposed South Elevation*



*Manufacturers Visual*



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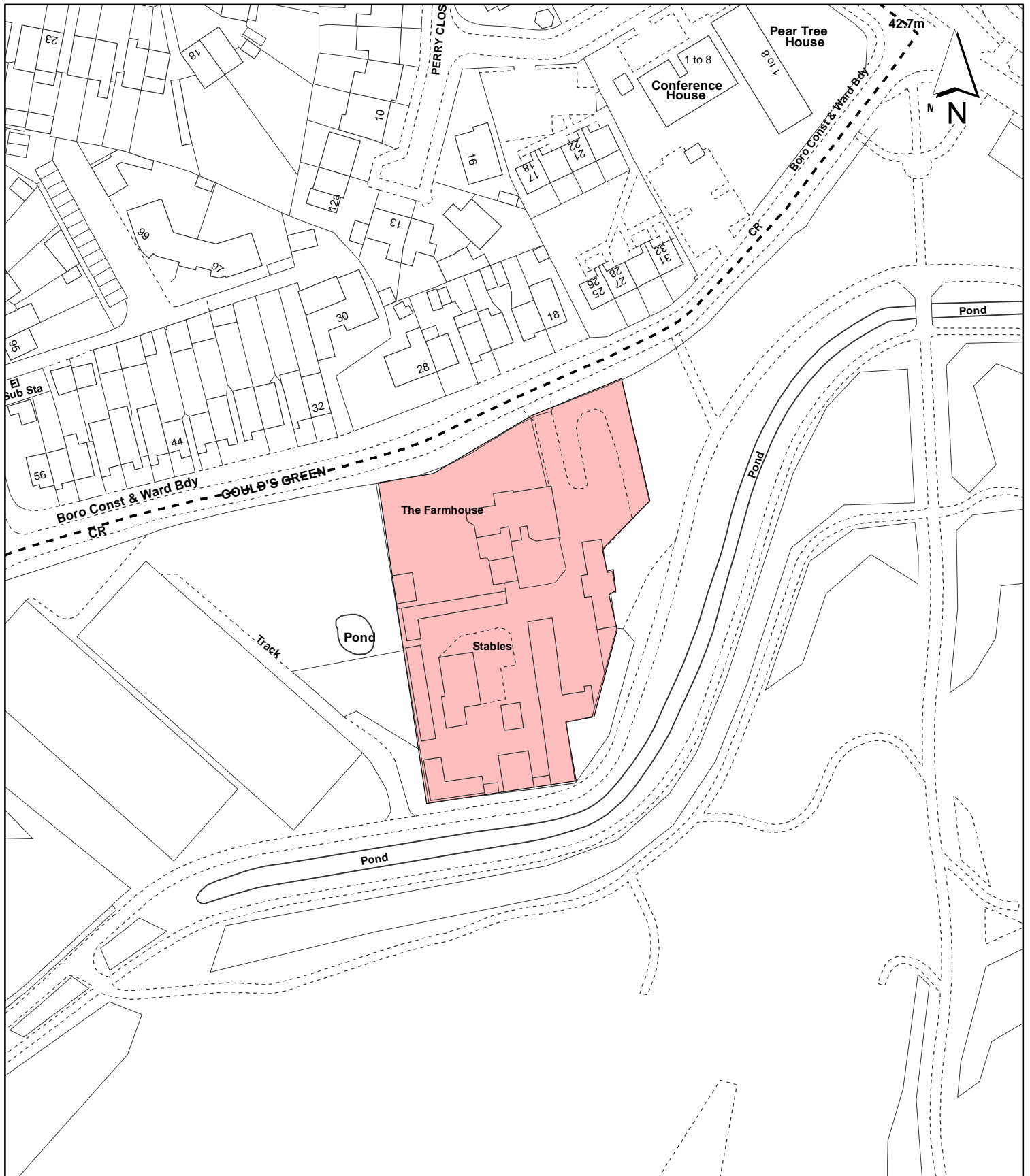
**Proposed Cattery Buildings.**

SITE:  
Goulds Green Riding Stables,  
Goulds Green,  
Hillingdon, Middx., UB8 3DG



**PROPERTY SERVICES**  
Architectural Designers  
& Surveyors  
Newbury (01635) 864956

DRAWN: DAF	SCALE: 1 : 100 @ A3	DATE: March '19
DRAWING NO: 09/311/43		REV: C



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Site Address:

**Riding Stables  
 Goulds Green**

Planning Application Ref:  
**26738/APP/2019/2207**

Planning Committee:  
**Central and South**

Scale:  
**1:1,250**

Date:  
**February 2020**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 01895 250111



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

**Address** GASKELL BUILDING KINGSTON LANE HILLINGDON

**Development:** The proposal is for replacement of existing chiller plant located in an existing louvre screened external roof plant area, and the addition of 2no. Flues to provide extract form the internal teaching spaces.

**LBH Ref Nos:** 532/APP/2019/3271

**Date Plans Received:** 03/10/2019

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

**Date Application Valid:** 03/10/2019

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rev. P1 by: nb date: 2019-10-01 chk: DH  
Issued for Planning



- Buildings occupied by Brunel University
- - - Campus Boundary
- Site Boundary



**WILSON MASON**  
Wilson Mason LLP - Chartered Architects  
8, New Concordia Wharf, Mill Street, London SE1 2RB  
T 020 7637 1501 - www.wilsonmason.co.uk

client	Brunel University
project	Gaskell Building 2nd Floor
drawing	Site Location Plan
1:1250 at a3	
Planning	6797 - L(00)01
REV	P1

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rev. P1 by nb date: 2019-10-02 chh: DH  
Issued for Planning

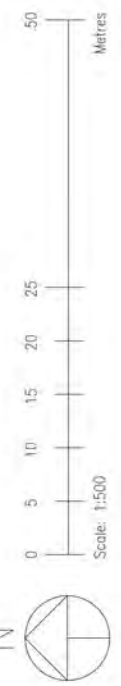


- Buildings occupied by Brunel University
- - - Campus Boundary
- Site Boundary

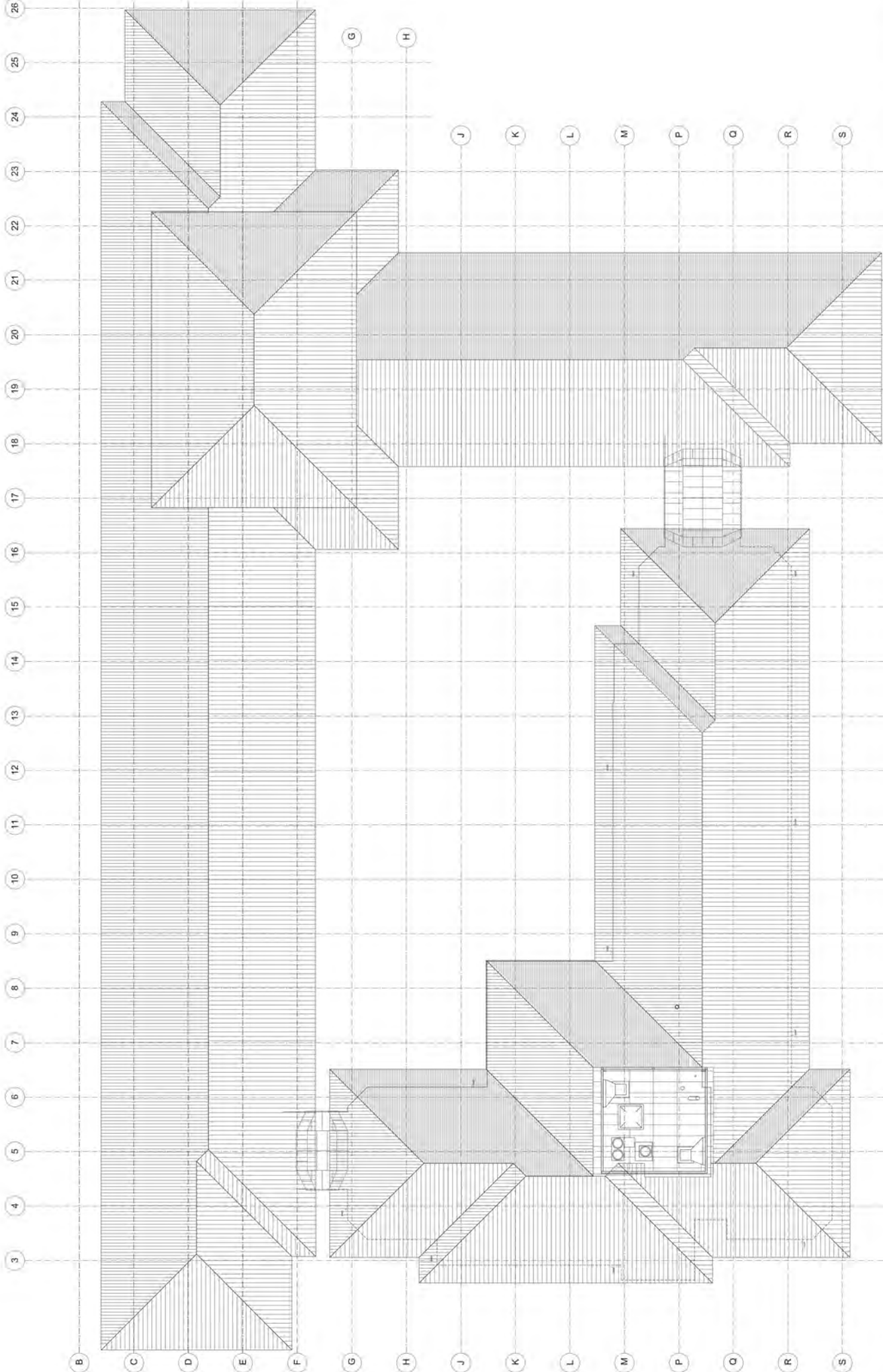
# WILSON MASON

Wilson Mason LLP - Chartered Architects  
8, New Concordia Wharf, Mill Street, London SE1 2RB  
T 020 7637 1501 - www.wilsonmason.co.uk

client: Brunel University  
project: Gaskell Building 2nd Floor  
drawing: Site Plan



1:500 at a3	Planning	6797 - L(00)02	REV	P1
-------------	----------	----------------	-----	----



Rev. PT 100 03.10.2018 UK DM  
 - Issued for Planning

This drawing is for the use of consultation with all relevant contractors and specialist  
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 are in accordance with the relevant Building Regulations and all applicable standards.  
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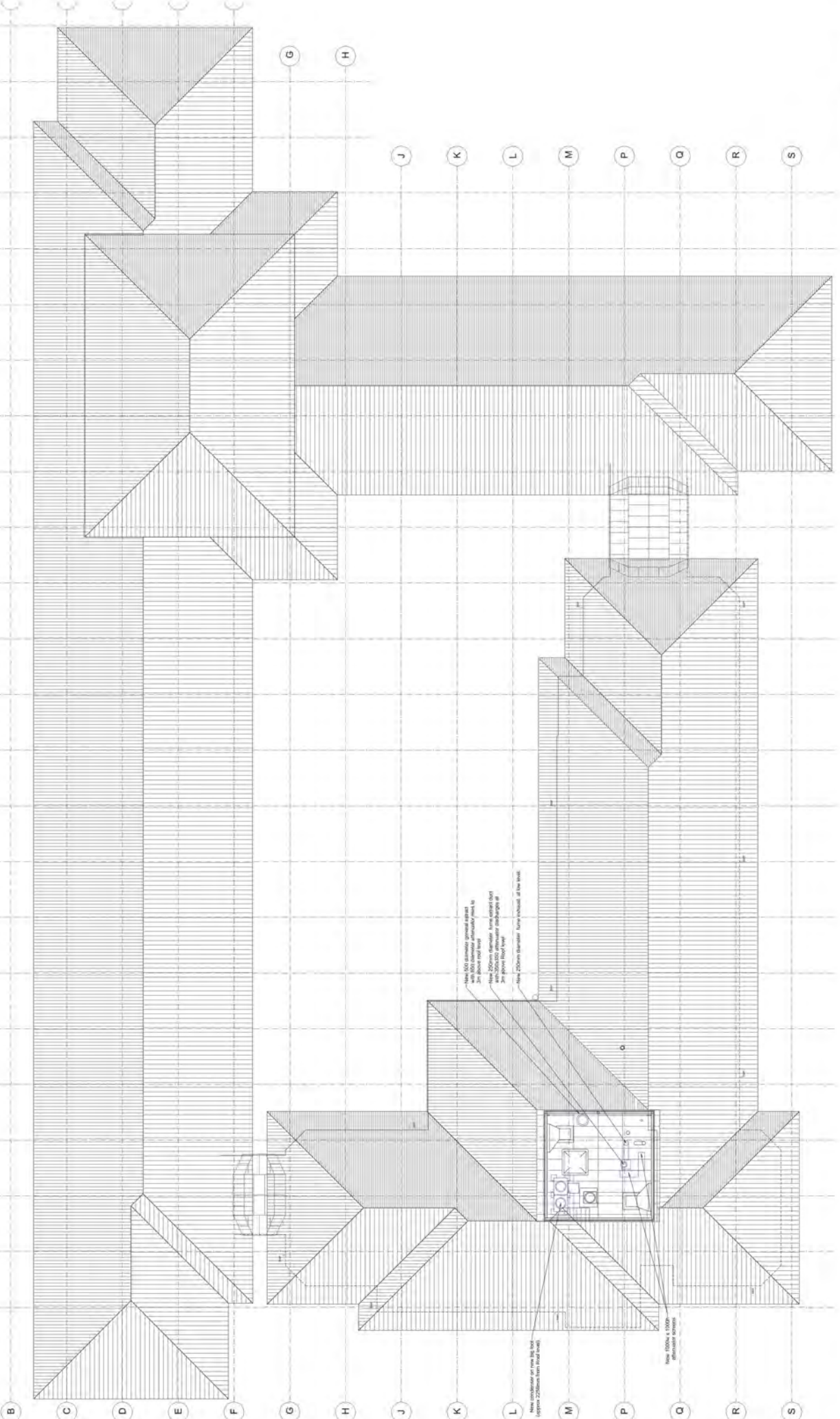


**WILSON MASON**  
 Wilson Mason LLP - Chartered Architects  
 6 New Concordia Wharf, Mill Street, London, SE1 2BB  
 T: 020 7621 1501 • www.wilsonmason.co.uk

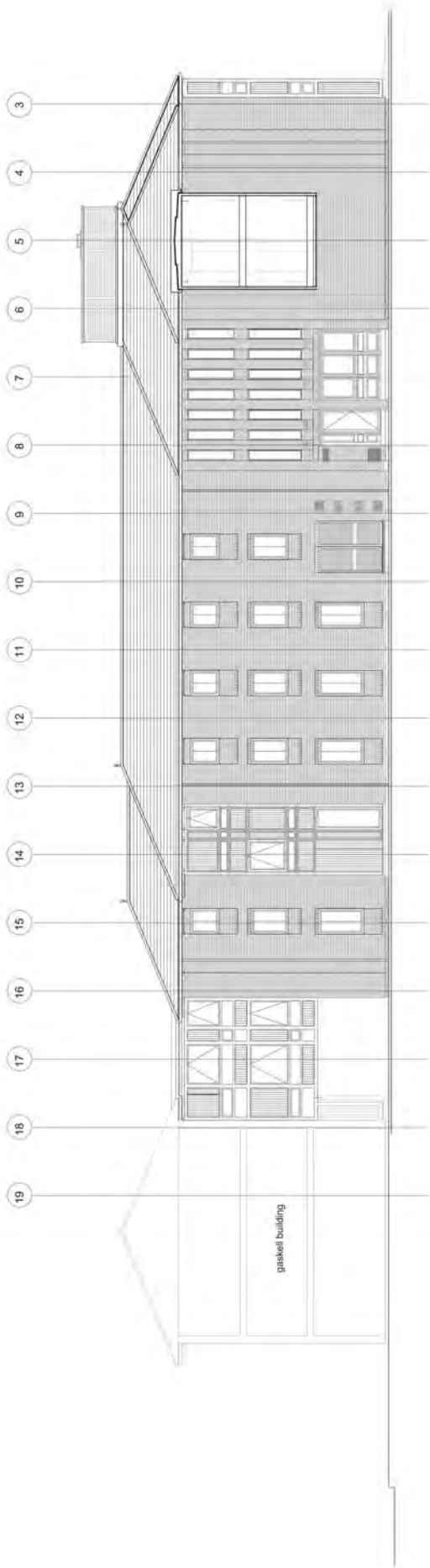
Client: Brunel University  
 Project: Gaskell Building  
 2nd Floor Works  
 Drawing: Existing Roof Plan  
 1:1000(SA)

Planning 6797 - L(1)-01  
 PT

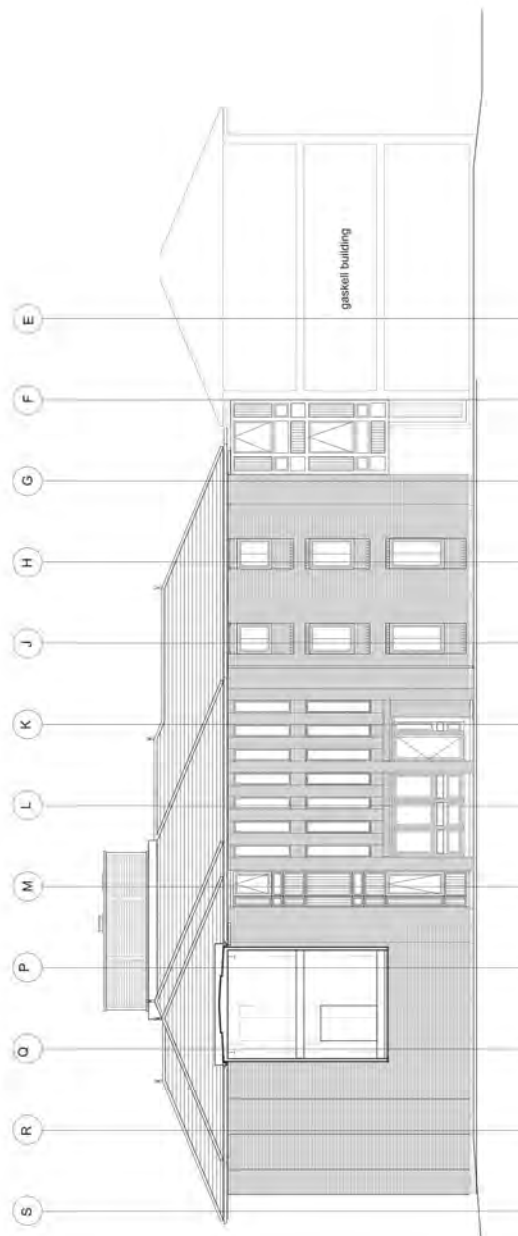
3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26



New 1000sqm x 1000sqm glass extension screen  
 New 2500sqm extension from existing 500sqm  
 New 2500sqm extension from existing 500sqm  
 New 2500sqm extension from existing 500sqm  
 New 2500sqm extension from existing 500sqm



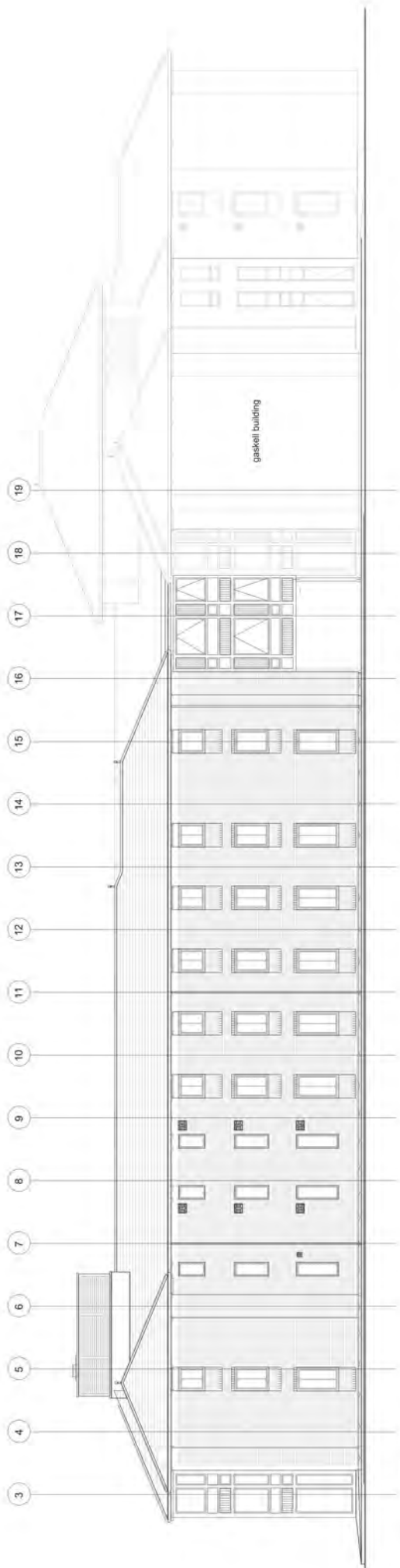
North Elevation



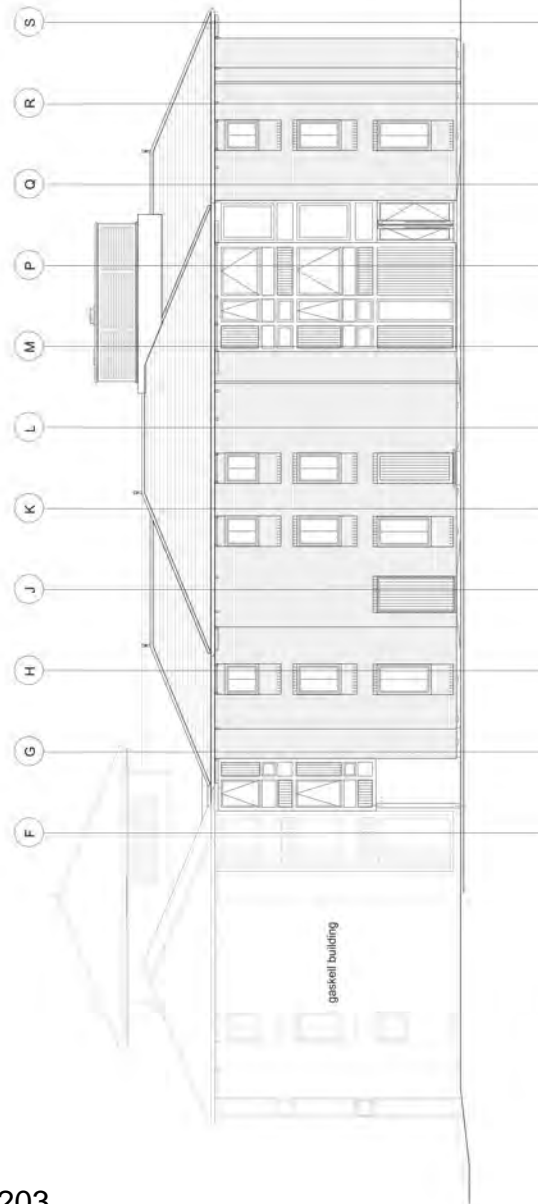
East Elevation





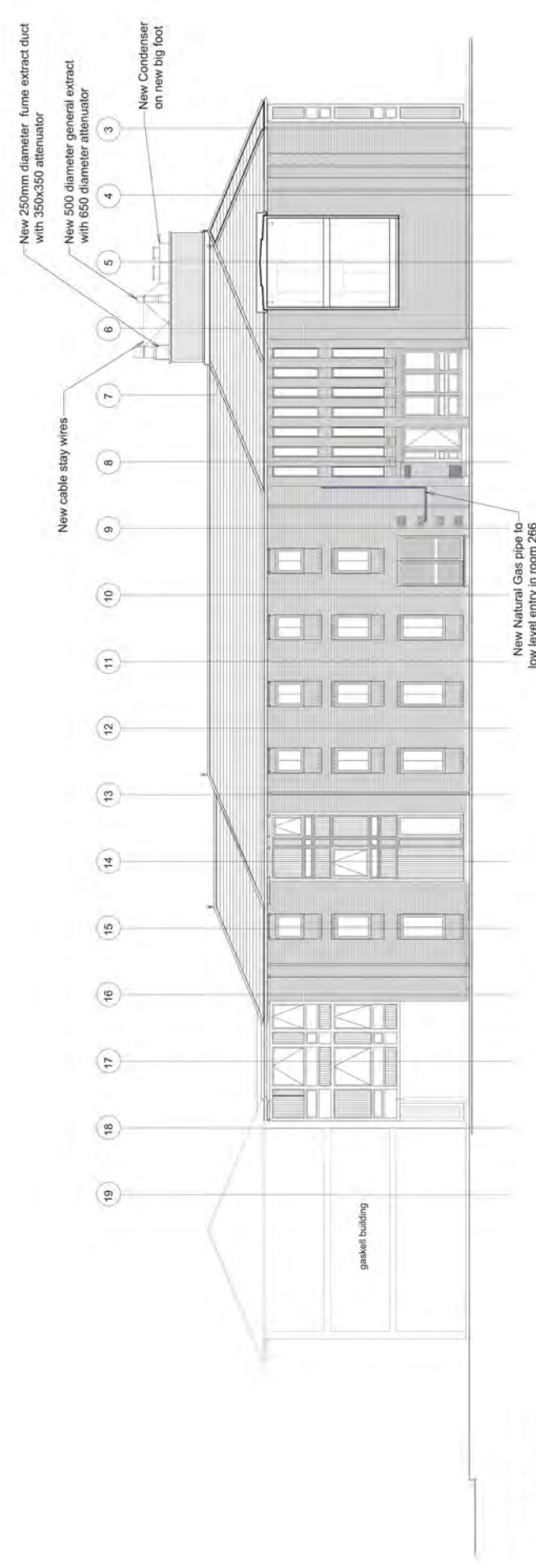


South Elevation

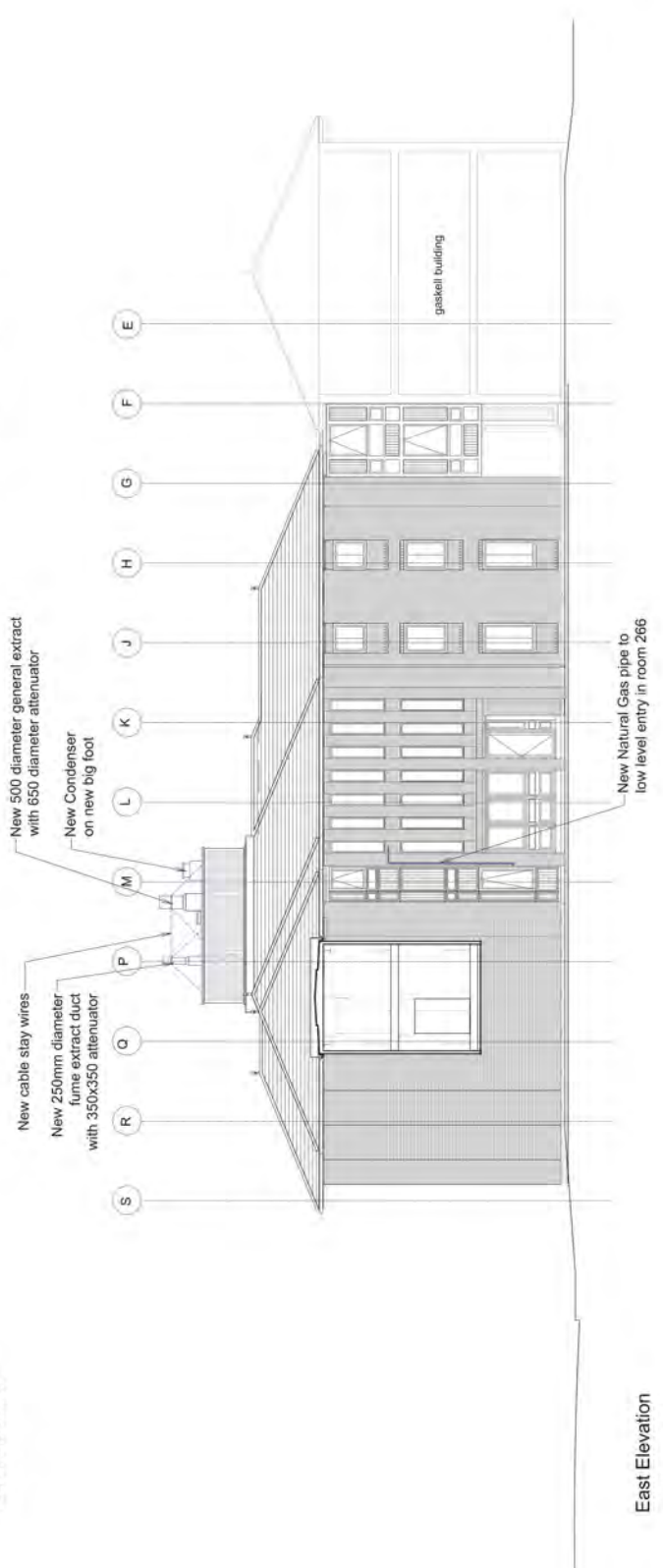


West Elevation

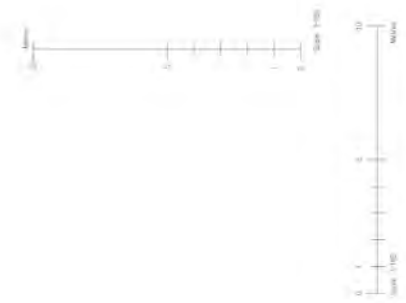


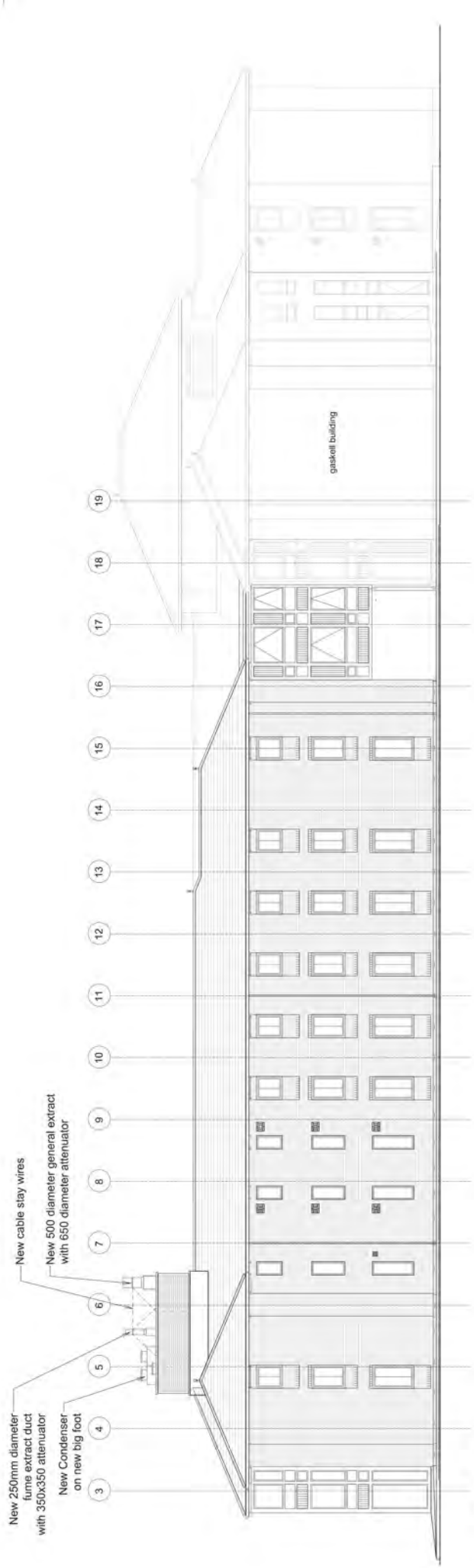


North Elevation

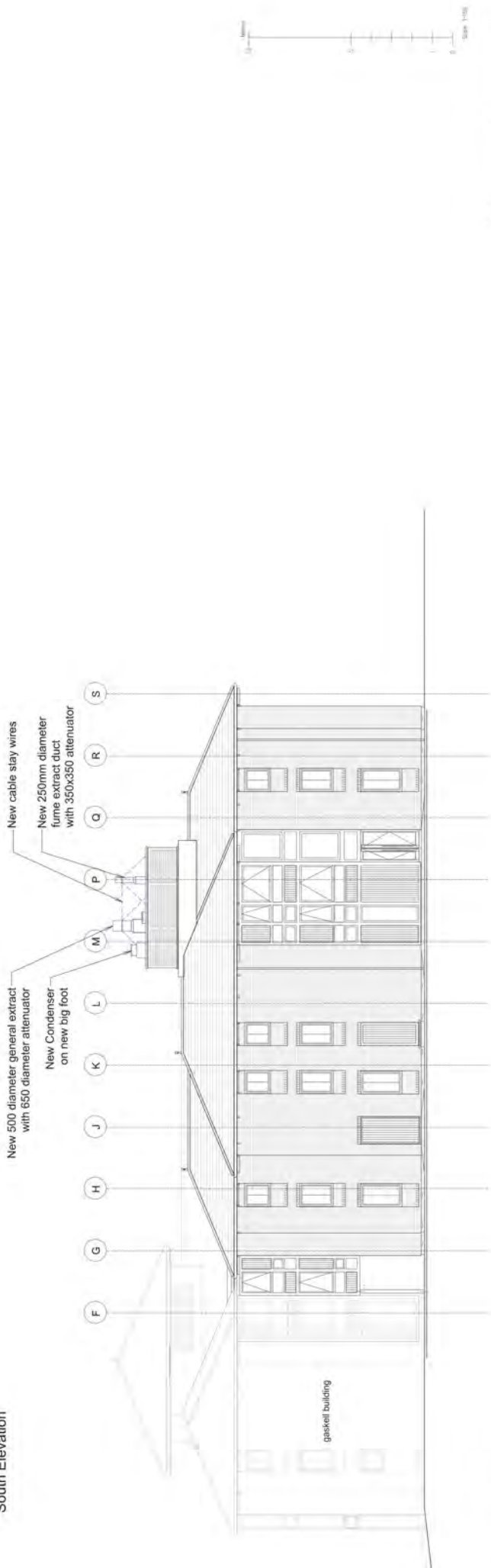


East Elevation

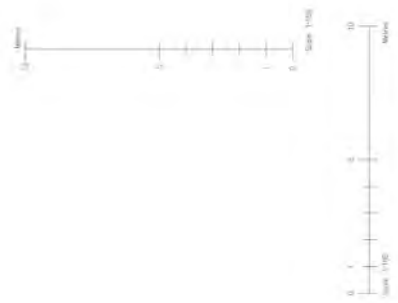


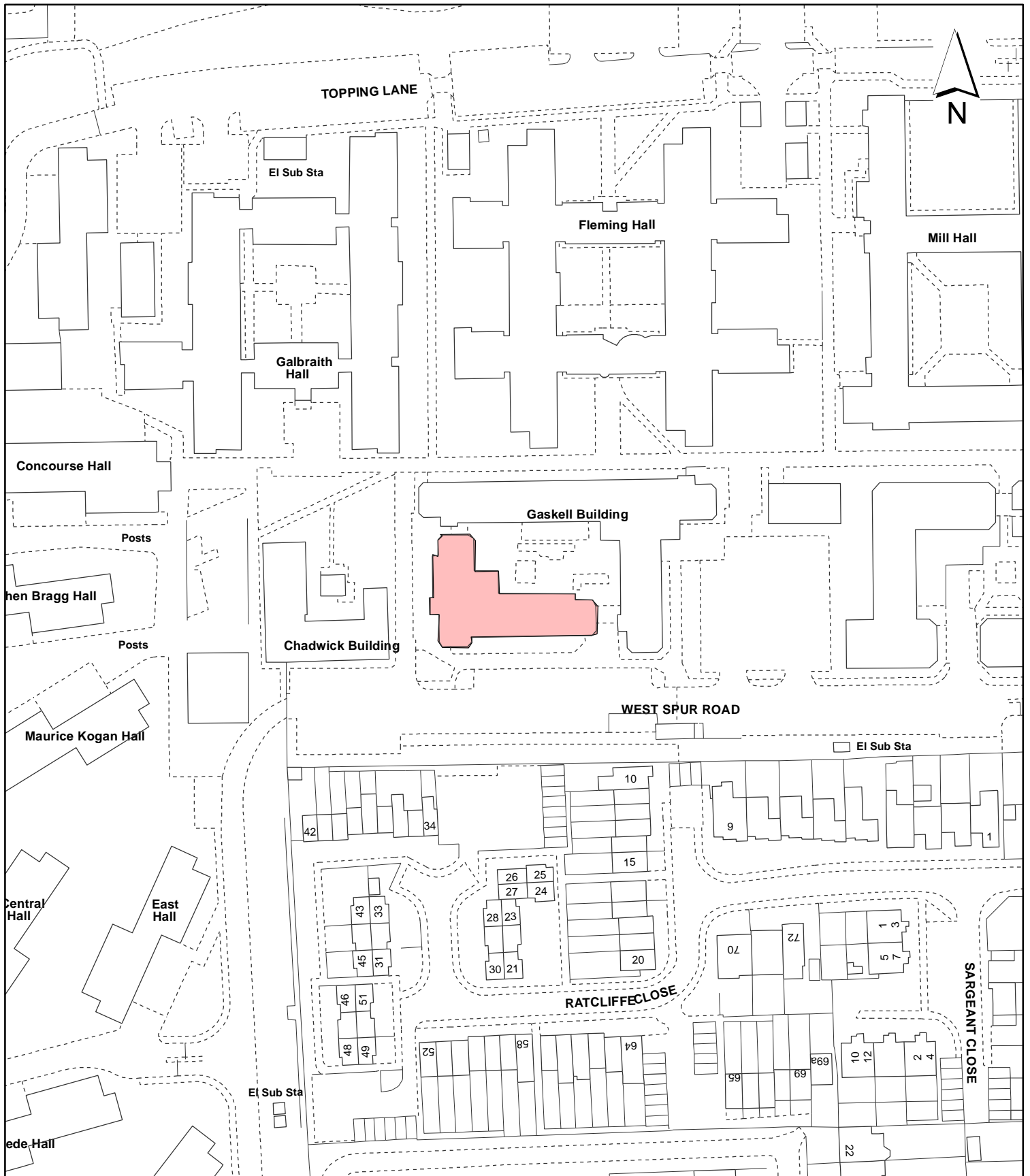


South Elevation



West Elevation





**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Gaskell Building Brunel  
 Kingston Lane**

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

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

Planning Application Ref:  
**532/APP/2019/3271**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South** Page 206

Date:  
**February 2020**



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

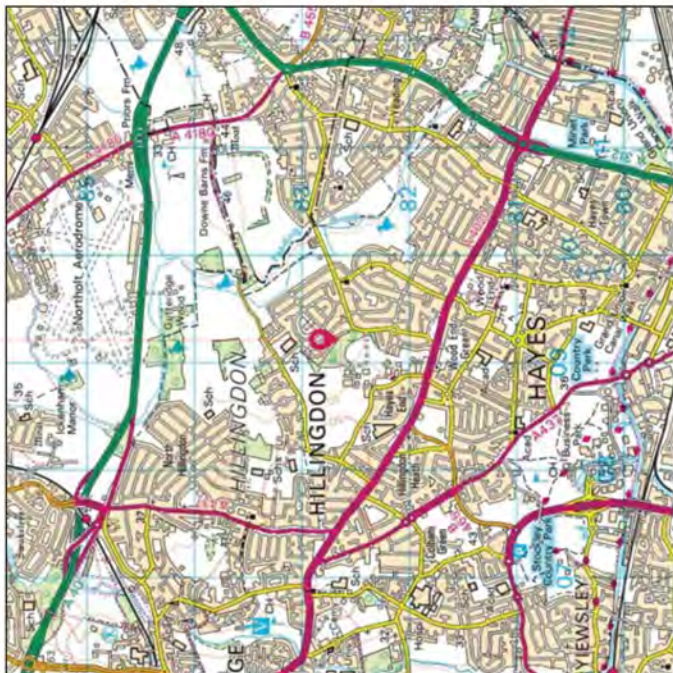
**Address** LAND OPPOSITE THE GREEN PORTLAND ROAD HAYES

**Development:** Replacement of existing 14.7m high monopole with a new 20m high monopole with diplexer cabinet supporting 12 antennas, the installation of six new equipment cabinets, the removal of four redundant equipment cabinets and development ancillary thereto.

**LBH Ref Nos:** 54903/APP/2019/1755

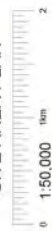
<b>Date Plans Received:</b>	23/05/2019	<b>Date(s) of Amendment(s):</b>	23/05/2019
<b>Date Application Valid:</b>	23/05/2019		05/11/2019
			26/06/2019

SITE LOCATION



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SITE AREA PLAN



SITE PHOTOGRAPH



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Existing NGR E: 509115 N: 182749  
 Proposed: NGR E: 509216 N: 182654

SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/inQ23Vd3g2Pp6cev18>

GOOGLE STREETVIEW - <https://goo.gl/maps/iss3hSwG1pEHxG7co8>

NOTES

- 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED
- DIRECTIONS TO SITE:  
 JUNC. 16 M25 TOWARDS LONDON ON M40. CONTINUE ON A40 PASSED NORTHOLT AIRFIELD. POLISH WAR MEMORIAL. JUNC. SOUTH RUISLIP RIGHT HERE A4180 WESTEND RUISLIP RD TO ROUNDABOUT. 4TH EXIT YEADING LANE. RIGHT KINGSHILL AVE. RIGHT BROADENHAM RD. RIGHT PORTLAND RD



Module	MBNL	T&A	Phases of Issue
M002	21/05/2019	Planning	B
All maps on site location page amended to show the location of the new site.			
Drawn	A. Smeaton		
Checked	M. Verwood		
Approved	M. Verwood		
M001	15/05/2019	Planning	A
Drawn	N. Coombes		
Checked	M. Verwood		
Approved	M. Verwood		

**MBNL**
  
 Mobile Broadband Network (Mobile)
   
 South Pole, Thames Tower, Station Road, Reading, RG31 1UX
   
  
**BEACONCOMMS**
  
 UNIT 11 FITTS CLARE INDUSTRIAL ESTATE, TAYSTOCK, DRINKWATER,
   
 Wiltshire, SN10 6JH
   
 Tel: +44 (0)1225 618610
   
 Fax: +44 (0)1225 618610

Site Name:	PORTLAND ROAD
Site ID:	732706
Address:	PORTLAND ROAD HAYES LONDON HILLINGDON UB4 8LH
TBC:	002 SITE LOCATION PLAN
Project:	T & A
Purpose of Issue:	GENERAL ARRANGEMENT
MBNL CRD ID:	HGN028
BLK CRD ID:	UB0087
Master Drawing No.:	732706_HGN028_70276_UB0087_M002
Issue:	B

**NOTES:**

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED

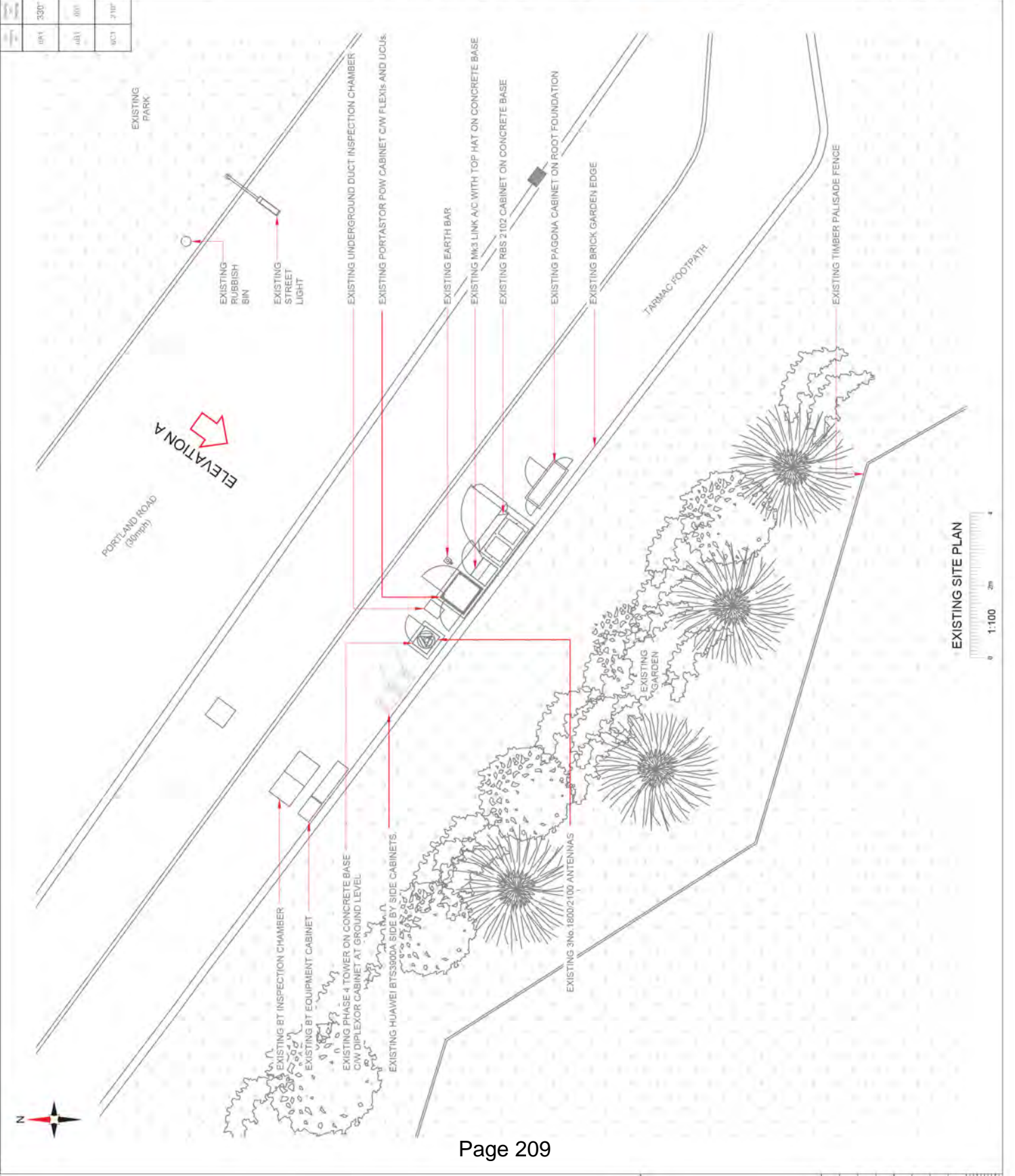
001	330°
003	00°
002	210°

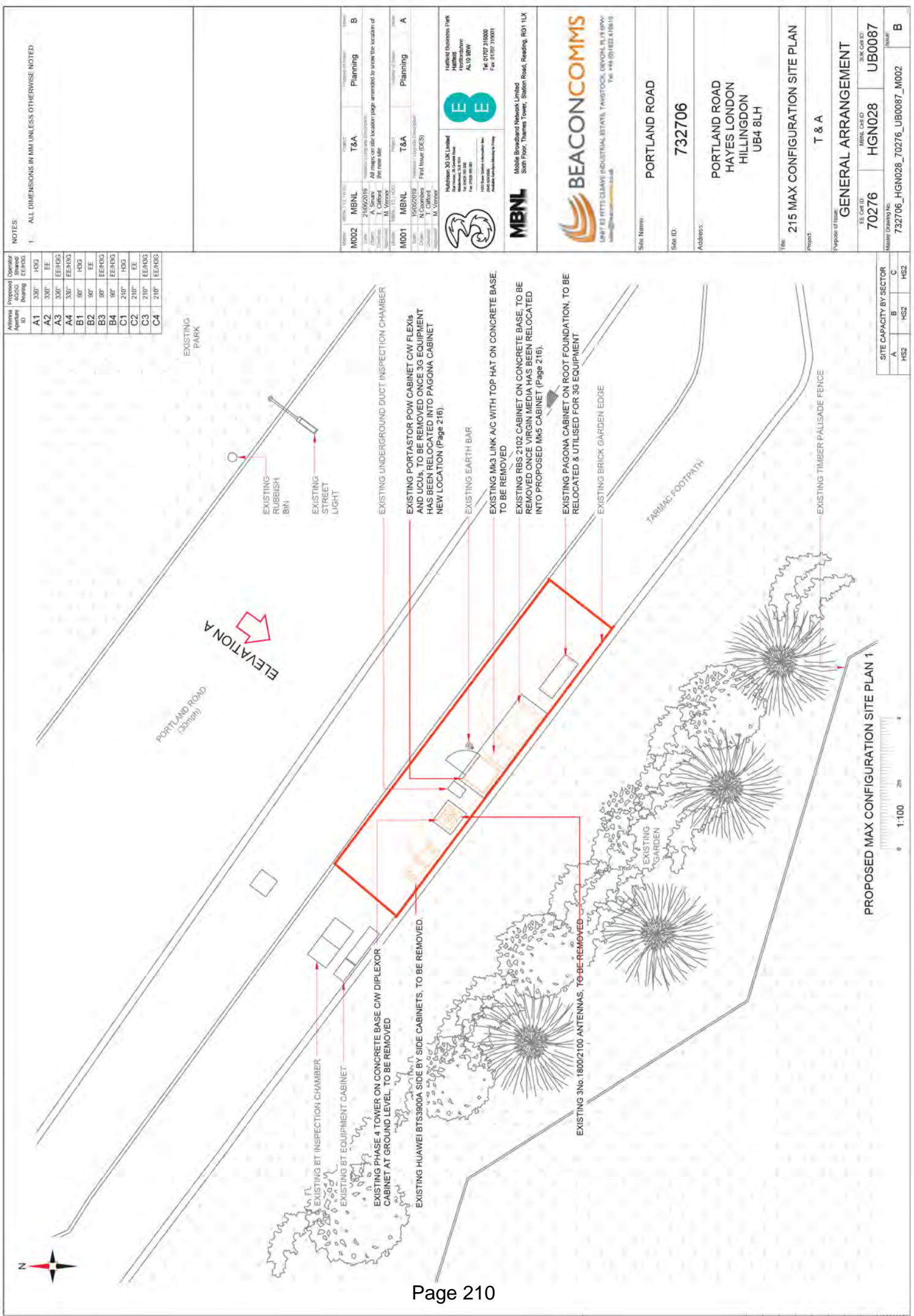
Revision	MBNL 7/12/17	Project	Planning	B
M002	MBNL 21/05/2018	Phase of Issue	Planning	B
Issue	All maps on site location page amended to show the location of the new site.			
Drawn	A. Smart	Checked	M. Vercoe	
Approved	M. Vercoe	Project	Planning	A
M001	MBNL 22/11/16	Phase of Issue	Planning	A
Issue	First Issue (DES)			
Drawn	N. Connors	Checked	M. Vercoe	
Approved	M. Vercoe	Project	Planning	A

**MBNL** Mobile Broadband Network Limited  
 3rd Floor, Telecom House, Station Road, Reading, RG31 1UX

**BEACONCOMMS**  
 LEIF ELLIOTT CLARKE (INDUSTRIAL ESTATE, TAVERSTOCK, DRISCOLL RD, LYNCH)  
 Tel: +44 (0)1225 618610

Site Name:	PORTLAND ROAD
Site ID:	732706
Address:	PORTLAND ROAD HAYES LONDON HILLINGDON UB4 8LH
Title:	100 EXISTING SITE PLAN
Project:	T & A
Purpose of Issue:	GENERAL ARRANGEMENT
EE CRD ID:	70276
MBNL CRD ID:	HGN028
BLIK CRD ID:	UB0087
Master Drawing No.:	732706_HGN028_70276_UB0087_M002
Issue:	B





PROPOSED MAX CONFIGURATION SITE PLAN 1

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Aperture ID	Processor	Operator	Shared
A1	300"	H03	EEH0G
A2	300"	EE	EEH0G
A3	300"	EEH0G	EEH0G
A4	300"	FEH0G	EEH0G
B1	90"	H03	H03
B2	90"	EE	EE
B3	90"	EEH0G	EEH0G
B4	90"	EEH0G	EEH0G
C1	210"	H03	H03
C2	210"	EE	EE
C3	210"	EEH0G	EEH0G
C4	210"	EEH0G	EEH0G

Number	MBNL T&A ID	T&A	Priority of Service
M002	21692018	T&A	Planning B

All maps on other location page amended to show the location of the new site.

Number	MBNL T&A ID	T&A	Priority of Service
M001	15952018	T&A	Planning A

**MBNL** Mobile Broadband Network Limited  
 5th Floor, Trump Tower, Station Road, Reading, RG1 1UX  
 Tel: 01235 716000  
 Fax: 01235 719001

**EE** EE Limited  
 150 Tottenham Court Road  
 London W1P 0LP  
 Tel: 020 7591 0000  
 Fax: 020 7591 0001

**BEACONCOMMS**  
 URBAN FUTURE COMMUNICATIONS  
 100 FIVE STARS BUSINESS PARK  
 TEL: 01235 418810

Site Name:	PORTLAND ROAD
Site ID:	732706
Address:	PORTLAND ROAD HAYES LONDON HILLINGDON UB4 8LH
TIN:	215 MAX CONFIGURATION SITE PLAN
Project:	T & A
Purpose of Issue:	GENERAL ARRANGEMENT
EE CR ID:	70276
MBNL CR ID:	HGN028
UK CR ID:	UB0087
Master Drawing No.:	732706_HGN028_70276_UB0087_M002
Issue:	B

SITE CAPACITY BY SECTOR		
A	HS2	HS2
B	HS2	HS2
C	HS2	HS2





Address Aperture ID	Proposed Bearing	Operator Shared EIR/5G
A1	330°	H3G
A2	330°	EE
A3	330°	EE/H3G
A4	330°	EE/5G
B1	90°	H3G
B2	90°	EE
B3	90°	EE/5G
B4	90°	EE/5G
C1	210°	H3G
C2	210°	EE
C3	210°	EE/5G
C4	210°	EE/5G

NOTES:  
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Model	MBNL	T&A	Planning	B
MDD2	21/05/2018			
All maps on other location page amended to show the location of the new site.				
Author	M. Vincent			
Checker				
Approver				

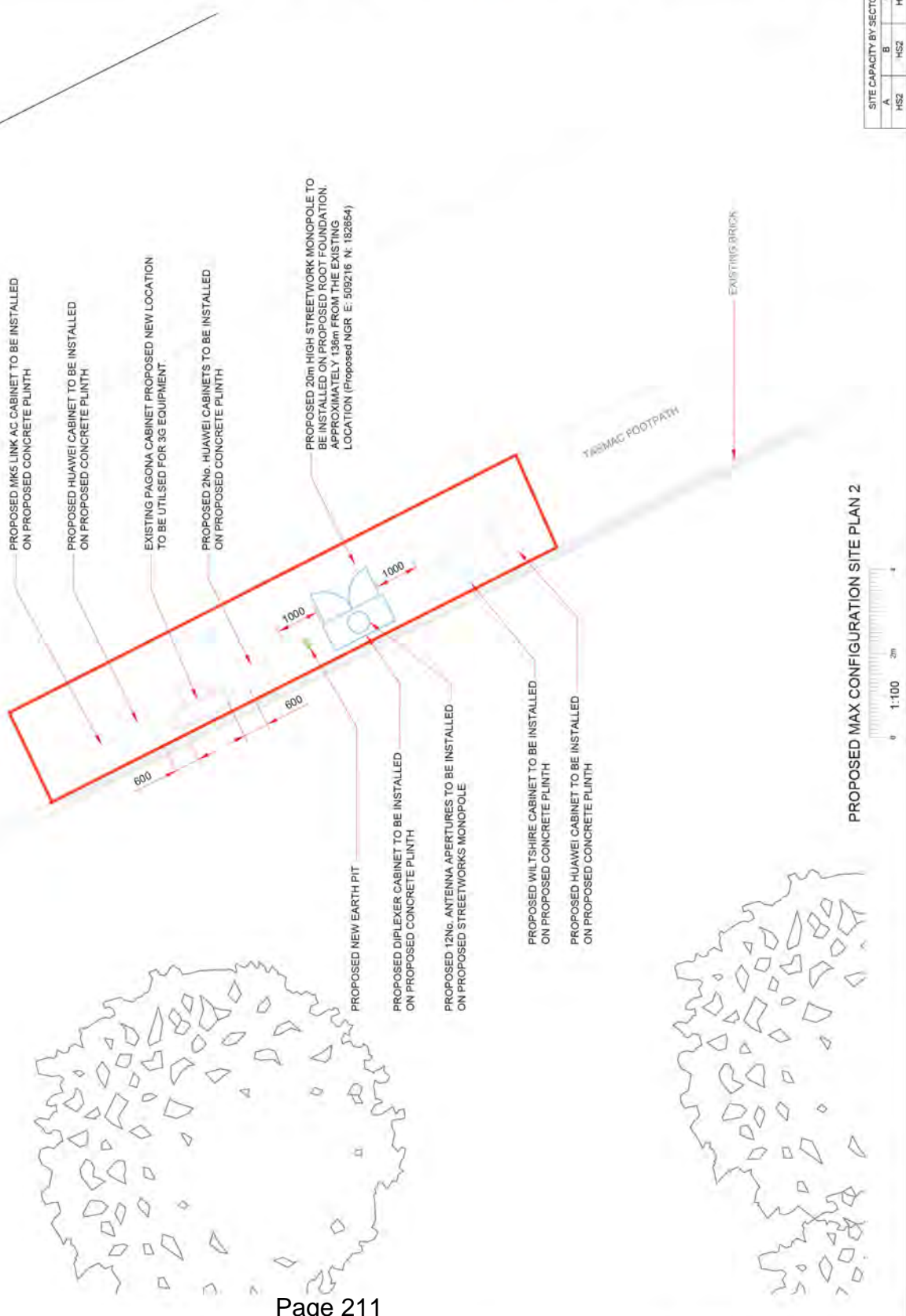
Model	MBNL	T&A	Planning	A
MDD1	15/05/2018			
Author	N. Coombes			
Checker	M. Vincent			
Approver				

**MBNL**  
 Mobile Broadband Network Limited  
 5th Floor, Thames Tower, Station Road, Reading, RG1 1JX

**EE**  
 Vodafone Business Park  
 Harlow  
 Essex  
 AL10 9BW  
 Tel: 01753 716200  
 Fax: 01753 719071

**BEACONCOMMS**  
 UNIT 11 FITTLE CLAYDON INDUSTRIAL ESTATE, FAVTWOOD, LONDON, E14 9PW  
 Tel: +44 (0)1825 610810

Site Name:	PORTLAND ROAD
Site ID:	732706
Address:	PORTLAND ROAD HAYES LONDON HILLINGDON UB4 8LH
TIN:	216 MAX CONFIGURATION SITE PLAN
Project:	T & A
Purpose of Issue:	GENERAL ARRANGEMENT
EE CRD ID:	70276
MBNL CRD ID:	HGN028
UK CRD ID:	UB0087
Master Drawing No:	732706_HGN028_70276_UB0087_M002
Issue:	B



PROPOSED MAX CONFIGURATION SITE PLAN 2



SITE CAPACITY BY SECTOR	
A	HS2
B	HS2
C	HS2
HS2	HS2

NOTES

1 ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED

0%	350'
10%	400'
20%	450'

MBNL	T&A	Planning	B
214650018			
All maps on site location page amended to show the location of the tower site.			
A. Smart			
B. M. Viroon			

MBNL	T&A	Planning	A
159550019			
First User (BS)			
N. Coombes			
L. Viroon			
M. Viroon			

Network UK (UK Limited)  
 1st Floor, 2nd Floor  
 100 Broad Street  
 Bristol, BS1 2JQ  
 Tel: 0117 904 4000  
 Fax: 0117 904 4001

Mobile Broadband Network Operator  
 1st Floor, 2nd Floor  
 100 Broad Street, Reading, RG1 1JX

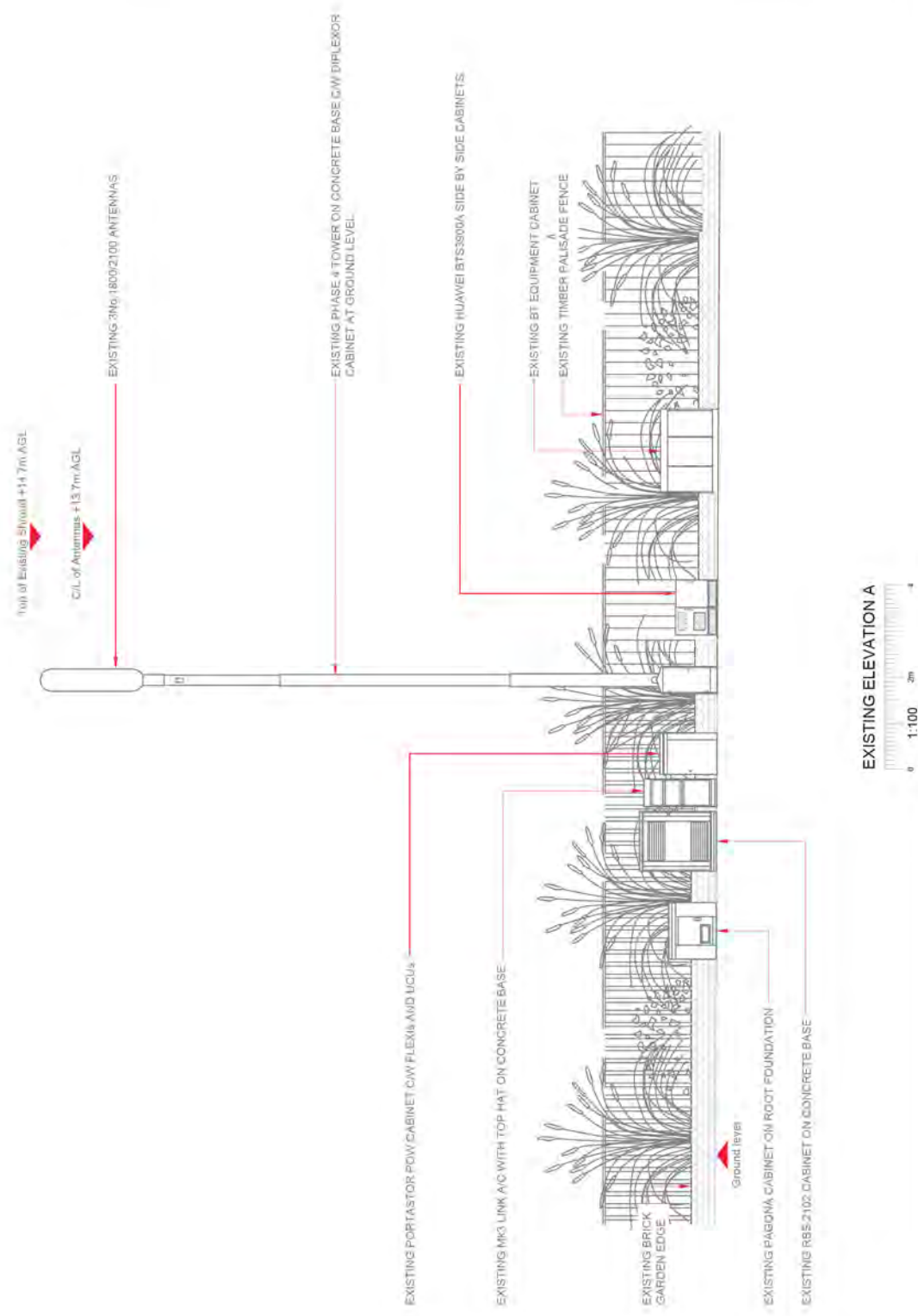
URF FETTERLE CLARK (INDUSTRIAL) LTD, HARTWOOD, GUNDS BAY, WYV  
 Tel: +44 (0)1822 610810

Site Name: PORTLAND ROAD  
 Site ID: 732706  
 Address: PORTLAND ROAD  
 HAYES LONDON  
 HILLINGDON  
 UB4 8LH

TRF: 150 EXISTING ELEVATION A  
 Project: T & A

Package of Plans: GENERAL ARRANGEMENT

EE OR ID	MBNL OR ID	UK OR ID
70276	HGN028	UB0087
Master Drawing No. 732706_HGN028_70276_UB0087_M002		



Antenna Aperture ID	Process	Height	Shaded	Beam	EGRS5G
A1	30°	H03			
A2	30°	EE			
A3	30°	EE/H03			
A4	30°	EE/H03			
B1	90°	H03			
B2	90°	EE			
B3	30°	EE/H03			
B4	90°	EE/H03			
C1	210°	H03			
C2	210°	EE			
C3	210°	EE/H03			
C4	210°	EE/H03			

**NOTES**

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED



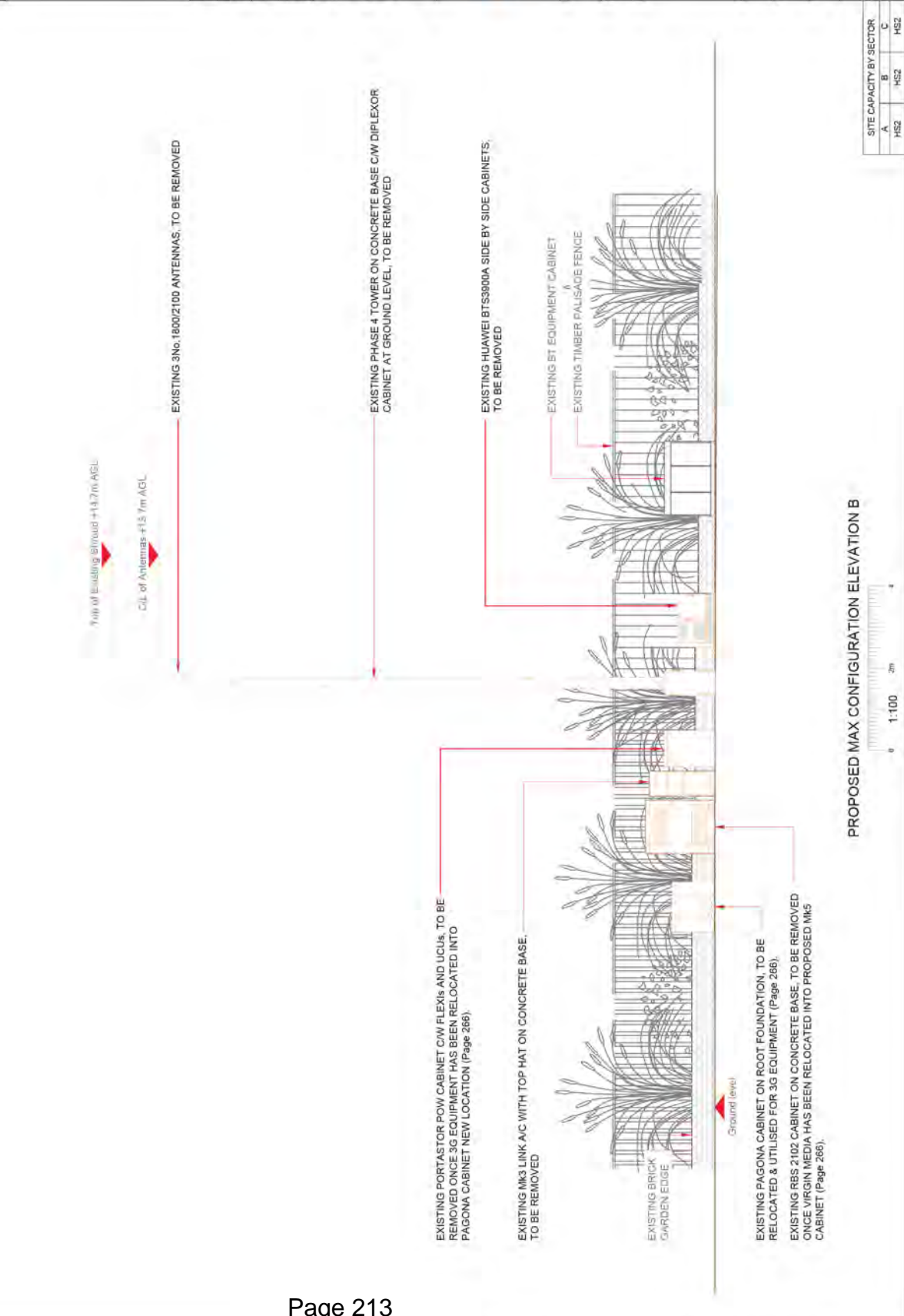
Project	Client	Phase	Scale
MDD2	MBNL	T&A	Planning
MDD1	MBNL	T&A	Planning

**MBNL** Mobile Broadband Network Limited  
 5th Floor, 100 Broad Street, London, EC2R 1EJ, UK  
 Tel: +44 (0)20 7327 7000  
 Fax: +44 (0)20 7327 4000

**BEACONCOMMS**  
 UNIT 11 FETTER CLARK INDUSTRIAL ESTATE, HARTWOOD, LINCOLN LN 10 9PW  
 Tel: +44 (0)1522 630810

Site Name: **PORTLAND ROAD**  
 Site ID: **732706**  
 Address: **PORTLAND ROAD  
 HAYES LONDON  
 HILLINGDON  
 UB4 8LH**

TRN: **265 MAX CONFIGURATION ELEVATION**  
 Project: **T & A**  
 Purpose of Issue: **GENERAL ARRANGEMENT**  
 E.E. CRD ID: **70276** MBNL CRD ID: **HGN028** BUK CRD ID: **UB0087**  
 Master Drawing No: **732706\_HGN028\_70276\_UB0087\_M002** Issue: **B**



SITE CAPACITY BY SECTOR	
A	HSE
B	HSE
C	HSE
HSE	HSE

Address ID	Proposed Aperture	Operator	Share	EA/R5G
A1	300'	H3G		
A2	300'	EE		
A3	300'	EE/H3G		
A4	300'	EE/H3G		
B1	90'	H3G		
B2	90'	EE		
B3	90'	EE/H3G		
B4	90'	EE/H3G		
C1	210'	H3G		
C2	210'	EE		
C3	210'	EE/H3G		
C4	210'	EE/H3G		

NOTES:  
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED

Master	MBNL 732706	Version	T&A	Planning	B
Date	21/06/2019	Revision / Update with Comments			
Drawn	A. Sivan	Author			
Checked	M. Viroop	Reviewer			
Approved	M. Viroop	Final Issue (DES)			

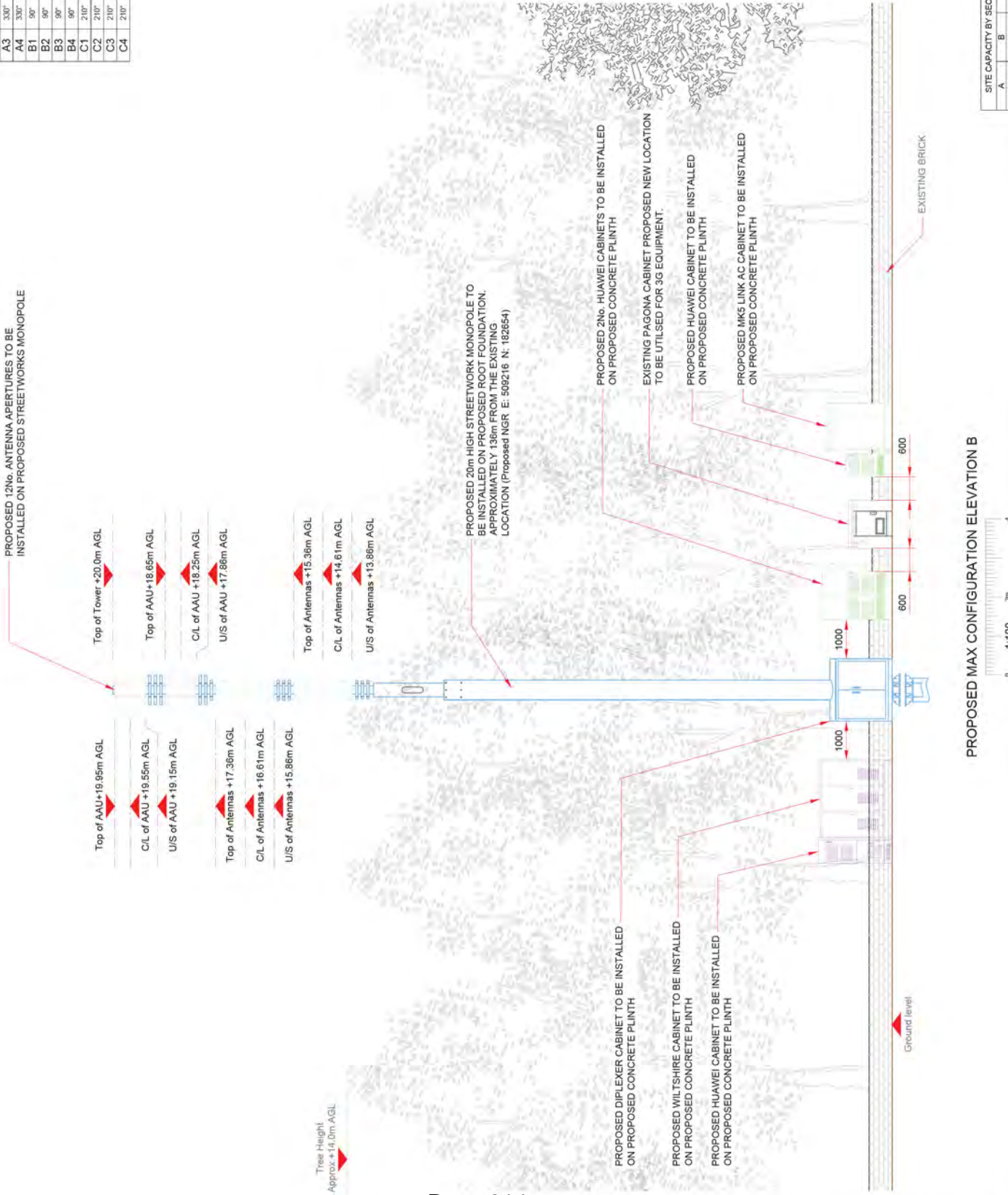
Master	MBNL 732706	Version	T&A	Planning	A
Date	15/05/2019	Revision / Update with Comments			
Drawn	N. Coombes	Author			
Checked	M. Viroop	Reviewer			
Approved	M. Viroop	Final Issue (DES)			

**MBNL** Mobile Broadband Network Limited  
 5th Floor, Business Tower, Station Road, Reading, RG1 1UX

**BEACONCOMMS**  
 UNIT 10 FITTS CLAYE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 8PW  
 Main: 01829 319000 Fax: 01829 319001

Hillside Business Park  
 Hillside  
 Herefordshire  
 AL 10 9SW  
 Tel: 01927 216200  
 Fax: 01927 319001

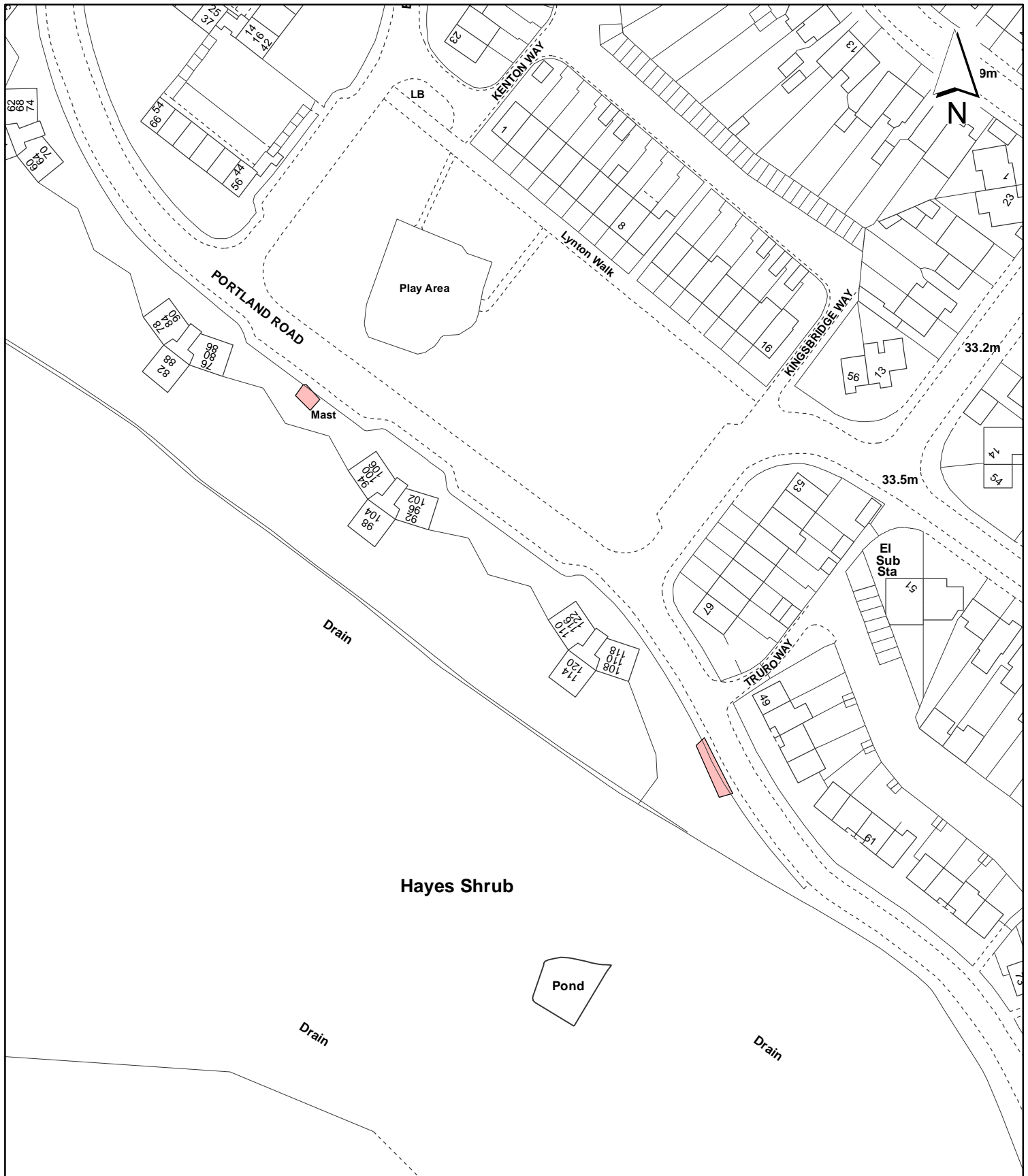
Site Name:	PORTLAND ROAD
Site ID:	732706
Address:	PORTLAND ROAD HAYES LONDON HILLINGDON UB4 8LH
TRN:	266 MAX CONFIGURATION ELEVATION
Project:	T & A
Purpose of Issue:	GENERAL ARRANGEMENT
EE CRN ID:	70276
MBNL CRN ID:	HGN028
BLIK CRN ID:	UB0087
Master Drawing No.:	732706_HGN028_70276_UB0087_M002
Issue:	B





PROPOSED MAX CONFIGURATION ELEVATION B

SITE CAPACITY BY SECTOR	
A	HS2
B	HS2
C	HS2
HS2	HS2





<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 2019 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p><b>Land opposite The Green Portland Road</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b> Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 01895 250111</p> <p> <b>HILLINGDON</b> LONDON</p>
	<p>Planning Application Ref:</p> <p><b>54903/APP/2019/1755</b></p>	<p>Scale:</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee:</p> <p><b>Central &amp; South</b></p>	<p>Date:</p> <p><b>February 2020</b></p>	

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

**Address** H.P.H.3. HYDE PARK HAYES MILLINGTON ROAD HAYES

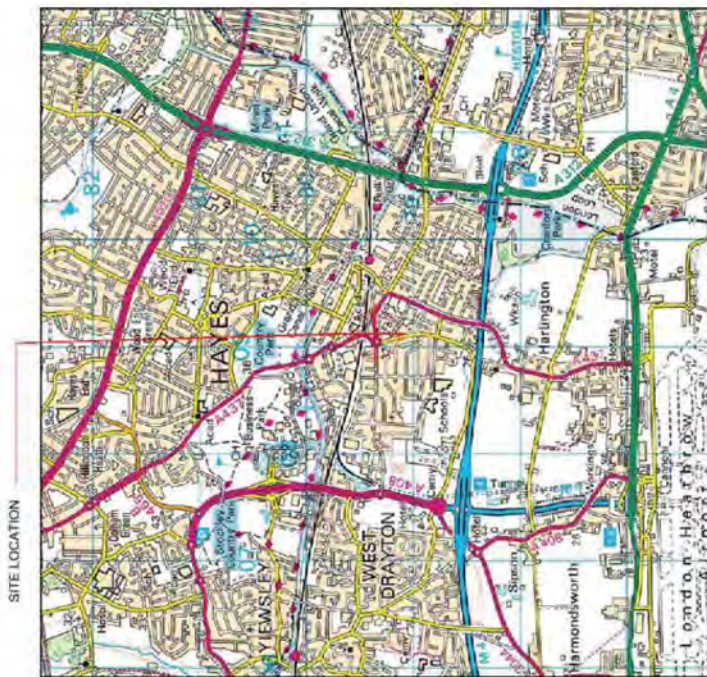
**Development:** Removal of 2 existing telecoms masts and installation of 2 replacement 10m high masts and ancillary cabinets

**LBH Ref Nos:** 67702/APP/2019/3665

**Date Plans Received:** 08/11/2019

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

**Date Application Valid:** 04/12/2019

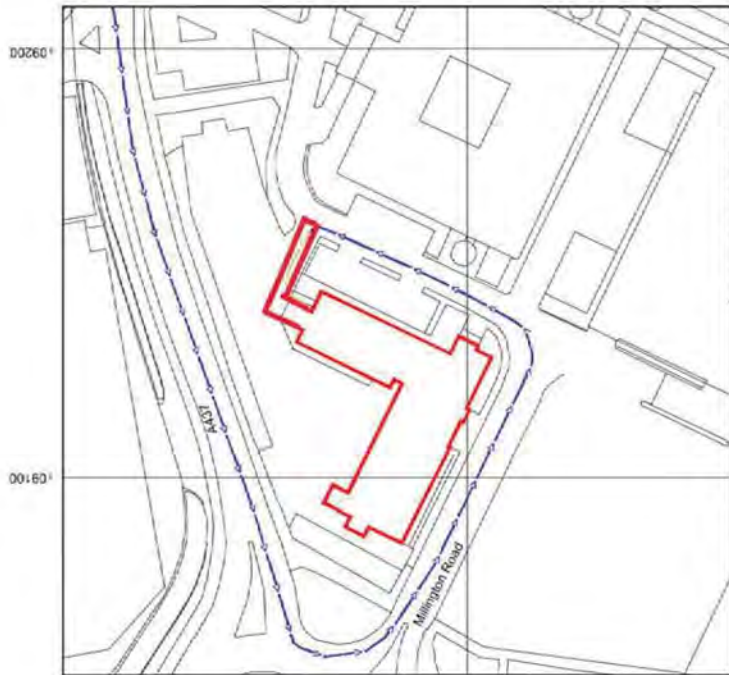


SITE LOCATION

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SITE PHOTOGRAPH



NGR E: 509120 N: 179320

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GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/VWJ9rthpw2Cp8Pa#h6>  
GOOGLE STREETVIEW - <https://goo.gl/maps/bjouLc4Gjdc55zw8>

NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.
- DIRECTIONS TO SITE:**  
Head east on M4 At Junction 3, take the A312 exit to Harrow/Hayes/Hounslow/Heathrow Airport. At the roundabout, take the 1st exit onto The Pkwy/A312. At the roundabout, take the 1st exit onto N Hyde Road. Turn left onto Millington Road. Turn right to stay on Millington Road on the left side is the site location.



M001	MBNL	T&A	Planning	B
Second Issue - Change & Color Amended				
M001	MBNL	T&A	Planning	A
First Issue - See Information 09/07/2016				



Mobile Broadband Network Limited  
Station House, Princes Tower, Station Road, Reading, RG1 1LX  
AL 10 98W  
Tel: 0118 714300  
Fax: 0118 714300



Design Consultant & Principal Contractor

Mono Consultants Limited  
Culzean House,  
36 Renfield Street, Glasgow,  
G2 1LU  
t. 44 (0) 141 566 6660  
f. 44 (0) 141 566 6661  
www.moniconsultants.com



Site Name: HAYS 3 (SAFEWAY 3)

Site ID: 709762

Address: HAYES 3 HYDE PARK  
MILLINGTON ROAD  
HAYES LONDON  
HILLINGDON  
UB3 4AY

Title: 002 SITE LOCATION PLAN

Type: T&A

Purpose of Issue: GENERAL ARRANGEMENT

MBNL Cat ID: HGNO64  
SUK Cat ID: UB0150

Master Drawing No: 709762\_HGN064\_96288\_UB0150\_M001

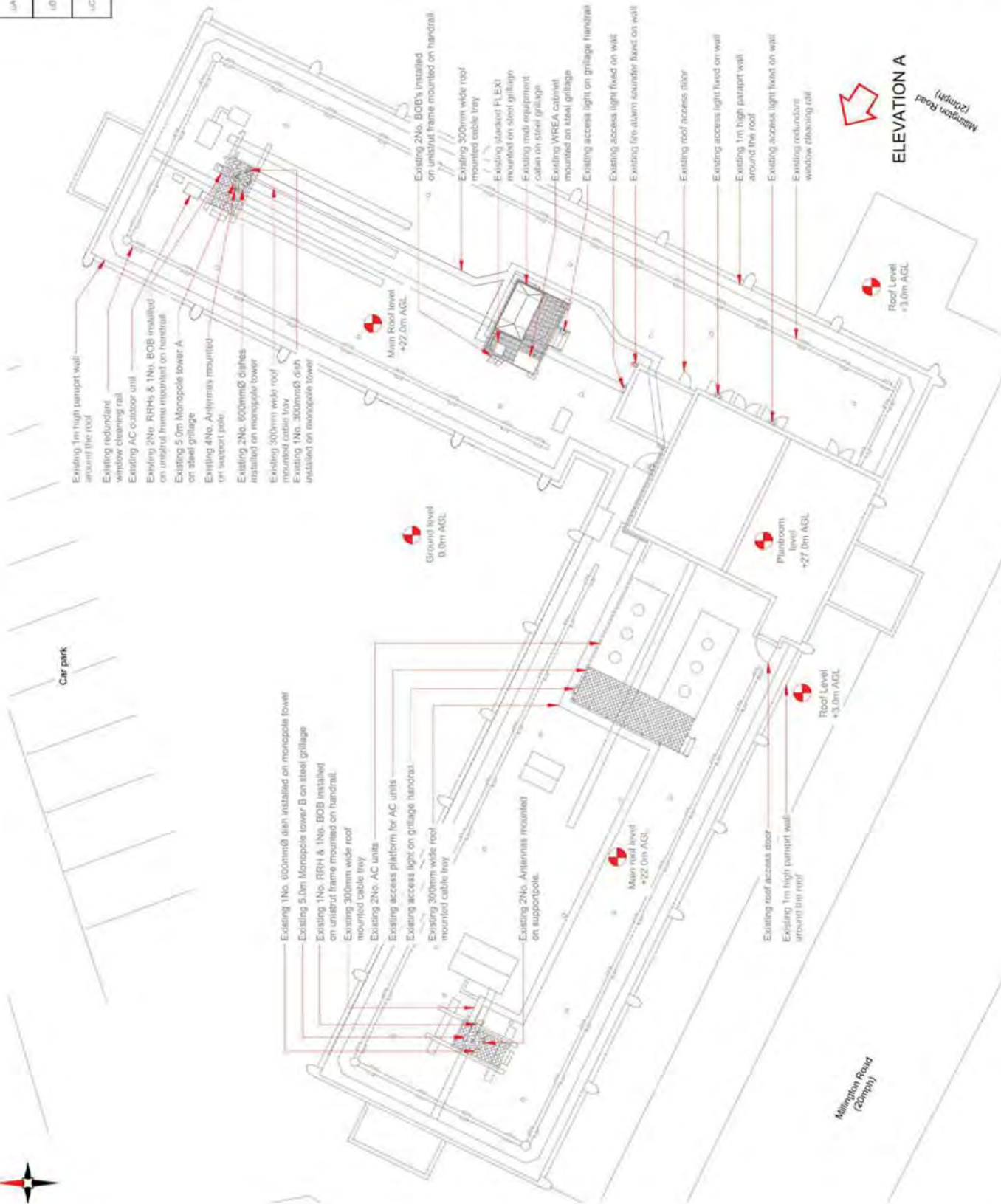
B



UAT	01	02	03
ADT			
ACT			

**NOTES:**

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



EXISTING SITE PLAN

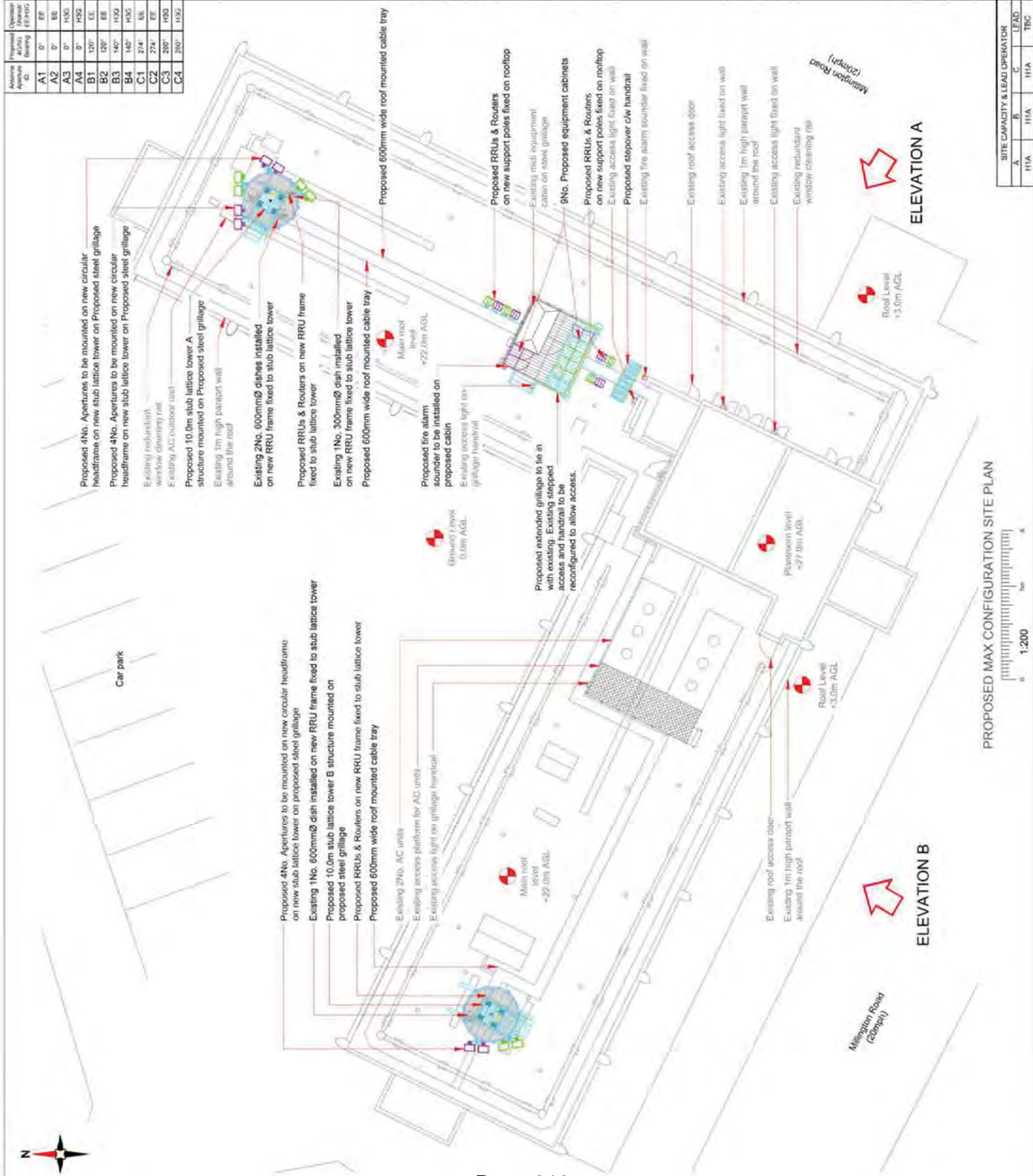
1:200

Mobile Broadband Network Limited 25th Floor, Trueman Tower, 25000 East, Reading, RG1 1LX		Mono Consultants Limited Cuzens House, 38 Renfield Street, Glasgow, G2 1LU T: 44 (0) 141 566 6660 F: 44 (0) 141 566 6661 www.moniconsultants.com	
Design Consultant & Principal Contractor		Design Consultant & Principal Contractor	
Project Name: HAYS 3 (SAFEWAY 3)		Project Name: HAYS 3 (SAFEWAY 3)	
Site ID: 709762		Site ID: 709762	
Address: HAYES 3 HYDE PARK MILLINGTON ROAD HAYES LONDON HILLINGDON UB3 4AY		Address: HAYES 3 HYDE PARK MILLINGTON ROAD HAYES LONDON HILLINGDON UB3 4AY	
Title: 100 EXISTING SITE PLAN		Title: 100 EXISTING SITE PLAN	
Project: T&A		Project: T&A	
Purpose of Issue: GENERAL ARRANGEMENT			
Issue No: 98268		Issue No: 98268	
MBNL Ref ID: HGN064		MBNL Ref ID: HGN064	
Issue Date: 709762_HGN064_98268_UB0150_M001		Issue Date: 709762_HGN064_98268_UB0150_M001	
Issue No: 709762_HGN064_98268_UB0150_M001		Issue No: 709762_HGN064_98268_UB0150_M001	





Structure Aperture ID	Structure Aperture Bearing E/F/H/G	Structure Aperture ID	Structure Aperture Bearing E/F/H/G
A1	0°	EE	EE
A2	0°	EE	EE
A3	0°	H30	H30
A4	0°	H50	H50
B1	100°	CE	CE
B2	100°	EE	EE
B3	140°	H30	H30
B4	140°	H50	H50
C1	274°	EE	EE
C2	274°	EE	EE
C3	200°	H50	H50
C4	200°	H30	H30



**NOTES:**

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Proposed bearings match nomination issued on 06/12/2018

**Note:**  
Existing 6No. Antennas - 2No. 5m monopoles, 2No. equipment cabinets, 2No. monopole grillage, 1No. equipment cabin and cable management to be removed

**Note:**  
Structural calculations to be undertaken to determine the suitability of the roof of the existing structure and new grillage

MBNL	T&A	Planning	B
M001	18/02/2018	Second Issue - Collage & Cabin Arrangements	B
M001	24/07/2018	T&A	A

**MBNL** Mobile Broadband Network Limited  
25th Floor, Trarua Tower, Station Road, Reading, RG1 1LX  
Design Consultant & Principal Contractor

**mono** Mono Consultants Limited  
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G2 1LU  
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f. 44 (0) 141 566 6661  
www.moniconsultants.com

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MBNL	T&A	Planning	B
M001	18/02/2018	Second Issue - Collage & Cabin Arrangements	B
M001	24/07/2018	T&A	A

MBNL	T&A	Planning	B
M001	18/02/2018	Second Issue - Collage & Cabin Arrangements	B
M001	24/07/2018	T&A	A

MBNL	T&A	Planning	B
M001	18/02/2018	Second Issue - Collage & Cabin Arrangements	B
M001	24/07/2018	T&A	A

MBNL	T&A	Planning	B
M001	18/02/2018	Second Issue - Collage & Cabin Arrangements	B
M001	24/07/2018	T&A	A

MBNL	T&A	Planning	B
M001	18/02/2018	Second Issue - Collage & Cabin Arrangements	B
M001	24/07/2018	T&A	A

MBNL	T&A	Planning	B
M001	18/02/2018	Second Issue - Collage & Cabin Arrangements	B
M001	24/07/2018	T&A	A

MBNL	T&A	Planning	B
M001	18/02/2018	Second Issue - Collage & Cabin Arrangements	B
M001	24/07/2018	T&A	A

MBNL	T&A	Planning	B
M001	18/02/2018	Second Issue - Collage & Cabin Arrangements	B
M001	24/07/2018	T&A	A

MBNL	T&A	Planning	B
M001	18/02/2018	Second Issue - Collage & Cabin Arrangements	B
M001	24/07/2018	T&A	A

MBNL	T&A	Planning	B
M001	18/02/2018	Second Issue - Collage & Cabin Arrangements	B
M001	24/07/2018	T&A	A

MBNL	T&A	Planning	B
M001	18/02/2018	Second Issue - Collage & Cabin Arrangements	B
M001	24/07/2018	T&A	A

PROPOSED MAX CONFIGURATION SITE PLAN

1:200

SITE CAPACITY & LEAD OPERATOR			
A	B	C	LEAD
ITA	ITA	ITA	TBC

GENERAL ARRANGEMENT			
EE Cell ID	MBNL Cell ID	3G Cell ID	Beam
98268	HGN064	UB0150	

215 MAX CONFIGURATION SITE PLAN			
T&A			
HAYS 3 HYDE PARK MILLINGTON ROAD HAYES LONDON HILLINGDON UB3 4AY			

GENERAL ARRANGEMENT			
EE Cell ID	MBNL Cell ID	3G Cell ID	Beam
98268	HGN064	UB0150	

215 MAX CONFIGURATION SITE PLAN			
T&A			
HAYS 3 HYDE PARK MILLINGTON ROAD HAYES LONDON HILLINGDON UB3 4AY			

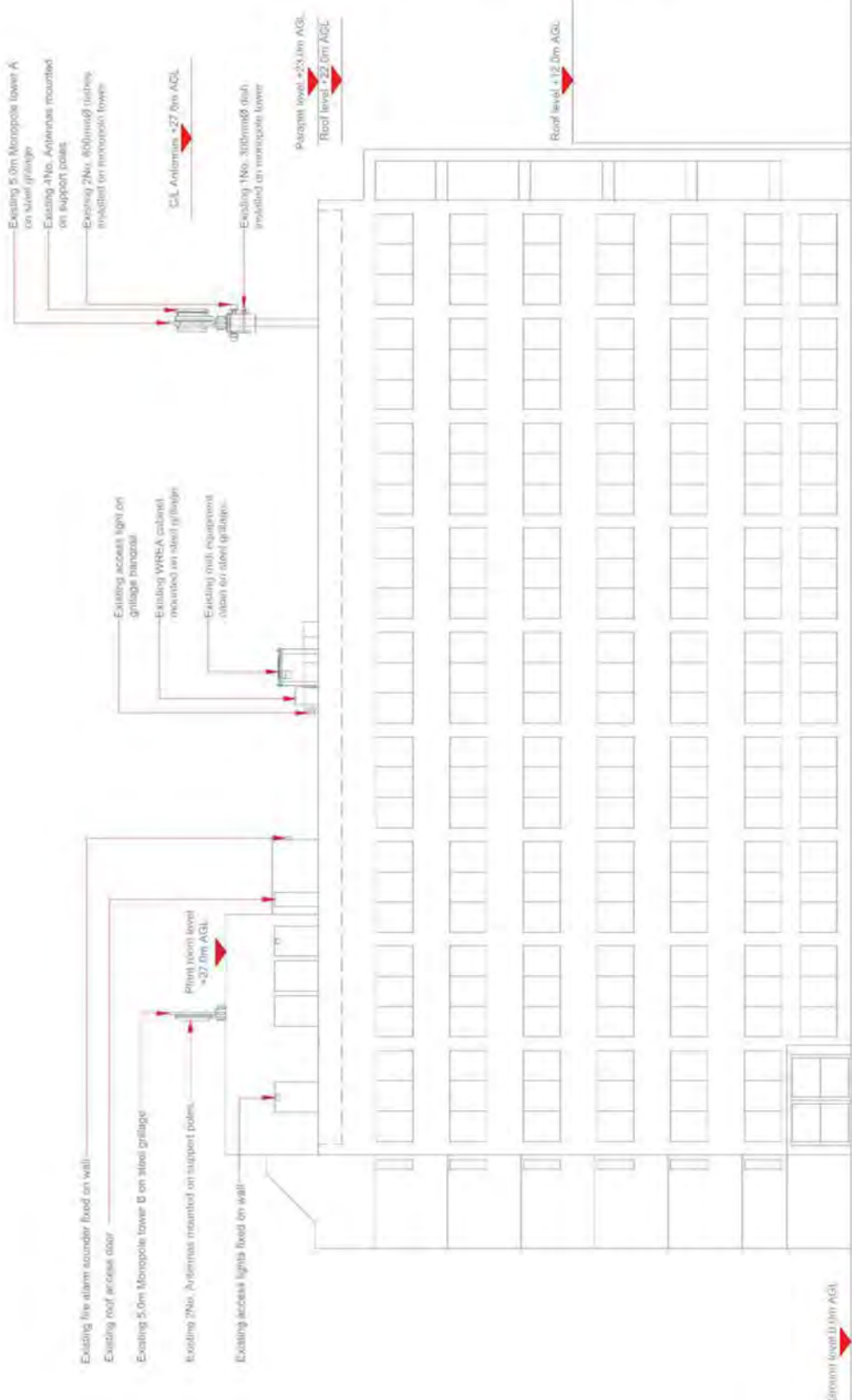
GENERAL ARRANGEMENT			
EE Cell ID	MBNL Cell ID	3G Cell ID	Beam
98268	HGN064	UB0150	

215 MAX CONFIGURATION SITE PLAN			
T&A			
HAYS 3 HYDE PARK MILLINGTON ROAD HAYES LONDON HILLINGDON UB3 4AY			

GENERAL ARRANGEMENT			
EE Cell ID	MBNL Cell ID	3G Cell ID	Beam
98268	HGN064	UB0150	

NOTES:  
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Sheet No.	1 of 1
Scale	1:200
Author	MBNL
Check	MBNL
Date	05/12/2016



EXISTING ELEVATION A  
  
 Scale: 1:200

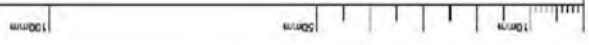
Item No.	MBNL	T&A	Planning
M001	13/02/2013	Second Issue - Change & Color Amended	Planning B
M001	24/07/2016	Final Issue - See Variation 0007 05/12/2016	Planning A

**MBNL** Mobile Broadband Network Limited  
 25th Floor, Princes Tower, 25th Floor, Princes Road, Glasgow, G2 1LX

Design Consultant & Principal Contractor

**mono** Mono Consultants Limited  
 Curzon House,  
 36 Renfield Street, Glasgow,  
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 t. 44 (0) 141 566 6660  
 f. 44 (0) 141 566 6661  
 www.moniconsultants.com

Site Name:	HAYS 3 (SAFEWAY 3)
Site ID:	709762
Address:	HAYES 3 HYDE PARK MILLINGTON ROAD HAYES LONDON HILLINGDON UB3 4AY
Title:	150 EXISTING ELEVATION A
Project:	T&A
Purpose of issue:	
GENERAL ARRANGEMENT	
Issue No.:	98268
MBNL Ref ID:	HGN064
Site Ref ID:	UB0150
Master Drawing No.:	709762_HGN064_98268_UB0150_M001
Sheet:	B



**NOTES:**  
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.  
 Proposed bearings match nomination issued on 06/12/2018

**Note:**  
 Existing 6No. Antennas, 2No. 5m monopoles, 2No. equipment cabinets, 2No. monopole grillage, 1No. equipment cabin and cable management to be removed

**Note:**  
 Structural calculations to be undertaken to determine the suitability of the roof of the existing structure and new grillage

Aperture ID	Aperture Bearing	Aperture Size (mm)	Aperture Type
A1	0°	600	EE
A2	0°	600	EE
A3	0°	1000	H30
A4	0°	1000	H00
B1	100°	1000	EE
B2	100°	1000	EE
B3	140°	1000	H30
B4	140°	1000	H30
C1	214°	600	EE
C2	274°	600	EE
C3	280°	1000	H30
C4	280°	1000	H30

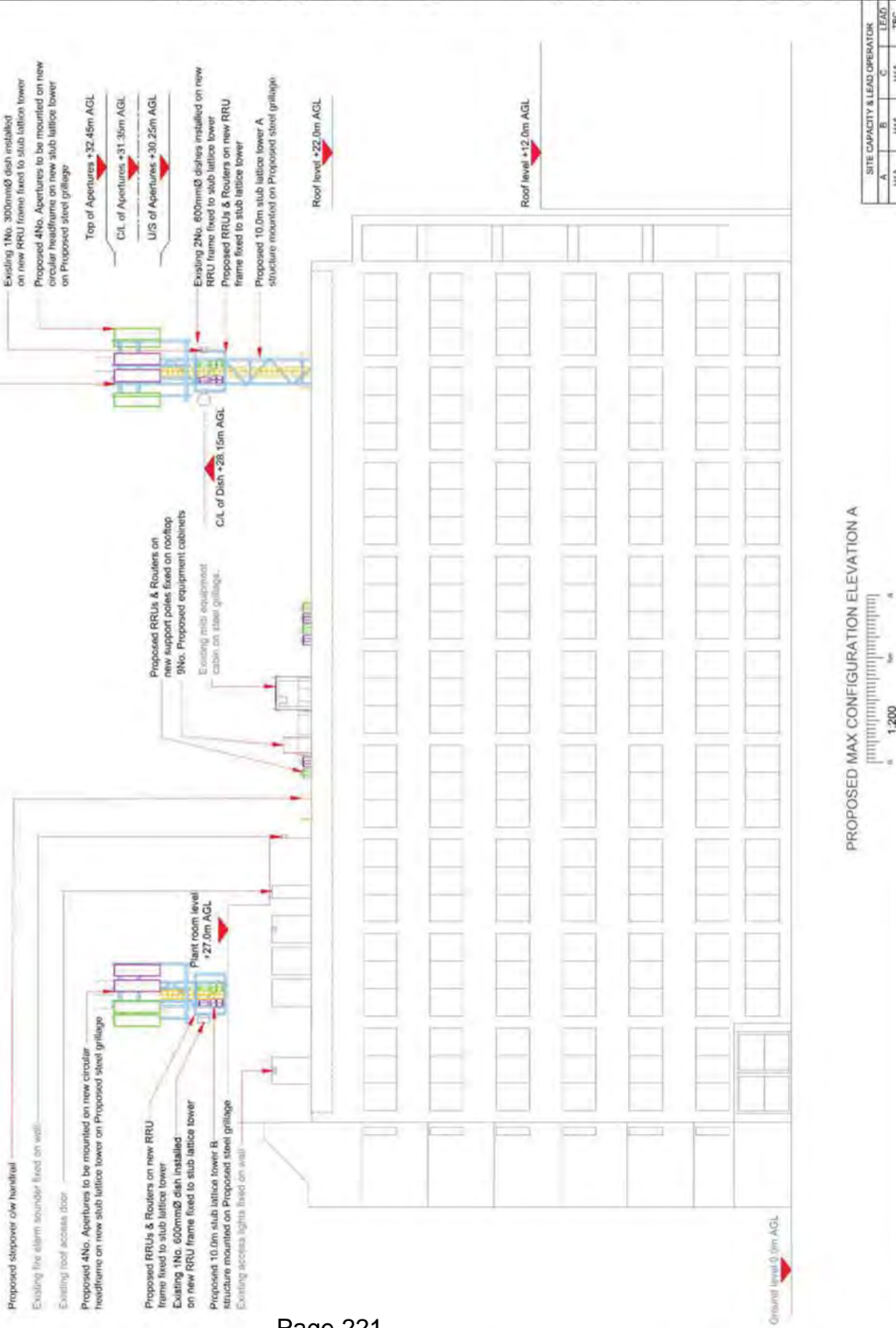
Revision	Date	Description	By	App'd
M001	13/02/2018	Second Issue - Change & Cabin Arrangement		
M001	24/07/2018	T&A		
M001	24/07/2018	Planning		

**MBNL** Mobile Broadband Network Limited  
 25th Floor, Princes Tower, 25th Floor, Princes Tower, Glasgow, G1 1LX

Design Consultant & Principal Contractor  
**Mono Consultants Limited**  
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 36 Renfield Street, Glasgow,  
 G2 1LU  
 t. 44 (0) 141 566 6660  
 f. 44 (0) 141 566 6661  
 www.moniconsultants.com

Site Name: HAYS 3 (SAFEWAY 3)  
 Site ID: 709762  
 Address: HAYES 3 HYDE PARK  
 MILLINGTON ROAD  
 HAYES LONDON  
 HILLINGDON  
 UB3 4AY  
 Title: 265 MAX CONFIGURATION ELEVATION  
 Project: T&A

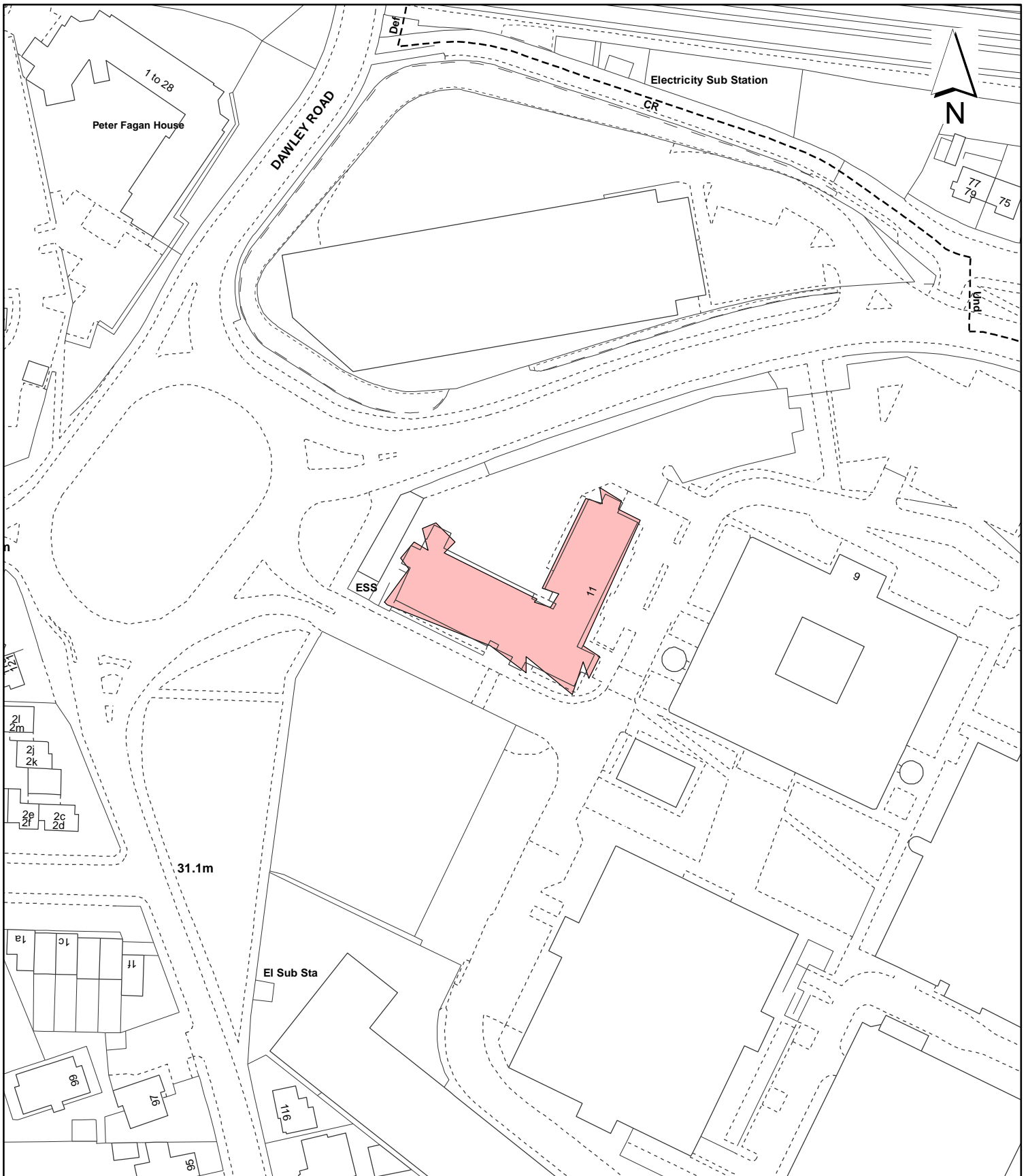
Proposed by: GENERAL ARRANGEMENT  
 MBNL Cell ID: HGNO64  
 S&P Cell ID: UB0150  
 98268  
 HGN064  
 UB0150  
 Name: Drawing No: 709762\_HGN064\_98268\_UB0150\_M001  
 Scale: B



SITE CAPACITY & LEAD OPERATOR			
A	B	C	LEAD
H1A	H1A	H1A	TBC

PROPOSED MAX CONFIGURATION ELEVATION A

Scale: 1:200



**Notes:**

 Site boundary

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Site Address:

**H.P.H 3. Hyde Park Hayes**

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

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

Planning Application Ref:

**67702/APP/2019/3665**

Scale:

**1:1,250**

Planning Committee:

**Central and South**

Date:

**February 2020**



**HILLINGDON**  
 LONDON

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

**Address** 197 HIGH STREET UXBRIDGE

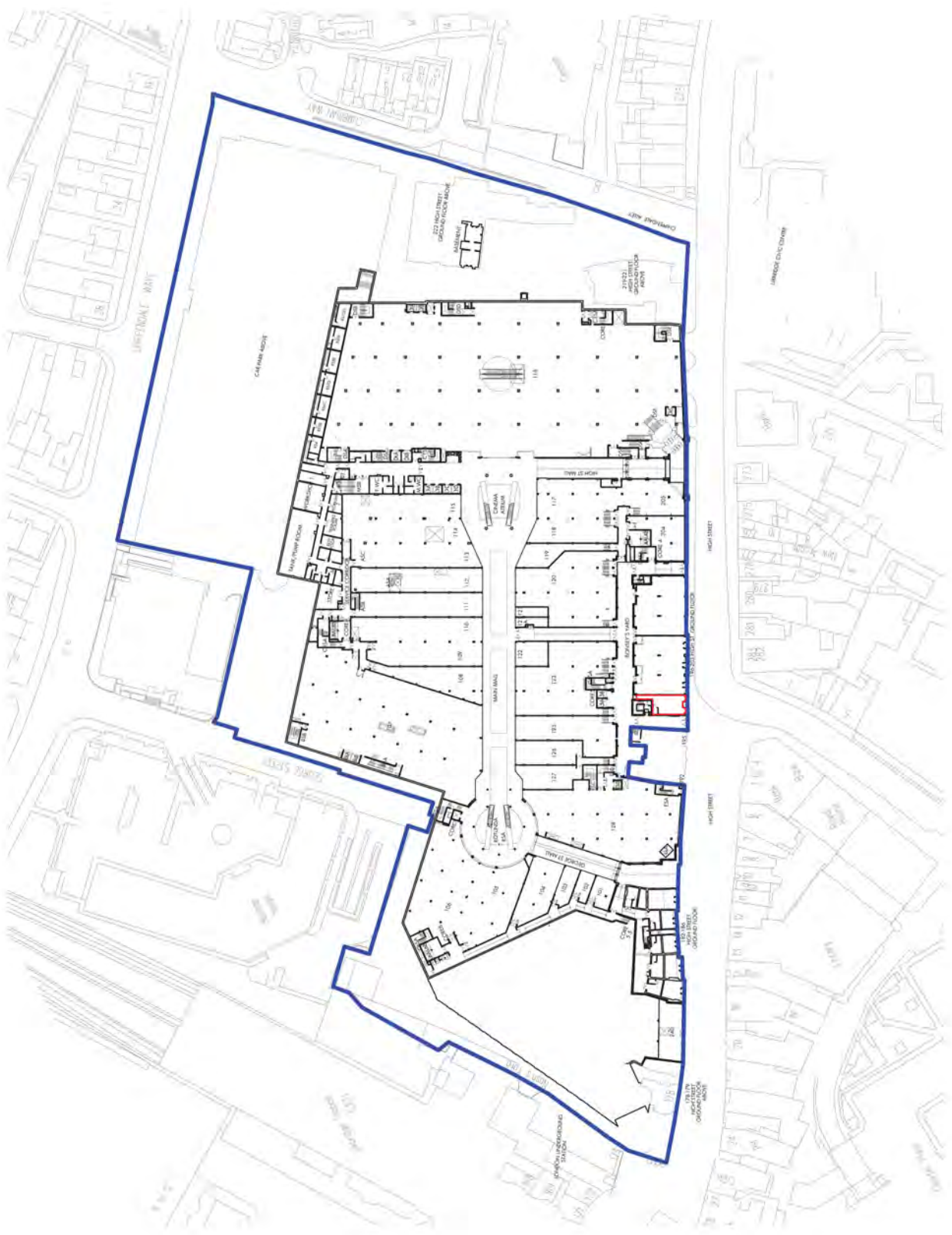
**Development:** Change of Use from retail (Use Class A1) to mixed use comprising restaurant/takeaway (Use Classes A3/A5)

**LBH Ref Nos:** 74868/APP/2019/3726

**Date Plans Received:** 18/11/2019

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

**Date Application Valid:** 18/11/2019



Client		INTU UXBRIDGE		CONSULTANTS	
Job Title	INTU UXBRIDGE, GENERAL UNIT RECONFIGURATIONS	Scale @ A3	1:1250	Date	OCT 2019
Job No.	3 5 5 8 A P (0 4) 1 5 1 0 P 0 1	Drawn	MS	Checked	CC
Revision		Drawing No.		Revision	

Drawing Record		Comments	
Rev	Date	MS	FIRST ISSUE
P01	23.10.19	MS	FIRST ISSUE
		CC	

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

- LAND OWNERSHIP
- CHANGE OF USE

Client		INTU UXBRIDGE		CONSULTANTS	
Job Title	INTU UXBRIDGE, GENERAL UNIT RECONFIGURATIONS	Scale @ A3	1:1250	Date	OCT 2019
Job No.	3 5 5 8 A P (0 4) 1 5 1 0 P 0 1	Drawn	MS	Checked	CC
Revision		Drawing No.		Revision	





PLANNING ISSUE	
Drawing Title	SITE PLAN 197 HIGH STREET
Scale @ A3	1:500
Date	OCT 2019
Drawn	MS
Checked	CC
Job No	3 5 5 8
Revision	AP(0 4) 1 5 1 1 P 0 1

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

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Mapmatic 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 the use of these files. The architect does not accept any liability for the use of these files. The architect does not accept any liability for the use of these files. The architect does not accept any liability for the use of these files.

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

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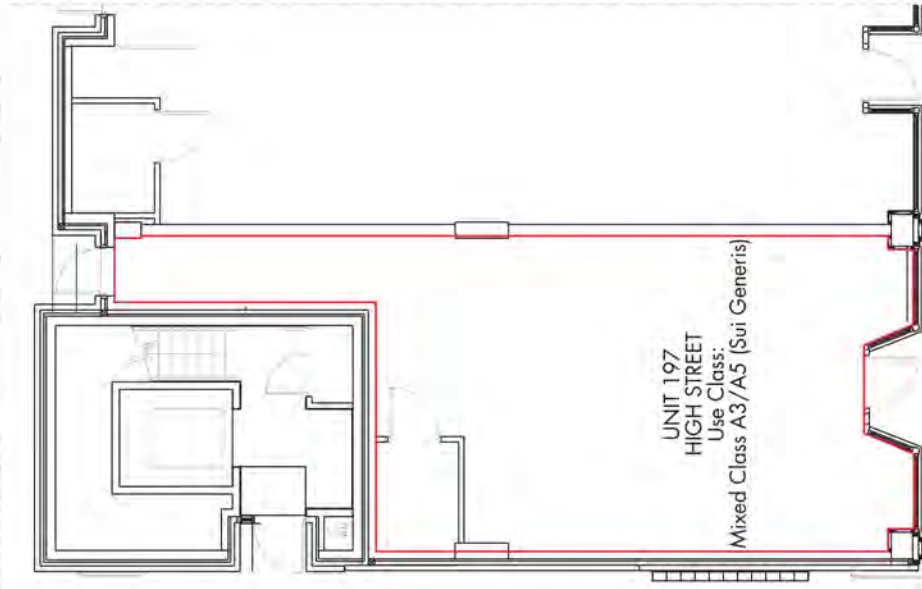
**LAND OWNERSHIP**

**CHANGE OF USE**

Rev	Date	By	Comments	Checked
P01	23.10.19	MS	FIRST ISSUE	CC

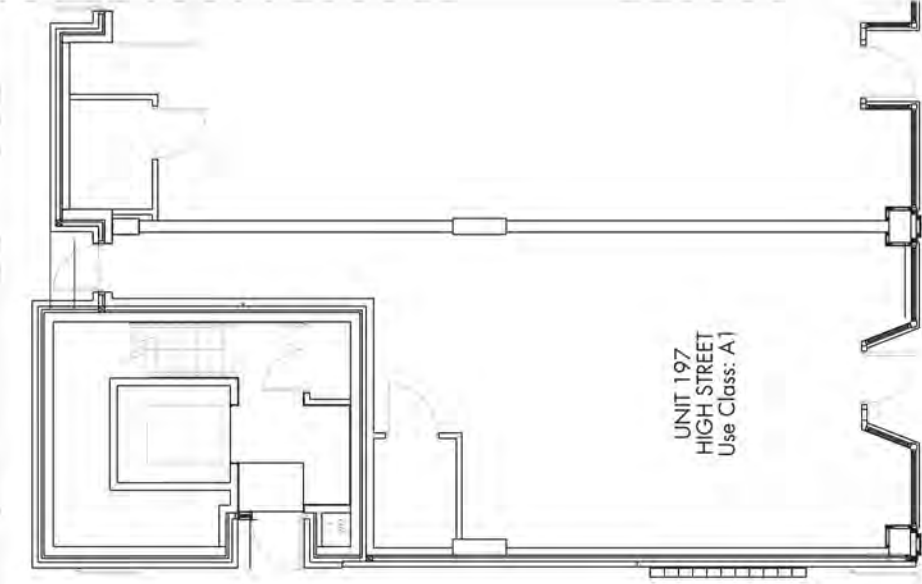


BONSEY'S YARD



HIGH STREET

BONSEY'S YARD



HIGH STREET

PROPOSED PLAN

EXISTING PLAN



Rev	Date	By	Comments	Checked
P01	23.10.19	MS	FIRST ISSUE	CC
P02	25.10.19	MS	UNIT CLASS AMENDED	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. It is the responsibility of the contractor to identify, assess and manage any risks associated with the types of work detailed on the drawing, notes and drawings.

**DEMISE LINE**

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This drawing is to be used in conjunction with all relevant consultations and / or approvals. The architect's drawings are to be reported to the architect before the affected work commences.

Mymetic 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 the use of these files. The architect does not accept any liability for the use of these files. The architect does not accept any liability for the use of these files. The architect does not accept any liability for the use of these files.

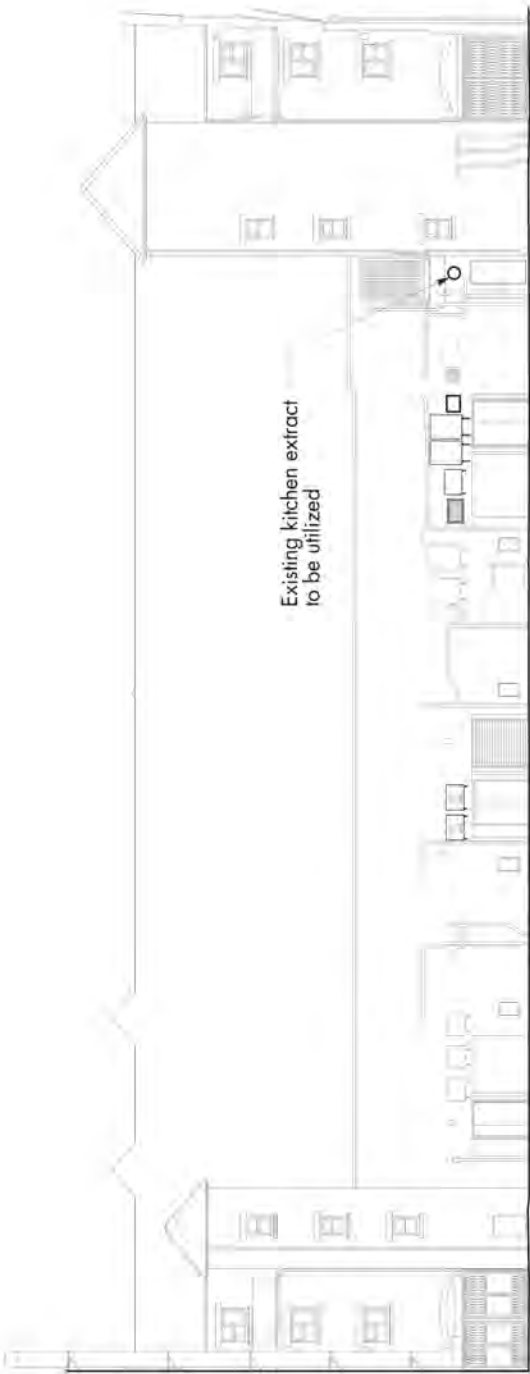
Client	Job Title
INTU UXBRIDGE Consultants	INTU UXBRIDGE, GENERAL UNIT RECONFIGURATIONS

PLANNING ISSUE	
Drawing Title	EXISTING & PROPOSED PLAN 197 HIGH STREET
Scale @ A3	1:100
Date	OCT 2019
Drawn	MS
Checked	CC
Job No	3 5 5 8
Drawing No	AP(0 4)1 5 1 2 P 0 2

**leslie jones architecture**  
 Suite 3.02, Grand Union Station  
 London, E16 6AB  
 Telephone 020 7555 1150  
 Facsimile 020 7555 0700  
 E-mail [admin@lesliejones.co.uk](mailto:admin@lesliejones.co.uk)  
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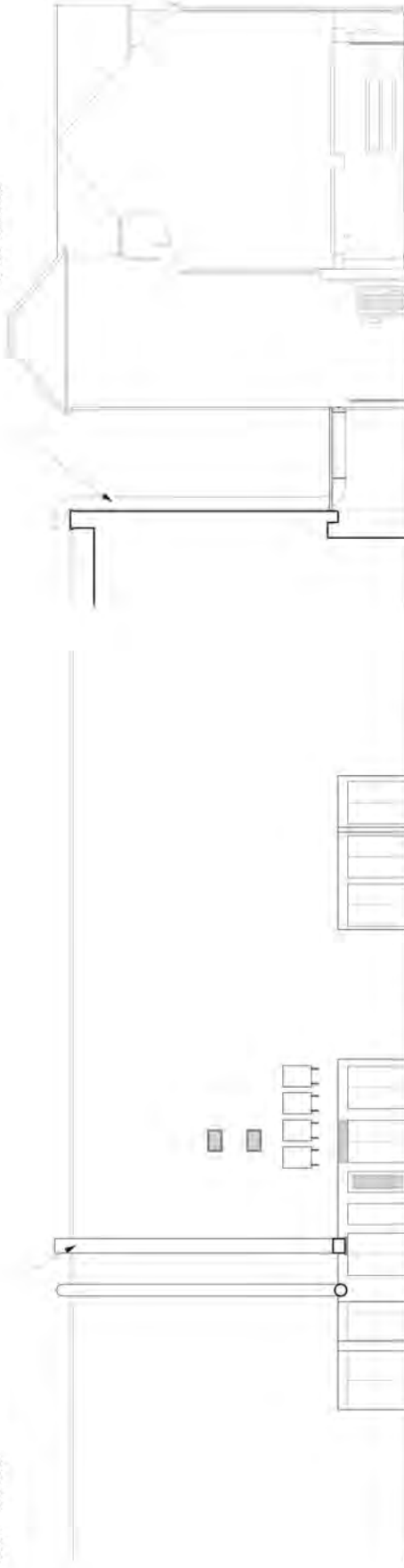




EXISTING REAR ELEVATION OF APPLICATION SITE BUILDING (Southern Elevation of Bonsy's Yard)

Existing kitchen extract to be utilized

Existing kitchen extract to be utilized



EXISTING ELEVATION OF BACK WALL (Northern Elevation of Bonsy's Yard)

EXISTING WESTERN SIDE ELEVATION



Drawing Record

Rev.	Date	By	Comments	Checked
P01	23.10.19	MS	FIRST ISSUE	CC
P02	25.10.19	MS	NOTES ADDED	CC

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Client  
INTU UXBRIDGE  
Consultants

Drawing Title  
BONSEY'S YARD ELEVATIONS

Scale @ A3	Date	Drawn	Checked
1:200	OCT 2019	MS	CC

Job Title  
INTU UXBRIDGE,  
GENERAL UNIT RECONFIGURATIONS

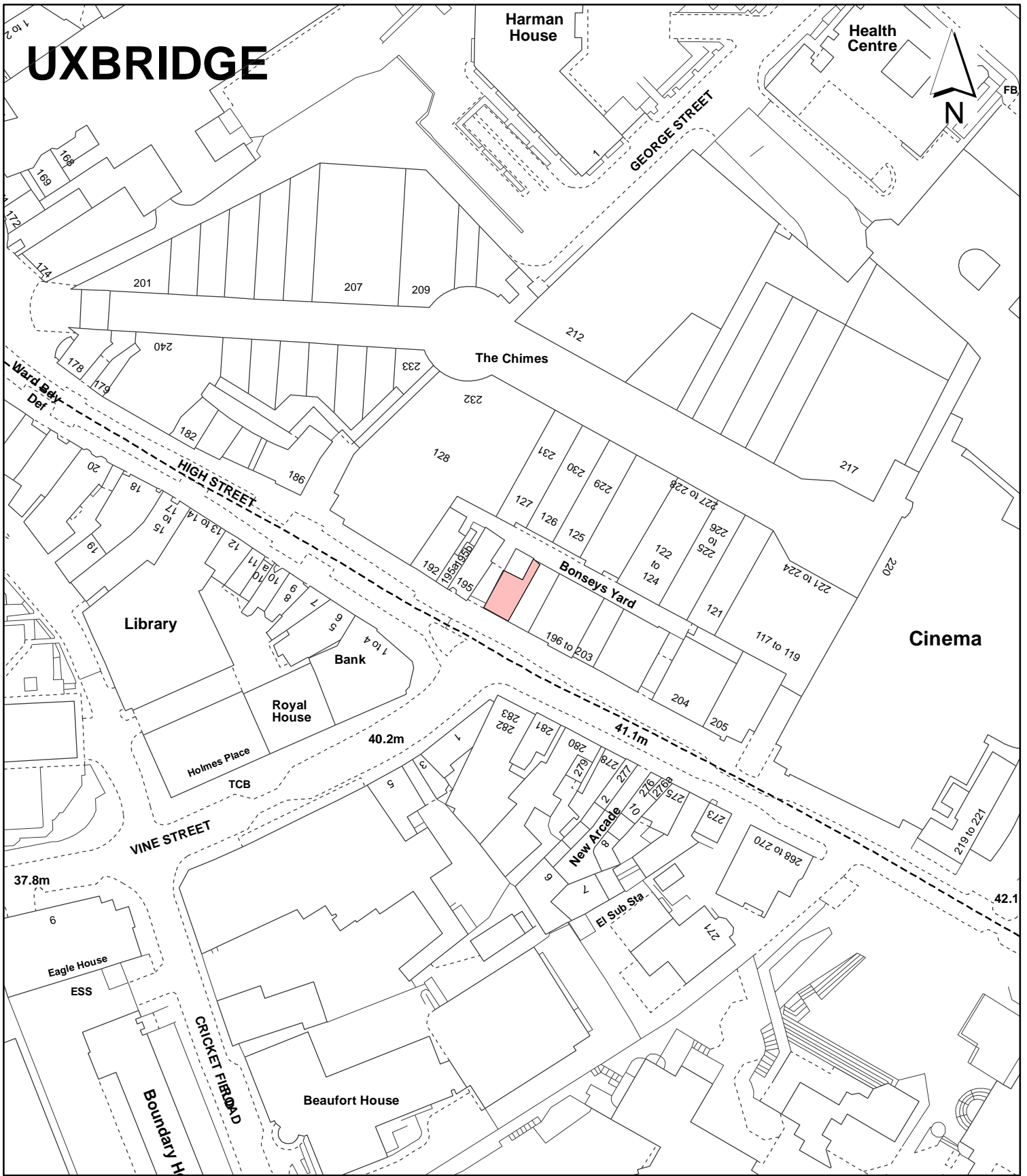
Job No.	Drawing No.	Revision
3 5 5 8	A P (0 5) 1 6 1 0	P 0 2

**leslie jones**  
architecture

Studio 3.02, Grand Union Station  
100 Abchurch Lane  
London  
E1 6JL  
E-mail: [admin@lesliejones.co.uk](mailto:admin@lesliejones.co.uk)

Telephone 020 755 1150  
Facsimile 020 755 6700

# UXBRIDGE



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 Site boundary

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Site Address:

**197 High Street  
 Uxbridge**

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

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

Planning Application Ref:

**74868/APP/2019/3726**

Scale:

**1:1,250**

Planning Committee:

**Central and South**

Date:

**February 2020**



**HILLINGDON**  
 LONDON

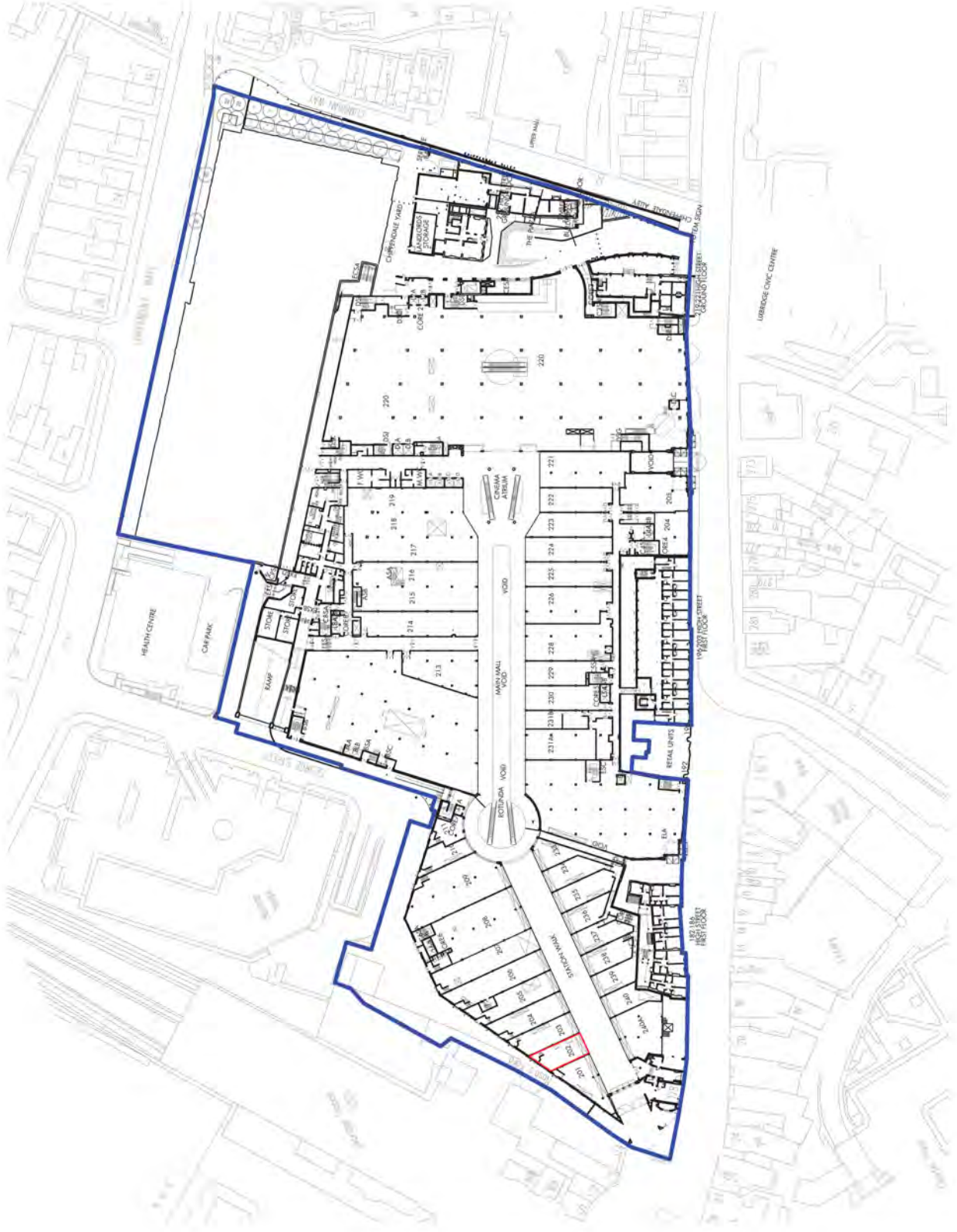
**Report of the Head of Planning, Transportation and Regeneration**

**Address** UNIT 202 UPPER MALL, STATION WALK, INTU UXBRIDGE HIGH STREET  
UXBRIDGE

**Development:** Change of Use from Class A1 shop to a beauty treatment clinic (sui generis).

**LBH Ref Nos:** 42966/APP/2019/3816

<b>Date Plans Received:</b>	26/11/2019	<b>Date(s) of Amendment(s):</b>	27/11/2019
<b>Date Application Valid:</b>	26/11/2019		08/01/2020



Drawing Record		Comments		Checked
Rev	Date	By	Comments	
P01	23.10.19	MS	FIRST ISSUE	CC

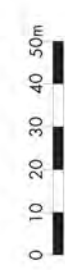
Client		Intu Uxbridge		Consultants	
Job Title		Job No		Revision	
INTU UXBRIDGE, GENERAL UNIT RECONFIGURATIONS		3 5 8 A P (0 4) 1 5 2 0		P 0 1	

PLANNING ISSUE	
Drawing Title SITE LOCATION PLAN UNIT 202 - STATION WALK	
Scale @ A3 1:1250	Date OCT 2019
Job No 3 5 8 A P (0 4) 1 5 2 0	Drawing No P 0 1

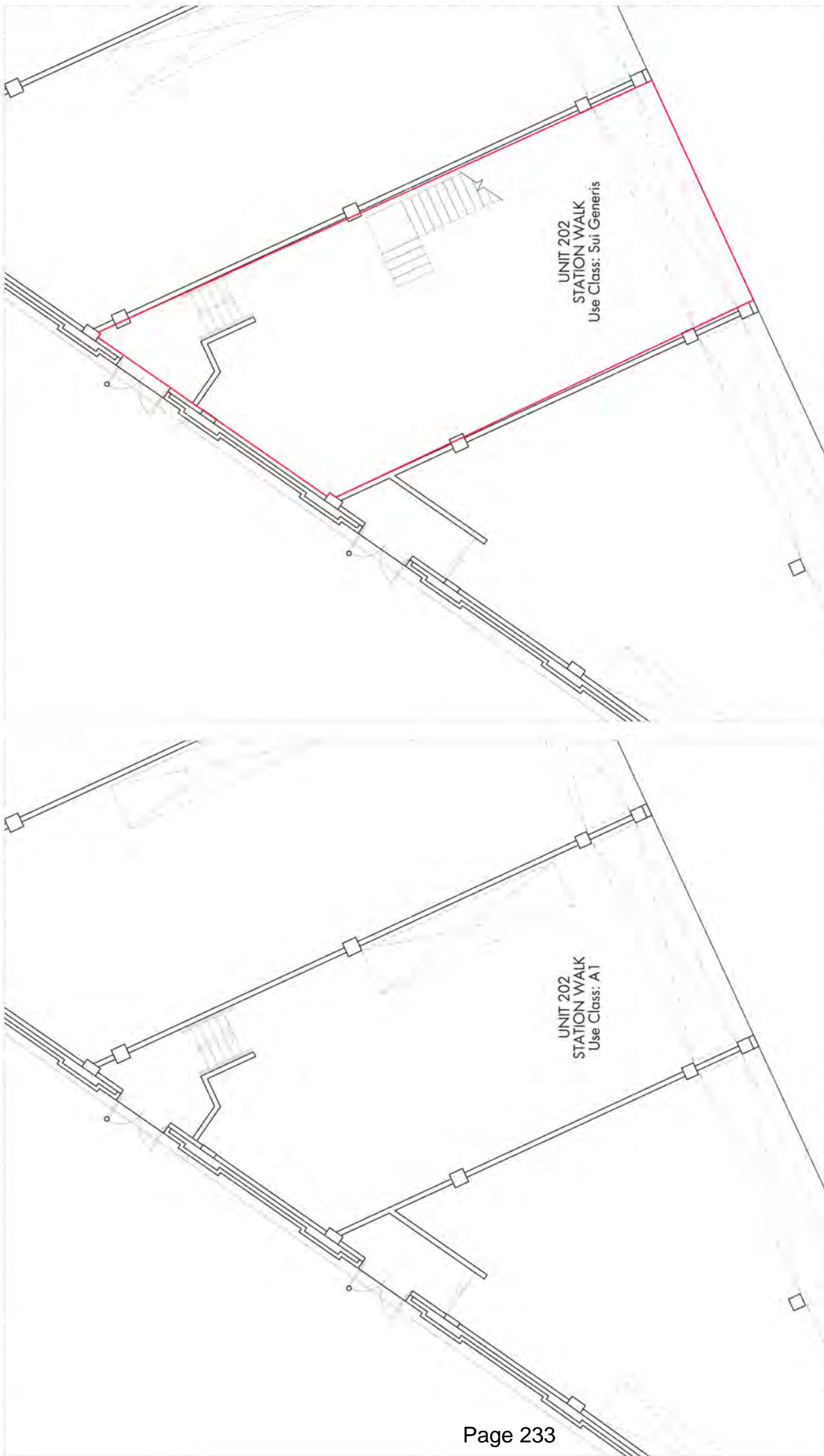
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 It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.  
 Refer to the hazardous materials list, if any, associated with the types of work detailed on this drawing; note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

**LAND OWNERSHIP**  
**CHANGE OF USE**







PLANNING ISSUE	
Drawing Title	EXISTING & PROPOSED GF PLAN UNIT 202 - STATION WALK
Scale @ A3	1:100
Date	OCT 2019
Drawn	MS
Checked	CC
Job No.	3 5 5 8
Revision	AP(0 4)1 5 2 2 P 0 2

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

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**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.

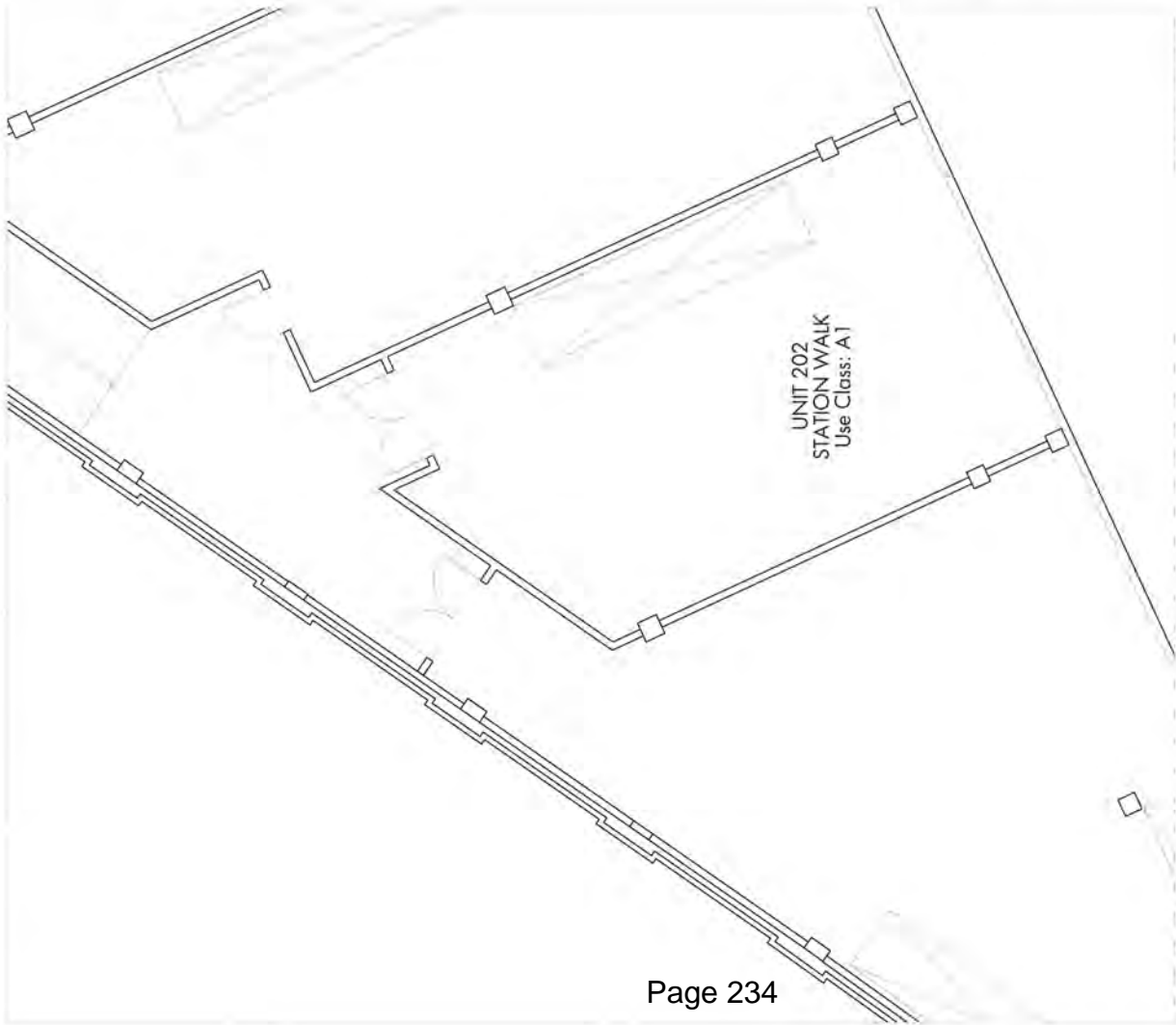
For more information on the hazards, risks and / or controls associated with the types of work detailed on this drawing, note the following:



Rev	Date	By	Comments	Checked
P01	23.10.19	MS	FIRST ISSUE	CC
P02	13.11.19	MS	PROPOSED STAMP ADDED	CC



PROPOSED PLAN



EXISTING PLAN

Rev	Date	By	Comments	Checked
P01	13.11.19	MS	FRST ISSUE	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. The contractor shall be fully associated with the types of work detailed on the drawing. Note the following.



**DO NOT SCALE OFF THIS DRAWING EXCEPT USING SCALE BAR**  
 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 this drawing.  
 This drawing is to be used in conjunction with all relevant consultancies and / or reports. The architect and consultants are to be reported to the architect before the affected work commences.  
 Magnetic fields 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 consultants do not accept liability for any errors or omissions in the data. The data is produced by yourselves which contains part or all of this data remains your property. The architect and consultants do not accept liability for any errors or omissions in the data. The data is produced by yourselves which contains part or all of this data remains your property. The architect and consultants do not accept liability for any errors or omissions in the data.

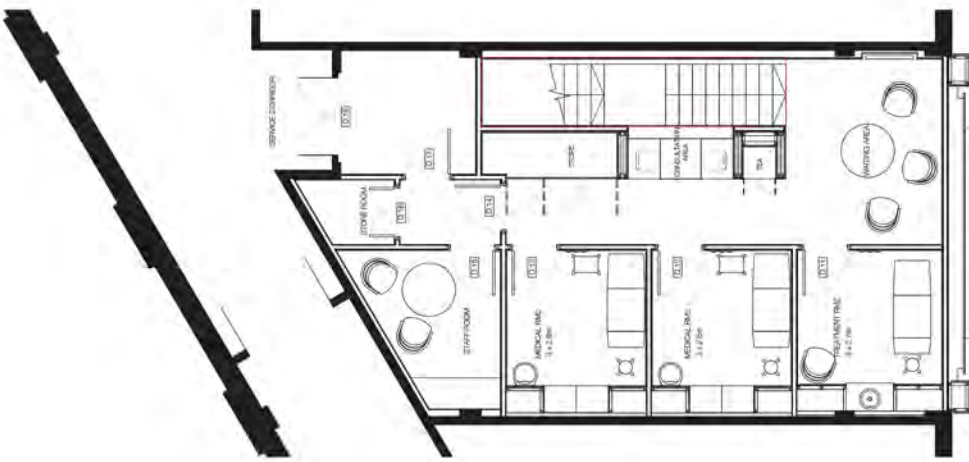
Client	INTU UXBRIDGE
Consultants	
Job Title	INTU UXBRIDGE, GENERAL UNIT RECONFIGURATIONS

PLANNING ISSUE	
Drawing Title	EXISTING & PROPOSED MEZZANINE PLAN UNIT 202 - STATION WALK
Scale @ A3	1:100
Date	OCT 2019
Drawn	MS
Checked	CC
Job No.	3 5 5 8
Drawing No.	AP(0 4)1 5 2 3
Revision	P 0 1



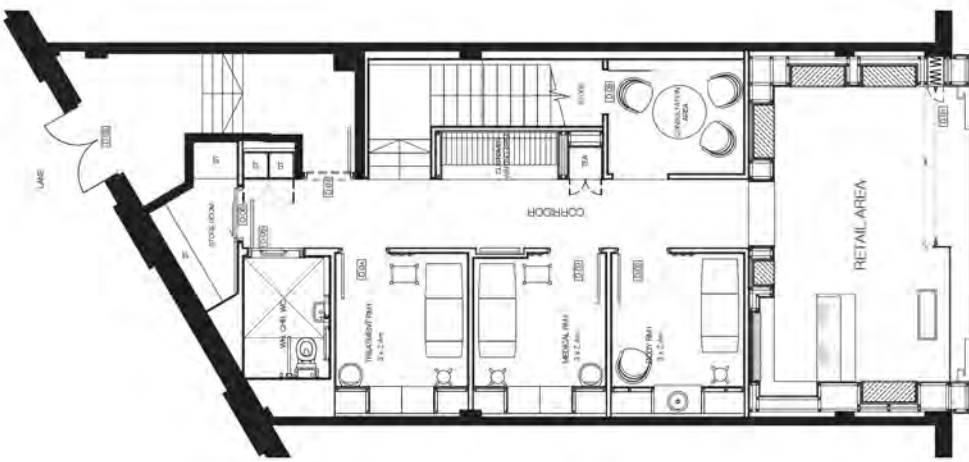
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5.0	1.0	10.76	5.0	53.80
6.0	1.0	10.76	6.0	64.56
7.0	1.0	10.76	7.0	75.32
8.0	1.0	10.76	8.0	86.08
9.0	1.0	10.76	9.0	96.84
10.0	1.0	10.76	10.0	107.60
11.0	1.0	10.76	11.0	118.36
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13.0	1.0	10.76	13.0	139.88
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REV DATE AMENDMENT



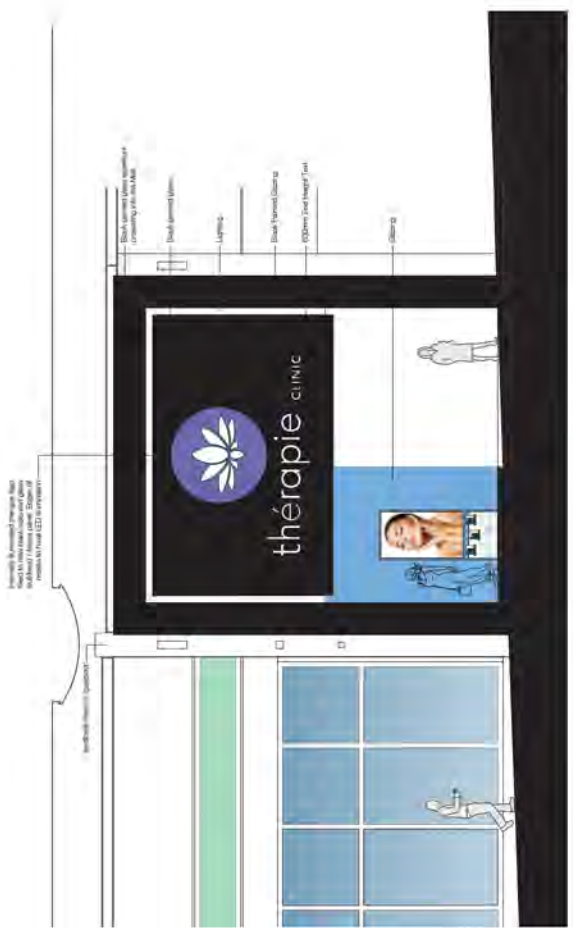
MALL

First Floor Plan.



MALL

Ground Floor Plan.



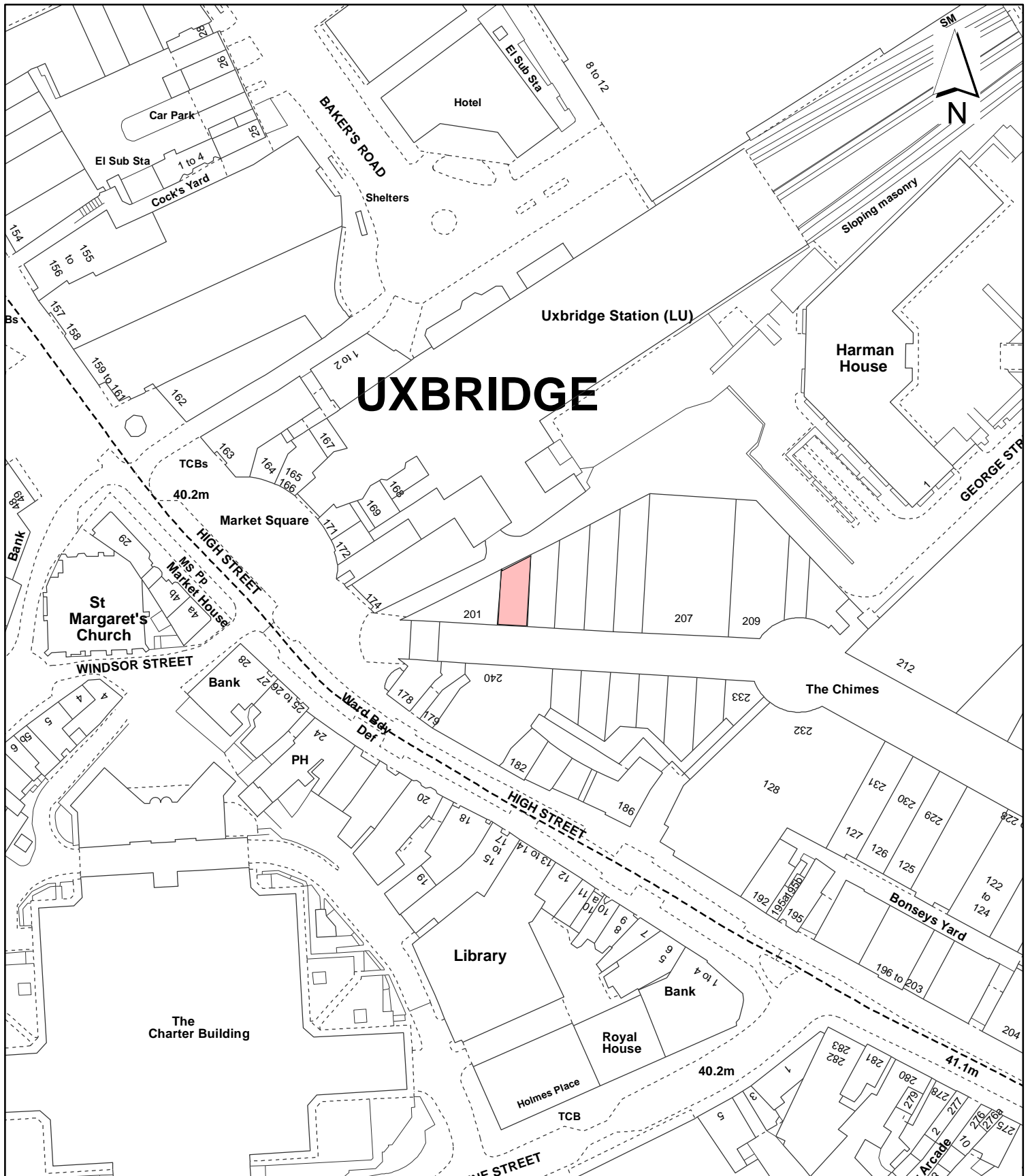
Mall Elevation



**oberlanders**

THE MAD  
 UNIT 202, INTU UXBRIDGE  
 HIGH STREET UXBRIDGE, LONDON, W8 3NS  
 Proposed Plan and Elevation

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**Notes:**

 Site boundary

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Site Address:  
**Unit 202 Upper Mall  
 Station Walk  
 INTU Uxbridge, High Street**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:  
**42966/APP/2019/3816**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**February 2020**

