



HILLINGDON
LONDON

A

VIRTUAL North Planning Committee

To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor Henry Higgins (Vice-Chairman)
Councillor Jas Dhot
Councillor Becky Haggar
Councillor Allan Kauffman
Councillor Carol Melvin
Councillor John Morgan
Councillor John Oswell (Opposition Lead)
Councillor Jagjit Singh

Date: WEDNESDAY, 14
OCTOBER 2020

Time: 7.00 PM

Location: VIRTUAL MEETING

Watch Live Watch a live broadcast of this meeting on the Council's YouTube channel: [Hillingdon London](#)

Important Meeting Advice: Following UK Government advice to avoid all but essential travel and to practice social distancing, the usual physical public speaking rights at Planning Committee will be suspended temporarily during the coronavirus pandemic. Instead, written representations will be considered as part of Hillingdon's established Petitions Scheme.

Published: Tuesday, 6 October 2020

Contact: Luke Taylor
Tel: 01895 250636
Email: ltaylor3@hillingsdon.gov.uk or democratic@hillingsdon.gov.uk

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

Putting our residents first

Agenda

Chairman's Announcements

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

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	31 Frithwood Avenue, Northwood 8032/APP/2020/2810	Northwood	Variation of Condition 2 (Approved Plans) of planning ref: 8032/APP/2019/2401 dated 11-09-19 (Conversion of the existing property from a bed and breakfast (Use Class C1) to a single family dwellinghouse (Use Class C3)) namely; to allow the installation of a lift, conversion of a window to a door as shown on the side elevation, and the relocation of an en-suite from one room to another and introduction of a wet room (retrospective). Recommendation: Refusal	7 - 26 100 - 107

7	48 Murray Road, Northwood 9357/APP/2020/2502	Northwood	Demolition of the existing bungalow and the erection of four two-storey detached dwellings with habitable roof space with parking, amenity, cycle provision, refuse and external landscaping and associated works. Recommendation: Approval	27 – 52 108 - 134
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	29 Manor Road, Ruislip - 17788/APP/2020/2001	West Ruislip	Demolition of existing garage and erection of two-storey side extension, single-storey rear extension and addition of a disabled access ramp to side elevation. Recommendation: Approval	53 – 64 135 - 142

Other Reports

9	S106 Quaterly Monitoring Report	65 - 74
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PART II - Members Only

That the reports in Part 2 of this agenda be declared not for publication because they involve the disclosure of information in accordance with Section 100(A) and Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that they contain exempt information and that the public interest in withholding the information outweighs the public interest in disclosing it.

10	ENFORCEMENT REPORT	75 - 86
11	ENFORCEMENT REPORT	87 - 98

PART I - Plans for North Planning Committee 99 - 142

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Agenda Item 3

Minutes



NORTH Planning Committee

16 September 2020

Meeting held at VIRTUAL - Live on the Council's YouTube channel: Hillingdon London

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Henry Higgins (Vice-Chairman), Jas Dhot, Becky Haggar, John Oswell, John Morgan, Allan Kauffman, Jagjit Singh and Steve Tuckwell (In place of Carol Melvin)</p> <p>LBH Officers Present: Neil Fraser (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration), Glen Egan (Legal Advisor), Alan Tilly (Transport, Planning and Development Manager) and James Wells (Planning Team Leader)</p>
65.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Melvin. Councillor Tuckwell was present as her substitute.</p>
66.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Dhot declared a non-pecuniary interest in respect of Item 7, Land to the side of 17 Woodside Road, in that he had been contacted by the applicant. Councillor Dhot confirmed that he had not entered into discussion with the applicant, and would remain in the meeting and take part in the discussion and voting for the item.</p>
67.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 20 August 2020 be approved as a correct record.</p>
68.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>It was confirmed that Agenda Item 8, Telecommunications at Jun Bridle Road and Cheney Street, Bridle Road, Eastcote, had been withdrawn by the applicant prior to the meeting.</p>
69.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that Items 1-10 would be considered in public, while Item 11 would be considered in private.</p>

70. **LAND TO THE REAR OF 18 MOOR PARK ROAD, NORTHWOOD - 21577/APP/2020/1792** (*Agenda Item 6*)

Officers introduced the application, and highlighted that a previous application for the erection of a pair of semi-detached dwellings, with two new vehicle crossovers onto Grove Road, had been refused in January 2020.

Officers confirmed that the application was contrary to policy DMH6 of the Local Plan Part 2, as the application would result in the loss of the residential rear garden, and the impact of the proposed dwelling on the immediate locality was considered to be detrimental to the character and appearance of the surrounding street scene. The proposed infilling of the gap would also appear out of character with the pattern, scale and form of development within the surrounding area. The proposal also failed to make adequate provision for the retention and long-term protection of off-site trees.

For these reasons, the application was recommended for refusal.

A written submission was read to the Committee on behalf of petitioners objecting to the application, key points of which included:

- This was the second application made on this piece of land in the last two years. This application was for a 5 bedroom dwelling that could easily be made into a 6 or 7 bedroom dwelling through use of the additional rooms (as shown in the plans).
- The application was contrary to policy DMH6 and BE13 and BE19 of the Hillingdon Local Plan Part 2, and BE1 of the Hillingdon Local plan Part 1, and would result in the loss of gardens that were important to local character, that were used to provide safe and secure amenity and play space, that supported biodiversity, and that helped to reduce flood risk and the effects of climate change.
- The application did not adhere to policies stating that backland development must be more intimate in mass and scale and lower than frontage properties, and that trees, shrubs and wildlife habituate must be retained.
- The application's references to construction of a new house at 1A Grove Road had no merit, as the property at 1A was a new house built on a plot that had previously held a residential property. In contrast, the application sought to erect a new house in an area where no houses had previously been built.
- The proposed development would fail to harmonise with the character and appearance of the street scene.

The Committee supported the refusal reasons as set out, and the officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

71. **LAND TO THE SIDE OF 17 WOODSIDE ROAD, NORTHWOOD - 29754/APP/2020/1397** (*Agenda Item 7*)

Officers introduced the application and highlighted the addendum, confirming that a proposal for a detached dwelling in this plot had been considered under a pre-application submission in April 2020 Subject to details, the Council's Conservation Officer considered the proposed separate dwelling more suited to the site than the

previously approved extension.

Though the site was located in the Gatehill Farm Estate Area of Special Local Character, it was considered that the design and appearance of the proposed dwelling would respect the character and style of the Gatehill Farm Estate. The dwelling frontage would be 8.3m, though the plot was 20m at the rear, resulting in an average width of over 14m. The materials to be used in the construction had been conditioned to ensure they were of high quality. The Conservation Officer had confirmed that the proposal would set a good design precedent with the area. It was considered that the application would not result in an unneighbourly form of development and would provide a satisfactory living environment for future occupiers.

For these reasons, the application was recommended for approval, subject to the conditions set out in the report and as amended as shown on the addendum.

A written submission was read to the Committee on behalf of petitioners objecting to the application, key points of which included:

- Over 150 residents had signed petitions objecting to the application, which was felt to be contrary to policy DHMB 6 of the Hillingdon Local Plan Part 2, regarding width of new houses.
- The proposed new dwelling had a frontage one third of the plot widths of the surrounding properties, and would not be of a similar scale, form or proportion as adjacent houses.
- The application was also felt to be contrary to policy DHMB 5, which mandated that developments within Areas of Special Local Character should reflect the character of the area and its original layout. The proposed development would fail to harmonise with the existing street scene.
- Allowing the development would set a harmful precedent for future developments within the Area.
- Concerns remained over the protection of mature greenery and trees affected by the build, with the Council's tree officers advising that they would be unable to check compliance moving forward.
- The proposal would require contractors to work on top of the root protection areas of trees.
- The report did not include comments or conditions relating to flood mitigation, or future development of the current property at the site.

A written submission was read to the Committee on behalf of the agent/ applicant and petitioners in support of the application, key points of which included:

- In June this year, a planning approval had been granted by this Committee on the same site for a two storey side extension to the existing property at 17 Woodside Road. Since, then the current application had been submitted, with the Council's own Conservation team stating that *'A separate dwelling would be more suited as it would better respect the original dwelling and would not result in adding bulk to an existing built form'*.
- The proposal adhered to policy DHMB6. The overall site was one of the largest sites on the Estate.
- The planner's pre-application report asked the applicants to consider three design issues, that had subsequently been addressed as follows:
 - The crown roof had been amended to a traditional pitched roof;
 - The wedge-shaped planform had been amended to a rectilinear one;
 - The first floor rear glazing had been reduced and made more traditional in appearance.

- The materials to be used in construction would be complimentary to the two existing houses to the immediate left and right.
- The Council's Conservation officer considered that the proposed design respected the character and appearance of the Estate.
- The proposed new dwelling would be congruent with existing building lines on both plan and elevation.
- Sides of the two properties would be 3m apart. On the border with property no. 15, at its nearest point, the new build would be in excess of 1.5m away, and heavily screened by vegetation.
- There would be no breach of the 45-degree rule, at either the front or rear of the site.
- The proposal would be built on brown field land that was currently occupied by a double garage, with redundant paths and hard landscaping to be demolished.
- The Council's landscaping officer had considered the extensive arboricultural report and had not raised any concerns. Applicants had already agreed to a condition requiring soft landscaping proposals to be submitted, should approval be granted.

A written submission was read to the Committee on behalf of Councillor Bianco, Ward Councillor for Northwood Hills, key points of which included:

- The application was the subject of great concern to many Northwood Hills residents, and the objections raised by petitioners were fully supported by the Ward Councillor.
- The application appeared to be contrary to many of the policies that the Council had developed to keep such areas special, not least of which was to avoid cramming in new houses on part plots and potentially creating new precedents which others could then seek to take advantage of elsewhere.

Officers addressed concerns over trees, flooding, width of plot and the principle of backland development. With regard to trees, it was highlighted that the Council's landscaping officer had not raised any objections, subject to adherence to the relevant conditions as set out in the report and addendum. With regard to flooding, the site was located in a critical drainage area, but conditions had been proposed to mitigate flood risk. Such conditions could be amended and strengthened, if the Committee was minded to approve the application.

The development was not considered to be backland development, and while it was accepted that the width of the plot was narrower at the front than at the rear, average widths were deemed to be acceptable. The comments of the Council's Conservation officer were highlighted, who had stated that the current proposal was considered to be an improvement on the previously approved scheme.

Members discussed the application, and concerns were raised that the application was contrary to policy DHMB 6, and would result in adverse impact on the character and appearance of the street scene due to the width of the frontage resulting in a cramped looking development. In addition, Members were concerned over the loss of the boundary treatment and the development's impact on neighbouring properties.

For these reasons, the Committee moved that the application be refused, with delegated authority granted to the Head of Planning to draft the wording of the refusal. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED:

	<ol style="list-style-type: none"> 1. That the application be refused; and 2. That delegated authority be granted to the Head of Planning to draft the wording of the refusal.
72.	<p>TELECOMMUNICATIONS AT JUN BRIDLE ROAD & CHENEY STREET, BRIDLE ROAD, EASTCOTE - 75666/APP/2020/2552 (<i>Agenda Item 8</i>)</p> <p>The item was withdrawn prior to the meeting.</p>
73.	<p>LAND AT GARAGE BLOCK SOUTHBOURNE GARDENS, RUISLIP - 72211/APP/2020/1728 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report, and confirmed that the application sought only minor changes to a previously approved application, which included a 0.5m increase in depth of the front lobby at ground floor level only, and alterations to the approved roof, incorporating a small crown, set between the two side ridges.</p> <p>The proposals were not considered to significantly increase the scale of the building or bring the built form above first floor level any closer to the neighbouring properties to that previously approved.</p> <p>It was therefore recommended that the application be approved.</p> <p>The Committee supported approval for the reasons set out, and the officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
74.	<p>HUME WAY, RUISLIP - 54873/APP/2020/2457 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report, and confirmed that the proposal was considered to be an obtrusive form of development which would add visual clutter to the street scene, would not harmonise with the character of the area and would be detrimental to local visual amenities.</p> <p>This application was therefore recommended for refusal.</p> <p>The Committee supported refusal for the reasons set out, and the officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
75.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action, as recommended in the officer's report, was agreed; and, 2. That the Committee resolved to release their decision and the reasons for it outlined in the report, into the public domain, solely for the purposes of it issuing the formal beach of condition notice to the individual concerned.

<p>This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and paragraphs 1, 2 and 7 of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains 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 and that the public interest in withholding the information outweighs the public interest in disclosing it.</p>
<p>The meeting, which commenced at 6.00 pm, closed at 7.11 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on Telephone 01895 250636 or email (recommended): democratic@hillington.gov.uk. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

Report of the Head of Planning, Transportation and Regeneration

Address 31 FRITHWOOD AVENUE NORTHWOOD

Development: Variation of Condition 2 (Approved Plans) of planning ref: 8032/APP/2019/2401 dated 11-09-19 (Conversion of the existing property from a bed and breakfast (Use Class C1) to a single family dwellinghouse (Use Class C3)) namely; to allow the installation of a lift, conversion of a window to a door as shown on the side elevation, and the relocation of an en-suite from one room to another and introduction of a wet room (retrospective).

LBH Ref Nos: 8032/APP/2020/2810

Drawing Nos: 0071/LD-06/SP Rev. A
0071/LD-07/SP Rev. A
0071/LD-08/SP Rev. A
0071/HH-06/SP
0071/HH-07/SP
0071/HH-08/SP

Date Plans Received: 03/09/2020

Date(s) of Amendment(s):

Date Application Valid: 04/09/2020

1. SUMMARY

This application is being reported to North Planning Committee following a petition received objecting to the application. This application is seeking a retrospective Minor Material Amendment to planning ref: 8032/APP/2019/2401 dated 11-09-19 (Conversion of the existing property from a bed and breakfast (Use Class C1) to a single family dwellinghouse (Use Class C3)) to allow the installation of a lift, conversion of a window to a door as shown on the side elevation, and the relocation of an en-suite from one room to another and introduction of a wet room.

The proposal under this application would materially alter the character of the building as a single family dwellinghouse (Use Class C3) consented under application ref: 8032/APP/2019/2401 (11-09-19). The proposal is considered to facilitate a material change to the use of the property from a single dwellinghouse to a care home/residential institution (Use Class C2).

The proposed development, due to the change of use, could harm the amenity and reasonable enjoyment and amenities of the neighbouring properties for current and future occupiers.

The proposed development, by virtue of its layout, facilitates the care of individuals with complex needs. The applicant has failed to provide detailed information relating to its use or a site management plan to ensure the property incorporates appropriate design and security features to deter crime and anti-social behaviour.

The Access Officer has also objected to the application noting that in the absence of information, it would fail to deliver an inclusive design for its future occupants.

For the reasons outlined within this report, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by virtue of its layout would facilitate a material change of use of the property to a residential institution (Use Class C2) that could harm the amenity and reasonable enjoyment of the neighbouring property for current and future occupiers contrary to Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2019).

2 NON2 Non Standard reason for refusal

The proposed development, by virtue of its layout, facilitates the care of individuals with complex needs. The applicant has failed to provide detailed information relating to its use or a site management plan to ensure the property incorporates appropriate design and security features to deter crime and anti-social behaviour contrary to Policies DMHB 11 and DMH 8 of the Local Plan: Part Two - Development Management Policies (2020) and Policy 7.3 of London Plan (2016) and Paragraph's 91 and 127 of the NPPF (2019).

3 NON2 Non Standard reason for refusal

The proposed development, in the absence of detail relating to inclusive design has failed to demonstrate the proposal would deliver an inclusive design for future occupants of the care home contrary to Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) and Policies 3.8 and 7.2 of the London Plan (2016) and Supplementary Planning Document 'Accessible Hillingdon' (2017).

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 1 (2012) and Part 2 (2020) 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.

DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space

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

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We

have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

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

3. CONSIDERATIONS

3.1 Site and Locality

31 Frithwood Avenue is a substantial detached building that sits on a sloping site on a prominent corner bounded by Canterbury Close to the west and Frithwood Avenue to the South. The existing house is set away from the front boundary by approximately 20m. The site benefits from access to the rear, off Canterbury Close for car parking and bin storage. To the front is an area of lawn with 2 parking spaces and to the rear an area of patio and a car park with 3 parking spaces.

The property was formerly used as a 12 room bed and breakfast (Use Class C1). The property has been converted to a care home/residential institution with 6 individual rooms (with a degree of self containment) and a bedroom with an en-suite that is used by staff. Kitchen/ diner and laundry facilities are located at ground floor level for communal use. A rear garden is also available to residents.

The surrounding area is characterised by 2.5- storey residential dwellings set within generous grounds. The site is located adjacent to the Northwood - Frithwood Conservation Area. The site is subject to a Tree Preservation Order (TPO) 49.

3.2 Proposed Scheme

The proposal is described on the Application Form as follows:

To improve accessibility by providing a lift within the building with no impact externally, converting a window to a door as shown on the side elevation, relocating an en-suite from one room to another and introduction of a wet room.

Officers have considered the consented plans under planning ref: 8032/APP/2019/2401 dated 11 September 2020 (Conversion of the existing property from a bed and breakfast (Use Class C1) to a single family dwellinghouse (Use Class C3)) against the submitted plans and note the following changes are also proposed which have not been raised in the application form:

- The insertion of a partition to create a study and a self contained care room (referred to as Disabled Room 1);
- Creation of a self contained care room (referred to as Disabled Room 2);
- Amalgamation of Room 4 and study at first floor level; and
- At second floor level, a larger bedroom has been converted to two rooms; the former storage unit is now referred to as the 'sleep in room' on plan.

3.3 Relevant Planning History

8032/APP/2004/3228 31 Frithwood Avenue Northwood
PART CHANGE OF USE OF GROUND FLOOR (28m²) FROM CLASS C1 (GUEST HOUSE) TO CLASS D1(a) (NON-RESIDENTIAL) TO PROVIDE 1 CONSULTING ROOM FOR PHYSIOTHERAPY PRACTICE (INVOLVING DEMOLITION OF EXISTING KITCHEN)

Decision: 25-01-2005 Approved

8032/APP/2017/1671 31 Frithwood Avenue Northwood

Part two storey, part single storey side/rear extension, enlargement of roofspace involving alterations to elevations and change of use from Class C1 (Hotels) to Class C2 (Residential Institutions)

Decision: 08-09-2017 Withdrawn

8032/APP/2017/3739 31 Frithwood Avenue Northwood

Part two storey, part single storey rear extension, enlargement of roofspace involving alterations to elevations and change of use from a Bed and Breakfast (Use Class C1) to extra care facility comprising 13 units and an internal communal facility (Use Class C2).

Decision: 20-12-2018 Not Determined **Appeal:** 20-12-2018 Withdrawn

8032/APP/2017/4601 31 Frithwood Avenue Northwood

Part two storey, part single storey rear extension and conversion of roofspace to habitable use to include the repositioning and enlargement of the front dormer and the repositioning and enlargement of the rear dormer.

Decision: 18-12-2018 Not Determined **Appeal:** 18-12-2018 Dismissed

8032/APP/2018/2140 31 Frithwood Avenue Northwood

Change of use of the building from Use Class C1 (Hotels - currently a 12-bedroom bed and breakfast) to Use Class C2 (Residential Institution - 8-bedroom care home), involving a part two storey, part single storey rear extension, and enlargement of roofspace.

Decision: 30-10-2018 Refused

8032/APP/2018/4117 31 Frithwood Avenue Northwood

Change of use of the building from a 12-bedroom bed and breakfast (Use Class C1) to a 7-bedroom care facility (Use Class C2) for persons with early onset dementia and dual diagnosis impairments

Decision: 30-01-2019 Refused

8032/APP/2019/2401 31 Frithwood Avenue Northwood

Conversion of the existing property from a bed and breakfast (Use Class C1) to a single family dwellinghouse (Use Class C3)

Decision: 11-09-2019 Approved

8032/APP/2020/2516 31 Frithwood Avenue Northwood

Non-material Amendment to Planning Permission Ref: 8032/APP/2019/2401 (conversion of the existing property from a bed and breakfast (Use Class C1) to a single family dwellinghouse (Use Class C3)) to improve accessibility by providing a lift within the building (no impact externally), converting a window to a door as shown on the side elevation, relocating an en-suite from one room to another and introduction of a wet room

Decision: 28-08-2020 Refused

8032/B/88/1682 31 Frithwood Avenue Northwood

Conversion of single family dwelling into 3 1-bed room flats & 1 3-bedroom flat

Decision: 08-02-1989 Approved

8032/C/88/2505 31 Frithwood Avenue Northwood

Change of use of single family dwelling to 4 self contained flats & assoc parking

Decision: 11-11-1988 Withdrawn

8032/E/89/2437 31 Frithwood Avenue Northwood

Change of use from single family dwelling unit to guest house

Decision: 07-06-1990 Approved

8032/F/98/1853 31 Frithwood Avenue Northwood

Erection of a part two storey, part single storey rear extension, single storey side extension and front porch extension to guest house, construction of on-site car parking area and landscaping

Decision: 14-07-1999 Approved

Comment on Relevant Planning History

There is extensive planning history relating to this site, the most recent is set out above.

Under Planning ref: 8032/APP/2019/2401 (11-09-19) planning permission was granted for the conversion of the existing property from a bed and breakfast (Use Class C1) to a single family dwellinghouse (Use Class C3).

OFFICER COMMENT: It is understood the development on site is contrary to the consented plans. This application seeks to rectify the breach.

Under planning ref: 8032/APP/2018/4117 planning permission was sought for the change

of use of the building from a 12-bedroom bed and breakfast (Use Class C1) to a 7-bedroom care facility (Use Class C2) for persons with early onset dementia and dual diagnosis impairments

OUTCOME: the application was refused for two reasons:

1) The proposal would result in noise and disturbance due to increased comings and goings of vehicles, particularly at unsociable hours given the changing level of care of the occupants to the detriment of residential amenities of the occupiers of surrounding properties by reason of noise and disturbance. Therefore the proposal would be contrary to policies BE19 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2) The proposal involves care of individuals with dual diagnosis disorder. It is considered that the location of a care home with persons potentially requiring a high level of support will lead to rational concerns, including a fear of crime, by the local community, in particular given the close proximity of Frithwood Primary School. In this case it is considered there are grounds to believe the perception of crime could undermine the quality of life of local residents. Furthermore the applicant has not fully address issues raised by the Metropolitan Police Crime prevention Officer. The proposal is therefore considered contrary to policies BE19 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), London Plan 2016 Policy 7.3 and Paragraph's 91 and 127 of the NPPF (2018).

8032/APP/2018/2140 - sought the change of use of the building from Use Class C1 (Hotels - currently a 12-bedroom bed and breakfast) to Use Class C2 (Residential Institution - 8-bedroom care home), involving a part two-storey, part single storey rear extension, and enlargement of roofspace.

OUTCOME - The application was refused for the following reason - the proposed part two-storey, part single storey rear extension, by reason of the size, scale and bulk of the single-storey element, would not be visually subordinate to the original building, would not respect the composition of the original building and would result in a further loss of garden openness at the rear of the site. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

OFFICER COMMENT: The difference is the application under consideration does not include external alterations and extensions.

8032/APP/2017/4601 - sought a part two storey, part single storey rear extension and conversion of roofspace to habitable use to include the repositioning and enlargement of the front dormer and the repositioning and enlargement of the rear dormer.

OUTCOME - The application was refused for the following reason: The proposed part single, part two storey rear extensions and roof alterations, by reason of their size, scale and prominence would represent incongruous additions to this property, fail to be visually subordinate to the original building, would not respect the composition of the original

building. The proposal would result in an uncharacteristically small rear garden area when combined with the rear parking area. The proposals would therefore be detrimental to the character, appearance and visual amenities of the streetscene and surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE20, BE21, BE 22, BE23, BE24 and BE38 of the Local Plan: Part Two (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

APPEAL: Dismissed at appeal for design reasons.

8032/APP/2017/3739 - sought a part two storey, part single storey rear extension, enlargement of roofspace involving alterations to elevations and change of use from a Bed and Breakfast (Use Class C1) to extra care facility comprising 13 units and an internal communal facility (Use Class C2).

OUTCOME - The applications were refused for the following reasons:

1) The proposed two storey side/rear extension, by reason of its size, scale, bulk together with the size of the rear dormer would not be visually subordinate to the original building, would not respect the composition of the original building and would result in a further loss of garden openness particularly to the rear. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2) In the absence of a Section 106 legal agreement or unilateral undertaking securing a management plan and the use of the premise as a care facility, the proposal provides an indoor living area of an unsatisfactory size for the occupiers of the proposed units. The proposal therefore gives rise to a substandard form of living accommodation and fails to provide requisite accessibility requirements to the detriment of the amenities of future occupiers contrary to Policy 7.2 of the London Plan (2016), Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

APPEAL: Withdrawn at appeal.

8032/APP/2017/1671 - sought a part two storey, part single storey side/rear extension, enlargement of roofspace involving alterations to elevations and change of use from Class C1 (Hotels) to Class C2 (Residential Institutions).

OUTCOME - The application was withdrawn before it was heard at North Planning Committee.

4. Planning Policies and Standards

RELEVANT LEGISLATION

Town and Country Planning Act 1990

Section 55(1) of the Town and Country Planning Act 1990 defines the term "development" and makes clear that it includes the making of any change in the use of any buildings. Section 55(2)(f) explains that, in the case of buildings used for a purpose of any class specified by the Secretary of State, the use of any building for any other purpose within the same class shall not be taken for the purpose of the Act as amounting to "development".

Section 57(1) of the Act provides that planning permission is required for the carrying out of any "development" of land and section 336(1) defines "land" as including a building.

The Use Class Order 1987 (as amended) (UCO) sets out classes of uses for the purpose of s.55(2)(f) of the 1990 Act. A change of use where both existing and proposed uses are within the same Use Class is not "development" and therefore does not require planning permission.

"Care" is defined as follows:

In this Order, unless the context otherwise requires:

"care" means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment.

Class C3: Dwellinghouses

16. This class is now formed of 3 parts:

- C3(a): those living together as a single household as defined by the Housing Act 2004 (basically a 'family')
- C3(b): those living together as a single household and receiving care, and
- C3(c): those living together as a single household who do not fall within the C4 definition of a house in multiple occupation (HMO).

For the purposes of C3(b) and (c) single household is not defined in the legislation.

There is no limit on the number of members of the single household under C3(a). The limit for C3(b) and (c) is no more than 6 people.

A single household under C3(a) is formed by a family (a couple whether married or not, persons related to one other with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

C3(b) continues to make provision for supported housing schemes, such as those for people with disabilities or mental health problems.

It remains the case that in small residential care homes or nursing homes, staff and residents will probably not live as a single household and the use will therefore fall into the residential institutions class, regardless of the size of the home. Local planning authorities should include any resident care staff in their calculation of the number of people accommodated.

C3(c) allows for groups of people (up to 6) living together as a single household. This is to allow for those groupings that do not fall within the C4 HMO definition but which fell within the former C3 use class to be provided for ie a small religious community may fall into this

section as could a homeowner who is living with a lodger.

The term 'dwelling house' is not defined in this part of the UCO. The question of whether a particular building is a dwelling house will therefore depend on the facts of that case."

CASE LAW

In R. v Bromley LBC Ex p. Sinclair [1991] 3 P.L.R. 60, the High Court "confirmed that the Class does not require that the staff providing care for residents need themselves be resident". However, in the more recent judgement in North Devon District Council v The First Secretary of State [2003] J.P.L. 1191, the judge held that "the concept of living together as a household means that, as I have put it, a proper functioning household must exist and, in the context of a case such as this, that must mean that the children and a carer must reside in the premises".

The relevance of these judgements is discussed in the Appraisal section below.

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 15 Planning for Safer Places

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

This application was consulted on between 09-09-20 and 30-09-20. At the time of writing this report, 14 individual letters of objections were received in response to this application and a petition with 44 valid signatures. The concerns raised are summarised below:

- Whilst the application states a series of amendments to the approved plans, the plans continue to describe the property as having six bedrooms, but actually the plans show seven bedrooms, given one in the loft is clearly stated to be a 'Sleep In Room,' with an en-suite bathroom. That room was previously described as a 'Dresser,' and with access off the 5th bedroom. Now it has been redesigned to have a separate doorway from the hallway with its own en-suite bathroom, and in fact as originally laid out when the applicant first applied for C2 use for the property in October 2017.

- It is actually laid out as a seven bedroomed house, the change in the description of the bedrooms from the original plans also shows the intent.
- It is now known the stated intended use is as a care home under C3 (b) for up to six people including staff, so permission for a seventh bedroom would facilitate in excess of six people in residence.
- The common facilities as now proposed are cramped for a seven bedroomed house.
- The layout as built is therefore much more like a care home rather than a single family dwelling.
- In a recent discussion that the carers on site, they explained, the care home will operate on a rota/shift basis round the clock seven days a week.
- There has always been one or two cars parked in the driveway, although it is understood there is just one resident at present.
- The applicant has been asked by a resident to explain their intent, but despite chasing no reply has been given.
- The neighbour has complained about excessive noise causing which has occurred three times a day, and for up to 2 hours a time. The neighbour has submitted an Ant-Social Behaviour Form.
- The applicant attempted to change the use of the premise to a care home, this is now being turned into a care home.
- Staff are parking on the pavement on the access road to Canterbury Close and make access all the more difficult when the parents of children in the junior school park on the access road as well.
- From the noises emanating from the outside area at the back of the property, some of the residents would appear to have mental problems and cause a disturbance to the residents of Canterbury Close and nearby properties.
- The internal layout suggests it is being used as a care home, the applicant is trying to circumnavigate the planning process.
- The proposal is causing anti-social behaviour locally with individuals sitting outside on the kerb outside the property drinking, the proposal could cause harm to the children attending the local school nearby.
- This property should not be used for commercial care purposes.
- A recent visit to the premise looks as if this is being used on a commercial basis as a multi occupation, a fire assembly point outside is located outside the premise.
- A lift measuring a lift of that size is not the norm for a 'single family dwelling', this size implies that the property has been converted into a care home for adults with behavioural and complex needs under the guise of a single family home application.
- This was approved originally on the basis a single family dwelling. Approving this would create a precedent for other developments that get agreed as one thing and then retrospectively become another.

Neighbouring Residents sent through correspondence between residents and the applicant in relation to the proposed use.

The applicant's response is set out below:

Applicant: I thank you for your email and apologies for the delay in replying. I thought it would be important to review your inferred and direct allegations with information that was issued from the premises, and to clarify the situation. The property is not comprised of separate apartments !

It is a single household of 6 residents with learning disabilities who receive care and support. This use is in line with the current C3 consent for the property. I have addressed your queries in turn below:

- could you please outline the nature of the 'behaviours that challenge' and 'complex needs' of residents - this is rather vague, what exactly does this statement mean?

The residents at 31 Frithwood are young adults, some with physical disabilities who have

communication difficulties - meaning non-verbal expression in association with either Asperger's Syndrome, Autism or learning disabilities.

· Of those residing at 31 Frithwood Avenue, what behaviours and complex needs are there at present?

There are behaviours which require regular support.

· Are there any residents who have dual impairments or any addiction and mental health issues?

People with a learning disability who do not have drug or alcohol problems/issues.

· Do you have intentions for this facility to house adults with dual impairments?

Learning Disabilities for either ambulant or physically disabled service users.

· can you please outline the security and personalised support service that residents receive, ie

o how many staff are present during the day?

o how many staff are present overnight?

o are residents accompanied when they leave the property or are they sufficiently independent not to require accompaniment

In line with data protection and the well-being of our service users we are unable to disclose any such personal information.

Internal Consultees

Access Officer

I have reviewed the plans which suggest to me that the proposal would be for some form of supported living or similar structure of formal residential care.

Should the intended accommodation be for a formal care setting, the standards to which building has been designed should be made known.

To confirm, the arrangement as shown on plan is not one that I would expect to see within single family dwellinghouse, so further information should be requested to allow thorough assessment to be made.

Highways Officer

There are no highway implications related to this application.

Trees and Landscaping Officer

Approved plans - Variation The proposed changes are internal details which are all within the footprint of the approved building footprint. No landscape detail or external space will be affected. No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

APPRAISAL

Under planning ref: 8032/APP/2019/2401 (11-09-19) planning permission was granted for the conversion of the existing property from a bed and breakfast (Use Class C1) to a single family dwellinghouse (Use Class C3). A scheme has since been implemented at the property which is contrary to the approved plans. Minor Material Amendments are proposed.

During a call on 25-09-20, the agent emphasised that the scheme must only be decided based on the limited physical changes proposed and the matter relating to the use is not relevant to the determination of this Minor Material Amendment application.

There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

In determining this application, Officers have considered the application form and photographs from a site visit (03-08-2020). It is considered that the Minor Material Amendments sought under this application, facilitate a use on site that is characteristically different from the consented scheme under planning ref: 8032/APP/2019/2401 (11-09-19), as a matter of fact and degree.

A review of the submitted plans and photographs taken during a site visit on 03-08-2020 suggests the following:

- The room labelled 'study' on the submitted plans is being used as an office. It includes a large office printer, filing cabinet and a staff desk.
- The circulation space is fitted out with CCTV cameras and fire alarms.
- Each room (other than the staff room at second floor level) is provided with a degree of self containment. Each room includes an ensuite, a refrigerator, kitchen sink, microwave and seated dining.
- The only communal space is limited to a kitchen/diner and a laundry room accessed off via the kitchen/diner.
- A Fire Evacuation Plan is displayed within each room and a Fire Evacuation Point is situated to the front of the property.

On the basis of the changes made to the property noted above, officers consider the property is used as a care home/residential institution (Use Class C2) and the property is not being used as a single family dwellinghouse for the reasons set out below.

Class C3 (b) of the Town and Country Planning (Use Classes) Order as amended refers to "use as a dwelling house by not more than six residents living together as a single household, (including a household where care is provided for residents)." For the purposes of C3(b) and (c) single household is not defined in the legislation. Therefore, guidance is sought from the High Court cases in order to establish what will constitute a household in any given case. There are two judgements that are relevant to this issue, referred to as Sinclair and North Devon. In Sinclair, it was held that "to be within class C3(b) there is no requirement for residents to be living in the same house". However, in North Devon a contrary view was expressed.

A proposed use which includes the provision of care by non-resident carers can be regarded as falling within the definition of Class C3(b) so long as it includes a proper functioning household.

The other issue this application has raised is in relation to the number of people forming the "household". It is established in case law (a judgement of the Court of Appeal in R (Hossack) v Kettering BC [2002] EWCA Civ 886) that the limit in Class C3 to no more than six persons is an important consideration. The reason for this is, it would be more likely, that the smaller the number of occupants, the more intimate, integrated and cohesive their occupancy would be likely to be and the more likely they are to be regarded as forming a single household.

"Care" is defined in the UCO as "personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder". So long as the care provided falls within this definition, that is enough so far as the UCO is concerned.

Assessing this case on its facts, the existing property has been divided into 6 double bedrooms with an en-suite bedroom for staff and an office. Although there is a shared dining room and laundry, there is a degree of self containment in each room that includes an ensuite, refrigerator, microwave, kitchen sink, cupboard for utensils, food preparation area and dining facilities, suggesting the use of communal facilities would be limited. The layout of the property is largely what one would expect in a care home/residential institution (Use Class C2) as the communal facilities are limited and functional and does not lend itself to catering for a household environment.

In many cases where a property is used as C3(b), it would be expected to include good quality communal facilities and at the very least, a lounge. In this case, the degree of self containment and the lack of adequate shared facilities suggest the application site operates as a care home/residential institution (Use Class C2).

A large number of nearby neighbouring residents have commented on the application noting that carers on site have confirmed they work on a shift pattern basis; as such, this further evidences a material change to the character of the use at the property through the professional level and quality of care to its residents.

Neighbours have described a significant increase in traffic associated with this property with at least two vehicles regularly parked outside of the building, it appears that comings and goings from the building are determined by the shift pattern of staff. A residential institution would generate more traffic than a dwelling house which appears to be the case here.

The changes are considered to facilitate the use of the property as a care home therefore planning permission is required for the change of use from class C3 to C2 . Given the extent of change shown on the proposed plans, the changes are not Minor Material Amendments.

7.02 Density of the proposed development

Not applicable to this application.

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

Policy DMHB 4 of the Local Plan: Part Two (2020) requires new development within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. The site is located approximately 30m east of the Northwood - Frithwood Conservation Area. It is considered the proposed amendments would not adversely impact the neighbouring Northwood -Firthwood Conservation Area.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Local Plan: Part One (2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) re-emphasises the importance of good design in new development by A) requiring all new buildings and extensions to be designed to the highest standards, which incorporate principles of good design, such as harmonising with the local context by having regard to the scale, height, mass and bulk of surrounding buildings; using high quality materials and finishes; having internal layouts and design which maximise sustainability and the adaptability of the space; protecting features which contribute positively to the area and providing landscaping that enhances amenity, biodiversity and green infrastructure; B) avoiding adverse impacts on the amenity, daylight and sunlight of adjacent property and open space; C) safeguarding the development potential of adjoining sites and D) making adequate provision for refuse and recycling storage.

The external alterations are limited to the change from a window to a door. The proposed change is discreetly located at ground floor level on the eastern elevation. The proposal would not impact the character and appearance of the area.

7.08 Impact on neighbours

Policy DMHB of the Local Plan: Part Two (202) notes that the development of residential care homes and other types of supported housing will be permitted provided that:

- i) it would not lead to an over concentration of similar uses detrimental to residential character or amenity and complies with Policy DMH 4: Residential Conversions;
- ii) it caters for need identified in the Council's Housing Market Assessment, in a needs assessment of a recognised public body, or within an appropriate needs assessment and is deemed to be responding to the needs identified by the Council or other recognised public body such as the Mental Health Trust;
- iii) the accommodation is fully integrated into the residential surroundings; and
- iv) in the case of sheltered housing, it is located near to shops and community facilities and is easily accessible by public transport.

B) Proposals for residential care establishments which fall under Use Class C2 must demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Policy DMHB 11 (2020) requires that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The only external change is the change from a window to a door at ground floor level. Whilst this change would not result in the loss of privacy or create an overbearing impact, it facilitates the use of the premise as a care home and as such there are concerns the proposal could adversely impact neighbouring properties from comings and goings of

vehicle or noise and anti-social behaviour.

Given the characteristics of the development proposed is different to that of a single family dwelling house, a planning application requiring the change of use to a care home falling into Use Class C2 to ensure it complies with Policies DMH8 and DMHB 11 of the Local Plan: Part Two (2020).

7.09 Living conditions for future occupiers

Each room is provided with a degree of self containment, however there is a shared kitchen, garden and laundry room. It is most unusual for a single family dwellinghouse to only be provided with only a shared dining and kitchen area. For a property of this size, it would be expected to be provided a lounge for residents and yet the majority of rooms have been converted to en-suites or staff rooms. The layout of the property further illustrates the property is operating as a residential institution which is characteristically different to a single family dwellinghouse.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy DMT 1 of the Local Plan: Part Two (2020) requires development proposals to meet the transport needs of the development and address its transport impacts in a sustainable manner.

Policy DMT 2 of the Local Plan: Part Two (2020) notes development proposals must ensure that safe and efficient vehicular access to the highways network is provided to the Council's standards.

Policy DMT 6 of the Local Plan: Part Two (2020) states that development proposals must comply with the relevant parking standards. For a development of this type it is required that the quantum of car parking provided is determined 'on an individual basis using a transport assessment and a travel plan, and in addition provision for taxi and bus/coach access and parking'.

Whilst the physical changes themselves would not result in a transport impact, to approve the changes proposed under this application would facilitate the use of the property as a care home. A review of neighbouring objections suggest there are a number of regular comings and going taking place on site as staff arrive and leave from their shifts. However no information has been provided by the applicant as to the use of the premise and whether sufficient car parking is provided on site for visitors and staff to facilitate its use as a care home.

7.11 Urban design, access and security

Design has been addressed in paragraph 7.07 of this report.

Security

Paragraph 91(b) of the NPPF (2019) notes that planning decisions should ensure development will create safe, inclusive and accessible places with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Paragraph 7.13 of the London Plan (2016) requires development proposals to contribute to the minimisation of potential physical risks and include measures to deter crime and anti social behaviour. A number of residents have raised concerns relating to the crime and anti social behaviour as a result of the use.

There is case law regarding fear of crime as a material planning consideration. In *West Midlands Probation Committee v SSE (1997)* the Court of Appeal held that fear of crime could be a material planning consideration. In this particular case, there was evidence to support the argument that people's lives had been adversely affected by an existing bail hostel use and so the proposal to extend that use further meant that local resident's fears had a sound evidential base and were a legitimate planning objection.

These cases simply re-enforce that fear of crime or public safety considerations can be a material planning consideration, but they need to be substantiated and cannot be based simply on prejudice.

A planning application under ref: 8032/APP/2018/4117 (31-01-19) by the same applicant was refused due to the potential impact on crime and anti social behaviour. Residents forwarded on an email from the applicant that responded to their question dated 24-08-20 noting "the residents at 31 Frithwood are young adults, some with physical disabilities who have communication difficulties - meaning non-verbal expression in association with either Asperger's Syndrome, Autism or learning disabilities. There are behaviours which require regular support."

Given the nature of occupants proposed to be placed at the property and given the proximity of Frithwood Primary School, residents have noted that there is a reasonable basis that the use of the property as a care home, particularly without details of a management plan and an understanding of security features provided on site could increase the perception and risk of crime and undermine the quality of life of local residents. The applicant has failed to address this matter.

7.12 Disabled access

The Accessible Hillingdon SPD (2017) states residential care homes are to be built in accordance with the Care Quality Commission National Minimum Standards and to have regard to the best practice guidance contained in this document. For all newly built homes and first time registrations, the location and layout of the home should be suitable for its stated purpose.

The Access Officer has reviewed the plans and considers the proposal would be for some form of supported living/care home or similar structure of formal residential care (Use Class C2).

Should the intended accommodation be for a formal care setting, the standards to which building has been designed should be made available to the local planning authority for consideration. The Access Officer considers the layout of the proposal is not one that would expect to be seen within single family dwellinghouse.

Officers are also concerned with the internal layout of the units. Assessing this application on the form of it being an residential institution with adults or young with varied and complex needs occupying the site, some of whom may have health issues or mobility issues, there is limited information available to ensure the development meets the needs for future occupants requiring care. It is considered that the internal layout of the communal areas across the development is poor and it fails to provide an inclusive and accessible development for all.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) also requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

A landscaping scheme has been implemented on site however it contradicts the consented plans. Whilst expansion and enhancement of the amenity space is welcomed, it is noted that the applicant has installed artificial turf and gravel in the rear garden. Soft landscaping has not been implemented and the rear garden is devoid of soft landscaping that supports biodiversity amenity value of the area. Therefore if the application was recommended for approval, a condition requiring details of landscaping would have been secured in line with Policy DMHB 14 of the Local Plan: Part Two (2020).

7.15 Sustainable waste management

Whilst the waste storage requirements at the time were considered acceptable for the single family dwellinghouse. It is unclear what the waste storage requirements are for the proposed use, should the development be considered acceptable, a condition would be recommended requiring details of waste storage and collection arrangements.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Noise

It is understood that a number of residents are concerned about the noise and disturbance emanating from this property, no details have been provided of the nature of the use and therefore officers are unable to assess the impact of noise on neighbouring residents or what measures could be applied so mitigate against noise and nuisance. It further emphasises the need for a planning application that fully addresses the issue and provides details of management plans in place to manage the impact of the development in a residential area characterised by single family dwellinghouses.

7.19 Comments on Public Consultations

Comments received have been addressed within the main body of the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

There is a breach of use at this property and it is understood that the breach is being investigated by the Enforcement Team.

7.22 Other Issues

No other issues identified.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

The proposal under this application would materially alter the character of the building as a single family dwellinghouse (Use Class C3) consented under application ref: 8032/APP/2019/2401 (11-09-19). The proposal is considered to facilitate a material change to the use of the property from a single dwellinghouse to a care home/residential institution (Use Class C2).

The proposed development, due to the change of use, could harm the amenity and reasonable enjoyment and amenities of the neighbouring properties for current and future occupiers.

The proposed development, by virtue of its layout, facilitates the care of individuals with complex needs. The applicant has failed to provide detailed information relating to its use or a site management plan to ensure the property incorporates appropriate design and security features to deter crime and anti-social behaviour.

The Access Officer has also objected to the application noting that in the absence of information, it would fail to deliver an inclusive design for its future occupants.

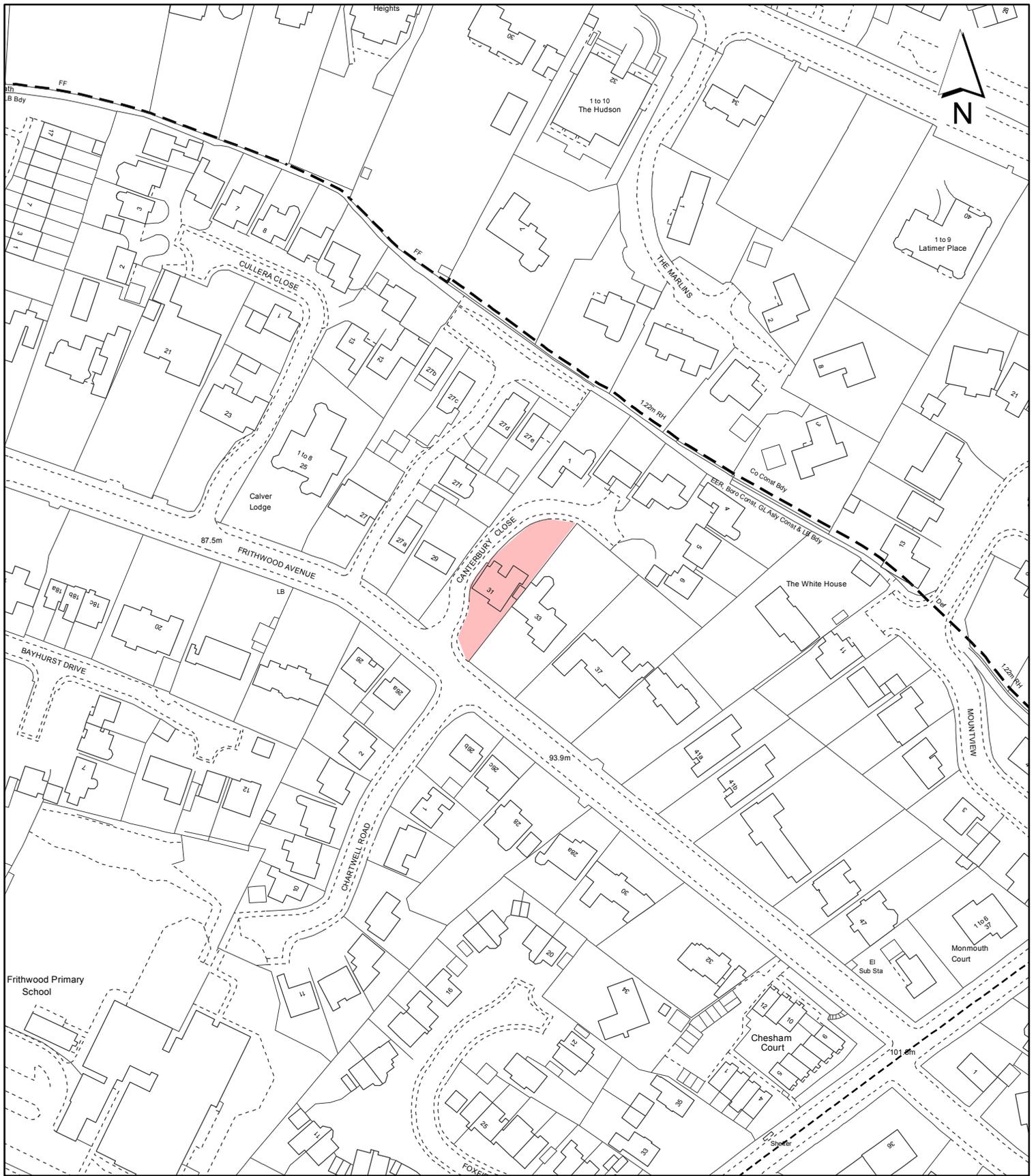
For the reasons outlined within this report, the application is recommended for refusal.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan Part 2 - Development Management Policies (January 2020)
The London Plan (2016)
Supplementary Planning Document 'Accessible Hillingdon' (2017)
National Planning Policy Framework (2019)

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

31 Frithwood Avenue

Planning Application Ref:

8032/APP/2020/2810

Planning Committee:

North Page 26

Scale:

1:1,730

Date:

October 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 48 MURRAY ROAD NORTHWOOD

Development: Demolition of the existing bungalow and the erection of 4 x 2-storey detached dwellings with habitable roof space with parking, amenity, cycle provision, refuse and external landscaping and associated works

LBH Ref Nos: 9357/APP/2020/2502

Drawing Nos: 7283-11 Rev. J
7283-12 Rev. J
7283-13 Rev. J
7283-14 Rev. J
7283-15 Rev. J
7283-16 Rev. J
7283-17 Rev. J
7283-18 Rev. J
7283-60 Rev. J
7283-03 Rev. J
7283-04.5 Rev. J
7283-05 Rev. J
7283-06 Rev. J
7283-07 Rev. J
7283-08 Rev. J
7283-09 Rev. J
7283-10 Rev. J
Report on Sunlight Provision to Amenity Areas
Transport Note dated 04-08-2020
Arboricultural Planning Statement dated July 2020
Planning, Design and Access Statement dated August 2020
7283-50 Rev. K
7283-51 Rev. K
7283-02 Rev. J
7283-LP Rev. J
7283.01 Rev. J
7283.ph Rev. J
7283-OS Rev. J
7283- 04 Rev. J

Date Plans Received: 10/08/2020 **Date(s) of Amendment(s):** 10/08/2020
Date Application Valid: 10/08/2020 12/08/2020

1. **SUMMARY**

The application seeks full planning permission for the demolition of the existing single storey bungalow and the erection of a terrace of 3 x 4 bed dwellings and 1 x 4 bed detached dwelling with amenity space, car parking, landscaping, refuse storage and associated works. The redevelopment of the site is considered acceptable in principle. The proposed design is considered appropriate within the site's context and the proposal would not have an adverse impact on the amenity of neighbouring properties or the local highways network. The amended proposal under this application is considered to

overcome the reasons for refusal under planning ref: 9357/APP/2019/4133 (19-06-20). For the reasons outlined within this report, this application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 7283- 04 Rev. J, 7283-04.5 Rev. J, 7283-05 Rev. J, 7283-06 Rev. J, 7283-07 Rev. J, 7283-08 Rev. J, 7283-09 Rev. J, 7283-10 Rev. J, 7283-11 Rev. J, 7283-12 Rev. J, 7283-13 Rev. J, 7283-14 Rev. J, 7283-15 Rev. J, 7283-16 Rev. J, 7283-17 Rev. J, 7283-18 Rev. J, 7283-50 Rev. K, 7283-51 Rev. K, 7283-60 Rev. J and shall thereafter be retained and 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 One (2012), Part Two (2020) and the London Plan (2016).

3 RES7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4 RES8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

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

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

5 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plans shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

6 RES9 Landscaping (car parking & refuse/cycle storage)

Prior to above ground works, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage for 8 cycle spaces
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts for 8 cars including details of electric vehicle charging provision for 1 space and passive provision for 1 space
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs with nectar rich planting
 - 3.b Justification as to why no part of the development can include living walls and roofs
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation
6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policies 5.11 and 5.17 of the London Plan (2016).

7 NONSC Refuse arrangements

Notwithstanding the approved plans, full detail of proposed refuse storage and a refuse management plan shall be submitted to and approved in writing by the local planning authority. Details shall include details of refuse storage areas and arrangements for collection. The development hereby permitted shall not be occupied until the approved scheme has been implemented and these facilities should be retained permanently thereafter.

REASON

To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is satisfactory in compliance with Policies DMHB 11, DMHB 12, DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

8 NONSC Non Standard Condition

Access from Lingfield Close shall be used for refuse storage and collection only and for no other purpose unless otherwise agreed in writing from the Local Planning Authority.

REASON

To maintain the character and appearance of Lingfield Close in accordance with Policies DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

9 RES15 Sustainable Water Management (changed from SUDS)

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

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

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DME1 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 5.12.

10 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to ensure the development provides a safe and secure environment in accordance with policy DMHB 15 of the Local Plan Part 2 (2020) and Policies 7.1 and 7.3 of the London Plan (2016) .

11 NONSC Construction Management Plan

No development shall take place until a full and detailed Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority. The CLP

will be a requirement given the constraints and sensitivities of the local residential road network in order to minimise/avoid potential detriment to the public realm.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11, DMHB 12, DMHB 14, and DMT 2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

12 RPD1 Outbuildings, extensions and roof alterations

Immediately following the implementation of this permission, notwithstanding the provisions of Part 1, Classes A, B, C, D, E & F or Part 2, Class A & C of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification). No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission without such consent as aforesaid.

REASON

To ensure adequate planning control over further development having regard to the limitations of the site and neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies Policy DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020).

13 NONSC Boundary Treatment

Notwithstanding the approved plans, prior to first occupation of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be erected prior to occupation in accordance with the approved details and shall be permanently maintained as such thereafter.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policies 5.11 and 5.17 of the London Plan (2016).

14 NONSC Car Parking Management

A parking management plan, including details of the allocation of vehicle parking spaces within the development and long term management responsibilities and maintenance schedules for all communal parking areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved. The parking management plan shall be carried out in accordance with the approved details thereafter.

REASON

To ensure that satisfactory off-street parking is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety on neighbouring highways in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

15 NONSC Access Road

Prior to the construction of the access road details of the exact layout, dimensions and construction method shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the access road shall be constructed in accordance with the approved details and maintained for the lifetime of the development.

REASON

To safeguard highway safety and to maintain the free flow of traffic in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020).

16 RPD3 Obscured Glazing

The window in the side dormer on the proposed detached dwelling (House D) facing south west towards Leaf Close shall be glazed with permanently obscured glass for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy Policy DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020)

17 NONSC M4(2) Dwelling

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

REASON

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

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 1 (2012) and Part 2 (2020) 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.

DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMH 6	Garden and Backland Development
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards

DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture

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 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 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

5 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further

information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

7 147 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.

8 159 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 Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

9 170 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 Local Plan Part 1, Local Plan Part 2, 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.

10 173 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by

submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site lies on the north western side of Murray Road to the rear of Craigmere Court. The existing single storey detached bungalow at 48 Murray Road is accessed via a private access road with a gated entrance. The site is bounded by Craigmere Court and its associated garage block to the south east, 27-39 Leaf Court to the west, 13-26 Grangedale Close to the south and the highway known as Lingfield Close to the north east. Craigmere Court comprises two storey houses arranged in three blocks, Grangedale Close comprises a two storey flatted development and Leaf Close comprises two storey terraced dwellings. The private access road exits onto Murray Road adjacent to 48A Murray Road to the south which is known as Flats 1 to 5 Mansion House and Nos. 15 and 16 Craigmere Court to the north.

The surrounding area is predominantly residential in character, with a mix of higher density apartment blocks and family sized housing units. There is extensive green space within walking distance of the site such as Frithwood Park and the Hog's Back Open Space.

The southern and south western boundaries of the site, including the private access road adjoin land which lies within Tree Preservation Order No. 17. there are no protected trees within the site itself but there are trees along this boundary that are protected and would be affected by any development.

3.2 Proposed Scheme

Full planning permission is sought for the demolition of detached bungalow and erection of a terrace of 3 x 4-bed and 1 x 4 bed detached 2-storey dwellings with habitable roofspaces, modified vehicular access, forecourt parking, refuse and cycle storage and amenity space.

The footprint of each dwelling is set out below:

- House A - upto 11.3m length x 6.7m width
- House B - upto 10.5 m length x 8.07m width
- House C - upto 10.45m length x 8m width
- House D - upto 11.46m length x 7.25m width

The proposed dwellinghouses would be accessed from Murray Road between Craigmere Court and Mansion House.

The submitted site plan details 8 car parking spaces and a separate cycle storage area providing 8 cycle spaces would be provided to serve the dwellings.

Each dwelling is provided within the garden. The amenity spaces would provide over 100 sq.m of private amenity space.

Bin storage is being provided for each individual dwellinghouse within 12m of the public highway.

This application is an amendment to an application refused under planning ref: 9357/APP/2019/4133 (19-06-2020). The key difference between this application and the previously refused scheme is as follows:

- This application includes refuse storage for Houses A-C along Lingfield Close.
- Houses A-C have been re-positioned to provide larger rear gardens and to avoid incursion on the root protection area of existing trees;
- The dormer on House D is retained, however there is no window on the dormer facing Leaf Close. The dormer relies on a roof light and side small window facing the access road;
- Indicative details provided of hard and soft landscaping;
- The forecourt area which previously included redundant space dominated by hard landscaping is used more efficiently and includes further soft landscaping;
- The front entrance along Murray Road is no longer dominated by a large bin store;
- Cycle storage has been proposed at the front of the Houses, in order to make these more accessible to both residents and visitors; and
- A daylight and sunlight assessment has been provided to demonstrate that all amenity areas meet the BRE Guide target criteria for standard assessment.

3.3 Relevant Planning History

9357/APP/2019/4133 48 Murray Road Northwood

Demolition of the existing bungalow and the erection of 4 x 2-storey detached dwellings with habitable roof space with parking, amenity, cycle provision, refuse and external landscaping and associated works

Decision: 17-06-2020 Refused

Comment on Relevant Planning History

Under planning ref: 9357/APP/2019/4133 (19-06-20) planning permission was refused for the following reasons:

The proposed development, by reason of the plot coverage and layout, result in an overdevelopment of the site providing poor quality amenity space for future occupiers. In particular, Plots A, C and D (due to the very close proximity of trees which are required to be retained owing to their contribution to the streetscene) would have poor quality amenity spaces by reason of almost all of the rear gardens and significant parts of the plots being overshadowed by tree canopies contrary to Policy BE1 of the Hillingdon Local Plan: Part One (November 2012), Policies DMHB 11 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies 7.4 and 7.6 of the London Plan (2016) and Paragraph 127 of the NPPF (2019).

The proposed development fails to indicate satisfactory refuse storage, management and collection arrangements for future residents contrary to Policies BE1 and EM11 of the

Hillingdon Local Plan: Part One (November 2012), Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy 5.17 of the London Plan (2016).

The applicant has worked with officers to address the reasons for refusal by making the following changes and providing further information.

- This application includes refuse storage for Houses A-C along Lingfield Close.
- Houses A-C have been re-positioned to provide larger rear gardens and to avoid incursion on the root protection area of existing trees;
- Indicative details provided of hard and soft landscaping.
- The forecourt area which previously included redundant space dominated by hard landscaping is used more efficiently and includes further soft landscaping.
- The front entrance along Murray Road is no longer dominated by a large bin store.
- Cycle storage has been proposed at the front of the Houses, in order to make these more accessible to both residents and visitors.
- A daylight and sunlight assessment has been provided to demonstrate that all amenity areas meet the BRE Guide target criteria for standard assessment.

Officers consider that the changes noted above together with the daylight and sunlight report submitted in support of the application address and overcome the previous reasons for refusal.

4. Planning Policies and Standards

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

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)

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

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)

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.

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.

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 Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMH 1 Safeguarding Existing Housing
DMH 2 Housing Mix
DMH 4 Residential Conversions and Redevelopment
DMH 6 Garden and Backland Development
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 14 Trees and Landscaping
DMHB 16 Housing Standards
DMHB 17 Residential Density
DMHB 18 Private Outdoor Amenity Space
DMT 1 Managing Transport Impacts
DMT 2 Highways Impacts
DMT 6 Vehicle Parking
LPP 3.5 (2016) Quality and design of housing developments
LPP 7.4 (2016) Local character
LPP 7.5 (2016) Public realm
LPP 7.6 (2016) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

54 neighbouring properties and the residents association were consulted between 14-08-20 and 17-09-20. 10 objections and a signed petition in objection to the application have been received which are summarised as follows:

- Loss of privacy
- The proposal would result in overlooking
- The proposal is an over development of the site
- The proposal is out of character with the surrounding area
- The proposal would result in the loss of wildlife habitat
- The proposal would result in the loss of trees and landscaping that contribute the character of the area
- The proposal would impact on children play space from overlooking
- The land is used by wildlife which is seen from nearby buildings
- The revised application does not overcome the original objections.

Northwood Residents Association

- Overdevelopment of the site create cramped dwellings;
- It is also the equivalent of developing backland when looking at house D;
- It will result in the substantial loss of a back garden;
- The proposed development would have a detrimental impact on the visual amenity and character and appearance of the local area, and the feeling of space helping the surrounding properties will be lost;
- Whilst moving House D away and replacing the dormer with a roof light helps those in Leaf Close, it will still be overbearing for them;
- The increased number of cars on the site as well as visitor's cars will create excessive traffic and noise;
- The provision of back gates leading to Lingfield Close could mean visitors will use Lingfield Close to park in, and residents to use the back gate to come and go; and
- The proposal would result in the loss of greenery along Lingfield Close.

Officer response: the concerns raised above will be addressed within the body of this report

Internal Consultees

Highways Officer

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

Trees and Landscaping Officer

This site is occupied by a bungalow located within a spacious plot, which is accessed via a long

(approximately 80 metres) narrow track to the west of Murray Road. Lingfield Close lies to the north-east with a block of garages to the north-west. Residential gardens lie to the south-west.

All boundaries are densely vegetated with large trees and hedges which contribute to the character and appearance of the area. The land to the south is covered by TPO 17, however, there are no protected trees on, or close to, the boundary.

COMMENT: The site was the subject of planning application ref. 2019/4133, which was refused. The current submission has been amended seeking to address the reasons for refusal. The site layout has been amended to provide more sustainable and usable private gardens in relation to the adjacent trees and their canopies.

The narrow (4.5m) driveway has been provided with 6.0 metre wide passing places. Illustrative materials include resin bound permeable paving, cedar close-board fencing, low level bollard lighting of the driveway and steel railings. All of these appear to be of a character and quality which will complement the site and wider area - with the exception of the steel railings which appear too urban for this site. The use of timber fences and gates is more sympathetic with this site. An Arboricultural Planning Statement, by AD Tree Consulting, has been updated on 31 July 2020. The report has identified and assessed the condition and value of 19 individual trees and groups which are on, or close to the site.

The best trees are off-site. A lime to the north-west is a category 'A' tree (T14 on the schedule) and there is a Scots pine (T3), a category 'B' tree. Both of these trees will have their RPA's protected and should be unaffected by the development.

All other trees are 'C' or 'U' grade trees - whose condition and value does not automatically constrain development. A number of lower quality trees will be removed to enable the development: G7, T8, T9, T10 and G11.

Full tree protection details and an arb. method statement, including on-site arb. supervision, has been provided to ensure that most of the trees will be safeguarded and retained. On balance the development will retain and safeguard the sylvan character and appearance of the area, provided that the site is well managed and the arb. recommendations are strictly adhered to.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 118 of the NPPF expects planning decisions to give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. It promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified need.

Policy 3.3 of the London Plan (2016) expects Hillingdon to deliver a minimum of 559 new homes each year until 2025.

Policy H1 of the Local Plan: Part One (2012) requires the Council to exceed or meet its minimum strategic dwelling requirements, where this can be achieved, in compliance with other Local Plan policies.

The proposed development would result in a net gain of three dwellings (four dwellings in total). The site is not identified as a housing site in the adopted Site Allocations document. Where a site is not identified for development, it may still come forward through the planning application process where it is tested in accordance with relevant national, London Plan and local policies.

The application site is not considered to be previously developed land and would technically be development on garden land and spreads beyond the footprint of the existing dwelling. Policy DMH 6 of the Local Plan: Part 2 (2020) states that in exceptional cases a limited scale of backland development may be acceptable. This is subject to the neighbour impacts, access road details being acceptable, tree retention and the scale of development being more intimate than directly adjoining neighbours.

The parcel of land has a sprawling bungalow of limited architectural merit, it is unusual for such garden parcels in having not only having its own dedicated access road (similar to many garage sites), but in effect a road frontage as well, such that new dwellings would appear to fit into the existing settlement pattern rather than appearing as an incongruous addition to the existing settlement pattern. The development site also sits between garage blocks of neighbouring development. It is noted that the surrounding area has many different developments in terms of age and character ranging from two storey terraced dwellings to flatted developments with a variety of architectural styles. As such there is no consistent building line, street pattern or dwelling type against which to assess the proposal.

Given the above considerations the development of the land parcel would appear to be a logical redevelopment within the context of its surroundings, rather than an obvious backland development proposal. There is no objection in principle to the addition of residential development on the application site subject to compliance with the policies set out in the Development Plan.

Housing Mix

The Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3 bedroom properties. Applicants proposing residential schemes are required to demonstrate that this need has been taken into account in line with Policy DMH 2 of the Local Plan: Part 2 (2020) and Policy H10 of the Intend to Publish Version of the London Plan (2019). The proposal seeks to provide 4 x 4 family sized homes for which there is a borough-wide requirement and as such, the proposed unit mix is considered acceptable.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2015) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The site has a Public Transport Accessibility Level (PTAL) of 2 (poor). The London Plan (2015) range for sites with a PTAL of 2 - 3 in a suburban area is 35-65 units per hectare. Based on a total site area of 0.1700 ha the site would have a residential density of 23 units per hectare, which is below this range.

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

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

The application site itself does not lie within a conservation area nor are there listed buildings nearby that could be impacted by the proposal. The Northwood Town Centre and

Green Lane Conservation Area is situated 113m to the east or 130m to the north of the site. Given the scale of the proposal and the number of buildings between the application site and Northwood Town Centre and Green Lane Conservation Area, the proposal would not have an impact on the character and setting of the Conservation Area.

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 7.1 of the London Plan (2016) sets out a series of overarching design principles for development in London and Policy 7.6 (2016) seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7 of the London Plan (2016) policies relating to density (3.4) and sustainable design and construction (5.3) are also relevant.

Policy BE1 of the Local Plan: Part 1 (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

Policy DMHB 11 of the Local Plan: Part Two (2020) requires new developments to be designed to the highest standards and, incorporate principles of good design by harmonising with the local context by taking into account scale, height, mass and bulk, building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm.

The main area of the site to be redeveloped lies approximately 80 metres from Murray Road as such it's impact on the streetscene would be limited. It is noted that the surrounding area has many different developments in terms of age and character ranging from two storey terraced dwellings to flatted developments with a variety of architectural styles. As such there is no consistent building line, street pattern or dwelling type against which to assess the proposal.

A terrace of three dwellings (Houses A, B and C) are proposed on the north eastern boundary with rear gardens adjoining Lingfield Close with their principal elevations facing south west. The fourth detached dwelling (House D) is proposed on south western boundary with its principal elevation facing south east. The terrace of three dwellings will be 3-storey. The front elevations of the terraced dwellings will have a two storey gable end and a front balcony at first floor level. The detached dwelling will have a front elevation that will face down the private road and will also have a side dormer to enable roof space accommodation. However, to mitigate against the perception of overlooking, the proposal does not include a window facing Lingfield Close.

The scheme proposed is of a traditional design featuring red bricks, timber rooflights, coping stone and timber doors and timber sash windows with slimlite double glazing with white timber railings which is considered appropriate. The houses would broadly be of uniform size set generally in rectangle shaped plots with a front forecourt and private amenity spaces to the rear.

In terms of refuse storage, the Local Plan states in paragraph 5.42 of the Local Plan: Part Two (2020) the sustainable management of waste is integral to any development and

needs to be factored into its design at the outset. Waste has the potential to be a nuisance and may cause serious problems if it is not managed properly, therefore all proposals for new development are expected to provide satisfactory arrangements for the internal and external storage and collection of general waste, recycling and organic waste.

Following the refusal of the previous application, the application has been amended to provide bin stores for each unit with a garden onto Lingfield Close and House D would be provided with a refuse collection area at the Murray Road entrance as is the situation now for the existing bungalow. It is considered that this arrangement overcomes the previous reason for refusal and the proposal is manageable and is unlikely to cause the proliferation of waste and result in visual clutter along the streetscene.

It is noted that concerns have been raised about the loss of vegetation along Lingfield Close and the adverse impact the proposed refuse collection doors would have on the streetscene. Officers do not consider the proposal would result in an adverse impact as the proposed refuse stores and doors would match the closed boarded timber treatment across the rest of the boundary fence and the opening is only limited to the bin store. It is unlikely to be used as access as a resident or visitor would need to climb over waste to access the rear garden. A condition is recommended restricting this the use of the opening for refuse collection and waste only. A condition is also recommended which requires details of refuse management to ensure waste storage and collection is properly managed.

Subject to the inclusion of condition relating to external materials, landscaping and waste storage the proposal is on balance considered acceptable in design terms.

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not breach the 45 degree guideline when taken from the rear elevation of the neighbouring dwelling, ensuring no significant loss of light, loss of outlook or sense of dominance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) which states that development proposals should not adversely impact on the amenity of adjacent properties and open space.

It is noted that the 21 m distance is exceeded when measuring from the proposed dwellings and the neighbouring properties at Craigmere Court to the south east, 27-39 Leaf Court to the west and 13-26 Grangedale Close to the south.

No first floor windows are proposed in the south east flank elevation of House C facing towards Craigmere Court properties where the separation distance is 15m. No first floor windows are proposed in the south west flank elevation of House D facing towards Leaf Court properties to mitigate against the perception of overlooking onto Leaf Close.

in addition the separation distance to the Leaf Close and Grangedale Close properties is in excess of 21m. This could be secured by condition should planning permission be forthcoming. First floor windows are proposed in the rear elevation of the terraced properties (House A, B and C) which face north towards the properties on the opposite side of the highway known as Lingfield Close however, the separation distance is in excess of 21m. Therefore it is considered that there would be no adverse effect on the residential amenities of these neighbouring properties.

House D is orientated so that the front entrance faces down the access road to prevent

front elevation facing windows to the proposed terraced properties labelled Houses A, B and C. House D now has a side elevation facing these properties and no windows are proposed at first floor level. Plans indicate that there will be three bricked in window recesses at first floor level to match the ground floor window pattern. No additional windows would be permitted within these recesses and a condition is recommended to that effect should planning permission be forthcoming.

Overall, the proposal complies with Policy DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020).

7.09 Living conditions for future occupiers

The provision of good quality housing is a key aspect of the London Plan and Local Plan housing policies. 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. Policy DMHB 16 of the Local Plan: Part Two (2020) requires all housing development to have adequate provision of internal space in order to provide an appropriate living environment.

Table 3.3 of The London Plan (2016) specifies minimum Gross Internal Areas (GIA) for residential units. Paragraph 3.36 of the London Plan specifies that these are minimum sizes and should be exceeded where possible.

Paragraph 5.40 within the Local Plan: Part Two (2020) states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook. Single aspect dwellings should be avoided.

Table 3.3 of the London Plan (2016) requires a 4 bedroom, 8 person house across 3 storeys to provide a minimum of 134 sq.m of floorspace. The application provides meets the minimum space standards set out within Table 3.3 of the London Plan. It has been demonstrated through the proposed section plans that the rooms at second floor level would provide sufficient head room.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with Policy 3.5 of the London Plan (2016).

Private Amenity Space

Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) stresses the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

Table 5.3: Private Outdoor Amenity Space Standards states that a dwelling house with 4 + bedrooms should be provided with a minimum of 100 sqm of private external amenity space. Each of the private amenity spaces provided meets or exceeds this. Under the previous application was refused as it was considered that the amenity space would be largely overshadowed. Under this application, the proposal has been revised so that House A and C which have the largest tree canopy are have areas of amenity space that do not sit directly beneath the tree cover. A daylight and sunlight report has also been submitted in support of the application which confirms the proposed gardens would benefit from good levels of light across the day. It is considered that the repositioning of the Houses A and C

together with the details provided within the submitted daylight report overcome the previous reason for refusal. The proposed amenity space would be of a high quality with areas that are most likely to be used frequently outside the tree canopy. Accordingly, the proposal complies with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Paragraph 108 of the NPPF (2019) notes that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that safe and suitable access to the site can be delivered for all users.

Policy 6.10 of the London Plan (2016) requires development proposals to ensure high quality pedestrian environments and emphasise the quality of the pedestrian and street space.

Policy DMT 2 of the Local Plan: Part Two (2020) notes development proposals must ensure that safe and efficient vehicular access to the highways network is provided to the Council's standards.

Policy DMT 6 of the Local Plan: Part Two (2020) sets maximum car parking standards. For a development of this type it is required that the quantum of car parking provided is determined 'on an individual basis using a transport assessment and a travel plan, and in addition provision for taxi and bus/coach access and parking.

The application site has a PTAL rating of 2 which is considered as low given the relative isolation of the site from public transport services which gives rise to a higher dependency on the ownership and use of private motor transport.

It is proposed to provide 4 new residential units consisting of four bedroom units with 2 parking spaces allocated to each. This level of provision satisfies the Council's maximum standard and is therefore welcomed as it assists in reducing potential untoward parking displacement onto the public highway network. The applicant has acknowledged this aspect however the emerging London Plan now demands 1 'active' & 1 'passive' space for each dwelling. This requirement can be secured via planning condition.

The cycle parking provision should be at level of 2 secure and accessible spaces per unit to accord with the Council's minimum cycle parking standard. Again this level of provision has been indicated together with an additional 2 visitor spaces which is therefore considered acceptable.

The proposal would increase traffic generation from the site as compared to the existing single dwelling unit. However peak period traffic movement into and out of the site would not be expected to rise above 1-2 additional vehicle movements during the peak morning and evening hours. As such, this uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

The proposed internal parking and road layout arrangements should conform to the Department for Transport's (DfT) - Manual for Streets (MfS) (circa 2007) best practice for road and parking layouts. An existing relatively narrow vehicular and pedestrian access roadway currently serves the site and is to remain but with enhancement in terms of surfacing and width.

The improvements related to width enhancement would be achieved by removing existing hedging which currently is a limiting factor. Whilst this would have an impact on the streetscene and character of the area, this will allow for adequate passing places for two cars to be provided which is required given the increased demand in activity the proposal would generate. This arrangement is on balance considered acceptable.

A mix of shared surface and footway provisions within the length of roadway would provide suitable pedestrian provision. A 'gated' arrangement is also proposed set back approximately 15m from Murray Road which is considered on balance, acceptable because it would allow stacking room to be provided for vehicles entering the site thereby avoiding any untoward vehicle over-flow onto Murray Road itself.

The designs for a form of low level lighting will be provided within the said roadway given the anticipated rise in pedestrian activity. The proposal as presented broadly achieve MfS standards and allow vehicles using the site to enter and leave in a forward gear without notable hindrance.

It should be noted that waste collection distances between the proposed bin store and a refuse vehicle should not exceed the recommended distance of 10m in order to conform to the Council's waste collection standard. Houses A-C have bin stores located along Lingfield Close and House D would have a refuse collection point located 12m from Murray Road in line with the current arrangements for the bungalow. Subject to this being conditioned the proposed refuse collection is considered to be acceptable.

A full and detailed CMP will be a requirement given the significant constraints and sensitivities of the local residential road network in order to avoid/minimise potential detriment to the public realm. It will need to be secured under a suitable planning condition.

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress. Despite the restricted access and waste storage arrangements, the proposal would not result in highway safety concerns. The proposal is, on balance, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 and DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

Design matters have been addressed in Paragraph 07.7 of this report.

Security

Paragraph 7.13 of the London Plan (2016) requires development proposals to contribute to the minimisation of potential physical risks and include measures to deter crime and anti social behaviour. A secured by design condition has been recommended and therefore the proposal is considered to accord with Policy 7.13 of the London Plan (2016).

7.12 Disabled access

Policy 3.8(c) of the London Plan (March 2016) requires that ninety percent of new housing should meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings'.

Policy 7.2 of the London Plan (March 2016) states that new development should achieve the highest standards of accessible and inclusive design to ensure that:

- a) development can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances and
- b) development is convenient and welcoming with no disabling barriers, so everyone can

use them independently without undue effort, separation or special treatment.

A condition is attached to ensure the details of step free access via the principal private entrance and compliance with Approved Document M to the Building Regulations (2010) 2015. Subject to such conditions, the proposal would accord with Policies 3.8 and 7.2 of the London Plan (March 2016).

7.13 Provision of affordable & special needs housing

Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that housing provision is expected to include a range of housing to meet the needs of all types of households and the Council will seek to maximise the delivery of affordable housing from all sites over the period of the Local Plan. For sites with a capacity of 10 or more units the Council will seek to ensure that the affordable housing mix reflects housing needs in the borough, particularly the need for larger family units. This is supported by Policy DMH 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

The proposal is for less than 10 residential units and does not meet the threshold in order to require affordable housing provision. As such, the proposal is not contrary to Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy DMH 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.14 Trees, Landscaping and Ecology

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) also requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

The trees and landscaping officer has commented on this application noting the site adjoins land covered by Tree Preservation Order No. 17. The current submission has been amended seeking to address the reasons for refusal. The site layout has been amended to provide more sustainable and usable private gardens in relation to the adjacent trees and their canopies.

The narrow (4.5m) driveway has been provided with 6.0 metre wide passing places. Illustrative materials include resin bound permeable paving, cedar close-board fencing, low level bollard lighting of the driveway and steel railings. All of these appear to be of a character and quality which will complement the site and wider area with the exception of the steel railings which appear too urban for this site. The use of timber fences and gates is more sympathetic with this site. The treatment of the gate has been discussed with the agent who has confirmed details of the proposed gate can be provided by way of a condition. There is no objection to the proposed landscaping scheme within this amended application subject to a condition.

An Arboricultural Planning Statement, has been provided. The report has identified and assessed the condition and value of 19 individual trees and groups which are on, or close

to the site. The best trees are off-site. A lime to the north-west is a category 'A' tree (T14 on the schedule) and there is a Scots pine (T3), a category 'B' tree. Both of these trees will have their RPA's protected and should be unaffected by the development.

All other trees are 'C' or 'U' grade trees - whose condition and value does not automatically constrain development. A number of lower quality trees will be removed to enable the development: G7, T8, T9, T10 and G11.

Full tree protection details and an arboricultural method statement, including on-site arb. supervision, has been provided to ensure that most of the trees will be safeguarded and retained. It is considered that the proposal would retain and safeguard the sylvan character and appearance of the area, provided that the site is well managed and the arboricultural recommendations are strictly adhered to.

7.15 Sustainable waste management

The application has been revised so there is a dedicated bin store for Houses A-C on Lingfield Close to facilitate collection. 1 refuse collection point for House D is off Murray Road which is the same as the existing arrangement. The proposal addresses the reason for refusal under the previous application. A condition requiring details of refuse management is recommended as neighbouring residents consider the final arrangements are unclear. The applicant is expected to clarify details of the size of the bin store and whether the bin store would be locked on both sides when the bin store is not in use and details of refuse collection arrangements. Subject to the inclusion of the condition, the proposal is considered acceptable and reason for refusal two under planning ref: 9357/APP/2019/4133 (19-06-20) has been addressed.

7.16 Renewable energy / Sustainability

Not applicable to this development.

7.17 Flooding or Drainage Issues

The site is not located within a flood zone or identified as at risk of surface water flooding. It is considered that a condition can be imposed to ensure suitable sustainable drainage methods and materials are used to help prevent additional surface water run off during high rain fall events.

7.18 Noise or Air Quality Issues

Not applicable to this development.

7.19 Comments on Public Consultations

Comments raised have been addressed within the report.

7.20 Planning Obligations

Due to the scale of development, planning obligations are not required.

COMMUNITY INFRASTRUCTURE LEVY

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues identified.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

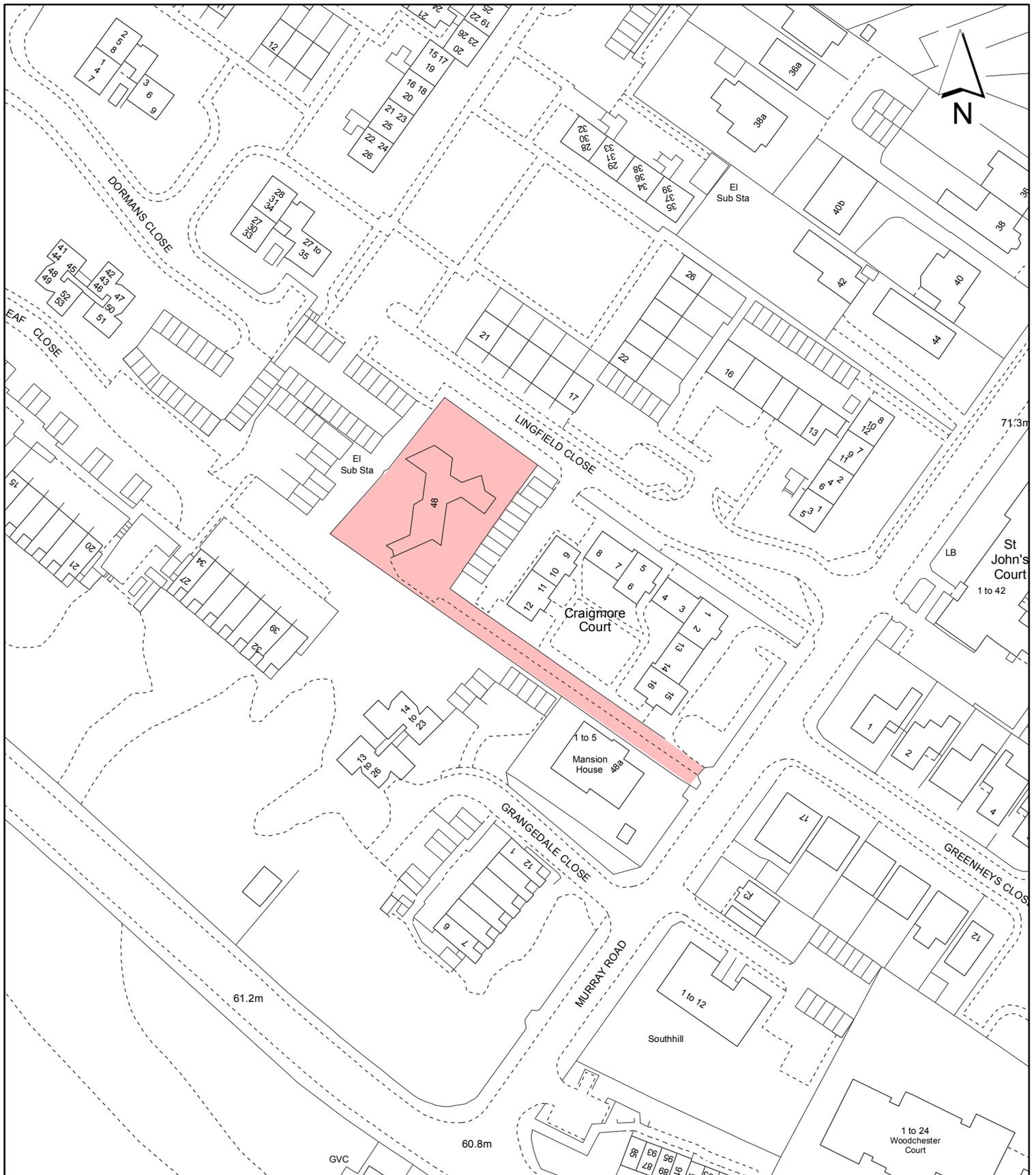
The application seeks full planning permission for the demolition of the existing single storey bungalow and the erection of a terrace of 3 x 4 bed dwellings and 1 x 4 bed detached dwelling with amenity space, car parking, landscaping and associated works. The redevelopment of the site is considered acceptable in principle. The proposed design is considered appropriate within the site's context and the proposal would not have an adverse impact on the amenity of neighbouring properties or the local highways network. It is considered that this application overcomes the reason for refusal under planning ref: 9357/APP/2019/4133 (19-06-20). On this basis, the proposal is recommended for approval.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan Part 2 - Development Management Policies (January 2020)
The London Plan (2016)
Supplementary Planning Document 'Accessible Hillingdon'
National Planning Policy Framework (2019)

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

48 Murray Road

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section

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

Planning Application Ref:

9357/APP/2020/2502

Scale:

1:1,250

Planning Committee:

North Page 52

Date:

October 2020



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 29 MANOR ROAD RUISLIP

Development: Demolition of existing garage and erection of two storey side extension, single storey rear extension and addition of a disabled access ramp to side elevation

LBH Ref Nos: 17788/APP/2020/2001

Drawing Nos: The Location Plan
Ecology and Trees Checklist
673.01
673.02
673.03
673.04
673.05
Planning and Heritage Statement

Date Plans Received: 01/07/2020 **Date(s) of Amendment(s):**
Date Application Valid: 20/07/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application property is located on the southern side of Manor Road. This is an attractive, relatively unaltered detached property dating from the inter-war period. It was built as part of the Metro-land development of Ruislip forming part of a planned area. The property is located within the Ruislip Village Conservation Area on a highly visible site, positively contributing to the character and appearance of the street scene and Conservation Area.

The existing property is characterised by a double height bay window on a projecting gable element to the front. It also features a projecting gable element to the rear. The lower part of the ground floor has an exposed red brick finish, however the rest of the property comprises a painted render finish topped by a hipped tiled roof form featuring a centrally positioned chimney stack. The property is uniquely positioned at an angle to the road, as the road curves, allowing Nos.19-29 to have a staggered building line to the front. The side elevation of No.29 is exposed and visible from the street scene due to the staggered nature of the properties, therefore any additions must be sensitively designed. The rear garden is flat and enclosed by panel fencing. The frontage is covered in hardstanding and grass, forms an area of 2 off-street parking and is enclosed by a low level brick wall, hedges and gates.

The surrounding area is residential in character and comprises of semi-detached and detached properties of varying styles however strong gable features are a dominant characteristic of the road.

The application site lies within the Ruislip Village Conservation Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning consent for the demolition of the garage and the erection of a two storey side extension, a single storey rear extension and the addition of a disabled access ramp to the side elevation.

1.3 Relevant Planning History

17788/APP/2016/3664 29 Manor Road Ruislip

Two storey side/rear extension and single storey rear extension involving demolition of existing detached garage.

Decision Date: 02-12-2016 Refused **Appeal:**

17788/APP/2017/1936 29 Manor Road Ruislip

Two storey side/rear extension and single storey rear extension involving demolition of existing detached garage

Decision Date: 20-07-2017 Refused **Appeal:**

17788/PRC/2019/246 29 Manor Road Ruislip

Part two storey, part single storey side/rear extension, single storey rear extension and installation of access ramp

Decision Date: 27-02-2020 OBJ **Appeal:**

Comment on Planning History

Two previous submissions for a two storey side and single storey rear extension were both refused on the basis of the size, scale and design in particular the roof profile(s), would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original dwelling. That as such they would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Ruislip Village Conservation Area. The earlier application also proposed a new disabled access to the front elevation, which was also considered unacceptable.

Pre-application advice was sought on a revised scheme prior to submission of the current application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 10th September 2020

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

14 neighbours and the Ruislip Residents Association were consulted for a period of 21 days expiring on the 26 August 2020. There were 4 responses raising the following issues:

- Change the character of the existing property, which is located in a prominent position in the road
- Overbearing impact
- Loss of open gap views between the properties
- Loss of light
- Out of scale with the original property
- Concerns over parking
- Design of the roof profiles do not adequately address the previous reasons for refusal

- Roof design not in keeping with the pyramid like design of the existing
- Creates a terracing effect
- Overdevelopment

A ward Councillor requested the application be referred to Committee if recommended for approval. They consider the proposals to be an overdevelopment of the site.

Conservation and Urban Design - Due to the positioning of no. 29 on its respective site, the building is highly visible within the street scene. It is positioned at an angle to Manor Road, where the road curves round, allowing for clear views of the property's eastern flank elevation. The neighbouring dwellings to the east of the site are also arranged in a similar manner, with each property slightly staggered further back, providing a rhythm to the street scene. As such any additions must be sensitively designed. The arrangement of the properties along the road and prominent presence positively contributes to the character and appearance of the conservation area.

The proposal would dramatically alter the appearance and form of the original dwelling. It would result in a substantial bulk to the side of the original dwelling, which would be highly visible along the streetscene due to the positioning of the property on the site. The proposed depth of the rear element from the property's original rear building line would be deemed admissible in this instance. It is duly noted that the side addition is proposed to be set back at least 1.4m from the property's front building line. It would reduce the impact of the addition on the street scene, particularly due to the positioning of the property and curvature of the road.

Whilst not ideal from a conservation perspective, a significant compromise could be made in terms of the addition of a ramp to the side of the building. If railings are required along the ramp it is strongly recommended they reflect the character and style of the existing property.

The extent of harm from the proposal would be less than substantial therefore para. 196 of the NPPF would need to be considered alongside para. 193. A statutory duty is also placed upon the decision maker to have due regard to the preservation or enhancement of the conservation area.

Conclusion: Less than substantial harm - condition for matching materials recommended if approved.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 4	Conservation Areas
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

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 residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

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.

Policy DMHB 11 of the of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

DMHB 4 of the Local Plan: Part Two - Development Management Policies (2020) advises new development within or on the fringes of conservation areas will be expected to preserve or enhance the character and appearance of the area. It should sustain and enhance its significance and make a positive contribution to the local character and distinctiveness.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

The proposed two storey side extension measures 4m in width and 8m in depth, including a rear projection of 1.6m. This is set beneath hipped roof of 8m, set down 1m from the main ridge and 1.4m from the front elevation. To the rear of this is a single storey extension of the same width and 1.5m in depth set beneath a pitched roof of 3.7m in height. To the rear of the main dwelling and adjacent to the side extension is also proposed a further single storey rear extension of 4.8m in width, 1.6m in depth and with a pitched roof to match.

Section C of Policy DMHD 1 sets out design perimeters to ensure proposals would appear as subordinate additions to the original dwelling. It advises that side extensions should not exceed half the width of the original property and should be set back a minimum of 1m from the side boundary. Two storey rear extensions should not contravene a 45 degree line of sight from the neighbouring windows and a single storey extension not exceeding 3.6m in depth with a pitched roof a height of 3.4m would be acceptable.

Although the height of the single storey element would slightly very marginally exceed the height criteria specified for single storey rear extensions it would not cause any harm to neighbours or the appearance of the property in this case. It would be situated to the rear of the property and would have a roof pitch to match the existing dwelling.

In most respects the proposals would comply with policies for extensions to properties, nonetheless, given the prominent position of the dwelling, concerns have been raised over the scale and design of the proposed extension. The Conservation Officer has advised that the proposal would dramatically alter the appearance and form of the original dwelling. It would result in a substantial bulk to the side of the original dwelling, which would be highly visible along the streetscene due to the positioning of the property on the site. The proposed depth of the rear element from the property's original rear building line would be deemed admissible in this instance. It is duly noted that the side addition is proposed to be set back at least 1.4m from the property's front building line. It would reduce the impact of the addition on the street scene, particularly due to the positioning of the property and curvature of the road. In consideration of this proposal it is considered that the harm would be less than substantial and as such any decision should be weighed against the public benefit of the proposal including, where appropriate, securing its optimum viable use. The proposed extension is to enable an enlargement of the property and also provides disabled access facilities, including a ramp to the side and an internal lift, to ensure that the occupier will be able to remain in the residence long term. Therefore, on balance, it is considered that the proposal would comply with the requirements of policies DMHB 4 and the NPPF and would be acceptable.

The side extension would be set between the existing property and the flank wall of 27 Manor Road. The two storey extension would not project beyond the rear of that property or a 45 degree line of sight from the front windows. The proposed extension is set back from the side boundary by a minimum of 2m at the front, increasing to 3m at the rear and would be separated from the side neighbouring property by 3.6m. It is therefore considered that the proposed would not significantly impact on the amenity of the neighbouring occupiers by virtue of over dominance or loss of outlook. The principle windows would face front and rear and the side windows would serve as secondary windows or non habitable rooms and could be conditioned to be obscure glazed and none opening below 1.8m. As such the proposal would not significantly increase any overlooking and loss of privacy.

As such the proposal would comply with the principles of policies DMHB11, DMHB 4 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

Policy DMHD 1 (appendix A, Part A) vi), states that for alterations and extensions to residential dwellings; adequate garden space should be retained. The property benefits from a good sized garden and sufficient garden space retained.

There is no impact on parking provision as a result of this proposal.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 673.03 and 673.04.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2016).

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 27 Manor Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5 HO6 Obscure Glazing

The window(s) facing 27 Manor Road shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 2 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.

Standard Informatives

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 11	Design of New Development
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DMHB 12	Streets and Public Realm
DMHB 4	Conservation Areas
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at

any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

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

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

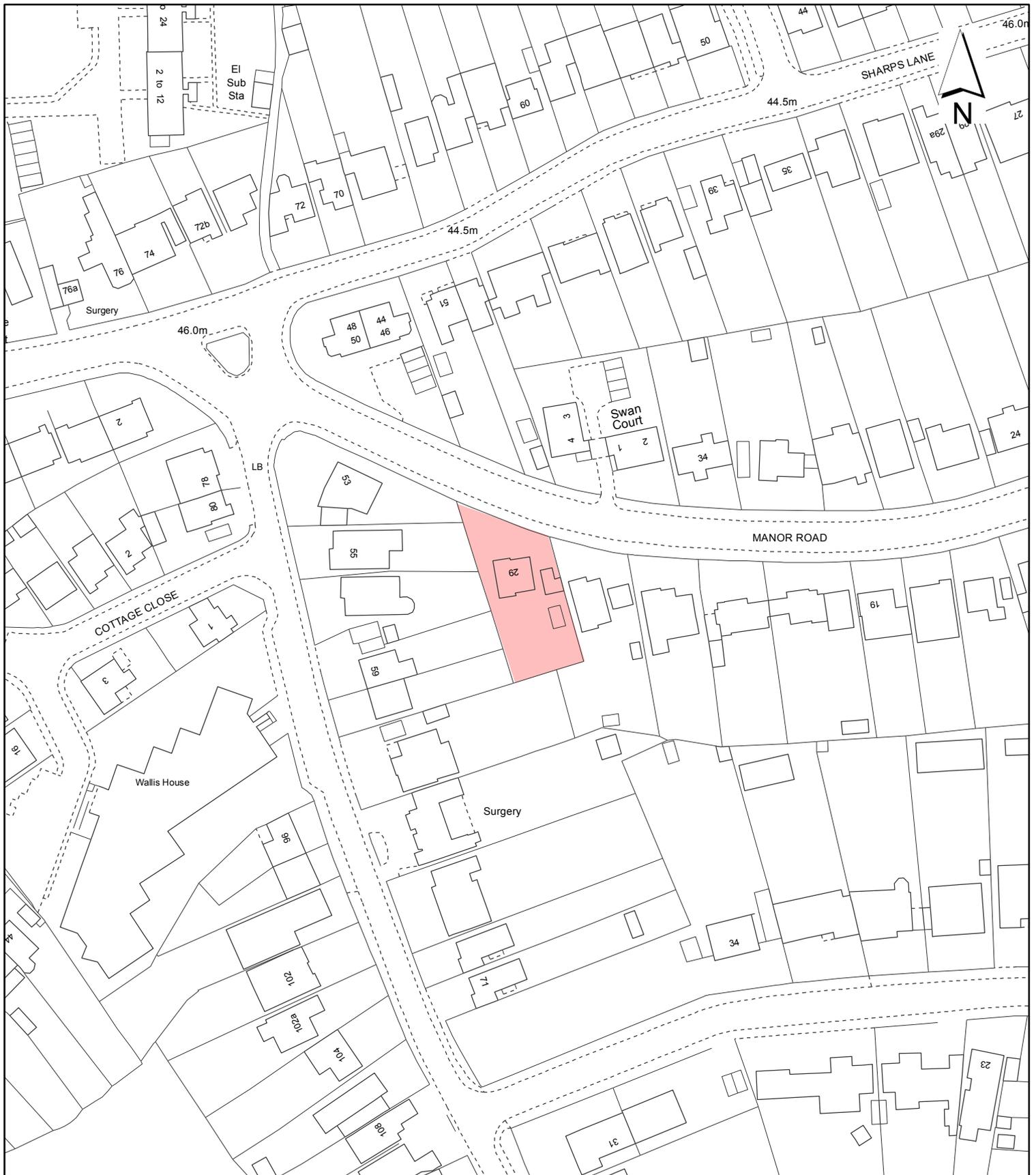
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate

any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

29 Manor Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:
17788/APP/2020/2001

Scale:
1:1,250

Planning Committee:
North Page 63

Date:
October 2020



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2020 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 24 September 2020 and updates the information received by Cabinet in June 2020. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2020, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of 14th July 2020 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/06/20' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund

amount is either the amount listed in the “Balance of Funds” column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled “Total Income as at 30/06/20” and “Total Income as at 31/03/20”.

4. Members should note that in the Appendix, the ‘balances of funds’ held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed “balances of funds”, i.e. the difference between income received and expenditure, is not a surplus. A majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled “balance spendable not allocated” shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 2020. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

District Auditor’s “The Management of Planning Obligations” Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.
Cabinet Report September 2020.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 2508145

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2020)
			AS AT 30/06/20	AS AT 31/03/20	AS AT 30/06/20	AS AT 31/03/20	To 30/06/20	AS AT 30/06/20	AS AT 30/06/20	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION										
PT278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending.(£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT/278/73	South Ruislip	R.A.F Northolt., South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
PT/278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,729.21	10,729.21	0.00	3,417.25	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,993.58 claimed towards remedial works & fees 13/14. Further £307.63 claimed.
PT/278/105/350 C * 122	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	951,810.00	951,810.00	950,361.76	950,361.76	0.00	1,448.24	0.00	£5,000 received as a returnable deposit and £871,000 received as a bond deposit for the completion of highway works. Funds to be returned with interest on satisfactory completion of the works. Further £73,310 received and claimed by ECU for fees and checks. £2,500 to be used for payment of traffic orders. £2,500 spend towards required traffic orders for highway works. £654,301.76 (75% of bond) returned on satisfactory completion of works. Final Certificate issued. £5,000 security and remaining 25% of the bond returned Q3 2018/19.
PT/278/110/413 *149	South Ruislip	Imperial House, Stonefield Way, South Ruislip (Lidl) 5039/APP/2015/4365	977,935.80	977,935.80	83,000.00	83,000.00	0.00	894,935.80	0.00	£750,233.62 received as the highways deposit sum to ensure satisfactory completion of the works. Any unspent funds to be returned to the developer on completion. Further £144,702.18 received as a returnable cash deposit for highway works. £82,000 received and claimed to cover fees associated with the works. £1,000 fees received and claimed Q3 2019.
SECTION 278 SUB - TOTAL			2,075,318.90	2,075,318.90	1,120,018.67	1,120,018.67	0.00	955,300.23	0.00	
SECTION 106										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2020)
			AS AT 30/06/20	AS AT 31/03/20	AS AT 30/06/20	AS AT 31/03/20	To 30/06/20	AS AT 30/06/20	AS AT 30/06/20	
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	37,425.09	37,425.09	2,975.00	2,975.00	0.00	34,450.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Agreement obtained from the owner of the site to allow the Council to retain £30k towards public realm improvements in South Ruislip. Balance to be returned. £30k allocated to improve the pedestrian environment under the railway bridge at South Ruislip (Cabinet Member Decision 06/12/2019)
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required. site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/148/327 *105	Northwood Hills	Northwood School (University Technical College), Potter Street, Northwood. 12850/APP/2013/1810	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received as the travel plan bond to ensure compliance by the owner to its monitoring and reporting obligations. Funds to be returned at the end of the monitoring period (2024).
PT/181/395 *139	Northwood	Land at Northwood School, Potter Street, Northwood. 12850/APP/2014/4492	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received to be used by the Council to secure compliance with the travel plan if required. Any unspent funds to be returned at the end of the monitoring period (10 years).
PT/183/350E *140	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00	0.00	Funds received as the Travel Plan bond to ensure compliance with the travel plans required under schedules 2 & 3 of the agreement. Unspent funds to be returned at the end of the monitoring period (10 years).
PT/205/421A	Ickenham	234- 236 Swakeleys Road, Ickenham 72634/APP/2017/769	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.00	Funds received towards the cost of the highway works identified in the agreement. No time limits for spend.
PT/213/428A	West Ruislip	Fanuc House, 1 Station Approach, Ruislip 26134/APP/2016/1987	52,281.93	52,281.93	0.00	0.00	0.00	52,281.93	52,281.93	Contribution received towards town centre and highway improvements in the immediate vicinity of the site. No time limit for spend.
PT/225/437A	Eastcote	Audit House, 260 Field End Road, Eastcote 19365/APP/2017/3088	37,315.23	37,315.23	13,868.94	13,868.94	0.00	23,446.29	5,815.23	Funds received to be used towards public realm enhancements along the eastern side of Field End Road between Eastcote Underground Station and Woodlands Avenue. Funds to be spent within 10 years of receipt (April 2029). £31,500 allocated towards street lighting improvements (Cabinet Member Decision 29/11/2019).
		PLANNING TRANSPORTATION SUB - TOTAL	245,275.81	245,275.81	44,963.09	44,963.09	0.00	200,312.72	58,097.16	
		PLANNING TRANSPORTATION TOTAL	2,320,594.71	2,320,594.71	1,164,981.76	1,164,981.76	0.00	1,155,612.95	58,097.16	
PORTFOLIO: EDUCATION CHILDREN & YOUTH SERVICES										
EYL/251/444A	Cavendish	138 Linden Avenue, Ruislip 1112/APP/2012/1922	13,658.12	13,658.12	0.00	0.00	0.00	13,658.12	13,658.12	Funds received towards providing educational improvements or facilities in the Authority's area to included new school facilities, improvements to existing school facilities to accommodate extra children, improvement and expansion to playground and external leisure spaces (see agreement for details). No time limits.
		EDUCATION, CHILDREN & YOUTH SUB - TOTAL	13,658.12	13,658.12	0.00	0.00	0.00	13,658.12	13,658.12	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2020)
			AS AT 30/06/20	AS AT 31/03/20	AS AT 30/06/20	AS AT 31/03/20	To 30/06/20	AS AT 30/06/20	AS AT 30/06/20	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66985/APP/2011/3049	25,330.03	25,330.03	17,744.00	17,744.00	0.00	7,586.03	0.00	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (Feb 2019). Funds allocated towards lighting improvements in Pembroke Road, Ruislip (Cabinet Member Decision 04/10/2018). Scheme completed January 2019. Remaining balance can be retained towards another eligible scheme.
PPR/90/331B	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
PPR/114/380A	Ickenham	211-213 Swakeleys Rd, Ickenham. 70701/APP/2015/3026	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/115/381	South Ruislip	555 Stonefield Way, Ruislip	14,600.00	14,600.00	0.00	0.00	0.00	14,600.00	14,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/119/385A	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 196/APP/2013/2958	26,307.20	26,307.20	0.00	0.00	0.00	26,307.20	26,307.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/120/350D	South Ruislip	Former Arla Dairy site, Victoria Road, Ruislip. 6619/APP/2014/1600	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds to be used by the Council towards a work place co-ordinator payable per phase (phase1 payment received). Funds to be spent within 7 years of receipt (September 2023).
PPR/134/411A	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	37,100.00	37,100.00	0.00	0.00	0.00	37,100.00	37,100.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/143	Northwood	36-40 Rickmansworth Road, Northwood. 69978/APP/2016/2564	20,117.50	20,117.50	0.00	0.00	0.00	20,117.50	20,117.50	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. No time limit for spend.
PPR/147/428B	West Ruislip	Fanuc House, 1 Station Approach, Ruislip 26134/APP/2016/1987	3,600.00	3,600.00	0.00	0.00	0.00	3,600.00	3,600.00	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. No time limit for spend.
PPR/153/439A	Northwood	St Helens College, Eastbury Road, Northwood. (7402/APP/2018/3445)	3,600.00	3,600.00	0.00	0.00	0.00	3,600.00	3,600.00	Funds received towards the provision of a construction workplace co-ordinator. No time limit for spend.
PPR/155/445A	Northwood Hills	St Johns School, Potter Street Hill, Northwood 10795/APP/2018/149	19,551.58	19,551.58	0.00	0.00	0.00	19,551.58	19,551.58	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. Funds to be spent within 7 years of receipt (December 2026)
PPR/157/443A	South Ruislip	Stonefield Close, Production Facility, Stonefield Close & Stonefield Way 1660/APP/2019/1018	40,259.52	40,259.52	0.00	0.00	0.00	40,259.52	40,259.52	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. Funds to be spent within 7 years of receipt (March 2027)
		COMMUNITY, COMMERCE & REGENERATION TOTAL	224,665.83	224,665.83	17,744.00	17,744.00	0.00	206,921.83	199,335.60	
PORTFOLIO: CENTRAL SERVICES, CULTURE & HERITAGE										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2020)
			AS AT 30/06/20	AS AT 31/03/20	AS AT 30/06/20	AS AT 31/03/20	To 30/06/20	AS AT 30/06/20	AS AT 30/06/20	
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	32.50	32.50	0.00	9,305.93	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. £782 from this contribution has been allocated towards new equipment at Manor Farm Library (Cabinet Member decision 29/03/2016)
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	13,338.00	13,338.00	0.00	0.00	0.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Funds spent towards the Libraries Refurbishment Programme as part of the end of year closing of accounts. Spend subject to formal approval.
CENTRAL SERVICES, CULTURE & HERITAGE - TOTAL			35,550.91	35,550.91	13,370.50	13,370.50	0.00	22,180.41	0.00	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be closed.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	44,059.48	44,059.48	0.00	102,820.27	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). £15,191.56 Spend towards maintenance costs 2012/13. Maintenance costs claimed 2014/15. Maintenance costs claimed 2015/16.
E/66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,614.17	9,964.17	9,614.17	9,614.17	0.00	0.00	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated and spent towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Diminimus balance (£385.83) transferred to PT/44.
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	50,000.00	50,000.00	35,000.00	35,000.00	0.00	15,000.00	0.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration. £5,000 spent towards access improvements. Further £15,000 allocated towards the management of Ten Acre Woods (Cabinet Member Decision 22/07/2016). £5,000 spent towards essential tree works 2016/17. £5,000 spent towards ditch restoration 2017/18. £20,000 received as final payment. Funds to be spent by May 2029. £5,000 spent towards riverbank reinstatement 2018/19. Remaining balance (£20k) allocated towards further 4 year programme of works (Cabinet Member Decision 18/10/2019). £5k spent towards maintenance works 2019/20.
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	23,854.00	23,854.00	0.00	6,755.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits. Funds allocated towards the refurbishment of a single tennis court at Northwood Recreation Ground (Cabinet Member Decision 19/10/2018). Tennis Court refurbished March 2019. Awaiting fitting of new locking system.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2020)
			AS AT 30/06/20	AS AT 31/03/20	AS AT 30/06/20	AS AT 31/03/20	To 30/06/20	AS AT 30/06/20	AS AT 30/06/20	
E/99/350B	West Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	50,000.00	50,000.00	42,975.00	34,400.00	8,575.00	7,025.00	0.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Sept 2022). £34,400 allocated and spent towards maintaining the Borough's air quality monitoring network (Cabinet Member Decision 15/11/2019). Remaining balance £15,600 allocated towards Ruislip Air Quality Focus Area (Cabinet Member Decision 20/03/2020).
E/108/380B	Ickenham	211-213 Swakeleys Rd, Ickenham 70701/APP/2015/3026	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/111/385C	Northwood Hills	Frank Welch Court, High Meadow, Pinner. 196/APP/2013/2958	31,369.64	31,369.64	0.00	0.00	0.00	31,369.64	0.00	Contribution received to improve the ecological facilities at Pinn meadows including: access for river dipping, creation of an Ox-bow pond, creation of wildflower meadow (see agreement for details). No time limit for spend. Funds allocated towards ecological improvements at Long Meadow and Kings College Playing fields (Cabinet Member Decision 20/06/2019). £5,000 spend coded to this scheme in error (Q3). Corrected this quarter.
E/122/406	South Ruislip	23 Stonefield Way, South Ruislip 25508/APP/2014/3570	15,355.00	15,355.00	0.00	0.00	0.00	15,355.00	15,355.00	Funds received as the air quality contribution to be used towards air quality improvements in the Borough. No time limits for spend.
E/124/411B	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	18,310.23	18,310.23	0.00	0.00	0.00	18,310.23	18,310.23	Funds received to be used by the Council towards off site carbon reduction measures, schemes and initiatives to mitigate the development. No time limits for spend.
E/128/416	Ickenham	Vyners School, Warren Rd, Ickenham 4514/APP/2017/1771	70,000.00	70,000.00	0.00	0.00	0.00	70,000.00	70,000.00	Contribution received as the drainage improvement contribution to be used to improve drainage in the Authority's area, including improvements to two pitches at Hillingdon House Farm. No time limits for spend.
E/144/447A	South Ruislip	Acol Early Learning Centre, Ruislip 67607/APP/2017/4627	42,624.00	42,624.00	0.00	0.00	0.00	42,624.00	42,624.00	Funds received towards off site carbon reduction measures in order to mitigate the development. No time limits for spend.
E/145/443B	South Ruislip	Stonefield Close, Production Facility, Stonefield Close & Stonefield Way 1660/APP/2019/1018	10,247.42	10,247.42	0.00	0.00	0.00	10,247.42	10,247.42	Funds received as the "Yeading Brook Infrastructure Contribution" to deliver green infrastructure within the Yeading Brook catchment area. Funds to be spent within 7 years of receipt (March 2027).
		FINANCE PROPERTY & BUSINESS SERVICES SUB -TOTAL	525,768.50	526,118.50	187,627.62	179,052.62	8,575.00	338,140.88	169,036.65	
PORTFOLIO: SOCIAL CARE, HEALTH & WELLBEING										
H/11/195B *57	Ruislip	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/22/239E *74	Eastcote	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2020)
			AS AT 30/06/20	AS AT 31/03/20	AS AT 30/06/20	AS AT 31/03/20	To 30/06/20	AS AT 30/06/20	AS AT 30/06/20	
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	14,126.88	0.00	0.00	0.00	14,126.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/48/331E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	4,320.40	0.00	0.00	0.00	4,320.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/51/231H *110	Ruislip	Fmr RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2013/2685 & 38402/APP/2012/1033	17,374.27	17,374.27	0.00	0.00	0.00	17,374.27	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/54/343D *112	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/20131094	17,600.54	17,600.54	0.00	0.00	0.00	17,600.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits. Second instalment (£8,901.77) received towards the same purpose. Funds allocated towards expansion of clinical space at Harefield Health Centre (Cabinet Member Decision 14/08/2020).
H/53/346D *113	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,434.88	8,434.88	0.00	0.00	0.00	8,434.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/57/351D *116	Northwood	103, 105 & 107 Ducks Hill Road, Northwood. 64345/APP/2014/1044	6,212.88	6,212.88	0.00	0.00	0.00	6,212.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/63/385D *130	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 186/APP/2013/2958	10,195.29	10,195.29	0.00	0.00	0.00	10,195.29	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
		SOCIAL CARE HEALTH & WELLBEING SUB-TOTAL	125,452.33	125,452.33	0.00	0.00	0.00	125,452.33	0.00	
PORTFOLIO: HOUSING & ENVIRONMENT										
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	221,357.83	0.00	0.00	0.00	221,357.83	221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/45/323F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	86,000.00	86,000.00	0.00	0.00	0.00	86,000.00	86,000.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at August 2020)
			AS AT 30/06/20	AS AT 31/03/20	AS AT 30/06/20	AS AT 31/03/20	To 30/06/20	AS AT 30/06/20	AS AT 30/06/20	
H/52/205G	Eastcote	Former RAF Eastcote (Pembroke Park), Lime Grove, Ruislip 10189/APP/2014/3354 & 3359/3358 & 3360	298,998.00	298,998.00	0.00	0.00	0.00	298,998.00	298,998.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. No time limit for spend.
H/72/411C	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	254,308.70	254,308.70	0.00	0.00	0.00	254,308.70	254,308.70	Contribution received towards the provision of off site affordable housing available through a registered provider to persons who cannot afford to rent or buy housing generally available on the open market. No time limit for spend.
H/76/426B	Northwood	36-40 Rickmansworth Road, Northwood 69978/APP/2018/417	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds received as the affordable housing commuted sum to be spent towards the off-site provision of affordable housing in the Authority's area. No time limit for spend.
HOUSING & ENVIRONMENT SUB-TOTAL			885,664.53	885,664.53	0.00	0.00	0.00	885,664.53	885,664.53	
GRAND TOTAL ALL SCHEMES			4,131,354.93	4,131,704.93	1,383,723.88	1,375,148.88	8,575.00	2,747,631.05	1,325,792.06	

The balance of funds remaining must be spent on works as set out in each individual agreement.

Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.

Bold figures indicate changes in income and expenditure

Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.

* Denotes funds the Council is unable to spend currently totals £1,147,261.53

- *24: PT/25 £7,425.09 reasonable period* for expenditure has lapsed. Balance to be returned
 - *32: PT278/46 £5,000.07 is to be held as a returnable security deposit for the highway works (to be later refunded).
 - *49: PT278/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
 - *57: H11/195B £3,156.00 funds have been received to provide health care services in the borough.
 - *62: PT/278/77/197 £23,000.00 held as security for the due and proper execution of the works.
 - *74 H22/239E £7,363.00 funds have been received to provide Health Care services in the borough.
 - *76: PT278/78/238G £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
 - *81: H/28/263D £3,353.86 funds have been received to provide Health Care services in the borough.
 - *94: H/36/299D £9,001.79 funds received to provide health care facilities in the borough.
 - *103: H/44/319D £24,312.54 funds received to provide health care facilities in the borough.
 - *104: H/46/323G £14,126.88 funds received to provide health care facilities in the borough.
 - *105: PT/148/327 £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)
 - *107: H/48/331E £4,320.40 funds received to provide health care facilities in the borough.
 - *110: H/51/231H £17,374.27 funds received to provide health care facilities in the borough.
 - *112: H/54/343D £17,600.54 funds received to provide health care facilities in the borough.
 - *113: H/53/346D £8,434.88 funds received to provide health care facilities in the borough.
 - *116: H/57/351D £6,212.88 funds received to provide health care facilities in the borough.
 - *122: PT/278/105/35 £1,448.24 is to be held as a returnable security deposit for the highway works (to be later refunded).
 - *130: H/63/385D £10,195.29 funds received to provide health care facilities in the borough.
 - *139: PT/181/395 £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
 - *140: PT/183/350E £40,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
 - *149: PT/278/110 £894,935.80 is to be held as a returnable security deposit for the highway works (to be later refunded).
- £1,147,261.53

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 10

Document is Restricted

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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 11

Document is Restricted

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Plans for North Applications Planning Committee

Wednesday 14th October
2020



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 31 FRITHWOOD AVENUE NORTHWOOD

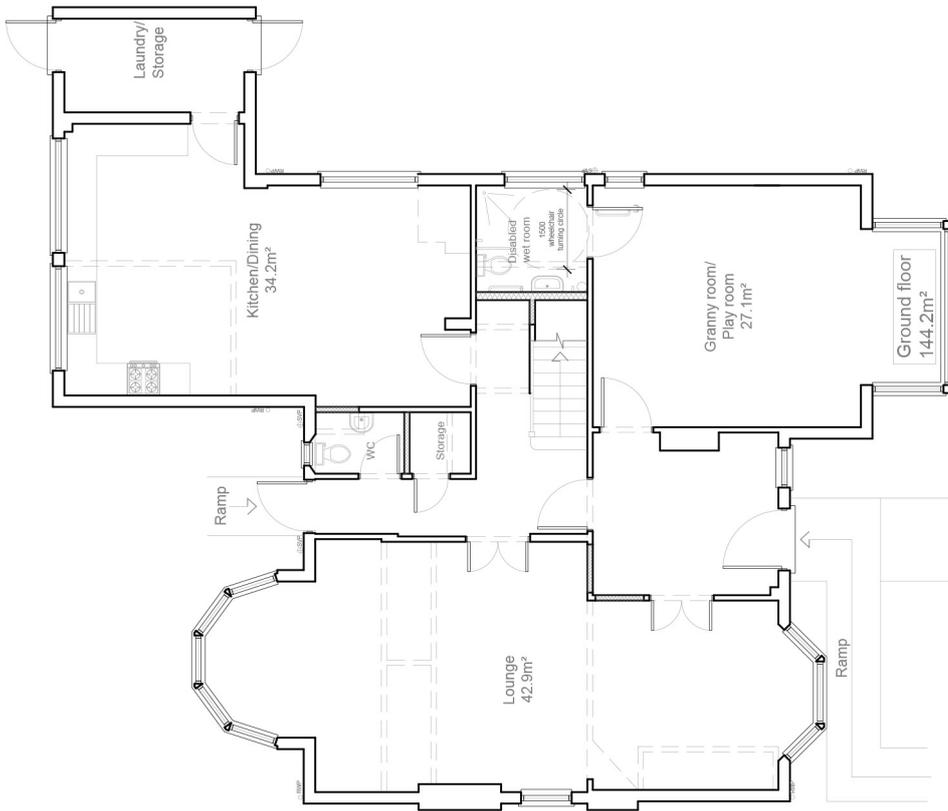
Development: Variation of Condition 2 (Approved Plans) of planning ref: 8032/APP/2019/2401 dated 11-09-19 (Conversion of the existing property from a bed and breakfast (use Class C1) to a single family dwellinghouse (Use Class C3)) namely; to allow the installation of a lift, conversion of a window to a door as shown on the side elevation, and the relocation of an en-suite from one room to another and introduction of a wet room (retrospective).

LBH Ref Nos: 8032/APP/2020/2810

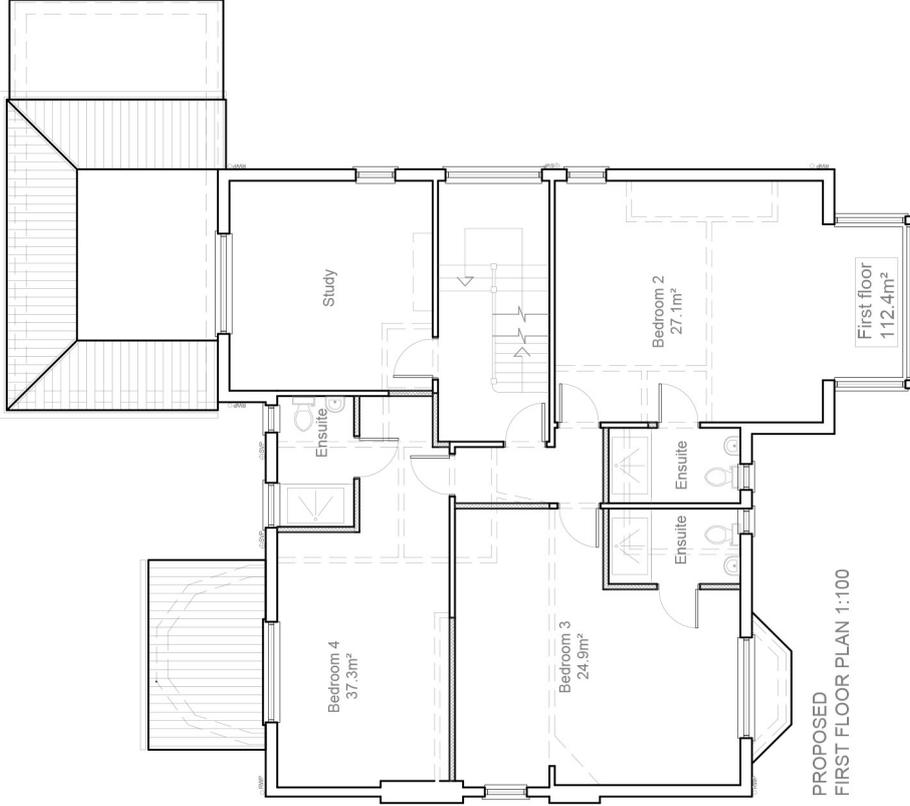
Date Plans Received: 03/09/2020

Date(s) of Amendment(s):

Date Application Valid: 04/09/2020



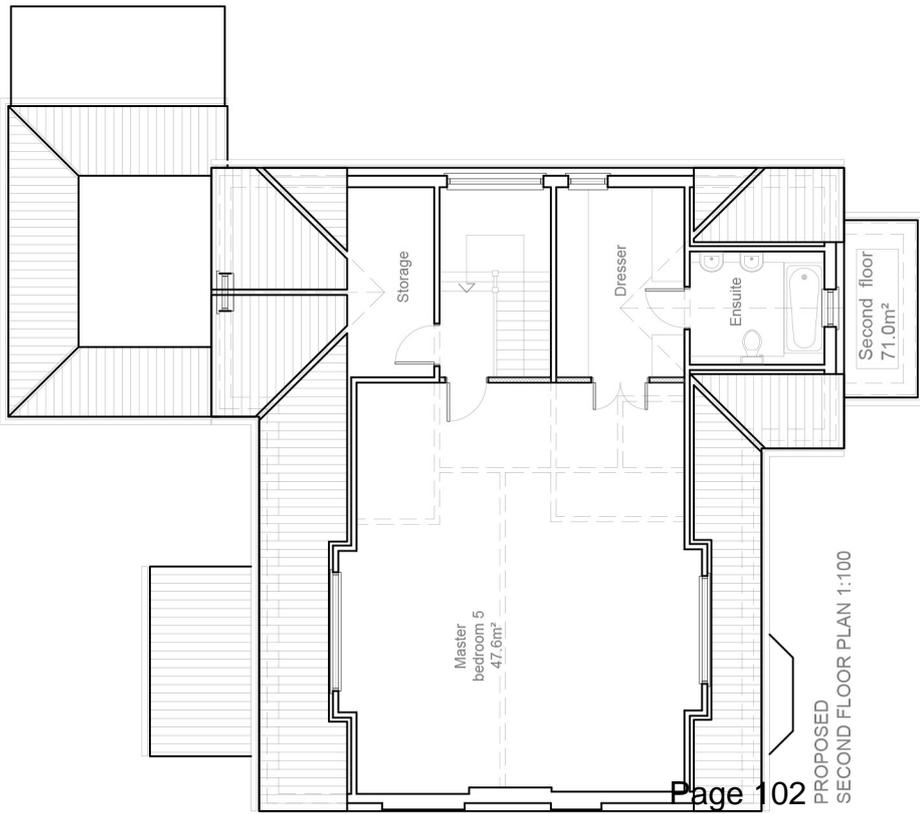
PROPOSED
GROUND FLOOR PLAN 1:100



PROPOSED
FIRST FLOOR PLAN 1:100

Project:		31 Frithwood Avenue Northwood RM6 3LY	
Title:		Proposed Ground floor plan First floor plan	
Scale:	Date:	Drawing No.:	
1:100@A3	July 2019	0071HH-DWSP	
REVISION			



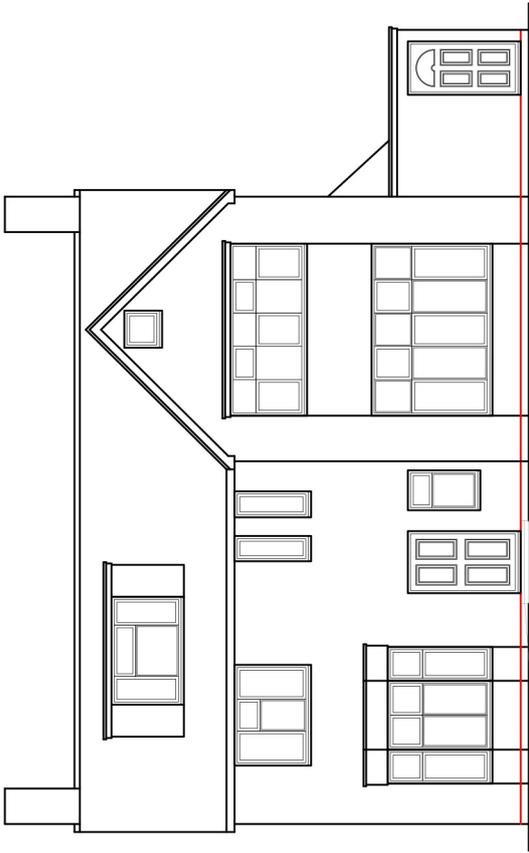


PROPOSED
SECOND FLOOR PLAN 1:100

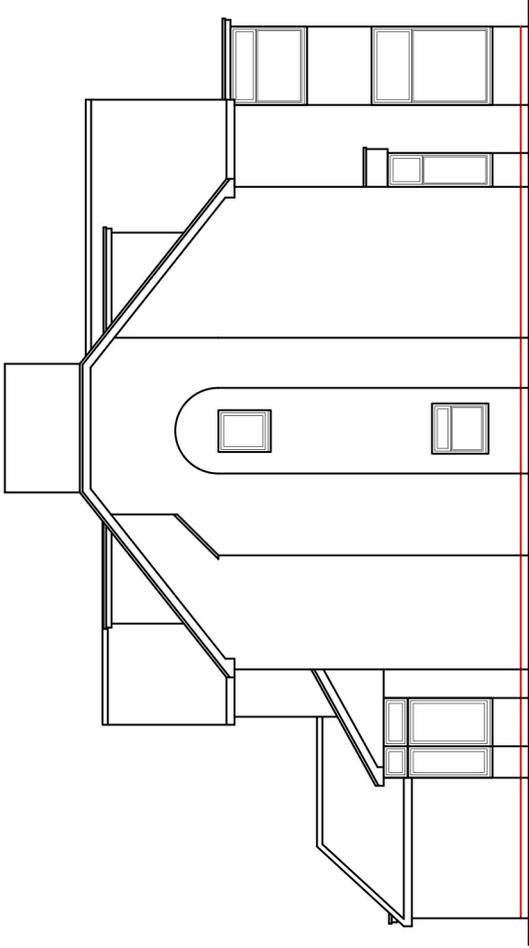
Existing	= 144.2m ²
Ground floor	= 112.4m ²
First floor	= 711.0m ²
Second floor	= 711.0m ²
Total	= 327.6m ²



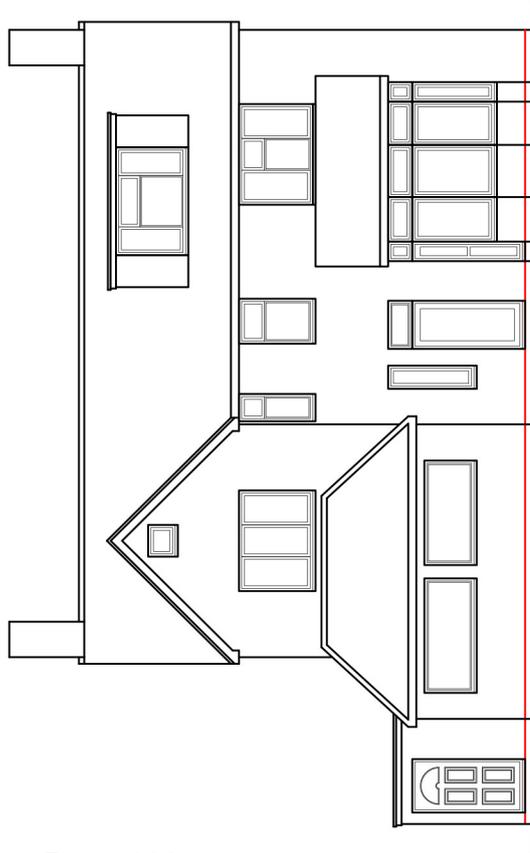
Project: 31 Frithwood Avenue Northwood FM6 3LY		Drawing No: 0071RH-07SP	
Title: Proposed Second floor plan		Date: July 2019	
Scale: 1:100@A3	REVISION		



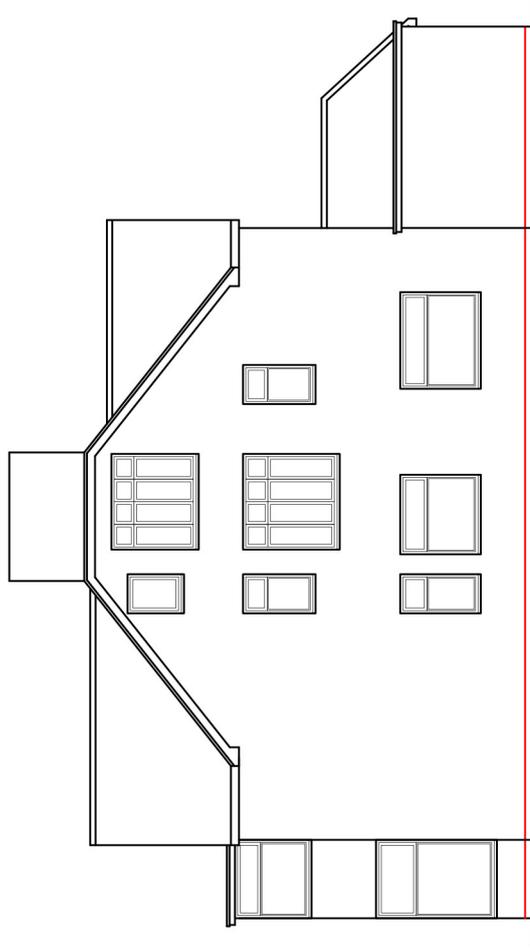
PROPOSED
FRONT ELEVATION 1:100



PROPOSED
SIDE ELEVATION 1:100



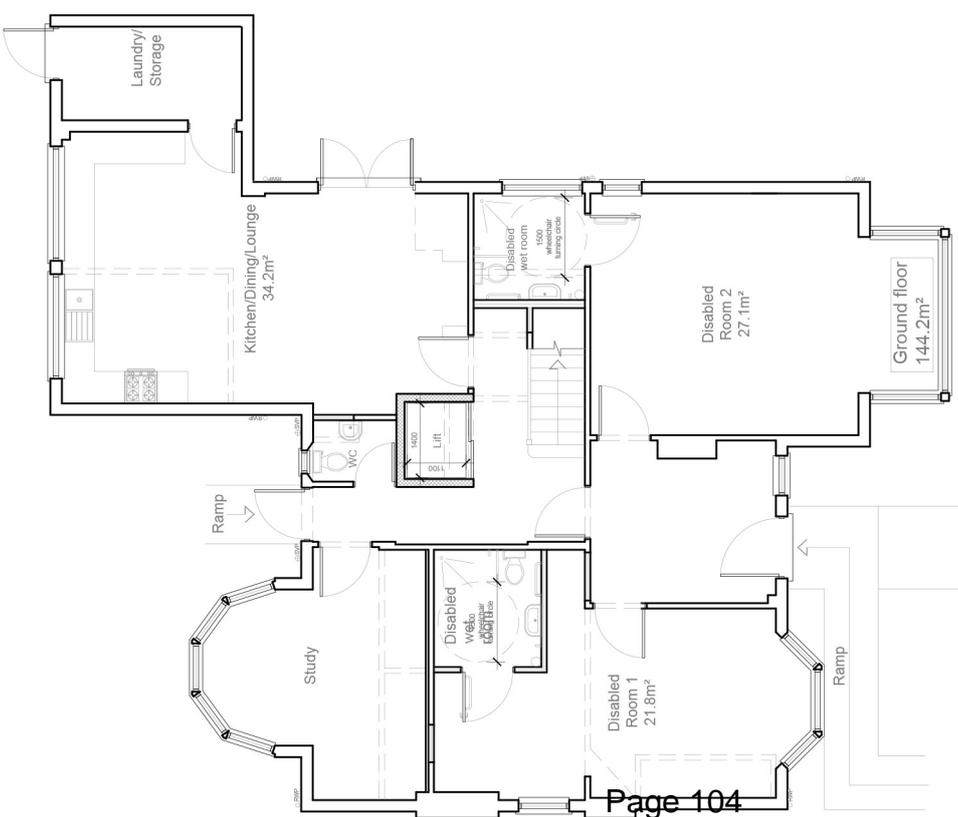
PROPOSED
REAR ELEVATION 1:100



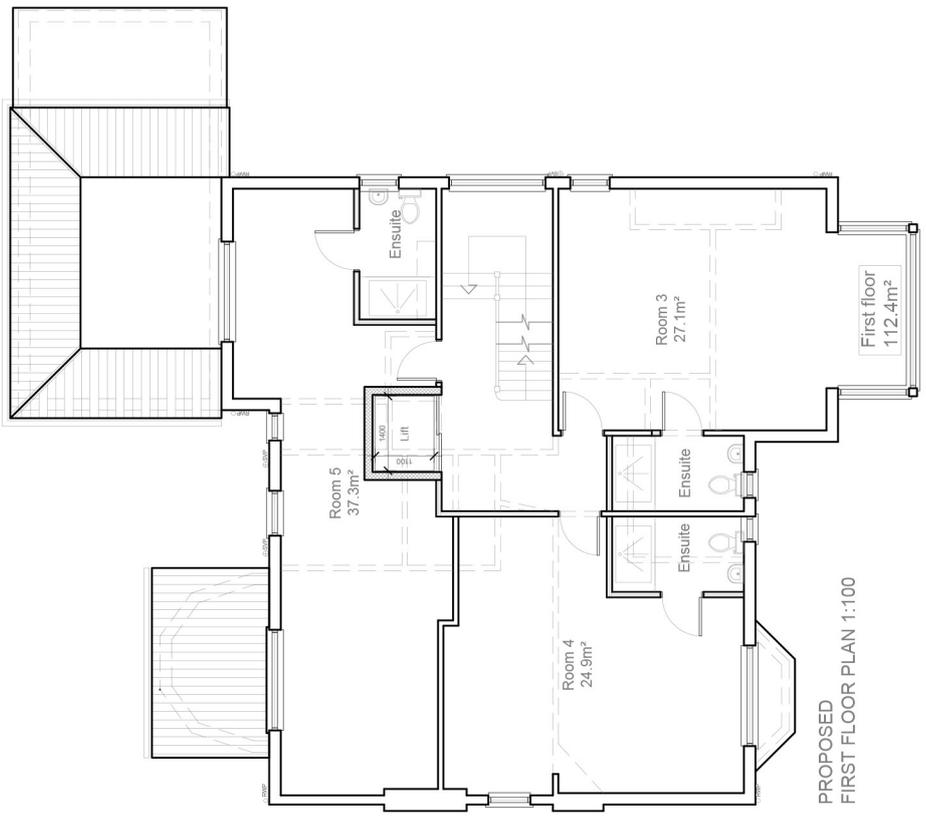
PROPOSED
SIDE ELEVATION 1:100

Project: 31 Frithwood Avenue Northwood PA6 3LY		Title: Proposed Elevations		Drawing No.: 0071RHH-ORISP	
Scale: 1:100@A3	Date: July 2019	REVISION			





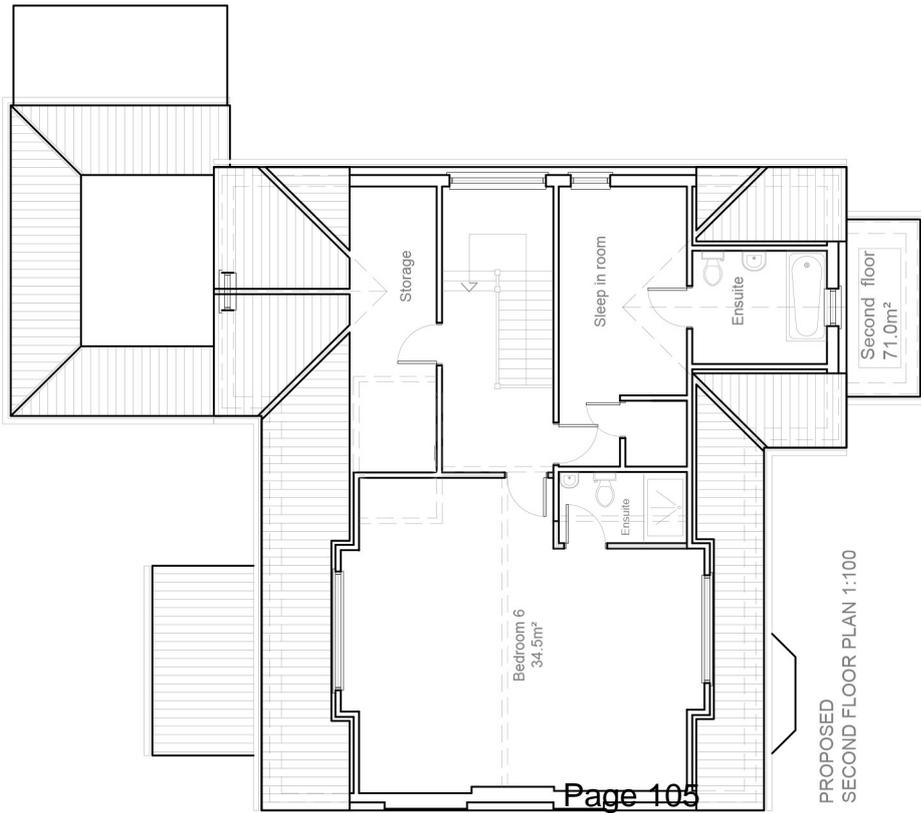
PROPOSED
GROUND FLOOR PLAN 1:100



PROPOSED
FIRST FLOOR PLAN 1:100



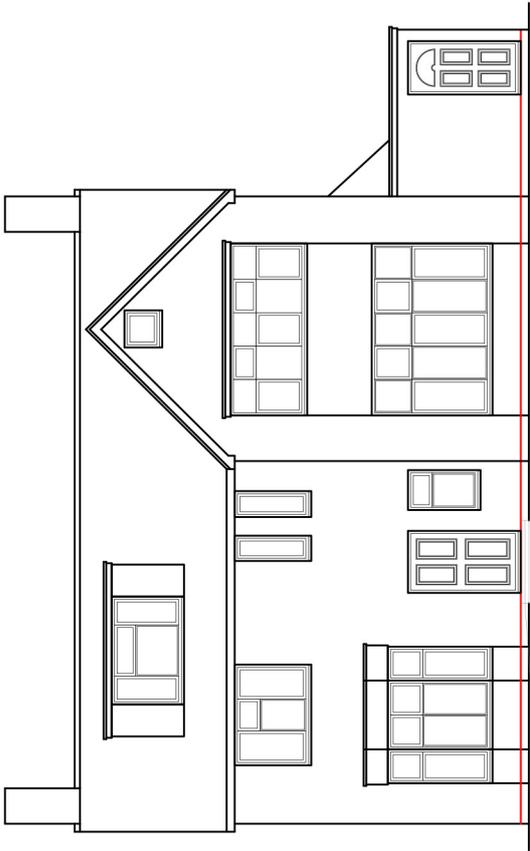
Project: 31 Frithwood Avenue Northwood RM6 3LY		Title: Proposed Ground floor plan First floor plan	
Scale: 1:100@A3	Date: July 2019	Drawing No: 007/FLD-005P	
*		REVISION	
		A	
		11/08/20	



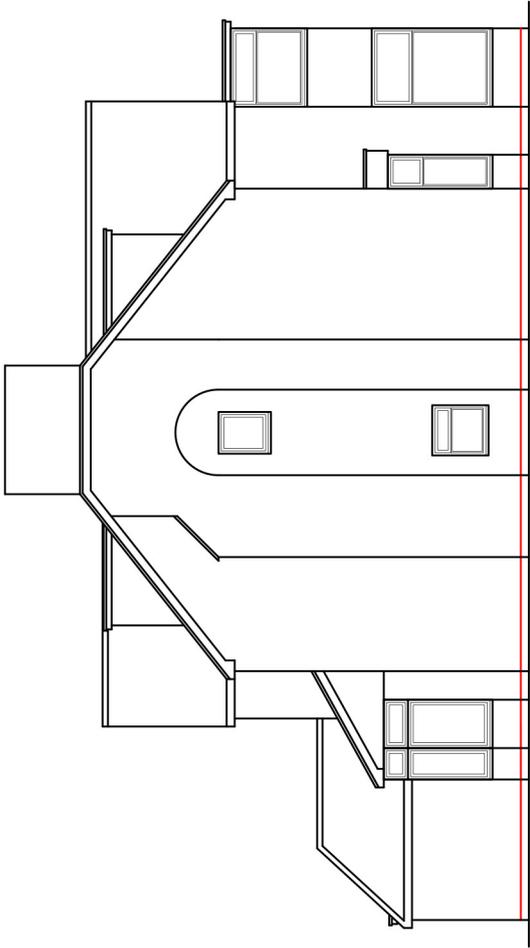
Existing	=	144.2m ²
Ground floor	=	112.4m ²
First floor	=	71.0m ²
Second floor	=	71.0m ²
Total	=	327.6m²



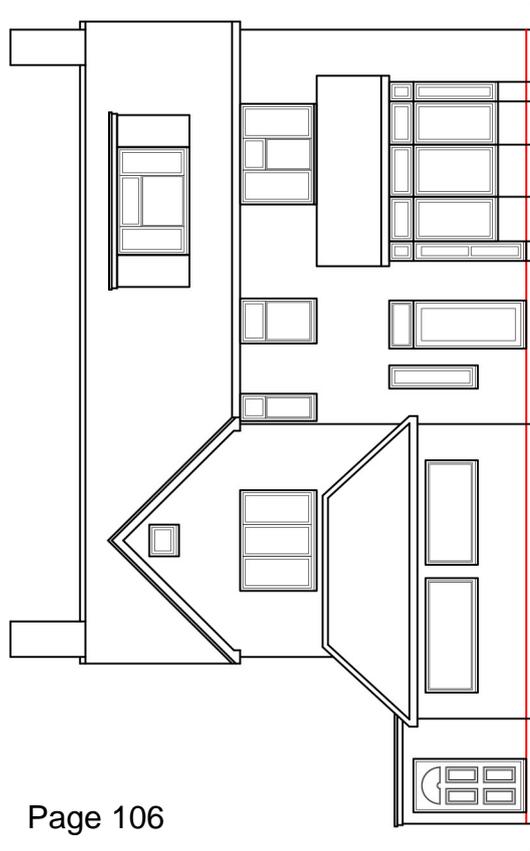
Project:		31 Frithwood Avenue Northwood FM6 3LY	
Title:		Proposed Ground floor plan First floor plan	
Scale:	1:100@A3	Date:	July 2019
Drawing No.:		007/FLD-07/SP	
REVISION			
*	A		
***		11/08/20	



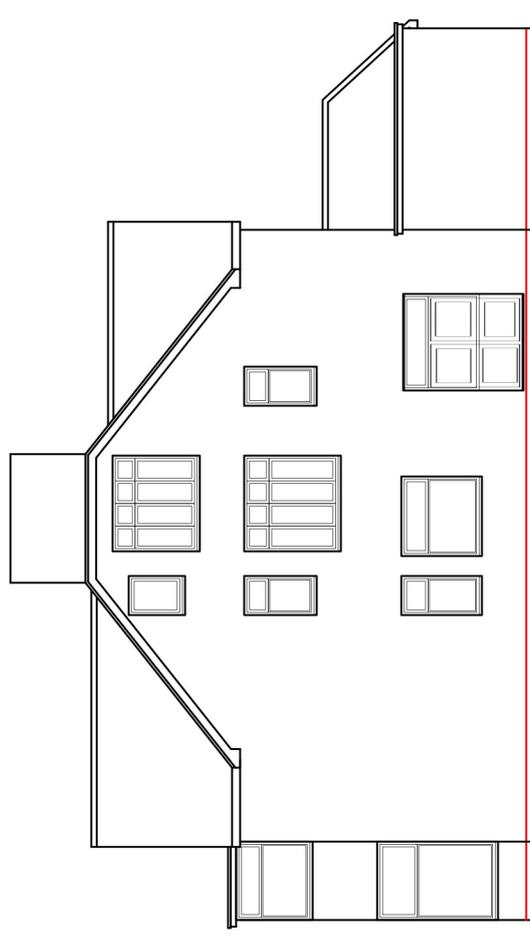
PROPOSED
FRONT ELEVATION 1:100



PROPOSED
SIDE ELEVATION 1:100



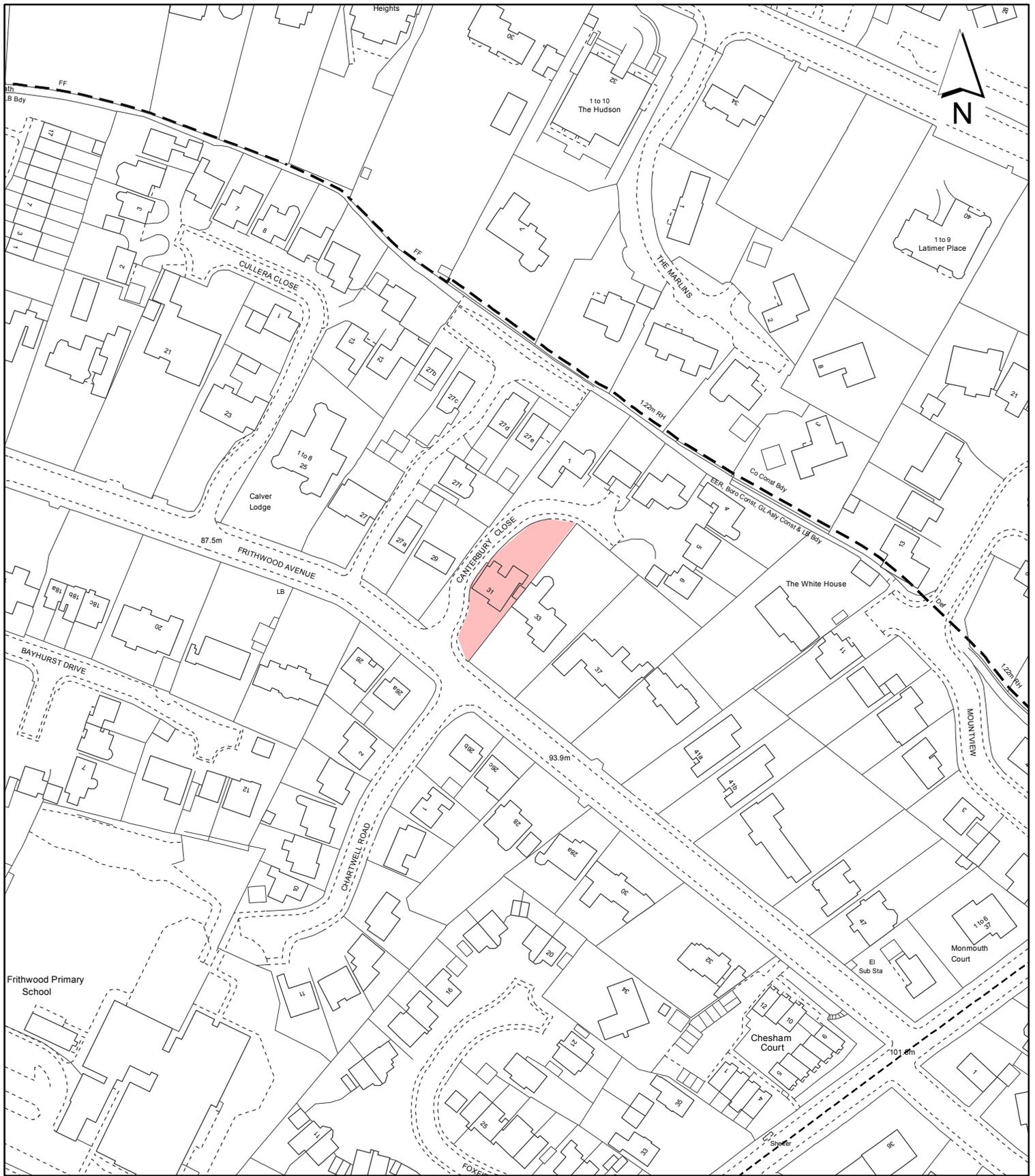
PROPOSED
REAR ELEVATION 1:100



PROPOSED
SIDE ELEVATION 1:100



Project: 31 Frithwood Avenue Northwood PA6 3LY		Drawing No: 007/FLD-08/SP	
Title: Proposed Elevations		Date: July 2019	Scale: 1:100@A3
REVISION		11/08/20	
* A			



Notes:

 Site boundary

For identification purposes only.
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Site Address:

31 Frithwood Avenue

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section

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

Planning Application Ref:

8032/APP/2020/2810

Scale:

1:1,730

Planning Committee:

North Page 107

Date:

October 2020



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 48 MURRAY ROAD NORTHWOOD

Development: Demolition of the existing bungalow and the erection of 4 x 2-storey detached dwellings with habitable roof space with parking, amenity, cycle provision, refuse and external landscaping and associated works.

LBH Ref Nos: 9357/APP/2020/2502

Date Plans Received: 10/08/2020

Date(s) of Amendment(s): 10/08/2020

Date Application Valid: 10/08/2020

12/08/2020



N
0 10 20 30m
SCALE 1:1250



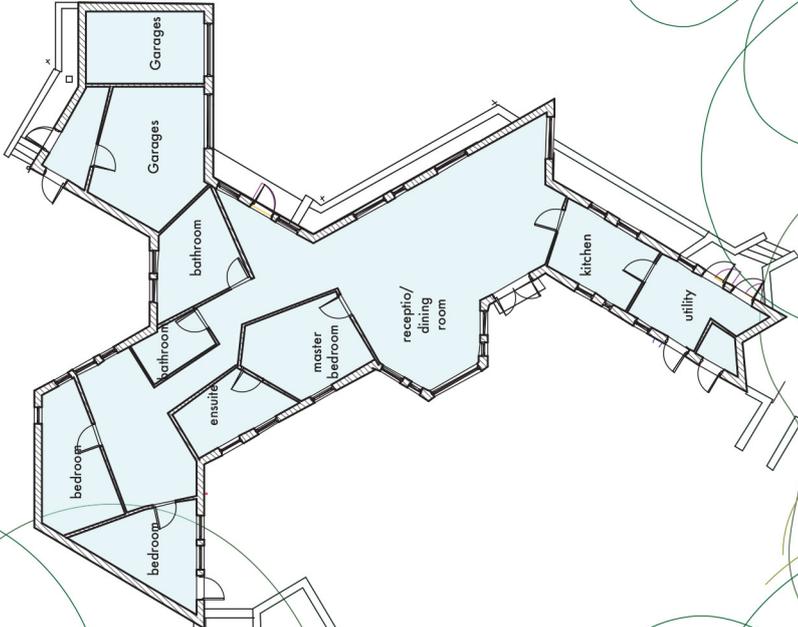
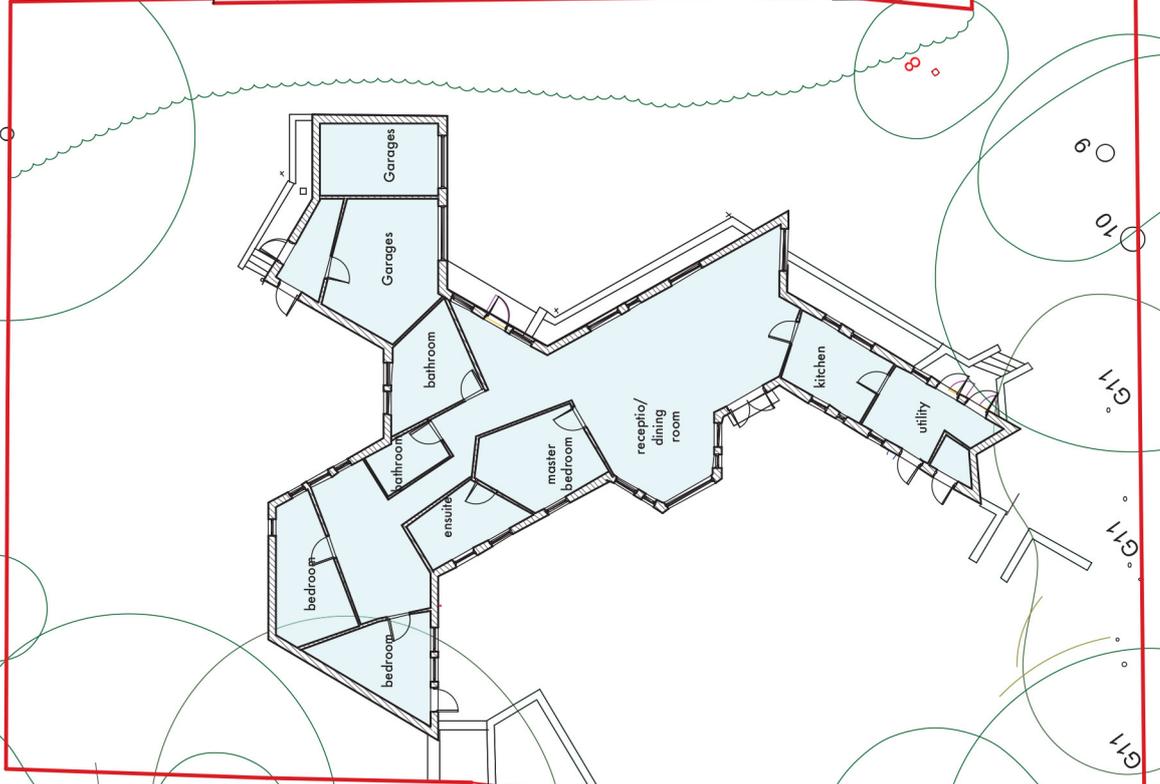
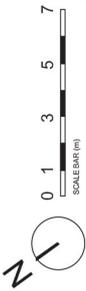
<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN METRES ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY</p>		<p>Job Ref: 7283</p> <p>PLANNING</p> <p>48 HARBAY ROAD HARBAY HA6 2PL</p>	<p>p-ad 1928 Compton Hill Road Haringey Hill Centre, London, W8 7PH t: 02088490172 e: info@p-ad.com.co.uk</p>	<p>p-ad</p>
<p>Title</p> <p>OS Location plan</p>	<p>Drawn by</p> <p>LD</p>	<p>Scale</p> <p>1:1250 @ A3</p>	<p>Number</p> <p>7283-OS</p>	<p>Rev</p> <p>J</p>



<p>p-ad 1992 Compton Hill Road Hoking Hill Cms, London, W8 7TH t: 02084901722 e: info@p-ad.co.uk</p>		<p>p-ad Existing site plan Scale: 1:500 @ A3 Number: 7283.LP Rev: J</p>
<p>Job Ref: 7283 PLANNING 48 MURRAY ROAD HARROW HA6 2PL</p>	<p>Title: Existing site plan Drawn by: LD Scale: 1:500 @ A3 Number: 7283.LP Rev: J</p>	<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN METRES ALL DIMENSIONS TO BE SHOWN ON SITE ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY</p>

SITE AREA: 1,249 sqm

LINGFIELD CLOSE



<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN MILLIMETRES ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY</p>		<p>Job Ref: 7283 Title: PLANNING Drawing No: 48 HARBURY ROAD HARROW HA6 2PL</p>	<p>Client: LD Scale: 1:200@A3 Number: 7283. 01 Rev: J</p>
<p>Job Ref: 7283 Title: PLANNING Drawing No: 48 HARBURY ROAD HARROW HA6 2PL</p>	<p>Client: LD Scale: 1:200@A3 Number: 7283. 01 Rev: J</p>	<p>1992 Compliance File Ref: 1: 0018490172 Harling Hill Centre, London, W8 7TH e: info@p-ad.co.uk</p>	<p>p-ad Existing ground floor</p>

LINGFIELD CLOSE

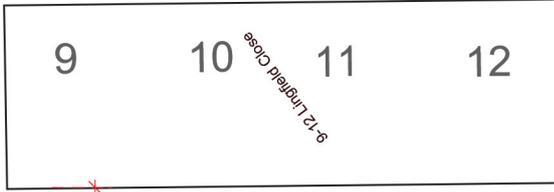


AREAS SCHEDULE	
HOUSE A	155 Sqm
HOUSE B	188 Sqm
HOUSE C	188 Sqm
HOUSE D	165 Sqm

KEY	
	Electric vehicle charging point
	Refuse store
	2x visitors Bicycles space

	Alnus incana 'aurea'
	Pleached tree
	Cherry tree
	Almond tree

71.36	EXISTING SITE LEVEL
71.400	PROPOSED SITE LEVEL



DO NOT SCALE THIS DRAWING
 WRITTEN DIMENSIONS ONLY TO BE USED
 ALL DIMENSIONS ARE IN MILLIMETRES
 ALL DIMENSIONS TO ELEMENTS ON SITE
 ANY DISCREPANCIES TO BE REPORTED
 TO THE ARCHITECT IMMEDIATELY

Job Ref	7283	p-ad	1992 Compton Hill Road Hoking Hill Gdns, London, W8 7PH e: info@p-ad.co.uk
PLANNING		Title	Proposed ground floor plan + existing overlay
48 HURRY ROAD HARBORW HA6 2TL		Drawn by	LD
		Scale	1:200@A3
		Number	7283_04.5
		Rev	J

COPSE OF EXISTING TREES
 (see aerial photo on dwg. 7283/00)

LINGFIELD CLOSE



7
8

9 10 11 12

9-12 Lingfield Close

6000

6200

118 sqm

107 sqm

160 sqm

100 sqm

Garages

BED
ENSUITE
BATHROOM
KITCHEN
DINING
LIVING

<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN MILLIMETRES ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY</p>		<p>Job Ref: 7283 PLANNING 48 HURBAN ROAD HARROW HA6 2TL</p>	<p>p-ad 192B Compton Hill Road Haringey Hill Centre, London, W8 7PH t: 0208 4990172 e: info@p-ad.co.uk</p>	<p>proposed first floor plan Title LD Scale 1:200@A3 Number 7283_05 Rev J</p>
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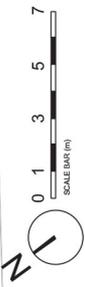


LINGFIELD CLOSE



9-12 Lingfield Close

<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN MILLIMETRES ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY</p>		<p>Job Ref: 7283</p>	<p>p-ad</p>
<p>1992 Compton Hill Road Hoking Hill Gate, London, W8 7TH t: 0208 490172 e: info@p-ad.co.uk</p>	<p>PLANNING</p>	<p>1:200@A3</p>	<p>p-ad</p>
<p>48 HURBAN ROAD HARROW HA6 2TL</p>	<p>proposed second floor plan</p>	<p>LD</p>	<p>Number: 7283.06 Rev: J</p>



LINGFIELD CLOSE



<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN METRES ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY</p>		<p>Job Ref: 7283</p>	<p>p-ad</p>
<p>1992 Compton Hill Road Hoking Hill Cms, London, W8 7PH t: 0208 490172 e: info@p-ad.co.uk</p>	<p>1992 Compton Hill Road Hoking Hill Cms, London, W8 7PH t: 0208 490172 e: info@p-ad.co.uk</p>	<p>PLANNING</p>	<p>p-ad</p>
<p>48 HURBAN ROAD HARROW HA6 2PL</p>	<p>proposed roof plan</p>	<p>Title</p>	<p>proposed roof plan</p>
<p>Drawn by LD</p>	<p>Scale 1:200@A3</p>	<p>Number 7283_07</p>	<p>Rev J</p>



SITE EXTENT



ELEVATION A-A

HOUSE C

HOUSE B

HOUSE A

timber rooflight

tiles

coping stone

white timber railing

red brick banding

red brick

timber door

red brick detail



KEY PLAN

<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN MILLIMETRES ALL DIMENSIONS TO ELEMENTS ON SITE ANY INCONTRADICTIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY</p>		<p>Job Ref: 7283 PLANNING 48 HURBAN ROAD HARBORWY HA6 2PL</p>	<p>p-ad 1992 Compton Hill Road Hoking Hill Gdns, London, W8 7PH t: 02084590172 e: info@p-ad.co.uk</p>	<p>Title: Proposed elevation AA Drawn by: LD Scale: 1:100 @A3 Number: 7283_08 Rev: J</p>
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SITE EXTENT



- files
- timber rooflight
- timber doors
- metal railing painted black
- timber sash windows
- red brick
- metal framed Crittall style door
- red brick plinth detail

HOUSE A HOUSE B HOUSE C

ELEVATION B-B

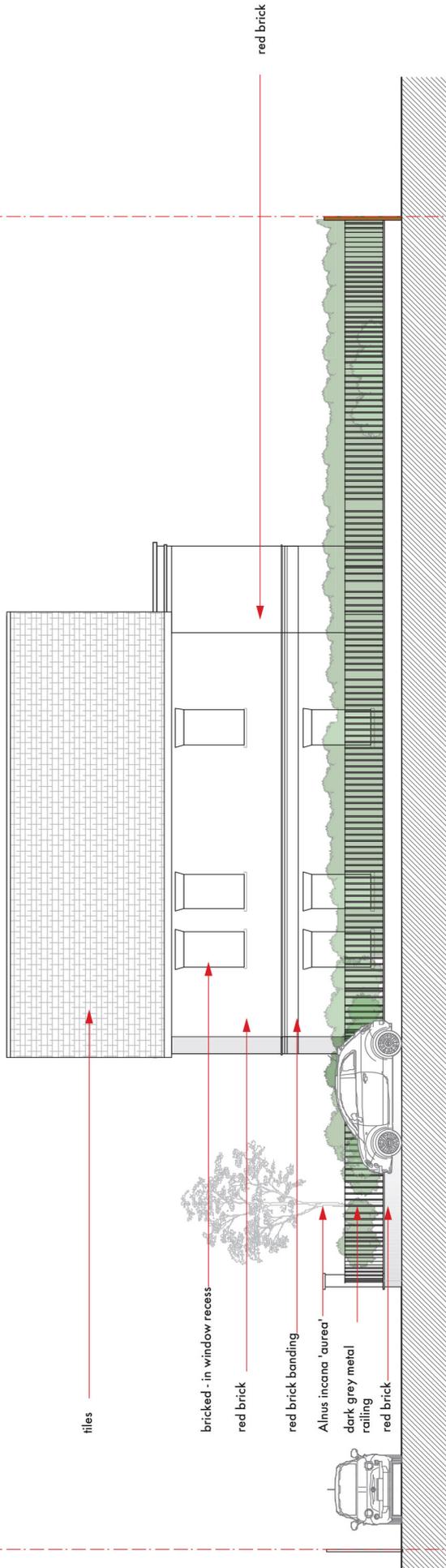


KEY PLAN

<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN MILLIMETRES ALL DIMENSIONS TO ELEMENTS UNLESS OTHERWISE STATED ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY</p>		<p>Job Ref: 7283</p>
<p>Client: 1928 Complete Hill Road Housing Hill Centre, London, W8 7PH e: info@p-ad.co.uk</p>	<p>Job Ref: 7283</p>	<p>p-ad</p>
<p>Project: 48 HURBAN ROAD HARROW HA6 2PL</p>	<p>PLANNING</p>	<p>1:100 @A3</p>
<p>Drawn by: LD</p>	<p>Proposed elevation BB</p>	<p>Number: 7283_09</p>
<p>Scale: 1:100 @A3</p>	<p>Revision: J</p>	<p>Rev: J</p>



SITE EXTENT



tiles

bricked-in window recess

red brick

red brick banding

Alnus incana 'laurea'

dark grey metal railing

red brick

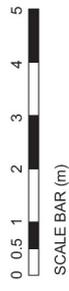
red brick

ELEVATION C-C

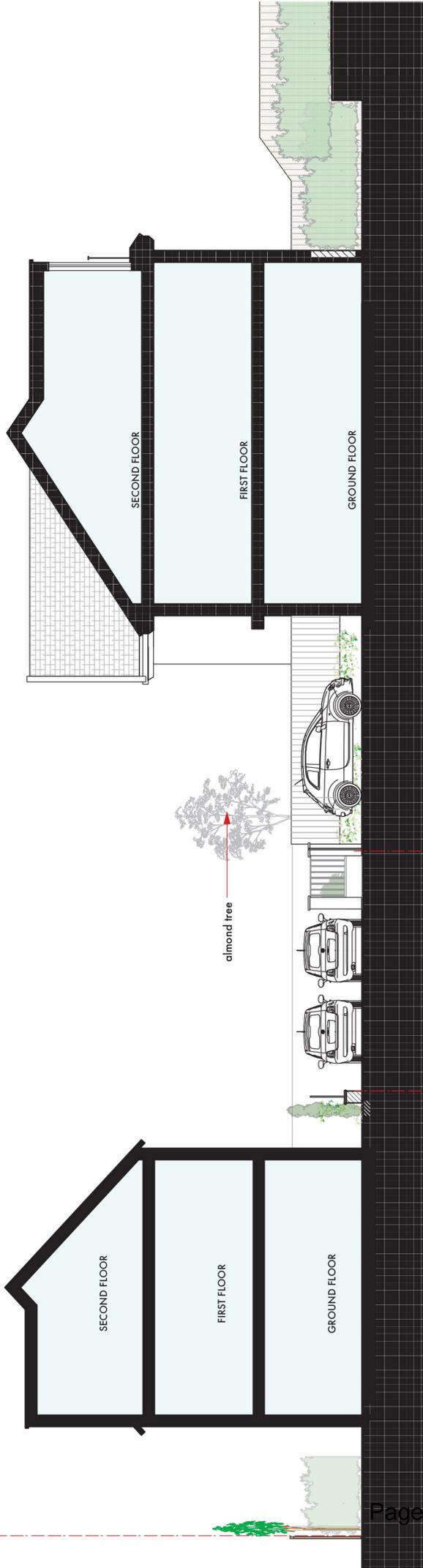


KEY PLAN

<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN MILLIMETRES ALL DIMENSIONS TO BE VERIFIED ON SITE ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY</p>		<p>Job Ref: 7283</p> <p>PLANNING</p> <p>48 HURBAN ROAD HARROW HA6 2PL</p>	<p>p-ad 199B Compton Hill Road Haringey Hill Centre, London, W8 7PH t: 0208 4900727 e: info@p-ad.co.uk</p> <p>Title: Proposed elevation CC</p> <p>Drawn by: LD Scale: 1:100 @A3 Number: 7283_10 Rev: J</p>	<p>p-ad</p>
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SITE EXTENT

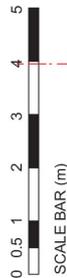


SECTION D-D



KEY PLAN

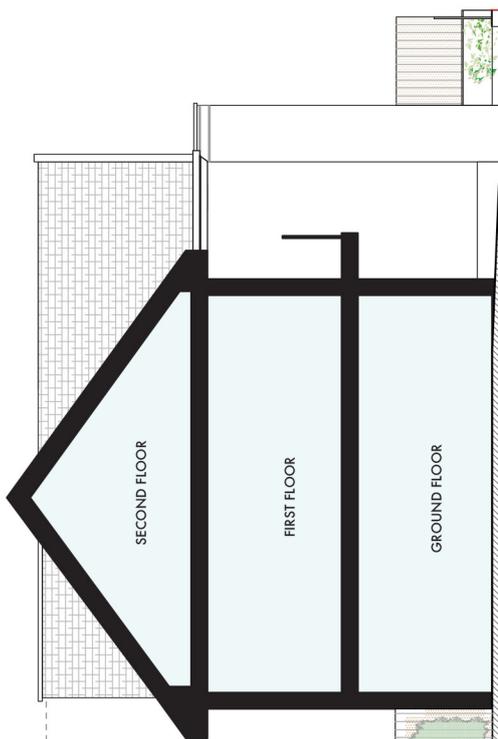
<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN MILLIMETRES ANY DISCREPANCIES TO BE REPORTED TO THE PROJECT MANAGER</p>		<p>Job Ref: 7283 PLANNING 48 MURRAY ROAD HARBOR HA6 2YL</p>	<p>p-ad 192D Complan Hill Road Haringey Hill Centre, London, W8 7TH t: 02084590172 e: info@p-ad.com.co.uk</p>	<p>p-ad Proposed section DD Date: 14/01/2023 LD: 1:100 @A3 Number: 72833 Rev: J</p>
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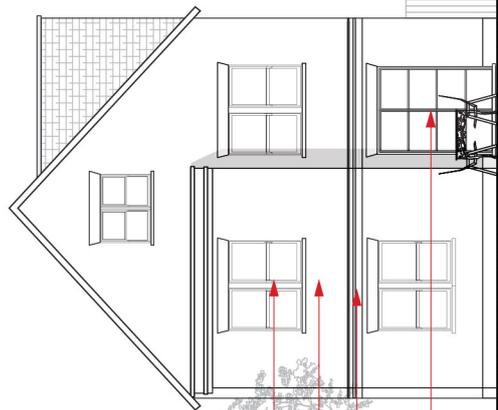
SITE EXTENT

outline of house B
behind shown dotted

slatted fence and planting



limber sash windows
red brick
red brick banding
Crittall metal door



HOUSE A

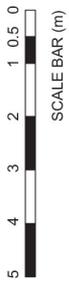
HOUSE D

pleached tree

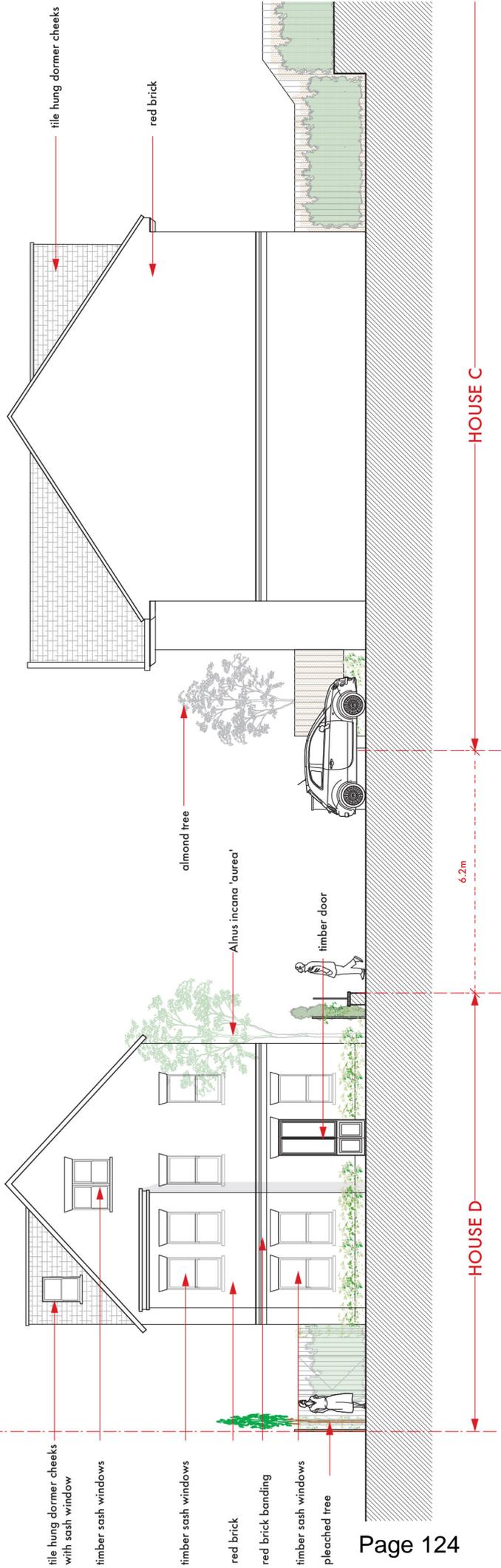


SECTION E-E

<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN METRES ANY DISCREPANCIES TO BE REPORTED TO THE PROJECT MANAGER</p>		<p>Job Ref: 7283 PLANNING 48 MURRAY ROAD HARBOR HA6 2YL</p>	<p>p-ad 1992 Coleman Hill Road Haringey Hill, London, N17 7JH t: 02084590172 e: info@p-ad.co.uk</p>	<p>Title: Proposed elevation E-E Date/rev: LD Scale: 1:100 @A3 Elevation: 7283_11 Rev: J</p>
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SITE EXTENT



HOUSE C

6.2m

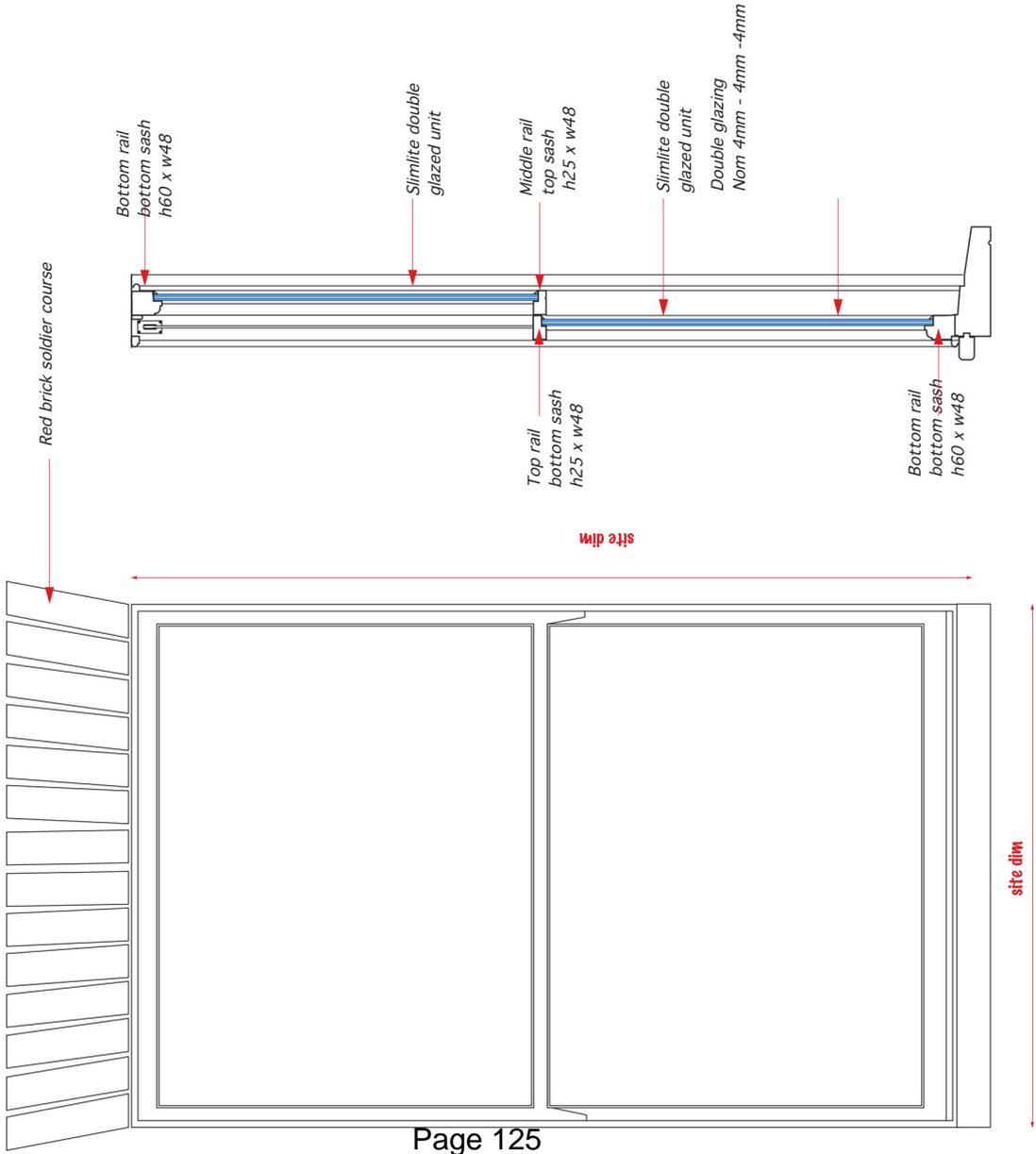
HOUSE D

SECTION F-F



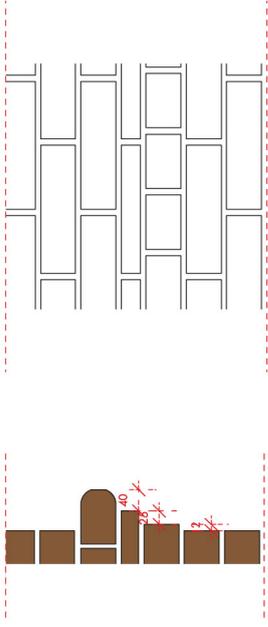
KEY PLAN

<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN METRES ALL DIMENSIONS TO BE SHOWN ON SITE ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY</p>		<p>Job Ref: 7283</p>	<p>p-ad</p>	<p>1: 02084596172 192D Compton Hill Road Haringey Hill, London, W8 7TH e: info@p-ad.co.uk</p>
<p>PLANNING</p>	<p>48 MURRAY ROAD HARBOR HA6 2YL</p>	<p>Title: Proposed elevation F-F</p>	<p>Scale: 1:100 @A3</p>	<p>Number: 7283.12</p>
<p>Rev</p>	<p>J</p>	<p>LD</p>	<p>LD</p>	<p>J</p>



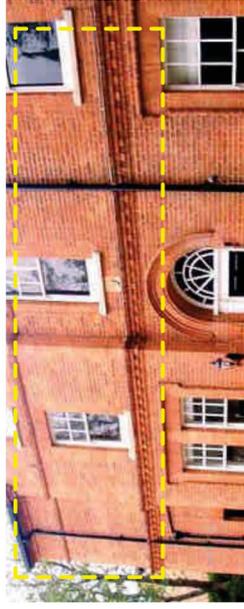
TYPICAL WINDOW ELEVATION
scale 1 - 10

TYPICAL WINDOW SECTION
scale 1 - 10



SECTION 1:10

ELEVATION 1:10



EXAMPLE OF A SIMILAR BRICK DETAIL SHOWING BOTH
BANDING AND SOLDIER COURSES

<p>DO NOT SCALE THE DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN MILLIMETRES ANY DISCREPANCIES TO BE REPORTED TO THE CORRECT DEPARTMENT</p>		<p>Job Ref: 7283 Title: PLANNING Client: 48 MURRAY ROAD HARROW HA6 2YL</p>	<p>p-ad 192D Compton Hill Road Haringey Hill, London, W8 7TH t: 0208 4960172 e: info@p-ad.co.uk</p>	<p>p-ad</p>
<p>Drawn by: LD Scale: 1:10@ A3</p>	<p>Title: Architectural detailing</p>	<p>Number: 7283</p>	<p>Rev: J</p>	<p>Rev: 17</p>

New drainage connection

Cedar close boarded fence (see image below)

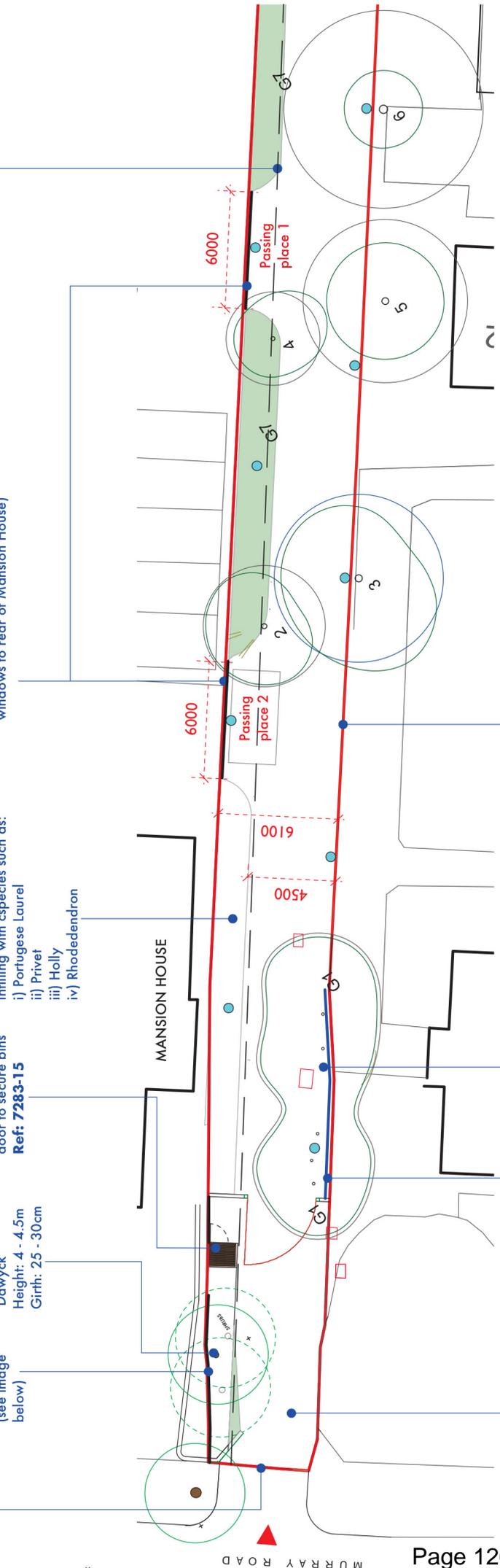
Replacement tree - *Fagus sylvatica* 'Dawyck'
Height: 4 - 4.5m
Girth: 25 - 30cm

New timber clad refuse housing with door to secure bins
Ref: 7283-15

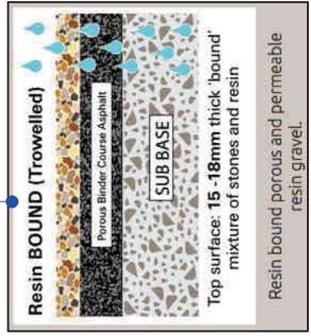
Retain depth of planting by removing dead specimens and infilling with species such as:
i) Portuguese Laurel
ii) Privet
iii) Holly
iv) Rhododendron

Proposed sections of cedar close boarded fence (To secure privacy of windows to rear of Mansion House)

Aco drain extending full length of driveway



Permeable bound resin extending the whole driveway



Resin bound porous and permeable gravel

Simple black painted metal railings to preserve privacy.



Black painted metal railing

Overhanging branches and dead stumps to be removed and privacy secured with metal railings



Cedar close boarded fence

Replace with new cedar close boarded fence



Bollards lighting driveway

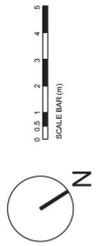
Low level lighting to either side of driveway (along full length)

Black painted metal railing

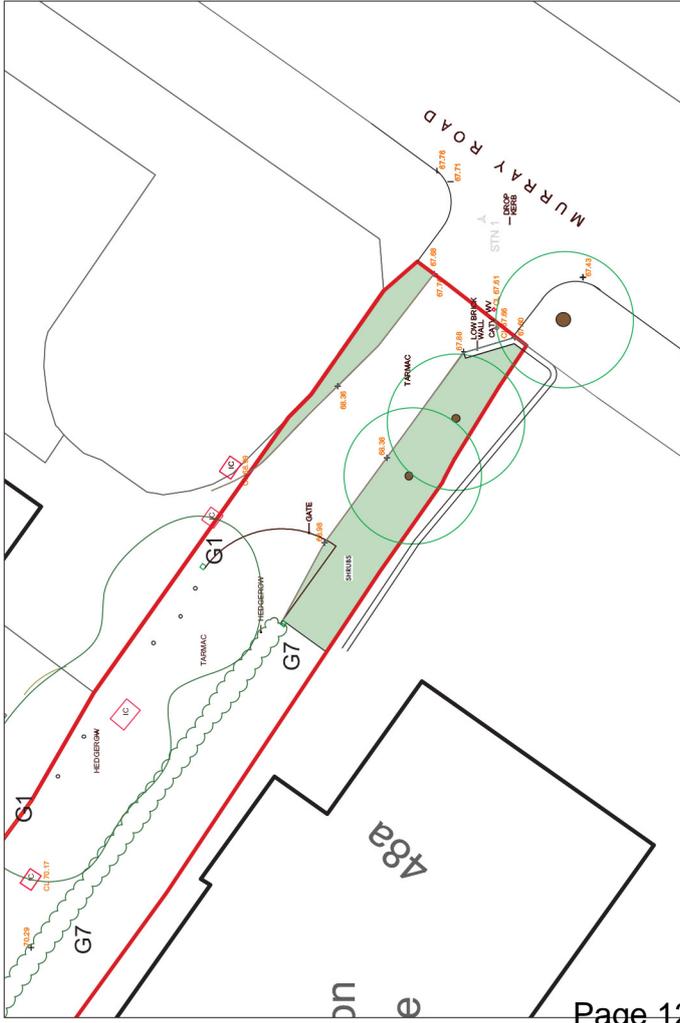
Cedar close boarded fence

Aco drain

Site boundary



Job Ref: 7283	p-ad
1992 Comden Hill Road Haring Hill Gate, London, W8 7TH t: 02084598172 e: info@p-ad.co.uk	p-ad
PLANNING	Boundary treatment study
48 MURRAY ROAD HARBOR HA6 2YL	Title
LD	Scale: 1:200 @ A3
	Number: 7283.18
	Rev: J

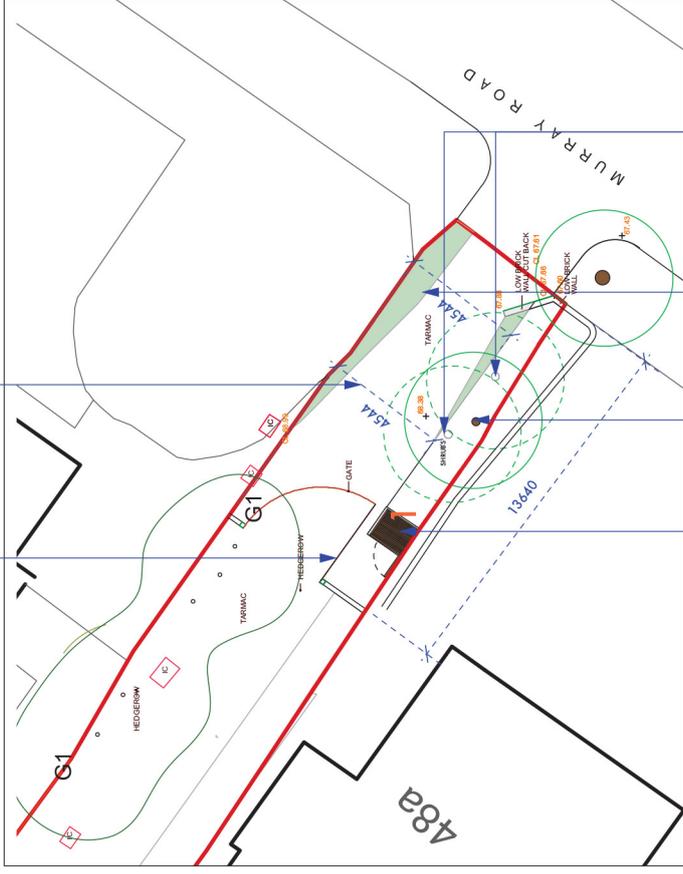


EXISTING ENTRANCE

ENTRANCE

Existing gate to remain

Vehicle zone



PROPOSED ENTRANCE

Secure timber clad refuse store for House D
Proposed beech tree (fagus sylvatica 'dawyck')
vegetation to be cut back
2 x conifers to be removed

Read in conjunction with drawing: 7283/18



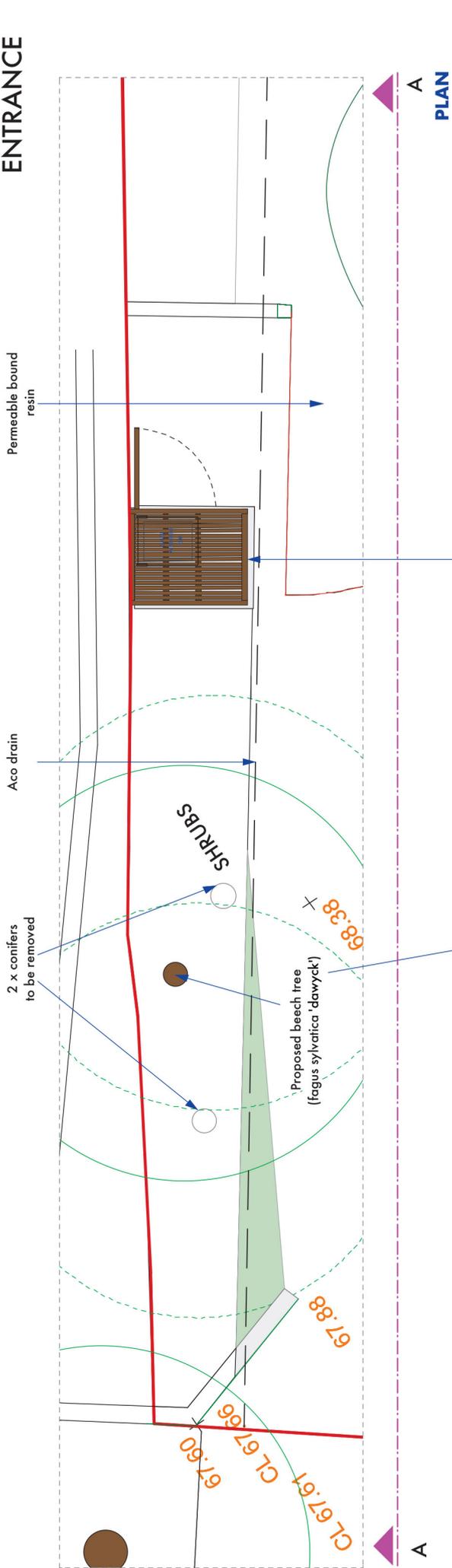
EXAMPLE OF SIMILAR LIGHTING

REFUSE STRATEGY

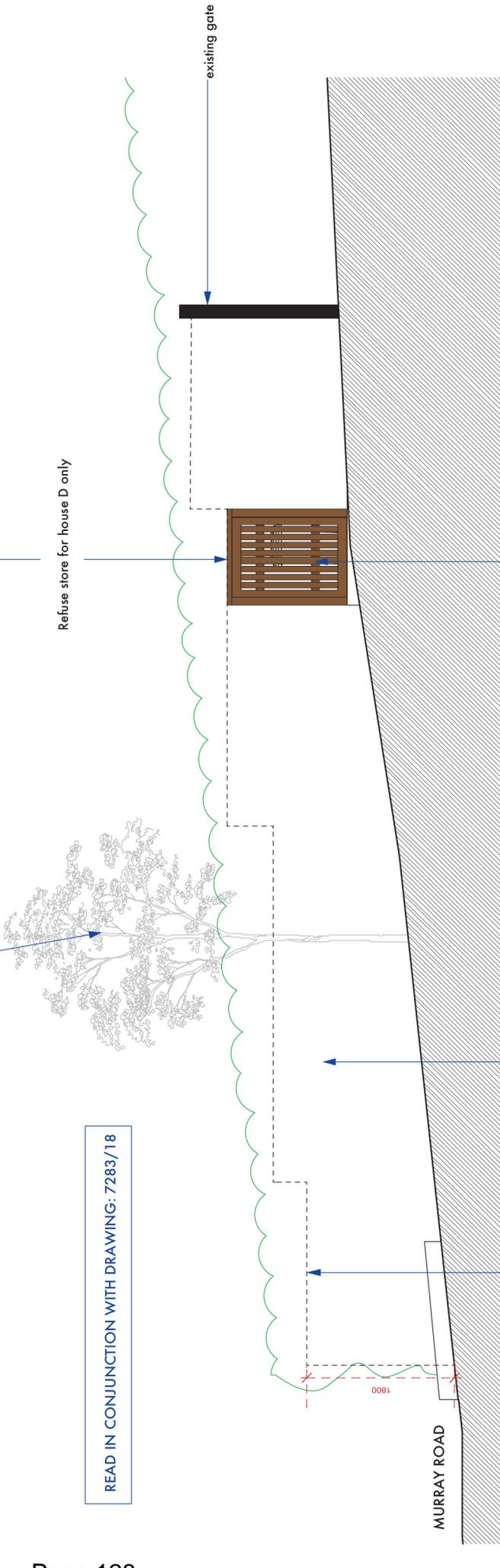
The refuse store (used on collection day) is to be located within 10m of the highway (see dwg ref: 7283/14). This will store refuse and recycling from House D only. Due to the depth of the site, the travel distance from House D to the communal store is beyond the normal 30m but due to the location of the collection point at the site entrance, residents will be passing the store daily. This is also similar to the previous arrangement for the existing single dwelling.

<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN METRES ANY INCONSISTENCIES TO BE REPORTED TO THE PROJECT MANAGER</p>		<p>Job Ref: 7283</p> <p>PLANNING</p> <p>48 MURRAY ROAD HARBOR HA6 2YL</p>	<p>p-ad 1992 Compton Hill Road Haringey Hill Gate, London, W8 7TH t: 02084590172 e: info@p-ad.co.uk</p> <p>The Entrance study</p> <p>Drawn by: LD Scale: 1:200@A3 Number: 7283.14 Rev: J</p>
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ENTRANCE



A
PLAN



AA

READ IN CONJUNCTION WITH DRAWING: 7283/18

Line of proposed cedar fence (nom height: 1.8m)
Ref drawing 7283/18
for image of fence

existing foliage

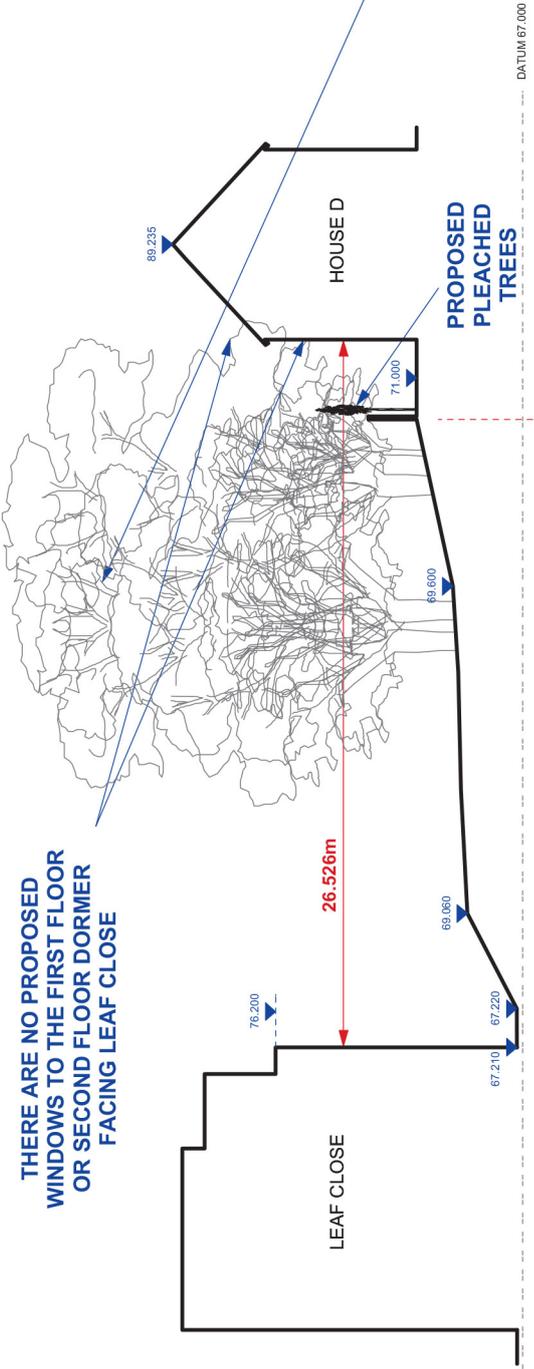
Secure bin location for collection days only

SCALE BAR (m)

<p>DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN MILLIMETRES ALL DIMENSIONS TO UNLESS OTHERWISE STATED ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY</p>		<p>Job Ref: 7283</p> <p>PLANNING</p> <p>48 MURRAY ROAD HARBORW HA6 2PL</p>	<p>p-ad 199B Compton Hill Road Hoking Hill Green, London, W8 7TH t: 02088490172 e: info@p-ad.co.uk</p> <p>Title: Entrance study</p> <p>Drawn by: LD Scale: 1:50@A3 Number: 7283_15 Rev: J</p>
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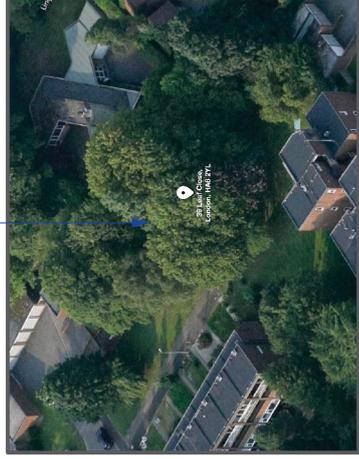
STUDY TO SHOW RELATIONSHIP BETWEEN LEAF CLOSE AND CLOSEST HOUSE (D) ON PROPOSALS

THERE ARE NO PROPOSED WINDOWS TO THE FIRST FLOOR OR SECOND FLOOR DORMER FACING LEAF CLOSE

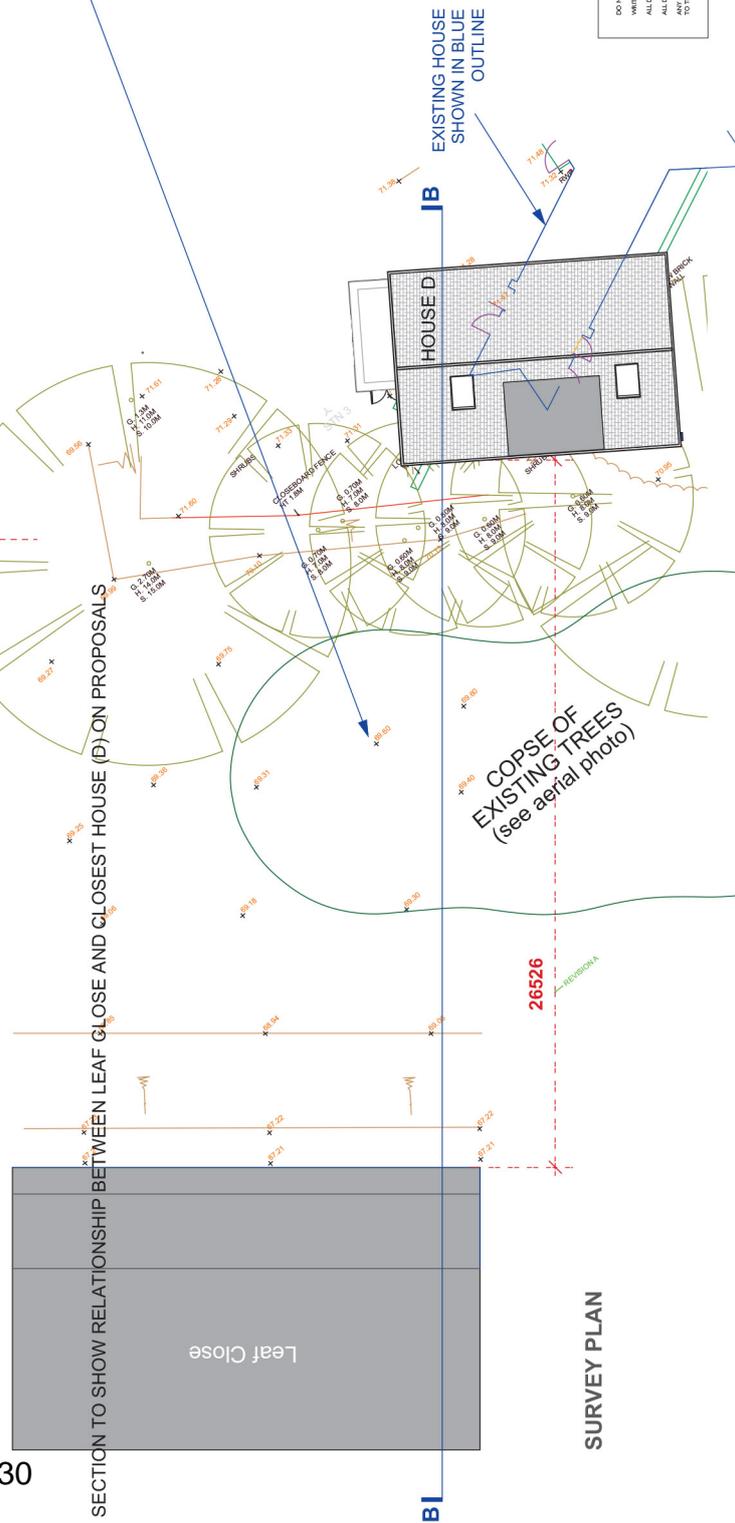


SECTION BB

RETENTION OF EXISTING TREES AND DENSE VEGETATION PROVIDING NATURAL SCREENING

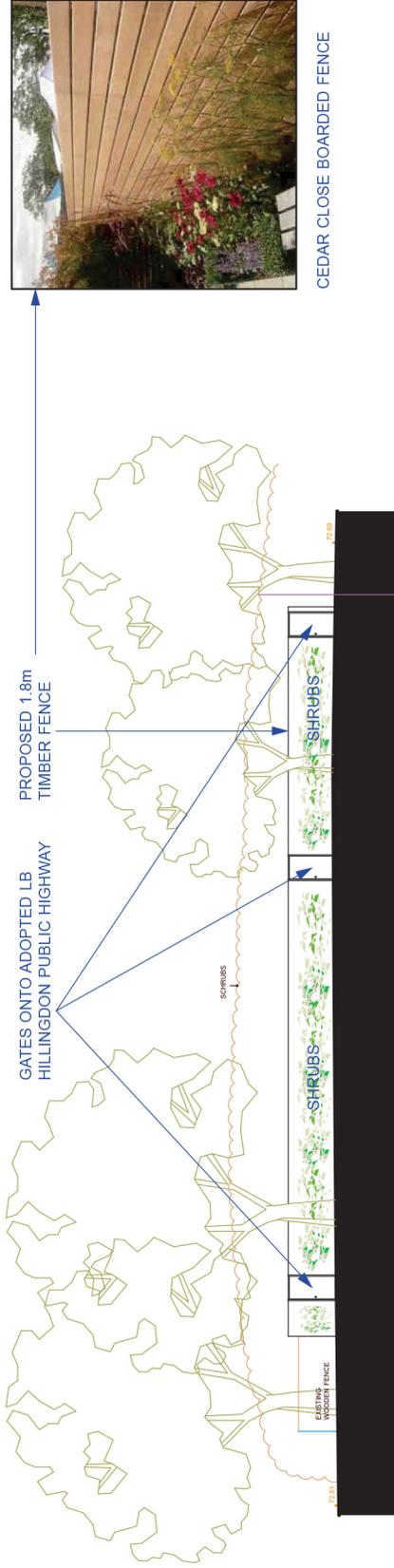


SECTION TO SHOW RELATIONSHIP BETWEEN LEAF CLOSE AND CLOSEST HOUSE (D) ON PROPOSALS



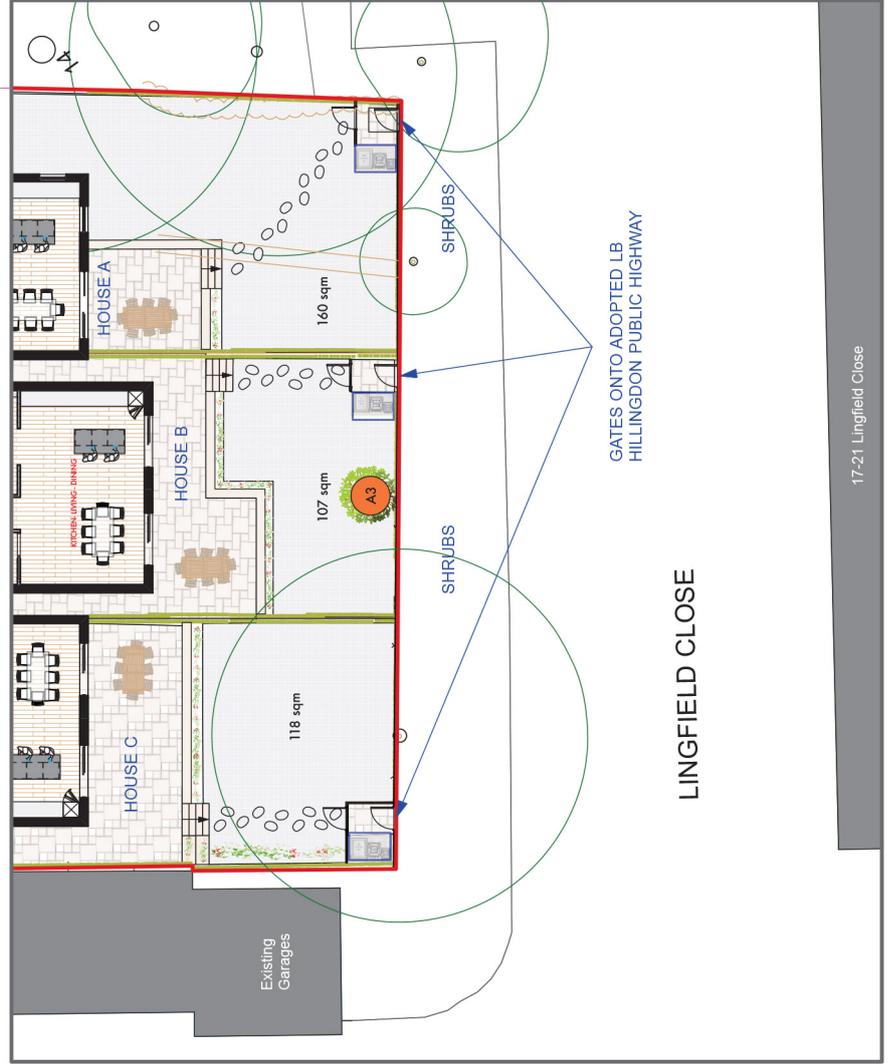
SURVEY PLAN

DO NOT SCALE THIS DRAWING WRITTEN DIMENSIONS ONLY TO BE USED ALL DIMENSIONS ARE IN METRES ALL DIMENSIONS TO BE VERIFIED ON SITE ANY DISCREPANCIES TO BE REPORTED TO THE PROJECT MANAGER		Job Ref: 7283 p-ad 1920 Compton Hill Road Haringey Hill Gate, London, W8 7TH t: 0208 4960172 e: info@p-ad.com.co.uk
Job Ref: 7283 PLANNING 48 MURRAY ROAD HARROW HA6 2YL	Title: LEAF CLOSE ADJACENCY STUDY 2 Drawn by: LD Scale: 1:200 @ A3 Number: 7283-51	p-ad LEAF CLOSE ADJACENCY STUDY 2 Rev: K



CEDAR CLOSE BOARDED FENCE

ELEVATION FROM LINGFIELD CLOSE



LINGFIELD CLOSE

GATES ONTO ADOPTED LB HILLINGDON PUBLIC HIGHWAY

17-21 Lingfield Close

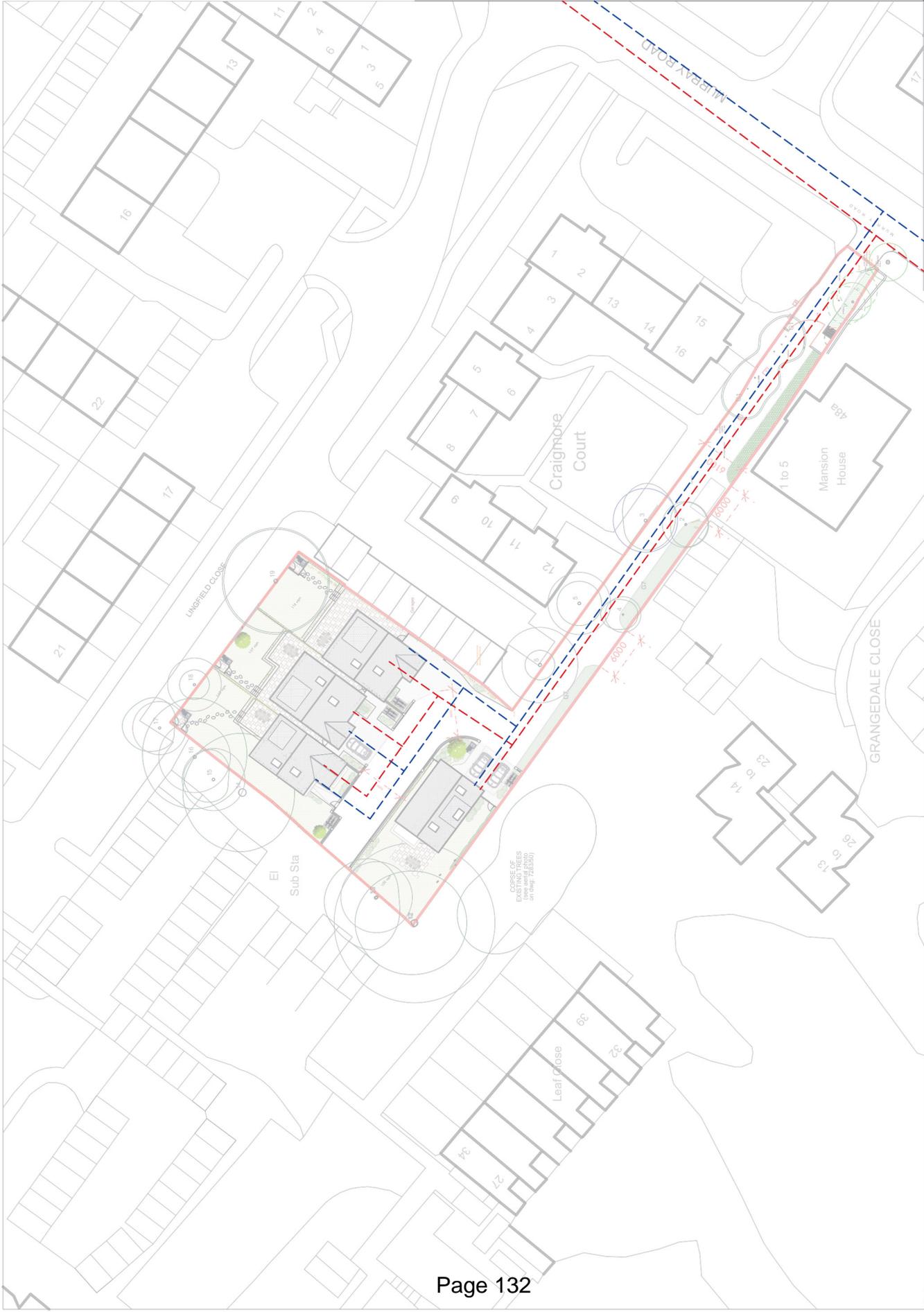
KEY

- COVERED AND SECURE REFUSE STORE

PART SITE PLAN SHOWING RELATIONSHIP TO LINGFIELD CLOSE

DO NOT SCALE THE DRAWING
 WRITTEN DIMENSIONS ONLY TO BE USED
 ALL DIMENSIONS ARE IN METRES
 ANY DISCREPANCIES TO BE REPORTED TO THE PROJECT MANAGER

Job Ref	7283	p-ad	1: 02084991072 e: h@p-ad.com
PLANNING		1920 Compton Hill Road Hoking Hill Gate, London, W8 7TH	
48 AUBREY ROAD HARBOR		Title	LINGFIELD CLOSE - REFUSE COLLECTION STUDY
HA6 2YL		Date by	LD
		Scale	1:200 @ A3
		Number	7283-60
		Rev	J



<p>DO NOT SCALE THIS DRAWING</p> <p>WRITTEN DIMENSIONS ONLY TO BE USED</p> <p>ALL DIMENSIONS ARE IN MILLIMETRES</p> <p>ANY DISCREPANCIES TO BE REPORTED TO THE CONTRACTOR IMMEDIATELY</p>		<p>Job Ref: 7283</p> <p>PLANNING</p> <p>48 MURRAY ROAD HARBOR</p>	<p>1:500 @ A3</p> <p>7283_16</p>
<p>Job Ref: 7283</p> <p>PLANNING</p> <p>48 MURRAY ROAD HARBOR</p>	<p>1:500 @ A3</p> <p>7283_16</p>	<p>1:500 @ A3</p> <p>7283_16</p>	<p>7283_16</p> <p>J</p>

FOUL DRAIN CONNECTION
 STORM DRAIN CONNECTION

0 10 20 30m

N



48 Murray Road



48 Murray Road

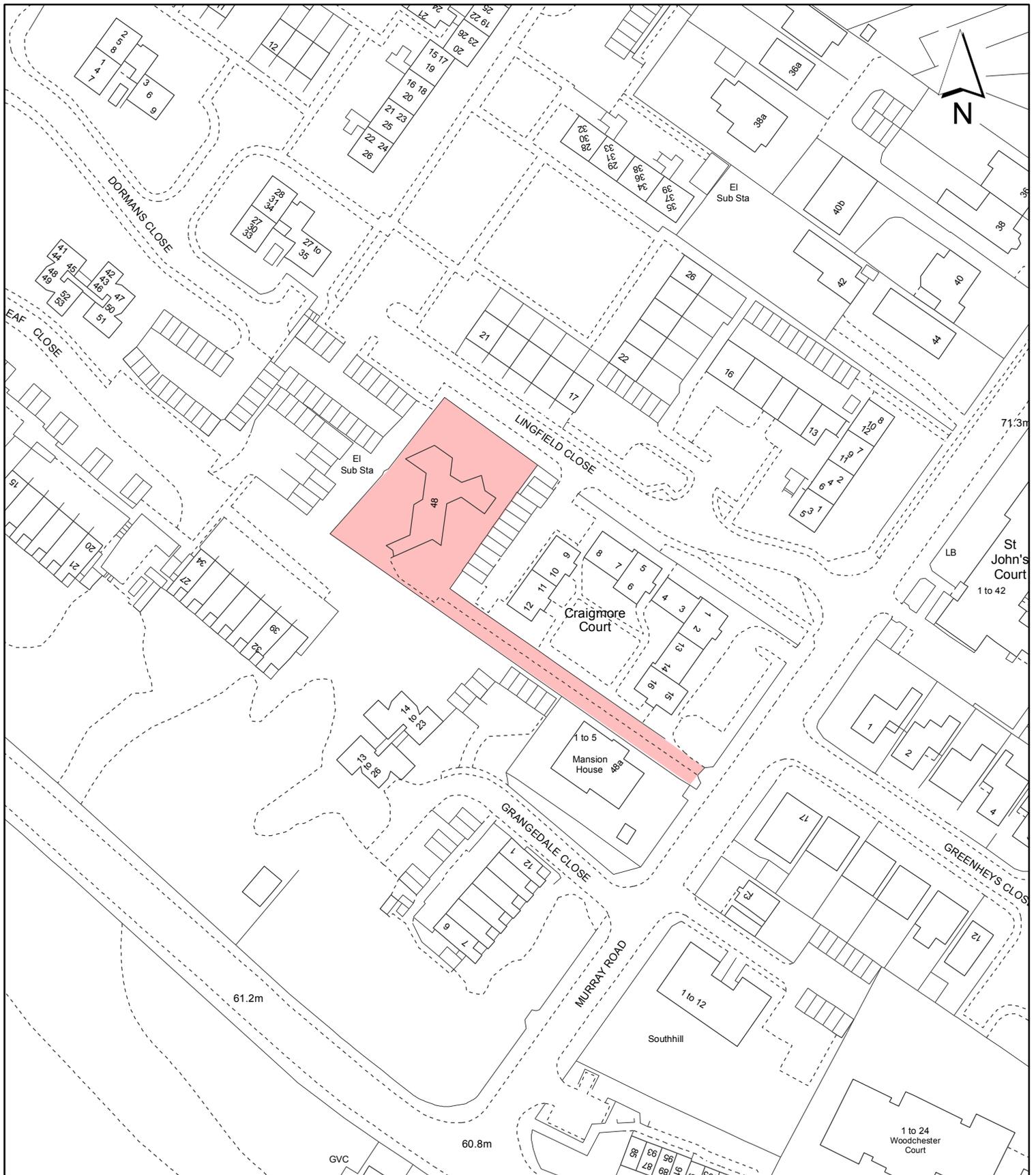


48 Murray Road



48 Murray Road

<p>p-ad 1992 Complete Hill Road Hoking Hill Centre, London, W8 7PH t: 0208 4900172 e: info@p-ad.co.uk</p>		<p>p-ad PHOTO SHEET</p>	
<p>Job Ref: 7283</p>	<p>PLANNING</p>	<p>Title</p>	<p>Number</p>
<p>48 MURRAY ROAD HARROW HA6 2PL</p>	<p>Scale n1s</p>	<p>7283. ph</p>	<p>Rev J</p>



Notes:

 Site boundary

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Site Address:

48 Murray Road

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section

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

Planning Application Ref:

9357/APP/2020/2502

Scale:

1:1,250

Planning Committee:

North Page 134

Date:

October 2020



HILLINGDON
 LONDON

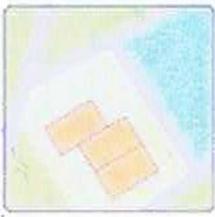
Report of the Head of Planning, Transportation and Regeneration

Address 29 MANOR ROAD RUISLIP
Development: Demolition of existing garage and erection of two storey side extension, single storey rear extension and addition of a disabled access ramp to side elevation
LBH Ref Nos: 17788/APP/2020/2001

Date Plans Received: 01/07/2020

Date(s) of Amendment(s):

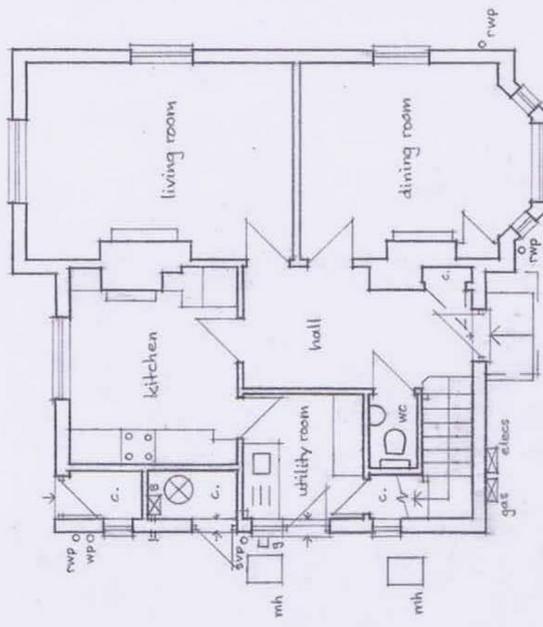
Date Application Valid: 20/07/2020



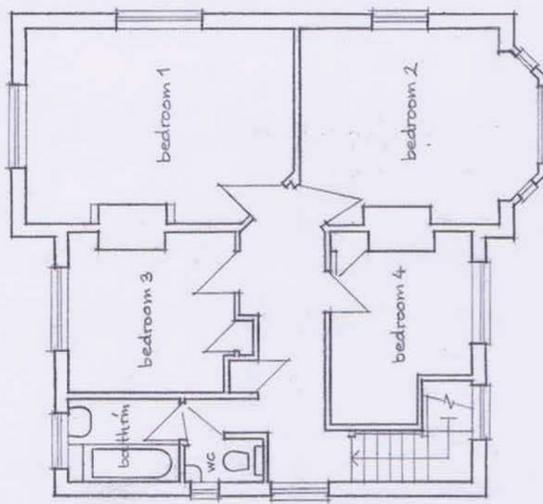
29 Manor Road, Ruislip, HA4 7LA



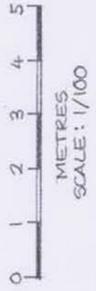
Map area bounded by: 508649,187387 508791,187529. Produced on 16 October 2019 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/396015/537339



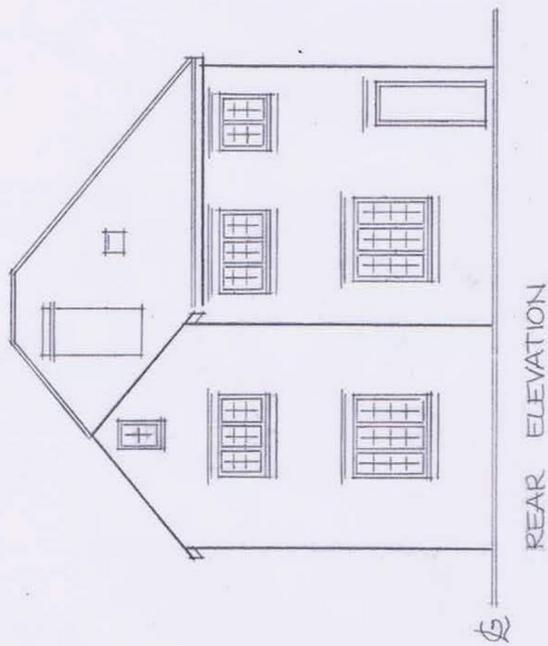
GROUND FLOOR PLAN



FIRST FLOOR PLAN



STUART & BOWEN CHARTERED BUILDING SURVEYORS STUART BOWEN & CO 18 Pleasant Walk Chalfont St. Peter Bucks. SL9 0PW Tel/fax: 01494 870680	NOTES: All dimensions must be checked on site and not scaled from this drawing.	Client TESSA DUNLOP	Scale 1:100	Drawing Title EXISTING FLOOR PLANS
		Job Title Proposed side and rear extension to: 29 Manor Road, Ruislip, Middlesex. HA4 7LA	Drawn by SB	Drg No. 673.01

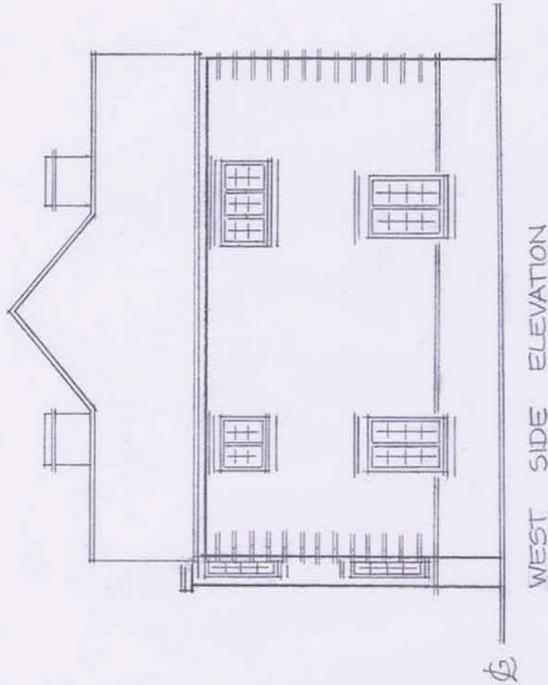


REAR ELEVATION

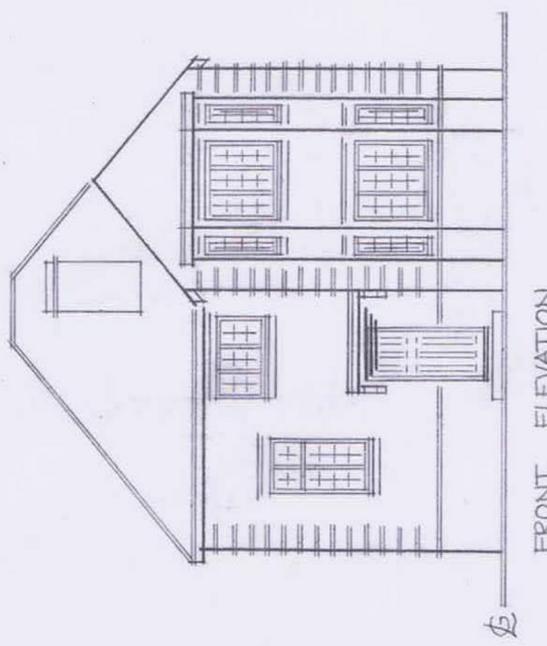
FFCL

FFL

GFL



WEST SIDE ELEVATION

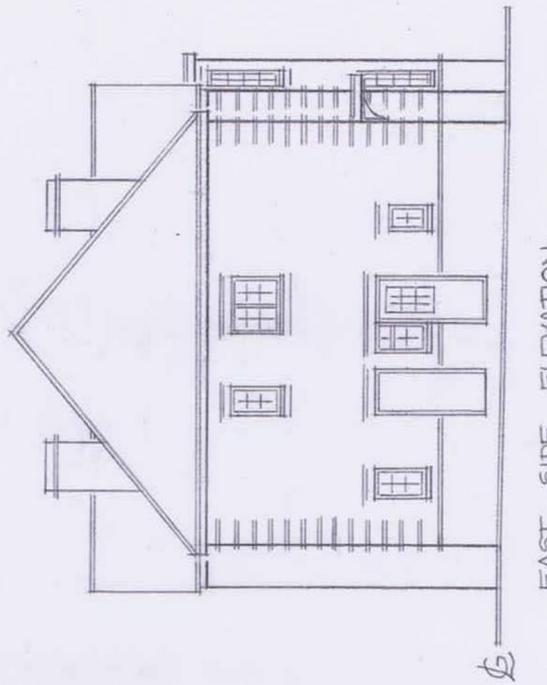


FRONT ELEVATION

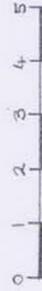
FFCL

FFL

GFL



EAST SIDE ELEVATION



METRES
SCALE: 1/100

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

STUART BOWEN & CO
18 Pheasant Walk
Chalfont St. Peter
Bucks. SL9 0PW
Tel/fax: 01494 870680

S T U A R T & C O
B O W E N
CHARTERED
BUILDING SURVEYORS

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT. No. 7313

Client TESSA DUNLOP

Scale 1:100

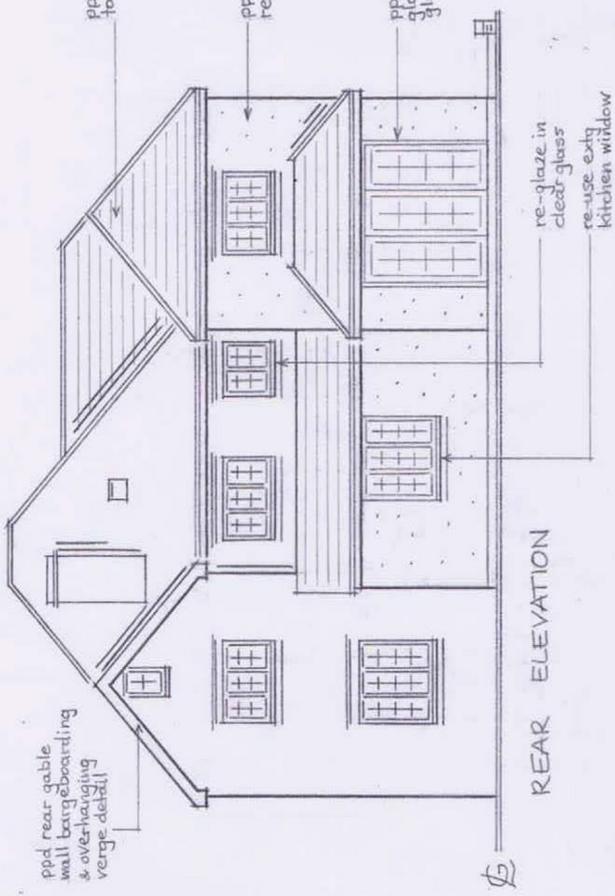
Drawing Title
EXISTING ELEVATIONS

Job Title
Proposed side and rear extension to:
29 Manor Road, Ruislip, Middlesex. HA4 7LA

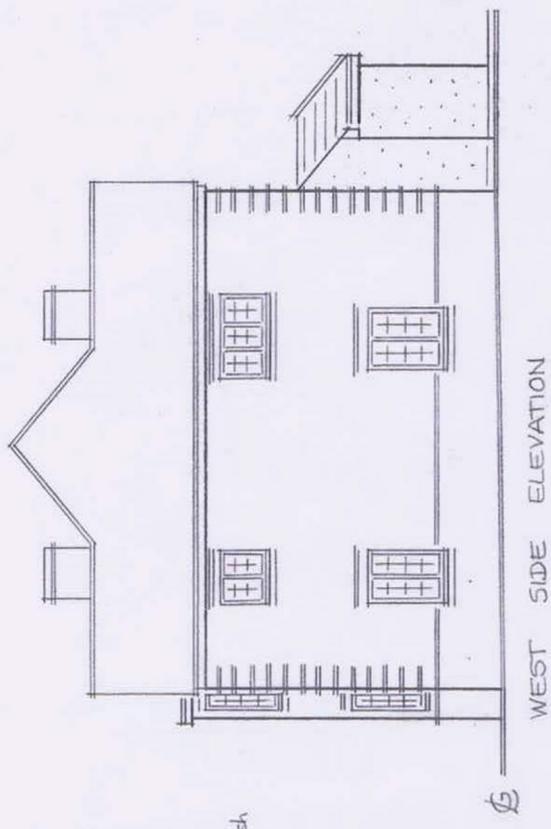
Drawn by SB
Date SEPT, 2019

Drg No. 673.02

Rev



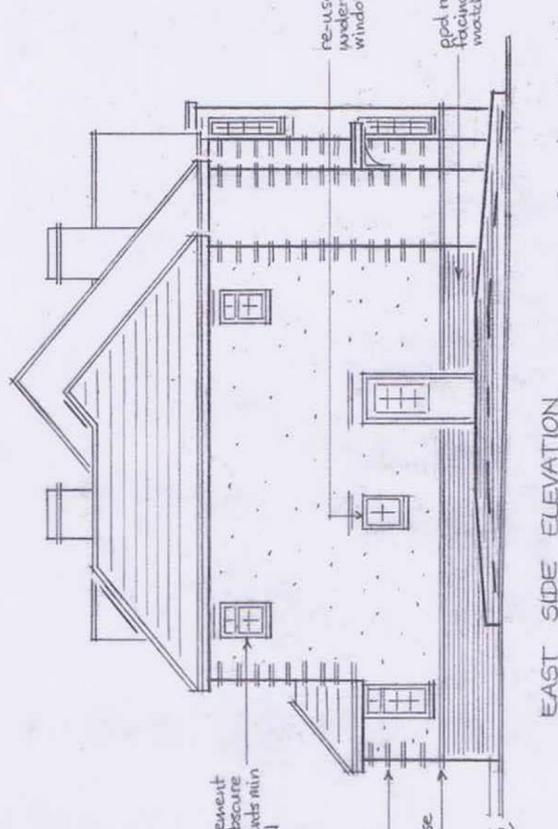
REAR ELEVATION



WEST SIDE ELEVATION



FRONT ELEVATION



EAST SIDE ELEVATION

pod disabled access ramp, facing b/wk surround to match extg

<p>STUART BOWEN & CO 18 Pleasant Walk Chalfont St. Peter Bucks. SL9 0PW Tel/fax: 01494 870680</p>	<p>STUART & BOWEN CO CHARTERED BUILDING SURVEYORS</p>	<p>NOTES: All dimensions in millimetres All proposed work shown hatched All dimensions must be checked on site and not scaled from this drawing.</p>	Client	TESSA DUNLOP	Scale	1:100	Drawing Title	PROPOSED ELEVATIONS
			Job Title	Proposed side and rear extension to: 29 Manor Road, Ruislip, Middlesex. HA4 7LA	Drawn by	SB	Drg No.	673.04
<p>A PRODUCT OF THE UNO RANGE - ARCHITECT CAT. No. 7313</p>			<p>420x297mm A3</p>					

S T U A R T & C O
B O W E N & C O
 CHARTERED
 BUILDING SURVEYORS

STUART BOWEN & CO
 18 Pleasant Walk
 Chalfont St. Peter
 Bucks. SL9 0PW
 Tel/fax: 01494 870680

NOTES:
 All dimensions in millimetres
 All proposed work shown hatched
 All dimensions must be checked on site and not scaled from this drawing.

Client
 TESSA DUNLOP

Job Title
 Proposed side and rear extension to:
 24 Manor Road, Ruslip, Middlesex. HA4 7LA

Scale
 1:200

Drawn by
 SB

Date
 SEPT, 2019

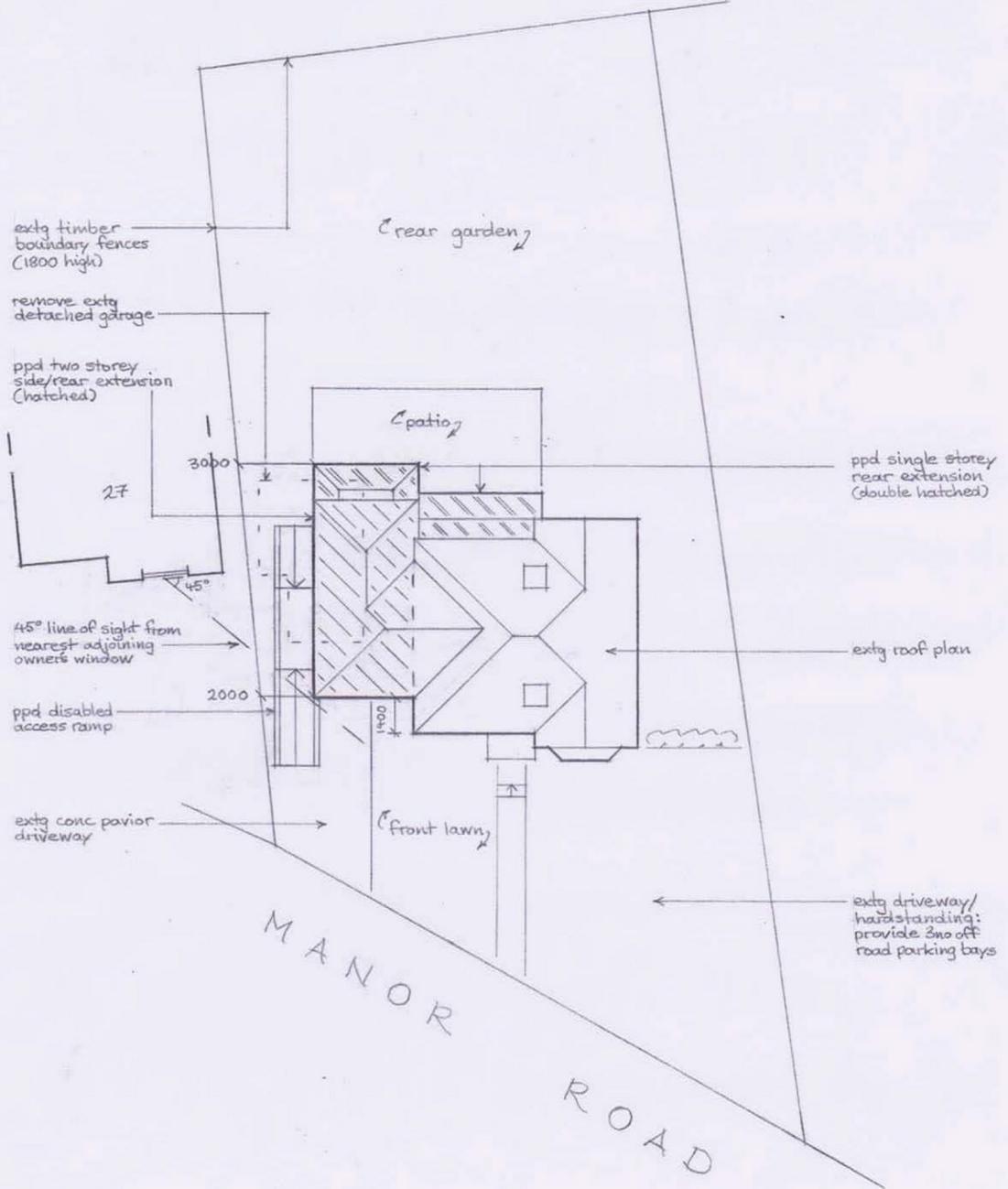
Drawing Title
 PROPOSED SITE PLAN

Drg No.
 673.05

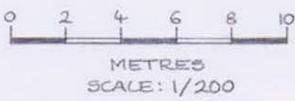
Rev
 R2

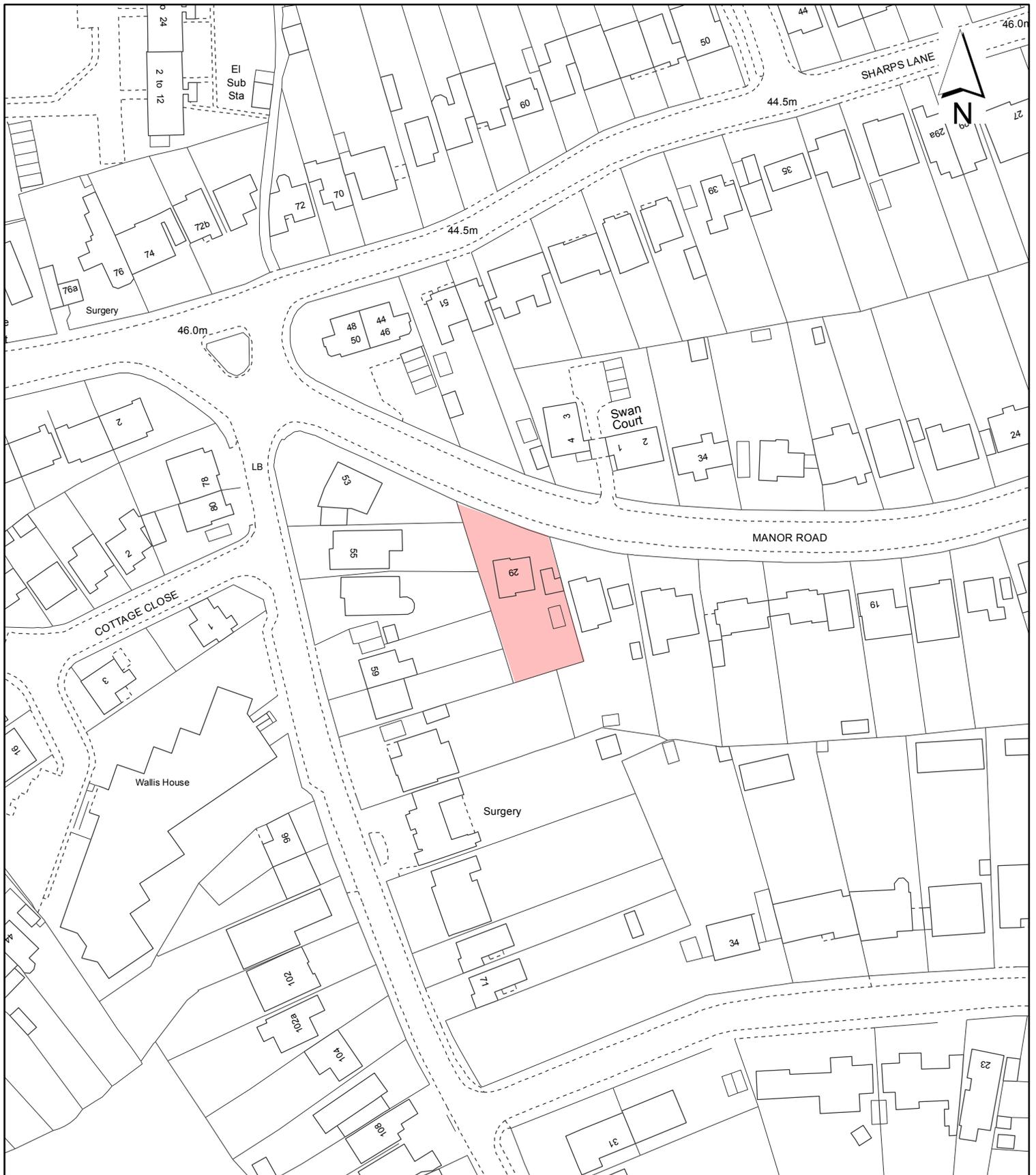


NOTE:
 The proposed development does not affect any existing trees, hedges or boundary fences or walls.



PROPOSED SITE PLAN





Notes:

 Site boundary

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Site Address:

29 Manor Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:
17788/APP/2020/2001

Scale:
1:1,250

Planning Committee:
North Page 142

Date:
October 2020



HILLINGDON
 LONDON