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Hillingdon Planning Committee

Date: **WEDNESDAY, 14 FEBRUARY 2024**

Time: **7.00 PM**

Venue: **COMMITTEE ROOM 5 - CIVIC CENTRE**

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

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Councillors on the Committee

Councillor Henry Higgins (Chair)
Councillor Adam Bennett (Vice-Chair)
Councillor Roy Chamdal
Councillor Darran Davies
Councillor Elizabeth Garelick
Councillor Gursharan Mand
Councillor Jagjit Singh

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Terms of Reference

1. To scrutinise local NHS organisations in line with the health powers conferred by the Health and Social Care Act 2001, including:

   (a) scrutiny of local NHS organisations by calling the relevant Chief Executive(s) to account for the work of their organisation(s) and undertaking a review into issues of concern;

   (b) consider NHS service reconfigurations which the Committee agree to be substantial, establishing a joint committee if the proposals affect more than one Overview and Scrutiny Committee area; and to refer contested major service configurations to the Independent Reconfiguration Panel (in accordance with the Health and Social Care Act); and

   (c) respond to any relevant NHS consultations.

2. To act as a Crime and Disorder Committee as defined in the Crime and Disorder (Overview and Scrutiny) Regulations 2009 and carry out the bi-annual scrutiny of decisions made, or other action taken, in connection with the discharge by the responsible authorities of their crime and disorder functions.

3. To scrutinise the work of non-Hillingdon Council agencies whose actions affect residents of the London Borough of Hillingdon.

4. To identify areas of concern to the community within their remit and instigate an appropriate review process.

Agenda

Chairman's Announcements

1 Apologies for absence

2 Declarations of Interest in matters coming before this meeting

3 To receive the minutes of the previous meeting 1 - 8

4 Matters that have been notified in advance or urgent

5 To confirm that the items of business marked Part I will be considered in Public and the items marked Part II will be considered in Private

Applications with a Petition

6	19 Beacon Close, Uxbridge - 17969/APP/2023/1014	Uxbridge	**Erection of four terraced dwellings incorporating landscaping, parking provision, waste and cycle stores following demolition of existing dwelling.** **Recommendation: Refusal**	9 – 42 328-335

7	Hayes Park Central and South (FUL) - 12853/APP/2023/1492	Charville	**Formal Description: Change of use of the existing buildings to provide new homes (Use Class C3), together with internal and external works to the Formal Description: Change of use of the existing buildings to provide new homes (Use Class C3), together with internal and external works to the buildings, landscaping, car and cycle parking, and other associated works.** **Detailed Description: Proposed change of use of the Grade II* Listed Hayes Park Central and Hayes Park South office buildings (Use Class E) to 124 residential flats (Use Class C3), with access to 124 car parking spaces and 207 cycle stands. Internal and external works to the buildings are proposed, alongside landscaping works to create a communal square, play space and amenity space.** **Recommendation: Approve + Sec 106, landscaping, car and cycle parking, and other associated works.**	43 – 142 336-356
8	Hayes Park Central and South (LBC) - 12853/APP/2023/1493	Charville	**Internal and external works to the buildings associated with a change of use (Application for Listed Building Consent).** **Recommendation: Approval**	143-172 357-359
9	Rosedale College, Wood End Green Road, Hayes - 16034/APP/2023/2812		**Redevelopment of the Rosedale College site to provide improved teaching and sports facilities. Proposed works to include demolition and renovation of existing buildings, the erection of 2 new buildings, a plant room, social and dining canopies, multi-use games areas, sports fields and football pitches, new parking area and provision of associated infrastructure. Pupil number to remain unchanged.** **Recommendation: Approve + Sec 106**	173-238 360-390

10	Rosedale College (temporary classrooms associated with 2812) - 16034/APP/2023/2796		**Erection of temporary teaching units for a period of 18-24 months, to provide teaching accommodation whilst the wider re-development works are undertaken on the wider site. Including temporary infrastructure works.** **Recommendation: Approval**	239-276 391-400
11	Civic Centre, Uxbridge (Listed Building Consent) - 14805/APP/2023/3274	Uxbridge	**Alterations to the existing covered walkway between the Corporate entrance and the Middlesex Suite (2nd level of the building) to form a fully enclosed link by installing new windows and glazed screens. Formation of new entrance door (1st level of the building) to North Quadrant.** **Recommendation: Approval**	277-290 401-413
12	Civic Centre, Uxbridge - 14805/APP/2023/3254	Uxbridge	**Alterations to the existing covered walkway (2nd level of the building) between the Corporate entrance and the Middlesex Suite to form a fully enclosed link by installing new windows and glazed screens. Formation of new entrance door (1st level of the building) to 1 North Quadrant.** **Recommendation: Approval**	291-310 414-426
13	Ruislip Court Raleigh Close, Ruislip - 77839/APP/2023/3167	Ruislip	**Installation of 3 no. household refuse areas including timber fence enclosures with gates and changes to path and dropped kerb, following removal of brick walled refuse areas. Installation of new wheelie bins and dropped kerb (14 DAY RECONSULTATION - due to revised siting proposed pathway for Site B)** **Recommendation: Approval**	311-326 427-438

Plans for the Hillingdon Planning Committee – pages 327-438

Minutes

HILLINGDON PLANNING COMMITTEE

17 January 2024

Meeting held at Council Chamber - Civic Centre, High Street, Uxbridge UB8 1UW

	Committee Members Present: Councillors Roy Chamdal, Darran Davies, Elizabeth Garelick, Henry Higgins (Chair), Gursharan Mand, Jagjit Singh and Peter Smallwood (in place of Adam Bennett) **LBH Officers Present**: Roz Johnson – Head of Development Management and Building Control Katie Crosbie – Area Planning Service Manager Chris Brady – Planning Team Leader Christos Chrysanthou – Planning Officer Richard Phillips – Principal Planning Officer Dr Alan Tilly – Transport Planning and Development Team Manager Natalie Fairclough– Legal Advisor Jimmy Walsh – Legal Advisor Anisha Teji – Democratic Services Officer
31.	**APOLOGIES FOR ABSENCE** *(Agenda Item 1)* Apologies for absence were received from Councillor Adam Bennett with Councillor Peter Smallwood substituting.
32.	**DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING** *(Agenda Item 2)* There were no declarations of interest.
33.	**TO RECEIVE THE MINUTES OF THE PREVIOUS MEETING** *(Agenda Item 3)* **RESOLVED: That the minutes from the meeting on 6 December 2023 be approved.**
34.	**MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT** *(Agenda Item 4)* None.
35.	**TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THE ITEMS MARKED PART II WILL BE CONSIDERED IN PRIVATE** *(Agenda Item 5)* It was confirmed that all items would be heard in Part I.
36.	**28 JACKS LANE, HAREFIELD - 76265/APP/2023/1128** *(Agenda Item 6)*

Alterations of garage roof, erection of a three-storey side extension with balcony and balustrade, alterations to fenestration, and demolition of chimney

Officers introduced the application, highlighted the addendum and made a recommendation for approval.

A petitioner in objection to the proposed development addressed the Committee and referred to slides that were circulated to Members and officers prior to the meeting. A background of the application was provided, and this was the third time the petitioner had addressed the Committee. It was submitted that the proposed development caused irreversible harm to the character of the area, overbearing issues and breached the 45-degree angle. Significant concerns were raised about the application facilitating the use of the property as a future house in multiple occupancy (HMO) or hotel. It was questioned why the 45-degree breach had been accepted in this application as it was understood to go against guidelines. It was further submitted that the Planning Inspector's decision had been dismissed by officers and there had been a disregard for the petitioner's living conditions. It was submitted that the Planning Inspector had raised concerns regarding the extension's height, bulk and proximity, indicating that it would impact the outlook of the office window creating a sense of enclosure. It was further alleged that the house had hardly been occupied since 2022. The petitioner strongly objected to the application and asked for the planning application to be refused.

The applicant addressed the Committee and strongly objected to the assertion that the property would be used as a hotel or an HMO. The applicant stated that the house was and would continue to be used as a family home, and a history of the application was provided. It was submitted that although many residents objected to the application there were also residents that supported the application. It was submitted that there was still more than enough room to build on the site plot without obstructing views of the canal. Existing privacy and overlooking concerns were alleged in respect of the applicant's back garden. The applicant stated that the application had been made to accommodate a family unit and it was submitted that the Planning Inspector had indicated that the neighbouring property would be barely impacted by scheme. It was further submitted that the scheme would provide more privacy by removing the existing upstairs side elevation window. The applicant stated that they had compromised in the proposal, and it was submitted that his family was being denied the opportunity to improve their living space.

Councillor Martin Goddard addressed the Committee and supported the points raised by the petitioner. The Chairman exercised his discretion in allowing Councillor Goddard to address the Committee in Ward Councillor Jane Palmer's absence due to personal circumstances and the fact that the property was located on the border of Ickenham and Harefield. It was highlighted that the meeting in October 2023 was adjourned to verify whether the 45-degree angle had been breached. Although it was confirmed that there was a breach, it was submitted that planning officers were now saying that this was an irrelevant consideration. It was submitted that the points raised by the Planning Inspector had been consistently dismissed by officers. It was further alleged that the petitioner had compiled data to show that the applicant did not live in the property and it was not being used as a family dwelling.

Prior to Member discussions the Head of Development and Build Control clarified a number of points for the Committee relating to character, design, the impact on the conservation area and the Planning Inspector's decision. It was acknowledged that this

	was an emotive application for both the petitioner and applicant. The application for the Committee's consideration was for the householder extension and this was the key consideration. Extracts from the Planning Inspector's decision notice were read verbatim to the Committee. It was acknowledged that the 45-degree guideline, typically applied for front or rear extensions, was breached by a relatively small margin. However, the Committee was advised that this was just a guideline and emphasised the importance of considering whether the proposal was harmful to residential amenity overall. Members were informed that there was adequate separation between the window and the proposed extension, minimising any detrimental impacts to the neighbouring property. A condition could be added to prevent the change of use to an HMO without planning permission to alleviate some of the concerns raised in this respect. Members sought clarification on whether windows had been removed and replaced at the neighbouring property. It was confirmed that an obscure window film had been removed from the ground floor office window and staircase window since the previous application. It was explained that a daylight and sun light assessment had not been undertaken as officers were content that the revised scheme was acceptable. During Member discussion, it was noted that the exact measurement for the 45-degree angle was not included in the report. The Committee was informed that to provide the most accurate measurement, an independent surveyor would need to be instructed and this was not considered proportionate or necessary. Although the 45-degree angle guideline had been breached, the impact was acceptable and a Member and officer site visit was undertaken in order to enable assessment of this. The Legal Advisor asked the Committee to only consider material planning considerations when making its decision. The Committee agreed that it would be sensible to include a condition preventing the change of use to an HMO. The petitioner concerns were acknowledged however there was a concern that if this went to a planning appeal and was allowed, then there would be no opportunity to impose conditions. Due to the concerns raised, Members suggested that the proposed balcony privacy screen be obscure glazed glass with a continuous height of 1.8m to increase privacy for neighbouring properties. The officers' recommendation, inclusive of a new condition to prevent the use of an HMO, hotel or Air BnB, amendment to condition 6 (balcony privacy screen details) to ensure the obscure glass screen was 1.8m high for its full length, was moved, seconded, and when put to a vote, there were six votes in favour and one abstention. **RESOLVED: That the application be approved as per officer recommendation subject to a new condition to prevent the use of an HMO, hotel or air BnB, and an amendment to Condition 6 (balcony privacy screen details). The condition wording being subject to approval by the Chair.**
37.	**4 CHURCH LANE, UXBRIDGE - 77634/APP/2023/2012** *(Agenda Item 7)* **Erection of a two-storey side extension, front porch, single storey rear extension and conversion of roof space to habitable use to include a rear dormer extension**

	Officers introduced the application, highlighted the addendum and made a recommendation for approval. A petitioner in objection of the proposed development addressed the Committee and raised concerns about the potential use of the property. It was submitted that a range of people had lived in the property over a period of time and it was being advertised on rent a room. The recommendation that the property was not used as a house of multiple occupancy was welcomed. Church Lane was a community family area and changing the property use would change the nature of the property and community. It was submitted that based on the layout of the property and number of bathrooms there was no intention to use the property as a family home and questions were raised on how the HMO stipulation would be policed. The petitioner welcomed a new family into the community but was concerned about the possibility of the property being used as an HMO in the future. The applicant for the application addressed the Committee and outlined the proposal. A background and context was provided for the reasons for the application and it was confirmed that the proposed extension was to accommodate the family needs. The applicant largely agreed with the officers' report and welcomed any conditions. The applicant welcomed the condition in relation to the prevention of an HMO. The proposal had been designed by a professional architect and there was offsite parking available for the house. The applicant was shocked by the allegations of using the property for renting purposes, however it was confirmed that it was not necessary to address those allegations as they would not be considered by the Committee. In response to Member questions regarding the change of use of the property, the applicant confirmed that there were no plans to convert the property to an HMO and it would be used as a family dwelling. The applicant confirmed that an inspection visit was undertaken two hours after receiving notice. Councillor Tony Burles, Ward Councillor for Uxbridge made written submissions to the Committee supporting the points raised by the petitioner. It was noted that the property had been operating as an HMO which had impacted the nature and quietness of the road. Approving the application would make the situation worse for residents as there were already parking issues on the road. A site visit was requested. The Head of Development Management and Building Control drew the Committee's attention to the addendum that provided details from a site inspection undertaken by a Planning Manager. It was noted that the site inspection did not substantiate allegations that the property is in use as a House in Multiple Occupation. However, the matter remains under investigation by the Council's Planning and Housing Departments. The Committee was urged to consider the application before it and not any potential change of use of the property. The Legal Advisor advised the Committee that whether the property was an HMO was background information and any breaches would be considered by the Council enforcement team. During Member discussions it was noted that a construction management plan condition was not recommended due to the size and scale of the development. An informative could be added in respect of working hours to limit any noise impact. Members were pleased to see the petitioner and applicant working together to address the issues raised and for the applicant to accept any conditions put forward. The officer's recommendation, inclusive of an informative regarding working hours, was

	moved, seconded, and when put to a vote, was unanimously agreed. **RESOLVED: That the application be approved as per officer recommendation subject to the informative regarding working hours and the additional information in the addendum.**
38.	**10 OAKWOOD ROAD, PINNER - 36748/APP/2023/2176** *(Agenda Item 8)* **Demolition of existing 2-bedroom detached bungalow and erection of a two-storey purpose built flat development comprising of 2 x 1-bed self-contained flats and 2 x 2-bed self-contained flats with associated parking, cycle storage, refuse storage and private amenity.** Officers introduced the application and made a recommendation for refusal. A petitioner in objection of the proposed development addressed the Committee. The planning officers' report in recommending refusal of the application was welcomed as the development would be overbearing and incongruous. The development would not blend with other properties on the road and would require the demolition of a good family home. Although alterations had been made to the application, it was submitted that these were negligible and insufficient evidence had been provided in respect of the roof elevation. Concerns were also raised about the impact the proposed development would have on traffic and parking. It was submitted that the area was already used often for commuter parking, dumped cars and there were some concerns regarding safety due to the way vehicles had been parked. It was further submitted that there would be a huge loss of privacy, the proposal would be overbearing, cause a loss of air quality and an increase in noise. The Committee was asked to refuse the application. The Area Planning Service Manager advised the Committee that there were no Highway objections to the proposed development. The Committee endorsed the refusal reasons in the report. The officer's recommendation was moved, seconded, and when put to a vote, was unanimously agreed. **RESOLVED: That the application be refused as per officer's recommendation.**
39.	**BERRITE INDUSTRIAL ESTATE, IRON BRIDGE ROAD - 45237/APP/2022/3398** *(Agenda Item 9)* **Redevelopment of the site to provide 3 no. replacement industrial units (Use Class E(g) (iii), B2 and/or B8 uses), surface level car parking and associated works (works involve demolition of existing Units 6, 7 and 8).** Officers introduced the application, highlighted the addendum and made a recommendation for approval subject to completion of a S106 legal agreement. The Committee was encouraged to see that the developer had worked with the Canal and River trust to overcome issues of overshadowing. Members requested that the inclusion of wheel washing be specified as part of the Construction Management Plan. The officer's recommendation, was moved, seconded and unanimously agreed.

	RESOLVED: That the application be approved subject to the completion of the S106 as per officer's recommendation, and subject to the inclusion of wheel washing in the Construction Management Plan.
40.	**THE BUNGALOW, NEW YEARS GREEN LANE - 29665/APP/2022/2534** *(Agenda Item 10)* **Demolition of existing bungalow, all stable structures and outbuildings. Erection of staff facilities, recycling stalls and recladding of the existing barn. Widening of the vehicular access, formation of link access to Civic Amenity site, installation of new boundary fence, gates and associated external works.** Officers introduced the application and made a recommendation for approval. The Committee considered this application to be a good scheme. In response to clarification questions regarding flood risks and highways, it was confirmed that condition 16 required the submission of a sustainable water management plan. It was also explained that the proposed scheme included widening the entrance so that it was safer for vehicles to access. The officer's recommendation, was moved, seconded and unanimously agreed. **RESOLVED: That the application be approved as per officer's recommendation.**
41.	**HILLINGDON SPORTS AND LEISURE CENTRE - 2543/APP/2023/2972** *(Agenda Item 11)* **Installation of 526 photovoltaic panels to the roof of the building. Installation of 4no ASHP evaporator units on raised frame, 1no thermal store, 1no ASHP compressor unit to the south of the site with associated landscaping including increased height of grassed mound by 1m and 2.4m high green Paladin security fencing. Installation of 1no ASHP unit and thermal store adjacent to the Idris track club building, surrounded by 2.4m high green Paladin security fencing (revised plans and description)** Officers introduced the application and made a recommendation for approval. Although the Committee was mindful that this development was on the greenbelt, it welcomed the officers report that negated any potential harm. The officer's recommendation, was moved, seconded and unanimously agreed. **RESOLVED: That the application be approved as per officer's recommendation.**
42.	**HILLINGDON SPORTS AND LEISURE CENTRE - 2543/APP/2023/2973 (LBC)** *(Agenda Item 12)* **Installation of 526 photovoltaic panels to the roof of the main building (in connection with full planning application ref: 2543/APP/2023/2972)** Officers introduced the application and made a recommendation to approve listed building consent. This application was presented concurrently with the associated

	application for planning permission. The officer's recommendation, was moved, seconded and unanimously agreed. **RESOLVED: That the application be approved as per officer's recommendation.**
43.	**WINSTON CHURCHILL HALL, PIN WAY - 78327/APP/2023/2901** *(Agenda Item 13)* **Installation of three air source heat pumps (ASHPs) at ground level on the southern elevation enclosed by 1.9m high fencing and additional planting. Replacement of existing windows with double glazing. Installation of 97 PV panels on the roof, installation of a trench required for low voltage cable connection under footpath and installation of cavity wall insulation.** Officers introduced the application, highlighted the addendum and made a recommendation for approval. Further to Committee clarification request, officers confirmed that following publication of the committee report further information had been submitted in relation to window details. The submissions had been reviewed and were considered acceptable by the Council's Conservation officer. The officer's recommendation, was moved, seconded and unanimously agreed. **RESOLVED: That the application be approved as per officer's recommendation subject to the amendments to the conditions as listed in the addendum.**
44.	**HIGHGROVE SWIMMING POOL - 26404/APP/2023/2974** *(Agenda Item 14)* **Installation of 358 Photovoltaic panels to the roof of the building. 3no. air source heat pumps within the Northeast corner of the car park, and 2.4m high green paladin security fencing. 2no. substations and 1no. switchroom within Glass reinforced plastic (GRP)enclosures. Replacement windows (revised description, revised plans and additional plans)** Officers introduced the application, highlighted the addendum and made a recommendation for approval. Further to Committee clarification request, officers confirmed that there were a total of 124 car parking spaces and there would be a loss of 10 spaces. Any potential overspill would be mitigated by the parking control measures on the roads near the proposed development. The officer's recommendation, was moved, seconded and unanimously agreed. **RESOLVED: That the application be approved as per officer's recommendation subject to the additional condition listed in the addendum.**
	The meeting, which commenced at 7.00 pm, closed at 9.16 pm.

These are the minutes of the above meeting. For more information on any of the

resolutions please contact Anisha Teji on 01895 277655 or ateji@hillingdon.gov.uk. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Development Management and Building Control

Address:	19 BEACON CLOSE UXBRIDGE
Development:	Erection of four terraced dwellings incorporating landscaping, parking provision, waste and cycle stores following demolition of existing dwelling.
LBH Ref Nos:	17969/APP/2023/1014
Drawing Nos:	PA 01 0185 001 PA 03 PA 02 PA 04 003 Vehicular Tracking and Splay Preliminary Ecological Appraisal & Preliminary Roost Assessment, prepared by MM Ecology dated February 2023 Arboricultural Implications Report, prepared by SJA Trees dated March 2023 Design and Access Statement Applicant Rubuttal Letter, prepared by Barker Parry dated 22 September 2023

Date Plans received:	04-04-2023	**Date(s) of Amendments(s):**	04-04-2023 05-04-2023 22-09-2023 29-09-2023
Date Application valid	20-04-2023		

1. SUMMARY

The application proposes the erection of four terraced dwellings incorporating landscaping, parking provision, waste and cycle stores. This would be following the demolition of the bungalow on site.

Planning permission was previously refused by the Borough Planning Committee in January 2023 (application ref: 17969/APP/2022/3338) for a very similar scheme. The wording of these reasons are contained in section 3.3 of this Committee Report.

The current revised application is very similar in form, design and layout to the previously refused scheme. Refusal reasons relating to ecology, accessibility and cycle parking (in highways terms) have been overcome. Another reason for refusal seeking an arboricultural assessment in relation to a tree of amenity value has been resolved by the destruction of the unprotected tree.

However, refusal reasons relating to the overdevelopment of the site, harm to the character and appearance of the area and the completion of a s106 legal agreement to secure highways works and prohibit the issuing of parking permits to prospective residents have not been resolved. It is therefore

recommended that the current revised application be refused for these reasons.

In the context of the existing detached houses on Beacon Close, the proposed four terraced dwellings would appear out of place, particularly given their small individual plot widths, and the total width of the development which would cover almost the entirety of the site frontage. The proposed dwellings would have a considerably greater depth and steeper roof pitch when compared to the other properties on Beacon Close. The proposal, therefore, would be harmful to the character, appearance and visual amenities of the street scene and the surrounding area.

Additionally, the excessive hardstanding being proposed to accommodate on-site car parking provision, coupled with the position and number of the cycle stores and likely required bin stores, would have a detrimental impact upon the pleasant, spacious and green suburban character of the street scene on Beacon Close. The proposed tree planting and soft landscaping to the front of the site are not considered to provide an adequate level of mitigation, and thus the proposal would harm the verdant character and appearance of the area.

In the absence of a legal agreement to cover the required highways work, there is no guarantee that the on-site car parking spaces shown on the submitted plans could be feasibly delivered. Future occupiers are therefore likely to park their vehicles on the streets and parking bays, especially given that no mechanism has been secured to prohibit occupiers from obtaining parking permits. As a result, the proposed development would have a harmful impact on highway safety.

It is therefore recommended that the application is refused for the reasons set out in the following sections of this Committee Report.

2. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 **Harm to the character and appearance (overdevelopment)**

The proposed development, by reason of the number of dwellings being proposed, their terraced form, layout and siting, would result in an incongruous form of overdevelopment of the site that would fail to harmonise with the existing local context and prevailing pattern of development on Beacon Close. The principle of intensifying the residential use of the site as proposed, would have a detrimental impact on the street scene and character and appearance of the area as a whole. The proposal is therefore detrimental to the visual amenity and character of the surrounding area and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMH 6, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2023).

2. NON2 **Harm to the character and appearance (design)**

The proposed development, by reason of its forward projection beyond the established front building line in this section of Beacon Close, plot width, depth, massing, bulk, scale and design, would fail to harmonise with the character and architectural composition of surrounding properties, appearing as an awkward, incongruous and cramped form of development which would be detrimental to the

visual amenity of the street scene and harmful to the character and appearance of the surrounding area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMH 6, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2023).

3. NON2 **Harm to the character and appearance (landscape)**

The proposed development, by virtue of the excessive area of hard standing for the on-site parking provision, negligible soft landscaping and tree planting, removal of the existing front boundary treatment and number and site coverage of associated requirements for cycle stores and refuse bins in the front gardens, would erode and be out of keeping with the existing pleasant, spacious and suburban character of the site and the surrounding street scene on Beacon Close. The proposal would introduce an urbanising form of development that would cause harm to the open and verdant character and appearance of the area. The proposal would therefore have a harmful impact upon the character, appearance and visual amenities of the area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMH 6, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3, D4 and G7 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2023).

4. NON2 **Highways harm in the absence of a completed legal agreement**

In the absence of a legal agreement to cover the required highways work to enable the proposed vehicle crossovers and on-site car parking provision and preventing the issuing of parking permits to future occupiers of the proposed dwellings which are located within a permit-controlled area, the proposed development is likely to lead to an increase in pressure for on-street parking and have a consequent adverse effect on highway safety, through inconsiderate and potential hazardous parking and a risk to road users. The proposal would therefore be contrary to Policy DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies T4, T6 and T6.1 of the London Plan (2021) and paragraph 115 of the National Planning Policy Framework (2023).

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. I74 **Community Infrastructure Levy (CIL) (Refusing Consent)**

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London

Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

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 (2021) and national guidance.

DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
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 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
LPP H1	(2021) Increasing housing supply
LPP H2	(2021) Small sites
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T5	(2021) Cycling

LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11	NPPF 2021 - Making effective use of land
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF5	NPPF 2021 - Delivering a sufficient supply of homes
NPPF9	NPPF 2021 - Promoting sustainable transport

3. CONSIDERATIONS

3.1 Site and Locality

The application site is approximately rectangular in shape and is located at the southern end of Beacon Close, which is a cul-de-sac. It comprises a detached, single-storey dwelling with a hipped roof and a detached garage with a flat roof located to the north-east of the dwelling. There is a vehicle crossover to the front of the detached garage which emerges onto Beacon Close. There is a second vehicle crossover along the north-western site frontage. Parking on Beacon Close is restricted by a single yellow line, and is controlled by Car Parking Zone U8 which restricts parking to allow only permit holders to park within the street parking bays Mondays - Fridays between the hours of 9am to 5pm.

The street scene on Beacon Close is characterised by detached dwellings set-back from the highway. To the west of the site is number 24 Beacon Close, an adjacent detached bungalow that has been extended by single storey side and rear extensions and a rear dormer. To the east of the site, and sited on substantially higher grounds, are the backland developments at numbers 213B and 213C Harefield Road.

According to the Council's GIS, the site is designated within the Colne Valley Archaeological Priority Zone, Northolt RAF- 3km Buffer Zone and an Air Quality Management Area. A section of the highway to the front of the site falls within a Surface Water Flood Zone, although the application site itself does not fall within this designation. The site is in Flood Zone 1 and has a Public Transport Accessibility Level (PTAL) of 1b (poor).

3.2 Proposed Scheme

The application proposes the erection of four terraced dwellings incorporating landscaping, parking provision, waste and cycle stores. Each dwelling would have three bedrooms.

The existing bungalow and its associated detached garage would be demolished.

3.3 Relevant Planning History

17969/APP/2022/3338 19 Beacon Close Uxbridge

Erection of four terraced dwellings incorporating landscaping, parking provision, waste and cycle

stores

Decision: 25-01-2023 Refused

Comment on Relevant Planning History

The application had a previous refused permission under planning ref: 17969/APP/2022/3338 for the erection of four terraced dwellings incorporating landscaping, parking provision, waste and cycle stores.

The application was refused at the Borough Planning Committee in January 2023 for the following reasons:

1. The proposed development, by reason of the number of dwellings being proposed, their terraced form, layout and siting, would result in an incongruous form of overdevelopment of the site that would fail to harmonise with the existing local context and prevailing pattern of development on Beacon Close. The principle of intensifying the residential use of the site as proposed, would have a detrimental impact on the street scene and character and appearance of the area as a whole. The proposal is therefore detrimental to the visual amenity and character of the surrounding area and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMH 6, DMHB 11 and DMHB 12 of the adopted Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and the National Planning Policy Framework (2021).

2. The proposed development, by reason of its forward projection beyond the established front building line in this section of Beacon Close, plot width, depth, massing, bulk, scale and design, including the uncharacteristically steep roof pitch and unduly monotonous appearance, would fail to harmonise with the character and architectural composition of surrounding properties, appearing as an awkward, incongruous and cramped form of development which would be detrimental to the visual amenity of the street scene and harmful to the character and appearance of the surrounding area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMH 6, DMHB 11 and DMHB 12 of the adopted Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and the National Planning Policy Framework (2021).

3. The proposed development, by virtue of the excessive area of hard standing for the on-site parking provision, negligible soft landscaping, removal of the existing front boundary treatment and forward position of the visually obtrusive bin stores, would erode and be out of keeping with the existing pleasant, spacious and suburban character of the site and the surrounding street scene on Beacon Close. The proposal would therefore have a harmful impact upon the character, appearance and visual amenities of the area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMH 6, DMHB 11 and DMHB 12 of the adopted Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and the National Planning Policy Framework (2021).

4. The proposed development, by virtue of the loss of an existing large tree at the site and in the absence of an Arboricultural Report to the British Standard 5837:2021, would cause harm to the open and verdant character and appearance of the site and would introduce an urbanising form of development that would not integrate well with its surroundings. The proposed replacement trees

would not mitigate the harm caused to the character and appearance of the area. The proposal would therefore conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan: Part 2- Development Management Policies (2020), Policies D3, D4 and G7 of the London Plan (2021) and the National Planning Policy Framework (2021).

5. In the absence of a legal agreement to cover the required highways work to enable the proposed vehicle crossovers and on-site car parking provision and preventing the issuing of parking permits to future occupiers of the proposed dwellings which are located within a permit-controlled area, the proposed development is likely to lead to an increase in pressure for on-street parking and have a consequent adverse effect on highway safety, through inconsiderate and potential hazardous parking and a risk to road users. The proposal would therefore be contrary to Policy DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies T4, T6 and T6.1 of the London Plan (2021) and paragraph 111 of the National Planning Policy Framework (2021).

6. The proposed development, by virtue of its constrained site layout, internal design of the buildings, and absence of details to show that the internal layout would comply with Approved Document M of Building Regulation requirement M4(2) and M4(3), fails to demonstrate that adequate provision would be made to meet the needs of people with disabilities. The proposed development therefore conflicts with Policies D5 and D7 of the London Plan (2021) and the National Planning Policy Framework (2021).

7. In the absence of a preliminary ecology report, there is insufficient information to demonstrate that the proposed development, which would involve the demolition of the existing dwelling at the site, would not cause any harm to protected species (which includes bats). The proposal therefore fails to demonstrate that no harm would be caused to protected species and their habitats, contrary to Policy G6 of the London Plan (2021), Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2021).

8. Insufficient evidence has been provided to demonstrate that secure, sheltered, well-located and accessible short stay and long stay cycle store parking spaces can be provided for future occupiers of the proposed development without adversely impacting upon the character and appearance of the area. This issue is further exacerbated by the constrained nature of the site. The proposal would therefore fail to facilitate and encourage cycling as a sustainable mode of transport contrary to Policy DMT 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy T5 of the London Plan (2021) and the National Planning Policy Framework (2021).

The main issue on the current application is whether these reasons for refusal have been overcome.

In summary, the first three reasons for refusal (concerning harm to the character and appearance of the area) are not considered overcome, and again form the first three reasons for refusal of this recommendation.

The previous reason for refusal no. 4 in part concerns the loss of an existing tree. As discussed in section 7.14 (Trees, landscaping and ecology) of this Committee Report, the non-protected tree has since been removed prior to the submission of this revised application. Consequently, the loss of the tree does not form a reason for refusal. However, there are still concerns with the urbanisation of the site and inadequate tree planting. Therefore, these matters have been incorporated into the third reason for refusal of this recommendation due to the harm this would have on the visual amenity of

the street scene and character of the area.

Previous reason for refusal no. 5 (now reason for refusal no. 4 in this current recommendation) remains relevant, as a s106 agreement has not been secured for the proposed highways works and to prohibit parking permits from being issued to prospective residents.

In respect to previous refusal reasons 6 (Inclusive design and accessibility), 7 (Ecological Impacts) and 8 (Cycle parking), these matters are considered addressed and discussed in detail in sections 7.10, 7.12 and 7.14 of this Committee Report.

4. Planning Policies and Standards

Development Plan:

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)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations:

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

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.H1 (2012) Housing Growth

Part 2 Policies:

DMCI 7 Planning Obligations and Community Infrastructure Levy

DMEI 10 Water Management, Efficiency and Quality

DMEI 2 Reducing Carbon Emissions

DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
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
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LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
LPP H1	(2021) Increasing housing supply
LPP H2	(2021) Small sites
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking

LPP T6.1 (2021) Residential parking

NPPF11 NPPF 2021 - Making effective use of land

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF2 NPPF 2021 - Achieving sustainable development

NPPF4 NPPF 2021 - Decision-Making

NPPF5 NPPF 2021 - Delivering a sufficient supply of homes

NPPF9 NPPF 2021 - Promoting sustainable transport

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: Not Applicable

5.2 Site Notice Expiry Date: Not applicable

6. Consultations

External Consultees

PUBLIC CONSULTATION

Seven neighbouring properties were consulted on 27-04-23. An additional two properties were consulted on 15-05-23. The North Uxbridge Residents Association was also consulted on 27-04-23, with no comments received.

During the course of the application, minor amendments to the drawings have been received, principally for clarification or small improvements. Consequently it was not considered necessary to re-consult.

Eight representations in objection and a petition with 21 signatures against the proposal have been received.

The individual representations received raise the following summarised matters:

1. Development is not in keeping with the existing residences in the road. Beacon Close is a residential street with detached family homes. The replacement of one detached dwelling with four terraced houses would change the character of the road.
2. Gross overdevelopment of the site and will set a dangerous precedent.
3. The applicant makes reference to existing terraced houses on Beacon Close. These are at the other, far away, end of the street and entirely out of sight of this site and the surrounding houses.
4. Overbearing and loss of visual amenity.
5. Additional traffic. On-street parking is already very limited and this proposed development would make this situation significantly worse.
6. Highway safety concerns from increased traffic, as small children ride their bikes in the cul-de-sac and

many elderly residents.
7. Additional noise and disturbance in a quiet residential cul-de-sac.
8. Groundworks may cause problems to neighbours as there is a groundwater issue on the adjacent alleyway.
9. Access to the rear of the middle two houses is through the house, which is not good.
10. There is little changed from the original application and not addressed the main issues.

A petition against the application with 21 signatories was received by the Council. The grounds for opposition are as follows: "The application represents a gross over development of the site and its design is inconsistent with the street scene".

PLANNING OFFICER RESPONSE: The concerns raised in respect to the proposal's impact on the character and appearance of the area, neighbouring residential amenity, parking, vehicle traffic generation and highway safety, drainage and quality of accommodation will be covered in the following sections of this Committee Report.

EXTERNAL CONSULTEES

The Greater London Archaeological Advisory Service (GLAAS)

GLAAS were consulted on the application but no comments were received. Nevertheless, the proposal is very similar to the previously refused application and therefore it is reasonable to conclude that the advice remains the same. The comments received previously are as follows:

Historic England (Greater London Archaeological Advisory Service): The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

NPPF section 16 and the London Plan (2021 Policy HC1) make the conservation of archaeological interest a material planning consideration.

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

The proposed development site lies within the extensive Colne Valley Archaeological Priority Zone but its modest-size, location on land mapped as London Clay geology, previous development and lack of recorded archaeology in its immediate vicinity all point to having low archaeological potential. No further assessment or conditions are therefore necessary.

Internal Consultees

ACCESS OFFICER

INITIAL COMMENTS (28-04-2023)

This proposal for 4 terraced dwellings with landscaping and parking has been reviewed with reference to London Plan policy D7. This policy requires all new housing to be designed and constructed as accessible and adaptable in accordance with M4(2) as set out in Approved Document M to the Building Regulations (2015 edition).

Revised plans should be requested prior to any grant of planning permission to address the following issue.

1. The entrance level WCs are too small, do not achieve the required clear access zones or otherwise meet the provisions set out in section 2.27(c) of Approved Document M, Volume 1 (2015 edition).

Conclusion: Unacceptable. Details should be submitted prior to any planning approval.

ACCESS OFFICER FINAL COMMENTS (following receipt of revised drawings 06-09-2023)

This proposal for the erection of four terraced houses with landscaping and parking has been reviewed with reference to London Plan Policy D7. No accessibility concerns are raised subject to the following conditions attached to any approval:

1. Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

2. The dwellings hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON: To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan.

PLANNING OFFICER RESPONSE: The acceptability of the revised drawings are noted. If it had been minded to recommend approval, the conditions stated by the Access Officer would have been included in the recommendation.

WASTE SERVICES

Provisions for waste acceptable however it should be noted that outdoor food caddies should be 23 litres in size and are available from the council via their website.

PLANNING OFFICER RESPONSE: The acceptability of the waste provision, in broader planning terms, is discussed in more detail in sections 7.07 (Impact on character and appearance of the area) and 7.15 (Sustainable waste management) of this Committee Report.

HIGHWAYS OFFICER (summarised)

INITIAL COMMENTS (06-09-2023)

The application site is located at the end of the turning head on Beacon Close, a residential cul-de-sac with a 30mph speed limit which is subject to single yellow line parking restrictions Monday - Saturday between

8am and 6.30pm. An adopted stepped footpath runs from the north-eastern corner of the turning head to Harefield Road.

The application site is located in an area with a PTAL ranking of 1b indicating that the proposal would be located in an area with poor access to public transport which fails to concur with National Planning Policy Framework (NPPF) 9: Promoting Sustainable Transport and The Mayor's Transport Strategy, which aims to encourage people to walk, cycle and travel by public transport.

Access

The application site has 2no. vehicle crossovers, with 1no. single crossover serving the existing dwelling and 1no. double crossover serving the existing garage located on the eastern side of the turning head adjacent to the stepped adopted footpath that links Beacon Close to Harefield Road.

The submitted landscape plan shows the proposed layout with each of the 4no. dwellings being provided with a vehicle crossover. The 2no. dwellings on the western end of the terrace (proposed Plots 3 and 4) would be able to gain access to the adopted highway but would likely require the relocation of lamp column no.8.

To gain access to the 2no. dwellings on the eastern end of the terrace (proposed Plots 1 and 2) it would likely require the removal of the garage which could undermine the structure supporting the steps to the adopted footpath which would not be acceptable. Further details would be required and a Structural Engineer should be consulted.

Access from the adopted highway to the 2no. easternmost dwellings on the terrace does not appear achievable. The Landscape Plan suggests that amendments to the adopted highway at Beacon Close would be required which should ensure that the existing footway is extended around the turning head to maintain pedestrian access. This would likely require the applicant to enter into an agreement under s.38 Highways Act 1980 at the applicant's / developer's expense.

Pedestrian visibility splays of 2.4m x 2.4m would be required and should be shown on revised drawings.

The vehicle crossovers should be constructed to comply with the Council's Domestic Vehicle Footway Crossover policies and would need to be constructed under s.184 Highways Act 1980 at the applicant's/ developer's expense.

Car Parking

The application proposes 4no. three-bedroom dwellings which would require up to 1.5 car parking spaces to concur with the published London Plan. The Landscape Plan shows that the 2no. dwellings at each end of the terrace would be provided with 2no. parking spaces and the centre 2no. dwellings would be provided with 1no. parking space each. This would be a total of 6no. car parking spaces which would be an acceptable level of car parking, however, details of the layout as detailed above would be required.

Electric Vehicle Charging Points (EVCPs)

The published London Plan (2021) requires that an EVCP is provided for each dwelling which should be shown on a revised drawing.

Cycle Parking

The published London Plan (2021) requires dwellings with two or more bedrooms to have a minimum of 2no. cycle parking spaces which are shown on the Landscape Plan. However, the locations are remote from the dwellings and have no natural surveillance. Cycle stores should be relocated close to the front doors of the dwellings in positions that do not require occupiers of the dwellings to move cars to gain access to the cycle stores. This detracts from the attractiveness and convenience of trip making by bicycle, resulting in occupiers using the private car instead.

Recommendation

There are highway objections to this proposal but the Highway Authority would be prepared to revise this decision subject to the applicant submitting to the Council revised drawings showing proposals for amendments to Beacon Close to accommodate access from the adopted highway to all 4no. dwellings, and acceptable relocation of cycle stores.

HIGHWAYS OFFICER FINAL COMMENTS (summarised)(following receipt of revised drawings 29-11-2023)

The revised Landscape Plan shows the following amendments:

1. The existing lamp column is shown close to the easternmost vehicle crossover (proposed to serve Plot 4). London Borough of Hillingdon Domestic Vehicle Footway Crossover Policy requires that crossovers should be located at least 1m from lamp columns or other street furniture. If this is not possible the applicant will incur the cost of repositioning the lamp column/street furniture.

2. The amended drawing has been annotated 'No structural change or demolition of concrete staircase wall'. However, a structural engineer should be consulted for confirmation.

3. Further details and drawings would be required regarding amendments that would be required to the adopted highway to accommodate access between the 4no. dwellings and the adopted highway which would be likely to require the applicant to enter into a suitable legal agreement secured by a s.106 agreement.

4. An Electric Vehicle Charging Point (EVCP) has been provided for each dwelling which would be acceptable but should be 7Kw active EVCPs and should be secured by condition for retention.

5. Cycle parking has been relocated close to the front doors of the dwellings and would be acceptable (in highways terms).

6. The applicant should be advised that any approval would require that the applicant enter a s.106 legal agreement with the Council that prohibits future occupants of the proposed development from applying for a permit to join any parking management scheme in the vicinity of the pre-application site.

Recommendation

Highway objections to this proposal remain.

PLANNING OFFICER RESPONSE

If the application had been otherwise minded to recommend approval, planning officers are confident that the outstanding matters could be secured by a completed legal agreement and conditions.

Specifically, the concerns that the removal of the garage could undermine the structure supporting the steps of the adopted footpath that links Beacon Close to Harefield Road are noted. If planning permission was granted, a condition could be included requiring the submission of a structural report and conditions survey of the adjacent footway and retaining wall, and details of how the integrity of these structures would be maintained during and post demolition of the existing garage. A commitment to repairing any damage to this footway and retaining wall as a result of the adjacent works during the construction and operation of the development would also be expected. An obligation for potential repairs could be secured in a s106 legal agreement.

The cost of the works involved in relocating the street lamp would also be secured by a legal agreement in the event of an approval. As would the prohibition of any future occupants from obtaining parking permits, and the costs to implement any works needed to the highway (e.g., widening of the highway and extended footways) to facilitate safe access for all highway users. Nevertheless, in the absence of a completed legal agreement, this would form a reason for refusal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PRINCIPLE OF DEVELOPMENT

Paragraph 123 of the NPPF (2023) states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Policy GG4 of the London Plan (2021) seeks to ensure that more homes are delivered. This is reinforced by Policy H1 of the Local Plan: Part 1 - Strategic Policies (2012) which gives general support to housing provision to meet and exceed the Council's minimum strategic dwelling requirement, where this can be achieved in accordance with other Local Plan policies.

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) states that the Council will support development proposals that would not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

Policy DMH 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:
i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and
iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

The supporting text to Policy DMH 6 explains that the Council's restrictive approach to development

on gardens reflects the direct and indirect value of gardens which contribute to local character, provide safe and secure amenity and play space, support biodiversity, help to reduce flood risk and mitigate the effects of climate change, including the 'heat island' effect. Based on the wording of Policy DMH 6, the policy presumption against development upon residential garden, is in the interest of maintaining local character, amenity space and biodiversity.

The previous application was refused for the following reason:

1. The proposed development, by reason of the number of dwellings being proposed, their terraced form, layout and siting, would result in an incongruous form of overdevelopment of the site that would fail to harmonise with the existing local context and prevailing pattern of development on Beacon Close. The principle of intensifying the residential use of the site as proposed, would have a detrimental impact on the street scene and character and appearance of the area as a whole. The proposal is therefore detrimental to the visual amenity and character of the surrounding area and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMH 6, DMHB 11 and DMHB 12 of the adopted Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and the National Planning Policy Framework (2021).

The current application comprises the same number of dwellings, also in a terraced formation. Notwithstanding some minor changes to the positions of the proposed dwellings in relation to each other, there are no significant changes to the form and character of the proposal. There are no material considerations or policy changes since the refusal of the previous application (January 2023) that would warrant taking a different view.

The application includes a 'rebuttal letter' that contests whether the development ought to be considered as being partially on garden land. This is relevant to whether policy DMH6 is applicable in this instance. Whilst much of the development is on the footprint of the existing dwelling, the four proposed terraced dwellings would extend into garden land, particularly to the side where an attractive landscaped terrace would need to be removed. The existing attractive and soft landscaped front garden would also be lost to hard landscaped vehicle parking and other associated paraphernalia such as cycle enclosures and refuse storage for 4 no. 3-bedroom dwellings. As per the previous decision, it is considered that Policy DMH 6 continues to apply.

Given the very limited changes to this revised proposal, refusal reason no.1 on the previous application has not been overcome. It is therefore recommended that this current application be refused for the same reason.

HOUSING MIX

Policy H10 of the London Plan (2021) states that new development should consist of a range of unit sizes.

Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. The Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3 bedroom properties, as identified in the Strategic Housing Market Assessment 2016.

In accordance with Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), developments should demonstrate how the provision of family housing has been optimised, to address local needs.

The proposed development would provide four x three-bedroom houses (net gain of three dwellings), which would make a contribution towards the Borough's need for family sized housing. Accordingly, it is considered that the proposal would consist of an appropriate housing mix in accordance with Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy H10 of the London Plan (2021).

7.02 Density of the proposed development

Policy D3 of the London Plan (2021) states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 of the London Plan (2021) which states that Boroughs should proactively support well-designed new homes on small sites below 0.25 hectares in size.

Policy DMHB 17 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development should take account of the Residential Density Matrix contained in Table 5.2, which recommends a density range of 105-175 habitable rooms per hectare and 35-50 units per hectare for sites in non-town centre areas with a PTAL rating of 0-2.

The site is within a non-town centre location (i.e. more than 800 metres away from the closest town centre) and has a PTAL rating of 1b (very poor). Based on a total site area of 0.24 hectares, the proposed scheme would have a density level of 16 units and 129 habitable rooms per hectare. It is acknowledged that the units per hectare would be low in relation to the policy density range quoted above. However, it is considered that what is of greater significance to the determination of this application is the local contextual factors. The key consideration is therefore whether the development would acceptably integrate with the character and appearance of the locality and would respect residential amenity considerations, rather than the consideration of the density of the proposal. Please refer to the other sections of this report which assess these planning considerations in further detail.

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

The site is designated within the Colne Valley Archaeological Priority Zone. However, the site is not situated within a Conservation Area nor are there any statutory or locally Listed Buildings at the site.

ARCHAEOLOGY

Policy DMHB 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

The site lies in the Colne Valley Archaeological Priority Area which contains archaeological remains dating from the prehistoric to post-medieval periods.

On the previous application, the Greater London Archaeological Advisory Service was consulted and the following comments were provided:

"The proposed development site lies within the extensive Colne Valley Archaeological Priority Zone but its modest-size, location on land mapped as London Clay geology, previous development and lack of recorded archaeology in its immediate vicinity all point to having low archaeological potential. No further assessment or conditions are therefore necessary."

These comments are considered applicable to this application. On this basis, it is considered that the proposed development would not cause harm to heritage assets of archaeological interest. The proposal would therefore accord with Policy DMHB 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy HC1 of the London Plan (2021) and the NPPF (2023), in this respect.

7.04 Airport safeguarding

Policy DMAV 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will ensure that uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.

The application site is within 3km of the RAF Northolt Zone. However, as the site is within an established residential area within this zone, it is considered that visibility and audibility of aircraft operations associated with RAF Northolt would not be of significant harm to the living conditions of future occupiers. It is therefore considered that it would be unreasonable to refuse the application on the ground of harm to the residential amenity of the future occupiers, in respect to aircraft noise associated with RAF Northolt. The Ministry of Defence has also confirmed, in respect to the previous application, that they do not have any safeguarding concerns with the proposal. These comments remain relevant to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Paragraph 131 of the NPPF (2023) seeks the creation of high quality, beautiful and sustainable buildings. Parts b) and c) of paragraph 135 of the NPPF (2023) states that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment.

Policies D3 and D4 of the London Plan (2021) require development proposals to be of a high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.

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

Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

Beacon Close is characterised by detached properties set-back from the highway by front driveways and front gardens. This arrangement gives the street scene a suburban and spacious feel. There is a strong degree of uniformity between the two-storey dwellings on Beacon Close, in terms of their architectural style. This is evident by their side gable roof profiles, and external finish of mostly brickwork on the ground floor level and cladding at first floor level. The site frontages of the existing properties on Beacon Close are typically characterised by low level boundary treatment and soft landscaping which adds to the pleasant suburban appearance of the area.

At the turning head of Beacon Close, are two bungalows at numbers 19 Beacon Close (the application site) and 24 Beacon Close. The single storey nature of these properties symbolises the end of the street scape on Beacon Close, and provides wider views towards the mature trees found to the rear of the site and beyond at the adjacent land at Frays Farm (a designated Nature Conservation Site). At present, the frontage of the application site is characterised by its low level brick wall and a soft landscaped front garden which is in-keeping with the surrounding street scape on Beacon Close. There is an area of hard surfacing along the western boundary of the application site for a single-width driveway. However, this area or hardstanding for the existing driveway is relatively minor when compared to the overall plot frontage. The overall character and appearance of Beacon Close is detached family-sized dwellings set within spacious, verdant soft-landscaped plots.

The proposal would involve the demolition of the existing bungalow at the application site and the erection of a block of four terraced dwellings. The layout of the proposal gives the impression of being based on the desire to fit the proposed number of dwellings, rather than to fit in with the site and its context. This is evident by the proposed terraced dwellings having substantially narrower widths than the surrounding detached housing form on Beacon Close. Whilst the front building lines of proposed Plots 1 and 4 have been set-back so that they only marginally project forward of No. 24 Beacon Close (compared to the previously refused application), the conjoined front building line of proposed Plots 2 and 3 would project approximately 1.5m forward of the bungalow at No. 24 Beacon Close. The depth of the proposed dwellings (whilst reduced from approximately 12m to approximately 10.5m compared to the previously refused application) would be considerably deeper and their roof pitch would be steeper than the other two-storey dwellings on Beacon Close. As a result, the terraced form of the proposed dwellings would appear disproportionate and out of place within the surrounding street scene on Beacon Close. Thus, resulting in harm to the character and appearance of the area.

The proposed building block (when viewed as a whole) would occupy much of the plot width of the site. Consequently, the proposed development would result in a cramped form of development as compared to the looser urban grain and pattern of development found on Beacon Close. It is noted that this revised application has introduced a staggered building line to the proposed terraced dwellings, with Plots 1 and 4 set-back to break up the mass. However, this does not overcome the concerns with the scale of built-development proposed to extend across almost the entirety of the site width, with a two-storey height. In combination with the concerns with the proposed front gardens (discussed below), it is considered that this revised proposal would still result in a cramped form of overdevelopment. It should also be noted that whilst a proposed street scene elevation has been submitted, this does not appear to be accurate. This accuracy is questioned as the dwelling at No. 24 is depicted as level with the ground level of the application site, whereas this neighbouring dwelling is set on lower ground than the existing dwelling at the application site.

The submitted elevations show vertical lines dividing the individual roof profiles (and drainpipes dividing the front facades) of proposed dwellings 2 and 3. However, in reality the tiles would be laid in one continuous built form. The Design and Access Statement states that "guttering, brick work, chimneys, small canopies over front entrances, stepped design all play a key part in ensuring the building demonstrates individuality and removes any concerns about bulk appearance". However, these minor details are considered negligible in maintaining the rhythm of the street scape and respecting gaps between structures. In addition the submitted drawings do not demonstrate the considered use of brickwork (or other materials) or any architectural details. Similar to the previously refused application, the proposal is devoid of any architectural features of interest. In these respects, the proposal would be at odds with the architectural style of the surrounding properties on Beacon Close, which are of a more traditional and stylistic character.

The proposal would necessitate the front garden being utilised intensively for parking and for on-site cycle storage provision. Whilst the previously refused application had large bin stores to the front of the dwellings, these have been omitted from this revised application. Given the family-sized scale of the dwellings proposed, some onsite storage area for refuse and recycling would likely be necessary between collection days. Whilst the dwellings on Plots 1 and 4 would be able to access their rear gardens (where refuse and recycling could be stored between collection days), the dwellings at Plots 2 and 3 would not have access from their gardens to the front for collection without bringing the waste and recycling through the respective dwellings. Whilst not depicted on the proposed site plan, it is likely that a refuse storage enclosure would be used to the front of the dwellings. This would add to the notable residential paraphernalia at the front of the dwellings, reducing any opportunities for soft landscaping.

It should also be recognised that the proposed cycle stores in the front gardens are not shown to scale on the proposed landscape drawing. These should be depicted as covering a larger area of the front garden to accommodate two cycles each.

This revised application has increased the soft landscaping to the front of the proposed dwellings by reducing the number of car parks for dwellings 2 and 3 to 1 car park each and omitting refuse storage enclosures. Whilst no cycle parking to the front was proposed previously, this has been included albeit depicted as an inaccurate smaller scale. Some small areas of hedging is proposed for front boundary treatment, however given the necessary removal of the majority of front boundary treatment to accommodate crossovers and parking for 4 no. 3-bedroom dwellings, the proposed front boundary treatment is considered negligible. These minor changes from the previously refused application are not sufficient to address the previous concerns.

Due to their position in front of the proposed dwellings, the cycle stores (and potential bin stores) would be clearly visible from the public domain on Beacon Close. The detrimental impact the proposed enclosures would have to the street scene is exacerbated by their prominent position and the number of them required. It is considered that this adds further weight to the argument that the proposal would represent over development of the site.

In combination with the substantial area of hard standing for the designated parking areas, the cycle storage and bin storage required for the number of proposed dwellings, and the constrained nature of the site, would result in a substantive and permanent loss of the front garden. Whilst the indicative details of landscaping show some small potential for planting, this would be limited. As such, the extent of the proposed hard standing (and associated parking, refuse storage and cycle parking) would contribute to an intensification of the residential use of the site to the detriment of the street scene on Beacon Close.

In terms of potential precedents in the surrounding area, it is recognised that the applicant contends in their Design and Access Statement that there is a terrace of four dwellings in Beacon Close. However, these dwellings are actually on Woodhall Close, approximately 200 metres from the site. The application site fronts Beacon Close, and as such, views from this particular context are considered to be the most important. As previously stated, Beacon Close is defined by detached dwellings with visual gaps between each plot. When viewed from this immediate context, the proposed block of terraced dwellings would appear out of place, despite the location of the application site at the end of a turning head. Whilst it is accepted that different choice of materials could have been secured by condition, this would not overcome the fundamental issue raised above regarding the poor design of the proposed development.

It is also noted that the eastern boundary of the application site adjoins numbers 213B and 213C Harefield Road, which is a pair of semidetached dwellings. However, these neighbouring dwellings sit on substantially higher grounds as they form part of the topography of the properties fronting onto Harefield Road. Furthermore, Nos. 213B and 213C are considered to be 'backland development' as they do not have street frontage on Beacon Close. Given these circumstances, it is considered that Nos. 213B and 213C are not directly comparable to the proposed development, and should therefore be afforded limited weight when assessing the acceptability of the proposal.

Finally, it is asserted in the submitted Design and Access Statement that the "benefit of providing 4 family size units outweighs any concerns in regard to bulk appearance". However, the Council is currently able to demonstrate a five-year supply of deliverable housing sites. As such, the 'tilted balance' as set out in paragraph 11(d) of the NPPF (2023) is not engaged.

Having regard to the above, it is considered that the proposed development would have a significantly harmful impact on the character, appearance and visual amenities of the street scene on Beacon Close and the surrounding area. The proposal, therefore, conflicts with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and the NPPF (2023).

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Specifically, paragraph 5.38 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: "The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary."

Paragraph 5.40 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: "For the purposes of this policy (Policy DMHB 11), outlook is defined as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. 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."

The previously refused scheme was not considered to have a significant harmful impact on neighbours through loss of light or outlook (ref. 17969/APP/2022/3338 dated 26-01-23). This remains the case with this current scheme. An assessment of the potential impact on neighbouring residential amenity is discussed as follows.

Number 24 Beacon Close is a detached bungalow located to the west of the application site. The closest proposed dwelling on Plot 4 would project approximately 40cm forward of No.24 Beacon Close. However, there would be a separation distance in excess of 3.5 metres between the flank walls of the proposed dwelling on Plot 4 and No.24. The rear building line of the proposed dwelling on Plot 4 would not project beyond the single storey rear extension at No.24 Beacon Close. It is therefore considered that the proposal would not result in a loss of light or outlook for the neighbouring occupiers at No. 24.

It is acknowledged that the proposed first floor rear windows would provide oblique views into the rear gardens of No.24 Beacon Close and Nos. 213B and 213C Harefield Road and long views towards the end of the rear gardens of the properties fronting Harefield Road. However, a mutual degree of overlooking between first floor windows and rear gardens of neighbouring properties already exists, which is not uncommon in suburban locations such as this. It is therefore considered that the proposed first floor rear windows would not result in such a material loss of privacy as to warrant a reasonable ground for refusal on this basis.

The proposed dwellings on Plots 1 and 4 would contain windows fitted in their side elevations. The proposed ground floor windows would face towards boundary treatment, of which full details would have been secured by a condition, if this application had been recommended for approval. The proposed first floor side windows would serve ensuites and secondary windows to bedrooms. If it had been minded to recommend approval, conditions would have been secured to obscure glaze these windows and require them to be non-opening up to 1.8 metres of the finished floor level. Subject to such conditions, it is considered that the proposal would not give rise to an unreasonable loss of outlook, privacy or overlooking for the occupiers at No. 24 Beacon Close and No. 213C Harefield Road.

Numbers 213B and 213C Harefield Road are two-storey properties located to the east of the application site. These neighbouring properties sit on substantially higher ground than the application site. The rear building line of the proposed dwelling on Plot 1 would not breach the 45-degree line of sight taken from the nearest first floor rear habitable window at No. 213C Harefield Road. Taking these factors into account, and the south facing aspect of Nos. 213B and 213C, it is considered that the proposal would not result in an unreasonable loss of light, outlook or sense of enclosure for these neighbouring occupiers and their associated private amenity space.

Having regard to the above, it is considered that the proposed development would not unduly impact on the living conditions of neighbouring occupiers. It would therefore comply with Policy DMHB 11 part B) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), in this respect. However, this would not outweigh the significant harm that would be caused to the character and appearance of the area (as discussed in Section 7.07 of this Committee Report).

7.09 Living conditions for future occupiers

INTERNAL AMENITY SPACE

Policy D6 of the London Plan (2021) sets out the requirements for the gross internal floor area of new

dwellings at a defined level of occupancy. Table 3.1 of the London Plan (2021) set outs the same gross internal area space standards set out in the Technical housing standards - nationally described space standard (2015).

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles.

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. The space standards set out in Table 5.1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) are the same as those found in Table 3.1 of the London Plan (2021).

Paragraph 5.60 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states, "When assessing the size of households the Council will assume that any bedroom over 11.5 sqm is capable of being occupied by two persons. Similarly any "study", "bonus room" or third living/reception room that is not annotated as a bedroom will be assumed to be capable of serving as a bedroom.

Parts 3) and 4) of Policy D6 of the London Plan (2021) require double bedrooms to have a floor area of at least 11.5 square metres, and for single bedrooms to have a floor area of at least 7.5 square metres.

All the proposed dwellings would be 3 bedroom, 5 person units measuring 102 square metres, which would exceed the minimum 93 square metre requirement set by Table 3.1 of the London Plan (2021). All the proposed bedrooms would exceed the minimum floor area standards set out in parts 3) and 4) of Policy D6 of the London Plan (2021).

All the proposed bedrooms would be served by windows fitted in either the front or rear elevations of the dwellings to provide good outlook. The proposed dwellings would each include ground floor front reception windows which would face towards their respective driveways. Thus, ensuring an appropriate degree of natural surveillance is achieved while reasonably maintaining the privacy of each dwelling.

In light of the above, it is considered that the proposed dwellings would provide a satisfactory provision of internal living conditions for future occupants, in accordance with Policies DMHB 15 and DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy D6 of the London Plan (2021).

EXTERNAL AMENITY SPACE

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires houses with three bedrooms to provide a minimum of 60 square metres of private genuinely usable amenity space.

The proposed dwellings would be provided with private amenity space in the form of rear gardens ranging between 60 and 75 square metres. Thus, complying with the minimum private amenity space

standards set by Table 5.3 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). It is considered that the proposed gardens would provide adequate space for general outdoor activity that future occupants could reasonably expect with dwellings of the size and type being proposed.

The proposal would provide the future occupiers of the proposed dwellings with external private amenity space provision that is of a sufficient size, usability and functionality, in accordance with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Paragraph 115 of the NPPF (2023) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy T4 of the London Plan (2021) states that where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.

Policy T6 of the London Plan (2021) states that new residential development should not exceed the maximum parking standards set out in Table 10.3. All residential car parking spaces must provide infrastructure for electric or Ultra Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces.

Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals must ensure that safe and efficient vehicular access to the highway network is provided, schemes do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents. Also, that impacts on local amenity and congestion are minimised and there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing roads.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires that proposals comply with the Council's parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity.

ACCESS AND ON-SITE PARKING PROVISION

The proposal would involve extending the public footway and highway on Beacon Close to accommodate the proposed four vehicle driveways. A financial contribution from the applicant to cover the costs of the necessary highways work would be required. The financial contributions could not be secured through a condition, and consequently a legal agreement would be required.

Parking along Beacon Close is restricted by yellow line parking restrictions. The site also forms part of the U8 Parking Management Scheme (PMS) which restricts parking between 09:00 and 17:00 hours to resident permit holders only. The terms of the legal agreement would also need to prohibit future occupiers from obtaining residents car parking permits.

Planning Practice Guidance states that the best way to deliver sufficient certainty for all parties about what is being agreed is to ensure that any planning obligation or other agreement is entered into prior to granting planning permission. If it had been minded to recommend that the application be approved, a legal agreement to secure these obligations would be secured. However, given the recommendation to refuse the application and in the absence of a completed legal agreement, it cannot be certain that the proposed development would be able to provide the proposed on-site car parking spaces and access arrangements shown the submitted plans.

Future occupiers are therefore likely to park their vehicles on the streets and parking bays, especially given that no mechanism has been secured to prohibit occupiers from obtaining parking permits. Given the 1b PTAL rating of the site (Very Poor), it is likely that future occupiers would be reliant on private vehicles as a means of transport, which would exacerbate the pressure for street parking. Thus, leading to increased instances of dangerous or illegal parking. This in turn, would result in congestion and prejudice highway safety.

In addition to the above issues, the proposed crossovers would not have a sufficient separation distance from the existing lamp post to the front of the site. In the absence of a legal agreement securing the costs of its relocation, this adds further weight to the argument that the proposal would give rise to an unacceptable impact on highway safety.

In line with Policy T6.1 of the London Plan (2021), there is a requirement for a minimum of 20% 'active' electric vehicle charging points provision within the final parking quantum of development, with all remaining spaces being designated as 'passive' provisions. This matter would have been resolved by way of a condition, if there were no other issues regarding this application.

For the above reasons, it is considered that the proposed development would have a harmful impact on highway safety. It would be contrary to Policy DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies T4, T6 and T6.1 of the London Plan (2021) and paragraph 111 of the NPPF (2021).

It should be noted that the refusal reason relating to the completion of a legal agreement could be overcome, and a completed legal agreement would be accepted in the event of an appeal and/or resubmission.

VEHICLE TRAFFIC GENERATION

The proposed erection of four dwellings would increase traffic generation from the site. However, the additional traffic generation along Beacon Close would be considered minimal and relatively insignificant in highway safety impact terms. Hence, any likely uplift would be considered marginal in traffic generation terms and therefore can be absorbed within the local road network, without notable detriment to traffic congestion and road safety. There is no evidence that increased traffic movements would have an unacceptable impact on highway safety. However, this would not overcome the issues raised in the preceding paragraph in respect to vehicular access into the site and on-site car parking provision which would result in highway safety concerns.

A Construction Logistic Plan would have been secured by condition if this application had been recommended for approval. This is considered to be necessary in order to minimise/avoid potential detriment to the public realm and local highway network.

BICYCLE PROVISION:

Policy T5 of the London Plan (2021) states that developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2 and Figure 10.3. In this case, the proposed development would need to provide 8 long-stay cycle spaces (2 per dwelling) and 2 short stay cycle spaces to comply with the standards set out in Table 10.2 of the London Plan (2021).

Policy DMT 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network, including the provision of cycle parking in accordance with Appendix C, Table 1 or, in agreement with the Council.

The amended landscape plan show that a cycle store would be provided in the front gardens of the proposed dwellings. The Council's Highways Officer does not raise any objections with the siting of this bins which are proposed to provide capacity for two cycles each.

In principle, the provision of easily accessible, secure and sheltered cycle parking could be provided in the front gardens, which would comply with highways requirements. This is notwithstanding the incorrect scale of the cycle stores shown on the landscape plan, which could be rectified by condition.

Whilst there are concerns with the proliferation of proposed paraphernalia (i.e. the cycle stores, and excessive hard standing parking areas to the front of the site to accommodate the over-intensification of the site for four new dwellings), this is considered more appropriately in section 7.07 (Impact on the character and appearance of the area) of this Committee Report.

In highways terms, it is considered that the proposal would provide secure, well-located and accessible cycle parking spaces for future occupiers, consistent with Policy DMT 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy T5 of the London Plan (2021).

7.11 Urban design, access and security

Covered in other sections of this Committee Report.

7.12 Disabled access

Policy D5 of the London Plan (2021) seeks to ensure development proposals achieve the highest standards of accessible and inclusive design. Policy D7 of the London Plan (2021) requires at least ten percent of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings', with all other dwellings meeting Category M4(2) 'accessible and adaptable dwellings'.

The Council's Access Officer has reviewed the proposal, and initially raised concerns that the proposed entrance level WCs are were too small, failing to achieve the required clear access zones required of Approved Document M, Volume 1 (2015 edition). Revised proposed floor plans have been submitted increasing the size of the ground floor WC, now proposed as a wet room.

The Council's Access Officer has reviewed the revised drawings and no longer raises any objection, subject to the inclusion of two conditions - the first requiring details of step free access, and the second requiring the dwellings to be constructed to achieve certified compliance with M4(2). The wording of these conditions are detailed in section 6 of this Committee Report.

In the event that this application is approved, the conditions recommended by the Council's Access Officer would be included on the decision notice. Accordingly, reason for refusal no. 6 of the

previously refused application concerning the failure to provide accessible housing has been overcome.

7.13 Provision of affordable & special needs housing

Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (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 (2020).

The proposal is for less than 10 additional new residential units and therefore 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 (2012) and Policy DMH 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) in respect of affordable housing provision.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING

Paragraph 136 of the NPPF (2023) states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change.

Policy G7 of the London Plan (2021) states that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system.

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that:
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.
C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The previous application was refused in part on account of the loss of one large tree to the south-east of the site. Due to its maturity and height, this tree formed part of the backdrop to the street scene on Beacon Close. Whilst the tree was not covered by a Tree Preservation Order or otherwise protected, it nevertheless was considered to have public amenity value, as it made a positive contribution to the character of the area. No Arboricultural Report had been submitted for the previously refused

application. Consequently, Officers were unable to fully assess the existing trees at the site, category classification and their health. In the absence of such information, it could not be determined whether retention of the trees at the site would be desirable.

With the previously refused application it was further noted that the large tree to the south-east of the site would be replaced with a smaller tree. Also, the previously submitted plans showed that new trees would be planted on the site frontage. Due to the proximity of the replacement trees to the proposed dwellings, it was considered likely that the replacement trees to the front of the site would face post-development pressure by future occupiers to lop, top or remove them, in the interest of residential amenity (i.e. loss of light and outlook).

It was therefore further considered that the proposed uplift in tree planting would not provide an adequate level of mitigation or landscaping in general, in terms of the verdant character and appearance of the area, both in the short term and on a long term basis. The previous application was therefore refused on the grounds that the loss of the tree, and the introduction of an urbanising form of development would not integrate well with its surroundings (refusal reason no. 4 of the previous application).

Between the refusal of the previous application in January 2023 and the submission of this current application in April 2023, the mature tree in the south-east corner of the site was cut down. The Design and Access Statement states that this was due to 'safety reasons', though the tree was some distance from the house towards the rear of the site.

An Arboricultural Report has been submitted with the current application, though this is silent on the missing tree; presumably because it was destroyed before the applicant's tree expert had an opportunity to examine it. Nevertheless, whilst it was considered that the tree contributed positively to the amenity and character of the area, this tree was not subject to a tree preservation order.

The submitted Arboricultural Report indicates that a further five trees would be felled, all much smaller 'Category C' specimens. In principle, the loss of these low value trees are acceptable. However, consideration also needs to be given to the proposed landscape scheme, and replacement tree planting.

Similar to the previously refused application, replacement tree planting is proposed at the front of the site. As previously considered, the proposed planting would likely face post-development pressure. Given the cramped nature of the development there would be only limited scope for new tree planting, particularly to the front of the site which would still be dominated by hard landscaping for car parking and bicycle store enclosures (which are not scaled correctly on the proposed site plan, under representing a more accurate and larger area/site coverage). As with the previously refused application, whilst the loss of the mature tree can no longer be considered, the proposal would still introduce an urbanising form of development that would not integrate well with its surroundings. The proposed replacement trees and landscaping would not mitigate the harm caused to the character and appearance of the area.

Consequently, it is still considered that the proposed development would adversely affect the verdant character and appearance of the area, contrary to Policies D3, D4 and G7 of the London Plan (2021), Policies DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the NPPF (2023).

IMPACT ON PROTECTED SPECIES

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that if development is proposed on or near to a site considered to have features of ecological or geological value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.

Circular 6/2005: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System states that where there is a reasonable likelihood of a protected species being present and affected, a survey should be carried out before planning permission is granted. The Circular also advises that surveys should only be required by a planning condition in exceptional circumstances.

The site is in proximity to The Alderglade Nature Reserve and Frays Farm, which is a designated Nature Conservation Site of Local Importance. It is therefore considered that the site is located within habitat that matches that where bat roosts have previously been found in the Borough.

A Preliminary Ecology Appraisal and Preliminary Roast Assessment has been submitted with this application (whereas none was submitted for the previously refused application). The report methodology included a desk top survey and walkover survey to determine the potential presence of protected and notable species. This concluded that the site was not suitable for or no evidence was documented of a number of notable species.

In respect to bats, due to the small size of the site, small number of trees and better quality habitats at Alderglade Nature Reserve and Frays Farm, the site was determined to be of limited value to foraging and commuting bats. In respect to opportunities for bat roosts, the main dwelling was concluded to be of low potential with limited entry points into the loft (for example lifted roof tiles) and no evidence of bat activity found in the loft space (for example droppings, feeding remains or urine staining). The garage and shed on site were considered to have negligible potential for roosting bats due to the roofing felt on these structures being in good condition and tightly sealed.

The submitted appraisal further provides recommendations for enhancements to improve biodiversity, such as the provision of an integrated bat feature such as a bat brick. If it had been minded to approve the application, a condition would have been included requiring the biodiversity enhancements recommended in the appraisal to be implemented.

The proposal satisfactorily demonstrates that there would be no harm to protected species and their habitats, and subject to the provision of the recommended biodiversity enhancements, the proposal would make a positive contribution to the ecological value of the site. This is in accordance with Policy G6 of the London Plan (2021), Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2023).

Accordingly, this revised application has overcome the previous refusal reason no. 7, which determined that in the absence of a preliminary ecology report it could not be demonstrated that no harm would be caused to protected species and their habitats.

7.15 Sustainable waste management

Policy DMHB 11 part (d) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for

collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

The proposed landscape plan does not show any provision for refuse and recycling storage. To conform with the Council's 'waste-collection' distance parameter of 10 metres, refuse, recycling and food waste would need to be deposited kerbside on collection day. Whilst in principle this could be achievable, it is not the sole consideration when assessing their acceptability. Due regard must given to the impact the proposed waste storage would have to the character and appearance of area, as per the requirements of Policy DMHB 11 part (d).

As stated in section 7.07 of the Committee Report, there are no refuse stores proposed. Whilst the proposed dwellings at Plots 1 and 4 could store waste to the rear of the site between collection days, the proposed dwellings at Plots 2 and 3 are more challenging as there is no external access between the front and rear gardens. Accordingly, any bin stores to the front of the site, in combination with other matters discussed in section 7.07, would have a negative impact on the street scene. Due to the proposed over development of the site, there is uncertainty that proposed bin stores could be site elsewhere without impacting other planning considerations. It would therefore not be appropriate to secure a condition to resolve these matters.

7.16 Renewable energy / Sustainability

Policy DMEI 10 of the London Plan (2021), inter alia, requires water efficiency measures in new development. These measures include the collection and reuse of rain water and grey water, as well as a requirement for water usage rates to not exceed 105 litres/person/day. In the event of an approval, these requirements would be secured by condition.

7.17 Flooding or Drainage Issues

Policy SI 12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 of the London Plan (2021) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

Policy DMEI 10 states that development within areas identified at risk from surface water flooding which fail to make adequate provision for the control and reduction of surface water runoff rates will be refused.

The site lies within Flood Zone 1 of the Environment Agency's Flood Risk Map. This means the site is classified as being at low risk and defined as having a less than 1 in 1,000 probability of fluvial and tidal flooding. As such, there are no restrictions on development, including more vulnerable uses such as Use Class C3 (dwellinghouses), in this location, in terms of fluvial and tidal flood risk.

A section of the highway to the front of the application site is designated within a Surface Water Flooding Zone. If this application had been recommended for approval, a condition would have been secured requiring the submission of a sustainable water management scheme, that incorporates sustainable urban drainage systems (SuDs), to be submitted to the Council for consideration. Also, the landscaping condition would have required that permeable hard surfacing is used for the parking areas serving the proposed dwellings.

7.18 Noise or Air Quality Issues

NOISE

Policy D14 of the London Plan (2021) states that in order to reduce, manage and mitigate noise to improve health and quality of life, residential and non-aviation development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life.

The site would be used in an exclusively residential capacity. As such, in terms of the operational phase of the proposed development, no significant issues are considered to be raised by the proposal, in respect to noise. Notwithstanding, if this application had been recommended for approval, a condition would have been secured requiring the submission of a construction management plan to minimise noise and other emissions caused during the construction phase as far as practicable.

AIR QUALITY

Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals should demonstrate appropriate reductions in emissions. It adds that, development proposals should, as a minimum:
i) be at least "air quality neutral";
ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and
iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

The site is designated within an Air Quality Management Area. If this application had been recommended for approval, a condition would have been secured requiring the submission of an Air Quality Management Assessment to demonstrate that the proposed development would be at least air quality neutral. Also, a condition would have been secured requiring the submission of a Construction Management Plan to minimise air and other emissions caused during the construction phase.

7.19 Comments on Public Consultations

Covered in other section 6 of this Committee Report.

7.20 Planning obligations

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that to ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).

LEGAL AGREEMENTS

The aforementioned planning obligations would be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. The planning obligations being sought by the Council would therefore pass the tests of paragraph 57 of the NPPF (2023) and the statutory tests within the Community Infrastructure Levy Regulations (CIL) 2010 (as amended).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge for residential developments is £95 per square metre of additional floor space. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked. The proposal involves the erection of new dwellings and is therefore CIL liable if planning permission were to be granted.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

OTHER MATTERS

If this application had been recommended for approval, a condition would have been secured removing permitted development rights from the site to ensure that garages, sheds or other outbuilding, nor extension or roof alteration to the proposed dwellings at the site are erected without the written consent of the Local Planning Authority. This is considered to be necessary due to the size of the resulting rear gardens and in the interest of safeguarding the amenities of the surrounding area.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

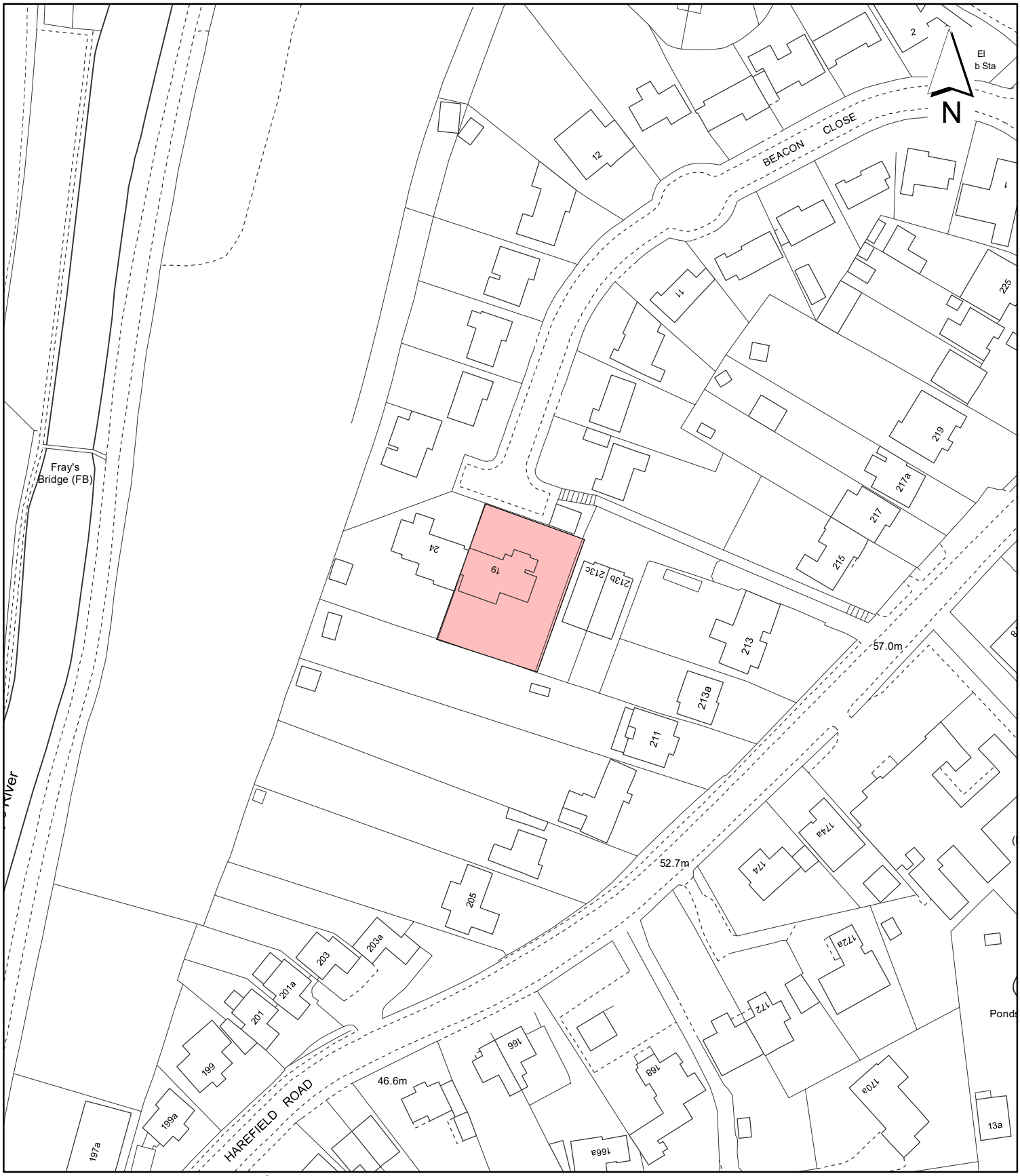
10. CONCLUSION

For the reasons set out in this report, it is considered that the proposed development would conflict with national, regional and local planning policies and guidance. It is therefore recommended that the application be refused on the grounds set out in section 2 of this Committee Report.

11. Reference Documents

National Planning Policy Framework (July 2023)
The London Plan (March 2021)
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
Hillingdon Local Plan Accessible Hillingdon Supplementary Planning Document (September 2017)
Planning Obligations Supplementary Planning Document (July 2014)
Technical Housing Standards - Nationally Described Space Standard (March 2015)
Government Circular: Biodiversity and Geological Conservation- Statutory Obligations and their Planning System (2005)

Contact Officer: Natasha Vernal **Telephone No:** 01895 250230



Notes:

Site boundary

For identification purposes only.

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Site Address:

19 Beacon Close

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
17969/APP/2023/1014

Scale:
1:1,250

Planning Committee:
Minor

Date:
February 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address: HAYES PARK CENTRAL AND SOUTH, HAYES PARK HAYES END ROAD HAYES

Development: Formal Description: Change of use of the existing buildings to provide new homes (Use Class C3), together with internal and external works to the buildings, landscaping, car and cycle parking, and other associated works.

Detailed Description: Proposed change of use of the Grade II* Listed Hayes Park Central and Hayes Park South office buildings (Use Class E) to 124 residential flats (Use Class C3), with access to 124 car parking spaces and 207 cycle stands. Internal and external works to the buildings are proposed, alongside landscaping works to create a communal square, play space and amenity space.

LBH Ref Nos: 12853/APP/2023/1492

Drawing Nos: 0419-SEW-ZZ-00-DR-L-001005 Rev. P2
0419-SEW-ZZ-00-DR-L-001006 Rev. P2
Planning Responses (Dated 21st November 2023)
Daylight and Sunlight Report (Dated May 2023)
Design and Access Statement (Dated May 2023)
0419-SEW-ZZ-00-DR-L-001001 Rev. P2
0419-SEW-ZZ-00-DR-L-001002 Rev. P2
0419-SEW-ZZ-00-DR-L-001003 Rev. P2
0419-SEW-ZZ-00-DR-L-001004 Rev. P2
Planning, LSH, HE, & GLA Responses Rev. 1 (Dated 22nd September 2023)
157-60 Glazing Investigation (Dated January 2023)
Response to Consultation Feedback (Dated 29th September 2023)
PP2012/HP/AQA/202309-EC Air Quality Assessment (Dated September 2023)
P450887-WW-XX-XX-RP-C-0002 Rev. P5 Drainage Assessment and Strategy Report (Dated 15th November 2023)
0419-SEW-HC-00-DR-A-001111 Rev. P3
0419-SEW-HC-01-DR-A-001112 Rev. P3
0419-SEW-HC-01-DR-A-253215 Rev. P2
0419-SEW-HC-01-DR-A-253216 Rev. P2
0419-SEW-HC-02-DR-A-001113 Rev. P3
0419-SEW-HS-00-DR-A-001116 Rev. P3
0419-SEW-HS-00-DR-A-253225 Rev. P2
0419-SEW-HS-01-DR-A-001117 Rev. P3
0419-SEW-HS-02-DR-A-001118 Rev. P3

0419-SEW-ZZ-00-DR-L-001000 Rev. P2

Without Prejudice Affordable Housing Offer (10% Shared Ownership) Letter (Dated 24th January 2024)

Qualitative Design Review (Dated 5th September 2023)

P450887-WW-XX-RF-DR-C-1001 Rev. P4 Proposed Drainage Layout

P450887-WW-XX-RF-DR-C-1003 Rev. P1 Exceedance Plan

P450887-WW-XX-XX-RP-C-0001 Rev. P4 Flood Risk Assessment (Dated September 2023)

PP2012/HP/AQDMP/202309-EC Air Quality and Dust Management Plan (Dated September 2023)

P450887-WW-XX-FN-C-0002 Rev. P1 Response to LLFA planning Objections (Dated 27th September 2023)

P450887-WW-XX-FN-C-0003 Rev. P1 Response to GLA planning Objections (Dated 29th September 2023)

Pre-Refurbishment Audit (Dated March 2023)

WIE19060.112.R.1.1.3.TN Transport Note - Response to GLA and Highway Authority (Dated September 2023)

1854-KC-XX-YTREE-TCP01 Rev. 0 Tree Constraints Plan

P308SK001 Preliminary External Lighting Overview

Sustainability Statement (Dated May 2023)

Whole Life Carbon Assessment (Dated 2023)

Statement Of Community Engagement (Dated May 2023)

Area Schedule Rev. P1 (Dated 12th May 2023)

0419-SEW-ZZ-ZZ-DR-A-000001 Rev. P1

0419-SEW-HPC-00-DR-A-000011 Rev. P1

0419-SEW-HPC-01-DR-A-000012 Rev. P1

0419-SEW-HPC-02-DR-A-000013 Rev. P1

0419-SEW-HPC-03-DR-A-000014 Rev. P1

0419-SEW-HPC-B1-DR-A-000010 Rev. P1

0419-SEW-HPC-ZZ-DR-A-000020 Rev. P1

0419-SEW-HC-ZZ-DR-A-0419-SEW-HPC-ZZ-DR-A-000021 Rev. P1

0419-SEW-HPC-ZZ-DR-A-000030 Rev. P1

0419-SEW-HPC-ZZ-DR-A-000031 Rev. P1

0419-SEW-HPC-ZZ-DR-A-000032 Rev. P1

0419-SEW-HPC-ZZ-DR-A-000033 Rev. P1

0419-SEW- HPS-00-DR-A-00-000016 Rev. P1

0419-SEW-HPS-01-DR-A-000017 Rev. P1

0419-SEW-HPS-02-DR-A-000018 Rev. P1

0419-SEW-HPS-03-DR-A-000019 Rev. P1

0419-SEW-HPS-B1-DR-A-000015 Rev. P1

0419-SEW-HPS-ZZ-DR-A-000022 Rev. P1
0419-SEW-HPS-ZZ-DR-A-000023 Rev. P1
0419-SEW-HPS-ZZ-DR-A-000034 Rev. P1
0419-SEW-HPS-ZZ-DR-A-000035 Rev. P1
0419-SEW-HPS-ZZ-DR-A-000036 Rev. P1
0419-SEW-HPS-ZZ-DR-A-000037 Rev. P1
0419-SEW-ZZ-ZZ-DR-L-001100 Rev. P1
0419-SEW-HS-ZZ-DR-A-001308 Rev. P1
0419-SEW-HS-ZZ-DR-A-001307 Rev. P1
0419-SEW-HS-ZZ-DR-A-001306 Rev. P1
0419-SEW-HS-ZZ-DR-A-001305 Rev. P1
0419-SEW-HS-ZZ-DR-A-001207 Rev. P1
0419-SEW-HS-ZZ-DR-A-001206 Rev. P1
0419-SEW-HS-ZZ-DR-A-001205 Rev. P1
0419-SEW-HS-ZZ-DR-A-001204 Rev. P1
0419-SEW-HS-RF-DR-A-001119 Rev. P1
0419-SEW-HC-ZZ-DR-A-001304 Rev. P1
0419-SEW-HC-ZZ-DR-A-001303 Rev. P1
0419-SEW-HC-ZZ-DR-A-001302 Rev. P1
0419-SEW-HC-ZZ-DR-A-001301 Rev. P1
0419-SEW-HC-ZZ-DR-A-001203 Rev. P1
0419-SEW-HC-ZZ-DR-A-001202 Rev. P1
0419-SEW-HC-ZZ-DR-A-001201 Rev. P1
0419-SEW-HC-ZZ-DR-A-001200 Rev. P1
0419-SEW-HC-RF-DR-A-001114 Rev. P1
0419-SEW-HC-B1-DR-A-001110 Rev. P1
0419-SEW-HC-00-DR-A-253200 Rev. P1
0419-SEW-HC-00-DR-A-253205 Rev. P1
0419-SEW-HC-01-DR-A-253210 Rev. P1
0419-SEW-HC-01-DR-A-253217 Rev. P1
0419-SEW-HS-00-DR-A-253220 Rev. P1
0419-SEW-ZZ-ZZ-DR-A-253230 Rev. P1
Utilities Statement (Dated May 2023)
Cover Letter (Dated 16th May 2023)
Circular Economy Statement (Dated May 2023)
0419-SEW-ZZ-ZZ-DR-A-000003 Rev. P2
Planning Statement (Dated May 2023)
Framework Travel Plan (Dated May 2023)
Transport Assessment (Dated May 2023)

Heritage and Visual Impact Assessment (Dated May 2023)
Financial Viability Assessment (Dated May 2023)
Bat Survey Report (Dated May 2023)
Biodiversity Impact Assessment (Dated May 2023)
1854-KC-XX-YTREE-TPP01 Rev. 0 Tree Protection Plan
Arboriculture Impact Assessment (Dated May 2023)
Outline Construction Logistics Plan (Dated May 2023)
Delivery and Servicing Plan (Dated May 2023)
P0308EXT001 Rev. B
Fire Statement (Dated May 2023)
Air Quality Assessment (Dated May 2023)
Noise Assessment (Dated May 2023)
Vibration Assessment (Dated May 2023)
Strategic Economic Case Report (Dated May 2023)
Housing Mix Report (Dated May 2023)
Overheating Assessment (Dated May 2023)
Phase 1 Environmental Report (Dated May 2023)
Preliminary Ecological Appraisal (Dated May 2023)
Refuse and Recycling Strategy (Dated May 2023)
Energy Strategy - Refurbished Residential (Dated May 2023)
Energy Strategy - Operational Energy Analysis (Dated May 2023)
Site Waste Management Plan (Dated May 2023)

Date Plans received:	17-05-2023	**Date(s) of Amendments(s):**	22-05-2023 29-09-2023 04-12-2023
Date Application valid	20-06-2023		

1. SUMMARY

This Full Planning application seeks planning permission for a proposed change of use of the Grade II* Listed Hayes Park Central and Hayes Park South office buildings (Use Class E) to 124 residential flats (Use Class C3). The development is proposed with 10% shared ownership affordable housing provision, and would have access to 124 car parking spaces and 207 cycle stands. Internal and external works to the buildings are proposed, alongside landscaping works to create a communal square, play space and amenity space.

Offices:

Hayes Park Central has been vacant since September 2020 and Hayes Park South has been vacant since the Summer of 2017. Both buildings have been marketed since 2018 and have been unsuccessful in finding occupants for the buildings as offices. With respect to the loss of the existing offices, it is noted that the site is not located within a designated or allocated preferred location for such development or a designated town centre. Hillingdon Council have also chosen not to support

the retention of offices in this area through the recent confirmation of Article 4 Directions across the borough which remove permitted development rights for changes of use from offices to other uses. Accordingly, the loss of the offices and employment floorspace is considered to be acceptable in this circumstance.

Residential Use:

The proposed re-use of brownfield land for residential dwellings accords with the local, regional and national planning policies. The proposed residential use is supported in general terms, subject to compliance with other policies in the development plan.

Unit Mix:

The proposal for only 15% family housing is less than would be expected for such a scheme. In this regard it is recognised that there are some clear site constraints for the proposal, which includes the Grade II* listed status of the buildings. In this circumstance, any request for an increase to the number of family units, which would therein result in a overall reduction of units, would compromise viability and potentially jeopardise the delivery of the scheme. On balance, the unit mix as proposed is accepted but the lack of family housing does not weigh in applications favour.

Affordable Housing:

The scheme has been subject to viability testing by the Council's third party consultants and the Greater London Authority. Following such assessment, it has been concluded that the scheme generates a deficit but is within the range of deliverability when accounting for growth within the market. Despite this, the developer has made a 'without prejudice' 10% shared ownership affordable housing offer. This offer increases the deficit generated by the scheme and reduces its viability and deliverability. It is therefore concluded that this offer would represent the maximum viable affordable housing provision deliverable. The affordable housing offer would accord with paragraph 66 of the NPPF (2023) which requires that at least 10% of homes proposed should be delivered as affordable homes. In the event of an approval, it is recommended that the 10% shared ownership affordable housing offer is secured by legal agreement and includes Early and Late Stage Viability Review mechanism as defined by Policy H5 of the London Plan (2021). All reasonable endeavours should be made to secure a Registered Provider to take on the affordable units. Should all reasonable endeavours fail, the obligation shall secure the payment of a financial contribution towards the provision of off-site affordable housing.

Heritage:

The proposed change of use to C3 residential use would result in a comprehensive redevelopment of the entire site, this being something that is considered unlikely to be possible for alternative uses of the Hayes Park Central and South buildings. The proposed residential use is considered to be the optimum viable use. As confirmed by the Council's Conservation Officer, the harm identified in this case is considered to be 'less than substantial harm'. Under paragraph 208 of the NPPF (2023), the application needs to demonstrate public benefit to outweigh the harm to the heritage assets.

Having taken all aspects of the proposal into consideration, it is considered that the less than substantial harm is justified and that public benefits that would result from the delivery of the proposed scheme. Specifically, the re-use of the Grade II* Listed buildings and securement of their long-term future, alongside the identified heritage gains, are considered to be the primary public benefits. Notably, the scheme is supported in principle by Historic England and the Council's

Conservation Officer. When weighing the harm against the benefits, the public benefits are considered to cumulatively surmount the less than substantial harm posed to the heritage asset. For this reason, and subject to the necessary planning conditions and obligations, the development is considered to accord with relevant conservation planning policy requirements.

Planning Obligations:

Planning obligations are proposed to secure affordable housing provisions, a HUDU health contribution, public open space contribution, carbon offset contribution, air quality mitigation contribution, a full travel plan, active travel zone improvement works, parking permit restriction, employment strategy and construction training.

Recommendation:

Subject to the planning conditions and obligations recommended, the proposed development is considered acceptable in principle and with respect to density, heritage significance, airport safeguarding, green belt, character and appearance, neighbour amenity, living conditions, traffic, highway safety, urban design, access, security, affordable housing, trees, landscaping, ecology, waste, energy, sustainability, flooding and drainage, noise, air quality, digital connectivity, contaminated land, fire safety, health, and infrastructure.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. For the reasons outlined above and within the main body of the report, this application is considered to comply with the Development Plan and is recommended for approval, subject to securing the necessary planning conditions and a Section 106 legal agreement.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning, Regeneration and Environment to grant planning permission subject to the following:

A) That the application be referred to the Mayor under Article 5 of the Town and Country Planning (Mayor of London) Order 2008.

B) That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the following:

i) Affordable Housing: Planning obligation for on-site provision of 12 no. Shared Ownership units (equal to 10% of all units by habitable room), comprising 2 x 3 bed units, 4 x 2 bed units and 6 x 1 bed units. This shall include an Early and Late Stage Viability Review mechanism as defined by Policy H5 of the London Plan (2021). All reasonable endeavours should be made to secure a Registered Provider to take on the affordable units. Should all reasonable endeavours fail, the obligation shall secure the payment of a financial contribution towards the provision of off-site affordable housing.

ii) HUDU Health Contribution: A financial contribution amounting to £7,409 shall be paid to the Council for the enhancement of health infrastructure provision.

ii) Public Open Space: A financial contribution amounting to £165,500 shall be paid to the Council for

the enhancement of existing public open space in the borough.

iii) Carbon Offset Contribution: A financial contribution amounting to £137,527 shall be paid to the Council's carbon offset fund. Any additional shortfall identified through the ongoing reporting required shall form a cash in lieu contribution to the Council in accordance with Policy SI2 of the London Plan (2021) at a rate of £95/tCO2 annualised for not more than 30 years beginning on the commencement of development.

iv) Air Quality Contribution: A financial contribution amounting to £363,583 shall be paid to address the air quality impacts of the proposed development.

v) Travel Plan: A full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan will include such matters as: targets for sustainable travel arrangements; effective measures for the ongoing monitoring of the Travel Plan; and a commitment to delivering the Travel Plan objectives.

vi) Active Travel Zone Improvement Works Contribution: A financial contribution amounting to £247,040 shall be paid to the Council for the implementation of active travel zone improvement works.

vii) Parking Permit Restriction: The residents of this development will not to be eligible for parking permits within the Parking Management Areas and Council car parks in the vicinity of the site, apart from Blue Badge holders and a charge made against the site to ensure the future buyers are aware of the parking restrictions.

viii) Employment Strategy and Construction Training: Details shall be in accordance with the Council Planning Obligations SPD with the preference being for an in-kind scheme to be delivered. Securing an Employment/Training Strategy Agreement is the Council's priority. A financial contribution will only be accepted in exceptional circumstances.

ix) Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions secured from the scheme to enable the management and monitoring of the resultant agreement.

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

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval and agree any changes requested by the GLA.

D) That, if the Legal Agreement has not been finalised within 6 months (or such other time frame as may be agreed by the Director of Planning, Regeneration and Environment), delegated authority be given to the Director of Planning, Regeneration and Environment to refuse planning permission for the following reason:

'The applicant has failed to mitigate the impacts posed by the proposed development (in respect of Affordable Housing, Health, Public Open Space, Carbon Offsetting, Air Quality, Travel Planning, Active Travel, Employment, and Project Management and Monitoring). The scheme therefore conflicts with Policies DMCI 7 of the Hillingdon Local Plan: Part 2 (2020); the adopted Planning Obligations Supplementary Planning Document (2014); Policy DF1 of the London Plan (2021); and

paragraphs 55-57 of the National Planning Policy Framework (2023).'

E) That if the application is approved, the following conditions be imposed:

1. COM3 **Time Limit**

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

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

2. COM4 **Accordance with Approved Plans**

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

Location Plan:
0419-SEW-ZZ-ZZ-DR-A-000003 Rev. P2

Floor Plans and Roof Plans:
0419-SEW-HC-B1-DR-A-001110 Rev. P1;
0419-SEW-HC-00-DR-A-001111 Rev. P3;
0419-SEW-HC-01-DR-A-001112 Rev. P3;
0419-SEW-HC-02-DR-A-001113 Rev. P3;
0419-SEW-HC-RF-DR-A-001114 Rev. P1;
0419-SEW-HS-00-DR-A-001116 Rev. P3;
0419-SEW-HS-01-DR-A-001117 Rev. P3;
0419-SEW-HS-02-DR-A-001118 Rev. P3;
0419-SEW-HS-RF-DR-A-001119 Rev. P1;

Elevations:
0419-SEW-HC-ZZ-DR-A-001200 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001201 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001202 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001203 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001204 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001205 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001207 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001301 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001302 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001303 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001304 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001305 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001306 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001307 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001308 Rev. P1;
0419-SEW-HC-00-DR-A-253200 Rev. P1;
0419-SEW-HC-00-DR-A-253205 Rev. P1;
0419-SEW-HC-01-DR-A-253210 Rev. P1;

0419-SEW-HC-01-DR-A-253215 Rev. P1;
0419-SEW-HC-01-DR-A-253216 Rev. P2;
0419-SEW-HC-01-DR-A-253217 Rev. P1;
0419-SEW-HS-00-DR-A-253220 Rev. P1;
0419-SEW-HS-00-DR-A-253225 Rev. P2;
0419-SEW-ZZ-ZZ-DR-A-253230 Rev. P1;

Landscape Plans:
0419-SEW-ZZ-00-DR-L-001000 Rev. P2;
0419-SEW-ZZ-00-DR-L-001001 Rev. P2;
0419-SEW-ZZ-00-DR-L-001002 Rev. P2;
0419-SEW-ZZ-00-DR-L-001003 Rev. P2;
0419-SEW-ZZ-00-DR-L-001004 Rev. P2;
0419-SEW-ZZ-00-DR-L-001005 Rev. P2;
0419-SEW-ZZ-00-DR-L-001006 Rev. P2; and
0419-SEW-ZZ-ZZ-DR-L-001100 Rev. P1.

Thereafter the development hereby permitted shall be retained/maintained for as long as the development remains in existence.

REASON
To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. COM5 **General compliance with supporting documentation**

The development hereby permitted shall be completed in accordance with the specified supporting plans and/or documents:

157-60 Glazing Investigation (Dated January 2023);
Pre-Refurbishment Audit (Dated March 2023);
Heritage and Visual Impact Assessment (Dated May 2023);
PP2012/HP/AQA/202309-EC Air Quality Assessment (Dated September 2023);
PP2012/HP/AQDMP/202309-EC Air Quality and Dust Management Plan (Dated September 2023);
Sustainability Statement (Dated May 2023);
P308SK001 Preliminary External Lighting Overview;
Whole Life Carbon Assessment (Dated 2023);
Utilities Statement (Dated May 2023);
Circular Economy Statement (Dated May 2023);
P450887-WW-XX-XX-RP-C-0002 Rev. P5 Drainage Assessment and Strategy Report (Dated 15th November 2023);
P450887-WW-XX-RF-DR-C-1001 Rev. P4 Proposed Drainage Layout;
P450887-WW-XX-RF-DR-C-1003 Rev. P1 Exceedance Plan;
P450887-WW-XX-XX-RP-C-0001 Rev. P4 Flood Risk Assessment (Dated September 2023);
Daylight and Sunlight Report (Dated May 2023);
Design and Access Statement (Dated May 2023);
Transport Assessment (Dated May 2023);
Bat Survey Report (Dated May 2023);
Biodiversity Impact Assessment (Dated May 2023);
1854-KC-XX-YTREE-TPP01 Rev. 0 Tree Protection Plan;
Arboriculture Impact Assessment (Dated May 2023);

Fire Statement (Dated May 2023);
Noise Assessment (Dated May 2023);
Vibration Assessment (Dated May 2023);
Phase 1 Environmental Report (Dated May 2023);
Preliminary Ecological Appraisal (Dated May 2023);
Energy Strategy - Refurbished Residential (Dated May 2023);
Energy Strategy - Operational Energy Analysis (Dated May 2023);
Site Waste Management Plan (Dated May 2023); and
Refuse and Recycling Strategy (Dated May 2023).

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

REASON
To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

4. NONSC **M4(2) and M4(3) Accessible Units**

(i) The dwellings hereby approved shall ensure that 108 units (87.1%) are 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.

(ii) The dwellings hereby approved shall ensure that 16 units (12.9%) are constructed to meet the standards for a Category 2 M4(3) 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 sufficient housing stock is provided, in accordance with Policy DMHB 16 of the Hillingdon Local Plan: Part 2 (2020) and Policies D5 and D7 of the London Plan (2021).

5. NONSC **Noise**

For the lifetime of the development hereby permitted the noise level shall not exceed 35 dB LAeq 16 hrs between 0700 and 2300 and 30 dB LAeq 8 hrs, between 2300 and 0700, measured inside any room of any permitted dwelling whilst achieving acceptable internal living conditions with respect to ventilation and temperature. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' British Standard Institution BS8233: 2014.'

REASON
To ensure a satisfactory living environment is achieved, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) and Policy D14 of the London Plan (2021).

6. NONSC **Connection to Future District Heating Network**

The development hereby approved shall connect to a district heating network should one become available in future and should it be viable to do so.

REASON
To ensure compliance with Policy SI 3 of the London Plan (2021).

7. NONSC **Digital Connectivity Infrastructure**

The development hereby approved shall ensure that sufficient ducting space for full fibre connectivity infrastructure is provided.

REASON
To ensure compliance with Policy SI 6 of the London Plan (2021).

8. NONSC **Non-Road Mobile Machinery**

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at https://nrmm.london/."

REASON
To comply with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy, in accordance with Policy EM8 of the Hillingdon Local Plan: Part 1 (2012), Policy DMEI 14 of the Hillingdon Local Plan: Part 2 (2020), Policy SI 1 of the London Plan (2021) and Paragraphs 180(e) and 192 of the National Planning Policy Framework (2023).

9. NONSC **Use of Water**

The development hereby approved shall incorporate measures to minimise the use of mains water in line with the Optional Requirement of the Building Regulations, achieving mains water consumption of 105 litres or less per head per day (excluding allowance of up to five litres for external water consumption). Measures shall include smart metering, water saving and recycling measures, including retrofitting, to help to achieve lower water consumption rates and to maximise future-proofing.

REASON
In order to minimise the use of mains water, water supplies and resources should be protected and conserved in a sustainable manner, in compliance with Policy SI 5 of the London Plan (2021).

10. NONSC **Construction Management and Logistics Plan**

Prior to the commencement of works on site, a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Ministry of Defence). This plan shall detail:

i.The phasing of the works;
ii.The hours of work;
iii.On-site plant and equipment;
iv.Measures to mitigate noise and vibration;
v.Measures to mitigate impact on air quality;
vi.Waste management;
vii.Site transportation and traffic management, including:

(a) HGV Routing enforcement;
(b) Signage;
(c) Vehicle types and sizes;
(d) Hours of arrivals and departures of staff and deliveries (avoiding peaks);
(e) Frequency of visits;
(f) Parking of site operative vehicles;
(g) On-site loading/unloading and wheel washing arrangements
(h) Use of an onsite banksman (if applicable)
(i) Use of consolidation centres to reduce HGV movements.
(j) Achieve FORS Gold standard and 5* Direct Vision Standard.
(k) Encourage use of active travel.

viii. The arrangement for monitoring and responding to complaints relating to demolition and construction;
ix. Details of cranes and other tall construction equipment (including the details of obstacle lighting);
x. Measures to avoid and mitigate impacts to the Hayes Shrub Site of Importance for Nature Conservation.

This plan should accord with Transport for London's Construction Logistic Planning Guidance and the GLA's 'The Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (July 2014) (or any successor document). It shall cover the entirety of the application site and any adjoining land which will be used during the construction period. It shall include the details of cranes and any other tall construction equipment (including the details of obstacle lighting).

The construction works shall be carried out in strict accordance with the approved plan.

REASON
To safeguard the amenity of surrounding areas and to ensure that the construction works include appropriate efficiency and sustainability measures so as not to compromise the safe and efficient operation of the local highway network and local air quality, in accordance with Policies DMT 1, DMT 2 and DMEI 14 of the Hillingdon Local Plan: Part 2 (2020) and Policies D14, SI 1, T4 and T7 of the London Plan (2021). Also, to ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems, in accordance with Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (2020).

11. NONSC **Contaminated Land**

(i) The development hereby permitted (excluding demolition, site clearance and supplementary ground investigation works e.g. beneath demolished buildings) shall not commence until a scheme to address unacceptable contamination, in accordance with the Environment Agency's guidance "Land contamination risk management" (LCRM), has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of an approved remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

a) A detailed remediation strategy, to also include how completion of the remedial works will be verified, along with the details of a watching brief to address undiscovered contamination, shall be agreed in writing with the LPA. No deviation shall be made from this scheme without the express

agreement of the LPA prior to its implementation.

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

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The verification report shall include the details of the final remediation works and demonstrate that they have been conducted in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this laboratory testing including details of placement of the suitable materials shall be submitted to and approved in writing by the Local Planning Authority.

REASON
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

12. NONSC **Materials**

Prior to commencement of the development, details and samples of materials shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Historic England. This shall include:
(i) Details and samples of all new external materials (including the reflecting pool, floor finishes, floor slabs, drainage goods, roof finishes, roof lights, vents, lift overruns, access hatches, capping etc);
(ii) Detailed drawings of fenestration and doors, including profiles of all new windows, external doors, together with information on materials, glazing (including obscure glazing) and finishes;
(iii) Detailed drawing including new doors together with materials and finish;
(iv) Details of new joinery, including internal doors, architraves, skirting and staircase details to communal areas;
(v) Details of fire and sound proofing works/upgrading;
(vi) Comprehensive colour scheme for all built details; and
(vii) Full-scale mock up of the external curtain wall glazing and balconies (including balustrades).

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON
To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 (2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon's Local Plan: Part 2 (2020), Policy HC1 of the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

13. COM9 **Landscape Scheme**

Prior to commencement of works above ground level, 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) with at least 25 no. new trees to be planted, including pollution absorbing species
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 (showing provision for 203 no. long-stay secure and covered spaces and 4 no. short-stay spaces, including access provisions, in accordance with London Cycling Design Standards)
2.c Full details of the means of enclosure and boundary treatments, including product details with materials and finish
2.d Car Parking Layouts:
- 124 no. car parking spaces total, including:
- 25 no. car parking spaces are served by active charging infrastructure and 99 no. car parking spaces served by passive electric vehicle charging infrastructure;
- 15 no. car parking spaces will be designated disabled persons parking bays.
2.e Hard Surfacing Materials (including the external areas and amenity areas which would be accessible to older and disabled people, including wheelchair users)
2.f External Lighting
2.g Other structures (including the access gate(s), play space and the exercise & trim trail space, alongside accessible and inclusive equipment provisions (i.e. sensory impairment and complex multiple disabilities)).

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

4. Schedule for Implementation

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

6. Confirmation of the final Urban Greening Factor score

The works shall be completed prior to occupation of any buildings.

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, DMT 2, DMT 6 and DMEI 1 of the Hillingdon Local Plan: Part 2 (2020) and Policies G1, G5, T5, T6, T6.2 and T7 of the London Plan (2021).

14. NONSC **Ecological Management and Enhancement Plan**

Prior to commencement of works above ground level, a scheme for the management and enhancement of ecology shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out how the development will contribute positively to ecological value through the use of features and measures within the landscaping (i.e. nectar rich and diverse planting including living walls and/or roofs) and the fabric of the new built form (i.e. bat and bird boxes). The scheme shall include a plan with the features annotated and the development must be built and operated in accordance with the approved scheme.

REASON
To ensure the development contributes positively to the ecological value of the area in accordance with Policy EM7 of the Hillingdon Local Plan: Part 1 (2012), Policy DMEI 7 of the Hillingdon Local Plan: Parts 2 (2020) and Policies G6 and G7 of the London Plan (2021).

15. NONSC **Bird Hazard Management Plan**

Prior to commencement of development above ground level, a Bird Hazard Management Plan (BHMP) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Ministry of Defence (MOD). The Bird Hazard Management Plan should contain, but not be limited to:

a. An assessment of the various bird species found in the vicinity of the site, to include species data and numbers:
b. Details of layout of the solar panels, and roof proofing measures designed to prevent access to, and successful breeding by, large gulls, Feral Pigeons and any other identified problematic species on the roof spaces and on, under or around the PV panels; and
c. Schedule for inspection of the roof spaces by a suitably qualified individual (to include details of roof access), details of the methods used to disturb/disperse birds, and a method statement for recording the results of the disturbance/dispersal activity.

The development shall be carried out and managed strictly in accordance with the details agreed and there shall be no variation without the express written consent of the Local Planning Authority in consultation with MOD.

REASON
To limit the potential of the site to attract and support populations of those bird species that may cause detriment to aviation safety, in accordance with Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (2020).

16. NONSC **Overheating**

Prior to commencement of development (excluding demolition), the final Overheating Strategy shall be submitted to and approved in writing by the Local Planning Authority. The submission shall demonstrate how the development will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:

1) reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure;
2) minimise internal heat generation through energy efficient design;
3) manage the heat within the building through exposed internal thermal mass and high ceilings;
4) provide passive ventilation;
5) provide mechanical ventilation; and
6) provide active cooling systems.

The approved details shall thereafter be implemented and retained for the lifetime of the development.

REASON
To demonstrate that the final strategy will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the cooling hierarchy and Policy SI 4 if the London Plan (2021).

17. NONSC **Sustainable Drainage Scheme Details**

Prior to commencement of groundworks (excluding site investigations and demolition), a final detailed drainage design shall be submitted to and approved in writing by the Local Planning Authority. This shall include drawings and supporting calculations, in accordance with document reference "P450887-WW-XX-XX-RP-C-0002 Rev. P5 Drainage Assessment and Strategy Report (Dated 15th November 2023)" and associated drawings. A detailed management plan confirming routine maintenance tasks for all drainage components must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.

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

REASON
To ensure that surface water run off is controlled and to ensure the development does not increase flood risk, in compliance with Policy EM6 of the Hillingdon Local Plan: Part 1 (2012), Policy DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 (2020), Policy SI 12 and SI 13 of the London Plan (2021), the National Planning Policy Framework (2023), and Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

18. NONSC **Sustainable Drainage Scheme Verification**

Prior to the first occupation of the development, evidence (photographs and installation contracts) shall be submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

REASON
To ensure that surface water run off is controlled and to ensure the development does not increase flood risk, in compliance with Policy EM6 of the Hillingdon Local Plan: Part 1 (2012), Policy DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 (2020), Policy SI 12 and SI 13 of the London Plan (2021), the National Planning Policy Framework (2023), and Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

19. NONSC **Energy Monitoring, Recording and Reporting**

Prior to first occupation of the development, a detailed energy monitoring, recording and reporting plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall accord with the requirements of the London Plan (policy SI2) and the GLA Energy Assessment Guidance (April 2020 or as amended) and demonstrate that the development will secure the 85.8% saving in CO2 emissions from the regulated energy load in accordance with the approved energy strategy.

The development must proceed in accordance with the approved reporting structure and where there is a failure to achieve the carbon savings as set out in the energy strategy, the quantum (tCO2) shall be treated as part of the shortfall and shall result in a cash in lieu contribution in accordance with the formula set out in the S106.

REASON
To ensure the development's onsite carbon savings from regulated energy demand is achieved in perpetuity (i.e. annually over 30years) in accordance with the Policy SI2 of the London Plan (2021).

20. NONSC **Parking Design and Management Plan**

Prior to the first occupation of the development, a Parking Design and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall detail car parking provision, indicating how the car parking will be designed and managed, with reference to Transport for London guidance on parking management and parking design. This should ensure that parking spaces are allocated appropriately, are leased, are not sold and that the multi storey parking spaces (outside of the site boundary) are not accessible or used by future occupiers.

The Parking Management Plan shall be implemented as approved and shall remain in force for the life of the development.

REASON
To allow sufficient space for all vehicles to access the application site and neighbouring sites, and to safeguard the safety of highway users, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) and Policies T4 and T6 of the London Plan (2021).

21. NONSC **Control of Balconies**

Prior to first occupation of residential units, a scheme to ensure that the approved balconies are not used as storage for clutter shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be occupied in accordance with the approved details.

REASON
To safeguard the special architectural and/or historic interest of the Grade II* Listed Buildings, in accordance with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part 2 (2020).

22. NONSC **Privacy Screen Details**

Prior to first occupation of the dwellings hereby approved, full details of the privacy screening required to safeguard the amenity of residential properties located around the central courtyards of Hayes Park Central and South, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be implemented in accordance with the approved details and be retained as such.

REASON
To safeguard the amenity of future occupiers, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

23. NONSC **Delivery, Servicing and Waste Management Plan**

Prior to the first occupation of the development, details of a final Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This should accord with Transport for London's Delivery and Servicing Plan Guidance.

Thereafter the development shall be operated in full accordance with the approved details.

REASON
To ensure appropriate servicing of the site, to safeguard highway safety and to safeguard the free flow of traffic, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) and Policy T7 of the London Plan (2021).

24. NONSC **Fire Strategy**

Prior to the first occupation of the development, the final comprehensive Fire Strategy shall be submitted to and approved in writing by the Local Planning Authority. This should be accompanied by the Building Control Decision Notice or equivalent.

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

REASON
To ensure the safety of all building users in accordance with Policy D12 of the London Plan (2021).

25. NONSC **Secured by Design**

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

REASON
In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in 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 Hillingdon Local Plan: Part 2 (2020) and Policy D11 of the London Plan (2021).

26. NONSC **Low Emission Strategy**

Prior to the first occupation of the development, a Low Emission Strategy (LES) shall be submitted to and approved in writing by the Local Planning Authority. The LES shall detail but be not restricted to:

1) a clear and effective strategy to encourage users of development to:-
a) use public transport;
b) cycle / walk to work where practicable;
c) enter car share schemes;
d) purchase and drive to work zero emission vehicles.

2) Install EV fast charging points to promote the use of zero emission vehicles to serve the residential area.

The measures in the agreed scheme shall be maintained throughout the life of the development.

REASON
As the application site is within an Air Quality Management Area and within close proximity to the Uxbridge Road Air Quality Focus Area, and to reduce the impact on air quality in accordance with Policy EM8 of the Local Plan: Part 1 (2012), Policy DMEI 14 of the Hillingdon Local Plan: Part 2 (2020), Policies SI 1 and T4 of the London Plan (2021) and Paragraphs 180(e) and 192 of the National Planning Policy Framework (2023).

27. NONSC **Circular Economy Monitoring Report**

Prior to first occupation of the development, a post-construction monitoring report should be completed in line with the Greater London Authority's (GLA) Circular Economy Statement Guidance.

The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance.

Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to first occupation of the development.

REASON
In the interests of sustainable waste management and in order to maximise the re-use of materials, in accordance with Policy SI 7 of the London Plan (2021).

28. NONSC **Whole Life-Cycle Carbon Assessment**

Prior to the first occupation of the development the post-construction tab of the Greater London Authority's (GLA) Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

The post-construction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance.

Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to first occupation of the development.

REASON
In the interests of sustainable development and to maximise on-site carbon dioxide savings, in accordance with Policy SI 2 of the London Plan (2021).

29. COM10 **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 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.

30. NONSC **Thames Water Condition**

The development shall not be occupied until confirmation has been submitted to and approved in writing by the Local Planning Authority that either: -

1. All surface water network upgrades required to accommodate the additional flows from the development have been completed; or-

2. A development and infrastructure phasing plan has been agreed with the Local Planning Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON
To ensure that adequate wastewater infrastructure capacity is provided in compliance with Policy SI 5 of the London Plan (2021).

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

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from 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.

3. I72 **Section 106 Agreement**

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

4. I73 **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.

5.

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

6. 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.

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 (2021) and national guidance.

DMAV 1	Safe Operation of Airports
DMCI 3	Public Open Space Provision
DMCI 4	Open Spaces in New Development
DMCI 5	Childrens Play Area
DMCI 7	Planning Obligations and Community Infrastructure Levy
DME 2	Employment Uses Outside of Designated Sites
DME 3	Office Development
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMH 3	Office Conversions
DMH 7	Provision of Affordable Housing
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping

DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMHB 19	Play Space
DMHB 2	Listed Buildings
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D1	(2021) London's form, character and capacity for growth
LPP D11	(2021) Safety, security and resilience to emergency
LPP D12	(2021) Fire safety
LPP D13	(2021) Agent of change
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP D8	(2021) Public realm
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP E1	(2021) Offices
LPP G1	(2021) Green infrastructure
LPP G2	(2021) London's Green Belt
LPP G4	(2021) Open space
LPP G5	(2021) Urban greening
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP GG1	(2021) Building strong and inclusive communities
LPP GG4	(2021) Delivering the homes Londoners needs
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP H4	(2021) Delivering affordable housing
LPP H5	(2021) Threshold approach to applications
LPP H6	(2021) Affordable housing tenure
LPP HC1	(2021) Heritage conservation and growth
LPP M1	(2021) Monitoring
LPP SI1	(2021) Improving air quality

LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI3	(2021) Energy infrastructure
LPP SI4	(2021) Managing heat risk
LPP SI5	(2021) Water infrastructure
LPP SI6	(2021) Digital connectivity infrastructure
LPP SI7	(2021) Reducing waste and supporting the circular economy
LPP T1	(2021) Strategic approach to transport
LPP T2	(2021) Healthy Streets
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
LPP T7	(2021) Deliveries, servicing and construction
NPPF11	NPPF 2021 - Making effective use of land
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF13	NPPF 2021 - Protecting Green Belt Land
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding
NPPF15	NPPF 2021 - Conserving and enhancing the natural environment
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF5	NPPF 2021 - Delivering a sufficient supply of homes
NPPF8	NPPF 2021 - Promoting healthy and safe communities
NPPF9	NPPF 2021 - Promoting sustainable transport

3. CONSIDERATIONS

3.1 Site and Locality

The site forms part of the Hayes Park business park, a landscaped parkland setting, measuring approximately 5.22 hectares in size. The site comprises three office buildings including Hayes Park North, Hayes Park Central and Hayes Park South. Hayes Park Central and Hayes Park South form the focus of this application and are both Grade II* Listed buildings, purpose built back in 1965 as corporate and research laboratories for HJ Heinz UK by American Architect Gordon Bunshaft. Hayes Park Central has been unoccupied since September 2020 and Hayes Park South has been unoccupied since Summer 2017.

Each building is three storeys in height (including a basement and two storeys) and is served by external car parking and a sunken 2 level car park. The site has access to a total of 576 car parking spaces, 23 disabled car parking spaces and cycle parking.

The site lies within designated Green Belt and the Hillingdon Air Quality Management Area. The wider site forms part of the Hayes Shrub Site of Borough Grade II or Local Importance. The Uxbridge Road Air Quality Focus Area is also located circa 350m to the South. Based on TfL's WebCAT planning tool, the site has a Public Transport Accessibility Level (PTAL) rating of 0 (zero) to 1b (poor).

3.2 Proposed Scheme

This Full Planning application seeks planning permission for a proposed change of use of the Grade II* Listed Hayes Park Central and Hayes Park South office buildings (Use Class E) to 124 residential flats (Use Class C3). The development is proposed with 10% shared ownership affordable housing provision, and would have access to 124 car parking spaces and 207 cycle stands. Internal and external works to the buildings are proposed, alongside landscaping works to create a communal square, play space and amenity space.

This application has been submitted alongside planning application reference 12853/APP/2023/1493 which seeks Listed Building Consent for internal and external works to Hayes Park Central and Hayes Park Central required in order to facilitate the proposed change of use from offices to residential.

The 124 residential flats proposed are proposed in the following unit mix:
- 25 no. studio units (20%)
- 40 no. 1-bed units (32%)
- 41 no. 2-bed unit (33%)
- 17 no. 3-bed unit (14%)
- 1 no. 4-bed unit (1%)

Following discussions with the Applicant Team regarding the viability of the scheme, a 10% shared ownership affordable housing offer has been made as part of the proposals. This would be equal to 32 habitable rooms.

3.3 Relevant Planning History

12853/APP/2020/2980 Hayes Park Hayes End Road Hayes

Internal office refurbishment of Hayes Park Central and South including removal of the non-original partitions, re-instatement of the South Building's reflecting pool and refurbished entrances. External elevation and roof refurbishment of both buildings including cleaning and repair works, replacement of non-original glazed double doors and other works to the South building's glazed curtain wall system (Application for Listed Building Consent)

Decision: 04-02-2021 Approved

12853/APP/2020/2981 Hayes Park Hayes End Road Hayes

Erection and installation of external cycle storage, trim trail and outdoor seating

Decision: 03-12-2020 Approved

12853/APP/2021/2202 Hayes Park North, Hayes Park Hayes End Road Hayes

Change of use of offices (Use Class E(g)) to residential use (Use Class C3) to include 64 residential units comprising 6 x studio units, 33 x one-bedroom units, 19 x two-bedroom units and 6 x three-bedroom units (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015).

Decision: 26-07-2021 Refused **Appeal:** 23-06-2022 Allowed

Comment on Relevant Planning History

HAYES PARK CENTRAL AND SOUTH

Application reference 12853/APP/2020/2980 granted Listed Building Consent for internal office refurbishment of Hayes Park Central and South including removal of the non-original partitions, re-instatement of the South Building's reflecting pool and refurbished entrances. External elevation and roof refurbishment of both buildings including cleaning and repair works, replacement of non-original glazed double doors and other works to the South building's glazed curtain wall system. It is understood that these works were not implemented.

HAYES PARK NORTH

Planning application reference 12853/APP/2021/2202 sought Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use of Hayes Park North, an office building (Use Class E(g)) to residential use (Use Class C3) to include 64 residential units comprising 6 x studio units, 33 x one-bedroom units, 19 x two-bedroom units and 6 x three-bedroom units. The application was refused on 26th July 2021 for the following reasons:

1) The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 3, Class O.1(f) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because the Hayes Park North building is within the curtilage of a listed building, namely Hayes Park Central and Hayes Park South.

2) The applicant has failed to secure financial and non financial contributions required to mitigate the highways impacts created by the proposed development. The scheme therefore conflicts with Policies DMCI 7, DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), the adopted Planning Obligations Supplementary Planning Document (July 2014), Policy DF1 of the London Plan (2021) and paragraphs 55-58 of the National Planning Policy Framework (2021). Prior approval is refused under Condition AA.2.-(1)(a).

The application was subsequently appealed on 30th July 2021 and allowed on 23rd June 2022. The implementation of this permission establishes a lawful residential element to the Hayes Park site and is a material planning consideration for the current application.

4. Planning Policies and Standards

Development Plan

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)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

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

PT1.H2 (2012) Affordable Housing

PT1.E7 (2012) Raising Skills

PT1.EM1 (2012) Sustainable Waste Management
1

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

PT1.EM6 (2012) Flood Risk Management

PT1.EM7 (2012) Biodiversity and Geological Conservation

PT1.EM8 (2012) Land, Water, Air and Noise

PT1.H1 (2012) Housing Growth

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 11 Design of New Development

DMHB 14 Trees and Landscaping

DMH 2 Housing Mix

DMH 7 Provision of Affordable Housing

DMAV 1 Safe Operation of Airports

DMCI 3 Public Open Space Provision

DMCI 4 Open Spaces in New Development

DMCI 5 Childrens Play Area

DMCI 7 Planning Obligations and Community Infrastructure Levy

DME 2 Employment Uses Outside of Designated Sites

DME 3 Office Development

DMEI 1 Living Walls and Roofs and Onsite Vegetation

DMEI 10 Water Management, Efficiency and Quality

DMEI 11 Protection of Ground Water Resources

DMEI 12 Development of Land Affected by Contamination

DMEI 14 Air Quality

DMEI 2 Reducing Carbon Emissions

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMEI 7 Biodiversity Protection and Enhancement

DMEI 9 Management of Flood Risk

DMH 3 Office Conversions

DMHB 15 Planning for Safer Places

DMHB 16 Housing Standards

DMHB 17 Residential Density

DMHB 18 Private Outdoor Amenity Space

DMHB 19	Play Space
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LPP GG4	(2021) Delivering the homes Londoners needs

LPP H1 (2021) Increasing housing supply

LPP M1 (2021) Monitoring

LPP SI1 (2021) Improving air quality

LPP SI12 (2021) Flood risk management

LPP SI13 (2021) Sustainable drainage

LPP SI2 (2021) Minimising greenhouse gas emissions

LPP SI3 (2021) Energy infrastructure

LPP SI4 (2021) Managing heat risk

LPP SI5 (2021) Water infrastructure

LPP SI6 (2021) Digital connectivity infrastructure

LPP SI7 (2021) Reducing waste and supporting the circular economy

LPP T1 (2021) Strategic approach to transport

LPP T2 (2021) Healthy Streets

LPP T3 (2021) Transport capacity, connectivity and safeguarding

LPP T4 (2021) Assessing and mitigating transport impacts

LPP T5 (2021) Cycling

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

LPP T7 (2021) Deliveries, servicing and construction

NPPF11 NPPF 2021 - Making effective use of land

NPPF14 NPPF 2021 - Meeting the challenge of climate change flooding

NPPF15 NPPF 2021 - Conserving and enhancing the natural environment

NPPF8 NPPF 2021 - Promoting healthy and safe communities

NPPF9 NPPF 2021 - Promoting sustainable transport

LPP H4 (2021) Delivering affordable housing

LPP H5 (2021) Threshold approach to applications

LPP H6 (2021) Affordable housing tenure

LPP H10 (2021) Housing size mix

LPP HC1 (2021) Heritage conservation and growth

NPPF2 NPPF 2021 - Achieving sustainable development

NPPF4 NPPF 2021 - Decision-Making

NPPF5 NPPF 2021 - Delivering a sufficient supply of homes

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF13 NPPF 2021 - Protecting Green Belt Land

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: **26th July 2023**

5.2 Site Notice Expiry Date: **26th July 2023**

6. Consultations

External Consultees

A total of 267 no. letters were sent to neighbouring properties, a site notice was displayed to the front of the site and an advert was posted in the local paper. All forms of consultation expired on 26th July 2023.

A total of 8 comments have been received from neighbouring residential properties, including 6 objections and 2 comments. All comments are summarised below:

- Increase local traffic, including traffic at the junction between Hayes End Road and Uxbridge Road.
- The proposal has insufficient car parking, which will lead to overspill of parking onto local streets.
- The historic building should not be repurposed.
- There is no need for anymore residential development.
- The proposal will impact on local services.
- The proposal will destroy the landscape.
- Too many properties are proposed.
- The development will increase air quality and noise pollution.

PLANNING OFFICER COMMENT:

All material planning considerations are addressed within the main body of the report. Specifically, the principle of residential development is considered in Section 07.01, heritage impacts are considered in Section 07.03, traffic impacts are considered in Section 07.10, the impact on landscaping is considered in Section 07.14 and the impact on noise and air quality is considered in Section 07.18.

GREATER LONDON AUTHORITY:

Plan policies on Green Belt, Office, Heritage, Urban Design and Housing are relevant to this application. Whilst the proposal is supported in principle, the application does not fully comply with these policies, as summarised below:

- Land use principles: The redevelopment of these Grade II* listed buildings within the Green Belt to provide 124 new homes is supported in principle subject to the resolution of the other issues raised in this report.

- Housing: The applicant is currently proposing 0% affordable housing. GLA officers are currently scrutinising the submitted viability assessment with a view to increasing the provision of affordable housing.

- Heritage: Although less than substantial harm at a low level is caused to the two listed buildings, this is considered to be clearly capable of being outweighed by the public benefits, including securing the optimum viable use of the buildings.

- Urban Design: The general design of the proposed development is supported but further work is required to ensure connectivity between the proposed development and existing communities off-site.

- Sustainable development and the environment: additional information and clarification is required regarding air quality, flood risk before compliance with the London plan can be confirmed.

- Other issues on Transport also require resolution prior to the Mayor's decision making stage.

PLANNING OFFICER COMMENTS:

The Greater London Authority's comments are noted and all material planning considerations are addressed within the main body of the report.

Specifically, the design of the proposals are considered within the main body of the report. The connectivity of the site to neighbouring residential estates is considered to be sufficient and acceptable in the context of the development proposals, this being two Grade II* Listed Buildings within the Green Belt.

GREATER LONDON AUTHORITY VIABILITY COMMENTS:

The fact that the applicant is proposing no affordable housing contribution will need to be considered in the overall planning balance and the weight given to viability is a matter for the LPA to decide (PPG para 8).

PLANNING OFFICER COMMENT:

Following negotiation with the Applicant Team, a 'without prejudice' offer of 10% shared ownership is proposed to be secured as part of the development. This is discussed within the main body of the report.

TRANSPORT FOR LONDON:

Site Description

The development site is located within the Metropolitan Greenbelt adjacent to an area designated as a Nature Conservation Site of Borough Grade II or Local Importance. It is mostly surrounded by residential neighbourhoods as well as 30 acres of parkland setting. The closest section of the Transport for London

Road Network (TLRN) is the A312 The Parkway, approximately 2.3km to the southeast.

There is no rail station within reasonable walking distance of the site, with the closest station (Hayes and Harlington Underground Station) being approximately 3.8km to the south of the site. The closest bus stop (Uxbridge Road 3121) is located approximately 570m to the south of the site and is served by the route 278, 427, 607, 697, 698, H98, N207 Buses. As such, the site records a Public Transport Access Level (PTAL) of 0/1b, on a scale which ranges between 0 and 6b, where 6b is highest. There is a footway provided from Mead House Lane into the subject site on one side of the road.

Access

The access arrangements indicated on plan entails the retention of the existing vehicular access points. This does not raise any specific concerns; the swept path analysis provided demonstrates that the existing vehicular access points are suitable for the largest vehicles that will access and leave the site in forward gear. Separate pedestrian access from the car parking areas to the buildings are provided without the need to cross the carriageway.

Healthy Streets

A Healthy Streets Active Travel Zone (ATZ) assessment has been included within the submitted Transport Assessment (TA). A map that details the assessed routes should be provided for clarity. The ATZ has identified areas for improvements to the Healthy Street indicators on all routes, including localized footway widening and resurfacing. A contribution towards delivering such improvements would be supported.

Whilst it is appreciated that the site is within a greenbelt location and public transport access is limited, in order to decrease vehicle mode share the development should capitalise on the opportunity to improve cycle connections to Hayes and Harlington station and Hayes Park. Appropriate contributions towards delivering improvements, informed by the ATZ assessment, to the access to public transport should be secured from this development, in line with Policy T2 and T4.

Access routes between all disabled parking and main entrances should be revised to be continuous and direct, and it should be ensured that all pedestrian routes within the site will be safe and attractive to use at all times.

Trip Generation and Highway Impact

A multi-modal trip generation has been provided within the Transport Assessment. The trip generation assessment has set out the existing office trip generation to provide net trips. information was provided to set out where the car parking spaces have been retained/re-provided. It predicts a reduction in 613 daily car trips; however, the adjusted car trips are predicted to make up 53.1% of the mode share which sits significantly above the strategic mode share target of 25% vehicle trips set out in Policy T1 for outer London boroughs. The sites selected look broadly acceptable except for the Edge of Town Centre site which should be justified.

Detailed travel plan measures and enhancements to the active travel environment will be required to encourage modal shift and support a reduction in the number of vehicle trips to this site. These should be identified in the Travel Plan.

Based on the assessment provided to date, it has been identified that the proposed development will generate an overall increase in new trips (gross) as the existing office space has been vacant since 2017, the 613 less vehicle trips is based on previous use. However, given the proposed impacts no

contribution/mitigation is currently requested.

Cycle Parking

The provision of 203 long-stay and 4 short stay is in line with the minimum quantum standards identified within Policy T5 of the London Plan. High quality cycle parking provision should be provided and designed with regard to London Cycle Design Standards (LCDS), which is referred to within Policy T5. Whilst there is some compliance with LCDS, such as the provision of 5% of spaces to accommodate larger cycles, other areas need further thought. It is unclear if the internal doorways are wide enough to afford access to accommodate larger cycles, this should be clarified. TfL supports membership to the Hillingdon Santander cycle hire scheme.

Car Parking

In line with Policy T6, car-lite development should be the starting point for all outer London developments. The proposed development seeks to retain 124 parking spaces. Whilst this quantum is in line with minimum standards, in light of Policy T6 and given the predicted high car-use mode share for the site which would not support achieving a strategic modal shift as outlined in Policy T1, a reduction in the quantum of car parking should occur. Given the low PTAL we note that access to car club spaces with electric charging and free/discounted membership could be appropriate to reduce the need for private car ownership. It is also noted that adjacent to the site, yet outside the site boundary there is a 506 space multi storey car park. It is imperative that future residents do not have access to this facility with detail on how this will be implemented required.

The quantum of disabled person parking provision at this site should be clarified, as different numbers within the submitted documentation has been provided (i.e. 13 spaces vs. 15 spaces). In line with London Plan Policy, at least three per cent of dwellings should be provided with access to a disabled person parking space from the outset, with a Parking Design and Management Plan detailing how a further 7 per cent of dwellings could be provided with access to a disabled person parking space should demand arise. TfL requests that any car parking spaces should be leased and not sold, and this should be secured via a permit free agreement.

Travel planning

A Framework Travel Plan has been provided in support of the application. The Travel Plan targets should support achieving a strategic modal shift in line with Policy T1. It is considered that the targets contained within the Plan do not go far enough towards supporting a strategic modal shift and need to be revised. Additional measures to support these revised targets will need to be identified in an updated Travel Plan. The full Travel Plan should be secured, monitored, enforced, reviewed, and funded via planning obligation.

Deliveries, Servicing and Construction

Delivery and servicing will take place onsite in accordance with Policy T7. Some measures to consolidate deliveries have been identified, however further measures to provide opportunities to decarbonize freight should be identified. A management procedure for cycle deliveries should be identified. A full DSP should be secured by condition in accordance with Policy T7.

Some measures to improve safety and reduce unnecessary trip movements have been provided to reduce impacts such as FORS Gold membership and CLOCS. In line with Policy T7, details of the proposed construction period should be provided and conditioned within a Construction Logistics Plan (CLP) prepared in accordance with TfL guidance.

MCIL

Mayoral Community Infrastructure Levy 2(MCIL2) is payable at a rate of £60 per square metre for the London Borough of Hillingdon in accordance with the MCIL2 Charging Schedule (January 2019).

Conclusion

To summarise:
- A contribution towards Healthy Streets enhancements should be secured from this development.
- Clarification on the car parking building access should be provided;
- Clarification on disabled parking provision should be provided;
- Revisions to the cycle parking provision at this site is required. These amendments should be carried out prior to the determination of this application; and
- A CMP, Parking Design and Management Plan, Travel Plan and Delivery and Servicing Plan should be secured through the appropriate mechanism.

I trust that the above provides an overview of TfL's comments on the proposed development. Please do not hesitate to contact me should you wish to discuss the above further.

PLANNING OFFICER COMMENTS:

The issues raised by Transport for London are addressed within the main body of the report. Planning conditions and obligations are proposed to resolve the matters raised.

HISTORIC ENGLAND:

Summary

Historic England has no in-principle issues with the proposed conversion of these important modernist office buildings to residential use and welcomes the well-researched design approach which seeks opportunities to enhance significance. However, the introduction of external balustrades and changes to the glazing have the potential to disrupt the sleek modern aesthetic of the buildings and their sculptural form. We understand from the submitted information that your Council has inspected some samples of materials relating to these elements of the scheme. However, we would also welcome the opportunity to inspect mock-up samples of both the new glazing and balustrade, or at least review evidence of your Council's inspections, to ensure that a high-quality and visually sensitive solution would be delivered. This inspection could be subject to condition should you be minded to approve these applications.

Historic England Advice

Significance

The development site is located within Hayes Park which forms a large area of Green Belt land. The site contains two rectangular commercial office buildings designed by the American architect Gordon Bunshaft and built between 1962 and 1965. Bunshaft, a partner at Skidmore, Owings & Merrill (SOM), was America's leading proponent of mid-20th century office architecture, and designed many highly regarded modernist commercial buildings. The Hayes Park offices are rare examples of Bunshaft's work outside America - one of only two schemes by him in Western Europe, and his only project in England.

The two office buildings - Hayes Park Central (former research laboratories) and Hayes Park South

(administrative headquarters) were built for Heinz UK, the American food processing company, within the grounds of a demolished Victorian house on the outskirts of London. The greenfield location for Heinz UK's headquarters reflects the changing attitudes in the post-war era for large companies to relocate their headquarters away from cities where land was cheaper, sites could be easily accessed due to increased car ownership, and all business activities could be integrated within a single complex. Spurred on by the 'Garden factory' movement in American and Britain, and the principles of modernism, the mature parkland setting for the offices was also intended to promote the physical and mental wellbeing of the workforce. As noted in the list entry, the Heinz site is the most important early example in Britain of this type of headquarters complex on a greenfield site.

Both buildings are low-rise, in part due to their sunken positioning within the landscape with curved retaining walls. The list description explains that this was due to Metropolitan Green Belt policies which were introduced in London after WWII. Nonetheless, the overall effect adds to the drama and sculptural qualities of the office complex, set within a mature landscape setting.

Architecturally, both buildings are highly significant for their sophisticated sculptural form, comprising an elegant three-storey grid frame constructed in pre-cast concrete with a granite aggregate finish. Set behind the frame is full-height aluminium-framed glazing with blue opaque glass. The recessed glazing and its reflective qualities allow the concrete framework of floor slabs and columns to appear almost as an entirely independent structure, and this effect is particularly dramatic at the building corners where clear sky can be seen through the frame.

Hayes Park South has a more interesting plan form due to its central courtyard which provided natural light into the canteen at ground floor level. The original plans for the South Building indicate that cellular offices were fitted around the entire outer perimeter of the upper floors, meaning that the open office plan above depended on natural light from the courtyard. The courtyard originally featured a 'reflecting pool' at its centre with an island containing a magnolia tree. Although these structures survive, the pool has been filled with pebbles, and the courtyard surfacing has been replaced. Despite these changes, the courtyard with its perimeter colonnade remains a striking feature which can still be appreciated in long views from within the office space.

Heinz sold the site in the 1990s, and various changes to the landscaping and listed buildings were subsequently undertaken. This involved cut outs to the retaining earth wall, and the introduction of vehicle routes including an unsightly roundabout providing access to a new office building immediately to the north of the development site. The interiors were also extensively altered, and beyond the structural columns (many of which have been boxed in), the fixtures and finishes are not of special interest, and this is specifically mentioned in the list entry. However, as discovered during our pre-application site visit, depictions of the Heinz brand which appear to be original survive beneath the modern floor coverings in ground floor of Hayes Park South. This is an interesting surviving visual reference to the globally recognised brand for which the listed complex was constructed.

In summary, the Hayes Park buildings are of special architectural and historic interest for their distinctive and unique character and greenfield setting, designed by a leading proponent of modernist office architecture for a world-famous American-owned multinational. For these reasons, the building complex is highly listed at Grade II*.

The proposals and their impact

These proposals seek to convert both buildings to residential use with associated changes to the landscaping. The work would involve significant reconfiguration of the interior to accommodate multiple residential units. Within Hayes Park Central, it is proposed to introduce a central atrium roughly within the

footprint of the service core to improve communal circulation and resolve challenges facing residential conversion caused by the deep floor plate. Whilst a significant intervention, the atrium would have limited impact on the significance of the listed building due to the non-original plan form and lack of internal features of interest.

Due to the existing central courtyard at Hayes Park South, the conversion of that building would be contained within the existing envelope and staircases would be reintroduced broadly within their original locations. No additional floors of accommodation are proposed for either building, which we understand to be related to limitations of development within the Green Belt. Therefore, beyond the introduction of an atrium to Hayes Park Central, no substantial structural interventions would be proposed to the listed complex.

Although large dual-aspect flats are proposed to the upper floors of both buildings, the extensive subdivision into multiple units would result in almost total loss of the open plan interior. The existing layout currently provides dramatic internal views of the large floorspace, structural columns and curtain wall system at the upper levels of both buildings. However, we recognise that the current open plan arrangement is not historic, and cellular offices were originally arranged around the entire perimeter of the upper two floors of Hayes Park South. Hayes Park Central was also heavily subdivided originally. Nonetheless, this loss of appreciation of the structural anatomy of the buildings and the open-plan configuration, which still clearly reads as offices, would cause a low level of harm to the significance of listed buildings.

The proposals for the ground floor of Hayes Park South are more successful in retaining a sense of openness. Here, an east-west link through the centre of the floorplan would be introduced which would provide physical and visual access through the central courtyard as originally conceived. We note that the size of this floorspace has increased in response to our pre-application comments. The restoration of the courtyard pool and island as proposed offers enhancement to architectural interest of the listed building in this former communal part of the complex. Further enhancement is proposed through the revealing of the boxed-in structural columns in these non-residential parts of the building (and within the residential areas where this is practicable).

As part of the residential conversion, it is proposed to create private balcony space within the external floor slabs of each building. This would involve the introduction of balustrades which would be constructed of metal uprights and light-weight tensile wiring. The balustrades would run the perimeter of both buildings at first and second floor level, but would exclude the corners to lessen their visual impact in important views of the concrete frame. The same balustrade treatment would be required for the inner courtyard of Hayes Park South.

The scheme also proposes to replace the existing glazing to improve the performance of the buildings and to incorporate access to the balconies. As previously set out, the glazing is a key design component of the office complex, and the list description specifically mentions their slender glazed frames and opaque blue glass. Since our pre-application involvement, further investigations into the existing glazing have been undertaken by the Applicant Team including a condition survey prepared by Hutton+Rostron. The investigations have concluded that "the glass has historically been replaced" (Heritage Impact Assessment, Iceni, para 5.3.7), and that the window units generally demonstrate a "lack of compliance" with building regulations for residential use (Design and Access Statement, p34).

The visualisations in Section 11 of the submitted Design and Access Statement (Studio Egret West, May 2023) suggest that the new glazing would be very similar in appearance to the existing, and that the balustrading would be visually discrete. While this is encouraging, in the absence of samples, there remain risks that the balustrading could be visually distracting, and that the replacement glazing could similarly be

unsympathetic to the historic curtain wall system. There is also a risk that the balcony areas could become cluttered with chairs and other domestic paraphernalia, which would add to the visual distraction.

Whilst we note that various samples of materials were presented on site to your Council's Heritage Officer (Design and Access Statement, p51), it does not appear that these were 'mocked-up' for external inspection. Therefore, there remain risks that some harm to the significance of both buildings could result from the new balustrading and replacement glazing.

The proposals also include proposals for the landscaping. Within the immediate setting of the buildings, some of the earth bank is to be cut out to improve the daylight and amenity to the ground floor residential units. It is also proposed to provide additional hardstanding for building spill out. These changes risk causing a small degree of harm to the appreciation of the offices sunken within their greenfield setting. A notable enhancement to the landscaping would be the removal of the unsightly roundabout to the north of Hayes Park Central, and the creation of a new square. We understand that parking would continue to be provided to the west of the buildings behind a boundary wall.

Policy

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a statutory duty for local planning authorities to pay special regard to the desirability of preserving listed buildings including any contribution made by their setting. We draw your attention to the following heritage policies set out in the National Planning Policy Framework (NPPF) which support the legislation above:

- Paragraph 200, which states that any harm to the significance of a designated heritage asset should require clear and convincing justification;

- Paragraph 202 which states that less than substantial harm to the significance of a designated heritage asset be weighed against the public benefits of the proposal. Public benefits can include heritage benefits as set out under Paragraph 020 of the Historic Environment section of the Government's Planning Practice Guidance (PPG, updated 24 June 2021) which supports the NPPF.

- Paragraph 206 which states that local planning authorities should look for opportunity for new developments within the setting of heritage assets to enhance or better reveal their significance.

Position

As set out above, the Central and South buildings at Hayes Park are important and rare examples of Bunshaft's work as a leading proponent of mid-century commercial office architecture. However, we have no in-principle issue with the proposed conversion from office to residential use in order to provide the site with a sustainable long-term use, providing the key elements of significance are preserved.

The submitted documents indicate that virtually no internal features of interest survive beyond the structural columns which would be retained. The proposed atrium to Hayes Park Central and other service cores required for residential conversion would not, in our view, undermine the integrity of the listed structures. Given the precedent for cellular partitioning as set out in the original plans, we do not wish to raise any significant concerns about the subdivision into multiple units.

We are pleased that the proposed plans would retain a sense of openness within the entrance lobby to the South building, which we note has been increased in size in response to our pre-application comments (although we note that the lobby floorspace would still be smaller than the original canteen). We are also pleased that it is intended to incorporate the (likely) original remnants of the Heinz branding in the floor

treatments (Design and Access Statement p51) in response to our pre-application comments, which would enhance our understanding of the connection between these buildings and this global brand.

The most sensitive aspects of these proposals are the changes that are perceived externally, particularly the replacement glazing and conversion of the outer floor slab areas to private balconies. It is clear that much thought has already gone into design solutions for the glazing and balustrades to minimise their impact on Bunshaft's highly significant concrete frame and inset curtain wall. This is evident in the slender form of the balustrade, the omission of balustrading around the corners of the buildings, and the retention of the glazing module for the proposed windows. However, it is inevitable that these interventions, and domestic clutter associated with residential conversion, would lead to some visual intrusion in important views of the listed buildings.

These changes and additions would diminish the orderly modernist character and carefully considered proportions of the listed building complex and its harmonious greenfield surroundings, therefore causing some harm. It is likely that the proposed cutaways to the earth banks around Hayes Park Central and introduction of amenity space for the ground floor units would similarly diminish the appreciation of the building within its important greenfield setting, causing a small degree of harm.

The NPPF states that that any harm should be clearly and convincingly justified (Para 200) and weighed against the public benefits of a proposal by decision makers (Para 202). The PPG explains that public benefits can include heritage benefits. We consider that these can include:

- the restoration of the original courtyard design to Hayes Park South, including the revealing of the reflecting pool and island;
- the removal of unsympathetic accretions to the interior, and the revealing of the distinctive structural columns throughout;
- the enhancements to the external landscaping particularly the replacement of the unsightly roundabout with a new public square;
- the repair and cleaning of the concrete frame, the details of which should be provided by condition.

Ultimately, it will be for the Council to consider the harm identified within the context of these, and other public benefits of the scheme in coming to a decision on the applications. Although some samples of materials have been provided to your Council, we recommend that conditions are also imposed regarding the provision of mock ups of the balustrading and glazing systems for on-site inspection. We would be pleased to be involved in a future inspection should your Council be minded to approve the applications.

Recommendation

Historic England has no objection to the applications on heritage grounds, but raises some concerns due the harm as set out.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your Authority should take these representations in account and determine the application in accordance with national and local planning policy and in consultation with your specialist conservation advice. We have drafted the necessary letter of authorisation for your Authority to determine the application as you see fit and have referred this to the National Planning Casework Unit (NPCU). You will be able to issue a formal decision once the NPCU have returned the letter of authorisation to you, unless the Secretary of

State directs the application to be referred to them.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

NATIONAL AIR TRAFFIC SERVICES:

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

HEATHROW AIRPORT SAFEGUARDING:

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

However, we would like to draw your attention to the following:

Cranes

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

All crane applications should be sent to Heathrow's Works Approval Team via the following address:

Airside_Works_Approvals@heathrow.com

Wind Turbines

Wind Turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests. This is explained further in Advice Note 5, 'Renewable Energy & Impact on Aviation' (available at http://www.aoa.org.uk/policy-campaigns/operations-safety/

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE:

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

NPPF section 16 and the London Plan (2021 Policy HC1) make the conservation of archaeological interest a material planning consideration.

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

The planning application is not in an Archaeological Priority Area.

The application affects a grade II* listed building and its associated historic designed landscape recorded on the GLHER. Hayes Park is the former landscaped park of a 19th Century mansion. From 1849-98 it was a private lunatic asylum, and from 1898 house and grounds were sold for a psychiatric nursing home. In 1959 H.J. Heinz & Co purchased the estate and 2 adjacent parcels of land, demolishing the mansion in 1962., which was replaced by offices and a research centre. Although not of archaeological interest, the GLHER does identify historical interest relevant to the setting of the listed building.

No further archaeological assessment or conditions are therefore necessary.

THAMES WATER:

Waste Comments

Following initial investigations, Thames Water has identified an inability of the existing SURFACE WATER network infrastructure to accommodate the needs of this development proposal. Thames Water has contacted the developer in an attempt to agree a position for foul water networks but has been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission:
"The development shall not be occupied until confirmation has been provided that either:
- 1. All surface water network upgrades required to accommodate the additional flows from the development have been completed; or
- 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan." Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts,

AL10 9EZ - Tel - 0845 782 3333.

Supplementary Comments

With regard to Surface Water, we would expect the developer to demonstrate that they have exhausted the roof and landscape opportunities, regarding maximising SuDS to reduce surface water flows from the site and help future proof the development. If possible, prioritise green SuDS such as tree pits and green roofs that are more effective in low-return period storms, as opposed to attenuation tanks.

NATIONAL HIGHWAYS:

Referring to the consultation on a planning application dated 22 June 2023 referenced above, in the vicinity of the M4 and M40 that form part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

Offer No Objection - Reasons

We note that residential (Use Class C3) use of this site as compared to its current designation of office buildings (Use Class E) along with proposals to seek sustainable modes of travel will generate less trips on the SRN and due to the distance of this proposal from our network, we are satisfied that the development will not materially affect the safety, reliability and/or operation of the strategic road network (the tests set out in DfT Circular 01/2022, and MHCLG NPPF 2021 paragraphs 110-113) in this location and its vicinity.

Standing advice to the local planning authority

The Climate Change Committee's 2022 Report to Parliament notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of PAS2080 promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.

METROPOLITAN POLICE:

Upon review of the proposal the I have the following comments:

- The site will be assessed against the 2023 SBD Homes guide, however we reserve the right to assess against the latest guidance if appropriate and proportionate. The additional points are unique to the site or I wished to raise to bring to your attention.

- The building is Grade II listed and this proposal sees the site changing from an vacant office block into a residential block. If the site is to progress any issues arising from the listing that impact upon security will need to be discussed and approved by a DOCO.

- The building is situated within green belt land with surrounding green space that is not planned to be built

upon, as such leaving the site somewhat isolated and cut off from the rest of the community. There are two entrance points, which during the buildings time as an office were staffed by security personnel. Owing to the isolated nature of the site it must be secured, as it will not have the security personnel that it used to have. In order to do this both entrance need to be gated (LPS 1175/Issue 7 SR1 or LPS 1175/Issue 8 A1 gate) and the perimeter needs to be a minimum of 2.1m high, appropriately robust with no climbing aids. However if planting can be used (e.g dense established bramble bushes etc) then this will be accepted, providing it is fit for the purpose of security and appropriately mature at the time of site completion. The gate will need to work with an access control system, and allow for visitors to be permitted access from the homes of the residents.

- Security rated doors (one of PAS 24/2022, LPS 1175/Issue 7 SR2, LPS 2081 SRB, LPS 1175/Issue 8 B3 or STS 202 BR2 standards required for:
  - Communal entrance doors
  - Secondary doors that provide the secure lobby off of the main entrance.
  - All accessible private doors and openable windows (usually ground and first)
  - All private residents front doors
  - Bike stores
  - Bin stores
  - Of note owing to the unusual arrangement on main entrance to one block with the original (listed) feature of a rotating door being retained and curved doors either side of it being designed in, the proposed doors that are RC2 standard will be accepted, provided that no doors of the above standards are available that meet the unusual criteria that would comply with the requirements of the listing. Please note that the acceptance of RC standards is not usually allowed, but only will be considered in this owing to the unusual design.

- The usually mandatory requirement of security compartmentation of blocks serving over 25 units cannot be achieved on either of these blocks in a logical or practical way, owing to the design which is created by the listed buildings. As such in lieu of this the required for the site is for CCTV coverage covering the entrance areas (including post areas) with a system that can is suitably zoomed in image of the entrance door that an image is obtained that is suitable for identification purposes. Furthermore in the communal areas further up the building 13 amp fuse spur points need to be installed in locations that would allow for CCTV coverage in these areas if issues were to arise.

- Any communal gardens with private windows or doors off of them require a minimum of 1.5m defensible space that is clearly demarked as private to them.

- The lighting strategy for the site - the SBD guide states the following for parking areas, for this site it will not be complied with for parking and footpath areas;
  - Lighting must be at the levels recommended by BS 5489-1:2020. The DOCO shall be provided with a declaration of conformity to BS 5489-1:2020 by a 'competent' designer. Competency shall be demonstrated by achievement to at least ILP competency level 3 or 4, i.e. the designer will be a member of the ILP (MILP) and either IEng or CEng qualified to be deemed competent to be able to design under Construction Design and Maintenance (CDM) Regulations. Further information is available at: www.securedbydesign.com

I met with the applicants on 21st July and reviewed the proposal, and I do not wish to object to the proposal. I have provided them with a report of requirements that the site would need to achieve for Secured By Design accreditation.

However I wish to bring to your attention the requirement for the site to have a secure perimeter - due to the isolated nature if the buildings it is essential that the site is secure with a 2.1 high perimeter fence with

access control gates that only provide access to residents (of course is security can be achieved with planting/brambles etc that would negate the need for a fence) if this were not to be included I would have serious concerns for the security of this site.

Every other security matter can be addressed directly by the Secured By Design scheme, as such I recommend a condition is attached to the site if permission is granted that Secured By Design accreditation is achieved (usual agreed wording that is used in the borough). This will ensure that the site has the minimum levels of security installed that are appropriate for what this site will face in this area.

MINISTRY OF DEFENCE:

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a consultee in UK planning and energy consenting systems to ensure that development does not compromise or degrade the operation of defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites or training resources such as the Military Low Flying System.

This full planning application is a proposal for the redevelopment of 2no existing office buildings (Hayes Park Central is four-storeys, Hayes Park South is three-storeys) to create 124no residential dwellings across the two buildings. The development does not propose any change to the height of the existing buildings (approximately 14.5m for Hayes Park Central and 13m for Hayes Park South) but the development will add PV solar panels to the flat roofs of each building.

The application site occupies the statutory safeguarding zones surrounding RAF Northolt. In particular, the height and birdstrike safeguarding zones surrounding the aerodrome, and it is approximately 2.08km from the aerodrome boundary.

Aerodrome Height

The proposed development site occupies the statutory height safeguarding zone that ensures air traffic approaches, and the line of sight of navigational aids and transmitters/receivers are not impeded.

The MOD have reviewed the documents and has no aerodrome height safeguarding objections to the proposals.

However, the MOD recognises that cranes may be used during the construction of tall buildings at this site. These may affect the performance of the Precision Approach Radar (PAR) and air traffic safety. If the proposal at this site does progress, it will be necessary for the developer to liaise with the MOD at RAF Leeming prior to the erection of cranes or temporary tall structures.

The MOD would request that a condition be included in any planning permission granted to ensure that the MOD is notified of when and where cranes will be erected.

A suggested condition wording is provided below:

Submission of a Construction Management Strategy

Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting). The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the

construction period.

Reason:
To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems.

Birdstrike

Within this zone, the principal concern of the MOD is the creation of new habitats may attract and support populations of large and/or flocking birds close to an aerodrome.

After reviewing the plans and documentation provided in the application, given the location of the development relative to RAF Northolt, it is identified that the addition of PV panels on the roofs has the potential to form an attractant environment to those large and/or flocking bird species that may be hazardous to aviation safety.

The proposed external works include the addition of PV panels on the flat roof of each existing building. Addition of PV panels to the existing flat roofs will potentially increase the attraction for hazardous birds due to the increased shelter provided, allowing Feral Pigeons to nest in the support structure underneath the panels and large gulls to nest in the sheltered spaces between the panels. To address this issue MOD, require that a condition is applied to any consent issued requiring the submission, approval and implementation of a suitably detailed Bird Hazard Management Plan (BHMP) with zero tolerance of nesting large gulls and Feral Pigeons.

The BHMP should provide details of proposed roof proofing designed to exclude large and/or flocking birds such as Gull species, Feral Pigeons, Corvid species and starlings, along with inspection timescales (and logging procedures) to identify the presence of large and/or flocking birds, and provisions for access to the site for monitoring and/or dispersal of birds if and when required.

A suggested condition wording is provided below:

Bird Hazard Management Plan

No development shall take place until a Bird Hazard Management Plan (BHMP) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Ministry of Defence (MOD). The Bird Hazard Management Plan should contain, but not be limited to:

a. An assessment of the various bird species found in the vicinity of the site, to include species data and numbers:
b. Details of layout of the solar panels, and roof proofing measures designed to prevent access to, and successful breeding by, large gulls, Feral Pigeons and any other identified problematic species on the roof spaces and on, under or around the PV panels; and
c. Schedule for inspection of the roof spaces by a suitably qualified individual (to include details of roof access), details of the methods used to disturb/disperse birds, and a method statement for recording the results of the disturbance/dispersal activity.
The development shall be carried out and managed strictly in accordance with the details agreed and there shall be no variation without the express written consent of the Local Planning Authority in consultation with MOD.

Reason:

To limit the potential of the site to attract and support populations of those bird species that may cause detriment to aviation safety.

LONDON FIRE BRIGADE:

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The London Fire Brigade (LFB) has been consulted with regard to the above-mentioned premises and have the following observations to. It should be ensured that if any material amendments to this consultation is proposed, a further consultation will be required.

The Applicant is advised to ensure the plans conform to Part B of Approved Document of the Building Regulations and that the application is submitted to Building Control/Approved Inspector who in some circumstances may be obliged to consult the Fire Authority.

I also enclose Guidance note 29 on Fire Brigade Access similar to that in B5 of the Building Regulations, Particular attention should be made to paragraph 16, Water Mains and Hydrants, by the applicant.

If there are any deviations from the guidance in ADB) vol 1 and 2: B5 Access and facilities for the fire service in relation to water provisions, then this information needs to be provided to the Water Office (water@london-fire.gov.uk) to discuss the proposed provision.

If there are any deviations to Brigade access and facilities then this information needs to be provided to Fire Safety Regulation (FSR-AdminSupport@london-fire.gov.uk) to review the proposed provision. Once we have received this information then the LFB can provide a response on the consultation and advice in regards to hydrants upon receipt of an appropriate site plan showing premises layout, access to it, and water supply infrastructure if available.

Any queries regarding this letter should be addressed to FSR-AdminSupport@london-fire.gov.uk if you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

TWENTIETH CENTURY SOCIETY:

No comments were received.

HILLINGDON FRIENDS OF THE EARTH:

Hillingdon Friends of the Earth would like the Planning Committee to action these comments please, because as much as possible needs to be done to reduce the impact of new developments on climate change: Please require that the fabric goes above and beyond current Building Regulations so the dwellings are well insulated, highly efficient and zero carbon (passivhaus or equivalent) to avoid being retrofitted later. Include heat recovery ventilation to avoid damp issues owing to being highly insulated. Please require one shared/community highly efficient heating system for the building (heat pump, ground source if possible). Sustainable materials should be used for the construction and the whole life cycle of carbon should be taken into consideration and accordingly measures should be taken to reduce the carbon emissions from the whole cycle. Please require that electrical appliances which are fitted must be certified energy saving products and all lighting is LED. Ensure all suitable roof space has photovoltaic or solar thermal installed and that all rainwater is harvester for grey water use. Explore battery storage for the

property. Ask Transport for London to review the nearby bus routes to ensure they have capacity. Create segregated cycle lanes from the development to the nearest Tube station large developments. Ensure the property is easily accessible to good walking routes and not just a car park Ensure plentiful cycle storage Limit parking spaces to the minimum for less able bodied people and ensure all parking spaces have electric vehicle charging points Ensure as many trees are planted in the landscaping as possible and that no plastic fake lawn is allowed. All external paved surfaces should be porous to allow drainage and reduce flooding. Ensure it is very easy to recycle (easier than to dispose of general waste) including adequate storage in communal areas, Kitchen designs to include separate bins, etc Ensure there is onsite composting Ensure fixtures and fittings are durable, so replacements are not needed frequently All paved areas to include space for vegetation Existing mature trees to be retained wherever possible and additional trees to be planted Provision for wildlife such as nesting boxes, bat boxes and wildlife tunnels.

Internal Consultees

PLANNING POLICY OFFICER (summary):

Loss of Employment Floor space

The proposal would result in the loss of 10,815sqm of office floor space (Use Class Eg (i)), which would be replaced with 124 residential units. However, the application site is not located within a preferred location for office development or designated town centre, these requirements of Policy DME 3 of the Local Plan: Part 2 do not apply.

However, Policy DME 2 of the Local Plan: Part 2 does apply which sets out that proposals which involve the loss of employment floorspace or land outside of designated employment areas will normally be permitted if:

i) the existing use negatively impacts on local amenity, through disturbance to neighbours, visual intrusion or has an adverse impact on the character of the area; or
ii) the site is unsuitable for employment reuse or development because of its size, shape, location, or unsuitability of access; or
iii) Sufficient evidence has been provided to demonstrate there is no realistic prospect of land being reused for employment purposes; or
iv) The new use will not adversely affect the functioning of any adjoining employment land; or
v) The proposed use relates to a specific land use allocation or designation identified elsewhere in the plan.

Overall, as set out in the pre-application response from a land use perspective, we are accepting of the loss of employment floorspace due to site specific circumstances in this instance.

Green belt

The entire site is located within the Green Belt. The NPPF sets out certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes the re-use of buildings provided that the buildings are of permanent and substantial construction.

The applicant has stated that only limited external works are proposed as a part of the application. Overall, given the existing use of the stie it is considered that the change of use and the limited external works proposed would not have a greater impact upon the green belt it is therefore deemed that the proposal would comply with paragraph 150(d) of the NPPF in this instance.

Housing mix

Policy DMH 2 of the Local Plan: Part 2 - Development Management Policies (2020) requires the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. Paragraph 4.6 outlines that there is a substantial borough-wide requirement for larger affordable and private market units, particularly three-bedroom properties. The London Plan defines family housing as "A dwelling that by virtue of its size, layout and design is suitable for a family to live in and generally has three, four, five, or more bedrooms."

The applicant has provided details with regards to the housing mix and set out the following:

- 65 no. 1 bed (52.5%)
- 41 no. 2 bed (33%)
- 17 no. 3 bed (13.7%)
- 1 no. 4 bed (0.8%)

The planning statement sets out in paragraph 2.25 "From the initial pre-app meetings, officers emphasised the importance and the need in the borough for family homes, and that the proposals should seek to deliver as close as possible to the policy 9 target of 20%. The Applicant fully recognises this and has sought to deliver a variety of new homes that would be suitable for families, both in terms of conventional 3-bedroom homes, and oversized 2-bedroom homes with ancillary spaces." Furthermore, the applicant has argued that given the number of larger two-bedroom units that the family housing provision on the site is closer to 30%. However, as given the definition of family housing, it is considered that considered that the proposal would only supply 14.5% of family units, which is also recognised by the applicant in paragraph 5.25 of the planning statement.

It should also be noted that 25 of the one-bedroom units are referenced as 1bedroom 1 person units. In this regard paragraph 4.10.4 of the London Plan sets out that "one-person and one-bed units are the least flexible unit type", as such the inclusion of 20.2% of these types of units is not considered to be in line with the policy requirements. It should also be noted that some of the studios, includes double beds within the plans, which is considered to raise additional concerns with how these units should be defined. In addition to this, there is also an over-dominance of 1-bedroom units with the provision of 52.5% which would be contrary to Policy H2 of the London Plan, which requires a range of unit sizes and mixes to promote inclusive neighbours.

The applicant has argued that the proposal is in line with the current housing mix in the surrounding area, however this statement is not correct. Furthermore, this not considered to be sufficient justification to not comply with the policies within the development plans. Further to this, the council's housing supply is considered on a borough wide basis, and as such is not considered to be an accurate representation of the overall housing need within the borough.

As a part of the proposal the applicant has submitted a housing mix report. Paragraph 1.20, 1.21 and 1.22 of the housing mix report for example makes reference to the design-led approach and capacity for sites in relation and that high density developments should generally be promoted in well-connected developments. The paragraphs also refer to PTAL ratings. In this regard, it should be noted that the application site has a PTAL rating of 1 and given this and the site context these arguments cannot be applied for this specific site in relation to the limited family housing provided.

It is recognised that some of the arguments are accepted there are also parts of the housing mix document which the council disagrees with, including the interpretation of policies within the development plans. As

set out in the pre-application response generally in locations with a low PTAL rating, it is expected that the development should provide above 20% of family housing with schemes typically exceeding this. These sites are generally less constrained and any departure from the preferred housing mix will need to be justified, taking account of the requirements of Policy H10 of the London Plan (2021) and Policy DMH 2 of the Hillingdon Local Plan: Part 2 (2020).

In this regard it is also recognised that there are some clear site constraints for the proposal, which includes Grade II* listed buildings and it is up to the applicant to clearly demonstrate why the proposal is unable to provide a policy compliant housing mix.

One of the key arguments made regarding the proposed housing mix, is that providing more three-bedroom units would jeopardise the proposal as a whole due to the proposal's financial viability and the overall estimated profit/losses linked to different unit sizes.

It is however up to the case officer to determine whether the proposed housing mix would on balance be acceptable when considering the proposal as a whole, including the site constraint presented by the listing and the financial viability of the proposal.

Affordable Housing

The Local Plan Part 2 policy DMH 7 and London Plan policy H5, sets out that subject to viability and if appropriate in all circumstances, a minimum of 35% of all new homes on sites of 10 or more units should be delivered as affordable housing, with the tenure split 70% Social/Affordable Rent and 30% Intermediate as set out in Policy H2: Affordable Housing of the Local Plan Part 1. The applicant has submitted a viability assessment stating that they are unable to provide any affordable housing on the site and that they are unable to provide any contributions towards off-site affordable housing. It is therefore necessary that the viability assessment is tested by a third-party consultant.

PLANNING OFFICER COMMENT:

The issues noted by the Planning Policy Officer are considered in detail and weighed up within the main body of the report.

WASTE STRATEGY OFFICER:

Waste provisions and collection plan acceptable.

NOTE: Recycling containers are currently only available in size 1100L directly from Hillingdon Council. If 1280L recycling containers are required, these would need to be purchased privately and should be metal with a black body and lid. please contact recycling@hillingdon.gov.uk for details of our preferred supplier.

ACCESS OFFICER:

This proposal has been reviewed against the requirements of the 2021 London Plan policy D7 which should not be applied to the Change of Use from office buildings to provide 124 flats. Conclusion: no objections raised from an accessibility perspective.

NOISE SPECIALIST:

Sufficient information has been provided by the Applicant to make a recommendation with respect to noise and vibration. It is recommended that no objection is made on noise or vibration grounds subject to the

inclusion of suitable condition which should be met based on the design information provided and considering measurement and prediction uncertainty. Hence:
For the lifetime of the development hereby permitted the noise level shall not exceed 35 dB LAeq 16 hrs between 0700 and 2300 and 30 dB LAeq 8 hrs, between 2300 and 0700, measured inside any room of any permitted dwelling whilst achieving acceptable internal living conditions with respect to ventilation and temperature. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' British Standard Institution BS8233: 2014.'

CONTAMINATED LAND OFFICER:

I have reviewed the following document, which was submitted in support of the Application:
Title: Phase 1 Environmental Report, Hayes Park, Hayes Road. Hayes Hillingdon UB48FE; Date: June 2023; Prepared by; Avison Young (UK) limited.

The report provides a preliminary risk assessment to indicate the site is considered to represent a low environmental risk based on findings from the abovementioned phase 1 study.

However, in terms of potential land contamination issues, and the proposed change of use to residential property, the LPA shall require the following observations to be considered in further detail, including but not limited to the provision of a phase 2 intrusive investigation and associate risk assessment, because:

- The site was previously identified to have a mantle of made ground materials present (approx. 2.5 metres thickness), which will require further investigation, because there is a possibility that unacceptable contamination may have been introduced and or ground gases may be present, from made ground materials introduced to the location during development of the site and earlier infilling of ponds.

- Earlier development of the existing building/s may have involved introduction of asbestos materials which shall require further investigation/testing.

- There is evidence of above ground and possibly underground diesel storage tanks at the site. These shall require further investigation works.

Therefore, notwithstanding the provision of acceptable details within the conclusions and recommendations (section 13 of the phase 1 report), I recommended the Local Planning Authority should impose the standard contamination condition to any award of planning permission for this application.

HIGHWAYS OFFICER:

These highway comments refer to a proposal to change of use of the Grade II* Listed Hayes Park Central and Hayes Park South office buildings (Use Class E) to 124 residential flats (Use Class C3) including 25no. x Studios, 40no. x one-bed, 41no. x two-bed, 17no. x three-bed and 1no. x four-bed homes. The proposal would provide 124no. car parking spaces of which 15no. disabled persons accessible.

The site is situated within the greenbelt and is remote from shops, services, facilities and transport opportunities. The nearest train station is Hayes and Harlington, located 2.5 miles to the south of the site. It is a 520m walk to the nearby bus stop. The site has 2no. vehicular points of vehicular access, from the east via Park Lane and from the west from Hayes End Road. In addition, pedestrians and cyclists would be able to access the site from Park Lane Road and Mead House Lane.

Transport for London use as system called PTAL (Public Transport Accessibility Level) to measure access to the public transport network. PTAL assesses walk times to the nearest public transport location taking

into account service frequency. The location is then scored between 0 and 6b where 0 is the worst and 6b the best. The site has a PTAL ranking of 0, the worst possible, suggesting that there would be a strong reliance on the private car for trip making.

The published London Plan 2021 Policy T6.1 Residential Parking requires that development proposals must comply with the relevant parking standards. For a change of use of the buildings from office (Use Class E) to 124no. new homes comprising 25no. x Studios, 40no. x one-bed, 41no. two-bed, 17no. x three-bed and 1no. x four-bed the London Plan would allow a maximum of 186no. car parking spaces. As mentioned above 15no. disabled persons car parking spaces would be provided, this is accordance with the London Plan and accepted. All of these car parking spaces should be allocated to a specific unit, Policy T6.1 of the London Plan requires that these car parking spaces are leased and not sold, this requirement should be secured by a planning condition.

Policy T6.1 of the London Plan requires "All residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces." The applicant has confirmed that this standard will be provided which again is accepted.

The development would provide a total of 203no. long-stay and 4no. short-stay cycle parking spaces, 10no, of these would be Sheffield Stands suitable for adapted bicycles, this standard of provision is in accordance with the London Plan and accepted.

To support the proposal the applicant has provided a Transport Assessment. This document provides information upon trip generation with the site in its existing use as offices and as the site redeveloped for housing. To determine number of trip rates associated with the site, the applicant has interrogated the TRICS (Trip Rate Information Computer System) database. The sites selected for comparison purposes have been reviewed and are considered representative. The developer reports that the office development would have generated approximately 121no. two-way car driver trips in the AM Peak 08:00 to 09:00h and 957no. movements daily. With the site built out for housing the number of AM Peak two-way car driver movement would fall to 36no. and 345no. daily. Having the site repurposed as a housing use would therefore have a beneficial impact on the highway network.

Included in the Transport Assessment is an Active Travel Zone (ATZ) assessment. This has identified key destinations and the routes to them by walking and cycling. These routes have then been assessed against the 10no. Healthy Streets indicators and the barriers to active travel along these routes have been identified. The five key destinations selected by the applicant and approved by the Highway Authority are:

Key Route 1 - Site to Hewens Primary School
Key Route 2 - Site to The Parkview Surgery
Key Route 3 - Site to Lilliput Pre-School Hayes
Key Route 4 - Site to Co-op Food Convenience Store
Key Route 5 - Site to Hayes and Harlington Station

The Highway Authority has taken the finding of the ATZ and added any interventions that the applicant has overlooked, using the Council's term contractors schedule of rate a budget estimate has been prepared. Set out below of those works considered necessary for the development to function without resulting in transport problems.

The Highway Authority require that the applicant enter a s.106 legal agreement that commits the developer to delivering the improvements identified. This is a requirement of the published London Plan 2021 Policy T2 Healthy Streets that requires that development proposals should "demonstrate how they will deliver

improvements that support the ten Healthy Streets indicators in line with Transport for London guidance". This investment would broaden residents travel choice thereby reducing their reliance on the private car for trip making. If this investment is not provided residents may resort to owning a car and in the absence of parking on-plot they may park injudiciously on-street leading to parking stress, and increased risk to road safety and hindering the free flow of traffic.

If the planning application is approved, then the Highway Authority would require the following planning conditions.

- A planning condition requiring that a car parking management plan is provided and that all car parking spaces are leased and not sold in order to be in accordance with the published London Plan 2021 Policy T6.1 Residential Parking.

- A planning condition requiring the submission for approval of a Construction Logistics Plan to be in accordance with the published London Plan Policy T7 Deliveries, servicing and construction.

- A planning condition requiring the submission for approval of a Service and Delivery Plan to be in accordance with the published London Plan Policy T7 Deliveries, servicing and construction.

- A planning condition requiring the applicant to enter a 1990 Town and Country Planning Act s.106 legal agreement obliging them to make a contribution of £327,400 for investment in Healthy Streets measures that will support the transport needs of the development taking into account its poor access to public transport, shops, services and facilities.

- The applicant enter a 1990 Town and Country Planning Act s.106 legal agreement with the Council that prohibits future residents of the development from applying for a permit to join any parking management scheme in the vicinity of the site.

Subject to all the above there are no highway objections to this proposal.

PLANNING OFFICER COMMENT:

In response to the comments received from the Council's Highways Officer, the Applicant Team submitted a Transport Note which disputed the need for a financial contribution. The Highways Officer was re-consulted and the response is set out below.

HIGHWAYS OFFICER FOLLOW-UP:

The proposed development would be situated in a location remote from public transport, shops, services and facilities - the absence of public transport travel opportunities is confirmed by the sites PTAL ranking of zero. The characteristics of the site indicate that there would be a significant reliance upon the private car for trip making, whether this is driving to work or making a short trip to a local shop to collect essential groceries. Whilst the development would generate fewer private car movements than the previous use the private car mode share would be far higher compared to other residential development situated in areas better serviced by public transport and within convenient walking or cycling distance of local shops, service and facilities. The proposal would also generate trips to new destinations such as the local school whereas the former office use did not. It is set against this background that the Highway Authority requires a developer contribution for investment in Healthy Streets measures. The published London Plan Policy T1 Strategic approach to transport requires that development proposals should facilitate the 'delivery of the Mayor's strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041'. The developer contribution sought would be in pursuance of this Policy with it being used to

improve the attractiveness, safety and convenience of trip making by public transport, walking and cycling in turn increasing the share of these modes. All of the works to be delivered would be to improve the existing infrastructure, it would add value and not be day to day maintenance.

An Active Travel Zone assessment identifies key destinations from a proposal site and then audits the routes to them to identify barriers to active travel and consider the works and investment needed for these to be overcome. Hayes and Harlington station is some 3.4km from the site, it does not matter if a barrier to active travel is 100m from the site or 3.3km away, unless the route is barrier free for its entire length then trip making by public transport, walking and cycling is not genuine travel choice.

The following contribution is sought to help reduce the reliance on the private car for trip making to and from the site.

Footpath H5 £17,000.00
Safer routes to Hewens Primary £17,000.00
Dropped kerbs and tactile paving 28 locations £184,000.00
10 benches £22,000.00
20 street trees £7,040.00
£247,040.00

HEAD OF ENVIRONMENTAL SPECIALISTS:

Energy

I have no objections to the proposed development subject to securing conditions relating to the following:

1 - That the energy report (Hoare Lee, May 23) is part of the approved documents.
2 - Full details of the low and zero carbon technology to be used in accordance with the energy assessment shall be submitted to and approved by the Local Planning Authority.
3 - Standard 'be seen' condition
4 - A S106 contribution of £137,527 for carbon offsetting is secured.

CONSERVATION AND URBAN DESIGN OFFICER:

Summary

During the pre-app process the applicant has proactively worked with the Local Planning Authority. Many of the revisions delivered as part of the full application are acknowledged and supported.
However, while some heritage benefits have been achieved others are insufficient or need further justification and collectively may not mitigate the less than substantial harm to an acceptable level. These aspects include the following:

- The openness of the canteen area in Hayes Park South;
- The restoration of the pool at Hayes Park South;
- Condition report justifying the wholesale replacement of the curtain walling with condition report.

The landscape proposed need minor revisions see below comments with some aspects requiring more information which can be resolved by way of a condition.

Background

Previous discussions have identified that the harm to the listed buildings would be less than substantial harm at the higher level.

Comments

It is agreed that conversion to residential is the optimum viable use by Hillingdon Council and Historic England. Heritage benefits were identified at the pre-app stage as a means of mitigating the less than substantial harm at the higher level of the proposal.

It is therefore vital that there is a clear and convincing justification made and that the less than substantial harm is weighed against the public benefits of the proposals, including where appropriate its optimum viable use.

External treatments

Curtain walling - Glazing fenestration details

The proposals for the glazing fenestration is for the wholesale replacement of the curtain walling. The condition report stating the curtain wall is beyond repair is required in order to justify such a drastic approach. The survey needs to state that the curtain wall is beyond repair, fails to conform to modern building standards and cannot be successfully altered to achieve access to the balconies.

While it is acknowledged that the curtain wall proposals replicate the dimensions of the existing window framing and lower spandrel in a similar looking material, the heavy frame of the doors would alter the visual uniform rhythm of the existing curtain walling. As proposed this aspect is harmful without sufficient justification.

Further these proposals for the curtain walling will need to be tested with a mock up of both the curtain wall/sliding doors and balcony treatment for inspection by Historic England and Hillingdon Council's Conservation or Urban Design Officer to support this full application. This aspect is such an important part of the heritage considerations it cannot to be left to the Condition stage of the planning process.

Reinstatement of darker glass

The curtain wall glazing is proposed in the Heritage Statement which describes the original glass as grey and is welcomed but the D&A suggests the replacement glass will be blue/grey. Every effort should be made to match the original dark grey colour glazing.

Balconies

The Council has recognised the need to provide amenity space in the form of balconies. The sketches and images of the balconies propose a mesh infill with simple railing and uprights. A sample of the mesh infill was reviewed at the 21st February site visit and agreed in principle subject to seeing a full scale mock up on site and accurate CGIs. However, the challenge of how the balcony rail and uprights relates to the windows and horizontal line of the lower spandrel remains. The detail drawing of the balconies (Drawing No. 0419-SEW-ZZ-ZZ-DR-A-253230) fails to indicate the distance between the uprights and how this related to the windows behind.

As discussed above, given the sensitivity of the facade treatments and potential impact on the Grade II* listed buildings, the most effective solution to assessing the relationship between the concrete frame, screen wall and the details of the balcony will need to be done through a mock up in order to assess the

impact on the buildings.

Further the balcony proposals should include details of how the pebbles that currently cover the existing areas of the proposed balconies, (possibly part of the original design) should be integrated into the balcony designs.

Repair and cleaning of the concrete frame:

The repair and cleaning of the concrete frame as proposed in the D&A is stated as being Torq or other non-abrasive method. This is accepted but more detail is needed by way of a condition.

PV panels

The PV panels should be set back from the edge of the roof to ensure no visual impact from the surrounding views. The Heritage Statement states that they will be behind the parapet ensuring that views of them are limited. They should not be visible at all.

Internal Layouts

Three bedroom Units

The amount of 3 bed units is 14% well below the optimum 20%. The layouts should be revised to increase the number of 3 beds, this could be achieved by either;
- combining the studio flats with the 2 bedroom flats on the first floor of Hayes Park South. The studio flats on the first floor have wall partitions that fail to align with the external pillars which would increase the visual harm and or;
- combine the studio flats on the ground floor of Hayes Park South along the west elevation with the adjacent 2 bed units to create an additional 3 bed unit.
- Combining some of the studio flats within Hayes Park Central to create 3 Bed units.

Accommodation Quality

Hayes Park Central

The new opening to create a courtyard in the centre of HPC is supported as this opening brings daylight/sunlight into the current deep floor plate of the building. It should be noted that the limited width of the opening delivers below BRE guidance levels of daylight/sunlight to the rooms edging the courtyard. However, it is acknowledged that 93% of the 301 rooms tested comply with the guidelines and when converting existing buildings some daylight/sunlight compromises can be inevitable.

There are rooms on the ground floor that appear to have no windows. Clarification is sought that this is not the case.

On the upper levels 1 and 2 a bedroom window on a unit on the west elevation is block by the opening of a door. This door should be hung the other way to avoid this situation.

The contemporary architecture language surrounding the courtyard is accepted.

Hayes Park South

The primary concerns with the Hayes Park South proposals is;

Firstly, the limited communal space which opens out around two piers but is not the full width of the bays. This fails to deliver on this potential heritage gain to mitigate the harm. This issue was raised during the pre-app process. The effect of looking through from front to back is effectively restricted to a narrow corridor.

Secondly, the restoration of the central pool (also identified as a heritage gain to mitigate the harm) is not a full restoration but a hybrid with a pathways, seating and Japanese garden. Therefore the heritage benefits are less than hoped for. Encouraging seating in the courtyard will potentially create privacy and noise issues for the bedrooms directly positioned looking onto the courtyard. While a path through connecting the with the east/west access route through the building is accepted this should align with the path through the courtyard.

Both from a heritage and liveability perspective it would be preferable to increase the openness of the canteen as a communal social space rather than encouraging tenants to use the courtyard, which would likely increase the privacy issues to the ground floor units.

Like Hayes Park Central, within Hayes Park South there are units with sub-optimal daylight/sunlight conditions. These are the four single aspects units facing into the internal courtyard.

It appears that some bedrooms ground floor are shown with no windows, clarification is sought to show this is not the case.

Landscaping

The applicant has engaged proactively through the design process to deliver the landscape proposals in every effort to address the issues raised during the pre-app process.

Landscape Cut outs to residential private amenity space

The principle of retaining the existing retaining walls with only two additional retaining walls to Hayes Park South and Hayes Park Central to achieve patio garden areas for the lower floors is accepted. However, the CGIs show that the combination of the mounding and planting creates discernible mounds along the building edge.

The raised mounding should be kept as shallow or the planting a continuation of the grassland to maintain the open landscape character while ensuring the buildings appear as two storey in the landscape. Likewise, the principle of the interface between the public and private areas with mounding is accepted subject to revision of the planting or reduced mounding.

However, the extent of the balustrading along the retaining walls would have a visual impact on the openness of the landscape character and should be removed except in areas where it is needed either side of stairways.

The removal of the bike store and access road south of Hayes Park South is a heritage gain, with the reinstatement of the green pastoral landscape along the south elevation of the building.

The New Square

As discussed on site and as part of the pre-app process the New Garden Square introduces additional hard surfacing between Hayes Park North (permitted development) and Hayes Park Central.

While the landscape concept for this area was accepted in broad terms, the progression of the design needs to avoid this space becoming overly urban in character to conform to Green Belt policy and the original landscape pastoral concept. It is considered that the current proposals extend the hard surfacing removing areas of green which is not compatible with the character of the site or the green belt. Given the large area of green amenity space around the site it is unlikely that this area between the roads will be used as a seating area. Accordingly, the New Garden Square needs to be revised to deliver increased greening of this space.

Play Space

The original comments for the Play Space in the northeast corner of the site suggested it be subtly integrated into this landscape or relocated to the west of Hayes Park Central. The aim being to retain open views of the buildings from the access road.

It is considered that the 1m high retaining wall surrounding the space could necessitate earthworks that would run contrary to the flat open character of the site visually interrupting views of the buildings. Potentially, the play space retaining wall could be reduced in height to 450mm to allow seating around the edge, requiring less aggressive ground works while ensuring the play space visual impact is limited.

The site wide play strategy expressed in the design and access statement states the provision of 'informal play areas' with mown paths, secondary trails and pockets of open lawn with seating. This design intent has not been followed through to the Landscape masterplan drawing no. 0419-SEW-ZZ-DR-L-001004. Further, the trim trail is limited to a small part of the north east corner of the site.

The landscape masterplan needs to be updated to express the design intent set out in the D and A, to include natural elements such as timber play features, additional specimen trees and seating within the western grass area to encourage amenity use of the full site.

The proposed felled tree location should be re-located from near the New Garden Square to the informal landscape part of the site.

Pastoral Meadow

The principle of a pastoral meadow landscape soft routes through the landscape is supported. The various mowing regimes for each area of the grassland/paths needs to be shown to ensure the landscape intent expressed in the Design and Access Statement is delivered. It is suggested this information come forward as part of the landscape maintenance schedule by way of Condition.

Hard surfacing proposals

The hard surfacing materials are accepted apart from the path that runs from at the junction of the path entering Hayes Park South from the west running to the south of the Hayes Park South. This path will be used less and should be a more subtle surfacing such as self-binding gravel. These materials will be subject to a Condition to ensure samples are presented to the council for approval by way of Condition.

Cycling parking

It is appreciated that following comments at the pre-app stage the majority of the cycle parking has been located within the building. This approach is supported.

Conditions

If minded to grant this application the conditions requiring details of materials and landscaping should be applied.

CONSERVATION AND URBAN DESIGN OFFICER FOLLOW-UP:

These comments are an urban design, architectural and landscape response to the Hayes Park Planning, LSH, HE and GLA Responses as well as the viability report.

Viability

Paragraphs 189-208 of the NPPF require consideration of the impact of a proposed development on the significance of a designated heritage asset and assessment of the identification of any harm. Where there is harm identified, Paragraph 202 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Materials

The key issue to preserving the heritage quality of Hayes Park Central and South is the proposed materials for the curtain walling, glazing and balconies. The applicant proposes these elements be Conditioned. The Condition should be satisfied pre-commencement.

PV Panels

It is accepted that the PV panels will not be visible from the surrounding landscape.

Accommodation Quality - Hayes Park South

Canteen

The previous conservation comments related to the Canteen area are retained.

Reflective pool

There are four single aspect units on the ground floor of each corner of the reflective pool. These suffer from limited outlook, sub-optimal daylight/sunlight and privacy issues with residents provided with seating within the north side of the reflective pool. The proposed indicative planters (shown on drawing SEW 0419-SEW-HS-00-DR-A-253225) to mitigate privacy issues would create visual clutter that lacks design coherence with the Japanese garden design and open area of the reflective pool. As previously stated, it would be preferable to reinstate the entirety of the pool, removing the seating that would likely create privacy issues for the residents of the ground floor units to improve the accommodation standard, particularly of the four corner units around the courtyard, which suffer other liveability compromises.

It is also considered that the adaptive Japanese garden design with trees, boulders and gravel walkway with seating is at odds with the design clarity of the reflective pool on the other side of the walkway.

Further, clarification is sought on the reason for the central walkway failing to align with the Canteen communal space entrance.

Landscape Cut Outs - Hayes Park and Hayes Park South

The principle of mounding is accepted. However, it is considered that in some instances the mounding should be better integrated into the existing levels with a gentler slope, to ensure it is almost visually imperceptible. It is considered that, Hayes Park Central north, east elevations and Hayes Park South north, east and west elevations particularly need to be revised to look less engineered.

Clarification is sought on where the additional soil will be imported from.

Garden Square

While the updates are looking less urban, the proposed area of hardstanding is still considered to be too extensive. Reducing the hard-surfacing would reduce costs. Clarification is sought that a bin store will no longer be located in this area.

Surfacing Proposals

The path to the east of Hayes Park Central running north of Hayes Park South should visually blend with the other paths of bounded gravel. Accordingly, a top dressing should be proposed to be visually similar to the proposed bounded gravel.

PLANNING OFFICER COMMENT:

The Applicant submitted document reference 'Planning Responses (Dated 21st November 2023)' in response to the Urban Design Officer, noting the following points:

- The Canteen - the Applicant considers that the canteen space, which will be used as a residential lobby in the proposed scheme, is an appropriate scale and size for the intended use and it continues to allow the key views to be appreciated.

- Reflective Pool - the Applicant considers the design approach for this space to be entirely appropriate.

- Landscape Mounds - the Urban Design Officer recommended that the scale of some of the landscape mounds be reduced. Some minor changes have been made to reduce the size of these in certain locations.

- Garden Square - the Applicant has considered the comments on increasing the greening on the garden square. The square needs to be designed to be multifunctional. As such, no further greening has been proposed here.

- Surfacing - regarding the comment on changing one of the surfacing types, one route needs to be a different surface.

The design of the scheme is considered within the main body of the report. The responses on the above points are considered to be sufficient and acceptable on balance.

CONSERVATION AND URBAN DESIGN OFFICER FOLLOW-UP:

Following previous comments regarding the condition of the glazing, a Glazing Investigation Report has been submitted. This provides information indication the rationale for replacing the glazing. Accordingly, the Condition to provide a Glazing Condition report can be omitted.

THIRD PART DAYLIGHT AND SUNLIGHT CONSULTANT (Summary):

The BRE guidance gives recommended reflectances and factor to use in analysis, these have not been used and different reflectances and factors have been used. We are not sure why different figures have been used in the analysis.

Appendix C states after what they are saying below 'Surface reflectances used should be presented in the assessment, along with a specification of the materials if non-default reflectances are used'.

They have used non-default reflectances and not specified the materials.

Of the 301 rooms analysed for daylight, 281 rooms meet the target values. The 20 bedrooms that fell short are located around either a courtyard or lightwell.

All rooms pass sunlight testing.

PLANNING OFFICER COMMENTS:

The Applicant Team responded by providing details on methodology, including details on materials and their associated reflectance. This was agreed by the Council's Daylight and Sunlight Consultant as acceptable.

FLOOD AND WATER MANAGEMENT CONSULTANT:

Review Summary

- The applicant has stated within the Sustainable Drainage Proforma that proposed runoff will not exceed 5.55l/s for up to and including the 1 in 100yr rainfall event, however the volume storage calculations show that a rate of 6.9l/s is proposed for the 1 in 100yr rainfall event.

TO BE CONDITIONED - The applicant is required to undertake soakage testing and provide results to confirm whether infiltration is feasible.

To address this, please can the applicant submit information which:

- Justifies the higher runoff rate for the 1 in 100yr rainfall event and/or updates the volume storage calculations.

The following can be addressed at Condition stage:

- The applicant is required to undertake soakage testing and provide results to confirm whether infiltration is feasible.

PLANNING OFFICER COMMENT:

The information submitted at the planning stage of the process is considered to be sufficient and acceptable, subject to further detail being secured by planning condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

EMPLOYMENT LAND

The proposal involves the loss of Class Eg (i) (offices) uses on both sites totalling a loss of 10,815sqm of office floorspace, and its replacement with residential use. The plans for Hayes Park South indicate the provision of smaller communal work spaces, considered to be ancillary to the C3 use proposed, but there will be an overall loss in employment floorspace. The proposed development site does not sit within any designated employment sites in the borough.

As the site is a Grade II* listed building, evidence is required to demonstrate that the office use is no longer viable and that other uses which would cause minimal harm to the Grade II listed building cannot be accommodated. The applicant has submitted marketing evidence, a strategic economic case report and a supply/demand report. Notably, Hayes Park Central has been vacant since September 2020 and Hayes Park South has been vacant since the Summer of 2017. Both buildings have been marketed since 2018 and have been unsuccessful in finding occupants for the offices. The applicant has also submitted further information to demonstrate which other uses (other than residential) have been considered for the site and options for development which minimise the impact on the listed building.

Policy DME 3 of the Hillingdon Local Plan: Part 2 (2020) identifies preferred locations for new office development. It also states that proposals involving the loss of office floorspace in preferred locations for office growth should include information to demonstrate that the site has been actively marketed for two years, that the site is no longer viable for office use, taking account of the potential for internal and external refurbishment, and surrounding employment uses will not be undermined. Part D of the policy also requires proposals involving the loss of office floorspace within designated town centres to be supported by evidence of continuous vacancy and marketing over a 12 month period. Offices outside of these locations are not protected by the policy. As the existing offices are not within a preferred location or designated town centre, these requirements of Policy DME 3 do not apply.

While Policy DME 2 of the Hillingdon Local Plan: Part 2 (2020) requires marketing for the loss of any employment floorspace, Policy DME 3, which relates specifically to offices states that the Council will support proposals for new office development in the preferred locations of Stockley Park and Uxbridge Town Centre, and in designated town centres and LSELS (mentioned in para 2.14). DME 3 only requires marketing in these locations. As DME 3 requires proposals for new office floorspace to be in preferred locations, town centres or LSELs unless supported by a sequential test, marketing to justify the loss of office floorspace outside of these locations is not required.

The London Plan supports this position. Part D of Policy E1 outlines that diverse office markets in outer London should be consolidated and extended where viable, focusing new development in town centres and other existing office clusters supported by improvements to walking, cycling and public transport connectivity and capacity. It outlines in part D2), that some existing business parks (such as Chiswick Park, Stockley Park and Bedfont Lakes) should be included in this list of locations where office floorspace should be consolidated and extended. Part E suggests retaining viable office floorspace outside of these areas (and releasing surplus capacity) and supporting this through Article 4 Directions, however, Hillingdon Council have chosen not to support this area through the recent confirmation of Article 4 Directions across the borough.

As part of the Hillingdon Local Plan: Part 2 (2020), the Council also reviewed the need to retain its existing business parks and designated a number of Locally Significant Employment Locations (LSEL), including Stockley Park. Hayes Park was reviewed as part of this process and was not deemed that it should be protected via a LSEL designation. It is therefore considered that the site is appropriate for other uses.

In summary, from a land use perspective only, the loss of employment floorspace is accepted in this specific circumstance.

Policy DMH 3, Part A), of the Hillingdon Local Plan: Part 2 (2020) should also be considered and states that:

Where offices are found to be redundant, their demolition and redevelopment for office accommodation will be supported. Where this is not feasible or viable, proposals for the conversion of offices to residential which fall outside of current permitted development rights will be supported where:
i) the conversion of offices provide an external finish that is suitable to a residential building and in keeping with the character of the area;
ii) balconies and/or amenity spaces are designed into the development as integral facilities and the creation of well designed public realm and landscaping is demonstrated;
iii) any additional functional features that are needed such as pipes, flues or communications equipment are grouped together and routed through existing features where possible, and kept off publicly visible elevations; and
iv) proposed homes have a dual aspect wherever possible (see Mayor of London's Housing SPG). A sole aspect home overlooking a parking court or other shared use rear area will generally be unacceptable.

The above detail is considered further in the relevant design section of the report.

RESIDENTIAL USE

The proposed development would deliver a mix of units and will specifically contribute to the delivery of housing within the borough. The NPPF encourages the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Policy GG4 (Delivering the homes Londoners need) of the London Plan (2021) states that to create a housing market that works better for all Londoners, those involved in planning and development must:
- ensure that more homes are delivered.
- support the delivery of the strategic target of 50 per cent of all new homes being genuinely affordable.
- create mixed and inclusive communities, with good quality homes that meet high standards of design and provide for identified needs, including for specialist housing.
- identify and allocate a range of sites, including small sites, to deliver housing locally, supporting skilled precision-manufacturing that can increase the rate of building, and planning for all necessary supporting infrastructure from the outset.
- establish ambitious and achievable build-out rates at the planning stage, incentivising build-out milestones to help ensure that homes are built quickly and to reduce the likelihood of permissions being sought to sell land on at a higher value.

Policy H1 (Housing Growth) of the Hillingdon Local Plan: Plan 1 - Strategic Policies (2012) requires that the borough meets and exceed its minimum strategic dwelling requirement in accordance with other Local Plan policies. The Borough's target was increased as part of the London Plan (2021).

The re-use of this brownfield site for residential dwellings accords with the local, regional and national planning policies. The proposed residential use is supported in general terms, subject to compliance with other policies in the development plan.

UNIT MIX

The London Plan (2021) outlines in Policy H10 that schemes should generally consist of a range of unit sizes and sets out a number of factors which should be considered when determining the appropriate housing mix on a particular scheme. This includes local evidence of need. Policy DMH 2 of Hillingdon Local Plan: Part 2 (2020) requires the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. Paragraph 4.6 outlines that there is a substantial borough-wide requirement for larger affordable and private market units, particularly three-bedroom properties.

In terms of factors specific to a site, Policy H10 also includes a need to consider, the mix of uses in the scheme, the range of tenures in the scheme and the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity.

Family housing is defined within the glossary of the London Plan and outlines it must generally be of a size that has three or more bedrooms. It is worth noting that the Secretary of State directed changes to Policy H10, in order to address the need for new family housing, to prevent families from being forced to move outside of London. These changes are incorporated into the new London Plan (2021).

This unit mix proposed is summarised below:
- 25 no. studio units (20%)
- 40 no. 1-bed units (32%)
- 41 no. 2-bed unit (33%)
- 17 no. 3-bed unit (14%)
- 1 no. 4-bed unit (1%)

The proposal for only 15% family housing is less than would be expected for such a scheme. Generally in locations with a low PTAL rating, it is expected that the development should provide above 20% of family housing with schemes typically exceeding this. These sites are generally less constrained and any departure from the preferred housing mix will need to be justified, taking account of the requirements of Policy H10 of the London Plan (2021) and Policy DMH 2 of the Hillingdon Local Plan: Part 2 (2020).

The Planning Statement submitted explains that the proposal delivers conventional 3-bedroom units and oversized 2-bedroom units which can be used by families. The Council's position is that defined by the London Plan (2021) which is that family units must have at least 3-bedrooms.

It is noted that 25 (20%) of the one-bedroom units are referenced as 1bedroom 1 person units. In this regard paragraph 4.10.4 of the London Plan sets out that "one-person and one-bed units are the least

flexible unit type". There is also an over-dominance of 1-bedroom units, totalling 65 units, equal to 52% of units. Policy H2 of the London Plan (2021) requires that a range of units and the significant number of 1 bedroom units would be considered to contrary to such requirements.

In this regard it is recognised that there are some clear site constraints for the proposal, which includes the Grade II* listed status of the buildings. It is also acknowledged that providing more three-bedroom units would decrease the number units proposed which would then impact on the financial viability of the scheme. Following the assessment of the scheme by third party consultants and the Greater London Authority, it is concluded that the scheme as proposed would generate a deficit but would be in the range of deliverability when accounting for growth within the market. Despite this, the developer has also made a 10% shared ownership affordable housing offer which is considered to reduce the viability of the scheme further whilst increasing the deficit.

Any request for an increase to the number of family units, which would therein result in a overall reduction of units, would compromise viability and potentially jeopardise the delivery of the scheme. On balance, the unit mix as proposed is accepted but the lack of family housing does not weigh in its favour.

7.02 Density of the proposed development

Policy DMHB 17 of the Hillingdon Local Plan: Part 2 (2020) states that all new residential development should take account of the Residential Density Matrix contained in Table 5.2.

Paragraph 5.67 of the Hillingdon Local Plan: Part 2 (2020) states that Hillingdon will apply the density standards set out in the London Plan in a flexible manner, according to local circumstances. Large parts of the borough, including many areas in close proximity to town centres, are suburban in character and will lean heavily towards the applications of lower to mid range density scales. Table 5.3 represents a starting point for discussions on the issue of residential density, which should ultimately be determined by a design led approach.

The area surrounding the site is suburban and semi-rural in character. If such density guidelines are applied, Table 5.2 states that the density should be between 105-300 habitable rooms per hectare and 35-100 units per hectare. Using an approximate site area of 2.6 hectares (not including the access roads), the site should provide 273-780 habitable rooms or 91-260 units. The development proposal would sit within this range. Density however is only one indicator of a sites capacity and it is necessary to consider the proposal holistically, taking into account amenity space requirements, the design, heritage harm and highways considerations. This accords with the requirements of the Policy D3 of the London Plan (2021).

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

ARCHAEOLOGY

Policy DMHB 7 of the Hillingdon Local Plan: Part 2 (2020) states that the Council, as advised by the Greater London Archaeological Advisory Service (GLAAS), will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

GLAAS have been consulted as part of the application process and have confirmed that proposal is unlikely to have a significant effect on heritage assets of archaeological interest. All necessary

processes have been followed and the proposal would not be considered contrary to Policy DMHB 7 of the Hillingdon Local Plan: Part 2 (2020).

LISTED BUILDING

Background:

The site contains two rectangular commercial office buildings designed by the American architect Gordon Bunshaft and built between 1962 and 1965. Bunshaft was America's leading proponent of mid-20th century office architecture, and designed many highly regarded modernist commercial buildings. The Hayes Park offices are rare examples of Bunshaft's work outside America - one of only two schemes by him in Western Europe, and his only project in England.

The two office buildings - Hayes Park Central (former research laboratories) and Hayes Park South (administrative headquarters) were built for Heinz UK, the American food processing company, within the grounds of a demolished Victorian house on the outskirts of London. The mature parkland setting for the offices was also intended to promote the physical and mental wellbeing of the workforce. As noted in the list entry, the Heinz site is the most important early example in Britain of this type of headquarters complex on a greenfield site.

Both buildings are low-rise, in part due to their sunken positioning within the landscape with curved retaining walls. The list description explains that this was due to Metropolitan Green Belt policies which were introduced in London after WWII. Architecturally, both buildings are highly significant for their sophisticated sculptural form, comprising an elegant three-storey grid frame constructed in pre-cast concrete with a granite aggregate finish. Set behind the frame is full-height aluminium-framed glazing with blue opaque glass. The recessed glazing and its reflective qualities allow the concrete framework of floor slabs and columns to appear almost as an entirely independent structure, and this effect is particularly dramatic at the building corners where clear sky can be seen through the frame

In summary, the Hayes Park buildings are of special architectural and historic interest for their distinctive and unique character and greenfield setting, designed by a leading proponent of modernist office architecture for a world-famous American-owned multinational. For these reasons, the building complex is highly listed at Grade II*.

Policy Context:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on the Local Planning Authority, requiring that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Pertinent paragraphs of the NPPF (2023) are listed below:

Paragraph 206 states that any harm to the significance of a designated heritage asset should require clear and convincing justification;

Paragraph 208 states that less than substantial harm to the significance of a designated heritage asset be weighed against the public benefits of the proposal.

Paragraph 212 states that local planning authorities should look for opportunity for new developments within the setting of heritage assets to enhance or better reveal their significance.

Paragraph 020 of the Historic Environment section of the Government's Planning Practice Guidance (PPG, updated 24 June 2021) states:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation"

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 (2020) states:
A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:
i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
iii) it makes a positive contribution to the local character and distinctiveness of the area;
iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.
B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.
C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 2 of the Hillingdon Local Plan: Part 2 (2020) states:
A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.
B) Applications should include a Heritage Statement that demonstrates a clear understanding of the

importance of the building and the impact of the proposals on its significance.
C) The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.
D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

The above policies are supported by Policy HC1 of the London Plan (2021), Policies HE1 and BE1 of the Hillingdon Local Plan: Part 1 (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

Marketing Evidence:

Hayes Park Central has been vacant since September 2020 and Hayes Park South has been vacant since the Summer of 2017. Both buildings have been marketed since 2018 and have been unsuccessful in finding occupants for the buildings as offices. Marketing exercises have been carried out by Cushman & Wakefield to review the prospects of securing tenants for the Hayes Park Central and South buildings in their existing form, or via a refurbishment, based on the office market supply and demand and characteristics of the existing building and consented modifications to the scheme. The Cushman & Wakefield Marketing Report (Dated July 2022) concludes as follows:

"In conclusion, in our professional opinion we have tested the market since 2017, whilst the other 2 buildings have been occupied. Now that all buildings are vacant we believe the task is considerably harder and the capital expenditure required would be much greater. Fundamentally, the suburban location, the lack of public transport, the out-dated design, lack of amenities and poor (EPC) plus non-existent performance certifications (WELL, FITWELL, NABERS, Wired Score) is of such significance that it makes reoccupation unviable. Reoccupation is particularly unviable when set in the context of the supply and demand dynamics of the current market. To complete with other office parks for occupiers, the refurbishment of the buildings, landscaping, landlord amenity offering, and procurement of performance certifications would need to be carried out on a speculative basis. The high cost of doing this work, set against the uncertainty of securing a tenant makes it an unviable strategy for the landlord.

In summary, reoccupation of the existing space is not realistic as the park does not meet modern occupier standards and a speculative refurbishment is not financially viable when there is little likelihood of securing a tenant."

Officer's do not dispute these conclusions.

Optimum Viable Use:

Paragraph 24 of the 'Hayes Park Central and South - Optimum Viable Use' (Dated 18th October 2022) states:

'It should be noted that an alternative to residential use would not necessarily be less harmful. The conversion of the building to a hotel, school or health facility is similarly likely to cause a degree of disruption to the plan form, historic patterns of circulation, and may resultantly cause a degree of harm. The difficulty in finding suitable occupation for the building because of its location, sensitivities

and market conditions mean that, a residential use is considered to be presented as the Optimum Viable Use which will produce an overall resultant heritage benefit to significance.'

The submission makes the case that an alternative to residential use would not necessarily be less harmful. The conversion of the building to a hotel, school or health facility is similarly likely to cause a degree of disruption to the planform, historic patterns of circulation, and may resultantly cause a degree of harm.

The best use of a building is the use that it was originally intended for which in this case would be as offices and laboratories. The change of use of the listed buildings to residential use would require alterations which would result in harm to the heritage assets for which there would need to be a clear and convincing case. There are other potential uses that the buildings could be used as, if the buildings are no longer viable as offices, that could be less damaging to its fabric. However, it is accepted that other less damaging uses would not necessarily be a comprehensive redevelopment of the entire site and therefore would not constitute the optimum viable use.

The proposed change of use to C3 residential use would result in a comprehensive redevelopment of the entire site, this being something that is considered unlikely to be possible for alternative uses of the Hayes Park Central and South buildings.

The scheme has been subject to viability testing by the Council's third party consultants and the Greater London Authority. Following such assessment, it has been concluded that a scheme which proposes no affordable generates a deficit but is within the range of deliverability when accounting for growth within the market. It is concluded that the proposed residential use is the optimum viable use.

Proposed Works:

Hayes Park Central and South

The proposals would remove the existing open plan arrangement of both Hayes Park Central and South, which although is not original to the buildings, does allow the listed structures to be seen internally. This alteration is considered to result in a low level of harm to the significance of the listed buildings.

Private balcony spaces are proposed within the external floor slabs of Hayes Park Central and South. This is the proposal on the first and second floors with the exception of the corners of the buildings in order to reduce the visual impact. These balconies would include balustrades constructed of metal uprights and light-weight tensile wiring. The balustrading proposals will inevitably result in some level of harm to the significance of the listed buildings by diminishing the orderly modernist character.

The glazing is also proposed to be replaced to improve the energy performance of the buildings. Although the listing specifically mentions the slender glazed frames and opaque blue glass, the existing glazing utilised in the buildings currently is not original and does not comply with building regulations. The glazing proposal will inevitably result in some level of harm to the significance of the listed buildings, again by altering the orderly modernist character.

Together, there is a risk that the balustrading and glazing could be visually detracting and that the amenity spaces could become cluttered with paraphernalia. If recommended for approval, a planning condition would require the submission and approval of mock-up samples, in consultation with Historic England, in order to ensure that the materials proposed are of an appropriate design quality.

Hayes Park Central

In terms of the works proposed to Hayes Park Central, the most significant proposal to convert the building for residential use includes the creation of a central atrium within the footprint of the service core. Whilst a significant intervention, the atrium would have limited impact on the significance of the listed building due to the non-original plan form and lack of internal features of interest.

Hayes Park South

An east-west link is proposed through the centre of the floorplan to provide a physical and visual access through the central courtyard. The reflecting pool and island is proposed to be restored as originally conceived. The boxed-in central columns are also to be revealed and the original remnants of the Heinz branding in the floor treatments are to be incorporated in the proposed designs. All of these proposals are considered to deliver heritage benefits, which also constitute public benefits as per the Historic Environment section of the Government's Planning Practice Guidance (PPG, updated 24 June 2021).

Landscape

The scheme also include proposals for the landscaping. Within the immediate setting of the buildings, some of the earth bank is to be cut out to improve the daylight and amenity to the ground floor residential units. It is also proposed to provide additional hardstanding to facilitate pathways for building users. These changes risk causing a small degree of harm to the appreciation of the offices sunken within their greenfield setting. A notable enhancement to the landscaping would be the removal of the unsightly roundabout to the north of Hayes Park Central, and the creation of a new square.

Heritage Significance and Harm:

The following paragraphs from the NPPF (2023) are highlighted:

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

During the application process, the Council's Conservation Officer raised concerns over the following elements of the proposal:

- The openness of the canteen area in Hayes Park South;
- The restoration of the pool at Hayes Park South;
- Condition report justifying the wholesale replacement of the curtain walling with condition report.

The openness of the canteen has been identified as an element of the scheme which fails to deliver on potential heritage gain which could be used to mitigate against the harm posed to the significance of the Hayes Park South building. The Applicant has responded on this point and notes that whilst smaller than the original canteen, this redesigned space effectively preserves critical views through the building, suitably sized for its new purpose. It is noted that any increase in the width of this space would result in a reduction to the number of units proposed, which would in turn reduce the viability and deliverability of the scheme which is already finely balanced (please refer to Section 07.13 of the report for further consideration of viability). On this basis, the openness of the canteen area is accepted as proposed, although its heritage gain is not as significant as it would be otherwise if proposed as a more open space.

The restoration of the central pool in Hayes Park South is identified as a heritage gain to mitigate the harm but is not a full restoration of the original pool. It is proposed as a hybrid with an off-centre pathway, seating and Japanese garden. The Applicant has responded on this point and notes that the placement of the off-center walkway is strategic, aimed at maximizing the pool's size while maintaining a clear, direct connection between the two lobby spaces. This design intent is accepted and is considered to deliver heritage gain.

A condition report justifying the wholesale replacement of the curtain walling will be secured by planning condition in the event of an approval.

As confirmed by the Council's Conservation Officer, the harm identified in this case is considered to be 'less than substantial harm'.

Public Benefit

The duties imposed by section 72 of the Act are in addition to the duty imposed by section 3(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

The principal heritage objective is preserving the special interest of the Listed Building, as per the duties under section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

In this case, the primary issue relates to the character and special interest of the listed buildings the heritage assets. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the harm caused.

The NPPF (2023) requires its own exercise to be undertaken as set out in Chapter 16; Conserving and Enhancing the Historic Environment. Paragraphs 195-214 require consideration of the impact of a proposed development on the significance of a designated heritage asset and assessment of the identification of any harm. In particular, paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The harm identified in this case is considered to be 'less than substantial harm' to the Grade II* Hayes Park Central and South buildings. In line with paragraph 208 of the NPPF (2023), the less than substantial harm arising from the impact of the development on the listed buildings needs to be weighed against the public benefits arising from the scheme.

Historic England references Planning Practice Guidance in their response, noting that public benefits can include heritage benefits. They therefore consider the proposal to deliver the following public benefits:

- the restoration of the original courtyard design to Hayes Park South, including the revealing of the reflecting pool and island;
- the removal of unsympathetic accretions to the interior, and the revealing of the distinctive structural columns throughout;
- the enhancements to the external landscaping particularly the replacement of the unsightly roundabout with a new public square;
- the repair and cleaning of the concrete frame, the details of which should be provided by condition.

The Applicant Team have highlighted the following public benefits:

- Returning two Grade II* Listed buildings back into use and securing their long-term future.
- The high-quality heritage led refurbishment of two Grade II* Listed buildings, supported by Historic England.
- Reusing two long-term vacant buildings through following the retrofit-first approach.
- Creation of a new residential community of high quality homes.
- Provision of improved biodiversity and urban greening.
- Improving the sustainability of the buildings and maximising energy efficiency.
- Contributions towards local highways improvements, new street trees and public open space.

Having taken all aspects of the proposal into consideration, it is considered that the less than substantial harm is justified and that public benefits that would result from the delivery of the proposed scheme. Specifically, the re-use of the Grade II* Listed buildings and securement of their long-term future, alongside the identified heritage gains, are considered to be the primary public benefits. Notably, the scheme is supported in principle by Historic England and the Council's Conservation Officer. When weighing the harm against the benefits, the public benefits are considered to cumulatively surmount the less than substantial harm posed to the heritage asset. For this reason, and subject to the necessary planning conditions and obligations, the development is considered to accord with relevant conservation planning policy requirements.

7.04 Airport safeguarding

Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (2020) states:
A) The Council will support the continued safe operation of Heathrow Airport and RAF Northolt and will consult with the airport operator on proposals in the safeguarded areas. Proposals that may be a hazard to aircraft safety will not be permitted.
B) In consultation with the Airport Operator, the Council will ensure that:
i) areas included in Airport Public Safety zones are protected from development which may lead to an increase in people residing, working or congregating in these zones; and
ii) sensitive uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.

National Air Traffic Services (NATS), the Ministry of Defence and Heathrow Airport Safeguarding have been consulted and have confirmed either no comment or no safeguarding objection to the proposed development. As the proposed development creates new habitats which may attract and support populations of large and / or flocking birds close to aerodromes, a Bird Hazard Management Plan is required. The constructions details to be secured by planning condition should also provide

details for the use of any cranes. If recommended for approval, this would be secured by planning condition.

Subject to such a condition, the proposed development would accord with Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (2020).

7.05 Impact on the green belt

The application site forms part of designated Green Belt land. The following planning policies are therefore taken into consideration:

Paragraph 143 of the NPPF (2023) states that the Green Belt serves five purposes:
a) to check the unrestricted sprawl of large built-up areas;
b) to prevent neighbouring towns merging into one another;
c) to assist in safeguarding the countryside from encroachment;
d) to preserve the setting and special character of historic towns; and
e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 153 of the NPPF (2023) sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. Paragraph 148 continues this, stating:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

In terms of local policy, the Hillingdon Local Plan: Part 1 (2012) gives strong protection to Green Belt land. Policy EM2 states that the Council will seek to maintain the current extent of the Green Belt and any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan (2021) policies, including the very special circumstances test.

Policy DMEI 4 of the Hillingdon Local Plan: Part 2 (2020) states:
A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances.
B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:
i) the height and bulk of the existing building on the site;
ii) the proportion of the site that is already developed;
iii) the footprint, distribution and character of the existing buildings on the site;
iv) the relationship of the proposal with any development on the site that is to be retained; and
v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

This above is supported by Policy G2 of the London Plan (2021).

Notably, paragraph 154 of the NPPF (2023) states that the construction of new buildings are considered to be inappropriate in the Green Belt. Exceptions to this include:
b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as

the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and
g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 155 of the NPPF (2023) also states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include:
...
d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds)...

Paragraph 155(d) of the NPPF (2023) is considered to be the most pertinent and allows for the re-use of buildings provided that the buildings are of permanent and substantial construction. Paragraph 154(g) of the NPPF (2023) also allows for limited infilling provided that the development does not result in a greater impact on the openness of the Green Belt than the existing development. Overall, the proposed change of use and limited external works proposed are not considered to have a greater impact on the openness of the Green Belt. The development is considered to be appropriate development within the Green Belt and accords with the Development Plan.

7.07 Impact on the character & appearance of the area

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) states that:
A) All development will be required to be designed to the highest standards and, incorporate principles of good design including:
i) harmonising with the local context by taking into account the surrounding:
- scale of development, considering the height, mass and bulk of adjacent structures;
- building plot sizes and widths, plot coverage and established street patterns;
- building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
- architectural composition and quality of detailing;
- local topography, views both from and to the site; and
- impact on neighbouring open spaces and their environment.
ii) ensuring the use of high quality building materials and finishes;
iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.
B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential.

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

The above policies are supported by Policy BE 1 of the Hillingdon Local Plan: Part 1 (2012).

A summary of the proposed works for Hayes Park Central are listed below:
- Creation of new central atrium;
- Removal of existing open plan form;
- Creation of private balcony space within the external floor slabs on the first and second floors, except for the corners, including balustrades constructed of metal uprights and light-weight tensile wiring; and
- Replace the glazing.

A summary of the proposed works for Hayes Park South are listed below:
- Removal of existing open plan form;
- Creation of east-west connection through the central courtyard;
- Restoration of the reflecting pool and island;
- Revealing boxed in central columns;
- Creation of private balcony space within the external floor slabs on the first and second floors, except for the corners, including balustrades constructed of metal uprights and light-weight tensile wiring; and
- Replace the glazing.

Within the landscape, the following is proposed:
- Earth bank cut out to improve the daylight and amenity of the ground floor units;
- Additional hardstanding is proposed for building spill out;
- The roundabout is proposed to be removed and replaced with a communal square.

The Hayes Park Central and South buildings are located within their own parkland setting, separate from the more suburban context established in neighbouring residential estates. As such, the site is only really visible from within the site itself.

As the proposed seeks permission for the change of use of the Hayes Park Central and South buildings from offices to residential, a significant number of the proposed changes to the buildings are internal and are not therefore visible externally. The alterations to the external glazing of the buildings, provision of external balconies with balustrades and landscaping works will be visible externally. The glazing and balconies are considered to be acceptable in principle and will be subject to planning conditions in order to secure acceptable detailing. The proposed landscaping has been subject to discussion and amendments, again with the final detail to be secured by planning condition.

Subject to planning conditions, the proposed development is considered to accord with Policy BE 1 of the Hillingdon Local Plan: Part 1 (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) states that:
B) Development proposals should not adversely impact on the amenity, daylight and sunlight of

adjacent properties and open space.

Paragraph 5.38 of the Hillingdon Local Plan: Part 2 (2020) states: "The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary."

Paragraph 5.40 of the Hillingdon Local Plan: Part 2 (2020) states: "For the purposes of this policy, outlook is defined as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. 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."

Paragraph 5.41 of the Hillingdon Local Plan: Part 2 (2020) states: "The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight. The Council will expect the impact of the development to be assessed following the methodology set out in the most recent version of the Building Research Establishments (BRE) "Site layout planning for daylight and sunlight: A guide to good practice".

The Hayes Park Central and South buildings do not immediately adjoin any existing residential properties. There is an extant consent to convert Hayes Park North to residential units but this site is circa 60 metres away from Hayes Park Central and 120 metres away from Hayes Park South. It is also noted that the Hayes Park Central and South buildings are separated from each other by circa 21m and would not therefore compromise the amenity of future occupiers. The privacy of future residents located around the central courtyards of both buildings is considered to be a potential issue (as covered in Section 07.09 of the report) and it is recommended that a condition secures the detail of mitigation measures. Subject to appropriately worded conditions, the development would not compromise the amenity of neighbouring residents, in accordance with Policy DMHB 11, part B), of the Hillingdon Local Plan: Part 2 (2020).

7.09 Living conditions for future occupiers

RESIDENTIAL QUALITY

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:
i) meet or exceed the most up to date internal space standards, as set out in Table 5.1; and
ii) in the case of major developments, provide at least 10% of new housing to be accessible or easily adaptable for wheelchair users.

Table 3.1 of London Plan (2021) Policy D6 requires the following:

One storey:
- 1-bed 1 person unit should provide a minimum of 39 square metres Gross Internal Area (GIA) with a bathroom (or 37 square metres with shower room);

- 1-bed 2 person unit should provide a minimum of 50 square metres GIA;
- 2-bed 3 person unit should provide a minimum of 61 square metres GIA;
- 2-bed 4 person unit should provide a minimum of 70 square metres GIA;
- 3-bed 4 person unit should provide a minimum of 74 square metres GIA; and
- 3-bed 5 person unit should provide a minimum of 86 square metres GIA.

Two storey:
- 2-bed 4 person unit should provide a minimum of 79 square metres GIA;
- 3-bed 5 person unit should provide a minimum of 93 square metres GIA; and
- 4-bed 7 person unit should provide a minimum of 115 square metres GIA.

The above is also supported by Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

The proposed development includes both single storey units and two storey duplex units. Based on the plans submitted, all of the proposed units meet the minimum space requirements and are provided with adequate outlook from all habitable rooms. A large number of the units exceed minimum standards, in some cases up by up to 20%. Over 53% of the proposed homes are dual or corner aspect, with the majority of single aspect homes facing east or west. The 'scissor' apartments are integral to maximising the amount of dual aspect homes and ensuring that the majority of homes would maintain a predominantly south-facing aspect, whilst ensuring only 4% of new homes proposed are single aspect north facing.

The Daylight and Sunlight Assessment submitted notes that layouts have been fully optimised from an internal daylighting perspective given the heritage constraints of the Listed Buildings, with the development proposals ensuring an acceptable level of compliance with BRE Guidelines to all main living spaces. Subject to conditions, the Council's Noise Consultant also confirms that a satisfactory noise environment can be achieved for the proposed habitable rooms.

It has been noted that the habitable rooms located around the central courtyards of both Hayes Park Central and South are slightly compromised in terms of their privacy. It has been suggested in the Planning Responses document (Dated 21st November 2023) that a privacy film/screen could be applied to the units impacted by such concerned. In the even of an approval, the detail of this would be secured by planning condition.

Subject to conditions, the residential quality of the proposal is considered to be acceptable, in accordance with Policy DMHB 16 of the Hillingdon Local Plan: Part 2 (2020) and Policy D6 of the London Plan (2021).

PRIVATE AMENITY SPACE

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 (2020) states:
A) All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.2.
B) Balconies should have a depth of not less than 1.5 metres and a width of not less than 2 metres.
C) Any ground floor and/or basement floor unit that is non-street facing should have a defensible space of not less than 3 metres in depth in front of any window to a bedroom or habitable room.
However, for new developments in Conservation Areas, Areas of Special Local Character or for developments, which include Listed Buildings, the provision of private open space will be required to enhance the streetscene and the character of the buildings on the site.

D) The design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

Table 5.2 states that studio and 1-bedroom flats should provide a minimum of 20 square metres of amenity space, 2-bedroom flats should provide a minimum of 25 square metres of amenity space and 3+ bedroom flats should provided a minimum of 30 square metres of amenity space.

Based on the above requirements, the proposal should be delivering the following amenity space provisions:

- 65 no. 1 bed: 1,300m2
- 41 no. 2 bed: 1,025m2
- 18 no. 3+ bed: 450m2
- Total: 2,775m2

The proposed private amenity space varies for different dwelling types across the site. Apartments at ground floor have courtyard gardens created through cut-outs in the landscaping and balconies are provided to some flats at upper floor levels. The private amenity space provision totals 1,183m2 and would fall below the local plan standards. Weighing against such a conflict with local plan standards is the provision of both play space and communal amenity space. Circa 950m2 of play space is proposed, 500m2 is proposed as an exercise trim trail area, and the remaining grounds would be accessible as additional communal amenity space, totalling up to 1 hectare in area (equal to 10,000 square metres).

The Applicant also notes that the proposal includes 412m2 of internal communal amenity proposed across the development. Large residential lounge spaces with co-working facilities are provided across both ground floors allowing opportunities for social and communal gatherings. At upper levels, four winter-garden / lounge areas are proposed.

Taking this into consideration, the proposal is considered to provide sufficient amenity space on balance. Details of the internal and external amenity spaces would be secured by condition in the event of an approval.

PLAY SPACE

Policy S4 of the London Plan (2021) states that residential development proposals should incorporate good-quality, accessible play provision for all ages. At least 10 square metres of play space should be provided per child that:
a) provides a stimulating environment
b) can be accessed safely from the street by children and young people independently
c) forms an integral part of the surrounding neighbourhood
d) incorporates trees and/or other forms of greenery
e) is overlooked to enable passive surveillance
f) is not segregated by tenure

This is supported by the Mayor's supplementary planning guidance (SPG) 'Shaping Neighbourhoods: Play and Informal Recreation', which sets a benchmark of 10m2 of useable child play space to be provided per child, with under-fives play space provided on-site as a minimum, and makes clear that play space should not be segregated by tenure.

Policies DMCI 5 and DMHB 19 of the Hillingdon Local Plan: Part 2 (2020) state:
A) For all major development proposals, the Council will apply Hillingdon's child yields and the London Plan SPG; 'Providing for Children and Young Peoples Play and Informal Recreation', which specifies that 10sqm of play space should be provided for each child and an accessibility standard of 400 metres to equipped playgrounds.
B) In areas of deficiency, there will be a requirement for new provision to be made to meet the benchmark standards for accessibility to play provision.
C) The Council will resist the loss of existing play spaces unless:
i) a replacement play space of equivalent size and functionality is provided to meet the needs of the local population. Where this is not possible, development will only be permitted in exceptional circumstances where there are over-riding planning merits to the proposal; and
ii) it can be demonstrated robustly that they are no longer required and that their loss would not lead to a shortfall in overall play provision in the local area.

Paragraph 5.79 of the Hillingdon Local Plan: Part 2 (2020) states that the Council's Open Space Strategy proposes an accessibility standard for children's playgrounds based on a 400 metre travel distance. Specifically, Pinkwell Park is located over 600 metres to the west of the site. Whilst Hillingdon contains approximately 100 equipped playgrounds within parks and other areas of open space, there are areas of deficiency in relation to the accessibility standard. One of the main areas of deficiency is located within Pinkwell, the ward for the application site.

Based on the Mayor's supplementary planning guidance (SPG) 'Shaping Neighbourhoods: Play and Informal Recreation', play space requirements is divided into 3 categories;
-age 0-4; door step play/within 100m;
-age 5-11 years; play within 400m of site;
-age 12+ years; play within 800m of site.

Based on the GLA Population Yield Calculator (v3.2), it is anticipated that the following numbers would be yielded from the proposed development:
- 22.3 no. children under the age of 5 years old;
- 14.7 no. children aged 5 to 11 years old; and
- 5.2 no. children aged 12 to 17 years old.

This yields a total of 42.2 children, requiring 421.9 square metres of play space.

Based on the plans submitted, it can be identified that approximately 950m2 of play space is proposed, therefore exceeding the minimum requirements. Subject to a condition which secures acceptable detailing, the proposal accords with the requirements of Policy S4 of the London Plan (2021) and Policies DMCI 5 and DMHB 19 of the Hillingdon Local Plan: Part 2 (2020).

PUBLIC OPEN SPACE

Policy G4 of the London Plan (2021) states that development proposals should create areas of publicly accessible open space, particularly in areas of deficiency, where possible.

Policy EM4 of the Hillingdon Local Plan: Part 1 (2012) states that the Council will safeguard, enhance and extend the network of open spaces, informal recreational and environmental opportunities that operate as carbon sinks and that meet local community needs and facilitate active lifestyles by providing spaces within walking distance of homes. Provision should be made as close as possible to the community it will serve. There will be a presumption against any net loss of open space in the

Borough. The Council will identify new opportunities for open space through an Open Space Strategy. Major developments will be expected to make appropriate contributions to the delivery of new opportunities, or to the improvement and enhancements of existing facilities.

Policy DMCI 4 of the Hillingdon Local Plan: Part 2 (2020) states:
A) Proposals for major new residential development will be supported where they make provision for new open space, or enhancements to existing open space, which meets the needs of the occupiers of the development and contributes to the mitigation of identified deficiencies in the quantity, quality and accessibility of open space. Regard will be had to Hillingdon's local recommended standards of provision for all relevant typologies of open space.
B) The provision of major new pieces of open space should contribute positively to Hillingdon's existing networks of green spaces. In major town centre developments, new civic space may be required as an alternative to green open space.
C) Proposals for major new residential development that fail to make provision for new or enhanced open space, or which would result in open space that is inappropriate in type, quality or location, will be resisted.

In support of this, Table 7.1 states the following requirements:
- Quantitiy:
* a borough-wide quantity standard of 6.0 ha of unrestricted open space per 1,000 population.
* a borough-wide quantity standard of 2.0 ha of unrestricted "Recreational" open space per 1,000 population.
- Accessibility - All residents within the borough should have access to:
* A Small or Local (or higher level) open space within 400m of where they live; and
* A District (or higher level) open space within 1,200m of where they live; and where feasible:
* A Metropolitan open space within 3.2 km of where they live.
- Quality:
* All unrestricted open spaces to achieve a minimum quality score of 3 out of 5 by 2026.

Using a 20 square metres per person requirement (based on 2.0 ha per 1,000 people required by London Borough of Hillingdon Open Space Strategy 2011-2026 (July 2011)) and estimated 331 occupants (based on 2.67 average household size in Hillingdon (as of 2011 census) to reflect that they will never be full at the same time), the development should provide 6,620 square metres of publicly accessible open space.

The proposed plans indicate that no publicly accessible open space is to be provided.

If sufficient publicly accessible open space cannot be accommodated within the site, a financial contribution is required. In the context of the proposed development, it is considered appropriate that contributions are sought for the enhancement of existing public open space in Charville which is identified as a ward with insufficient open space (London Borough of Hillingdon Open Space Strategy 2011-2026 (July 2011)). Based on the Planning Obligations Supplementary Planning Document (July 2014), this is calculated as follows:

Contribution = (Build Costs + On-costs) x (- Existing Capacity)

In this context, these variables would equate to the following:
- Build Costs: £20 per square metre (capital costs for providing open space per person)
- On-costs: £5 per square metre (capital/revenue costs of establishment, maintenance and management for an initial period or in perpetuity)

- 'Standard Provision per person': 20 square metres per person (based on 2.0 ha per 1,000 people required by London Borough of Hillingdon Open Space Strategy 2011-2026 (July 2011))
- 'Occupancy of Development': 331 occupants (based on 2.67 average household size in Hillingdon (as of 2011 census) to reflect that they will never be full at the same time)
- Existing Capacity: 0 (zero)

Based on the proposed scheme, the financial contribution works out to the following:

((20+5) x ((20 x 331) - 0) = £165,500

Subject to a Section 106 agreement securing a financial contribution in accordance with the above, the proposal would accord with Policy DMCI 4 of the Hillingdon Local Plan: Part 2 (2020), Policy EM4 of the Hillingdon Local Plan: Part 1 (2012) and Policy G4 of the London Plan (2021).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The site is located off Park Lane and Hayes End Road. Based on TfL's WebCAT planning tool, the site has a low PTAL rating between 0, 1a and 1b.

The following planning policies are considered:

Policy DMT 1 of the Hillingdon Local Plan: Part 2 (2020) states:
A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 (2020) states that proposals must ensure that safe and efficient vehicular access to the highway network is provided, schemes do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents. Also that impacts on local amenity and congestion are minimised and there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 (2020) requires that proposals comply with the Council's parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity. This should be viewed in conjunction with Policies T6 and T6.1 of the London Plan (2021).

Paragraph 111 of the NPPF (2023) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. This is supported by Policy T4 of the London Plan (2021).

Residential Car Parking:

Policy T6.1, Table 10.3, of the London Plan (2021) states that sites in Outer London with a PTAL of 0 to 1 should provide up to 1.5 spaces per dwelling. The proposal for 124 units should therefore provide up to 186 car parking spaces. A total of 124 spaces are proposed, equalling 1 space per unit. This has been considered by the Council's Highways Authority and is accepted.

Disabled Person Car Parking:

Policy T6.5, Table 10.6, of the London Plan (2021) states that 5% of all car parking spaces should be

provided as designated disabled persons parking bays and 5% should be provided as enlarged parking bays which are capable of being converted to disabled persons parking.

Based on the plans submitted, a total of 15 disabled persons parking spaces are proposed. This exceeds the 10% requirement and is accepted by the Council's Highways Authority.

Electric Vehicle Charging Points:

Policy T6.1 of the London Plan (2021) requires that all residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces.

The information submitted includes a commitment to accord with this requirement. In the event of an approval, compliance would be secured by planning condition.

Cycle Parking:

Policy T5 of the London Plan (2021) outlines the following cycle parking requirements:
- Long-stay:
- 1 space per studio or 1 person 1 bedroom dwelling
- 1.5 spaces per 2 person 1 bedroom dwelling
- 2 spaces per all other dwellings

- Short-stay:
- 5 to 40 dwellings: 2 spaces
- Thereafter: 1 space per 40 dwellings

Based on the above requirements, the proposal should be providing 203 long stay spaces and 4 short stay spaces. The development would accord with these requirements. In the event of an approval, the detail of such provision would be secured by planning condition.

Parking Management Plan:

In the event of an approval, a Parking Management Plan would be secured by planning condition, ensuring that spaces are allocated appropriately, are not sold and that the multi storey car park will not be available to future occupiers.

Trip Generation:

To support the proposal the applicant has provided a Transport Assessment. This document provides information upon trip generation with the site in its existing as offices and as the site redeveloped for housing. To determine number of trip rates associated with the site, the applicant has interrogated the TRICS (Trip Rate Information Computer System) database. The sites selected for comparison purposes have been reviewed and are considered representative. The developer reports that the office development would have generated approximately 121no. two-way car driver trips in the AM Peak 08:00 to 09:00h and 957no. movements daily. The proposed residential use would reduce AM Peak two-way car driver movement to 36no. and 345no. movements daily. The reductions in trips is considered favourably.

Access:

The site has 2no. vehicular points of vehicular access, from the east via Park Lane and from the west from Hayes End Road. In addition, pedestrians and cyclists would be able to access the site from Park Lane Road and Mead House Lane.

Highways Improvements:

Policy T1 of the London Plan (2021) states that development proposals should facilitate the 'delivery of the Mayor's strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041'.

Policy T4, part C, of the London Plan (2021) states that where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.

The proposed development would be situated in a location remote from public transport, shops, services and facilities. The absence of public transport travel opportunities is confirmed by the sites PTAL rating of zero. The characteristics of the site indicate that there would be a significant reliance upon the private car for trip making, whether this is driving to work or making a short trip to a local shop to collect essential groceries. Whilst the development would generate fewer private car movements than the previous use the private car mode share would be far higher compared to other residential development situated in areas better serviced by public transport and within convenient walking or cycling distance of local shops, service and facilities. The proposal would also generate trips to new destinations such as the local school whereas the former office use did not. It is set against this background that the Highway Authority requires a developer contribution for investment in Healthy Streets measures. The developer contribution sought would be in pursuance of this Policy with it being used to improve the attractiveness, safety and convenience of trip making by public transport, walking and cycling in turn increasing the share of these modes. All of the works to be delivered would be to improve the existing infrastructure, it would add value and not be day to day maintenance.

A £247,040 financial contribution has been agreed with the Applicant to facilitate more sustainable forms of travel. In the event of an approval, this sum will be secured by a Section 106 legal agreement.

Parking Permits:

In the event of an approval, a Section 106 obligation will ensure that the residents of this development will not to be eligible for parking permits within the Parking Management Areas and Council car parks in the vicinity of the site, apart from Blue Badge holders and a charge made against the site to ensure the future buyers are aware of the parking restrictions.

Travel Plan:

In the event of an approval, a Travel Plan would be secured by legal agreement.

Construction Logistics Plan and Service Delivery Plan:

In the event of an approval, a Construction Logistics Plan, and Delivery and Servicing Plan would be

secured by planning condition.

Summary:

Subject to the necessary planning conditions and obligations, the proposed development would not be considered to prejudice conditions on the local highways network, in accordance with Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan: Part 2 (2020) and Policies T4 and T7 of the London Plan (2021).

7.11 Urban design, access and security

URBAN DESIGN

Please see Section 07.07 of the report.

ACCESS

Please see Section 07.12 of the report.

SECURITY

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Where relevant, these should be included in the Design and Access Statement. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:
i) providing entrances in visible, safe and accessible locations;
ii) maximising natural surveillance;
iii) ensuring adequate defensible space is provided;
iv) providing clear delineations between public and private spaces; and
v) providing appropriate lighting and CCTV.

This is supported by Policy D11 of the London Plan (2021).

The Metropolitan Police Service have been consulted and they have made a number of comments and confirmed that they raise no objection to the proposals. Specifically, the Metropolitan Police Service Officer comments that the there is a requirement for the site to have a secure perimeter due to the isolated nature if the buildings. It is noted that the site will need to be made secure with a perimeter fence or planting (e.g. brambles etc) with access control gates that only provide access to residents. This is proposed to be resolved through securing a detailed landscape scheme by planning condition.

If recommended for approval, a secure by design condition would be attached to achieve appropriate accreditation.

Subject to the necessary planning conditions, the proposal would accord with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) and Policy D11 of the London Plan (2021).

7.12 Disabled access

Policy D5 of the London Plan (2021) states that development proposals should achieve the highest

standards of accessible and inclusive design. They should:
1) be designed taking into account London's diverse population;
2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion;
3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment;
4) be able to be entered, used and exited safely, easily and with dignity for all; and
5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

Policy D7 of the London Plan (2021) states:
A) To provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:
1) at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'
2) all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

A total 16 units (12.9%) of homes are proposed to comply with M4(3) standards and the remaining 108 units (87%) are proposed to comply with M4(2) standards. The Council's Access Officer has reviewed the details submitted and raised no objection. A condition is recommended to secure this provision.

In the event of an approval, details to demonstrate that all external areas and amenity areas would be accessible to older and disabled people, including wheelchair users, would be secured by planning condition. Details of accessible play equipment for disabled children, including those with a sensory impairment, or complex multiple disabilities, would also be secured by condition.

Subject to condition, the proposal would accord with Policies D5 and D7 of the London Plan (2021).

7.13 Provision of affordable & special needs housing

Paragraph 66 of the NPPF (2023) states that major residential development should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:
a) provides solely for Build to Rent homes;
b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
c) is proposed to be developed by people who wish to build or commission their own homes; or
d) is exclusively for affordable housing, a community-led development exception site or a rural exception site.

It is noted that none of the exemptions listed above are applicable to the application proposal and as such, at least 10% of the total number of homes should be made available for affordable home ownership.

As per Policy DMH 7 of the Hillingdon Local Plan (2020) and Policies H5 and H6 of the London Plan (2021), the development will need to provide affordable housing. Policy DMH 7 states that development with a capacity to provide 10 or more units will be required to maximise the delivery of on-site affordable housing. Subject to viability, and if appropriate in all circumstances, a minimum of 35% of all new homes on sites of 10 or more units should be delivered as affordable housing, with a tenure split of 70% social/affordable rent and 30% intermediate, as set out in Policy H2 of the Hillingdon Local Plan: Part 1 (2012).

Where an application does not meet the requirements set out in Policy H5, Part C, of the London Plan (2021) it must follow the viability tested route. Policy H4, Part B, of the London Plan (2021) also states that affordable housing should be provided on site and only provide off-site or as a cash in lieu contribution in exceptional circumstances. This is supported by Policy DMH 7.

The Planning Statement submitted makes the case that there are clear inherent constraints on this site which restricts the viability of residential development on this site. The Grade II* listed status of Hayes Park Central and South, alongside its Green Belt designation, removes the possibility of extending the building to deliver more units and improving viability. It is agreed that extending the buildings would not be considered appropriate in this context. It is also agreed that delivering a residential scheme in Grade II* listed buildings will necessitate higher construction costs than is typical for a residential scheme which is not constrained by heritage considerations.

The scheme has been subject to viability testing by the Council's third party consultants and the Greater London Authority. Following such assessment, it has been concluded that a scheme generates a deficit but is within the range of deliverability when accounting for growth within the market. Despite this, the developer has also made a 'without prejudice' 10% shared ownership affordable housing offer. This offer increases the deficit generated by the scheme and reduces its viability and deliverability. It is therefore concluded that this offer would represent the maximum viable affordable housing provision possible, within the agreed range of deliverability. It would also accord with paragraph 66 of the NPPF (2023) which requires that at least 10% of homes proposed should be delivered as affordable.

In the event of an approval, it is recommended that the 10% shared ownership affordable housing offer is secured by legal agreement and includes Early and Late Stage Viability Review mechanism as defined by Policy H5 of the London Plan (2021). All reasonable endeavours should be made to secure a Registered Provider to take on the affordable units. Should all reasonable endeavours fail, the obligation shall secure the payment of a financial contribution towards the provision of off-site affordable housing.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING

Policy G1 of the London Plan (2021) states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network. Notably, Policy G5 of the London Plan (2021) requires that major development proposals contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. This is supported by Policy DMEI 1 of the Hillingdon Local Plan: Part 2 (2020).

Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020) also require that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should enhance amenity, biodiversity and green infrastructure. 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 site is covered by Tree Protection Order 24. A total of three category C trees are proposed to be removed and a total of 25 semi-mature trees are proposed to be planted in the landscaped amenity areas. This aspect of the proposal is supported.

The principle of a pastoral meadow landscape with soft routes through the landscape is supported. The various mowing regimes for each area of the grassland paths need to be shown to ensure the landscape intent expressed in the Design and Access Statement is delivered. In the event of an approval, this would be secured as part of the landscape maintenance schedule to be secured by planning condition.

Notably, the Hayes Park Central and South buildings are constrained by their designated Grade II* listed status. As such, it would not be appropriate to provide green roofs or walls as part of the proposals due to the harm they would pose to the significance of the buildings.

Subject to a condition which secures a detailed landscape scheme, the development is considered to accord with relevant planning policies.

URBAN GREENING FACTOR

Policy G5 of the London Plan (2021) states:
a. Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
b. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

The information submitted confirms that the proposed development achieves a score of 0.32 which falls slightly below the target score.

The total site area used to calculate the Urban Greening Factor (UGF) is based on the planning boundary, which includes areas of parking and estate roads, adding approx. 7000m2 of area not intended for development. The total site area used does not fairly represent the 'development area' and therefore is the reason for the lower UGF value. Using a 'development boundary' as the total site area which omits the car park to the west, and the estate roads, the UGF scores 0.39. Given the high design quality of the proposed scheme, this UGF score is accepted on balance.

ECOLOGY

The Environment Act 2021 has established that all planning permissions granted in England have to

deliver at least 10% BNG from January 2024. It is noted that this is applicable to schemes submitted from January 2024 onwards. As this application was submitted prior to this date, this requirement is a material consideration but cannot be strictly enforced.

Paragraph 180 of the NPPF (2023) states that planning decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. This is supported by Policy G6 of the London Plan (2021), Policy EM7 of the Hillingdon Local Plan: Part 2 (2012) and Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020).

Policy DMEI 7 also notes that if development is proposed on or near to a site considered to have features of ecological or geological value (e.g. a SINC), appropriate surveys and assessments must be submitted to demonstrate that the proposed development would not cause harm to these sites, as proposals that cause significant harm to biodiversity which cannot be avoided, mitigated, or, as a last resort, compensated for, will normally be refused. In this regard, Policy DMEI 6 sets out that new developments adjacent to SINCs should incorporate measures to ensure the proposal assimilates into surrounding area.

The site is not subject to any statutory or non-statutory nature conservation designations. The Hayes Shrub site of importance for nature conservation (SINC) is, however, located a short distance to the north-east of the site within the parkland setting. The extent of the development proposals are contained within the site boundary and direct impacts on nearby designated sites are considered to be unlikely. The main impacts will be during construction. In the event of an approval, a Construction Environment Management Plan will be secured by condition.

Bat Surveys have been undertaken at the application site and these have confirmed that no bat roosts were identified. Low levels of foraging and community activity were recorded on site at the time of the survey for four common bat species. No mitigation measures in relation to bats are required, however, measures to enhance the site for both roosting and foraging is required.

The Biodiversity Impact Assessment submitted states that the proposals would result in a net increase of 72.70% increase in ecological value and 10.27% increase in hedgerow units. As such, no further information is required.

Subject to conditions, including the securement of an ecological management and enhancement plan to maximise net gains in biodiversity, the proposal is considered to accord with the NPPF (2023), Policy G6 of the London Plan (2021), Policy EM7 of the Hillingdon Local Plan: Part 1 (2012) and Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020).

7.15 Sustainable waste management

Policy EM11 of the Local Plan: Part 1 (2012) requires all new development to address waste management at all stages of a development's life from design and construction through to the end use and activity on site, ensuring that all waste is managed towards the upper end of the waste hierarchy.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) states that:
D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Refuse stores are located on the north-eastern corner of the ground floors of each building where vehicular access is possible within the estate and where they would have the least visual impact. The stores are accessed via the central core through a protected lobby. These stores are considered to be sufficiently accessible and are accepted by the Council's Waste Strategy Officer. Accordingly, the proposed development is considered to accord with Policy EM11 of the Local Plan: Part 1 (2012) and Policy DMHB 11, part D), of the Hillingdon Local Plan: Part 2 (2020).

CIRCULAR ECONOMY

Policy EM11 of the Local Plan: Part 1 (2012) requires all new development to address waste management at all stages of a development's life from design and construction through to the end use and activity on site, ensuring that all waste is managed towards the upper end of the waste hierarchy.

Policy SI 7, Part B, of the London Plan (2021) states that referable applications should promote circular economy outcomes and aim to be net zero-waste. A Circular Economy Statement should be submitted, to demonstrate:
1) how all materials arising from demolition and remediation works will be re-used and/or recycled
2) how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life
3) opportunities for managing as much waste as possible on site
4) adequate and easily accessible storage space and collection systems to support recycling and re-use
5) how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy
6) how performance will be monitored and reported.

A Circular Economy Statement has been submitted and is considered by LBH Planning Officers to be acceptable. A post-construction circular economy monitoring report would be secured by planning condition. Subject to such a condition, the proposed development would accord with Policy SI 7 of the London Plan (2021).

7.16 Renewable energy / Sustainability

CO2 EMISSIONS

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 (2020) requires that:
A) All developments make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets;
B) All major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved;
C) Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, if the Council is minded to approve the application despite not meeting the carbon reduction targets, then it will seek an off-site contribution to make up for the shortfall. The contribution will be sought at a flat rate at of £/tonne over the lifetime of the development, in accordance with the current 'allowable solutions cost'.

This is supported by Policy EM1 of the Hillingdon Local Plan: Part 1 (2012).

Policy SI 2 of the London Plan (2021) states that major development should be net zero-carbon, in

accordance with the energy hierarchy: Be lean: use less energy and manage demand during operation; Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly; Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site; and Be seen: monitor, verify and report on energy performance.

The Energy Strategy for the development is to utilise air source heat pumps and 996.2m2 of PV panels. The PV panels will not be visible when viewed from ground level and is considered to be appropriately sensitive to the significance of the Grade II* Listed Buildings. Following the energy hierarchy, all measures accumulate to achieve an 85.5% improvement over Part L for the development. Given that there is a zero-carbon requirement for the residential development, the applicant has made a commitment to ensure the shortfall is met via payment to the Hillingdon's carbon offset fund. If recommended for approval, a Section 106 legal obligation will secure £137,527 at a cost of £95 per tonne of carbon over a 30-year period.

Subject to the condition and Section 106 planning obligation, the proposed development would not be considered contrary to Policy SI 2 of the London Plan (2021), Policy EM1 of the Hillingdon Local Plan: Part 1 (2012) and Policy DMEI 2 of the Hillingdon Local Plan: Part 2 (2020).

WHOLE LIFE-CYCLE CARBON

Policy SI 2, Part F, of the London Plan (2021) states that development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

The applicant has submitted a Whole Life-Cycle Carbon (WLC) assessment. If recommended for approval, a condition would secure the submission of a post-construction assessment to report on the development's actual WLC emissions. Subject to such a condition, the proposal would accord with Policy SI 2, Part F, of the London Plan (2021).

ENERGY INFRASTRUCTURE

Policy SI 3 of the London Plan (2021) states that major development proposals within Heat Network Priority Areas should have a communal low-temperature heating system:
1) the heat source for the communal heating system should be selected in accordance with the following heating hierarchy:
a) connect to local existing or planned heat networks
b) use zero-emission or local secondary heat sources (in conjunction with heat pump, if required)
c) use low-emission combined heat and power (CHP) (only where there is a case for CHP to enable the delivery of an area-wide heat network, meet the development's electricity demand and provide demand response to the local electricity network)
d) use ultra-low NOx gas boilers
2) CHP and ultra-low NOx gas boiler communal or district heating systems should be designed to ensure that they meet the requirements in Part B of Policy SI 1 Improving air quality
3) where a heat network is planned but not yet in existence the development should be designed to allow for the cost-effective connection at a later date.

The information submitted states that there are no existing or planned district energy networks within feasible vicinity of the site that would enable a connection to the development, nor are there currently any feasible future connections planned. In the event of an approval, a planning condition would be secured to ensure that the development will connect to a district heating network should one become

available in future and should it be viable to do so. Subject to such a condition, the development would comply with Policy SI 3 of the London Plan (2021).

OVERHEATING

Policy SI 4 of the London Plan (2021) states:
A) Development proposals should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure.
B) Major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:
1) reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure;
2) minimise internal heat generation through energy efficient design;
3) manage the heat within the building through exposed internal thermal mass and high ceilings;
4) provide passive ventilation;
5) provide mechanical ventilation; and
6) provide active cooling systems.

As set out in the Energy Statement, the London Plan cooling hierarchy has been used to assess the risk of overheating in the flats proposed. Whilst Mechanical Ventilation with Heat Recovery is provided, there is also a natural ventilation strategy possible and a number of units have dual aspect to allow for cross ventilation. It is considered that the information submitted is sufficient for the planning application stage of the process, subject to further detail being submitted at a later date. In the event of an approval, the final details of the Overheating Strategy shall be secured by condition. Subject to such a condition, the proposal would accord with Policy SI 4 of the London Plan (2021).

7.17 Flooding or Drainage Issues

FLOODING AND DRAINAGE

Policy SI 12 of the London Plan (2021) requires that development proposals ensure that flood risk is minimised and mitigated. Policy SI 13 of the London Plan (2021) also requires that development proposals utilise sustainable urban drainage systems (SuDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. This is supported by Policy EM6 of the Hillingdon Local Plan: Part 1 (2012) and Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 (2020). Notably, proposals that fail to make appropriate provision of flood risk and surface water flooding mitigation will be refused.

According to the Environment Agency's Flood Risk Map, the site is located within Flood Zone 1, indicating that the site is at a low risk of flooding. The Flood Risk Assessment submitted in support of this application, demonstrates that there is generally a low risk of flooding from most sources, although there is some scope for groundwater flooding at below ground level and recommends steps should be taken to mitigate any groundwater flooding risk to basement areas. The Drainage Strategy Report confirms the discharge of surface water into the sewers and proposes the use of attenuation tanks.

The development incorporates green infrastructure and SuDS features into the proposed drainage strategy. It is considered that the information submitted is sufficient for the planning application stage of the process, subject to further detail being submitted at a later date. Subject to appropriately

worded planning conditions, the proposed development would comply with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 (2020), Policy EM6 of the Hillingdon Local Plan: Part 1 (2012), Policies SI 12 and SI 13 of the London Plan (2021).

WATER INFRASTRUCTURE

Policy SI 5 of the London Plan (2021) states:
C) Development proposals should:
1) through the use of Planning Conditions minimise the use of mains water in line with the Optional Requirement of the Building Regulations (residential development), achieving mains water consumption of 105 litres or less per head per day (excluding allowance of up to five litres for external water consumption)
3) incorporate measures such as smart metering, water saving and recycling measures, including retrofitting, to help to achieve lower water consumption rates and to maximise future-proofing

E) Development proposals should:
1) seek to improve the water environment and ensure that adequate wastewater infrastructure capacity is provided
2) take action to minimise the potential for misconnections between foul and surface water networks.

During the consultation process, Thames Water provided comments requesting that any grant of permission secures a planning condition ensuring that either:

1. All surface water network upgrades required to accommodate the additional flows from the development have been completed; or-
2. A development and infrastructure phasing plan has been agreed with the Local Planning Authority in consultation with Thames Water to allow development to be occupied.

Subject to the necessary planning conditions, the proposed development would accord with Policy SI 5 of the London Plan (2021).

7.18 Noise or Air Quality Issues

NOISE

Policy D13 of the London Plan (2021) places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. Development should be designed to ensure that established noise and other nuisance-generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them.

Policy D14 of the London Plan (2021) states that in order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:
1) avoiding significant adverse noise impacts on health and quality of life
2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change
3) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses
4) improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)

5) separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials - in preference to sole reliance on sound insulation
6) where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles
7) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

This is supported by Policy EM8 of the Hillingdon Local Plan: Part 1 (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

A Noise Assessment has been submitted and assessed by the Council's Noise Specialist. It is considered that sufficient information has been provided to conclude that the development would achieve a sufficient and acceptable noise environment for future occupants. Subject to a condition ensuring compliance with the necessary noise limits, the proposal would accord with Policies D13 and D14 of the London Plan (2021), Policy EM8 of the Hillingdon Local Plan: Part 1 (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

AIR QUALITY

Policy EM8 of the Hillingdon Local Plan: Part 1 (2012) states that the Council will seek to safeguard and improve all land, water, air and noise quality. All development should not cause deterioration in the local air quality levels and should ensure the protection of both existing and new sensitive receptors. Policy SI 1 of the London Plan (2021) further supports this.

Policy DMEI 14 of the Hillingdon Local Plan: Part 2 (2020) states:
A) Development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants.
B) Development proposals should, as a minimum:
i) be at least "air quality neutral";
ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and
iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

The application site is located within the Hillingdon Air Quality Management Area and a short distance to the north of the Uxbridge Road Air Quality Focus Area. The proposed development, due to its size and location, will add to current exceedances of the nitrogen dioxide annual mean limit value within this sensitive area as a result of traffic emissions. The proposal is also not air quality neutral in terms of traffic emissions.

As advised by the Council's Air Quality Officer, the level of mitigation required for traffic emissions associated with the proposed development is £363,583. Planning conditions pertaining to a Low Emission Strategy and control of Non-Road Mobile Machinery are also required. The Applicant Team has agreed to pay the financial contribution and comply with the necessary planning conditions. Subject to such planning obligations and conditions, the proposal would accord with Policy DMEI 14 of the Hillingdon Local Plan: Part 2 (2020), Policy EM8 of the Hillingdon Local Plan: Part 1 (2012) and Policy SI 1 of the London Plan (2021).

7.19 Comments on Public Consultations

Please see Section 06.1 of the report.

7.20 Planning obligations

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 (2020) states:
A) To ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).
B) Planning obligations will be sought on a scheme-by-scheme basis:
i) to secure the provision of affordable housing in relation to residential development schemes;
ii) where a development has infrastructure needs that are not addressed through CIL; and
iii) to ensure that development proposals provide or fund improvements to mitigate site specific impacts made necessary by the proposal.
C) Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.

The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6th April 2010) to request planning obligations that do not meet the following tests:

i. necessary to make the development acceptable in planning terms

ii. directly related to the development, and

iii. fairly and reasonable related in scale and kind to the development

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court challenge.

On the basis of the NPPF and the Community Infrastructure Levy Regulation 2010, it is only considered reasonable to request contributions towards the following:

i) Affordable Housing: Planning obligation for on-site provision of 12 no. Shared Ownership units (equal to 10% of all units by habitable room), comprising 2 x 3 bed units, 4 x 2 bed units and 6 x 1 bed units. This shall include an Early and Late Stage Viability Review mechanism as defined by Policy H5 of the London Plan (2021). All reasonable endeavours should be made to secure a Registered Provider to take on the affordable units. Should all reasonable endeavours fail, the obligation shall secure the payment of a financial contribution towards the provision of off-site affordable housing.

ii) HUDU Health Contribution: A financial contribution amounting to £7,409 shall be paid to the Council for the enhancement of health infrastructure provision.

ii) Public Open Space: A financial contribution amounting to £165,500 shall be paid to the Council for the enhancement of existing public open space in the borough.

iii) Carbon Offset Contribution: A financial contribution amounting to £137,527 shall be paid to the

Council's carbon offset fund. Any additional shortfall identified through the ongoing reporting required by Condition shall form a cash in lieu contribution to the Council in accordance with Policy SI2 of the London Plan (2021) at a rate of £95/tCO2 annualised for not more than 30 years beginning on the commencement of development. .

iv) Air Quality Contribution: A financial contribution amounting to £363,583 shall be paid to address the air quality impacts of the proposed development.

v) Travel Plan: A full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan will include such matters as: targets for sustainable travel arrangements; effective measures for the ongoing monitoring of the Travel Plan; and a commitment to delivering the Travel Plan objectives.

vi) Active Travel Zone Improvement Works Contribution: A financial contribution amounting to £247,040 shall be paid to the Council for the implementation of active travel zone improvement works.

vii) Parking Permit Restriction: The residents of this development will not to be eligible for parking permits within the Parking Management Areas and Council car parks in the vicinity of the site, apart from Blue Badge holders and a charge made against the site to ensure the future buyers are aware of the parking restrictions.

viii) Employment Strategy and Construction Training: Details shall be in accordance with the Council Planning Obligations SPD with the preference being for an in-kind scheme to be delivered. Securing an Employment/Training Strategy Agreement is the Council's priority. A financial contribution will only be accepted in exceptional circumstances.

ix) Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions secured from the scheme to enable the management and monitoring of the resultant agreement.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Please be advised that as from 1 April 2012, all planning approvals for schemes with a net additional internal floor area of 100m2 or more will be liable for the Mayoral Community Infrastructure Levy (Mayoral CIL), as legislated by the Community Infrastructure Levy Regulations 2010 and The Community Infrastructure Levy (Amendment) Regulations 2011. The liability payable will be equal to £60 per square metre (from April 2019). The London Borough of Hillingdon is a collecting authority for the Mayor of London and this liability shall be paid to LBH in the first instance.

In addition the development represents Chargeable Development under the Hillingdon Community Infrastructure Levy, which came into effect on 1st August 2014.

The liability payable is as follows:

Hillingdon CIL: £1,662,628.27
Mayoral CIL: £754,149.09
Total: £2,416,777.36

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

DIGITAL CONNECTIVITY

Policy SI 6 of the London Plan (2021) states:
A) To ensure London's global competitiveness now and in the future, development proposals should:
1) ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users within new developments, unless an affordable alternative 1GB/s-capable connection is made available to all end users
2) meet expected demand for mobile connectivity generated by the development
3) take appropriate measures to avoid reducing mobile connectivity in surrounding areas; where that is not possible, any potential reduction would require mitigation
4) support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and suitably located mobile digital infrastructure.

A planning condition would ensure that sufficient ducting space for full fibre connectivity infrastructure is provided within the development. Subject to the recommended condition, the proposed development would accord with Policy SI 6 of the London Plan (2021).

CONTAMINATED LAND

Policy DMEI 12 of the Hillingdon Local Plan: Part 2 (2020) states that:
A) Proposals for development on potentially contaminated sites will be expected to be accompanied by at least an initial study of the likely contaminants. The Council will support planning permission for any development of land which is affected by contamination where it can be demonstrated that contamination issues have been adequately assessed and the site can be safely remediated so that the development can be made suitable for the proposed use.
B) Conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.
C) Where initial studies reveal potentially harmful levels of contamination, either to human health or controlled waters and other environmental features, full intrusive ground investigations and remediation proposals will be expected prior to any approvals.
D) In some instances, where remedial works relate to an agreed set of measures such as the management of ongoing remedial systems, or remediation of adjoining or other affected land, a S106 planning obligation will be sought.

The Council's Contamination Officer considers that the proposal is acceptable subject to a planning condition requiring details of a remediation strategy. Subject to such a condition, the proposal is not considered contrary to Policy DMEI 12 of the Hillingdon Local Plan: Part 2 (2020).

FIRE SAFETY

Policy D12 of the London Plan (2021) states that all major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. The statement should detail how the development proposal will function in terms of:
1) the building's construction: methods, products and materials used, including manufacturers' details
2) the means of escape for all building users: suitably designed stair cores, escape for building users

who are disabled or require level access, and associated evacuation strategy approach
3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
4) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

A fire statement has been prepared by a fire engineer who is a member of the Institution of Fire Engineers. GLA Officers have commented that they are satisfied that the fire statement has been prepared by a third party, suitably qualified assessor, as required by Policy D12 and the Fire Safety LPG and Policy D5. In order to comply with Policy D12, the applicant should submit further detail on a fire engineered arrangements they are proposing to adopt to mitigate the travel distances being exceeded.

A final fire strategy will be secured by condition if recommended for approval and will need to be assessed by a suitably qualified Fire Safety Specialist. The discharge of condition application should be accompanied by a Building Control application. Subject to such a condition, the proposal would accord with Policy D12 of the London Plan (2021).

HEALTH

Paragraph 96 of the NPPF (2023) states that planning decisions should aim to achieve healthy, inclusive and safe places which:
c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.

Paragraph 97 of the NPPF (2023) states that planning decisions should:
b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

Policy GG3 of the London Plan (2021) states that in order to improve Londoners' health and reduce health inequalities, those involved in planning and development must:
a) ensure that the wider determinants of health are addressed in an integrated and co-ordinated way, taking a systematic approach to improving the mental and physical health of all Londoners and reducing health inequalities
b) assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities
c) plan for appropriate health and care infrastructure to address the needs of London's changing and growing population

Policy CI1 of the Hillingdon Local Plan: Part 1 (2012) states that the Council will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations.

Paragraph 7.2 of the Hillingdon Local Plan: Part 2 (2020) also states that there is a particularly pressing need in the Borough for additional health care facilities to address higher than expected birth rates and an increase in the older population.

The floorspace occupied by affordable housing qualifies for relief from Community Infrastructure Levy. Under the scheme proposed, a total of 12 no. Shared Ownership units (equal to 10% of all units by habitable room) are proposed, comprising 2 x 3 bed units, 4 x 2 bed units and 6 x 1 bed units. Accordingly, the HUDU Planning Contributions Model has been used to assess the health service requirements and cost impacts of the affordable housing units. A financial contribution amounting to £7,409 has been calculated and would be secured as part of the Section 106 legal agreement in the event of an approval.

INFRASTRUCTURE ASSESSMENT

Policy D2 of the London Plan (2021) states that an unallocated site that may cause planned infrastructure capacity to be exceeded might need to provide additional infrastructure proportionate to the development. This can only be identified through an infrastructure assessment during the planning application process.

In respect of the impact upon infrastructure, the proposal will generate Hillingdon and Mayoral CIL contributions to fund the provision of infrastructure. A comprehensive set of planning obligations are also to be secured by a Section 106 legal agreement if recommended for approval. Accordingly, the proposal is considered to accord with Policy D2 of the London Plan (2021).

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 proposed change of use of the Grade II* Listed Hayes Park Central and Hayes Park South office buildings (Use Class E) to 124 residential flats (Use Class C3) is considered to be acceptable in principle. The loss of the offices and employment floorspace is considered to be acceptable in this circumstance and the proposed residential use of brownfield land is generally supported.

The scheme has been subject to viability testing and the developer has also made a 'without prejudice' 10% shared ownership affordable housing offer. This is proposed to be secured by a S106 legal agreement with Early and Late Stage Viability Review mechanisms.

The harm posed to the Grade II* Listed buildings is considered to be 'less than substantial harm' and the public benefits associated with the proposal are considered to cumulatively surmount the harm.

Planning obligations are proposed to secure affordable housing provisions, a HUDU health contribution, public open space contribution, carbon offset contribution, air quality mitigation contribution, a full travel plan, active travel zone improvement works, parking permit restriction, employment strategy and construction training.

Subject to the planning conditions and obligations recommended, the proposed development is considered acceptable in principle and with respect to density, heritage significance, airport safeguarding, green belt, character and appearance, neighbour amenity, living conditions, traffic, highway safety, urban design, access, security, affordable housing, trees, landscaping, ecology,

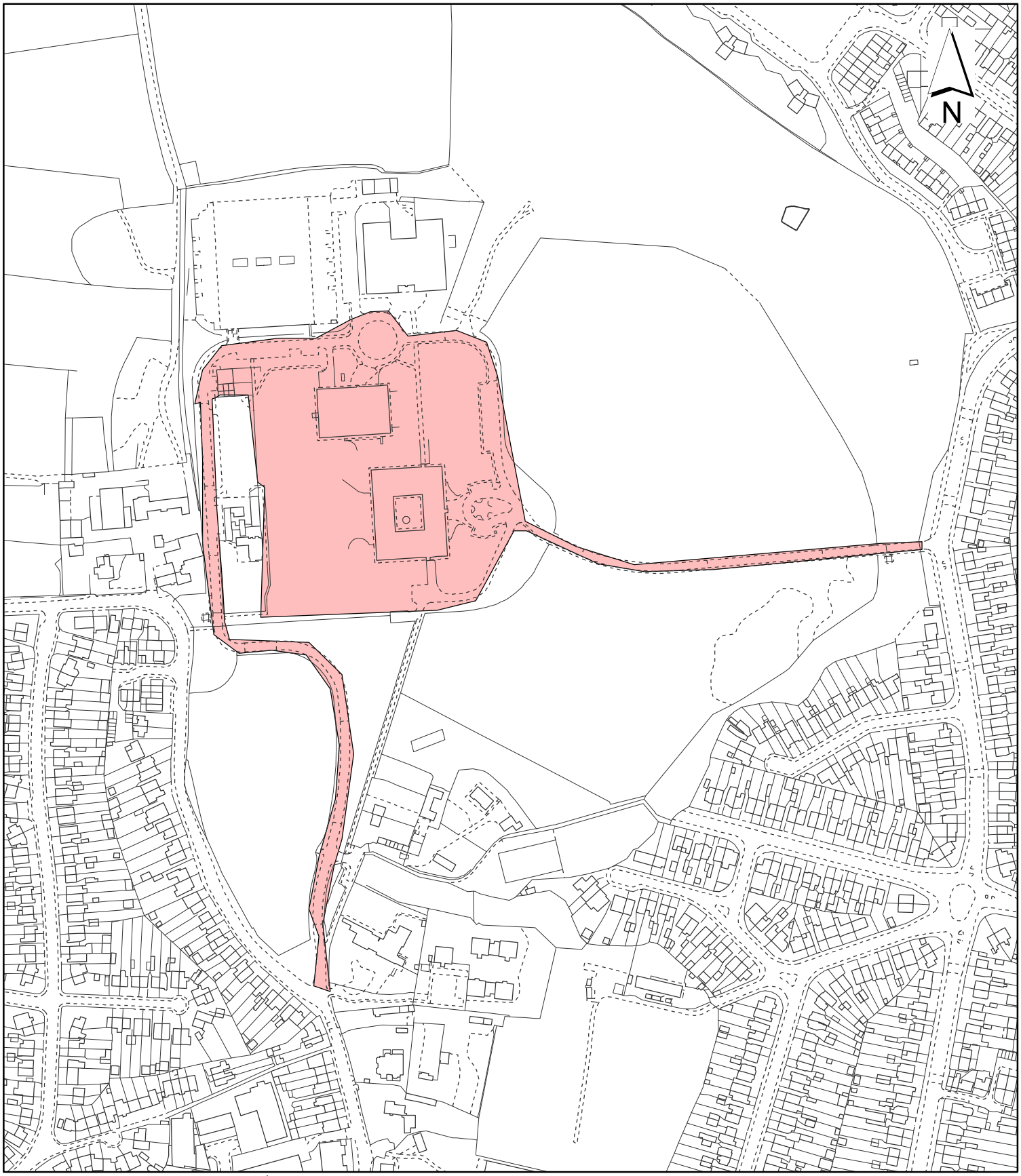
waste, energy, sustainability, flooding and drainage, noise, air quality, digital connectivity, contaminated land, fire safety, health, and infrastructure.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. For the reasons outlined within the main body of the report, this application is considered to comply with the Development Plan and is recommended for approval, subject to securing the necessary planning conditions and a Section 106 legal agreement.

11. Reference Documents

National Planning Policy Framework (December 2023)
National Design Guide (2021)
National Model Design Code (2021)
The London Plan (March 2021)
Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020)
Accessible Hillingdon Supplementary Planning Document (September 2017)
Planning Obligations Supplementary Planning Document (July 2014)
Hillingdon Townscape Characterisation Study (November 2013)

Contact Officer:	Michael Briginshaw	**Telephone No:**	01895 250230



Notes:

Site boundary

For identification purposes only.

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Site Address:

Hayes Park Central and South

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
12853/APP/2023/1492

Scale:
1:3,500

Planning Committee:
Major Page 142

Date:
February 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address: HAYES PARK CENTRAL AND SOUTH, HAYES PARK HAYES END ROAD HAYES

Development: Internal and external works to the buildings associated with a change of use (Application for Listed Building Consent).

LBH Ref Nos: 12853/APP/2023/1493

Drawing Nos: Design and Access Statement (Dated May 2023)
0419-SEW-ZZ-ZZ-DR-A-000001 Rev. P1
0419-SEW-HPC-ZZ-DR-A-000033 Rev. P1
0419-SEW-HC-B1-DR-A-001110 Rev. P1
0419-SEW-HPC-00-DR-A-000011 Rev. P1
0419-SEW-HPC-01-DR-A-000012 Rev. P1
0419-SEW-HPC-02-DR-A-000013 Rev. P1
0419-SEW- HPS-00-DR-A-00-000016 Rev. P1
0419-SEW-HPS-01-DR-A-000017 Rev. P1
0419-SEW-HPS-02-DR-A-000018 Rev. P1
0419-SEW-HPS-03-DR-A-000019 Rev. P1
0419-SEW-HPS-B1-DR-A-000015 Rev. P1
0419-SEW-HPC-ZZ-DR-A-000031 Rev. P1
0419-SEW-HPS-ZZ-DR-A-000035 Rev. P1
0419-SEW-HPC-ZZ-DR-A-000030 Rev. P1
0419-SEW-HPC-ZZ-DR-A-000032 Rev. P1
0419-SEW-HPS-ZZ-DR-A-000034 Rev. P1
0419-SEW-HPS-ZZ-DR-A-000036 Rev. P1
0419-SEW-HPS-ZZ-DR-A-000037 Rev. P1
0419-SEW-HPC-03-DR-A-000014 Rev. P1
0419-SEW-HPC-B1-DR-A-000010 Rev. P1
0419-SEW-HPC-ZZ-DR-A-000020 Rev. P1
0419-SEW-HC-ZZ-DR-A-0419-SEW-HPC-ZZ-DR-A-000021 Rev. P1
0419-SEW-HPS-ZZ-DR-A-000022 Rev. P1
0419-SEW-HPS-ZZ-DR-A-000023 Rev. P1
0419-SEW-HC-ZZ-DR-A-001200 Rev. P1
0419-SEW-HC-ZZ-DR-A-001201 Rev. P1
0419-SEW-HC-ZZ-DR-A-001301 Rev. P1
0419-SEW-HS-ZZ-DR-A-001204 Rev. P1
0419-SEW-HS-ZZ-DR-A-001205 Rev. P1

0419-SEW-HS-ZZ-DR-A-001206 Rev. P1
0419-SEW-HS-ZZ-DR-A-001207 Rev. P1
Cover Letter (Dated 16th May 2023)
0419-SEW-HC-ZZ-DR-A-001302 Rev. P1
0419-SEW-HC-ZZ-DR-A-001303 Rev. P1
0419-SEW-HS-ZZ-DR-A-001305 Rev. P1
0419-SEW-HS-ZZ-DR-A-001307 Rev. P1
0419-SEW-HC-ZZ-DR-A-001304 Rev. P1
0419-SEW-HS-ZZ-DR-A-001308 Rev. P1
0419-SEW-HC-RF-DR-A-001114 Rev. P1
0419-SEW-HS-RF-DR-A-001119 Rev. P1
0419-SEW-HC-00-DR-A-253200 Rev. P1
0419-SEW-HC-00-DR-A-253205 Rev. P1
0419-SEW-HS-ZZ-DR-A-001306 Rev. P1
0419-SEW-HC-01-DR-A-253210 Rev. P1
0419-SEW-HC-01-DR-A-253217 Rev. P1
0419-SEW-HC-ZZ-DR-A-001202 Rev. P1
0419-SEW-HC-ZZ-DR-A-001203 Rev. P1
0419-SEW-HS-00-DR-A-253220 Rev. P1
0419-SEW-ZZ-ZZ-DR-A-253230 Rev. P1
0419-SEW-ZZ-ZZ-DR-L-001100 Rev. P1
Area Schedule Rev. P1 (Dated 12th May 2023)
Statement Of Community Engagement (Dated May 2023)
0419-SEW-ZZ-00-DR-L-001000 Rev. P2
0419-SEW-ZZ-00-DR-L-001001 Rev. P2
0419-SEW-ZZ-00-DR-L-001002 Rev. P2
0419-SEW-ZZ-00-DR-L-001003 Rev. P2
0419-SEW-ZZ-00-DR-L-001004 Rev. P2
0419-SEW-ZZ-00-DR-L-001005 Rev. P1
0419-SEW-ZZ-00-DR-L-001006 Rev. P1
Planning, LSH, HE, & GLA Responses Rev. 1 (Dated 22nd September 2023)
Response to Consultation Feedback (Dated 29th September 2023)
0419-SEW-HC-00-DR-A-001111 Rev. P3
0419-SEW-HC-01-DR-A-001112 Rev. P3
0419-SEW-HC-01-DR-A-253215 Rev. P2
0419-SEW-HC-01-DR-A-253216 Rev. P2
0419-SEW-HC-02-DR-A-001113 Rev. P3
0419-SEW-HS-00-DR-A-001116 Rev. P3
0419-SEW-HS-00-DR-A-253225 Rev. P2
0419-SEW-HS-01-DR-A-001117 Rev. P3

0419-SEW-HS-02-DR-A-001118 Rev. P3
0419-SEW-ZZ-ZZ-DR-A-000003 Rev. P2
Planning Statement (Dated May 2023)
Heritage and Visual Impact Assessment (Dated May 2023)
Bat Survey Report (Dated May 2023)
Biodiversity Impact Assessment (Dated May 2023)
Strategic Economic Case Report (Dated May 2023)
Preliminary Ecological Appraisal (Dated May 2023)

Date Plans received:	22-05-2023	**Date(s) of Amendments(s):**	22-05-2023 29-09-2023
Date Application valid	20-06-2023		

RECOMMENDATION: Grant Listed Building Consent, subject to conditions.

1. CONSIDERATIONS

1.1 Site and Locality

The site forms part of the Hayes Park business park, a landscaped parkland setting, measuring approximately 5.22 hectares in size. The site comprises three office buildings including Hayes Park North, Hayes Park Central and Hayes Park South. Hayes Park Central and Hayes Park South form the focus of this application and are both Grade II* Listed buildings, purpose built back in 1965 as corporate and research laboratories for HJ Heinz UK by American Architect Gordon Bunshaft. Hayes Park Central has been unoccupied since September 2020 and Hayes Park South has been unoccupied since Summer 2017.

Each building is three storeys in height (including a basement and two storeys) and is served by external car parking and a sunken 2 level car park. The site has access to a total of 576 car parking spaces, 23 disabled car parking spaces and cycle parking.

The site lies within designated Green Belt and the Hillingdon Air Quality Management Area. The wider site forms part of the Hayes Shrub Site of Borough Grade II or Local Importance. The Uxbridge Road Air Quality Focus Area is also located circa 350m to the South. Based on TfL's WebCAT planning tool, the site has a Public Transport Accessibility Level (PTAL) rating of 0 (zero) to 1b (poor).

1.2 Proposed Scheme

This application for Listed Building Consent seeks permission for internal and external works to Hayes Park Central and Hayes Park Central in order to facilitate the proposed change of use from offices to residential proposed under Full Planning application reference 12853/APP/2023/1492.

Summary list of proposed works for Hayes Park Central:
- Creation of new central atrium;
- Removal of existing open plan form;
- Creation of private balcony space within the external floor slabs on the first and second floors, except for the corners, including balustrades constructed of metal uprights and light-weight tensile wiring; and
- Replace the glazing.

Summary list of proposed works for Hayes Park South:
- Removal of existing open plan form;
- Creation of east-west connection through the central courtyard;
- Restoration of the reflecting pool and island;
- Revealing boxed in central columns;
- Creation of private balcony space within the external floor slabs on the first and second floors, except for the corners, including balustrades constructed of metal uprights and light-weight tensile wiring;
- Replace the glazing.

Within the landscape, the following is proposed:
- Earth bank cut out to improve the daylight and amenity of the ground floor units;
- Additional hardstanding is proposed for building spill out;
- The roundabout is proposed to be removed and replaced with a communal square.

1.3 Relevant Planning History

12853/APP/2021/2202 HAYES PARK NORTH, HAYES PARK HAYES END ROAD

Change of use of offices (Use Class E(g)) to residential use (Use Class C3) to include 64 residential units comprising 6 x studio units, 33 x one-bedroom units, 19 x two-bedroom units and 6 x three-bedroom units (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015).

Decision: 26-07-21 Refused **Appeal:** 23-06-22 Allowed

12853/APP/2020/2981 HAYES PARK HAYES END ROAD

Erection and installation of external cycle storage, trim trail and outdoor seating

Decision: 03-12-20 Approved **Appeal:**

12853/APP/2020/2980 HAYES PARK HAYES END ROAD

Internal office refurbishment of Hayes Park Central and South including removal of the non-original partitions, re-instatement of the South Building's reflecting pool and refurbished entrances. External elevation and roof refurbishment of both buildings including cleaning and repair works, replacement of non-original glazed double doors and other works to the South building's glazed curtain wall system (Application for Listed Building Consent)

Decision: 04-02-21 Approved **Appeal:**

Comment on Planning History

HAYES PARK CENTRAL AND SOUTH

Application reference 12853/APP/2020/2980 granted Listed Building Consent for internal office refurbishment of Hayes Park Central and South including removal of the non-original partitions, re-instatement of the South Building's reflecting pool and refurbished entrances. External elevation and roof refurbishment of both buildings including cleaning and repair works, replacement of non-original glazed double doors and other works to the South building's glazed curtain wall system. It is understood

that these works were not implemented.

HAYES PARK NORTH

Planning application reference 12853/APP/2021/2202 sought Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use of Hayes Park North, an office building (Use Class E(g)) to residential use (Use Class C3) to include 64 residential units comprising 6 x studio units, 33 x one-bedroom units, 19 x two-bedroom units and 6 x three-bedroom units. The application was refused on 26th July 2021 for the following reasons:

1) The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 3, Class O.1(f) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because the Hayes Park North building is within the curtilage of a listed building, namely Hayes Park Central and Hayes Park South.

2) The applicant has failed to secure financial and non financial contributions required to mitigate the highways impacts created by the proposed development. The scheme therefore conflicts with Policies DMCI 7, DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), the adopted Planning Obligations Supplementary Planning Document (July 2014), Policy DF1 of the London Plan (2021) and paragraphs 55-58 of the National Planning Policy Framework (2021). Prior approval is refused under Condition AA.2.-(1)(a).

The application was subsequently appealed on 30th July 2021 and allowed on 23rd June 2022. The implementation of this permission establishes a lawful residential element to the Hayes Park site and is a material planning consideration for the current application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not Applicable

2.2 Site Notice Expiry Date: 26th July 23

3. Comments on Public Consultations

A total of 267 no. letters were sent to neighbouring properties, a site notice was displayed to the front of the site and an advert was posted in the local paper. All forms of consultation expired on 26th July 2023.

A total of 4 comments have been received from neighbouring residential properties, including 6 objections and 2 comments. All comments are summarised below:

- Increase local traffic, including traffic at the junction between Hayes End Road and Uxbridge Road.
- The proposal has insufficient car parking, which will lead to overspill of parking onto local streets.
- The historic building should not be repurposed.
- There is no need for anymore residential development.
- The proposal will impact on local services.
- The proposal will destroy the landscape.
- Too many properties are proposed.

- The development will increase air quality and noise pollution.

PLANNING OFFICER COMMENT:

All matters relating to the significance of the listed buildings are addressed within the main body of the report. The principle of residential development, traffic impacts, landscaping, noise and air quality are all considered under the Full Planning application reference 12853/APP/2023/1492.

EXTERNAL CONSULTATION

HISTORIC ENGLAND:

Summary

Historic England has no in-principle issues with the proposed conversion of these important modernist office buildings to residential use and welcomes the well-researched design approach which seeks opportunities to enhance significance. However, the introduction of external balustrades and changes to the glazing have the potential to disrupt the sleek modern aesthetic of the buildings and their sculptural form. We understand from the submitted information that your Council has inspected some samples of materials relating to these elements of the scheme. However, we would also welcome the opportunity to inspect mock-up samples of both the new glazing and balustrade, or at least review evidence of your Council's inspections, to ensure that a high-quality and visually sensitive solution would be delivered. This inspection could be subject to condition should you be minded to approve these applications.

Historic England Advice

Significance

The development site is located within Hayes Park which forms a large area of Green Belt land. The site contains two rectangular commercial office buildings designed by the American architect Gordon Bunshaft and built between 1962 and 1965. Bunshaft, a partner at Skidmore, Owings & Merrill (SOM), was America's leading proponent of mid-20th century office architecture, and designed many highly regarded modernist commercial buildings. The Hayes Park offices are rare examples of Bunshaft's work outside America - one of only two schemes by him in Western Europe, and his only project in England.

The two office buildings - Hayes Park Central (former research laboratories) and Hayes Park South (administrative headquarters) were built for Heinz UK, the American food processing company, within the grounds of a demolished Victorian house on the outskirts of London. The greenfield location for Heinz UK's headquarters reflects the changing attitudes in the post-war era for large companies to relocate their headquarters away from cities where land was cheaper, sites could be easily accessed due to increased car ownership, and all business activities could be integrated within a single complex. Spurred on by the 'Garden factory' movement in American and Britain, and the principles of modernism, the mature parkland setting for the offices was also intended to promote the physical and mental wellbeing of the workforce. As noted in the list entry, the Heinz site is the most important early example in Britain of this type of headquarters complex on a greenfield site.

Both buildings are low-rise, in part due to their sunken positioning within the landscape with curved retaining walls. The list description explains that this was due to Metropolitan Green Belt policies which were introduced in London after WWII. Nonetheless, the overall effect adds to the drama and sculptural qualities of the office complex, set within a mature landscape setting.

Architecturally, both buildings are highly significant for their sophisticated sculptural form, comprising an elegant three-storey grid frame constructed in pre-cast concrete with a granite aggregate finish. Set behind the frame is full-height aluminium-framed glazing with blue opaque glass. The recessed glazing and its reflective qualities allow the concrete framework of floor slabs and columns to appear almost as an entirely independent structure, and this effect is particularly dramatic at the building corners where clear sky can be seen through the frame.

Hayes Park South has a more interesting plan form due to its central courtyard which provided natural light into the canteen at ground floor level. The original plans for the South Building indicate that cellular offices were fitted around the entire outer perimeter of the upper floors, meaning that the open office plan above depended on natural light from the courtyard. The courtyard originally featured a 'reflecting pool' at its centre with an island containing a magnolia tree. Although these structures survive, the pool has been filled with pebbles, and the courtyard surfacing has been replaced. Despite these changes, the courtyard with its perimeter colonnade remains a striking feature which can still be appreciated in long views from within the office space.

Heinz sold the site in the 1990s, and various changes to the landscaping and listed buildings were subsequently undertaken. This involved cut outs to the retaining earth wall, and the introduction of vehicle routes including an unsightly roundabout providing access to a new office building immediately to the north of the development site. The interiors were also extensively altered, and beyond the structural columns (many of which have been boxed in), the fixtures and finishes are not of special interest, and this is specifically mentioned in the list entry. However, as discovered during our pre-application site visit, depictions of the Heinz brand which appear to be original survive beneath the modern floor coverings in ground floor of Hayes Park South. This is an interesting surviving visual reference to the globally recognised brand for which the listed complex was constructed.

In summary, the Hayes Park buildings are of special architectural and historic interest for their distinctive and unique character and greenfield setting, designed by a leading proponent of modernist office architecture for a world-famous American-owned multinational. For these reasons, the building complex is highly listed at Grade II*.

The proposals and their impact

These proposals seek to convert both buildings to residential use with associated changes to the landscaping. The work would involve significant reconfiguration of the interior to accommodate multiple residential units. Within Hayes Park Central, it is proposed to introduce a central atrium roughly within the footprint of the service core to improve communal circulation and resolve challenges facing residential conversion caused by the deep floor plate. Whilst a significant intervention, the atrium would have limited impact on the significance of the listed building due to the non-original plan form and lack of internal features of interest.

Due to the existing central courtyard at Hayes Park South, the conversion of that building would be contained within the existing envelope and staircases would be reintroduced broadly within their original locations. No additional floors of accommodation are proposed for either building, which we understand to be related to limitations of development within the Green Belt. Therefore, beyond the introduction of an atrium to Hayes Park Central, no substantial structural interventions would be proposed to the listed complex.

Although large dual-aspect flats are proposed to the upper floors of both buildings, the extensive subdivision into multiple units would result in almost total loss of the open plan interior. The existing layout currently provides dramatic internal views of the large floorspace, structural columns and curtain wall system at the upper levels of both buildings. However, we recognise that the current open plan

arrangement is not historic, and cellular offices were originally arranged around the entire perimeter of the upper two floors of Hayes Park South. Hayes Park Central was also heavily subdivided originally. Nonetheless, this loss of appreciation of the structural anatomy of the buildings and the open-plan configuration, which still clearly reads as offices, would cause a low level of harm to the significance of listed buildings.

The proposals for the ground floor of Hayes Park South are more successful in retaining a sense of openness. Here, an east-west link through the centre of the floorplan would be introduced which would provide physical and visual access through the central courtyard as originally conceived. We note that the size of this floorspace has increased in response to our pre-application comments. The restoration of the courtyard pool and island as proposed offers enhancement to architectural interest of the listed building in this former communal part of the complex. Further enhancement is proposed through the revealing of the boxed-in structural columns in these non-residential parts of the building (and within the residential areas where this is practicable).

As part of the residential conversion, it is proposed to create private balcony space within the external floor slabs of each building. This would involve the introduction of balustrades which would be constructed of metal uprights and light-weight tensile wiring. The balustrades would run the perimeter of both buildings at first and second floor level, but would exclude the corners to lessen their visual impact in important views of the concrete frame. The same balustrade treatment would be required for the inner courtyard of Hayes Park South.

The scheme also proposes to replace the existing glazing to improve the performance of the buildings and to incorporate access to the balconies. As previously set out, the glazing is a key design component of the office complex, and the list description specifically mentions their slender glazed frames and opaque blue glass. Since our pre-application involvement, further investigations into the existing glazing have been undertaken by the Applicant Team including a condition survey prepared by Hutton+Rostron. The investigations have concluded that "the glass has historically been replaced" (Heritage Impact Assessment, Iceni, para 5.3.7), and that the window units generally demonstrate a "lack of compliance" with building regulations for residential use (Design and Access Statement, p34).

The visualisations in Section 11 of the submitted Design and Access Statement (Studio Egret West, May 2023) suggest that the new glazing would be very similar in appearance to the existing, and that the balustrading would be visually discrete. While this is encouraging, in the absence of samples, there remain risks that the balustrading could be visually distracting, and that the replacement glazing could similarly be unsympathetic to the historic curtain wall system. There is also a risk that the balcony areas could become cluttered with chairs and other domestic paraphernalia, which would add to the visual distraction.

Whilst we note that various samples of materials were presented on site to your Council's Heritage Officer (Design and Access Statement, p51), it does not appear that these were 'mocked-up' for external inspection. Therefore, there remain risks that some harm to the significance of both buildings could result from the new balustrading and replacement glazing.

The proposals also include proposals for the landscaping. Within the immediate setting of the buildings, some of the earth bank is to be cut out to improve the daylight and amenity to the ground floor residential units. It is also proposed to provide additional hardstanding for building spill out. These changes risk causing a small degree of harm to the appreciation of the offices sunken within their greenfield setting. A notable enhancement to the landscaping would be the removal of the unsightly roundabout to the north of Hayes Park Central, and the creation of a new square. We understand that parking would continue to be provided to the west of the buildings behind a boundary wall.

Policy

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a statutory duty for local planning authorities to pay special regard to the desirability of preserving listed buildings including any contribution made by their setting. We draw your attention to the following heritage policies set out in the National Planning Policy Framework (NPPF, 2021) which support the legislation above:

- Paragraph 200, which states that any harm to the significance of a designated heritage asset should require clear and convincing justification;
- Paragraph 202 which states that less than substantial harm to the significance of a designated heritage asset be weighed against the public benefits of the proposal. Public benefits can include heritage benefits as set out under Paragraph 020 of the Historic Environment section of the Government's Planning Practice Guidance (PPG, updated 24 June 2021) which supports the NPPF.
- Paragraph 206 which states that local planning authorities should look for opportunity for new developments within the setting of heritage assets to enhance or better reveal their significance.

Position

As set out above, the Central and South buildings at Hayes Park are important and rare examples of Bunshaft's work as a leading proponent of mid-century commercial office architecture. However, we have no in-principle issue with the proposed conversion from office to residential use in order to provide the site with a sustainable long-term use, providing the key elements of significance are preserved.

The submitted documents indicate that virtually no internal features of interest survive beyond the structural columns which would be retained. The proposed atrium to Hayes Park Central and other service cores required for residential conversion would not, in our view, undermine the integrity of the listed structures. Given the precedent for cellular partitioning as set out in the original plans, we do not wish to raise any significant concerns about the subdivision into multiple units.

We are pleased that the proposed plans would retain a sense of openness within the entrance lobby to the South building, which we note has been increased in size in response to our pre-application comments (although we note that the lobby floorspace would still be smaller than the original canteen). We are also pleased that it is intended to incorporate the (likely) original remnants of the Heinz branding in the floor treatments (Design and Access Statement p51) in response to our pre-application comments, which would enhance our understanding of the connection between these buildings and this global brand.

The most sensitive aspects of these proposals are the changes that are perceived externally, particularly the replacement glazing and conversion of the outer floor slab areas to private balconies. It is clear that much thought has already gone into design solutions for the glazing and balustrades to minimise their impact on Bunshaft's highly significant concrete frame and inset curtain wall. This is evident in the slender form of the balustrade, the omission of balustrading around the corners of the buildings, and the retention of the glazing module for the proposed windows. However, it is inevitable that these interventions, and domestic clutter associated with residential conversion, would lead to some visual intrusion in important views of the listed buildings.

These changes and additions would diminish the orderly modernist character and carefully considered proportions of the listed building complex and its harmonious greenfield surroundings, therefore causing some harm. It is likely that the proposed cutaways to the earth banks around Hayes Park Central and introduction of amenity space for the ground floor units would similarly diminish the appreciation of the building within its important greenfield setting, causing a small degree of harm.

The NPPF states that that any harm should be clearly and convincingly justified (Para 200) and weighed against the public benefits of a proposal by decision makers (Para 202). The PPG explains that public benefits can include heritage benefits. We consider that these can include:

- the restoration of the original courtyard design to Hayes Park South, including the revealing of the reflecting pool and island;
- the removal of unsympathetic accretions to the interior, and the revealing of the distinctive structural columns throughout;
- the enhancements to the external landscaping particularly the replacement of the unsightly roundabout with a new public square;
- the repair and cleaning of the concrete frame, the details of which should be provided by condition.

Ultimately, it will be for you the Council to consider the harm identified within the context of these, and other public benefits of the scheme in coming to a decision on the applications. Although some samples of materials have been provided to your Council, we recommend that conditions are also imposed regarding the provision of mock ups of the balustrading and glazing systems for on-site inspection. We would be pleased to be involved in a future inspection should your Council be minded to approve the applications.

Recommendation

Historic England has no objection to the applications on heritage grounds, but raises some concerns due the harm as set out.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your Authority should take these representations in account and determine the application in accordance with national and local planning policy and in consultation with your specialist conservation advice. We have drafted the necessary letter of authorisation for your Authority to determine the application as you see fit and have referred this to the National Planning Casework Unit (NPCU) (copy attached). You will be able to issue a formal decision once the NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them.

TWENTIETH CENTURY SOCIETY:

No comments were received.

INTERNAL CONSULTATION

URBAN DESIGN AND CONSERVATION OFFICER:

Summary

During the pre-app process the applicant has proactively worked with the Local Planning Authority. Many of the revisions delivered as part of the full application are acknowledged and supported. However, while some heritage benefits have been achieved others are insufficient or need further justification and collectively may not mitigate the less than substantial harm to an acceptable level. These aspects include the following:

- The openness of the canteen area in Hayes Park South;
- The restoration of the pool at Hayes Park South;
- Condition report justifying the wholesale replacement of the curtain walling with condition report.

The landscape proposed need minor revisions see below comments with some aspects requiring more information which can be resolved by way of a condition.

Background

Previous discussions have identified that the harm to the listed buildings would be less than substantial harm at the higher level.

Comments

It is agreed that conversion to residential is the optimum viable use by Hillingdon Council and Historic England. Heritage benefits were identified at the pre-app stage as a means of mitigating the less than substantial harm at the higher level of the proposal.

It is therefore vital that there is a clear and convincing justification made and that the less than substantial harm is weighed against the public benefits of the proposals, including where appropriate its optimum viable use.

External treatments

Curtain walling - Glazing fenestration details

The proposals for the glazing fenestration is for the wholesale replacement of the curtain walling. The condition report stating the curtain wall is beyond repair is required in order to justify such a drastic approach. The survey needs to state that the curtain wall is beyond repair, fails to conform to modern building standards and cannot be successfully altered to achieve access to the balconies.

While it is acknowledged that the curtain wall proposals replicate the dimensions of the existing window framing and lower spandrel in a similar looking material, the heavy frame of the doors would alter the visual uniform rhythm of the existing curtain walling. As proposed this aspect is harmful without sufficient justification.

Further these proposals for the curtain walling will need to be tested with a mock up of both the curtain wall/sliding doors and balcony treatment for inspection by Historic England and Hillingdon Council's Conservation or Urban Design Officer to support this full application. This aspect is such an important part of the heritage considerations it cannot to be left to the Condition stage of the planning process.

Reinstatement of darker glass

The curtain wall glazing is proposed in the Heritage Statement which describes the original glass as grey and is welcomed but the D&A suggests the replacement glass will be blue/grey. Every effort should be made to match the original dark grey colour glazing.

Balconies

The Council has recognised the need to provide amenity space in the form of balconies. The sketches and images of the balconies propose a mesh infill with simple railing and uprights. A sample of the

mesh infill was reviewed at the 21st February site visit and agreed in principle subject to seeing a full scale mock up on site and accurate CGIs. However, the challenge of how the balcony rail and uprights relates to the windows and horizontal line of the lower spandrel remains. The detail drawing of the balconies (Drawing No. 0419-SEW-ZZ-ZZ-DR-A-253230) fails to indicate the distance between the uprights and how this related to the windows behind.

As discussed above, given the sensitivity of the facade treatments and potential impact on the Grade II* listed buildings, the most effective solution to assessing the relationship between the concrete frame, screen wall and the details of the balcony will need to be done through a mock up in order to assess the impact on the buildings.

Further the balcony proposals should include details of how the pebbles that currently cover the existing areas of the proposed balconies, (possibly part of the original design) should be integrated into the balcony designs.

Repair and cleaning of the concrete frame:

The repair and cleaning of the concrete frame as proposed in the D&A is stated as being Torq or other non-abrasive method. This is accepted but more detail is needed by way of a condition.

PV panels

The PV panels should be set back from the edge of the roof to ensure no visual impact from the surrounding views. The Heritage Statement states that they will be behind the parapet ensuring that views of them are limited. They should not be visible at all.

Internal Layouts

Three bedroom Units

The amount of 3 bed units is 14% well below the optimum 20%. The layouts should be revised to increase the number of 3 beds, this could be achieved by either;
- combining the studio flats with the 2 bedroom flats on the first floor of Hayes Park South. The studio flats on the first floor have wall partitions that fail to align with the external pillars which would increase the visual harm and or;
- combine the studio flats on the ground floor of Hayes Park South along the west elevation with the adjacent 2 bed units to create an additional 3 bed unit.
- Combining some of the studio flats within Hayes Park Central to create 3 Bed units.

Accommodation Quality

Hayes Park Central

The new opening to create a courtyard in the centre of HPC is supported as this opening brings daylight/sunlight into the current deep floor plate of the building. It should be noted that the limited width of the opening delivers below BRE guidance levels of daylight/sunlight to the rooms edging the courtyard. However, it is acknowledged that 93% of the 301 rooms tested comply with the guidelines and when converting existing buildings some daylight/sunlight compromises can be inevitable.

There are rooms on the ground floor that appear to have no windows. Clarification is sought that this is not the case.

On the upper levels 1 and 2 a bedroom window on a unit on the west elevation is block by the opening of a door. This door should be hung the other way to avoid this situation.

The contemporary architecture language surrounding the courtyard is accepted.

Hayes Park South

The primary concerns with the Hayes Park South proposals is;

Firstly, the limited communal space which opens out around two piers but is not the full width of the bays. This fails to deliver on this potential heritage gain to mitigate the harm. This issue was raised during the pre-app process. The effect of looking through from front to back is effectively restricted to a narrow corridor.

Secondly, the restoration of the central pool (also identified as a heritage gain to mitigate the harm) is not a full restoration but a hybrid with a pathways, seating and Japanese garden. Therefore the heritage benefits are less than hoped for. Encouraging seating in the courtyard will potentially create privacy and noise issues for the bedrooms directly positioned looking onto the courtyard. While a path through connecting the with the east/west access route through the building is accepted this should align with the path through the courtyard.

Both from a heritage and liveability perspective it would be preferable to increase the openness of the canteen as a communal social space rather than encouraging tenants to use the courtyard, which would likely increase the privacy issues to the ground floor units.

Like Hayes Park Central, within Hayes Park South there are units with sub-optimal daylight/sunlight conditions. These are the four single aspects units facing into the internal courtyard.

It appears that some bedrooms ground floor are shown with no windows, clarification is sought to show this is not the case.

Landscaping

The applicant has engaged proactively through the design process to deliver the landscape proposals in every effort to address the issues raised during the pre-app process.

Landscape Cut outs to residential private amenity space

The principle of retaining the existing retaining walls with only two additional retaining walls to Hayes Park South and Hayes Park Central to achieve patio garden areas for the lower floors is accepted. However, the CGIs show that the combination of the mounding and planting creates discernible mounds along the building edge.

The raised mounding should be kept as shallow or the planting a continuation of the grassland to maintain the open landscape character while ensuring the buildings appear as two storey in the landscape. Likewise, the principle of the interface between the public and private areas with mounding is accepted subject to revision of the planting or reduced mounding.

However, the extent of the balustrading along the retaining walls would have a visual impact on the openness of the landscape character and should be removed except in areas where it is needed either side of stairways.

The removal of the bike store and access road south of Hayes Park South is a heritage gain, with the reinstatement of the green pastoral landscape along the south elevation of the building.

The New Square

As discussed on site and as part of the pre-app process the New Garden Square introduces additional hard surfacing between Hayes Park North (permitted development) and Hayes Park Central.

While the landscape concept for this area was accepted in broad terms, the progression of the design needs to avoid this space becoming overly urban in character to conform to Green Belt policy and the original landscape pastoral concept. It is considered that the current proposals extend the hard surfacing removing areas of green which is not compatible with the character of the site or the green belt. Given the large area of green amenity space around the site it is unlikely that this area between the roads will be used as a seating area. Accordingly, the New Garden Square needs to be revised to deliver increased greening of this space.

Play Space

The original comments for the Play Space in the northeast corner of the site suggested it be subtly integrated into this landscape or relocated to the west of Hayes Park Central. The aim being to retain open views of the buildings from the access road.

It is considered that the 1m high retaining wall surrounding the space could necessitate earthworks that would run contrary to the flat open character of the site visually interrupting views of the buildings. Potentially, the play space retaining wall could be reduced in height to 450mm to allow seating around the edge, requiring less aggressive ground works while ensuring the play space visual impact is limited.

The site wide play strategy expressed in the design and access statement states the provision of 'informal play areas' with mown paths, secondary trails and pockets of open lawn with seating. This design intent has not been followed through to the Landscape masterplan drawing no. 0419-SEW-ZZ-DR-L-001004. Further, the trim trail is limited to a small part of the north east corner of the site.

The landscape masterplan needs to be updated to express the design intent set out in the D and A, to include natural elements such as timber play features, additional specimen trees and seating within the western grass area to encourage amenity use of the full site.

The proposed felled tree location should be re-located from near the New Garden Square to the informal landscape part of the site.

Pastoral Meadow

The principle of a pastoral meadow landscape soft routes through the landscape is supported. The various mowing regimes for each area of the grassland/paths needs to be shown to ensure the landscape intent expressed in the Design and Access Statement is delivered. It is suggested this information come forward as part of the landscape maintenance schedule by way of Condition.

Hard surfacing proposals

The hard surfacing materials are accepted apart from the path that runs from at the junction of the path entering Hayes Park South from the west running to the south of the Hayes Park South. This path will be used less and should be a more subtle surfacing such as self-binding gravel. These materials will be subject to a Condition to ensure samples are presented to the council for approval by way of Condition.

Cycling parking

It is appreciated that following comments at the pre-app stage the majority of the cycle parking has been located within the building. This approach is supported.

Conditions

If minded to grant this application the conditions requiring details of materials and landscaping should be applied.

CONSERVATION AND URBAN DESIGN OFFICER FOLLOW-UP:

These comments are an urban design, architectural and landscape response to the Hayes Park Planning, LSH, HE and GLA Responses as well as the viability report.

Viability

Paragraphs 189-208 of the NPPF require consideration of the impact of a proposed development on the significance of a designated heritage asset and assessment of the identification of any harm. Where there is harm identified, Paragraph 202 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Materials

The key issue to preserving the heritage quality of Hayes Park Central and South is the proposed materials for the curtain walling, glazing and balconies. The applicant proposes these elements be Conditioned. The Condition should be satisfied pre-commencement.

PV Panels

It is accepted that the PV panels will not be visible from the surrounding landscape.

Accommodation Quality - Hayes Park South

Canteen

The previous conservation comments related to the Canteen area are retained.

Reflective pool

There are four single aspect units on the ground floor of each corner of the reflective pool. These suffer from limited outlook, sub-optimal daylight/sunlight and privacy issues with residents provided with seating within the north side of the reflective pool. The proposed indicative planters (shown on drawing SEW 0419-SEW-HS-00-DR-A-253225) to mitigate privacy issues would create visual clutter that lacks design coherence with the Japanese garden design and open area of the reflective pool. As previously stated, it would be preferable to reinstate the entirety of the pool, removing the seating that would likely create privacy issues for the residents of the ground floor units to improve the accommodation standard, particularly of the four corner units around the courtyard, which suffer other liveability compromises.

It is also considered that the adaptive Japanese garden design with trees, boulders and gravel walkway with seating is at odds with the design clarity of the reflective pool on the other side of the walkway.

Further, clarification is sought on the reason for the central walkway failing to align with the Canteen communal space entrance.

Landscape Cut Outs - Hayes Park and Hayes Park South

The principle of mounding is accepted. However, it is considered that in some instances the mounding should be better integrated into the existing levels with a gentler slope, to ensure it is almost visually imperceptible. It is considered that, Hayes Park Central north, east elevations and Hayes Park South north, east and west elevations particularly need to be revised to look less engineered.

Clarification is sought on where the additional soil will be imported from.

Garden Square

While the updates are looking less urban, the proposed area of hardstanding is still considered to be too extensive. Reducing the hard-surfacing would reduce costs. Clarification is sought that a bin store will no longer be located in this area.

Surfacing Proposals

The path to the east of Hayes Park Central running north of Hayes Park South should visually blend with the other paths of bounded gravel. Accordingly, a top dressing should be proposed to be visually similar to the proposed bounded gravel.

PLANNING OFFICER COMMENT:

The Applicant submitted document reference 'Planning Responses (Dated 21st November 2023)' in response to the Urban Design Officer, noting the following points:

- The Canteen - the Applicant considers that the canteen space, which will be used as a residential lobby in the proposed scheme, is an appropriate scale and size for the intended use and it continues to allow the key views to be appreciated.

- Reflective Pool - the Applicant considers the design approach for this space to be entirely appropriate.

- Landscape Mounds - the Urban Design Officer recommended that the scale of some of the landscape mounds be reduced. Some minor changes have been made to reduce the size of these in certain locations.

- Garden Square - the Applicant has considered the comments on increasing the greening on the garden square. The square needs to be designed to be multifunctional. As such, no further greening has been proposed here.

- Surfacing - regarding the comment on changing one of the surfacing types, one route needs to be a different surface.

The design of the scheme is considered within the main body of the report. The responses on the above points are considered to be sufficient and acceptable on balance.

CONSERVATION AND URBAN DESIGN OFFICER FOLLOW-UP:

Following previous comments regarding the condition of the glazing, a Glazing Investigation Report has been submitted. This provides information indication the rationale for replacing the glazing. Accordingly, the Condition to provide a Glazing Condition report can be omitted.

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 1	Heritage Assets
DMHB 2	Listed Buildings
DMHB 11	Design of New Development
LPP HC1	(2021) Heritage conservation and growth
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The site comprises three office buildings including Hayes Park North, Hayes Park Central and Hayes Park South. Hayes Park Central and Hayes Park South form the focus of this application and are both Grade II* Listed buildings, purpose built back in 1965 as corporate and research laboratories for HJ Heinz UK by American Architect Gordon Bunshaft. Hayes Park Central has been unoccupied since September 2020 and Hayes Park South has been unoccupied since Summer 2017.

The reason for the designation of both Hayes Park Central and South is listed on the Historic England website and copied below for reference:

"The Heinz administrative headquarters and former research laboratories of 1965 by Gordon Bunshaft, are listed at Grade II* for the following principal reasons:
* Architectural quality: the buildings are sophisticated and sculptural; an interplay of positive and negative space created through form, structure and a refined palette of materials applied with a quality of detail, and achieving a high-tech finish;
* Authorship: this is the only British example of the work of Gordon Bunshaft, the most influential American office designer of the 1950s and 1960s, and one of only two buildings by him in Western

Europe;
* Historic interest: it is the most important early example in Britain of a headquarters complex on a greenfield site."

Planning Policy

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Pertinent paragraphs of the National Planning Policy Framework (2023) are listed below:

- Paragraph 206 states that any harm to the significance of a designated heritage asset should require clear and convincing justification;

- Paragraph 208 states that less than substantial harm to the significance of a designated heritage asset be weighed against the public benefits of the proposal.

- Paragraph 212 states that local planning authorities should look for opportunity for new developments within the setting of heritage assets to enhance or better reveal their significance.

Paragraph 020 of the Historic Environment section of the Government's Planning Practice Guidance (PPG, updated 24 June 2021) states:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation"

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 (2020) states:
A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:
i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
iii) it makes a positive contribution to the local character and distinctiveness of the area;
iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can

be appreciated more readily.
B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.
C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 2 of the Hillingdon Local Plan: Part 2 (2020) states:
A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.
B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.
C) The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.
D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

The above policies are supported by Policy HC1 of the London Plan (2021), Policies HE1 and BE1 of the Hillingdon Local Plan: Part 1 (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

MARKETING EVIDENCE

Hayes Park Central has been vacant since September 2020 and Hayes Park South has been vacant since the Summer of 2017. Both buildings have been marketed since 2018 and have been unsuccessful in finding occupants for the buildings as offices. Marketing exercises have been carried out by Cushman & Wakefield to review the prospects of securing tenants for the Hayes Park Central and South buildings in their existing form, or via a refurbishment, based on the office market supply and demand and characteristics of the existing building and consented modifications to the scheme. The Cushman & Wakefield Marketing Report (Dated July 2022) concludes as follows:

"In conclusion, in our professional opinion we have tested the market since 2017, whilst the other 2 buildings have been occupied. Now that all buildings are vacant we believe the task is considerably harder and the capital expenditure required would be much greater. Fundamentally, the suburban location, the lack of public transport, the out-dated design, lack of amenities and poor (EPC) plus non-existent performance certifications (WELL, FITWELL, NABERS, Wired Score) is of such significance that it makes reoccupation unviable. Reoccupation is particularly unviable when set in the context of the supply and demand dynamics of the current market. To complete with other office parks for occupiers, the refurbishment of the buildings, landscaping, landlord amenity offering, and procurement of performance certifications would need to be carried out on a speculative basis. The high cost of doing this work, set against the uncertainty of securing a tenant makes it an unviable strategy for the landlord.

In summary, reoccupation of the existing space is not realistic as the park does not meet modern

occupier standards and a speculative refurbishment is not financially viable when there is little likelihood of securing a tenant."

Officer's do not dispute these conclusions.

OPTIMUM VIABLE USE

Paragraph 24 of the 'Hayes Park Central and South - Optimum Viable Use' (Dated 18th October 2022) states:

'It should be noted that an alternative to residential use would not necessarily be less harmful. The conversion of the building to a hotel, school or health facility is similarly likely to cause a degree of disruption to the planform, historic patterns of circulation, and may resultantly cause a degree of harm. The difficulty in finding suitable occupation for the building because of its location, sensitivities and market conditions mean that, a residential use is considered to be presented as the Optimum Viable Use which will produce an overall resultant heritage benefit to significance.'

The submission makes the case that an alternative to residential use would not necessarily be less harmful. The conversion of the building to a hotel, school or health facility is similarly likely to cause a degree of disruption to the planform, historic patterns of circulation, and may resultantly cause a degree of harm.

The best use of a building is the use that it was originally intended for which in this case would be as offices and laboratories. The change of use of the listed buildings to residential use would require alterations which would result in harm to the heritage assets for which there would need to be a clear and convincing case. There are other potential uses that the buildings could be used as, if the buildings are no longer viable as offices, that could be less damaging to its fabric. However, it is accepted that other less damaging uses would not necessarily be a comprehensive redevelopment of the entire site and therefore would not constitute the optimum viable use.

The proposed change of use to C3 residential use would result in a comprehensive redevelopment of the entire site, this being something that is considered unlikely to be possible for alternative uses of the Hayes Park Central and South buildings.

The scheme has been subject to viability testing by the Council's third party consultants and the Greater London Authority. Following such assessment, it has been concluded that the scheme generates a deficit but is within the range of deliverability when accounting for growth within the market. It is concluded that the proposed residential use is the optimum viable use.

PROPOSED WORKS

Hayes Park Central and South

The proposals would remove the existing open plan arrangement of both Hayes Park Central and South, which although is not original to the buildings, does allow the listed structures to be seen internally. This alteration is considered to result in a low level of harm to the significance of the listed buildings.

Private balcony spaces are proposed within the external floor slabs of Hayes Park Central and South. This is the proposal on the first and second floors with the exception of the corners of the buildings in order to reduce the visual impact. These balconies would include balustrades constructed of metal uprights and light-weight tensile wiring. The balustrading proposals will inevitably result in some level of

harm to the significance of the listed buildings by diminishing the orderly modernist character.

The glazing is also proposed to be replaced to improve the energy performance of the buildings. Although the listing specifically mentions the slender glazed frames and opaque blue glass, the existing glazing utilised in the buildings currently is not original and does not comply with building regulations. The glazing proposal will inevitably result in some level of harm to the significance of the listed buildings, again by altering the orderly modernist character.

Together, there is a risk that the balustrading and glazing could be visually detracting and that the amenity spaces could become cluttered with paraphernalia. If recommended for approval, a planning condition would require the submission and approval of mock-up samples, in consultation with Historic England, in order to ensure that the materials proposed are of an appropriate design quality.

Hayes Park Central

In terms of the works proposed to Hayes Park Central, the most significant proposal to convert the building for residential use includes the creation of a central atrium within the footprint of the service core. Whilst a significant intervention, the atrium would have limited impact on the significance of the listed building due to the non-original plan form and lack of internal features of interest.

Hayes Park South

An east-west link is proposed through the centre of the floorplan to provide a physical and visual access through the central courtyard. The reflecting pool and island is proposed to be restored as originally conceived. The boxed-in central columns are also to be revealed and the original remnants of the Heinz branding in the floor treatments are to be incorporated in the proposed designs. All of these proposals are considered to deliver heritage benefits, which also constitute public benefits as per the Historic Environment section of the Government's Planning Practice Guidance (PPG, updated 24 June 2021).

Landscape

The proposals also include proposals for the landscaping. Within the immediate setting of the buildings, some of the earth bank is to be cut out to improve the daylight and amenity to the ground floor residential units. It is also proposed to provide additional hardstanding to facilitate pathways for building users. These changes risk causing a small degree of harm to the appreciation of the offices sunken within their greenfield setting. A notable enhancement to the landscaping would be the removal of the unsightly roundabout to the north of Hayes Park Central, and the creation of a new square.

HERITAGE SIGNIFICANCE AND HARM:

The following paragraphs from the NPPF (2023) are highlighted:

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal

including, where appropriate, securing its optimum viable use.

During the application process, the Council's Conservation Officer raised concerns over the following elements of the proposal:

- The openness of the canteen area in Hayes Park South;
- The restoration of the pool at Hayes Park South;
- Condition report justifying the wholesale replacement of the curtain walling with condition report.

The openness of the canteen has been identified as an element of the scheme which fails to deliver on potential heritage gain which could be used to mitigate against the harm posed to the significance of the Hayes Park South building. The Applicant has responded on this point and notes that whilst smaller than the original canteen, this redesigned space effectively preserves critical views through the building, suitably sized for its new purpose. It is noted that any increase in the width of this space would result in a reduction to the number of units proposed, which would in turn reduce the viability and deliverability of the scheme which is already finely balanced (please refer to Section 07.13 of the report for further consideration of viability). On this basis, the openness of the canteen area is accepted as proposed, although its heritage gain is not a significant as it would be otherwise if proposed as a more open space.

The restoration of the central pool in Hayes Park South is identified as a heritage gain to mitigate the harm but is not a full restoration of the original pool. It is proposed as a hybrid with an off-centre pathway, seating and Japanese garden. The Applicant has responded on this point and notes that the placement of the off-center walkway is strategic, aimed at maximizing the pool's size while maintaining a clear, direct connection between the two lobby spaces. This design intent is accepted and is considered to deliver heritage gain.

A condition report justifying the wholesale replacement of the curtain walling will be secured by planning condition in the event of an approval.

As confirmed by the Council's Conservation Officer, the harm identified in this case is considered to be 'less than substantial harm'.

PUBLIC BENEFIT

The duties imposed by section 72 of the Act are in addition to the duty imposed by section 3(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

The principal heritage objective is preserving the special interest of the Listed Building, as per the duties under section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

In this case, the primary issue relates to the character and special interest of the listed buildings the heritage assets. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the harm caused.

The NPPF (2023) requires its own exercise to be undertaken as set out in Chapter 16; Conserving and Enhancing the Historic Environment. Paragraphs 195-214 require consideration of the impact of a proposed development on the significance of a designated heritage asset and assessment of the identification of any harm. In particular, paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its

optimum viable use.

The harm identified in this case is considered to be 'less than substantial harm' to the Grade II* Hayes Park Central and South buildings. In line with paragraph 208 of the NPPF (2023), the less than substantial harm arising from the impact of the development on the listed buildings needs to be weighed against the public benefits arising from the scheme.

Historic England references Planning Practice Guidance in their response, noting that public benefits can include heritage benefits. They therefore consider the proposal to deliver the following public benefits:

- the restoration of the original courtyard design to Hayes Park South, including the revealing of the reflecting pool and island;
- the removal of unsympathetic accretions to the interior, and the revealing of the distinctive structural columns throughout;
- the enhancements to the external landscaping particularly the replacement of the unsightly roundabout with a new public square;
- the repair and cleaning of the concrete frame, the details of which should be provided by condition.

The Applicant Team have highlighted the following public benefits:

- Returning two Grade II* Listed buildings back into use and securing their long-term future.
- The high-quality heritage led refurbishment of two Grade II* Listed buildings, supported by Historic England.
- Reusing two long-term vacant buildings through following the retrofit-first approach.
- Creation of a new residential community of high quality homes.
- Provision of improved biodiversity and urban greening.
- Improving the sustainability of the buildings and maximising energy efficiency.
- Contributions towards local highways improvements, new street trees and public open space.

Having taken all aspects of the proposal into consideration, it is considered that the less than substantial harm is justified and that public benefits that would result from the delivery of the proposed scheme. Specifically, the re-use of the Grade II* Listed buildings and securement of their long-term future, alongside the identified heritage gains, are considered to be the primary public benefits. Notably, the scheme is supported by in principle by Historic England and the Council's Conservation Officer. When weighing the harm against the benefits, the public benefits are considered to cumulatively surmount the less than substantial harm posed to the heritage asset. For this reason, and subject to the necessary planning conditions and obligations, the development is considered to accord with relevant conservation planning policy requirements.

6. RECOMMENDATION

APPROVAL subject to the following:

1. LB1 Time Limit (3 years) - Listd Building Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. COM4 Accordance with Approved Plans

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

Location Plan:
0419-SEW-ZZ-ZZ-DR-A-000003 Rev. P2

Floor Plans and Roof Plans:
0419-SEW-HC-B1-DR-A-001110 Rev. P1;
0419-SEW-HC-00-DR-A-001111 Rev. P3;
0419-SEW-HC-01-DR-A-001112 Rev. P3;
0419-SEW-HC-02-DR-A-001113 Rev. P3;
0419-SEW-HC-RF-DR-A-001114 Rev. P1;
0419-SEW-HS-00-DR-A-001116 Rev. P3;
0419-SEW-HS-01-DR-A-001117 Rev. P3;
0419-SEW-HS-02-DR-A-001118 Rev. P3;
0419-SEW-HS-RF-DR-A-001119 Rev. P1;

Elevations:
0419-SEW-HC-ZZ-DR-A-001200 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001201 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001202 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001203 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001204 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001205 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001207 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001301 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001302 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001303 Rev. P1;
0419-SEW-HC-ZZ-DR-A-001304 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001305 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001306 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001307 Rev. P1;
0419-SEW-HS-ZZ-DR-A-001308 Rev. P1;
0419-SEW-HC-00-DR-A-253200 Rev. P1;
0419-SEW-HC-00-DR-A-253205 Rev. P1;
0419-SEW-HC-01-DR-A-253210 Rev. P1;
0419-SEW-HC-01-DR-A-253215 Rev. P1;
0419-SEW-HC-01-DR-A-253216 Rev. P2;
0419-SEW-HC-01-DR-A-253217 Rev. P1;
0419-SEW-HS-00-DR-A-253220 Rev. P1;
0419-SEW-HS-00-DR-A-253225 Rev. P2;
0419-SEW-ZZ-ZZ-DR-A-253230 Rev. P1;

Landscape Plans:
0419-SEW-ZZ-00-DR-L-001000 Rev. P2;
0419-SEW-ZZ-00-DR-L-001001 Rev. P2;
0419-SEW-ZZ-00-DR-L-001002 Rev. P2;
0419-SEW-ZZ-00-DR-L-001003 Rev. P2;

0419-SEW-ZZ-00-DR-L-001004 Rev. P2;
0419-SEW-ZZ-00-DR-L-001005 Rev. P2;
0419-SEW-ZZ-00-DR-L-001006 Rev. P2; and
0419-SEW-ZZ-ZZ-DR-L-001100 Rev. P1.

Thereafter the development hereby permitted shall be retained/maintained for as long as the development remains in existence.

REASON
To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. NONSC Materials

Prior to commencement of the development, details and samples of materials shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Historic England. This shall include:
(i) Details and samples of all new external materials (including the reflecting pool, floor finishes, floor slabs, drainage goods, roof finishes, roof lights, vents, lift overruns, access hatches, capping etc);
(ii) Detailed drawings of fenestration and doors, including profiles of all new windows, external doors, together with information on materials, glazing (including obscure glazing) and finishes;
(iii) Detailed drawing including new doors together with materials and finish;
(iv) Details of new joinery, including internal doors, architraves, skirting and staircase details to communal areas;
(v) Details of fire and sound proofing works/upgrading;
(vi) Comprehensive colour scheme for all built details; and
(vii) Full-scale mock up of the external curtain wall glazing and balconies (including balustrades).

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON
To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 (2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon's Local Plan: Part 2 (2020), Policy HC1 of the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. NONSC Repair and Cleaning of Concrete Frame Details

Cleaning and repair test patches shall be carried out and inspected by the Local Planning Authority Conservation Officer, in a discreet location prior to full works taking place and shall be agreed in writing.

Following the test patch process, and prior to commencement of the development, the details for the repair and cleaning of the concrete frame shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Historic England.

Thereafter, the repair and cleaning of the concrete frame shall be carried out in complete accordance with the approved details and retained for as long as the development exists.

REASON
To safeguard the special architectural and/or historic interest of the listed building, in accordance to

Policy HE1 of Hillingdon's Local Plan: Part 1 (2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon's Local Plan: Part 2 (2020), Policy HC1 of the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. NONSC Drainage

Prior to commencement of the development, details of the drainage system, to both buildings, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include scaled drawings where relevant. Works shall be carried out in accordance to the approved details.

REASON
To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 (2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon's Local Plan: Part 2 (2020), Policy HC1 of the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. NONSC Security Cameras

Prior to installation, product and manufacturer information of all external and internal security cameras shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

REASON
To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 (2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon's Local Plan: Part 2 (2020), Policy HC1 of the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. LB10 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON
To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 (2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon's Local Plan: Part 2 (2020), Policy HC1 of the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. LB12 Hidden Features

Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as Local Planning Authority notified immediately. Provision shall be made for the retention and proper recording, as required by the Council.

REASON
To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 (2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon's Local Plan: Part 2 (2020), Policy HC1 of the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. NONSC Damage and Disturbance

Any damage or disturbance caused to the building in execution of the approved works shall be made good to the satisfaction of the Local Planning Authority within six months of the works being completed.

REASON
To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 (2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon's Local Plan: Part 2 (2020), Policy HC1 of the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVES

1. The decision to GRANT Listed Building Consent 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. 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.

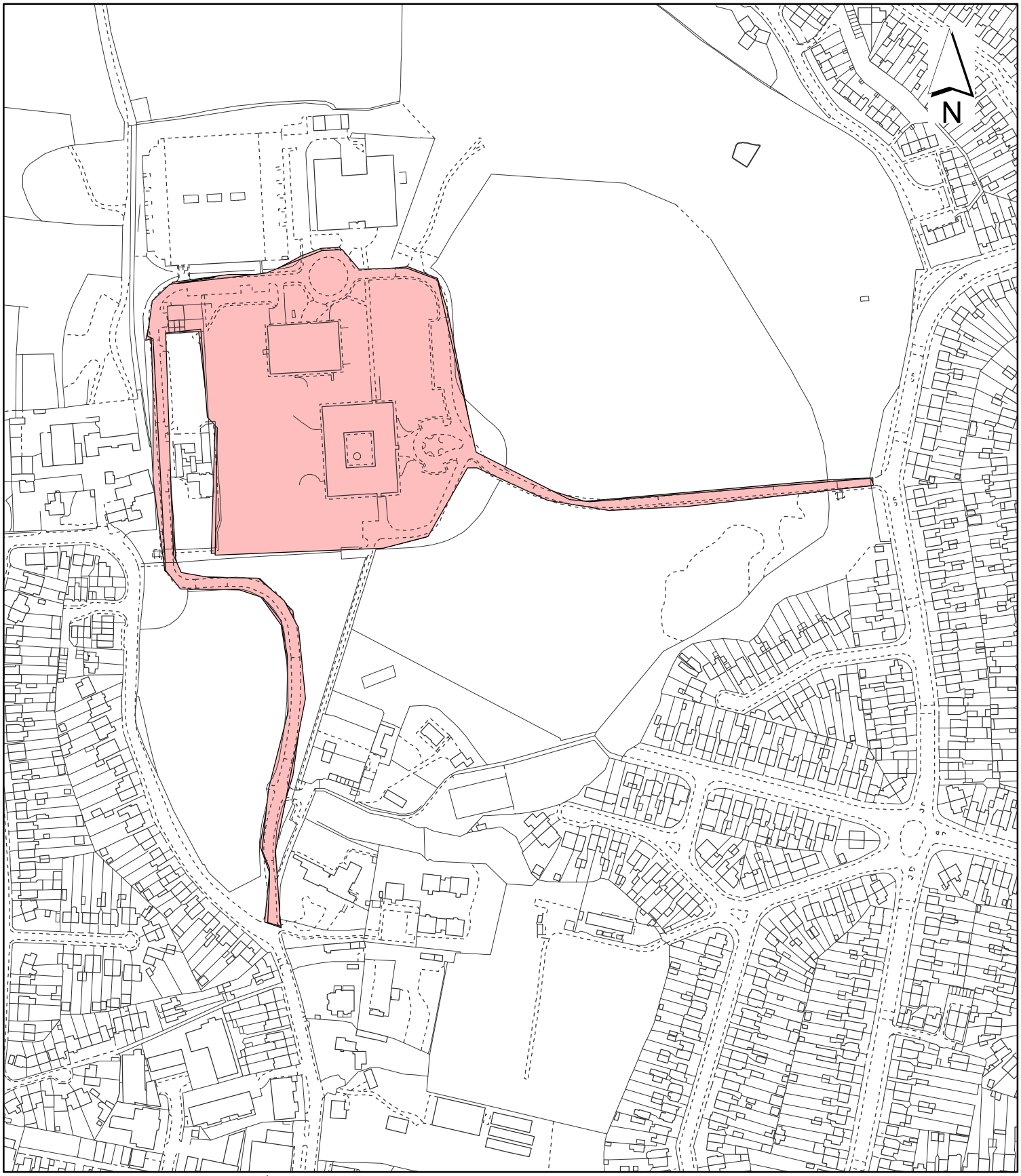
3. The applicant should note that this approval extends only to the works detailed as part of this application. In the event that the works cannot be implemented without a degree of alteration, the applicant is advised to contact the Local Planning Authority in order to ascertain whether further Consent might be required. During the works, if hidden features of interest are revealed they shall be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority shall be notified in writing immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.

I53 The decision to GRANT Listed Building Consent 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 (2021) and national guidance.

DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMHB 11	Design of New Development
LPP HC1	(2021) Heritage conservation and growth

NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

Contact Officer: Michael Briginshaw **Telephone No:** 01895 250230



Notes:

Site boundary

For identification purposes only.

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Site Address:

Hayes Park Central and South

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
12853/APP/2023/1493

Scale:
1:3,500

Planning Committee:
Major

Date:
February 2024

HILLINGDON
LONDON

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Report of the Head of Development Management and Building Control

Address:	ROSEDALE COLLEGE WOOD END GREEN ROAD HAYES
Development:	Redevelopment of the Rosedale College site to provide improved teaching and sports facilities. Proposed works to include demolition and renovation of existing buildings, the erection of 2 new buildings, a plant room, social and dining canopies, multi-use games areas, sports fields and football pitches, new parking area and provision of associated infrastructure. Pupil number to remain unchanged.
LBH Ref Nos:	16034/APP/2023/2812
Drawing Nos:	SRP1077-NVB-00-XX-D-L-1071 Rev P05 - Cricket Diagrams SRP1077-NVB-00-XX-T-L-1901 Rev P02- Rosedale College Sports Facility Summary Construction Environmental Management Plan Rev D SRP1077-BYG-XX-XX-G-X-0001-S5-C11 - PHASING PLANS 1-4c & Project Completed SRP1077 BYG XX XX T R 0021 Rev C03 - Construction Method Statements Fire statement NTB2 Rev 2 Fire statement NTB1 Rev 2 Outline Construction Logistics Plan MSCC5 Sewers & Drainage GB (SRM5 Scoring) CIVIL ENGINEERING PHILOSOPHY - Topographical Details - Sheet 01 - Sheet 04 MES/2312/TER284 - Addendum Flood Risk Assessment SRP1077-STR-00-XX-D-A-0306 Rev P02 - Internal Sporting Provision SRP1077-STR-00-XX-D-A-0305 Rev P02 Changing Areas - Construction Phasing Provision Asbestos Survey Report and Register SRP1077-TER-00-00-D-C-9003 Rev P02 - Drainage plan SRP1077-TER-00-00-D-C-9002 Rev P04 - Drainage plan SRP1077-TER-00-00-D-C-9001 Rev P04 - Drainage plan SRP1077-MET-00-XX-T-Z-9133-TM54ModellingReport-D5-P01 - Concept Energy Model-New Buildings Detailed Unexploded Ordnance Risk Assessment Version 1.0 SRP1077-MET-00-XX-T-Z-9713-OverheatingReport-S5-C01 SRP1077-MET-00-XX-T-E-9133-ExternalLightingReport-D5-P01 SRP1077-MET-ZZ-XX-T-E-6381-ExternalLuminaireSchedule Building Services Condition Report - Existing SRP1077-MET-00-XX-T-Z-9132 - WATER CYCLE STRATEGY REPORT

Y-JD-SCS-09885-22 - Condition Survey

BASIC CONDITION SURVEY - HSP2022-C3863

EFAD TO EFAE BUILDING SURVEY

EFAC BUILDING SURVEY

EFAB - BUILDING SURVEY

Topographical and utility survey - C3863-HSP-00-00-DR-G-SK100 P03

P5314-R1-V1 - Noise Impact Assessment

HSP2022-C3886-G-GPII-641 - PHASE II GEO-ENVIRONMENTAL ASSESSMENT REPORT

Land contamination assessment - Appendices

HSP2022-C3886-G-GPI-523 - Phase I Geo-Environmental Desk Study Report

HSP2022-C3886-C&S-FRAS1-536 - Flood Risk Assessment

EA - Flood risk information

HSP- Archaeological And Heritage Survey

Noise Impact Assessment - AECOM

Ground Conditions Report

Tree Survey and Tree Constraints Plan

SRP1077-STR-00-XX-D-A-0102 Rev PL01 Proposed Block Plan

SRP1077-STR-01-ZZ-D-A-0200 Rev PL01 NTB1 Proposed Building Elevations East - West

School Travel Plan - Bouygues UK

Transport Statement

J10/14828A/10/1/F2 - Air Quality Assessment

Preliminary Ecological Appraisal and Preliminary Roost Assessment

Arbtech TPP 01 - Tree Protection Plan

BAT EMERGENCE AND RE-ENTRY SURVEY

Biodiversity Net Gain Assessment

Statement of Community Involvement

Arbtech AIA 01 - Arboricultural Impact Assessment

Rosedale College - Arbtech AMS 01 - Arboricultural Method Statement to BS5837:2012

SRP1077-STR-01-00-D-A-0103 Rev PL01- NTB1 Proposed Ground Floor Plan

SRP1077-STR-01-02-D-A-0105 Rev PL01 NTB1 Proposed Second Floor Plan

SRP1077-STR-01-01-D-A-0104 Rev PL01 NTB1 Proposed First Floor Plan

SRP1077-NVB-00-XX-D-L-1103 Rev P05 - GA External Area Provision

SRP1077-STR-07-ZZ-D-A-0300 Rev PL01 - Existing EFAB Building Sections

Design and Access Statement

SRP1077-STR-01-ZZ-D-A-0201 Rev PL01 NTB1 - Proposed Building Elevations North South

SRP1077-STR-01-ZZ-D-A-0300 Rev PL01 NTB1 - Long Building Sections

SRP1077-STR-01-ZZ-D-A-0301 Rev PL01 NTB1 - Short Building Sections

SRP1077-STR-02-00-D-A-0103 Rev PL01 NTB2 Proposed Ground Floor Plan

SRP1077-STR-02-01-D-A-0104 Rev PL01 NTB2 - Proposed First Floor Plan

SRP1077-STR-02-RF-D-A-0105 Rev PL01 NTB2 - Proposed Roof Plan

SRP1077-STR-02-ZZ-D-A-0202 Rev PL01 NTB2 - External Building Elevations

SRP1077-STR-02-ZZ-D-A-0300 Rev PL01 NTB2 - Short Building Sections

SRP1077-STR-02-ZZ-D-A-0301 Rev PL01 Long Building Sections

SRP1077-STR-04-RF-D-A-0110 Rev PL01 Existing EFAC Roof Plan

SRP1077-STR-04-RF-D-A-0111 Rev PL01 Proposed EFAC Roof Plan

SRP1077-STR-04-ZZ-D-A-0100 Rev PL01 Existing EFAC Floor Plans

SRP1077-STR-04-ZZ-D-A-0101 Rev PL01Proposed EFAC Floor Plans

SRP1077-STR-04-ZZ-D-A-0200 Rev PL01 Existing EFAC Building Elevations

SRP1077-STR-04-ZZ-D-A-0201 Rev PL01- Proposed EFAC Building Elevations

SRP1077-STR-04-ZZ-D-A-0300 Rev PL01 Existing EFAC Building Sections

SRP1077-STR-04-ZZ-D-A-0301 Rev PL01 Proposed EFAC Building Sections

SRP1077-STR-06-ZZ-D-A-0100 Rev PL01 Energy Centre - Proposed Plans

SRP1077-STR-08-ZZ-D-A-0100 Rev PL01 Existing EFAE Floor Plans

SRP1077-STR-08-ZZ-D-A-0101 Rev PL01Proposed EFAE Floor Plans

SRP1077-STR-08-ZZ-D-A-0200 Rev PL01 Existing EFAE Building Elevations

SRP1077-STR-08-ZZ-D-A-0201 Rev PL01 - Proposed EFAE Building Elevations

SRP1077-STR-08-ZZ-D-A-0300 Rev PL01 Existing EFAE Building Sections

SRP1077-STR-08-ZZ-D-A-0301 Rev PL01 Proposed EFAE Building Sections

SRP1077-STR-XX-XX-T-A-0102 Rev PL01 Rosedale College Overshadowing

SRP1077-STR-00-XX-D-A-0400 Rev PL01 External Views

SRP1077 -STR-00-XX-D-A-0401 Rev PL01 Internal Views

SRP1077 - STR-00-XX-D-A-0402 Rev PL01 Existing and Proposed Photomontages

SRP1077- STR-00-ZZ-D-A-0200 Rev PL01 Existing Site Elevations

SRP1077 - STR-00-ZZ-D-A-0201 Rev PL01 Proposed Site Elevations

SRP1077 - STR-02-ZZ-D-A-0901 Rev PL01 NTB2 Shadow Study Sheet

SRP1077-NVB-00-XX-D-L-1001 Rev P02 Location Plan

SRP1077-NVB-00-XX-D-L-1040 Rev P02 Existing General Arrangement Site Plan

SRP1077-NVB-00-XX-D-L-1041 Rev P02 Existing Site Plan 1 of 4

SRP1077-NVB-00-XX-D-L-1042 Rev P02 Existing Site Plan 2 of 4

SRP1077-NVB-00-XX-D-L-1043 Rev P02 Existing Site Plan 3 of 4

SRP1077-NVB-00-XX-D-L-1044 Rev P02 Existing Site Plan 4 of 4

SRP1077-NVB-00-XX-D-L-1060 Rev P02 Tree Removal Plan

SRP1077-NVB-00-XX-D-L-1061 Rev P02 Site Demolition Plan

SRP1077-NVB-00-XX-D-L-1100 Rev P10 Proposed Site Plan

SRP1077-NVB-00-XX-D-L-1101 Rev P04 Detailed Proposed Site Plan
SRP1077-NVB-00-XX-D-L-1104 Rev P04 GA Green Infrastructure Plan
SRP1077-NVB-00-XX-D-L-1105 Planting Plan
SRP1077-NVB-00-XX-D-L-1106 Planting Plan
SRP1077-NVB-00-XX-D-L-1200 Rev P02 Existing and Proposed Site Sections 1 of 2
SRP1077-NVB-00-XX-D-L-1201 Rev P02 Existing and Proposed Site Sections 2 of 2
SRP1077-NVB-XX-XX-L-LSH-1962 Rev P02 Planting Schedule
CA5203-TR001-C Swept Path Analysis Sheets 1-7
CA5203-CT001 Swept Path Analysis Construction Phase 1
CA5203-CT002 Swept Path Analysis Construction Phase 2
CA5203-CT003 Swept Path Analysis Construction Phase 3
SRP1077-STR-01-RF-D-A-0106 Rev PL01 NTB1 Proposed Roof Plan
CA5203-CT004 Swept Path Analysis Construction Phase 4
CA5203-CT005 Swept Path Analysis Construction Phase 5
CA5203-CT006 Swept Path Analysis Construction Phase 6
CA5203-CT007 Swept Path Analysis Construction Phase 7
CA5203-CT008 Swept Path Analysis Construction Phase 8
SRP1077-MET-00-00-D-M-9000 Rev P01 Proposed External Services Layout
SRP1077-MET-00-00-D-E-6310 Rev P01 External Lighting Lux Levels
SRP1077-TER-00-00-D-C-9001-D5-P04 Drainage Layout 1 of 2
SRP1077-TER-00-00-D-C-9002-D5-P04 Drainage Layout 2 of 2
SRP1077-TER-00-00-D-C-9003-D5-P02
EW01 REV A - Demolition Phasing Plan
SA01 - Site Access Routes Plan
SC01 REV B - Site constraints Plan
Design and Access Statement Parts 1-6
SRP1077-STR-05-ZZ-D-A-2100 Rev C02 EFAD Existing Elevations

Date Plans received:	25-09-2023	**Date(s) of Amendments(s):**	25-09-2023
			06-12-2023
Date Application valid	09-10-2023		15-01-2024
			17-01-2024
			31-01-2024

1. SUMMARY

Planning permission is sought for the redevelopment of the Rosedale College site to provide improved teaching and sports facilities. The proposed works include demolition and renovation of existing buildings, the erection of 2 new buildings, a plant room, social and dining canopies, multi-use

games areas, sports fields and football pitches, new parking area and provision of associated infrastructure. It should be noted that the development would not result in an increase in pupil numbers, which are to be restricted by condition.

The development proposal would involve the demolition of two existing blocks EFAE and EFAB. EFAE is an existing building in the north west corner of the site which currently accommodates a nursery, however this building formed part of a temporary consent (16034/APP/2011/997) for a temporary 3 FOE primary school, which should have been removed by the end of June 2014 and the land returned to it's original use as a playing field/sports pitch. EFAB was constructed in the 1960's containing general teaching space, a main hall and staff room and is also to be removed. The submission indicates that both buildings have reached the end of their life span and therefore need to be demolished. These buildings would be replaced by 2 new contemporary teaching blocks.

The proposal would result in a loss of floor space, however there is only a minor loss of teaching floor space (approximately 90m2) due to the provision of a separate energy centre which reduces the amount of plantroom space required to be accommodated within each of the new buildings. Whilst this does present a minor policy conflict, the benefits derived from the enhancements to both EFAC and EFAD which are to be refurbished and the provision of modern teaching space within NTB1 and NTB2 would outweigh the minor loss of overall teaching space.

The proposals would result in a minor loss of the Multi Use Game Area (approximately 3m2) and playing field (approximately 500m2).The loss of playing field is derived from the provision of a new MUGA to the southwest of the existing cluster of buildings within the campus and an extension to the hardstanding to re-design the existing car park to the east of the site. Although it may appear from reviewing the existing and proposed site plans that the provision of a new pitch to west of the site, which will be constructed once the temporary blocks are removed, would result in an increase in playing field, it should be noted that this should have been returned to a playing field in 2014.

Whilst the losses are considered to be regrettable and result in a minor policy conflict, the replacement education and sports facilities are of better quality and the redevelopment of the site would secure over-riding benefits to the public and sites users. Those benefits are set out below:

- Provision of 2 contemporary, more energy efficient teaching blocks
- Provision of 450m² Spectator Canopy (not on playing field)
- Provision of 273m² All-Weather 2-Lane Cricket Practice Facility
- Refurbished changing rooms (in building EFAD)
- 2 new Changing Rooms for 44 people with Hygiene Room (in building NTB1)
- 150m² New Activity Studio (in building NTB1)
- New sports pitches
- 3 New MUGA's (approximately 2250m2) replacing 3 existing MUGA's (approximately 2253m2).

The 3 existing MUGA's are located together in the middle of the site. The new layout involves a single MUGA and a pair of MUGA's. The layout would enable staff to split younger and older students. It would also enable improved safety for younger students by giving them designated space and for outdoor activities to be better managed across the site and age groups.

In addition the applicant has agreed to enter into a Community Use Agreement (CUA) which is recommended to be secured by condition. This will enable the a wider community use of the enhanced sports provision which includes the playing field, activity studio, outdoor changing block, sports hall and artificial pitch. Finally the proposal would result in the removal of the unsafe and inefficient teaching blocks which are used by members of the public and this includes block EFAE

which should have been removed as part of application ref; 16034/APP/2011/997. Sport England who are a statutory consultee for this application, have been consulted and have raised no objection subject to conditions to ensure that the temporary blocks are removed by the end of the 24 month permission and the sports pitch enhancements delivered.

Taking into consideration the above, the benefits of the scheme are considered to outweigh the potential harm derived by the minor loss in teaching space and playing field. Additionally, the development is considered to cause no harm to the character and appearance of the area. Nor would it cause harm to the local highways network or neighbouring amenities. In order to ensure the continued operation of the college during construction works temporary education facilities are proposed and recommended for approval under application ref. 16034/APP/2023/2796. The applicant has confirmed that during construction the artificial pitch, changing rooms and other facilities will remain usable to members of the public.

Subject to the recommended conditions and a legal agreement, the proposed development is therefore considered to be acceptable and it is recommended that planning permission be granted.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning, Regeneration and Environment to grant planning permission, subject to the following:

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

i) Travel Plan: A full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan will include such matters as: targets for sustainable travel arrangements; effective measures for the ongoing monitoring of the Travel Plan; and a commitment to delivering the Travel Plan objectives.

ii) Active Travel Zone Improvement Works Contribution: A financial contribution amounting to £17,080 shall be paid to the Council for the implementation of active travel zone improvement works.

iii) Carbon Offset Contribution: Any additional shortfall identified through the ongoing reporting required by Condition 10 shall form a cash in lieu contribution to the Council in accordance with Policy SI2 of the London Plan (2021) at a rate of £95/tCO2 annualised for not more than 30 years beginning on the commencement of development.

iv) Employment Strategy and Construction Training: Details shall be in accordance with the Council Planning Obligations SPD with the preference being for an in-kind scheme to be delivered. Securing an Employment/Training Strategy Agreement is the Council's priority. A financial contribution will only be accepted in exceptional circumstances.

v) Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions.

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

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

D) That, if the Legal Agreement has not been finalised within 6 months (or such other time frame as may be agreed by the Director of Planning, Regeneration and Environment), delegated authority be given to the Director of Planning, Regeneration and Environment to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (Carbon Emissions Reductions, , Highways Works, Highways Improvements, Travel Planning, Employment Strategy and Construction Training). The scheme therefore conflicts with Policies, DMCI 1, DMCI 7, of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy CI1 Hillingdon Local Plan: Strategic Policies, the adopted Planning Obligations Supplementary Planning Document (July 2014), and Policies DF1, SI2 , T1, T2, T6, and GG3 of the London Plan (March 2021).'

E) That if the application is approved, the following conditions be imposed:

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 submitted plan numbers:

SRP1077-NVB-00-XX-D-L-1001 Rev P02 Location Plan
SRP1077-STR-00-XX-D-A-0102 Rev PL01 Proposed Block Plan
SRP1077-STR-01-ZZ-D-A-0200 Rev PL01 NTB1 Proposed Building Elevations East - West
SRP1077-STR-01-00-D-A-0103 Rev PL01- NTB1 Proposed Ground Floor Plan
SRP1077-STR-01-02-D-A-0105 Rev PL01 NTB1 Proposed Second Floor Plan
SRP1077-STR-01-01-D-A-0104 Rev PL01 NTB1 Proposed First Floor Plan
SRP1077-STR-01-RF-D-A-0106 Rev PL01 NTB1 Proposed Roof Plan
SRP1077-STR-01-ZZ-D-A-0201 Rev PL01 NTB1 - Proposed Building Elevations North South
SRP1077-STR-02-00-D-A-0103 Rev PL01 NTB2 Proposed Ground Floor Plan
SRP1077-STR-02-01-D-A-0104 Rev PL01 NTB2 - Proposed First Floor Plan
SRP1077-STR-02-RF-D-A-0105 Rev PL01 NTB2 - Proposed Roof Plan
SRP1077-STR-04-RF-D-A-0111 Rev PL01 Proposed EFAC Roof Plan
SRP1077-STR-04-ZZ-D-A-0101 Rev PL01Proposed EFAC Floor Plans
SRP1077-STR-04-ZZ-D-A-0201 Rev PL01- Proposed EFAC Building Elevations
SRP1077-STR-04-ZZ-D-A-0301 Rev PL01 Proposed EFAC Building Sections
SRP1077-STR-06-ZZ-D-A-0100 Rev PL01 Energy Centre - Proposed Plans
SRP1077-STR-08-ZZ-D-A-0101 Rev PL01Proposed EFAE Floor Plans
SRP1077-STR-08-ZZ-D-A-0201 Rev PL01 - Proposed EFAE Building Elevations
SRP1077-STR-08-ZZ-D-A-0301 Rev PL01 Proposed EFAE Building Sections

SRP1077 - STR-00-ZZ-D-A-0201 Rev PL01 Proposed Site Elevations
SRP1077-NVB-00-XX-D-L-1100 Rev P10 Proposed Site Plan
SRP1077-NVB-00-XX-D-L-1101 Rev P04 Detailed Proposed Site Plan
SRP1077-NVB-00-XX-D-L-1200 Rev P02 Existing and Proposed Site Sections 1 of 2
SRP1077-NVB-00-XX-D-L-1201 Rev P02 Existing and Proposed Site Sections 2 of 2
SRP1077-MET-00-00-D-M-9000 Rev P01 Proposed External Services Layout

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

REASON
To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3. COM5 **General compliance with supporting documentation**

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

SRP1077-NVB-00-XX-D-L-1071 Rev P05 - Cricket Diagrams
SRP1077-BYG-XX-XX-G-X-0001-S5-C11 - PHASING PLANS 1-4c & Project Completed
Fire statement NTB2 Rev 2
Fire statement NTB1 Rev 2
SRP1077-STR-00-XX-D-A-0306 Rev P02 - Internal Sporting Provision
SRP1077-STR-00-XX-D-A-0305 Rev P02 Changing Areas - Construction Phasing Provision
SRP1077-MET-ZZ-XX-T-E-6381-ExternalLuminaireSchedule
SRP1077-NVB-XX-XX-L-LSH-1962 Rev P02 Planting Schedule
Arbtech TPP 01 - Tree Protection Plan
Rosedale College - Arbtech AMS 01 - Arboricultural Method Statement to BS5837:2012
Noise Impact Assessment - AECOM
EW01 REV A - Demolition Phasing Plan
SRP1077-NVB-00-XX-D-L-1104 Rev P04 GA Green Infrastructure Plan
SRP1077-NVB-00-XX-D-L-1105 Planting Plan
SRP1077-NVB-00-XX-D-L-1106 Planting Plan
Preliminary Ecological Appraisal and Preliminary Roost Assessment
MES/2312/TER284 - Addendum Flood Risk Assessment
HSP2022-C3886-C&S-FRAS1-536 - Flood Risk Assessment

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

REASON
To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

4. NONSC **Sustainable Drainage and Water Management**

Prior to the commencement of the development hereby approved, a scheme for the provision of sustainable water management and water efficiency shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

a) show the existing and proposed impermeable areas for the development site;

b) provide justification for the use of soakaways on site, given the shallow groundwater levels.
c) include all proposed SuDS features in a drainage drawing.
d) demonstrate mitigation measures for groundwater flooding and provide further investigation into the risk of groundwater flooding to the site.
e) demonstrate that the full site area has been considered in the calculations and provide calculations for the 1 in 30-year event.
f) demonstrate exceedance flow routes for the site.
g) include a maintenance and management plan for any proposed rain garden, green roof, or other rainwater harvesting features.

The scheme shall also:

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;
iii. Provide a management and maintenance plan for the lifetime of the development;
iv. Provide details of water collection facilities to capture excess rainwater within the drainage design or justify why this has not been included;
v. Provide details of how rain and grey water will be recycled and reused in the development and;
vi. Provide details of how the dwelling will achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement defined within Approved Document G of the Building Regulations).

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 Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies SI2 and SI 13 of the London Plan (2021).

5. OM19 **Construction Management Plan**

No development (hereby approved) shall take place until a full Construction Environmental Management and Logistics Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. This plan shall detail:

(i) The phasing of the works;
(ii) The hours of work;
(iii) On-site plant and equipment;
(iv) Measures to mitigate noise and vibration;
(v) Measures to mitigate impact on air quality;
(vi) Waste management;
(vii) Site transportation and traffic management, including:
- Routing;
- Signage;
- Vehicle types and sizes;
- Hours of arrivals and departures of staff and deliveries (avoiding peaks times of day);
- Frequency of visits;

- Parking of site operative vehicles;
- On-site loading/unloading arrangements; and
- Use of an onsite banksman (if applicable).
- Wheel washing

(viii) The arrangement for monitoring and responding to complaints relating to demolition and construction;
(ix) Crane Management Plan which includes a swept Path analysis drawing demonstrating how cranes would exit and enter the site safely;
(x) Measures to avoid and mitigate impacts to the Shepherds Hill House Site of Importance for Nature Conservation;
xi) full details of the expected number of construction related staff to be working on the site, as well as where they would park;
xii) restricted times for waste removal and deliveries to between the hours of 9.30am and 3.30pm; and
xiii) the maximum number of HGV vehicle movements

This plan should accord with Transport for London's Construction Logistic Planning Guidance and the GLA's 'The Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (July 2014) (or any successor document). It shall cover the entirety of the application site and any adjoining land which will be used during the construction period. It shall include the details of cranes and any other tall construction equipment (including the details of obstacle lighting).

The construction works shall be carried out in strict accordance with the approved plan.

REASON
To ensure the development causes no harm to the local highways network or pedestrian and road user safety and to safeguard the amenity of surrounding areas in accordance with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), as well as policies D3, T6 and T7 of the London Plan (2021).

6. NONSC **Parking Design Plan**

Prior to the operation of the development, a Parking Design and Management Plan should be submitted to detail how the car parking and cycle parking will be designed, managed and maintained, with reference to a pupil pick-up and drop-off strategy and Transport for London guidance on parking management and parking design. It should also set out the methodology behind the allocation/control of parking places which can be supported by enforcement structures that encourage the correct use of parking places which assists in ensuring that parking demand and allocation is properly managed. It should also detail how demand for electric vehicle charging provision is monitored.

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

REASON
To ensure an unhindered and functional operation for all parking spaces and drop-off/pick-up areas within the site, in accordance with Policies T4 and T6 of the London Plan (2021) and Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020).

7. RES7 **Materials (Submission)**

No above ground construction works shall take place until details of all materials and external surfaces for the proposed development 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).

8. NONSC **Canopies**

Prior to their erection, full details of the design, colour, dimensions and material finishes of all proposed canopies (spectator, social and dining) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and retained thereafter.

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

9. NONSC **Fire evacuation lift - Accessibility**

The development hereby approved shall accord with London Plan Policies D5 and D12 to include a minimum of one fire evacuation lift per stair core designed to meet the technical standards set out in BS EN 81-76, BS 9991 and/or BS 9999. Alternatively, appropriate justification as to why these lifts cannot be provided shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development.

All such provisions shall remain in place for the life of the development.

REASON
To ensure the development can accommodate robust emergency evacuation procedures, including measure for those who require step-free egress, in accordance with London Plan (2021) Policies D5 and D12.

10. NONSC **Hygiene Room - Accessibility**

The new healthcare facility hereby approved shall accord with the requirements of Policy D5 of the London Plan, and shall incorporate a Changing Places facility designed in accordance with the technical guidance set out in BS 8300-2:2018, section 18.6. All such provisions must remain in place for the life of the building.

REASON
To ensure the healthcare facility caters for people with complex and multiple disabilities in accordance with London Plan (2021) Policy D5.

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

No development shall take place until a landscape scheme has been submitted to and approved in

writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping
1.a Planting plans (at not less than a scale of 1:100), which include the provision of pollution absorbing planting
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 (which should be secure and enclosed)
2.b Cycle Storage (which should be secure and enclosed providing 143 spaces for students, in addition to 24 visitor cycle parking spaces and 24 staff cycle parking spaces)
2.c 5 x motorcycle parking spaces (dimensions 1400mm x 2500mm)
2.d Means of enclosure/boundary treatments
2.e Hard Surfacing Materials
2.f External Lighting
2.g Other structures (such as play equipment and furniture)
2.h Car parking layout (showing the provision of 70 parking spaces including 63 standard car parking spaces, 7 accessible parking bays and 2 minibus spaces)

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

4. Schedule for Implementation

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

REASON
To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), as well as policies D3 and T6 of the London Plan (2021).

12. NONSC **Pupil Numbers**

The total number of pupils at the school shall not exceed 1125 pupils and the number of staff shall not exceed 130 full time equivalent employees.

REASON
To prevent the generation of additional traffic that could give rise to problems of safety and congestion on the surrounding roads, in compliance with Policy DMT1, DMT 2 and DMT6 of the adopted Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

13. NONSC **Removal and restoration**

Prior to the commencement of works above ground level a playing field restoration scheme for the site edged in red on Drawing No. SRP1077-NVB-00-XX-D-L-1071 Rev P05 shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The restoration scheme shall provide details of the following:

(i) existing and proposed ground levels;
(ii) existing and proposed soil profiles;
(iii) measures to strip, store and re-spread soils to avoid soil loss or damage;
(iv) measures to dispose of/accommodate waste materials on the site;
(v) drainage measures including where appropriate under drainage;
(vi) proposed seeding, feeding, weeding and cultivation measures;
(vii) boundary treatment;
(viii) five year aftercare and maintenance arrangements;
(ix) installation of equipment (e.g. goal posts);
(x) restoration and maintenance programme.
(xi) scheme for the management and maintenance of playing field drainage for the replacement playing field area, including a management and maintenance implementation programme,

Within 18 months of occupation of the new school buildings permitted under Council ref: 16034/APP/2023/2812, the temporary buildings will be removed from the site and the playing field shall be restored in accordance with the approved scheme and made available for use.

REASON
To ensure the site is restored to a condition fit for purpose and to accord with policies DMHB 11, DMCI 3 of the Hillingdon Local Plan Part 2 (2020), as well as policies S3 and S5 of the London Plan (2021).

14. NONSC **Cricket and Muga - further details**

Prior to the commencement of works above ground level, details of the design and layout of the replacement MUGAs and cricket practice net facility shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The MUGAs and cricket practice net facility shall not be constructed other than in accordance with the approved details and they shall be completed before occupation of the development hereby permitted.

REASON
To ensure the development is fit for purpose and sustainable in accordance with policies DMCI 1, DMCI 1A of the Hillingdon Local Plan Part 2 (2020), as well as policies S3 and S5 of the London Plan (2021).

15. NONSC **Sports provision**

The amended playing fields/sports facilities shall be provided and retained for the lifetime of the development in accordance with the details set out in the planning application, Rosedale College Sports Facility Summary SRP1077-NVB-00-XX-T-L-1901-P02 and SRP1077-NVB-00-XX-D-L-1071 Rev P05.

REASON
To ensure the satisfactory quantity, quality and accessibility of compensatory sports provision at the site in accordance with policies DMCI 1, DMCI 1A of the Hillingdon Local Plan Part 2 (2020), as well as policies S3 and S5 of the London Plan (2021).

16. NONSC **Community Use Agreement**

Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall, artificial pitch, activity studio, outdoor changing pavilion, cricket practice nets and grass pitches and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

REASON
To secure well managed safe community access to the sports facility/facilities and to ensure sufficient benefit to the development of sport in accordance with Policies DMCI 1, DMCI 1A of the Hillingdon Local Plan Part 2 (2020), as well as Policies S3 and S5 of the London Plan (2021).

17. NONSC **Field Drainage details**

Prior to the commencement of works above ground level a scheme for the management and maintenance of playing field drainage for the replacement playing field area, including a management and maintenance implementation programme, shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The playing fields shall thereafter be managed and maintained in accordance with the approved scheme.

REASON
To ensure the quality of pitches is satisfactory and that they are available for use in accordance with Policies DMCI 1, DMCI 1A of the Hillingdon Local Plan Part 2 (2020), as well as Policies S3 and S5 of the London Plan (2021).

18. NONSC **Field Materials**

The playing field and pitches shall be constructed and laid out in accordance with the Drawing No. SRP1077-NVB-00-XX-D-L-1071 Rev P05 and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use within 18 months of occupation of the development hereby permitted.

REASON
To ensure the quality of pitches is satisfactory and that they are available for use in accordance with Policies DMCI 1, DMCI 1A of the Hillingdon Local Plan Part 2 (2020), as well as Policies S3 and S5 of the London Plan (2021).

19. NONSC **Updated Energy Strategy**

Prior to commencement of the development hereby approved (excluding demolition), an Updated Energy Strategy shall be submitted to, and approved in writing by, the local planning authority. The Updated Energy Strategy shall include an assessment of the annual baseline regulated energy demand (kwhr) as per 2021 Building Regulations (or subsequent amendments) and associated carbon emissions (kgCO2 and tCO2), and shall then set out the measures and technology required to achieve, as far as practicable, the zero carbon and energy efficiency standards of the London Plan and an on-site reduction equal to or greater than 35% in the CO2 associated with the baseline regulated energy demand.

The Updated Energy Strategy shall clearly define the 'be lean', 'be clean' and 'be green' measures to

demonstrate that the development will meet as far as practicable the zero carbon standards of the London Plan and the minimum standards for onsite energy efficiency. Carbon-saving measures must be sufficiently evidenced with corresponding details and specifications including the location of low and zero carbon technology (i.e. roof plans showing the inclusion of PV panels), and the Updated Energy Strategy must clearly set out any annual shortfall (tCO2) of the zero-carbon requirement.

The Updated Energy Strategy shall also provide details of the 'be seen' recording and reporting measures and demonstrate that the 'onsite saving' is being achieved in perpetuity.

Full specifications of the proposed Ground Source Heat Pumps, Air Source Heat Pumps and PVs (i.e the low and zero carbon technology) shall be included within the Strategy.

The development must proceed in accordance with the approved Updated Energy Strategy.

REASON
In order to deliver the maximum on-site carbon savings in accordance with Policies SI 2 and SI 3 of the London Plan (2021) and the GLA's Energy Assessment Guidance (2020).

20. NONSC **WSI - Archaeology**

No demolition or development shall take place until a stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
B. Where appropriate, details of a programme for delivering related positive public benefits
C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON
To ensure that the sites archaeological significance is preserved in line with policies DMHB 7 of the Hillingdon Local Plan Part 2 (2020), as well as Policy HC1 of the London Plan (2021) and Section 16 of the NPPF (2023).

21. NONSC **Contamination**

The development hereby permitted (excluding demolition, site clearance and initial ground investigation works) shall not commence until a scheme to deal with unacceptable contamination, (including asbestos materials detected within the soil), has been submitted to and approved by the

Local Planning Authority (LPA). All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(i) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

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

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority.

REASON
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

22. NONSC **Secured by Design**

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

REASON
In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in 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 Hillingdon Local Plan: Part 2 (2020) and Policy D11 of the London Plan (2021).

23. NONSC **Non-Road Mobile Machinery**

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the

emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at https://nrmm.london/."

REASON
To comply with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy, in accordance with Policy EM8 of the Hillingdon Local Plan: Part 1 (2012), Policy DMEI 14 of the Hillingdon Local Plan: Part 2 (2020), Policy SI 1 of the London Plan (2021) and the NPPF (2023).

24. NONSC **Dust and Emissions**

No development shall commence until a Plan has been submitted to, and approved in writing by, the LPA. This must demonstrate compliance (drawn up accordance with) the GLA Control of Dust and Emissions from Construction and Demolition SPG (or any successor document).

REASON
To ensure compliance with London Plan (2021) Policy SI 1 and the Mayor of London "The Non-road mobile machinery (standard condition recommended by Mayor of London, London Local Air Quality Management Policy Guidance 2019).

25. NONSC **Ecological Management and Enhancement Plan**

Prior to commencement of works above ground level, a scheme for the management and enhancement of ecology shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out how the development will contribute positively to ecological value through the use of features and measures within the landscaping (i.e. nectar rich and diverse planting including living walls and/or roofs) and the fabric of the new built form (i.e. bat and bird boxes). The scheme shall include a plan with the features annotated and the development must be built and operated in accordance with the approved scheme.

REASON
To ensure the development contributes positively to the ecological value of the area in accordance with Policy EM7 of the Hillingdon Local Plan: Part 1 (2012), Policy DMEI 7 of the Hillingdon Local Plan: Parts 2 (2020) and Policies G6 and G7 of the London Plan (2021).

26. COM10 **Tree to be retained**

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

27. NONSC **Fire Strategy**

Prior to above ground level works, an updated Fire Strategy shall be submitted to and approved in writing by the Local Planning Authority. The updated Fire Strategy shall include details of the materials to be used to construct the development. The development shall thereafter be completed in accordance with the approved updated Fire Strategy.

REASON
To ensure that the development meets Fire Safety Standards in accordance with Policy D12 of the London Plan (2021).

28. NONSC **Noise**

For the lifetime of the development hereby permitted the rating level (LAr) of noise caused by its operation shall not exceed:40 dB LAr 15 min for any fifteen-minute period between 2300 and 0700, and 50 dB LAr 1 hour for any one-hour period between 0700 and 2300, determined one metre free field external to any window or door of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.

REASON
To ensure that occupants of existing dwellings would not be exposed to noise caused by the permitted development that would be likely to cause a significant adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' BS82332014, with windows open for the purposes of ventilation and cooling. in accordance with Policies D13 and D14 of the London Plan (2021).

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. 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.

3.

Sports England Informative:

It is recommended that the restoration scheme is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

Good quality and well maintained drainage systems are fundamental to improving the use of playing field land. Sport England has strong links with the grass pitch National Governing Bodies who are keen to bring expertise to the drainage of playing fields, and the Design Guidance Note "Natural Turf for Sport" was revised in 2011 after consultation with the National Governing Bodies.

Sport England recommend that the drainage assessment and improvement/management scheme is undertaken by a specialist turf consultant.

Guidance on preparing Community Use Agreements is available from Sport England. http://www.sportengland.org/planningapplications/ For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

4.

Greater London Archaeological Advisory Service Informative

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for

Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to this pre-commencement condition, please let us know their reasons and any alternatives suggested. Without this pre-commencement condition being imposed the application should be refused as it would not comply with NPPF paragraph 205.

I envisage that the archaeological fieldwork would comprise the following:

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

Stage 1 should start with a review of the aerial photography and plotting of any features of archaeological potential from it. Trial trenching should then be carried out to target areas of proposed groundworks. If significant remains are found further investigation/mitigation would be secured by stage 2.

You can find more information on archaeology and planning in Greater London on our website.

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 (2021) and national guidance.

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 1A	Development of New Education Floorspace
DMCI 2	New Community Infrastructure
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones

DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D2	(2021) Infrastructure requirements for sustainable densities
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP GG2	(2021) Making the best use of land
LPP S3	(2021) Education and childcare facilities
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking

3. CONSIDERATIONS

3.1 Site and Locality

Rosedale College is a 6FE Secondary School, including sixth form for pupils aged 11-19 years. Rosedale College is managed by the Rosedale Hewens Academy Trust, who also manage Rosedale Primary School and Parkside Studio College, all located within the red-line boundary of the site. The 3 different entities operate individually with shared timetabled use of sports facilities. The Rosedale College campus consists of 5 existing blocks; EFAA, EFAB and EFAE.

The site is in a predominantly residential area with main entrances, both pedestrian and vehicular coming off the main Wood End Green Road. The Rosedale College site area (excluding Parkside Studio and Rosedale Primary School) is approximately 6,825m2. It includes the entrance/reception block EFAA, the main teaching block EFAB, the STEM block EFAC and the changing block EFAD. There is an additional temporary block EFAE that was put in place when Rosedale Primary School was undergoing works in 2010. There is a good provision of external sport areas on site including a 3G astroturf pitch, grass playing fields and a set of 3 MUGAs shared amongst the 3 school entities.

There are 2 car parks along the eastern boundary. The first car park between EFAA and EFAB is the main parking space with accessible bays and electric charging points. The area next to EFAC is staff parking. There are currently no drop off points within the school site. Most students are dropped off on Leven Way to the east of the site and approach the school on foot. As the school is part of a multi-campus Trust, sixth form students will be moving between campuses throughout the day. The site has a PTAL rating of 1A.

3.2 Proposed Scheme

Planning permission is sought for the redevelopment of the Rosedale College site to provide improved teaching and sports facilities. Proposed works to include demolition and renovation of existing buildings, the erection of 2 new buildings, a plant room, social and dining canopies, multi-use games areas, sports fields and football pitches, new parking area and provision of associated infrastructure. Pupil numbers are to remain unchanged.

A detailed description of the proposed development is set out below:

- Erection of 2 new buildings to facilitate schooling (referenced as NTB1 and NTB2 on the submitted plans). NTB1 would be approximately 37m wide, 49m deep and 14.8m high. The three storey building would provide approximately 3213sqm of education space for students of the college. Proposed building NTB2 would be approximately 27m wide, 38m deep and 11.5m high. The two storey building would provide approximately 1608sqm of education space for students of the college. As such 4821sqm of internal education space is to be provided
- Erection of 3 multi use games areas following the demolition of 3 existing multi use games areas
- Erection of 1 social canopy
- Erection of 1 dining canopy with solar panel roof
- Erection of a plant room (referenced as Energy Centre on the submitted plans)
- Erection of a new 2 lane all weather cricket practice facility
- Creation of 3 sports pitches
- Refurbishment of 2 existing school buildings (referenced as EFAC and EFAD on the submitted plans)
- Demolition of 2 existing school buildings (EFAC and EFAE)
- Removal of Historic MUGA currently used as a playground for the nursery
- New landscaping (trees, lawn and shrubbery) and infrastructure works (including the provision of new parking areas, bin stores and boundary treatments)

Parking and Cycle Parking
70 spaces to be retained with 63 standard car parking spaces, 7 accessible bays, 2 minibus spaces and 5 motorcycle spaces. 143 cycle parking spaces are proposed for students, 24 for visitors and 24 for staff. A canopy is also proposed above the central section of the car park which will provide further PV provision subject to final calculations.

3.3 Relevant Planning History

16034/AA/91/1062 Hayes Manor School Wood End Green Road Hayes

Retention of a mobile classroom; Renewal of planning permission ref. 16034R/86/926 dated 23.6.86

Decision: 20-02-1992 Withdrawn

16034/AC/91/1882 Hayes Manor Sports Centre Wood End Green Road Hayes

Erection of two storage containers; Renewal of planning permission ref. 16034T/88/2583 dated 12.12.88

Decision: 10-02-1992 Approved

16034/AD/92/0615 Hayes Manor School Wood End Green Road Hayes

Erection of a portable building (retrospective application)

Decision: 29-01-1993 Approve Limited Time

16034/AE/92/0920 Hayes Manor School Wood End Green Road Hayes

Erection of a double garage for school minibuses

Decision: 21-07-1992 Approved

16034/AF/92/1262 Hayes Manor School Wood End Green Road Hayes

Erection of a single-storey covered link, new entrance screen and first floor infill extension

Decision: 14-02-1995 Approved

16034/AG/94/1787 Hayes Manor School Wood End Green Road Hayes

Erection of a single-storey covered link, new entrance screen and first floor infill extension

Decision: 06-01-1995 Withdrawn

16034/AH/96/1930 The Hayes Manor School Wood End Green Road Hayes

Renewal of planning permission ref. 16034AD/92/615 dated 29/01/93; Erection of a portable building

Decision: 28-01-1997 Withdrawn

16034/AK/98/2048 S/Corner Of Hayes Manor School Fields Wood End Green Road Hayes

Formation of surface balancing pond

Decision: 11-01-1999 Approved

16034/APP/2004/1667 Hayes Manor School Wood End Green Road Hayes

ERECTION OF A THREE STOREY TEACHING BLOCK

Decision: 07-09-2004 Refused

16034/APP/2004/2727 Hayes Manor School Wood End Green Road Hayes

ERECTION OF A THREE STOREY TEACHING BLOCK

Decision: 09-11-2004 Approved

16034/APP/2004/3053 Hayes Manor School Wood End Green Road Hayes

RELOCATION OF EXISTING GRASS FOOTBALL PITCH AND ERECTION OF A NEW SINGLE STOREY CHANGING PAVILION, FLOODLIT ALL- WEATHER PLAYING PITCH AND 400 METRE RUNNING TRACK

Decision: 21-12-2004 Approved

16034/APP/2004/493 Hayes Manor School Wood End Green Road Hayes

PHASED DEVELOPMENT TO INCLUDE NEW CHANGING ROOMS BLOCK AND 2 FLOODLIT FOOTBALL PITCHES (PHASE 1A), LIBRARY/ OPEN LEARNING CENTRE EXTENSION, PLAZA AND THREE STOREY TEACHING BLOCK (PHASE 1B), OPEN LEARNING CENTRE AND PLAZA EXTENDED, NEW TEACHING BUILDINGS, SPORTS CENTRE, FITNESS CENTRE AND JOINT SERVICE CENTRE (PHASE 2)(OUTLINE APPLICATION)

Decision: 16-02-2005 Withdrawn

16034/APP/2005/1449 Hayes Manor School Wood End Green Road Hayes

DETAILS OF FLOODLIGHTING OR OTHER EXTERNAL LIGHTING AND PHYSICAL BARRIER TO THE SOUTH NAD EASTERN SIDES OF THE RUNNING TRACK AND ALL WEATHER PLAYING PITCH IN COMPLIANCE WITH CONDITIONS 5 & 14 OF PLANNING PERMISSION REF:16034/APP/2004/3053 DATED 11/01/2005 'RELOCATION OF EXISTING GRASS FOOTBALL PITCH AND ERECTION OF A NEW SINGLE STOREY CHANGING PAVILION, FLOODLIT ALL-WEATHER PLAYING PITCH AND 400 METRE RUNNING TRACK'

Decision: 26-10-2005 Approved

16034/APP/2005/2073 Hayes Manor School Wood End Green Road Hayes

ERECTION OF ELECTRICAL SUBSTATION

Decision: 15-09-2005 Withdrawn

16034/APP/2005/2118 Hayes Manor School Wood End Green Road Hayes

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING AND MEANS OF ACCESS) OF THE LIBRARY/OPEN LEARNING CENTRE AND ELECTRICITY SUBSTATION IN PART COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.16034/APP/2005/ 705 DATED 18/05/2005: PHASED DEVELOPMENT TO INCLUDE A NEW 3-STOREY TEACHING BLOCK, ADULT EDUCATION FACULTY, AND OTHER ACADEMIC BUILDINGS (PHASE A1), LIBRARY/OPEN LEARNING CENTRE (PHASE A2), SPORTS CENTRE/CHANGING ROOMS (PHASE A3), JOINT SERVICE CENTRE/HEALTH CENTRE/CHILDREN'S' HEALTH CENTRE (PHASE A4) FLOODLIT ALL WEATHER PLAYING PITCH/ ATHLETICS TRACK AND GRASS FOOTBALL PITCH (PHASE B1) AND HARD PLAYING SURFACE (PHASE B2)

Decision: 25-10-2005 Approved

16034/APP/2005/2484 Hayes Manor School Wood End Green Road Hayes

ERECTION OF A SINGLE STOREY BUILDING FOR CHANGING ROOM FACILITIES (INVOLVING DEMOLITION OF EXISTING PRE-FABRICATED BUILDING)

Decision: 13-10-2005 Approved

16034/APP/2005/3176 Hayes Manor School Wood End Green Road Hayes

DETAILS OF A PROGRAMME OF ARCHEOLOGICAL WORK IN COMPLIANCE WITH CONDITION 16 OF PLANNING PERMISSION REF:16034/APP/2004/2727 DATED 16/11/2004 'ERECTION OF A THREE STOREY TEACHING BLOCK'

Decision: 08-12-2005 Refused

16034/APP/2005/3177 Hayes Manor School Wood End Green Road Hayes

DETAILS OF A PROGRAMME OF ARCHEOLOGICAL WORK IN COMPLIANCE WITH CONDITION 19 OF PLANNING PERMISSION REF: 16034/APP/2004/3053 DATED 11/01/2005 ' RELOCATION OF EXISTING FOOTBALL PITCH AND ERECTION OF A SINGLE STOREY CHANGING PAVILION, FLOODLIT ALL WEATHER PLAYING PITCH AND 400m RUNNING TRACK'

Decision: 08-12-2005 Refused

16034/APP/2005/705 Hayes Manor School Wood End Green Road Hayes

PHASED DEVELOPMENT TO INCLUDE A NEW 3 STOREY TEACHING BLOCK, ADULT EDUCATION FACILITY, AND OTHER ACADEMIC BUILDINGS (PHASE A1), LIBRARY/OPEN LEARNING CENTRE (PHASE A2), SPORTS CENTRE/ CHANGING ROOMS (PHASE A3), JOINT SERVICE CENTRE/HEALTH CENTRE/ CHILDREN'S HEALTH CENTRE (PHASE A4), FLOODLIT ALL-WEATHER PLAYING PITCH/ ATHLETICS TRACK AND GRASS FOOTBALL PITCH (PHASE B1) AND HARD PLAYING SURFACE (PHASE B2)(OUTLINE APPLICATION)

Decision: 10-05-2005 Approved

16034/APP/2005/723 Hayes Manor School Wood End Green Road Hayes

DETAILS IN COMPLIANCE WITH CONDITIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 OF PLANNING PERMISSION REF. 16034/APP/2004/2727 DATED 9.11.2004: ERECTION OF A THREE STOREY TEACHING BLOCK

Decision: 15-07-2005 Approved

16034/APP/2006/2090 Hayes Manor School Wood End Green Road Hayes

DETAILS OF LANDSCAPING IN COMPLIANCE WITH CONDITIONS 10 OF PLANNING PERMISSION REF: 16034/APP/2005/2118 DATED 04/08/2005 'RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING AND MEANS OF ACCESS) OF THE LIBRARY/OPEN LEARNING CENTRE AND ELECTRICITY SUBSTATION IN PART COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.16034/APP/2005/ 705 DATED 18/05/2005'

Decision: 23-09-2011 Approved

16034/APP/2006/2254 Hayes Manor School Wood End Green Road Hayes

DETAILS OF LANDSCAPING AND LANDSCAPE MAINTENANCE IN COMPLIACE WITH CONDITIONS 7 & 9 OF PLANNING PERMISSION REF 16034/APP/2004/2727 DATED 16/11/2004 'ERECTION OF A THREE STOREY TEACHING BLOCK'

Decision: 12-01-2007 Approved

16034/APP/2007/3581 Hayes Manor School Wood End Green Road Hayes

DETAILS IN COMPLIANCE WITH CONDITIONS 3, 4, 5, 6, 7 AND 8 OF PLANNING PERMISSION REF.16034/APP/2005/2484 DATED 17-10-2005: ERECTION OF A SINGLE STOREY BUILDING

FOR CHANGING ROOM FACILITIES (INVOLVING DEMOLITION OF EXISTING PRE-FAB BUILDING).

Decision: 18-01-2008 Approved

16034/APP/2009/2611 Rosedale College Wood End Green Road Hayes

Outline planning application (all matters reserved) for the redevelopment of the site to provide an 'all through school', comprising a children's centre (30 places), nursery (45 places), 3 form of entry primary school (630 places), and 6 form of entry high school (900 places) with an additional 259 sixth form places. The new school would have a maximum capacity of 1,864 students, a maximum gross internal floor area of 15,012m² and a maximum building height of three storeys. A maximum 131 parking spaces, 5 motor cycle spaces and 5 mini-bus spaces would be provided on the site with access off Wood End Green Road. The proposal would also include provision of a running track around the existing all-weather pitch together with 2 floodlit multi-use games areas.

Decision: 18-02-2010 Withdrawn

16034/APP/2011/2044 Rosedale College Wood End Green Road Hayes

Details in compliance with conditions 6 (landscape maintenance), 7 (traffic management plan), 8 (travel plan), 10 (energy saving measures), 11 (rainwater recycling), 15 (refuse storage details), 16 (disabled parking strategy) 17 (cycle parking) and 18 (lighting strategy) of planning permission ref: 16034/APP/2011/997 dated 28/06/2011; Temporary primary school comprising 3 forms of entry, including nursery, school hall and associated offices, staff room and amenity space.

Decision: 10-10-2011 Approved

16034/APP/2011/997 Rosedale College Wood End Green Road Hayes

Temporary primary school comprising 3 forms of entry, including nursery, school hall and associated offices, staff room and amenity space.

Decision: 28-06-2011 Approved

16034/APP/2012/3158 Rosedale College Wood End Green Road Hayes

Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 13-03-2013 Approved

16034/APP/2013/2699 Rosedale College Wood End Green Road Hayes

Details pursuant to condition 12 (Traffic Management Plan) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 21-01-2014 Approved

16034/APP/2013/3875 Rosedale College Wood End Green Road Hayes

Details in compliance with conditions 7 (landscaping), 8 (levels), 9 (sustainable water

management), 10 (drainage), 11 (electric vehicle charging points) and 13 (cycle storage) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 08-09-2014 Approved

16034/APP/2014/1931 Rosedale College Wood End Green Road Hayes

Non-material amendment to planning permission ref: 16034/APP/2012/3158 dated 18/03/13 (demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works) to relocate PV panels; add a window; omit brise soleil; and to make minor alterations to the kitchen roof, landscaping and car park layout.

Decision: 01-07-2014 Approved

16034/APP/2014/211 Rosedale College Wood End Green Road Hayes

Details pursuant to condition 6 (tree protection) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 06-02-2014 Approved

16034/APP/2014/285 Rosedale College Academy Wood End Green Road Hayes Middlesex

Details in compliance with condition 20 (Travel Plan) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 03-03-2014 Approved

16034/APP/2014/3246 Rosedale College Wood End Green Road Hayes

Details in compliance with condition 19 (fire evacuation plan) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two-storey, part single-storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 15-09-2014 Approved

16034/APP/2014/371 Rosedale College Wood End Green Road Hayes

Details pursuant to condition 15 (pedestrian guardrails) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 28-02-2014 Approved

16034/APP/2014/850 Rosedale College Wood End Green Road Hayes

Details pursuant to condition 4 (materials) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 04-06-2014 Approved

16034/APP/2023/2796 Rosedale College Wood End Green Road Hayes

Erection of temporary teaching units for a period of 18-24 months, to provide teaching accommodation whilst the wider re-development works are undertaken on the wider site. Including temporary infrastructure works.

16034/K/79/1568 Hayes Manor School Wood End Green Road Hayes

Formation of access (P)

Decision: 17-01-1980 Approve Deemed Hill.

16034/L/79/1495 Hayes Manor School Wood End Green Road Hayes

Extension/Alterations to Educational premises (P) of 120 sq.m.

Decision: 03-10-1979 Approve Deemed Hill.

16034/N/82/1524 Hayes Manor School Wood End Green Road Hayes

Extension/Alterations to Educational premises (P) of 120 sq.m.

Decision: 12-01-1983 Approve Deemed Hill.

16034/PRE/2004/244 Hayes Manor School (Open Learning Centre) Wood End Green Road Hayes

T P PRE-CORRES: OPEN LEARNING CENTRE

16034/R/86/0926 Hayes Manor School Wood End Green Road Hayes

Extension/Alterations to Educational premises (P) of 121 sq.m.

Decision: 23-06-1986 Approve Limited Time

16034/S/87/0057 Hayes Manor School Wood End Green Road Hayes

Erection of 6 floodlighting columns.

Decision: 23-04-1987 Refused

16034/T/88/2583 Hayes Manor School Wood End Green Road Hayes

Erection of 2 storage containers 17/11

Decision: 12-12-1988 Approve Limited Time

16034/W/88/2721 Hayes Manor School Wood End Green Road Hayes

Erection of a concrete garage for storage of equipment in connection with the school

Decision: 16-02-1989 Approved

16034/X/89/1226 Hayes Manor School Wood End Green Road Hayes

Installation of satelite dish on roof of sports centre.

Decision: 09-08-1989 Approve Deemed Hill.

16034/Y/90/1100 Hayes Manor School Wood End Green Road Hayes

Installation of 11 floodlights and repositioning of 4 existing floodlights

Decision: 04-09-1990 Approve Deemed Hill.

16034/Z/90/1351 Hayes Manor School Wood End Green Road Hayes

Installation of three bottle banks

Decision: 22-03-1991 Approve Deemed Hill.

Comment on Relevant Planning History

The sites planning history is set out above, nevertheless it is important to note the following:

Planning permission has been sought in parallel for the erection of a temporary school building alongside additional infrastructure (No.16034/APP/2023/2796). The development will provide temporary teaching blocks and parking facilities (allowing for the ongoing operation of the college) whilst the development sought under this application takes place.

In addition to the above, it should be noted that planning permission was approved in 2011 for a 'Temporary primary school comprising 3 forms of entry, including nursery, school hall and associated offices, staff room and amenity space' under planning application No.16034/APP/2011/997. The temporary building was conditioned to be removed by 1st July 2014. The proposed development would see this building removed and replaced with a football pitch.

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)
The West London Waste Plan (2015)
The London Plan (2021)

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

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.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

DMCI 1 Retention of Existing Community Sport and Education Facilities

DMCI 1A Development of New Education Floorspace

DMCI 2 New Community Infrastructure

DMCI 7 Planning Obligations and Community Infrastructure Levy

DMEI 10 Water Management, Efficiency and Quality

DMEI 14 Air Quality

DMHB 7 Archaeological Priority Areas and archaeological Priority Zones

DMEI 2 Reducing Carbon Emissions

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D14 (2021) Noise

LPP D12 (2021) Fire safety

LPP S3 (2021) Education and childcare facilities

LPP T3 (2021) Transport capacity, connectivity and safeguarding

LPP SI12 (2021) Flood risk management

LPP SI13 (2021) Sustainable drainage

LPP T5 (2021) Cycling

LPP GG2 (2021) Making the best use of land

LPP D2 (2021) Infrastructure requirements for sustainable densities

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4 (2021) Delivering good design

LPP D5 (2021) Inclusive design

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: Not Applicable

5.2 Site Notice Expiry Date: **15th November 2023**

6. Consultations

External Consultees

A total of 191 neighbouring properties were directly notified of the proposal on 23/10/23. 3 site notices

were displayed around the site on 26/10/23.

7 letters of objection and 2 queries have been received in response to consultation on the application. The responses have been summarised below.

1) The proposed development would cause harm to the local highways network and pedestrian safety, due to increased parking demand and more roadside parking. Parents park at the roadside already, this would be exacerbated by the development.
2) Dust and rubble from construction will reduce the usability of neighbouring gardens.
3) Noise pollution from construction will have an adverse impact on neighbouring amenities.
4) The development will result in an increase in student numbers regardless of what has been proposed.
5) The development would cause a loss of privacy and overlooking to neighbouring properties harming their amenities.
6) The developer should purchase nearby homes to ensure that the proposal has no adverse impact on neighbouring amenities and that local residents are compensated for the adverse amenity impacts caused by the proposal. Alternatively the developer should offer surrounding residents triple glazed windows to combat the noise pollution, financial contribution towards water, electricity and gas bills (as residents will need to wash and dry clothes indoors), financial contributions toward repainting and washing cars as well as homes caused by dust and dirt during construction.
7) The development would have an adverse impact on the mental health of nearby residents during construction works.
8) Residents were not informed of the proposed development.
9) Will the new pitches be illuminated? if so they would harm neighbouring amenities due to light spillage.
10) Will the proposal lead to the loss of trees to the rear of 62 and 64 Cromwell Road?

PLANNING OFFICER COMMENT:
All material planning considerations are addressed within the main body of the report. In relation to point 1, the impact of the proposed development on highway safety and parking provision has been addressed in detail in Section 7.10 of the report.

In relation to points 2, 3 and 7, construction works are temporary and therefore so are the associated impacts. The Environmental Protection Act (1990) and Pollution Act (1974) are in place to ensure that construction works are carried out in an appropriate manner. Notwithstanding the above, a condition requiring a construction logistics plan and construction management plan to be agreed with the Council has been recommended, in order to minimise the impacts of construction on neighbouring residents and the environment as far as practicable.

In relation to point 4, a condition has been placed on the application to ensure that student numbers remain as existing.

In relation to point 5, the impact of the proposal on neighbouring amenity has been addressed in Section 7.08 of the report.

In relation to point 6, there is no planning policy or material consideration requiring the developer/applicant to buy neighbouring land or to finance the maintenance of neighbouring properties (during or post construction).

In relation to point 8, all statutory consultation requirements were carried out. As mentioned above 191 neighbours were consulted on the application and 3 site notices were placed (Wood End Green Road, Leven Way and Varcoe Gardens) advertising the proposal.

In relation to point 9, the submitted plans show that the new pitches would not be illuminated. A condition has been recommended to ensure that the proposal is carried out in accordance with the submitted plans.

In relation to point 10, the submitted plans (SRP1077-NVB-00-XX-D-L-1060 Rev P02) show that the trees to the rear of 62 and 64 Cromwell Road are to be retained.

SPORTS ENGLAND (summary):

The proposal and impact on playing field
It is proposed to provide two new classroom blocks at the Rosedale College site (Council Ref: 16034/APP/2023/2812). It is further proposed to demolish other buildings on the site and refurbish an outdoor changing block. The school's existing playing field will be affected by the development. The existing 3 court MUGA will be lost. The existing courts are not floodlit. These will be replaced with a single MUGA adjacent to the primary school and the relocation of 2 MUGAs onto the playing field. The school previously had a MUGA in the northern part of the site but the applicant has advised that this is used as a car park. Under the proposals this area will be used to provide replacement grass playing field.

A further application has been submitted for temporary classrooms to support construction of the new buildings (Council ref: 16034/APP/2023/2796) which Sport England has an outstanding objection.

Assessment against Sport England Policy NPPF
a) Exception E1 - Not applicable. It has not been demonstrated that there is an excess of playing pitches in the catchment in terms of both school and community playing pitch provision.
b) Exception E2 - applicable in part. The proposals include a spectator canopy for the existing all-weather pitch.
c) Exception E3 - applicable in part. Parts of the playing field where the new buildings are proposed are not able to be marked out as a pitch. However, this does not apply to all the playing field that will be lost.
d) Exception E4 - applicable in part. Part of the proposal is to replace the affected playing field with land that was previously playing field prior to a planning application for a 'temporary' building in 2011 (Council Ref: 16034/APP/2011/997). This building should already have been removed and the playing field re-instated. Sport England has been advised by the Council that it would be difficult to take enforcement action to remove this building, given the length of time it has been present on the site.
e) Exception E5 - applicable in part. 2 of the 3 existing MUGA courts will be replaced on playing field land. Sport England's Playing Fields Policy explains that proposals for sports facilities on an area of playing field, to replace existing sports facilities displaced by other development does not meet with Exception E5. A cricket practice net is now included within the submitted plans. This meets exception 5 (see drawing number; SRP1077-NVB-00-XX-D-L-1071 Rev P05).

To summarise, the proposals have the following benefits for sport on the site;
- A spectator canopy for the all-weather pitch
- A new cricket practice net facility
- The area of grass playing field lost through the relocation of the MUGAs will eventually be replaced when the temporary buildings are removed.
- The eventual replacement of the grass playing field lost to the 'temporary' buildings in the northern part of the site will allow the school to have a longer grass athletics circuit than can be currently accommodated on the site.
- Refurbishment of the changing rooms
- New activity studio (150 sq. m) and 2 x new changing rooms
In our previous response, we provided comments from the Football Foundation about maintaining access to the site during the construction period. The applicant has provided a plan showing the phases of the development (Rosedale College Sports Facility Summary SRP1077-NVB-00-XX-T-L-1901 Rev P02 date of

issue - 15/01/2024), demonstrating that community use of the artificial pitch and changing provision with parking can be made available during the construction period. This information has been shared with the Football Foundation. The England & Wales Cricket Board has also been sent a copy of proposals for the new cricket practice nets now proposed.

Sport England's position
In light of the above characteristics relating to this site and the planning application, on this occasion, Sport England is satisfied that there will be limited harm to sport and recreation provision on the site and that the overall scheme will improve sporting opportunities and bring wider benefits to sport.

Sport England therefore does not object to the applications. This on the understanding that the Council will undertake enforcement action if the planning conditions proposed are not enforced and that it will seek to ensure that all temporary buildings are removed from the site.

PLANNING OFFICER COMMENTS:
The conditions recommended by Sports England have been recommended for inclusion on the decision notice if the application is approved.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS):

Assessment of Significance and Impact
Although Rosedale College is not within an Archaeological Priority Area, the applicant's archaeological desk-based assessment (DBA) rightly identifies that the site does have archaeological potential and that the proposed scale of development is such that harm may be caused to non-designated heritage assets of archaeological interest. The site lies on the extensive West London gravel terraces which further south around Heathrow are known for their extensive prehistoric and later settlement and land use. Such activity was formerly probably widespread over this geology but the archaeology has become obscured and fragmented by modern development.

Previous archaeological investigations close to the application site have found surviving buried archaeological remains of prehistoric, Roman and medieval date as well as undated features which may belong to these periods. Moreover, aerial photography has recorded a 'ring ditch' - possibly the site of a prehistoric burial mound - within the site itself. The ring ditch is recorded on the GLHER but unfortunately the DBA study has not re-located this photograph and plotted it.

The DBA suggests that archaeology is likely to be preserved in the southern part of the site but truncated or destroyed in the northern part. Whilst I agree that modern land use has likely had less impact in the south than the north I believe this should be tested.

Overall I consider that the site has moderate to high potential for surviving archaeological remains but these are likely to be of low or moderate rather than high significance.

The impact of the development including construction phase activities looks to be fairly extensive, although some aspects such as the playing fields might allow for preservation in-situ of buried deposits to mitigate harm.

Planning Policies
NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 194 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

NPPF paragraphs 190 and 197 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.

If you grant planning consent, paragraph 205 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

Recommendations
I advise that the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a two-stage archaeological condition could provide an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.

I therefore recommend attaching conditions to any grant of planning consent (condition wording provided).

PLANNING OFFICER COMMENTS:
The condition recommended by the Greater London Archaeological Advisory Service has been recommended for inclusion on the decision notice if the application is approved.

LONDON FIRE BRIGADE

The London Fire Brigade (LFB) has been consulted with regard to the above-mentioned premises and have the following observations to make:

Sprinklers
BB100 section 1.6 and 2.4.1 states that all new schools should have sprinklers installed except in a few low risk schools. A justification for not installing a sprinkler system has not been included within NTB1 and NTB2 Fire Statements. A risk assessment using the risk analysis tool highlighted in BB100 should be conducted, to determine if the buildings are of low risk and do not require sprinklers.

It should be ensured that if any material amendments to this consultation is proposed, a further consultation may be required.

The Applicant is advised to ensure the plans conform to Part B of Approved Document of the Building Regulations and that the application is submitted to Building Control/Approved Inspector who in some circumstances may be obliged to consult the Fire Authority.

I also enclose Guidance note 29 on Fire Brigade Access similar to that in B5 of the Building Regulations. Particular attention should be made to paragraph 16, Water Mains and Hydrants, by the applicant.
If there are any deviations from the guidance in ADB) vol 1 and 2: B5 Access and facilities for the fire service in relation to water provisions, then this information needs to be provided to the Water Office (water@london-fire.gov.uk) to discuss the proposed provision.

If there are any deviations to Brigade access and facilities then this information needs to be provided to Fire Safety Regulation (FSR-AdminSupport@london-fire.gov.uk) to review the proposed provision. Once we have received this information then the LFB can provide a response on the consultation and advice in regards to hydrants upon receipt of an appropriate site plan showing premises layout, access to it, and

water supply infrastructure if available.

LONDON FIRE BRIGADE (further comments)

The LFB accepts the reasoning provided as a justification for not implementing a sprinkler system and that risk has been considered.

Internal Consultees

ACCESS OFFICER:

Planning permission is sought to redevelop Rosedale College secondary school which is a co-educational 6FE Secondary School for 1125 pupils aged 11 to 19 years. The proposal is to construct two new buildings to replace the oldest existing school block with a new teaching block, separate assembly hall, dining hall and creative arts block. Associated works include providing temporary classroom accommodation and various upgrades to the existing buildings, car park, games court areas, including highways and access works.

Section 8 of the supporting Design & Access Statement sets out the how the proposed development has embraced the principle and spirit of accessibility and inclusive design. In response to the accessibility comments provided at the pre-application stage, the following provisions are said to have been incorporated:
- Routes to and into each building that are clear, lit and demarcated via landscape treatments;
- level access across the site with no abrupt changes in level;
- a sufficient quantity of accessible toilets as per Approved Document M to the Building Regulations;
- lift access to all floors to be made available only to authorised staff and pupils;
- lifts will be designed to be used during a fire emergency evacuation event;
- all learning spaces will be designed to meet or exceed BB93;
- a 'Changing Places' facility will be provided within New Teaching Block 1.

Conclusion: in view of the above, no further accessibility comments are deemed necessary subject to Conditions attached to any approval.

PLANNING OFFICER COMMENTS:
Relevant condition recommended by the Access Officer have been recommended for inclusion on the decision notice if the application is approved.

HIGHWAYS OFFICER:

Site Description
The application site is located on the site of Rosedale College, Wood End Green Road, a mainly residential road within a 20mph controlled zone that has vehicle speeds restricted by the provision of vertical and horizontal traffic calming measures. Wood End Green Road is subject to 'No stopping' restrictions Mon-Fri 8-10am and 2.30-4.30pm on entrance markings to the college and single yellow line restrictions Mon-Fri 8-10am and 2.30-4.30pm outside the remaining frontage of college. The northern side of Wood End Green Road opposite the college has no waiting or parking restrictions.

Transport for London use a system called PTAL (Public Transport Accessibility Level) to measure access to the public transport network. PTAL assesses walk times to the nearest public transport location taking into account service frequency. The location is then scored between 0 and 6b where 0 is the worst and 6b the best. According to the Transport for London WebCAT service the application site has a PTAL ranking

of 1a indicating access to public transport is very poor compared to London as a whole suggesting that most trips to and from the application site would be made by the private motor car which fails to concur with the Mayor's Transport Strategy which aims to encourage people to walk, cycle and use public transport as an alternative and National Planning Policy Framework (NPPF) 9: Promoting Sustainable Transport.

Access
The application proposes to redevelop and refurbish the existing secondary school to provide improved teaching and sports facilities including new teaching blocks, MUGA and sports fields/pitches with a new parking area being provided.

The applicant has provided a comprehensive Transport Statement (TS) ref P:20235203 dated August 2023 which is broadly acceptable and addresses issues regarding access, highway impact, car parking, cycle parking, refuse, construction phase and sustainability. Highway comments on the Transport Statement are provided below:

Section 2 The Existing Site and Accessibility section provides a summary of existing site information and states that the existing application site accommodates 1125 pupils with 900 pupils aged 11-16 and 225 sixth form students aged 17-19 and 130 full time equivalent (FTE) serviced by 70 car parking spaces which would not change following the redevelopment and therefore there would be no change to means of access, person trip generation and distribution of trips by mode of transport which is generally acceptable, however, the level of occupation of the college should be conditioned not to exceed 1125 students and 130 FTE staff.

Para 2.5 states 'The existing school also provides for the community in the form of sports facilities. These can currently be used outside of school operational hours' which raises concerns as congestion can occur at change over times when 2no. sets of teams, coaches, ancillary staff and supporters would be arriving and leaving. This matter can be addressed by way of a Parking Management and Design Plan secured by a planning condition.

Para 2.24 states that the application site achieves a PTAL rating of 1b-2 which is incorrect. The Transport for London (TfL) gives a PTAL ranking of 1a which indicates very poor access to public transport and therefore improvements would be required between Rosedale College and the local bus stops to encourage active travel and to comply with the Mayor's Transport Strategy and LBH Policy DMT 1: Managing Transport Impacts and Policy DMT 4: Public Transport and The London Plan (2021) Policy T2 Healthy Streets. The following Active Travel Zone contributions would therefore be required to provide permeability by foot and cycle and connect the application site to local walking and cycling networks as well as public transport.

The Highway Authority require that the applicant enter a s.106 legal agreement with the Council obliging them to provide the works as set out in the table below:
Tactile Paving with dropped kerbs in the vicinity of bus stop XP on Kingsway near roundabout
Tactile Paving with dropped kerbs at the junction of Cromwell Road and North Road
1no. Street bench
5no. Street trees
Total £17,089

The Summary of Section 2 states that as there would be no change in the number of students and staff there would be no impact on the local highway network which is acceptable.

The applicant has submitted a School Travel Plan ref P:20235203 dated August 2023 which is broadly

acceptable, however, the staff targets for the school travel plan must be revised to bring them in line with the Mayors Transport Strategy. The targets for active travel for Year 1 (2024) must be 45.8%, Year 3 (2026) must be 47% and Year 5 (2028) must be 48.2% which are the active travel targets for London Borough of Hillingdon from TfL. The Highway Authority require that a revised full Travel Plan is provided that includes these targets, this should be secured by way of a planning condition.

The TS Servicing and Waste Collection Strategy Paragraph 4.10 states that all servicing activity would take place on-site from within the car park, with two dedicated loading bays provided along the access route which would be acceptable. Swept path analysis has been provided to demonstrate access for service vehicles:
- Appendix E comprises Drawing CA5203 TR001 3 of 7 Rev C titled Swept Path Analysis using a 10.7m Refuse Vehicle which shows the entry and exit manoeuvre for a10.7m Refuse Vehicle which is acceptable.
- Appendix F comprises Drawing CA5203 TR001 6 of 7 Rev C titled Swept Path Analysis using an 8m 7.5t Box Van which is acceptable.

Car Parking
The London Plan (2021) does not provide parking standards for colleges and therefore the Hillingdon Local Plan: Part 2 Development Management Policies (2020) should be used to assess the car parking need generated by the application site. Appendix C Table (b) requires that car parking need should be assessed on an individual basis using a transport assessment and where applicable school travel plan/travel plan. The TS submitted by the applicant has comprehensively assessed the car parking need and is acceptable. Paragraph 4.6 states that a total of 70no. car parking spaces would be provided which is acceptable. Drawing SRP1077-NVB-00-XX-DDR-L-1101 Rev P04 titled Detailed Proposed Site Plan shows:
- 2no. mini bus parking spaces to meet the needs of SEN children which would be acceptable
- 7no. disabled spaces which concurs with the London Plan (2021) Table 10.6-Non-residential Disabled Persons Parking Standards which requires 5% spaces to be designated disabled spaces and 5% to be enlarged spaces.
- London Borough of Hillingdon Local Plan Part 2 - Development Management Policies Appendix C requires 5% spaces are parking spaces for motorised two wheelers (motorcycles, moped and scooters). 5no. motorcycle spaces have been provided, however, the 2no. northernmost spaces do not concur with The Local Plan which requires motorcycle spaces to have dimensions of 1400mm x 2500mm. Revised drawings should be provided which should include ground anchors for all spaces.
- 5no. active electric vehicle charging points (EVCPs) have been provided which is acceptable. 4no. car parking spaces an 2no. mini bus spaces are annotated as Future EV which should be amended to provide 5no. future EVCPs for cars and 1 no. active EVCP for overnight minibus charging.

The London Plan (2021) Policy T6 Car Parking Paragraph J requires that a Parking Design and Management Plan should be submitted alongside all applications which include car parking provision, indicating how the car parking would be designed and managed, with reference to Transport for London guidance on parking management and parking design. As already mentioned above a Parking Design and Management Plan would therefore be required and should be submitted for approval.

Cycle Parking
The London Plan (2021) Policy T5 Cycling Table 10.2 - Minimum Cycle Parking Standards requires that 1no. long stay cycle space per 8no. FTE staff + 1no. long stay space per 8no. students is provided for the development. The TS Paragraph 4.8 states that the application site would provide 143 long stay spaces for students and 17 long stay spaces for staff, therefore with 1140 students and 131 FTE staff the level of long stay cycle parking would be acceptable, however, Drawing SRP1077-NVB-00-XX-DDR-L-1101 Rev P04 titled Detailed Proposed Site Plan shows a cycle store accommodating 120no. cycles close to the entrance. An additional 23no. cycle parking spaces for students would be required. 24no. spaces are provided adjacent to the dining canopy for staff which would be acceptable.

The London Plan (2021) Policy T5 Cycling Table 10.2 - Minimum Cycle Parking Standards requires that 1 short term cycle parking space per 100 students is provided. SRP1077-NVB-00-XX-D-L-1100 Rev P05 titled Proposed Site Plan shows 24no. visitor parking spaces which would be acceptable.

The Transport Statement (TS) ref P:20235203 dated August 2023 summarised above is therefore considered robust and further amendment of the issues detailed above would be acceptable.

Construction Logistics Plan (CLP)
Concerns are raised regarding the construction phase of the development and therefore a CLP would be required. The TS Section 6 Framework Construction Logistics Plan seeks to provide a robust construction strategy and confirms that contractors and subcontractors would be registered with the Freight Operator Recognition Scheme (FORS) and would operate within the requirements of Construction Logistics and Community Safety (CLOCS) which would be acceptable.

The applicant has submitted a comprehensive Construction Environmental Management Plan (CEMP) Revision A - Aug 2023 to address issues which may be raised during the construction phases of the development which is generally acceptable, however, concerns are raised regarding contractor and operative parking.

Paragraph 6.0 Site Set Up and Logistics details wheel washing, site accommodation, office space and welfare which would be acceptable for all phases, however, car parking for site management and operatives would be limited which would not be acceptable. Further details would be required to prevent additional and indiscriminate parking on the highway in this school environment in a residential area.

Paragraph 8.0 states that deliveries would be accepted 08.00-17.00 which would not be acceptable. Delivery times should be restricted to 09.30-15.30 to avoid school drop off and collection times. Details of site working hours which should be restricted to 08.00-18.00 due to the location in a school in a residential area would be required.

Recommendation
There are no highway objections to this proposal subject to the recommended conditions and Heads of Terms.

PLANNING OFFICER COMMENTS:
The relevant conditions recommended by the Highways Officer have been recommended for inclusion on the decision notice if the application is approved. A section 106 agreement is also to be entered into to ensure that the highways contribution is secured.

DESIGN OFFICER:

There are no objections to the proposed development, however further improvements should be considered and clarification should be provided on certain matters, comments are set out below.

Context and Background
There site is not in a Conservation Area or ASCL and are no listed buildings on or near the site. No heritage impacts or harm have been identified.

Demolition of the building EFAB needs to be justified from an Urban Design and Carbon Emission perspective to ensure the benefits of demolition outweigh the benefits of retaining and refurbishment of the building.

Layout
The buildings now relate better to each other. The length of building NTB2 has reduced, minimising impact on nearby rear gardens.

However, there is still insufficient information related to the movement of the different age groups around the school grounds and use of the spaces between the buildings. The proposals seem to lack a clear strategy with analysis defining which age group of children will be using which parts of the site, where the different age groups play, the location of the site entrances and exits, how the sports facilities are accessed with all the main entrances to the buildings identified.

Internal corridors lack natural light and could be wider to make these places more pleasant and facilitate congregating outside classrooms, waiting and socialising.

Height Scale and Massing
The height of the proposed 3-storey NTB1 building in the centre of the site will not impact the surrounding residents and is considered acceptable in terms of its height, scale and massing.

The proposed 2-storey NTB2 block is also considered acceptable in terms of height, scale and massing and the separation distance to residential properties to the east is sufficient to avoid any amenity issues for the existing residents.

Appearance
The materials and facade design of the proposed buildings NTB1 and NTB2 and the refurbished EFAC building seem appropriate, with the main facade material a buff brick, combined with a textured fibre-cement cladding.

The application lacks details on the design of the social canopy, but it seems to be made of corrugated metal. The 'glazed PV' roof for the outdoor dining looks translucent on the 3d images, but design is not 'confirmed' and PV panels are normally not translucent. These large spaces (16x16m and 14x18m) may be quite dark and uninviting, especially on overcast days.

The dining area structure is considered to be a visual detractor from the new proposed adjacent building. Accommodation of the EVs should be considered on the roofs of the existing buildings. The canopy will deliver a shaded area for open air dining in summer, where students may prefer to enjoy the sun. A more flexible approach with umbrellas and tables would suffice.

Landscape
The proposed tarmac for the hard landscaped areas is not considered a high-quality material for pedestrian areas, paving is sought instead.

The Urban Greening Factor has increased, and a small Biodiversity Net Gain has been proposed.

The majority of the existing trees are proposed to be retained, except for 4 young Hornbeam trees where MUGA 3 is proposed to be built. While the removal of 4 category C trees and replanting on-site can be acceptable, the rationale for locating this MUGA within the central space needs to be explained. Adjacent to the other 2 MUGAs seems to be a better place.

PLANNING OFFICER COMMENTS:
If the application is recommended for approval conditions have been suggested for inclusion on the decision notice. The conditions would ensure that appropriate materials are used for the proposed

buildings, pitches, cricket lanes, canopies, MUGA and associated infrastructure.

NOISE OFFICER:

The information provided in support of the application includes a background noise survey, an assessment of noise ingress and egress and a noise specification for proposed mechanical plant. These have been carried out having had regard to recognised guidance. On the basis of this information I consider it unlikely that a significant adverse noise impact would be caused by the proposed development and would recommend no objection is made on noise grounds. In addition I do not consider a condition on noise to be necessary. The demolition of the existing buildings and the construction of the proposed development has the potential to disturb occupiers of nearby premises. It is recommended that the Council uses its powers under Section 60 of the Control of Pollution Act 1974, with reference to BS5228 parts 1 and 2, to avoid significant noise and vibration effects on occupants to the extent that is necessary.

PLANNING POLICY OFFICER:

Policy Comments relate application Nos. 16034/APP/2023/2812 and 16034/APP/2023/2796

Proposal
The proposal is for redevelopment of Rosedale College which will include demolition and renovation of existing buildings and erection of 2 new buildings. The proposal also includes a new MUGA and sports facilities.

Reprovision of Educational Floorspace
The proposed development would result in the loss of existing buildings but is acceptable as 'any replacement/relocated facilities would provide the same level of accessibility and standard of provision as that of the existing facility' as noted in Policy DMCI 1 of the Local Plan. Further to this, Policy DMCI 1A identifies criteria including part B which discusses impact on green open space. Part C (iii) of this same policy states- 'the local highway network and its ability to accommodate new or additional school trips without adverse impact on highway safety and convenient walking and cycling routes to schools', therefore this must also be considered.

Existing Nursery Block
I would note that the proposal involves a loss of a private day nursery in the northwest of the site. The Council would typically seek the retention or reprovision of such facilities. However, it is noted that the private nursery is currently located on land that was meant to be restored as part of the permitted scheme from 2013 (16034/APP/2012/3158). This proposal seeks to return it back to playing fields, which is supported in line with the previous permission, but therefore does not constitute an uplift in new playing fields.

Loss of Sports Facilities
According to the plans, there is a minor loss of sports facilities. This consists of:
Reduction in size of existing MUGA pitches
Use of existing open green space to facilitate this relocation
The implementation of the 'Central Plant Building Energy Centre' is located on existing open green space.

These three points amount to a loss of sports facilities, and this will need to be weighed against the other benefits of the scheme, in particular the expansion of educational facilities.

PLANNING OFFICER COMMENTS:
The principle of the development has been discussed in Section 7.1 of the report.

CONTAMINATED LAND OFFICER:

Having consider the submitted supporting information i.e. Geo-Environmental Desk Study Report with reference HSP2022-C3886-G-GPI-523 prepared by HSP Consulting Ltd dated 14th February, 2022 and taken note of sections 5 (Preliminary Conceptual Site Model (PCSM) and 6 (Preliminary Engineering Constraints and Recommendations) as well as Phase II Geo-Environmental Assessment Report with reference HSP2022-C3886-G-GPII-641 also prepared by HSP Consulting Ltd dated June 2022 taken note of sections 3 (Fieldwork & Factual Information), 5 (Environmental Assessment) and 6 (Development Constraints and Recommendations for further work), please be advise that we have no objection to the proposed development.

However, the standard land contamination condition is recommend should the planning application be approved.

PLANNING OFFICER COMMENTS:
The condition recommended by the Contaminated Land Officer has been recommended for inclusion on the decision notice if the application is approved.

AIR QUALITY OFFICER:

The proposed development is located within the LBH Air Quality Management Area and within the catchment area of Uxbridge Road Focus Area, approximately 281 m from its boundary. As per the London Plan, developments need to be neutral as minimum and LBH requires development proposals located in Focus Areas to be air quality positive (LBH Air Quality Local Action Plan 2019-2024), contributing to the reduction of emissions in these sensitive areas.

It is anticipated that the number of vehicles accessing/egressing the site will not change from the existing situation. This is due to the number of staff and pupils remaining the same.

LBH requires developments to incorporate air quality positive design measures from the outset and suitable mitigation measures to reduce pollution, especially in areas where the air quality is already poor (LBH Air Quality Local Action Plan 2019-2024), namely Focus Areas. Furthermore, policy DMEI 14 of the emerging London Borough of Hillingdon Local Plan (part 2), requires active contribution towards the continued improvement of air quality, especially within the Air Quality Management Area.

According to LBH Local Action Plan, proposed development within Focus Areas (or with impacts on FAs) require more stringent air quality neutral procedures and needs to be Air Quality positive.

The proposed development is air quality neutral and the proposed Travel Plan and accompanying Action Plan are considered robust and effective and therefore making the proposal air quality positive.

The Air Quality conditions are required to manage construction emissions as required by the Mayor of London And London Plan (2021) policy SI1 and T4, and paragraphs 174(e), 186 and 188 of the National Planning Policy Framework (2021).

PLANNING OFFICER COMMENTS:
The conditions recommended by the Air Quality Officer have been recommended for inclusion on the decision notice if the application is approved.

ENERGY OFFICER:

No objection.

The energy strategy is highly ambitious and the baseline is not overly clear to follow, however the sizing of the air source heat pumps along with the extensive PV array should ensure the development achieves the zero carbon target.

The following conditions are necessary:

1 - to ensure the energy assessment forms part of the approved documents.
2 - to secure full specifications of the Ground Source Heat Pumps, Air Source Heat Pumps and PVs (i.e the low and zero carbon technology) prior to above ground works.
3 - the standard Be Seen (reporting condition)
4 - Allowance in the S106 to capture any shortfall in CO2 emissions from the target (set by the energy assessment) at design stage and/or 'be seen' reporting stage.

PLANNING OFFICER COMMENTS:
The conditions recommended by the Energy Officer have been recommended for inclusion on the decision notice if the application is approved. The submitted energy assessment is not included as an approved document as a revised version is required at design stage that will include the additional specification details the Energy Officer is requesting. Allowance is also to be included in the legal agreement to capture any shortfall in CO2 emissions from the target.

FLOODING AND DRAINAGE:

- The applicant has not provided the existing and proposed impermeable areas.
- The applicant has not justified the non-inclusion of rainwater harvesting features such as blue roofs and water butts.
- Infiltration testing to BRE 365 demonstrates shallow groundwater levels onsite.
- Not all the proposed SuDS features (including the green roof, rain garden, and permeable paving) are shown on the drainage drawing.
- The applicant has not considered or provided mitigation measures for groundwater flooding.
- The full site area has not been evidenced in the calculations. The calculations for the 1 in 30-year event have not been provided.
- The applicant has not provided a drawing showing exceedance flow routes.
- Maintenance tasks and frequencies have not been provided for the proposed rain garden, green roofs, and any additional rainwater harvesting features.

To address the above, please can the applicant submit information which:

- Shows the existing and proposed impermeable areas.
- Demonstrates the inclusion of rainwater harvesting within the drainage design or justifies why this has not been included.
- Provides justification for the use of soakaways on site, given the shallow groundwater levels.
- Includes all proposed SuDS features in a drainage drawing.
- Demonstrates mitigation measures for groundwater flooding and provides further investigation into the risk of groundwater flooding to the site.
- Demonstrates that the full site area has been considered in the calculations and provides calculations for the 1 in 30-year event.
- Demonstrates exceedance flow routes for the site.
- Shows the maintenance tasks and frequencies for the proposed rain garden, green roofs, and any

additional rainwater harvesting features.

PLANNING OFFICER COMMENTS:
A condition has been recommended for inclusion on the decision notice (should permission be granted), which would secure and appropriate sustainable urban drainage scheme for the site. The condition would also secure the drainage details requested.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PROVISION OF NEW EDUCATION AND SPORTS FACILITIES

Paragraph 99 of the NPPF (2023) states:

It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

London Plan Policy S3 supports the provision and retention of education and childcare facilities. The Policy states:

B Development proposals for education and childcare facilities should:
1) locate facilities in areas of identified need
2) locate facilities in accessible locations, with good public transport accessibility and access by walking and cycling
3) locate entrances and playgrounds away from busy roads, with traffic calming at entrances
4) link to existing footpath and cycle networks to create healthy routes to schools, and other education and childcare facilities, to enable all children to travel actively to school (walk, cycle or travel by public transport)
5) maximise the extended or multiple use of educational facilities for community or recreational use, through appropriate design measures
6) encourage the shared use of services between schools, colleges, universities, sports providers, and community facilities, and between early years and health and social care providers
7) ensure that new developments are accessible and inclusive for a range of users, including disabled people, by adopting an inclusive design approach
8) ensure that facilities incorporate suitable, accessible outdoor space
9) locate facilities next to parks or green spaces, where possible
C Development proposals should ensure that there is no net loss of education or childcare facilities, unless it can be demonstrated that there is no ongoing or future need. Any proposed loss of sport or recreation land (including playing fields) should be considered against the requirements of Part C of Policy S5 Sports and recreation facilities.

Policy S5 of the London plan supports the provision and retention of sports and recreation facilities.

The policy states:

B Development proposals for sports and recreation facilities should:

1) increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling
2) maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities
3) support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities, and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity.
C Existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless:

1) an assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements (for the existing or alternative sports and recreational provision) at the local and sub-regional level. Where published, a borough's assessment of need for sports and recreation facilities should inform this assessment; or
2) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
3) the development is for alternative sports and recreational provision, the

Policy DMCI 1 of the Hillingdon Local: Part 2 - Development Management Policies (Jan 2020) states proposals involving the loss of an existing community facility will be permitted if:

A) the specific use is no longer required on-site. In such circumstances, the applicant must provide evidence demonstrating that:
i) the proposal would not lead to a shortfall in provision for the specific use within the local catchment area;
ii) there is either no demand for another suitable social infrastructure use on-site, or that the site/premises is no longer appropriate for social infrastructure uses;
and iii) any replacement/relocated facilities for the specific use provides a level of accessibility and standard of provision at least equal to that of the existing facility.
B) the activities carried out are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents;
and C) the redevelopment of the site would secure an over-riding public benefit.

Policy DMCI 1A of the Hillingdon Local: Part 2 - Development Management Policies (Jan 2020) states that proposals for new schools and school expansions will be assessed against the following criteria:

A) The size of the site, its location and suitability to accommodate a new school or school expansion taking account of compatibility with surrounding uses, and existing planning policy designations (e.g. conservation areas, MOL, Green Belt).
B) The impact on green open space, games pitches, outdoor play and amenity space, taking account of the character of the area, whether the site is within an area of open space deficiency and whether the school has sufficient outdoor space for play and games.
C) The location and accessibility of the site in relation to:
i) the intended catchment area of the school;
ii) public transport; and iii) the local highway network and its ability to accommodate new or additional school trips without adverse impact on highway safety and convenient walking and cycling routes to

schools.
D) The extent to which the building design contributes towards the government target that schools and colleges should be zero carbon from 2016.

Policy DMCI 3 of the Hillingdon Local Plan : Part 2 - Development Management Policies (2020) advise that planning permission will not normally be granted for proposals which involve the loss of land used (or where the last authorised use was) for playing fields.

Having regard for the above policies it is clear that there is significant support at national, regional and local level for the retention and where possible improvement of sports, education and community facilities.

The proposal seeks to erect 2 new teaching blocks (NTB1 and NTB2) following the demolition of two existing teaching blocks (buildings EFAB and EFAE). Block EFAE was subject to a temporary planning permission (16034/APP/2011/997) and should have been removed by the 1st July 2014 according to condition 13 attached to the decision notice. Due to its temporary nature the single storey building has deteriorated over the years as has its already limited energy efficiency. EFAB is a three storey teaching block built in the 1960's. The applicant has confirmed that the concrete frame of the building is exposed and requires extensive repair, windows are single glazed and provide poor insulation for users, the basement plant area leaks, class rooms do not meet DFE standards, means of escape do not meet DFE standards, the building fails to meet DFE accessibility standards, the electrical services for the building are at the end of their lifespan including the switch panel in EFAB basement which serves two other buildings. Taking into consideration these points, there is an identified need to remove and replace both buildings on the Rosedale Campus.

The development would lead to a reduction in educational floor space which is derived from the demolition of EFAB and EFAE and the fact the NTB1 and NTB2 do not fully replace all of the floor space within these two blocks. However EFAE and EFAB both accommodate relatively large areas dedicated for plant equipment which would not be required within the two new buildings as the scheme would provide a dedicated energy centre reducing the requirement for each building to accommodate plant. As such the level of actual teaching space lost is approximately 90m2 which is considered to be insignificant when viewed in the context of volume of space across the campus as a whole. Furthermore the proposed teaching space in both new buildings and the EFAC and EFAD which are to be refurbished to bring them up to the DFE standards for teaching and the two new blocks would provide an enhanced teaching environment of modern standard therefore the benefits of the scheme would outweigh the potential minor loss of teaching space.

It should also be noted that the volume of space used to calculate the potential loss of teaching space includes the space within block EFAE which should have been demolished in 2014 in accordance with condition 13 of planning consent reference 16034/APP/2011/997. As such, had this building have been removed the proposed development would provide an increase in overall teaching space rather than a loss. This is considered a material consideration which has been factored into the assessment of the proposal.

Turning to the proposals impact upon the existing playing field, the development would result in the potential loss of approximately 500m2 of playing field. This is derived from the provision of the new building and area surrounding NTB1, the replacement MUGA's 1 & 2 and the extension of the car park to the east of the site to accommodate the remodelling of the car park itself.

There is an exiting MUGA which measures 2253m2 and this would be removed and replaced by 3

new MUGA's measuring 2250m3. This would result in a net loss of MUGA space of 3m2 which is considered insignificant. Whilst it is noted that a further MUGA was located in the north west corner of the site which currently accommodates temporary block EFAE and the playground which supported the former temporary school and current nursery within this area of the site, the proposal involves the construction of a grass football pitch upon the removal of the temporary blocks which is considered to meet an underlying shortage of grass pitches across the borough.

In accordance with Sports England's playing field policy, the applicant is required to demonstrate that the development would re-provide the existing sports provision to at least the same standard. The proposal demonstrates that the replacement education and sports facilities are of better quality and the redevelopment of the site would secure over-riding benefits to the public and sites users. Those benefits are set out below:

- Provision of 2 contemporary, more energy efficient teaching blocks
- Provision of 450m² Spectator Canopy (not on playing field)
- Provision of 273m² All-Weather 2-Lane Cricket Practice Facility
- Refurbished changing rooms (in building EFAD)
- 2 new Changing Rooms for 44 people with Hygiene Room (in building NTB1)
- 150m² New Activity Studio (in building NTB1)
- New sports pitches
- 3 New MUGA's (approximately 2250m2) replacing 3 existing MUGA's (approximately 2253m2). The 3 existing MUGA's are located together in the middle of the site. The new layout involves a single MUGA and a pair of MUGA's. The layout would enable staff to split younger and older students. It would also enable to improve safety or younger students by giving them designated space and for outdoor activities to be better managed across the site and age groups.
- A community use agreement to be secured via condition which will enable the public to use all existing and proposed school facilities including the playing field, activity studio, outdoor changing block, sports hall and artificial pitch.
- Removal of unsafe and inefficient teaching blocks which are used by members of the public

In addition to the above, it is noted that building EFAE is currently used as a nursery and that no new nursery is to be provided as part of the proposed development. The loss of the nursery is considered to be justified in this instance as its users are to be relocated into Park Side Studio (within the wider campus).

In terms of accessibility, the new teaching blocks and sports facilities would be located within the Rosedale College Campus and would be as accessible as existing facilities. Existing pedestrian and vehicle accesses are to be retained and utilised. A travel plan is proposed to encourage sustainable modes of transportation to and from the site and this is supported by the provision of new cycle stores.

Sports England have been consulted on the proposed development and have no objections to the development subject to conditions.

To summarise, the proposed development would result in an enhancement to both the teaching provision and sports provision on site. The new sports and educational facilities are therefore considered to be acceptable.

7.02 Density of the proposed development

Not applicable.

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

ARCHAEOLOGY

Policy DMHB 7 of the Hillingdon Local Plan: Part 2 (2020) states that the Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

The Greater London Archaeological Advisory Service (GLAAS) have been consulted as part of the application process. The site does not lie in an Archaeological Priority Area however GLAAS advised that previous local investigation works have uncovered archaeological remains dating back to the Roman times and therefore a condition pertaining to additional survey work have been recommended. If minded to approve the application the requested condition would be added to the decision notice. Subject to condition, the proposal would not be considered contrary to Policy DMHB 7 of the Hillingdon Local Plan: Part 2 (2020).

LISTED BUILDING, CONSERVATION AREA OR AREA OF SPECIAL CHARACTER

Not applicable to the consideration of the application.

7.04 Airport safeguarding

Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (2020) states:
A) The Council will support the continued safe operation of Heathrow Airport and RAF Northolt and will consult with the airport operator on proposals in the safeguarded areas. Proposals that may be a hazard to aircraft safety will not be permitted.
B) In consultation with the Airport Operator, the Council will ensure that:
i) areas included in Airport Public Safety zones are protected from development which may lead to an increase in people residing, working or congregating in these zones; and
ii) sensitive uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.

The application site is not located within an air safeguarding zone. The proposed buildings are no taller than those which exist on site and sit well below the threshold for buildings which could impact upon local radar detection systems used to manage air traffic. As such, the proposed development would accord with Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (2020).

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

Paragraph 135 of the NPPF (2023) states 'Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c)are sympathetic to local character and history, including the surrounding built environment and

landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, 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 and resilience.

Policies D1, D3 and D4 of the London Plan (2021) require development proposals to be of high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.

Hillingdon Local Plan Part 1: Strategic Policies (2012) Policy BE1 states 'The Council will require 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. All new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.'

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: 'All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.'

Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

Due to their size and position within the site, the proposed cricket lanes, spectator canopy, dining canopy, social canopies, MUGA's and sports pitches would not be visible from the street, as such they would have no visual impact on the character and appearance of the area. Furthermore they are facilities and structures which already exist at the campus or that are expected to be at a college campus and are therefore considered to be visually appropriate to the site.

In terms of the educational floorspace, the proposed refurbishment works to buildings EFAC and EFAD would improve the external appearance and energy efficiency of the buildings. With regard to building EFAC, windows are being removed from the north, east and west elevation of the building. Additionally, windows are being replaced throughout the building. PV panels and a guard rail are proposed at roof level to improve the energy efficiency of the building and to improve safety during maintenance. New cladding is also proposed to existing cladded areas on the building. The brick finish, scale and bulk of the building would remain as existing. With regards to EFAD, this building would mainly benefit from internal upgrades to bring the building up to DFE standards and external

repair works.

With regards to the two new buildings, NTB1 would be approximately 37m wide, 49m deep and 14.8m high and would be located in the middle of the campus. Therefore views of this building would be restricted to within the site itself. The three storey building would provide approximately 3213sqm of education space for students of the college and would be finished in buff brick, cladding with PPC openings and trims. Proposed building NTB2 would be approximately 27m wide, 38m deep and 11.5m high. The two storey building would provide approximately 1608sqm of education space for students of the college and would be finished in buff brick, cladding with metallic PPC openings and trims. This building would be partially visible from Wood End Green Road and Levin Way.

The proposed buildings would compliment one another and the other contemporary buildings that exist at the site. The removal of building EFAE and creation of NTB2 next to existing buildings would reduce the level of development sprawl on the site, it would also allow for easier movement between buildings on the campus. At present, two to three storey buildings exist on the site, as such the proposed two and three storey buildings are in keeping with the scale of development on the site. Furthermore the buildings would cause no harm to the visual amenities of the surrounding area due to their considered size, position within the site and distance from surrounding roads.

In addition to the refurbished and new buildings, two canopies are proposed to provide additional social and dining space. Whilst it is noted that the Council's Conservation Officer has raised minor concerns regarding their design, the design is suited to it's function and provides a flat roofed area for additional PV provision which in itself would be beneficial in terms of carbon savings. The location of these canopies has been carefully considered and improves the students social offering whilst ensuring pupil circulation remains unaffected.

Whilst not comprehensive at this stage, a landscaping scheme has been submitted which illustrates the provision of new trees across the Rosedale College site. Pockets of soft landscaping are also proposed in order to break up what is an area heavily dominated by hardstanding and buildings which is to be expected given the areas function as either circulation or formal playground space.

Conditions are recommended on the application requiring landscaping details and materials including full details of all canopies.

Taking into consideration the above, the development is considered to be acceptable in terms of its design and visual impact.

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Similarly Policy D3 of the London Plan (2021) states that development proposal should 'deliver appropriate outlook, privacy and amenity'.

PRIVACY, OUTLOOK AND LOSS OF LIGHT

The proposed building NTB2 would be approximately 27-30m away from the rear elevations of properties on Leven Way. It would be approximately 29m away from 45 Wood End Green. All of which are the closest neighbours to the building. Due to the separation distances the building would

cause no significant harmful loss of light and outlook to these properties. It should also be noted that Building NTB2 would replace an existing three storey building which has windows facing the mentioned neighbours, due to the separation distance and the fact that that the existing education facility (EFAB) provides views toward neighbours, the proposal would cause no loss of privacy toward the neighbouring properties.

Due to its size, position within the centre of the site and significant separation distances from neighbouring properties, building NTB1 would cause no harm to neighbouring amenities in terms of a loss of outlook, privacy or light.

An overshadowing assessment has been submitted in support of the proposal (SRP1077-STR-XX-XX-T-A-0102), which supports the claim that the proposed buildings would have no adverse light impacts.

NOISE, ACTIVITY, DISTURBANCE AND LIGHT EXPOSURE

A parking area and access exists near to the rear elevations of properties on Leven Way and 45 Wood End Green Road. The proposal seeks to extend the parking area. Due to boundary treatments around the site and the separation distance of the carpark to mentioned neighbours, the new spaces would cause no adverse light spillage. A student number cap is recommended via condition to ensure that the proposal does not result in any increase in noise or people and vehicle movements at the site. The existing access is to be used, as such vehicles would enter and exist the site as they do at present. The new car parking area is not considered to harm the amenities of neighbours.

An illumination report (SRP1077-MET-00-XX-T-E-9133-ExternalLightingReport-D5-P01) has been submitted in support of the scheme showing that proposed external lighting for the buildings and car parking areas would cause no significant harm to to nearby residents.

The scheme includes a proposed structure for energy plant and infrastructure. This building would be close to the boundary with residential properties and therefore a condition is recommended to ensure that noise levels from plant do not detrimentally impact on residential amenity.

The proposed cricket lane, sports pitches and MUGA's are to be non illuminated as such they would cause no light spillage. They would be used during school hours and would therefore cause no adverse noise impact outside of day time hours.

It is noted that construction and delivery works may cause nuisance and disturbance to neighbours. As mentioned previously a robust construction management plan will be secured via condition (if the application is approved) to ensure that the development takes place in the most neighbour friendly manner. It should also be noted that construction works are temporary and therefore so are the associated impacts. The Environmental Protection Act (1990) and Pollution Act (1974) are in place to ensure that construction works are carried out in an appropriate and environmentally friendly manner.

The Council's Noise Officer has been consulted on the application and has raised no objections to the development in terms of its noise impact on surrounding residents.

Taking into consideration the above the proposal, subject to the noise compliance condition it is considered to have an acceptable impact on neighbouring amenities.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

PARKING AND TRIP GENERATION:

Policy DMT 2 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states:
'Development proposals must ensure that:
i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
iii) safe, secure and convenient access and facilities for cyclists and pedestrians are satisfactorily accommodated in the design of highway and traffic management schemes;
iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.'

Policy DMT 5 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states:
'A) Development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network, including:
i) the retention and, where appropriate, enhancement of any existing pedestrian and cycle routes;
ii) the provision of a high quality and safe public realm or interface with the public realm, which facilitates convenient and direct access to the site for pedestrian and cyclists;
iii) the provision of well signposted, attractive pedestrian and cycle routes separated from vehicular traffic where possible; and
iv) the provision of cycle parking and changing facilities in accordance with Appendix C, Table 1 or, in agreement with Council.'

Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states:
'Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:
i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

TRIP GENERATION

The submitted transport assessment concludes that approximately 86 staff members would drive to the site. This currently takes place and will therefore not create a material impact on the local highway network. No increase in student numbers is proposed and therefore there is unlikely to be any increase in drop off related trip generations. A travel plan to be implemented over the course of 5 years has been submitted outlining measures to improve the amount of students that travel to the college via sustainable means of transport (predominantly walking and cycling). Implementation of the plan would in theory reduce vehicle trips over time. A condition is recommended to secure a amended travel plan that meets current mayoral standards.

VEHICLE PARKING

The London Plan (2021) does not provide parking standards for colleges and therefore the Hillingdon Local Plan: Part 2 Development Management Policies (2020) has been used to assess the car parking need generated by the application site. Car parking need should be assessed on an individual basis using a transport assessment and where applicable school travel plan/travel plan. The TS submitted by the applicant has comprehensively assessed the car parking need and is acceptable.

At present 70 car parking spaces serve the colleges 1125 pupils and 130 staff members. The proposal includes no increase in student numbers which is to be restricted by condition in order to prevent the potential increase in pupillage and thus protecting the local highway network from parking overspill and additional congestion. The proposed site plan indicates the 70 spaces to be retained with 63 standard car parking spaces, 7 accessible bays, 2 minibus spaces and 5 motorcycle spaces. The parking provision is therefore considered to be acceptable and in accordance with the submitted Transport Assessment. Swept Path Analysis plans are included in the submitted transport assessment demonstrating that cars, vans and refuse vehicles could enter and exit the site safely. The proposed parking provisions are considered to be acceptable.

CYCLE PARKING

120 cycle parking spaces are proposed for students, 24 for visitors and 24 for staff. The Borough's Highways Officer has suggested that in order for the development to be policy compliant an additional 23 student spaces should be provided. Adequate space exists on the site for the provision of additional spaces and therefore, a condition has been recommended to secure these spaces.

EV CHARGING

5no. active electric vehicle charging points (EVCPs) have been provided which is acceptable. 4no. car parking spaces an 2no. minibus spaces are annotated as Future EV which should be amended to provide 5no. future EVCPs for cars and 1 no. active EVCP for overnight minibus charging. A condition has been recommended to secure these charging spaces.

ACCESS

The existing vehicular access point (north east of the site opposite Wood End Green Road) is to be retained. Notwithstanding the above, the entrance gates are to be relocated further back from the street, a condition has been added to ensure that the entrance is appropriate and as accessible as existing. Existing pedestrian and students accesses are also to be retained. As mentioned by the highways officer a financial contribution is required to improve the sites accessibility via bike and foot, this would also aid in meeting travel plan targets. The applicant has agreed to pay the contribution (£17,089) in the event that the application is approved.

The conditions recommended by the Borough's Highways Officer regarding the submission of a Construction Management Plan, Parking Design & Management Plan and amended Travel Plan have been recommended for inclusion if the application is approved.

Taking into consideration these points the proposal is considered to have an acceptable impact on the local highways network, as well as pedestrian and road user safety, subject to conditions and a section 106 agreement securing the required contribution.

7.11 Urban design, access and security

URBAN DESIGN

Please see Section 07.07 of the report.

ACCESS

Please see Section 07.12 of the report.

SECURITY

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Where relevant, these should be included in the Design and Access Statement. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:
i) providing entrances in visible, safe and accessible locations;
ii) maximising natural surveillance;
iii) ensuring adequate defensible space is provided;
iv) providing clear delineations between public and private spaces; and
v) providing appropriate lighting and CCTV.

This is supported by Policy D11 of the London Plan (2021).

If recommended for approval, a secure by design condition would be attached to achieve appropriate accreditation. Subject to such a condition, the proposal would accord with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) and Policy D11 of the London Plan (2021).

7.12 Disabled access

ACCESSIBILITY

Policy D5 of the London Plan (2021) states Development proposal should achieve the highest standards of accessible and inclusive design. They should:

1) be designed taking into account London's diverse population
2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
4) be able to be entered, used and exited safely, easily and with dignity for all
5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

In terms of location, the new educational facilities would be sited within an existing campus and would therefore be in as accessible a location as existing educational facilities within the site. Lifts are to be incorporated into both new buildings, allowing accessibility through their floors. The applicants design and access statement alongside the submitted section plans show that the proposal would provide level access for its visitors across the site with no abrupt changes in level.

Conditions recommended by the Council's Access Officer regarding lifts and the submission of a robust emergency evacuation plan have been recommended for inclusion on the decision notice.

The development is therefore considered to be acceptable in terms of accessibility.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

TREES AND LANSCAPING

Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020) require that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should enhance amenity, biodiversity and green infrastructure. 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.

Submitted plan No. SRP1077-NVB-00-XX-D-L-1060 Rev P02 shows that 4 trees are to be removed as part of the proposed development. Due to their position in the middle of the site, the trees add no value to the appearance of the area. The trees are category C trees and are therefore of low value. The removal of the trees is therefore considered to be acceptable. Trees G08, G09, T10, T11, T14 are sited on the sites edges near to boundaries shared with neighbours. The trees are to be pruned on the school boundary side to facilitate the creation of new parking areas, fencing, football pitches and the new plant. The trees will otherwise be retained and protected during construction. The remaining trees on the site are to be retained and protected.

The scheme proposes to replace the trees removed with new trees and a net increase of approximately 40 new trees scattered across the academic campus. This is in addition to newly designed pockets of soft landscaping and planting to break up the areas heavily dominated by hard surfacing. Further landscaping details shall be secured by way of condition.

The proposal is therefore considered to be acceptable in terms of its landscaping.

URBAN GREENING FACTOR

Policy G5 of the London Plan (2021) states:
a. Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
b. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

The Urban Greening Factor policy is relevant to all major developments and seeks to increase urban greening. However, the target score requirement does not technically apply to school development,

only to residential and commercial schemes. However, it is noted that the proposal does include significant planting and as such the principles of this policy are considered to have been adopted as part of the proposed development.

ECOLOGY

Paragraph 174 of the NPPF (2021) states that planning decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. This is supported by Policy G6 of the London Plan (2021) and Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020).

The application site accommodates a large volume of hardstanding which would provide no ecological value and a large volume of playing field which provide a modest level of ecological value. The application is supported by a preliminary Ecological and Bat Roosting Assessment which indicates that although the site benefits from a large area of playing field, its maintenance schedule means that the grass is mown short to a point which limits is value. The report finds the site to be unlikely to accommodate ecological habitats for reptiles, hedgehogs, bats or badgers. The report fails to demonstrate the provision of an on site 10% ecological net gain, however given the baseline level of the existing site it is considered that an ecological enhancement plan which provides details of improvement works could be submitted. If recommended for approval, the full details of an ecological enhancement plan would be secured by planning condition. Subject to such a condition, the proposed development would accord with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020), and Policy G6 of the London Plan (2021).

7.15 Sustainable waste management

Policy DMHB 11 states:

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

The proposed plans show that the existing refuse enclosure (housing 4 bins with 1100L capacity) will be retained and that 9 new bins (with 1100L capacity) will be erected next to the Kitchen of NTB2. A condition has been added to ensure the bin storage areas are enclosed and fit for purpose. The submitted transport statement shows that a refuse collection vehicle could enter and exist the site safely to collect waste and recyclables.

7.16 Renewable energy / Sustainability

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 (2020) requires that:
A) All developments make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets;
B) All major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved;
C) Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, if the Council is minded to approve the application despite not meeting the carbon reduction targets, then it will seek an off-site contribution to make up for the shortfall. The contribution will be sought at a flat rate at of £/tonne over the lifetime of the development, in accordance with the current 'allowable solutions cost'.

This is supported by Policy EM1 of the Hillingdon Local Plan: Part 1 (2012).

Policy SI 2 of the London Plan (2021) states that major development should be net zero-carbon, in accordance with the energy hierarchy: Be lean: use less energy and manage demand during operation; Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly; Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site; and Be seen: monitor, verify and report on energy performance.

The proposals include a new central energy centre for Rosedale College which will provide clean low carbon heating for the redeveloped site. The site will have a communal heating system for the school whereby a new energy centre provides low carbon heating for NTB1, NTB2 and EFAC. The proposed location for the energy centre is in the south-east corner of the site close to EFAC and the car park. The energy centre allows heat loads to be grouped and ensure maximum utilisation of the ground source heat pumps to meet the base heating load with the air source heat pumps providing top-up in very cold weather. All pipework and buffer vessels will be insulated to best practice standards to reduce heat loss from them.

Air source heat pumps and solar panels are proposed as part of the development. A travel plan has also been submitted which seeks to encourage sustainable forms of transportation to the site. The Borough's Energy Officer has been consulted on the application and has raised no objections to the development subject to conditions. The suggested conditions would ensure that the development is carbon neutral and they have been recommended for inclusion if the application is approved. Subject to the imposition of these conditions and a head of term requiring a financial contribution to be paid as a result of any deficit found within the energy monitoring, the application is considered to comply with the above policies.

OVERHEATING

Policy SI 4 of the London Plan (2021) states:
A) Development proposals should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure.
B) Major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:
1) reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure;
2) minimise internal heat generation through energy efficient design;
3) manage the heat within the building through exposed internal thermal mass and high ceilings;
4) provide passive ventilation;
5) provide mechanical ventilation; and
6) provide active cooling systems.

The development is proposed to include highly insulated external walls, which minimise any heat gain through conduction. The information submitted states that heat generation will be minimised by using efficient LED lighting, alongside daylight dimming and occupancy sensing so that lights are not used when not needed. Solar control glazing has been recommended to minimise solar gain. Mechanical ventilation is also proposed.

The details submitted indicates that the cooling hierarchy has been incorporated into the principle of

the proposed design. This is considered sufficient and acceptable, satisfying Policy SI 4 of the London Plan (2021).

7.17 Flooding or Drainage Issues

Policy SI12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 of the London Plan (2021) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused. Policy DMEI 10 states that development within areas identified at risk from surface water flooding which fail to make adequate provision for the control and reduction of surface water runoff rates will be refused.

The application site is located in Flood Zone 1 where there is a low probability of risk of flooding from rivers or seas. As such, all forms of development are acceptable in this location, in terms of fluvial flood risk. The application is supported by a Flood Risk and Drainage Assessment which are accepted in principle. However the Council's drainage consultant have advised that further information is required to demonstrate that the proposal meets drainage standards set out in the Local Plan (2020) and London Plan (2021). As such, In the event of approval, a detailed sustainable water management scheme would be secured by condition to ensure compliance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

7.18 Noise or Air Quality Issues

NOISE

Policy D14 of the London Plan (2021) states:
A) In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:
1) avoiding significant adverse noise impacts on health and quality of life
2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change
3) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses
4) improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)
5) separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials - in preference to sole reliance on sound insulation
6) where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles
7) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

Policy EM8 of the Hillingdon Local Plan: Part 1 (2012) states that the Council will seek to ensure that noise sensitive development and noise generating development are only permitted if noise impacts can be adequately controlled and mitigated.

The Council's Noise Specialist has confirmed that sufficient information has been submitted that an acceptable noise environment can be achieved. It is therefore considered that subject to a planning condition which restricts the permitted noise levels from any plant on site, the proposal would accord with Policy D14 of the London Plan (2021) and Policy EM8 of the Hillingdon Local Plan: Part 2 (2020).

AIR QUALITY:

Policy EM8 of the Hillingdon Local Plan: Part 1 (2012) states that the Council will seek to safeguard and improve all land, water, air and noise quality. All development should not cause deterioration in the local air quality levels and should ensure the protection of both existing and new sensitive receptors. Policy SI 1 of the London Plan (2021) further supports this.

Policy DMEI 14 of the Hillingdon Local Plan: Part 2 (2020) states:
A) Development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants.
B) Development proposals should, as a minimum:
i) be at least "air quality neutral";
ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and
iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

The proposed development site is located within a Hillingdon Air Quality Management Area. The proposed development does not include a increase in students numbers which would lead to an increase in traffic movements from pick up and drop offs, or staff parking, as such the development will not generate any additional traffic. As mentioned by the Borough's Air Quality Officer 'the proposed development would be air quality neutral and the proposed Travel Plan and accompanying Action Plan are considered robust and effective and therefore making the proposal air quality positive'.

Taking into consideration the above, the proposed development is considered to be Air Quality Neutral and in conformity with current national, regional and local policy. Subject to conditions ensuring best practice with regard to emissions during construction, the proposal would be considered to accord with Policy SI 1 of the London Plan (2021), Policy EM8 of the Hillingdon Local Plan: Part 2 (2020), and Policy DMEI 14 of the Hillingdon Local Plan: Part 2 (2020).

7.19 Comments on Public Consultations

Please see Section 06.1 of the report.

7.20 Planning obligations

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 (2020) states:

A) To ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).
B) Planning obligations will be sought on a scheme-by-scheme basis:
i) to secure the provision of affordable housing in relation to residential development schemes;

ii) where a development has infrastructure needs that are not addressed through CIL; and
iii) to ensure that development proposals provide or fund improvements to mitigate site specific impacts made necessary by the proposal.
C) Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.

The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6th April 2010) to request planning obligations that do not meet the following tests:

i.necessary to make the development acceptable in planning terms;

ii.directly related to the development, and;

iii.fairly and reasonable related in scale and kind to the development.

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court challenge.

On the basis of the NPPF and the Community Infrastructure Levy Regulation 2010, it is only considered reasonable to request the following planning obligations:

i) Travel Plan: A full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan will include such matters as: targets for sustainable travel arrangements; effective measures for the ongoing monitoring of the Travel Plan; and a commitment to delivering the Travel Plan objectives.

ii) Active Travel Zone Improvement Works Contribution: A financial contribution amounting to £17,080 shall be paid to the Council for the implementation of active travel zone improvement works.

iii) Carbon Offset Contribution: Any additional shortfall identified through the ongoing reporting required by Condition 10 shall form a cash in lieu contribution to the Council in accordance with Policy SI2 of the London Plan (2021) at a rate of £95/tCO2 annualised for not more than 30 years beginning on the commencement of development.

iv) Employment Strategy and Construction Training: Details shall be in accordance with the Council Planning Obligations SPD with the preference being for an in-kind scheme to be delivered. Securing an Employment/Training Strategy Agreement is the Council's priority. A financial contribution will only be accepted in exceptional circumstances.

v) Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions.

COMMUNITY INFRASTRUCTURE LEVY (CIL):

The proposal would not be CIL liable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

CONTAMINATED LAND

Policy DMEI 12 of the Hillingdon Local Plan: Part 2 (2020) states that:
A) Proposals for development on potentially contaminated sites will be expected to be accompanied by at least an initial study of the likely contaminants. The Council will support planning permission for any development of land which is affected by contamination where it can be demonstrated that contamination issues have been adequately assessed and the site can be safely remediated so that the development can be made suitable for the proposed use.
B) Conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.
C) Where initial studies reveal potentially harmful levels of contamination, either to human health or controlled waters and other environmental features, full intrusive ground investigations and remediation proposals will be expected prior to any approvals.
D) In some instances, where remedial works relate to an agreed set of measures such as the management of ongoing remedial systems, or remediation of adjoining or other affected land, a S106 planning obligation will be sought.

According to the Council's historical mapping data, the site is not identified as being subject to ground contamination. However the submitted Geo-technical desktop study recommends that further intrusive surveys are undertaken. The document has been reviewed by the Councils Contamination Officer who considers that the proposal is acceptable subject to a condition pertaining to additional survey work is undertaken and a remediation strategy to deal with unacceptable levels of contamination is submitted and approved by the Local Planning Authority. Subject to such a condition, the proposal is not considered contrary to Policy DMEI 12 of the Hillingdon Local Plan: Part 2 (2020).

FIRE SAFETY

Policy D12 of the London Plan (2021) states that all major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. The statement should detail how the development proposal will function in terms of:
1) the building's construction: methods, products and materials used, including manufacturers' details
2) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
4) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

The application is supported by a Fire Statement for each of the refurbished and new buildings. The statement has been prepared by an appropriately qualified individual and provides details of the means of escape, and access for fire services. It is noted that final material details are yet to be incorporated into the Fire Statement although there is reference in the document which refers to these details being included in the wider architectural planning proposal. The submission does not include robust material details, therefore there is a need to secured additional details by condition. As such a revised Fire Safety Statement will be required to accord with part 1 of Policy D12 of the London Plan (2021).

The London Fire Brigade have been consulted and initially raised a query with regard to the introduction of a sprinkler system. Following justification from the applicant the the London Fire Brigade have raised no objection to the development subject to compliance with relevant building regulation requirements. Subject to the imposition of the aforementioned condition, the proposal would therefore accord with Policy D12 of the London Plan (2021).

CONTINUED USE OF COMMUNITY FACILITIES DURING CONSTRUCTION

The applicant has confirmed that during the construction phase of the development the artificial pitch, changing rooms and other sports related facilities will remain usable to members of the public. Plan numbers SRP1077-STR-00-XX-D-A-0306 Rev P02 - Internal Sporting Provision and SRP1077-STR-00-XX-D-A-0305 Rev P02 Changing Areas - Construction Phasing Provision, demonstrate how safe access will be maintained throughout construction.

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

Permission is sought for the redevelopment of the Rosedale College site to provide improved teaching and sports facilities. The proposed works include demolition and renovation of existing buildings, the erection of 2 new buildings, a plant room, social and dining canopies, multi-use games areas, sports fields and football pitches, new parking area and provision of associated infrastructure. Pupil numbers are to remain unchanged.

The development would result in a loss of playing filed, playground space, teaching space and MUGA space, however the replacement education and sports facilities are numerous and of better quality and it is considered that the redevelopment of the site would secure over-riding benefits to the public and sites users.

In addition to the above, the development is considered to cause no harm to the character and appearance of the area. Nor would it cause harm to the local highways network or neighbouring amenities.

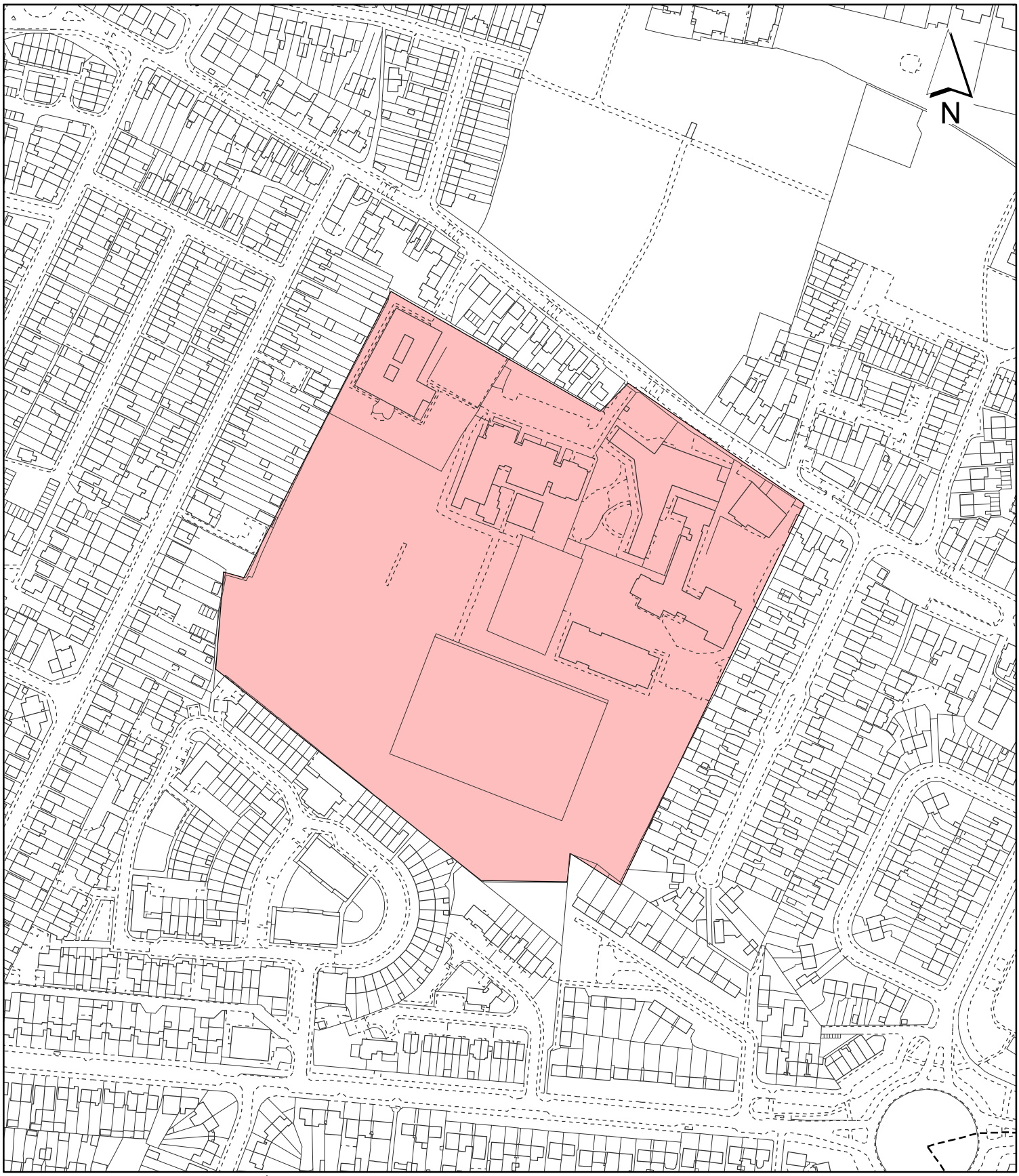
In order to ensure the continued operation of the college during construction works temporary education facilities are proposed and recommended for approval under application No. 16034/APP/2023/2796.

Subject to the recommended conditions and a legal agreement, the proposed development is therefore considered to be acceptable and it is recommended that planning permission be granted.

11. Reference 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)
The West London Waste Plan (2015)
The London Plan (2021)
NPPF (2023)

Contact Officer:	Haydon Richardson	**Telephone No:**	01895 250230



Notes:

Site boundary

For identification purposes only.

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Site Address:

Rosedale College
Wood End
Green Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
16034/APP/2023/2812

Scale:
1:3,000

Planning Committee:
Major

Date:
February 2024

HILLINGDON
LONDON

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Report of the Head of Development Management and Building Control

Address:	ROSEDALE COLLEGE WOOD END GREEN ROAD HAYES
Development:	Erection of temporary teaching units for a period of 18-24 months, to provide teaching accommodation whilst the wider re-development works are undertaken on the wider site. Including temporary infrastructure works.
LBH Ref Nos:	16034/APP/2023/2796
Drawing Nos:	Transport Planning and Highways Design - TR002 Rev B - Sheets 1 - 5 Noise Impact Assessment- Temporary Building Preliminary Ecological Appraisal and Preliminary Roost Assessment Biodiversity Net Gain Assessment SC01 Rev B EW01 Rev A SRP1077-NVB-00-XX-D-L-1304 Rev P01 - Proposed Site Plan TEMPORARY BLOCK F OVERSHADOWING STUDY Transport Statement Design and Access Statement EFAF Energy Statement - Rosedale College - EFAF Temporary Modular Teaching Accommodation EFAF Energy Statement - Rosedale College - EFAF Temporary Modular Teaching Accommodation - Carbon Calculator Construction Method Statements - SRP1077-BYG-XX-XX-T-R-0092 -C01 Rev C03 Phasing Plans - SRP1077-BYG-XX-XX-G-X-0001-S5-C11 - Sheet 01 to 07 Construction Environmental Management Plan Rev D HSP2022-C3886-C&S-FRAS1-536 National Grid Plan - EMAPSITE TM LAND DOCS Phase I Geo-Environmental Desk Study Report - HSP2022-C3886-G-GPI-523 Building Services Condition Report CONDITION SURVEY - Y-JD-SCS-09885-22 37041-PML-B2-01-DR-A-0001 Rev P2 17066-RYL-ZZ-DR-M-5501 Rev P1 37041-PML-B2-00-DR-A-0001 Rev P2 Topographical Details - Sheet 01-04 Topographical and Utility Survey - C3863-HSP-00-00-DR-G-SK100 Rev P03 SRP1077-NVB-00-XX-D-L-3453 Rev C02 Surface Water Management Plan Asbestos Survey Report and Register

DETAILED UNEXPLODED ORDNANCE RISK ASSESSMENT - 7593

HSP2022-C3863 - STRUCTURAL STAGE 1 BASIC CONDITION SURVEY

Structural Survey Plan

C3886-HSP-00-00-DR-G-520 Rev P01- Measured Building Survey

C3886-HSP-00-00-DR-G-522 Rev P01 - Measured Building Survey

P5314-R1-V1

PHASE II GEO-ENVIRONMENTAL ASSESSMENT REPORT - HSP2022-C3886-G-GPII-641

Archaeological Desk Based Assessment

MSCC5 Sewers & Drainage GB (SRM5 Scoring)

SRP1077-NVB-00-XX-D-L-1305 Rev P02

SRP1077-NVB-00-XX-D-L-1304 Rev P02

SRP1077-NVB-00-XX-D-L-1303 Rev P07

SRP1077-NVB-00-XX-D-L-1302 Rev P02

SRP1077-NVB-00-XX-D-L-1301 Rev P02

SRP1077-NVB-00-XX-D-L-1306 Rev P02

SRP1077-TER-00-00-D-C-9003 Rev PO2

SRP1077-TER-00-00-D-C-9002 Rev PO4

SRP1077-TER-00-00-D-C-9001 Rev PO4

TER-REP-1002-Rev P05 - Rosedale College Civil Engineering Philosophy Report

SA01

Construction Environmental Management Plan - Rev A

Arboricultural Method Statement to BS5837:2012

Arbtech AIA 01

Arbtech TPP 01

Date Plans received:	22-09-2023	**Date(s) of Amendments(s):**	22-09-2023
Date Application valid	16-10-2023		23-10-2023
			08-12-2023
			31-01-2024

1. SUMMARY

The application seeks temporary planning consent for the construction of a temporary teaching block (Temporary Block F / EFAF) and temporary re-purposing of an existing building (Block EFAE) for teaching space, for a period of 24 months.

The proposed development is to allow for the ongoing operation of the college whilst the wider redevelopment of the site takes place (works outlined in planning application no.16034/APP/2023/2812). Those works include significant improvements to sport and education facilities at the campus, as well as the replacement of this temporary building with sports pitches. The

benefits of that scheme would outweigh the temporary loss in playing field associated with this application.

Overall, It is considered that the development would cause no harm to the visual amenities of the area (or permanent harm to the visual amenities of the site), nor would it cause harm to the local highways network or the amenities of neighbouring properties. The development would ensure the ongoing operation of the school whilst the wider redevelopment of the site takes place. The loss in playing field at the site is regrettable, however it is temporary and as mentioned above, it would help in facilitating wider benefits for the site users and general public.

Subject to the recommended conditions, the proposed development is considered to be acceptable, and it is recommended that planning permission be granted.

2. RECOMMENDATION

APPROVAL subject to the following:

1. T4 **Temporary Building - Removal and Reinstatement**

The buildings hereby permitted (EFAF) and EFAE shall be removed on or before 2 years from the date of this permission. The playing field shall be restored in accordance with the approved Playing Field Restoration Scheme and made available for use.

REASON
It is not considered appropriate to grant a permanent permission for the use until its effect on the amenities of the locality has been assessed in compliance with the Policies within the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

2. NONSC **Removal and restoration**

Prior to the commencement of works above ground level a Playing Field Restoration Scheme for the site edged in red on Drawing No.SRP1077-NVB-00-XX-D-L-1304 Rev P01 shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The restoration scheme shall provide details of the following:

(i) existing and proposed ground levels;
(ii) existing and proposed soil profiles;
(iii) measures to strip, store and re-spread soils to avoid soil loss or damage;
(iv) measures to dispose of/accommodate waste materials on the site;
(v) drainage measures including where appropriate under drainage;
(vi) proposed seeding, feeding, weeding and cultivation measures;
(vii) boundary treatment;
(viii) five year aftercare and maintenance arrangements;
(ix) installation of equipment (e.g. goal posts);
(x) restoration and maintenance programme.
(xi) scheme for the management and maintenance of playing field drainage for the replacement playing field area, including a management and maintenance implementation programme,

REASON
To ensure the site is restored to a condition fit for purpose and to accord with policies DMHB 11, DMCI 3 of the Hillingdon Local Plan Part 2 (2020), as well as policies S3 and S5 of the London Plan (2021).

3. RES4 **Accordance with Approved Plans**

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

37041-PML-B2-01-DR-A-0001 Rev P2
37041-PML-B2-00-DR-A-0001 Rev P2
SRP1077-NVB-00-XX-D-L-1305 Rev P02
17066-RYL-ZZ-DR-M-5501 Rev P1
SRP1077-NVB-00-XX-D-L-1304 Rev P02 - Temporary Proposed Site-Wide Plan
SRP1077-NVB-00-XX-D-L-1304 Rev P01 - Proposed Site Plan
SRP1077-NVB-00-XX-D-L-1303 Rev P07
SRP1077-NVB-00-XX-D-L-1302 Rev P02
SRP1077-NVB-00-XX-D-L-1301 Rev P02
SRP1077-NVB-00-XX-D-L-1306 Rev P02
SRP1077-TER-00-00-D-C-9003 Rev PO2
SRP1077-TER-00-00-D-C-9002 Rev PO4
SRP1077-TER-00-00-D-C-9001 Rev PO4
SRP1077-NVB-00-XX-D-L-3453 Rev C02

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

REASON
To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

4. OM19 **Construction Management Plan**

No development shall take place until a revised construction management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

a) The phasing of development works
b) Types of vehicles accessing the site, including their ability to enter the shared driveway without affecting neighbouring properties
c) The hours during which development works will occur
d) How vehicles will access the site whilst protecting neighbouring sites
e) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities)
f) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours)
g) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process
h) The storage of demolition/construction materials on site
i) full details of the expected number of construction related staff to be working on the site, as well as where they would park.

j) restricted times for waste removal and deliveries to between the hours of 9.30 and 3.30
k) maximum number of HGV vehicle movements
l) Swept Path analysis drawings demonstrating how cranes would exit and enter the site safely.

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

REASON
To ensure the development causes no harm to the local highways network or pedestrian and road user safety and to safeguard the amenity of surrounding areas in accordance with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), as well as policies D3 and T6 of the London Plan (2021).

5. RES7 **Materials (Submission)**

No above ground construction works shall take place until details of all materials and external surfaces for the proposed development 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).

6. NONSC **Accessibility**

The proposed temporary block EFAF shall be designed to include ramped/level approaches and adequate dimensions of door width and lobby openings) to meet the needs of people with disabilities.

REASON
To ensure an Accessible and Inclusive development for everyone in accordance with London Plan Policy D5.

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

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

1. Details of Soft Landscaping
1.a Planting plans (at not less than a scale of 1:100) , which include the provision of pollution absorbing planting
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 (which should be secure and enclosed)
2.b Cycle Storage (which should be secure and enclosed)
2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials
2.e External Lighting
2.f Other structures (such as play equipment and furniture)

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

4. Schedule for Implementation

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

REASON
To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), as well as policies D3 and T6 of the London Plan (2021).

8. NONSC **Pupil Numbers**

The total number of pupils at the school shall not exceed 1125 pupils and the number of staff shall not exceed 130 Full Time Equivalent.

REASON
To prevent the generation of additional traffic that could give rise to problems of safety and congestion on the surrounding roads, in compliance with Policy DMT1, DMT 2 and DMT6 of the adopted Hillingdon Local Plan : Part 2 - Development Management Policies (2020).

INFORMATIVES

1.

Sports England Informatives:

It is recommended that the restoration scheme is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

Good quality and well maintained drainage systems are fundamental to improving the use of playing field land. Sport England has strong links with the grass pitch National Governing Bodies who are keen to bring expertise to the drainage of playing fields, and the Design Guidance Note "Natural Turf for Sport" was revised in 2011 after consultation with the National Governing Bodies.

Sport England recommend that the drainage assessment and improvement/management scheme is undertaken by a specialist turf consultant.

2. 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).

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.

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 (2021) and national guidance.

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 1A	Development of New Education Floorspace
DMCI 2	New Community Infrastructure
DMCI 3	Public Open Space Provision
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm

DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D2	(2021) Infrastructure requirements for sustainable densities
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP GG2	(2021) Making the best use of land
LPP S3	(2021) Education and childcare facilities
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF	National Planning Policy Framework 2021

3. CONSIDERATIONS

3.1 Site and Locality

The development site is located on the south side of Wood End Green Road and is approximately 9760sqm.

The site comprises a single storey building (intended to be temporary) which is used as a nursery. Next to the building is its external amenity space and a historic multi use games area. Also, within the site is a set of informal parking spaces and an internal access road leading to the building. In terms of landscaping the site is made up of trees, lawn and tarmac. The building is part of the Rosedale College education campus.

Rosedale College is a co-educational 6FE Secondary School, providing education for pupils aged 11 to 19 years. There are 900 pupils in years 7-11 and 225 pupils in years 12-13, with approximately 130 staff (Full Time Equivalent). Rosedale Primary school and Parkside Studio College are also located within the Rosedale College education campus.

The site falls within a predominately residential area, bounded to the west by residential properties in Cromwell Road, whose private gardens back onto the college playing fields. The college is bounded to the east by residential properties in Leven Way. To the north are predominantly detached residential properties in Wood End Green Road, some of which abut the school boundary and some of which are located on the opposite side of the road. To the south is the site of the former Hayes Stadium, which has been redeveloped to provide town houses and apartments blocks which also overlook the site.

The site has a PTAL rating of 1A and is identified as being located within Flood Zone 1.

3.2 Proposed Scheme

Planning permission is sought for the erection of temporary teaching units for a period of 24 months, to provide teaching accommodation whilst the re-development works are undertaken on the wider site, including temporary infrastructure works.

The new temporary teaching Block EFAF would measure approximately 51m wide, 34m deep and 6.9m high. The building would provide approximately 2452sqm of education space for students of the college. The proposed works also involve the provision of 46 car parking spaces (3 accessible), as well as temporary bin stores and cycle parking.

3.3 Relevant Planning History

16034/AA/91/1062 Hayes Manor School Wood End Green Road Hayes

Retention of a mobile classroom; Renewal of planning permission ref. 16034R/86/926 dated 23.6.86

Decision: 20-02-1992 Withdrawn

16034/AC/91/1882 Hayes Manor Sports Centre Wood End Green Road Hayes

Erection of two storage containers; Renewal of planning permission ref. 16034T/88/2583 dated 12.12.88

Decision: 10-02-1992 Approved

16034/AD/92/0615 Hayes Manor School Wood End Green Road Hayes

Erection of a portable building (retrospective application)

Decision: 29-01-1993 Approve Limited Time

16034/AE/92/0920 Hayes Manor School Wood End Green Road Hayes

Erection of a double garage for school minibuses

Decision: 21-07-1992 Approved

16034/AF/92/1262 Hayes Manor School Wood End Green Road Hayes

Erection of a single-storey covered link, new entrance screen and first floor infill extension

Decision: 14-02-1995 Approved

16034/AG/94/1787 Hayes Manor School Wood End Green Road Hayes

Erection of a single-storey covered link, new entrance screen and first floor infill extension

Decision: 06-01-1995 Withdrawn

16034/AH/96/1930 The Hayes Manor School Wood End Green Road Hayes

Renewal of planning permission ref. 16034AD/92/615 dated 29/01/93; Erection of a portable building

Decision: 28-01-1997 Withdrawn

16034/AK/98/2048 S/Corner Of Hayes Manor School Fields Wood End Green Road Hayes

Formation of surface balancing pond

Decision: 11-01-1999 Approved

16034/APP/2004/1667 Hayes Manor School Wood End Green Road Hayes

ERECTION OF A THREE STOREY TEACHING BLOCK

Decision: 07-09-2004 Refused

16034/APP/2004/2727 Hayes Manor School Wood End Green Road Hayes

ERECTION OF A THREE STOREY TEACHING BLOCK

Decision: 09-11-2004 Approved

16034/APP/2004/3053 Hayes Manor School Wood End Green Road Hayes

RELOCATION OF EXISTING GRASS FOOTBALL PITCH AND ERECTION OF A NEW SINGLE STOREY CHANGING PAVILION, FLOODLIT ALL- WEATHER PLAYING PITCH AND 400 METRE RUNNING TRACK

Decision: 21-12-2004 Approved

16034/APP/2004/493 Hayes Manor School Wood End Green Road Hayes

PHASED DEVELOPMENT TO INCLUDE NEW CHANGING ROOMS BLOCK AND 2 FLOODLIT FOOTBALL PITCHES (PHASE 1A), LIBRARY/ OPEN LEARNING CENTRE EXTENSION, PLAZA AND THREE STOREY TEACHING BLOCK (PHASE 1B), OPEN LEARNING CENTRE AND PLAZA EXTENDED, NEW TEACHING BUILDINGS, SPORTS CENTRE, FITNESS CENTRE AND JOINT SERVICE CENTRE (PHASE 2)(OUTLINE APPLICATION)

Decision: 16-02-2005 Withdrawn

16034/APP/2005/1449 Hayes Manor School Wood End Green Road Hayes

DETAILS OF FLOODLIGHTING OR OTHER EXTERNAL LIGHTING AND PHYSICAL BARRIER TO THE SOUTH NAD EASTERN SIDES OF THE RUNNING TRACK AND ALL WEATHER PLAYING PITCH IN COMPLIANCE WITH CONDITIONS 5 & 14 OF PLANNING PERMISSION REF:16034/APP/2004/3053 DATED 11/01/2005 'RELOCATION OF EXISTING GRASS FOOTBALL PITCH AND ERECTION OF A NEW SINGLE STOREY CHANGING PAVILION, FLOODLIT ALL-WEATHER PLAYING PITCH AND 400 METRE RUNNING TRACK'

Decision: 26-10-2005 Approved

16034/APP/2005/2073 Hayes Manor School Wood End Green Road Hayes

ERECTION OF ELECTRICAL SUBSTATION

Decision: 15-09-2005 Withdrawn

16034/APP/2005/2118 Hayes Manor School Wood End Green Road Hayes

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING AND MEANS OF ACCESS) OF THE LIBRARY/OPEN LEARNING CENTRE AND ELECTRICITY SUBSTATION IN PART COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.16034/APP/2005/ 705 DATED 18/05/2005: PHASED DEVELOPMENT TO INCLUDE A NEW 3-STOREY TEACHING BLOCK, ADULT EDUCATION FACULTY, AND OTHER ACADEMIC BUILDINGS (PHASE A1), LIBRARY/OPEN LEARNING CENTRE (PHASE A2), SPORTS CENTRE/CHANGING ROOMS (PHASE A3), JOINT SERVICE CENTRE/HEALTH CENTRE/CHILDREN'S' HEALTH CENTRE (PHASE A4) FLOODLIT ALL WEATHER PLAYING PITCH/ ATHLETICS TRACK AND GRASS FOOTBALL PITCH (PHASE B1) AND HARD PLAYING SURFACE (PHASE B2)

Decision: 25-10-2005 Approved

16034/APP/2005/2484 Hayes Manor School Wood End Green Road Hayes

ERECTION OF A SINGLE STOREY BUILDING FOR CHANGING ROOM FACILITIES (INVOLVING DEMOLITION OF EXISTING PRE-FABRICATED BUILDING)

Decision: 13-10-2005 Approved

16034/APP/2005/3176 Hayes Manor School Wood End Green Road Hayes

DETAILS OF A PROGRAMME OF ARCHEOLOGICAL WORK IN COMPLIANCE WITH CONDITION 16 OF PLANNING PERMISSION REF:16034/APP/2004/2727 DATED 16/11/2004 'ERECTION OF A THREE STOREY TEACHING BLOCK'

Decision: 08-12-2005 Refused

16034/APP/2005/3177 Hayes Manor School Wood End Green Road Hayes

DETAILS OF A PROGRAMME OF ARCHEOLOGICAL WORK IN COMPLIANCE WITH CONDITION 19 OF PLANNING PERMISSION REF: 16034/APP/2004/3053 DATED 11/01/2005 ' RELOCATION OF EXISTING FOOTBALL PITCH AND ERECTION OF A SINGLE STOREY CHANGING PAVILION, FLOODLIT ALL WEATHER PLAYING PITCH AND 400m RUNNING TRACK'

Decision: 08-12-2005 Refused

16034/APP/2005/705 Hayes Manor School Wood End Green Road Hayes

PHASED DEVELOPMENT TO INCLUDE A NEW 3 STOREY TEACHING BLOCK, ADULT EDUCATION FACILITY, AND OTHER ACADEMIC BUILDINGS (PHASE A1), LIBRARY/OPEN LEARNING CENTRE (PHASE A2), SPORTS CENTRE/ CHANGING ROOMS (PHASE A3), JOINT SERVICE CENTRE/HEALTH CENTRE/ CHILDREN'S HEALTH CENTRE (PHASE A4), FLOODLIT

ALL-WEATHER PLAYING PITCH/ ATHLETICS TRACK AND GRASS FOOTBALL PITCH (PHASE B1) AND HARD PLAYING SURFACE (PHASE B2)(OUTLINE APPLICATION)

Decision: 10-05-2005 Approved

16034/APP/2005/723 Hayes Manor School Wood End Green Road Hayes

DETAILS IN COMPLIANCE WITH CONDITIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 OF PLANNING PERMISSION REF. 16034/APP/2004/2727 DATED 9.11.2004: ERECTION OF A THREE STOREY TEACHING BLOCK

Decision: 15-07-2005 Approved

16034/APP/2006/2090 Hayes Manor School Wood End Green Road Hayes

DETAILS OF LANDSCAPING IN COMPLIANCE WITH CONDITIONS 10 OF PLANNING PERMISSION REF: 16034/APP/2005/2118 DATED 04/08/2005 'RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING AND MEANS OF ACCESS) OF THE LIBRARY/OPEN LEARNING CENTRE AND ELECTRICITY SUBSTATION IN PART COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.16034/APP/2005/ 705 DATED 18/05/2005'

Decision: 23-09-2011 Approved

16034/APP/2006/2254 Hayes Manor School Wood End Green Road Hayes

DETAILS OF LANDSCAPING AND LANDSCAPE MAINTENANCE IN COMPLIACE WITH CONDITIONS 7 & 9 OF PLANNING PERMISSION REF 16034/APP/2004/2727 DATED 16/11/2004 'ERECTION OF A THREE STOREY TEACHING BLOCK'

Decision: 12-01-2007 Approved

16034/APP/2007/3581 Hayes Manor School Wood End Green Road Hayes

DETAILS IN COMPLIANCE WITH CONDITIONS 3, 4, 5, 6, 7 AND 8 OF PLANNING PERMISSION REF.16034/APP/2005/2484 DATED 17-10-2005: ERECTION OF A SINGLE STOREY BUILDING FOR CHANGING ROOM FACILITIES (INVOLVING DEMOLITION OF EXISTING PRE-FAB BUILDING).

Decision: 18-01-2008 Approved

16034/APP/2009/2611 Rosedale College Wood End Green Road Hayes

Outline planning application (all matters reserved) for the redevelopment of the site to provide an 'all through school', comprising a children's centre (30 places), nursery (45 places), 3 form of entry primary school (630 places), and 6 form of entry high school (900 places) with an additional 259 sixth form places. The new school would have a maximum capacity of 1,864 students, a maximum gross internal floor area of 15,012m² and a maximum building height of three storeys. A maximum 131 parking spaces, 5 motor cycle spaces and 5 mini-bus spaces would be provided on the site with access off Wood End Green Road. The proposal would also include provision of a running track around the existing all-weather pitch together with 2 floodlit multi-use games areas.

Decision: 18-02-2010 Withdrawn

16034/APP/2011/2044 Rosedale College Wood End Green Road Hayes

Details in compliance with conditions 6 (landscape maintenance), 7 (traffic management plan), 8 (travel plan), 10 (energy saving measures), 11 (rainwater recycling), 15 (refuse storage details), 16 (disabled parking strategy) 17 (cycle parking) and 18 (lighting strategy) of planning permission ref: 16034/APP/2011/997 dated 28/06/2011; Temporary primary school comprising 3 forms of entry, including nursery, school hall and associated offices, staff room and amenity space.

Decision: 10-10-2011 Approved

16034/APP/2011/997 Rosedale College Wood End Green Road Hayes

Temporary primary school comprising 3 forms of entry, including nursery, school hall and associated offices, staff room and amenity space.

Decision: 28-06-2011 Approved

16034/APP/2012/3158 Rosedale College Wood End Green Road Hayes

Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 13-03-2013 Approved

16034/APP/2013/2699 Rosedale College Wood End Green Road Hayes

Details pursuant to condition 12 (Traffic Management Plan) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 21-01-2014 Approved

16034/APP/2013/3875 Rosedale College Wood End Green Road Hayes

Details in compliance with conditions 7 (landscaping), 8 (levels), 9 (sustainable water management), 10 (drainage), 11 (electric vehicle charging points) and 13 (cycle storage) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 08-09-2014 Approved

16034/APP/2014/1931 Rosedale College Wood End Green Road Hayes

Non-material amendment to planning permission ref: 16034/APP/2012/3158 dated 18/03/13 (demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works) to relocate PV panels; add a window; omit brise soleil; and to make minor alterations to the kitchen roof, landscaping and car park layout.

Decision: 01-07-2014 Approved

16034/APP/2014/211 Rosedale College Wood End Green Road Hayes

Details pursuant to condition 6 (tree protection) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 06-02-2014 Approved

16034/APP/2014/285 Rosedale College Academy Wood End Green Road Hayes Middlesex

Details in compliance with condition 20 (Travel Plan) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 03-03-2014 Approved

16034/APP/2014/3246 Rosedale College Wood End Green Road Hayes

Details in compliance with condition 19 (fire evacuation plan) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two-storey, part single-storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 15-09-2014 Approved

16034/APP/2014/371 Rosedale College Wood End Green Road Hayes

Details pursuant to condition 15 (pedestrian guardrails) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 28-02-2014 Approved

16034/APP/2014/850 Rosedale College Wood End Green Road Hayes

Details pursuant to condition 4 (materials) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 04-06-2014 Approved

16034/APP/2023/2812 Rosedale College Wood End Green Road Hayes

Redevelopment of the Rosedale College site to provide improved teaching and sports facilities. Proposed works to include demolition and renovation of existing buildings, the erection of 2 new buildings, a plant room, social and dining canopies, multi-use games areas, sports fields and football pitches, new parking area and provision of associated infrastructure. Pupil number to remain unchanged.

16034/K/79/1568 Hayes Manor School Wood End Green Road Hayes

Formation of access (P)

Decision: 17-01-1980 Approve Deemed
Hill.

16034/L/79/1495 Hayes Manor School Wood End Green Road Hayes

Extension/Alterations to Educational premises (P) of 120 sq.m.

Decision: 03-10-1979 Approve Deemed
Hill.

16034/N/82/1524 Hayes Manor School Wood End Green Road Hayes

Extension/Alterations to Educational premises (P) of 120 sq.m.

Decision: 12-01-1983 Approve Deemed
Hill.

16034/R/86/0926 Hayes Manor School Wood End Green Road Hayes

Extension/Alterations to Educational premises (P) of 121 sq.m.

Decision: 23-06-1986 Approve Limited
Time

16034/S/87/0057 Hayes Manor School Wood End Green Road Hayes

Erection of 6 floodlighting columns.

Decision: 23-04-1987 Refused

16034/T/88/2583 Hayes Manor School Wood End Green Road Hayes

Erection of 2 storage containers 17/11

Decision: 12-12-1988 Approve Limited
Time

16034/W/88/2721 Hayes Manor School Wood End Green Road Hayes

Erection of a concrete garage for storage of equipment in connection with the school

Decision: 16-02-1989 Approved

16034/X/89/1226 Hayes Manor School Wood End Green Road Hayes

Installation of satelite dish on roof of sports centre.

Decision: 09-08-1989 Approve Deemed
Hill.

16034/Y/90/1100 Hayes Manor School Wood End Green Road Hayes

Installation of 11 floodlights and repositioning of 4 existing floodlights

Decision: 04-09-1990 Approve Deemed
Hill.

16034/Z/90/1351 Hayes Manor School Wood End Green Road Hayes

Installation of three bottle banks

Decision: 22-03-1991 Approve Deemed
Hill.

Comment on Relevant Planning History

The sites planning history is set out above, nevertheless it is important to note the following:

Planning permission has been sought under application No.16034/APP/2023/2812 for 'Redevelopment of the Rosedale College site to provide improved teaching and sports facilities. Proposed works to include demolition and renovation of existing buildings, the erection of 2 new buildings, a plant room, social and dining canopies, multi-use games areas, sports fields and football pitches, new parking area and provision of associated infrastructure. Pupil number to remain unchanged'.

In order to facilitate the ongoing operation of the college during the redevelopment mentioned above, the temporary education facilities and associated infrastructure sought under this application are necessary.

It should also be noted that planning permission was approved in 2011 for a 'Temporary primary school comprising 3 forms of entry, including nursery, school hall and associated offices, staff room and amenity space' under planning application No.16034/APP/2011/997. This application led to the construction of EFAE which in accordance with condition 13, should have been removed within 3 years of permission being granted and the land returned to it's original state as a playing field and MUGA. This condition was not complied with and a nursery has since been accommodated within the building. This facility is being moved to another building opposite the site, which is also owned by the Trust.

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)
The West London Waste Plan (2015)

The London Plan (2021)

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

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.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

DMCI 1 Retention of Existing Community Sport and Education Facilities

DMCI 1A Development of New Education Floorspace

DMCI 3 Public Open Space Provision

DMCI 2 New Community Infrastructure

DMCI 7 Planning Obligations and Community Infrastructure Levy

DMEI 10 Water Management, Efficiency and Quality

DMEI 14 Air Quality

DMEI 2 Reducing Carbon Emissions

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D14 (2021) Noise

LPP D12 (2021) Fire safety

LPP S3 (2021) Education and childcare facilities

LPP T3 (2021) Transport capacity, connectivity and safeguarding

LPP SI12 (2021) Flood risk management

LPP SI13 (2021) Sustainable drainage

LPP T5 (2021) Cycling

LPP GG2 (2021) Making the best use of land

LPP D2 (2021) Infrastructure requirements for sustainable densities

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4 (2021) Delivering good design

LPP D5 (2021) Inclusive design

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

NPPF National Planning Policy Framework 2021

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: **22nd November 2023**

5.2 Site Notice Expiry Date: **29th November 2023**

6. Consultations

External Consultees

A total of 176 neighbouring properties were directly notified of the proposal on 23/10/23. A site notice was displayed at the site that expired on 22/11/23.

1 letter of objection has been received in response to consultation on the application and 1 comment has been received. The responses have been summarised below.

1) The school is a bad neighbour
2) I am struggling to understand the proposed plans
3) A tree is located within the college grounds to the rear of 65 Wood End Green Road. The tree is a nuisance to neighbours and should be removed.

PLANNING OFFICER COMMENTS:

In relation to point 1, the comments are noted and the impact of the proposed development on

neighbouring amenities has been assessed in the main body of this report.

In relation to point 2, the resident was contacted on 10/01/24 and the proposal was explained.

In relation to point 3, the comment is noted, however this not a material planning consideration in the determination of this application.

SPORTS ENGLAND (comments relate to both 16034/APP/2023/2796 and 16034/APP/2023/2812):

As set out in my previous letters, it is proposed to provide two new classroom blocks at the Rosedale College site (Council Ref: 16034/APP/2023/2812). It is further proposed to demolish other buildings on the site and refurbish an outdoor changing block. The school's existing playing field will be affected by the development. The existing 3 court MUGA will be lost. The existing courts are not floodlit. These will be replaced with a single MUGA adjacent to the primary school and the relocation of 2 MUGAs onto the playing field. The school previously had a MUGA in the northern part of the site but the applicant has advised that this is used as a car park. Under the proposals this area will be used to provide replacement grass playing field.

A further application has been submitted for temporary classrooms to support construction of the new buildings (Council ref: 16034/APP/2023/2796) which Sport England has an outstanding objection.

Assessment against Sport England Policy NPPF

a) Exception E1 - Not applicable. It has not been demonstrated that there is an excess of playing pitches in the catchment in terms of both school and community playing pitch provision.
b) Exception E2 - applicable in part. The proposals include a spectator canopy for the existing all-weather pitch.
c) Exception E3 - applicable in part. Parts of the playing field where the new buildings are proposed are not able to be marked out as a pitch. However, this does not apply to all the playing field that will be lost.
d) Exception E4 - applicable in part. Part of the proposal is to replace the affected playing field with land that was previously playing field prior to a planning application for a 'temporary' building in 2011 (Council Ref: 16034/APP/2011/997). This building should already have been removed and the playing field re-instated. Sport England has been advised by the Council that it would be difficult to take enforcement action to remove this building, given the length of time it has been present on the site.
e) Exception E5 - applicable in part. 2 of the 3 existing MUGA courts will be replaced on playing field land. Sport England's Playing Fields Policy explains that proposals for sports facilities on an area of playing field, to replace existing sports facilities displaced by other development does not meet with Exception E5. A cricket practice net is now included within the submitted plans. This meets exception 5 (see drawing number; SRP1077-NVB-00-XX-D-L-1071 Rev P05).

To summarise, the proposals have the following benefits for sport on the site;
- A spectator canopy for the all-weather pitch
- A new cricket practice net facility
- The area of grass playing field lost through the relocation of the MUGAs will eventually be replaced when the temporary buildings are removed.
- The eventual replacement of the grass playing field lost to the 'temporary' buildings in the northern part of the site will allow the school to have a longer grass athletics circuit than can be currently accommodated on the site.
- Refurbishment of the changing rooms
- New activity studio (150 sq. m) and 2 x new changing rooms
In our previous response, we provided comments from the Football Foundation about maintaining access

to the site during the construction period. The applicant has provided a plan showing the phases of the development (Rosedale College Sports Facility Summary SRP1077-NVB-00-XX-T-L-1901-P02 date of issue - 15/01/2024), demonstrating that community use of the artificial pitch and changing provision with parking can be made available during the construction period. This information has been shared with the Football Foundation. The England & Wales Cricket Board has also been sent a copy of proposals for the new cricket practice nets now proposed.

Sport England's position
In light of the above characteristics relating to this site and the planning application, on this occasion, Sport England is satisfied that there will be limited
harm to sport and recreation provision on the site and that the overall scheme will improve sporting opportunities and bring wider benefits to sport. Sport England therefore withdraws its objection to the above applications. This on the understanding that the Council will undertake enforcement action if the planning conditions set out below are not enforced and that it will seek to ensure that all temporary buildings are removed from the site.

Required planning conditions
The following planning conditions are required for planning application 16034/APP/2023/2796 and 16034/APP/2023/2812;

(1) Prior to the commencement of works above ground level a playing field restoration scheme for the site edged red on Drawing No. SRP1077-NVB-00-XX-D-L-1071 Plan 3 has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The restoration scheme shall provide details of the following:
(i) existing and proposed ground levels;
(ii) existing and proposed soil profiles;
(iii) measures to strip, store and re-spread soils to avoid soil loss or damage;
(iv) measures to dispose of/accommodate waste materials on the site;
(v) drainage measures including where appropriate under drainage;
(vi) proposed seeding, feeding, weeding and cultivation measures;
(vii) boundary treatment;
(viii) five year aftercare and maintenance arrangements;
(ix) installation of equipment (e.g. goal posts);
(x) restoration and maintenance programme.

The temporary buildings will be removed from the site and the playing field shall be restored in accordance with the approved scheme and made available for use within 18 months of occupation of the new school buildings permitted under Council ref: 16034/APP/2023/2812.
Reason: To ensure the site is restored to a condition fit for purpose and to accord with Development Plan.

Informative: It is recommended that the restoration scheme is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

(2) The playing field and pitches shall be constructed and laid out in accordance with the Drawing No. SRP1077-NVB-00-XX-D-L-1071 Plan 3 and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use within 18 months of occupation of the development hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to ensure the site is restored to a condition fit for purpose and to accord with relevant policies in the Local Plan.

(3) Prior to the commencement of works above ground level a scheme for the management and maintenance of playing field drainage for the replacement playing field area, including a management and maintenance implementation programme, shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The playing fields shall thereafter be managed and maintained in accordance with the approved scheme.
Reason: To ensure the quality of pitches is satisfactory and that they are available for use before development (or agreed timescale) and to accord with Development Plan.

Informative: Sport England recommend that the drainage assessment and improvement/management scheme is undertaken by a specialist turf consultant.
Guidance; Good quality and well maintained drainage systems are fundamental to improving the use of playing field land. Sport England has strong links with the grass pitch National Governing Bodies who are keen to bring expertise to the drainage of playing fields, and the Design Guidance Note "Natural Turf for Sport" was revised in 2011 after consultation with the National Governing Bodies.

MUGA & Cricket facility
(4) Prior to the commencement of works above ground level details of the design and layout of the replacement MUGAs and cricket practice net facility have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England]. The MUGAs and cricket practice net facility shall not be constructed other than in accordance with the approved details and completed before occupation of the development hereby permitted.
Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy **.
Phasing
The amended playing fields/sports facilities shall be provided in accordance with the details set out in the planning application, Rosedale College Sports Facility Summary SRP1077-NVB-00-XX-T-L-1901-P02 and SRP1077-NVB-00-XX-D-L-1071 Rev P05.
Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Development Plan Policy **.

Community use
A community use agreement is required for all of the school's facilities including the playing field, activity studio, outdoor changing block, sports hall and the artificial pitch.
(3) Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall, artificial pitch, activity studio, outdoor changing pavilion, cricket practice nets and grass pitches and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."
Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan.

Informative: Guidance on preparing Community Use Agreements is available from Sport England. http://www.sportengland.org/planningapplications/ For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

The Council should also seek to condition the planning application details (including the construction phasing plan provided), to ensure that community use can continue during construction.

Determining the application
If the LPA is minded to approve the application without imposing the above conditions/securing the S106 agreement, then Sport England objects to the application as these conditions are required to secure the replacement area of playing field and benefits to sport highlighted above

THAMES WATER:

Waste comments
We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team. Application forms should be completed on line.

Surface water drainage comments
Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

WASTE WATER and Sewer Water works
we would not have any objection to the above planning application, based on the information provided.

Water Comments
With regard to water supply, this comes within the area covered by the Affinity Water Company.

PLANNING OFFICER COMMENT:
Issues regarding drainage have been addressed in section 7.17 of this report.

LONDON FIRE BRIGADE:

The Applicant is advised to ensure the plans conform to Part B of Approved Document of the Building Regulations and that the application is submitted to Building Control/Approved Inspector who in some circumstances may be obliged to consult the Fire Authority.

I also enclose Guidance note 29 on Fire Brigade Access similar to that in B5 of the Building Regulations. Particular attention should be made to paragraph 16, Water Mains and Hydrants, by the applicant.
If there are any deviations from the guidance in ADB) vol 1 and 2: B5 Access and facilities for the fire service in relation to water provisions, then this information needs to be provided to the Water Office (water@london-fire.gov.uk) to discuss the proposed provision.

If there are any deviations to Brigade access and facilities then this information needs to be provided to Fire Safety Regulation to review the proposed provision. Once we have received this information then the LFB can provide a response on the consultation and advice in regards to hydrants upon receipt of an appropriate site plan showing premises layout, access to it, and water supply infrastructure if available.

PLANNING OFFICER COMMENT:
The requirement for the building(s) to conform to Part B of Approved Document of the Building Regulations is not a material planning consideration and would be addressed at the building control stage.

MET POLICE: No comments received.

HEALTH AND SAFETY EXEUTIVE: No Objection

Internal Consultees

ACCESS OFFICER:

This development which seeks to erect temporary teaching units for a period of 18-24 months has been assessed against the requirements of London Plan policy D5. The temporary block would replace the existing technology block during the construction phase. It is understood that the temporary block would be demolished following completion and occupation of the new teaching building. The ground floor presents what appears to be level access from the external environment. The internal layout appears to be satisfactory, with an accessible WC facility. People that cannot use the staircase would not be able to gain access to the first floor, however, the provision for the future lift is noted on plan. The following condition should be attached to any approval:
Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.
REASON: To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5.

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.
REASON To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 of the London Plan (2021). Conclusion: no objection is raised on the basis that the building would be a temporary structure for a period not exceeding 24 months.

PLANNING OFFICER COMMENT:
The application proposes 1 new temporary building (EFAF) and the re-purposing of an existing building to offset the temporary loss of educational floorspace whilst the wider redevelopment is undertaken. The request for a pre-commencement level access condition would appear to be onerous given the permission is proposed to expire within 24 months. As such a compliance condition pertaining to the requirement for

the temporary block to meet the highest accessible standards which includes ramped/level access, door and corridor widths being designed to meet the needs of disabled persons, will be attached to the decision notice should the Council be minded to approve the application.

DESIGN OFFICER:

I have no objection to the proposals for the temporary building.

NOISE OFFICER:

Based on the information provided I consider it unlikely that a significant adverse noise impact would be caused by the proposed development and have no further comment to make at this time.

HIGHWAYS OFFICER:

The above planning application has been reviewed by the Highway Authority and whilst there are no principle objections there are some aspects of the proposal which raises concerns, these could be addressed by the imposition of planning conditions.

From the information provided there does not appear to be any provision for on-plot contractor parking. This raise concerns as it is anticipated that contractors would resort to parking on-street. This parking displacement may manifest itself in injudicious and indiscriminate parking that impedes the free flow of traffic and presents a risk to road safety, this would be contrary to the published London Plan (2020) Policy T4 Assessing and mitigating transport impacts with requires that "development proposals do not increase road danger".

The Highway Authority require a Planning Condition obliging the applicant to provide information regarding the maximum number of people that would be working on-site and plans submitted to the Council for approval showing where they would park.

It is mentioned in the Rosedale College Construction Environmental Management Plan Revision D - Nov 2023 that deliveries would be accepted between 08:00 and 17:00h. which would not be acceptable. Whilst 08.00 to 17.00h could be acceptable for site working hours, deliveries and waste removal vehicles should be restricted to 09.30 to 15.30h to avoid school drop off and pick up times. The Highway Authority require a Planning Condition requiring the applicant to submit a revised Construction Environmental Management with amended delivery times.

The Rosedale College Construction Environmental Management Plan Revision D - Nov 2023 is vague regarding HGV movements, the figures provided are only approximations. The Highway Authority require that the applicant confirms what the maximum number of HGV movements generated would be, this should then be reported in an amended Construction Environment Management Plan which should form part of any forthcoming planning permission. This should be secured by a Planning Condition.

The Transport Statement usefully provides swept path drawings for 10.7m refuse and a 7.5t delivery vehicle though no details have been provided for access and egress for construction vehicles. Concerns are raised particularly regarding the delivery and removal of large plant, including cranes, on low loaders. Swept path analysis for the largest vehicles accessing the site on all phases would be required. The Highway Authority require that the Transport Statement is amended to include this information. Subject to the above there are no highway objections to this proposal.

PLANNING OFFICER COMMENT:

The relevant details are recommended to be secured by condition if the application is determined to be approved.

ENERGY OFFICER:

Given the nature of the development (for up to 2 years) then the carbon impacts are minimal. An Energy Strategy has been submitted outlining the likely carbon impacts and how the applicant is proposing to minimise them. We have no comment to make on the Strategy.

PLANNING POLICY OFFICER:

Policy Comments relate application No.s 16034/APP/2023/2812 and 16034/APP/2023/2796

Proposal
The proposal is for redevelopment of Rosedale College which will include demolition and renovation of existing buildings and erection of 2 new buildings. The proposal also includes a new MUGA and sports facilities.

Re-provision of Educational Floorspace
The proposed development would result in the loss of existing buildings but will be permitted as 'any replacement/relocated facilities would provide the same level of accessibility and standard of provision as that of the existing facility' as noted in Policy DMCI 1 of the Local Plan. Further to this, Policy DMCI 1A identifies criteria including part B which discusses impact on green open space. Part C (iii) of this same policy states- 'the local highway network and its ability to accommodate new or additional school trips without adverse impact on highway safety and convenient walking and cycling routes to schools', therefore this must also be considered.

Existing Nursery Block
I would note that the proposal involves a loss of a private day nursery in the northwest of the site. The Council would typically seek the retention or re-provision of such facilities. However, it is noted that the private nursery is currently located on land that was meant to be restored as part of the permitted scheme from 2013 (16034/APP/2012/3158). This proposal seeks to return it back to playing fields, which is supported in line with the previous permission, but therefore does not constitute an uplift in new playing fields.

Loss of Sports Facilities
According to the plans, there is a minor loss of sports facilities. This consists of:
Reduction in size of existing MUGA pitches
Use of existing open green space to facilitate this relocation
The implementation of the 'Central Plant Building Energy Centre' is located on existing open green space.

These three points amount to a loss of sports facilities, and this will need to be weighed against the other benefits of the scheme, in particular the expansion of educational facilities.

PLANNING OFFICER COMMENT:
The principle of the development has been discussed in section 7.1 of the report.

AIR QUALITY OFFICER:

No objection.

CONTAMINATED LAND OFFICER:

No Objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 99 of the NPPF (2023) states:

It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive, and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Policy S3 of the London Plan (2021) sets out support for improving education and early years provision across London.

Policy DMCI 1A of the Hillingdon Local: Part 2 - Development Management Policies (Jan 2020) states that proposals for new schools and school expansions will be assessed against the following criteria:

A) The size of the site, its location and suitability to accommodate a new school or school expansion taking account of compatibility with surrounding uses, and existing planning policy designations (e.g. conservation areas, MOL, Green Belt).
B) The impact on green open space, games pitches, outdoor play and amenity space, taking account of the character of the area, whether the site is within an area of open space deficiency and whether the school has sufficient outdoor space for play and games.
C) The location and accessibility of the site in relation to:
i) the intended catchment area of the school;
ii) public transport; and iii) the local highway network and its ability to accommodate new or additional school trips without adverse impact on highway safety and convenient walking and cycling routes to schools.
D) The extent to which the building design contributes towards the government target that schools and colleges should be zero carbon from 2016.

Policy DMCI 3 of the Hillingdon Local Plan : Part 2 - Development Management Policies (2020) confirm that planning permission will not normally be granted for proposals which involve the loss of land used (or where the last authorised use was) for playing fields.

Policy S5 of the London plan supports the provision and retention of sports and recreation facilities. The policy states:

B Development proposals for sports and recreation facilities should:

1) increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling
2) maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities
3) support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities, and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity.

C Existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless:

1) an assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements (for the existing or alternative sports and recreational provision) at the local and sub-regional level. Where published, a borough's assessment of need for sports and recreation facilities should inform this assessment; or
2) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
3) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Policy DMCI 1 of the Hillingdon Local: Part 2 - Development Management Policies (Jan 2020) states proposals involving the loss of an existing community facility will be permitted if:

A) the specific use is no longer required on-site. In such circumstances, the applicant must provide evidence demonstrating that:
i) the proposal would not lead to a shortfall in provision for the specific use within the local catchment area;
ii) there is either no demand for another suitable social infrastructure use on-site, or that the site/premises is no longer appropriate for social infrastructure uses;
and iii) any replacement/relocated facilities for the specific use provides a level of accessibility and standard of provision at least equal to that of the existing facility.
B) the activities carried out are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents;
and C) the redevelopment of the site would secure an over-riding public benefit.

Having regard for the above policies it is clear that there is significant support at national, regional and local level for the retention and improvement of community facilities.

The application seeks temporary permission for up to 24 months for a two-storey building (Use Class F1) in order to facilitate wider redevelopment proposed under application ref 16034/APP/2023/2812. In addition, EFAE would be repurposed to accommodate teaching space lost temporarily during the decanting and redevelopment of the wider Rosedale College site. Evidently, the proposal would not result in the loss of a community facility, and forms part of a development programme which would suitably provide an enhancement to educational facilities which is supported in principle.

The building would result in the loss of approximately 1126sqm of outdoor play space. However, the building is temporary and therefore the loss of the playing field is temporary. A planning condition has been recommended on the building to ensure it is removed. Assurance of the temporary building's removal is further supported by the larger redevelopment of the site (16034/APP/2023/2812), which would see both the proposed building and temporary building north of the temporary building

removed and turned into playing fields.

In addition to the above, the proposed development would support vast improvements in the wider sites provision of education and sports facilities. Those benefits are set out in application no. 16034/APP/2023/2812 and include:

- Provision of 450m² Spectator Canopy (not on playing field)
- Provision of 273m² All-Weather 2-Lane Cricket Practice Facility
- Refurbished changing rooms (in building EFAD)
- 2 new Changing Rooms for 44 people with Hygiene Room (in building NTB1)
- Provision of 150m² New Activity Studio (in building NTB1)
- Provision of New sports pitches
- 3 New MUGA's (approximately 2250m2) replacing 3 existing MUGA's (approximately 2253m2). The 3 existing MUGA's are located together in the middle of the site. The new layout involves a single MUGA and a pair of MUGA's. The size of the replacement MUGA's is comparable, and the layout would enable staff to split younger and older students. It would also allow for outdoor sports activities to be better managed across the site and age groups.
- A community use agreement to be secured via condition (on 16034/APP/2023/2812) which will enable the public to use all existing and proposed school facilities including the playing field, activity studio, outdoor changing block, sports hall and artificial pitch.
- Removal of unsafe and inefficient teaching blocks (EFAE and EFAB) which are used by members of the public
- Provision of 2 contemporary, more energy efficient teaching blocks

The temporary loss of playing field is therefore considered to be a acceptable in this circumstance, as it would support the provision of improved sports and recreational facilities on the site and public benefits which clearly outweigh the temporary loss of playing field. Notwithstanding this point, a condition is to be added to the decision notice if the Council were minded approving the application which will require the removal of the buildings within 24 months of approval. Subject to the above planning condition, the development is considered to be acceptable in principle.

7.02 Density of the proposed development

Not applicable.

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

Not applicable.

7.04 Airport safeguarding

Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (2020) states:
A) The Council will support the continued safe operation of Heathrow Airport and RAF Northolt and will consult with the airport operator on proposals in the safeguarded areas. Proposals that may be a hazard to aircraft safety will not be permitted.
B) In consultation with the Airport Operator, the Council will ensure that:
i) areas included in Airport Public Safety zones are protected from development which may lead to an increase in people residing, working or congregating in these zones; and
ii) sensitive uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.

The application site is not located within an air safeguarding zone. Further, no additional elements of landscaping or planting is proposed as part of the application which would encourage the nesting of

birds. As such, the proposed development would accord with Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (2020).

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

Paragraph 135 of the NPPF (2023) states 'Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c)are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, 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 and resilience.

Policies D1, D3 and D4 of the London Plan (2021) require development proposals to be of high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.

Hillingdon Local Plan Part 1: Strategic Policies (2012) Policy BE1 states 'The Council will require 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. All new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.'

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: 'All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.'

Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

Rosedale College is sited on the south side of Wood End Green Road in a predominantly residential area. The campus includes numerous educational facilities for varying ages. Buildings vary in design and size. The proposed building would be approximately 51m wide, 34m deep and 6.9m high. It would be sited within the college campus, amongst other educational buildings and facilities, and would therefore be in keeping with the areas character and the visual amenities of the site. The two storey building would be sited near to the middle of the site behind an existing building, due to its moderate height, position and significant separation distance from Wood End Green Road, Leven Way, Cromwell Road and Varcoe Gardens, the proposal would not be visible from neighbouring streets and would therefore cause no harm to the appearance of the area.

Other buildings that are designed to be temporary exist within the site, as such the proposed building would not be visually out of character. In addition to the above, the building is temporary and therefore its visual impact is temporary.

Formalising an existing area used for car parking within the site would have no adverse visual impact, nor would turning the existing hard-surfaced MUGA into additional car parking have any adverse visual impact.

Taking into consideration the above, the development is considered to have an acceptable visual impact.

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Similarly, Policy D3 of the London Plan (2021) states that development proposal should 'deliver appropriate outlook, privacy and amenity'.

The nearest residential properties would be in excess of 28 metres to the west of the temporary block EFAF. The ramp and external staircase would be located on the western elevation which would remain 25 metres from the rear elevation of the properties to the west and at least 12 metres from the rear gardens of these properties. Due to its size and separation distance from neighbouring properties, the proposed building would cause no harm to neighbouring amenities in terms of a loss of outlook, privacy or light. This is evidenced within the overshadowing assessment which has been submitted in support of the application.

The development would not result in harmful noise impacts to neighbours, due to its separation distance from those surrounding the site, as well as the fact that the building will be used to house existing students (during the wider redevelopment of the site) and not additional students.

The new parking areas are next to existing parking areas on the site and are a significant distance from neighbours, this being the case the proposal is unlikely to lead to any harmful light spillage to neighbours.

Construction noise and additional movement related impacts (associated with people and vehicles) will be managed by recommended conditions which require a robust Construction Management Plan.

It should also be noted that construction works are temporary and therefore so are the associated

impacts. The Environmental Protection Act (1990) and Pollution Act (1974) are in place to ensure that construction works are carried out in an appropriate and environmentally friendly manner.

Taking into consideration the above the proposal is considered to have an acceptable impact on neighbouring amenities.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy DMT 2 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states:
'Development proposals must ensure that:
i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
iii) safe, secure and convenient access and facilities for cyclists and pedestrians are satisfactorily accommodated in the design of highway and traffic management schemes;
iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.'

Policy DMT 5 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states:
'A) Development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network, including:
i) the retention and, where appropriate, enhancement of any existing pedestrian and cycle routes;
ii) the provision of a high quality and safe public realm or interface with the public realm, which facilitates convenient and direct access to the site for pedestrian and cyclists;
iii) the provision of well signposted, attractive pedestrian and cycle routes separated from vehicular traffic where possible; and
iv) the provision of cycle parking and changing facilities in accordance with Appendix C, Table 1 or, in agreement with Council.'

Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states:
'Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:
i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

The Mayor of London adopted a new and revised London Plan in March 2021, consequently the car parking standards set out in the London Plan take precedence over those in the Local Development Plan, except where the Local Plan specifies lower local maximum standards.

The existing site access would be used for the proposed development.

The proposal seeks to formalise an existing parking area creating 42 parking spaces, 5 of which

would have electrical vehicle charging points and 4 of which will be designed to accessible standards.

The proposal also seeks to create a 46-space temporary car park, with 3 accessible spaces and 30 temporary cycle parking spaces. The car parking area is temporary and would be removed alongside the temporary building within 18 months of occupation of the new school buildings. A condition is recommended to this effect.

Taking into consideration that the existing non formal car park has been used for parking a similar number of vehicles, the 42-space provision is considered to be acceptable. The additional 46 car parking spaces are to aid in ensuring that the 70 spaces currently used by the college are provided elsewhere on the campus during construction. The total provision of 88 spaces in the proposed location would aid in directing education related traffic to the northwest of the site whilst construction works go on in the southeast of the site. This arrangement would improve safety for the sites users whilst construction takes place.

In commenting on the application, the Councils Highway Officer has raised no objection to the proposed temporary parking provision or the formalisation permeance of the additional spaces. However further details relating to construction management are required and these are to be secured by condition.

7.11 Urban design, access and security

URBAN DESIGN

Please see Section 07.07 of the report.

ACCESS

Please see Section 07.12 of the report.

SECURITY

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Where relevant, these should be included in the Design and Access Statement. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:
i) providing entrances in visible, safe and accessible locations;
ii) maximising natural surveillance;
iii) ensuring adequate defensible space is provided;
iv) providing clear delineations between public and private spaces; and
v) providing appropriate lighting and CCTV.

This is supported by Policy D11 of the London Plan (2021).

The development would not compromise the security of the school site and would be located within a contained area of the site, with boundary fencing separating the development and the school car park. The development is considered to accord with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) and Policy D11 of the London Plan (2021).

7.12 Disabled access

Policy D5 of the London Plan (2021) states Development proposal should achieve the highest standards of accessible and inclusive design. They should:

1) be designed taking into account London's diverse population
2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
4) be able to be entered, used and exited safely, easily and with dignity for all
5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

In terms of location, the new educational facilities would be sited within an existing campus and would therefore be as accessible as existing educational facilities within and surrounding the site. Disabled parking is proposed close to temporary buildings. The temporary block would not benefit from level access therefore ramps are required to provide access to some of the entry points around the facades and this stems from the need to raise the entry points up 0.45 m above ground level. This would result in a 3 tier step and associated ramp which will have a level access platform providing adequate access for those pupils and teachers with a disability. The internal layout of the buildings includes toilets at ground floor and stairs are proposed to provide access to the second storey of the temporary building which is considered to be acceptable. Conditions are recommended on the decision notice to ensure that the temporary block is designed to the highest possible accessible standards.

The development is therefore considered to be acceptable in terms of accessibility, subject to conditions.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020) require that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should enhance amenity, biodiversity and green infrastructure. 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.

There are no Tree Preservation Orders or Conservation Area designations affecting the site and there are no trees within the site which are to be removed. In essence, the proposal would redevelop an area of hardstanding or MUGA space.

The proposed temporary block would facilitate the development of a wider school enhancement project under application reference 16034/APP/2023/2812. Due to the nature of the proposal and physical constraints of the site, there is no proposal or need for tree planting. It is considered unreasonable to strictly apply the policy in this instance, given the nature and reason for the proposal. As such, the proposal is not considered to be contrary to Policy DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020).

7.15 Sustainable waste management

Policy DMHB 11 states:
D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

A temporary waste collection facility is shown on the submitted plans to the west of the site entrance. Adequate waste facilities would therefore be provided for the proposal and waste would be collected in the same manner that existing waste from the site is collected.

7.16 Renewable energy / Sustainability

Policy SI 2 of the London Plan (2021) states residential development should achieve at least a 10% improvement beyond Building Regulations 2013.

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan targets.

Given that the proposal is for a temporary teaching block and the internal re-purposing of an existing block for temporary teaching space the requirement for energy savings on site is limited. However an Energy Statement prepared by Premier Modular, has been submitted in support of the proposed development. The statement confirms that measures will be incorporated into the scheme to aid in supporting energy efficiency and sustainability. These include the use of LED lighting, ceiling and wall mounted inverter air conditioning units which have a lower energy usage.

The proposal has been reviewed by the Council's Energy Officer who has raised no objection.

7.17 Flooding or Drainage Issues

Policy SI12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 of the London Plan (2021) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused. Policy DMEI 10 states that development within areas identified at risk from surface water flooding which fail to make adequate provision for the control and reduction of surface water runoff rates will be refused.

The application site is located in Flood Zone 1 where there is a low probability of risk of flooding from rivers or seas. As such, all forms of development are acceptable in this location, in terms of fluvial flood risk.

The submitted flood risk assessment (HSP2022-C3886-C&S-FRAS1-536) concludes that the development would be appropriate in Flood Zone 1 and that it would not put additional people at risk of flooding. It also states:

'Temporary accommodation will increase the surface runoff during the construction phase. Mitigation measures will have to be implemented to accommodate the increased surface water runoff.' The

submitted drainage layout plans indicate that an underground storage create would be constructed to capture any surplus surface water during the lifespan of the temporary buildings. Once the wider redevelopment scheme is complete and the buildings are occupied, the EFAE & EFAF buildings will be removed and the land restored to its former use as a playing field. This would enhance the natural attenuation on site.

Given the temporary nature of the proposed development, it is not considered that SUDS measures above those set out above are required. As such the development would accord with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

7.18 Noise or Air Quality Issues

NOISE:

Issues regarding the developments noise impacts have been discussed in section 7.8 of this report.

Should the application be approved a condition requiring a construction management plan would be recommended, in order to ensure construction noise and disturbance during the construction phase is minimised as far as practicable.

AIR QUALITY:

Policy EM8 of the Hillingdon Local Plan: Part 1 (2012) states that the Council will seek to safeguard and improve all land, water, air and noise quality. All development should not cause deterioration in the local air quality levels and should ensure the protection of both existing and new sensitive receptors. Policy SI 1 of the London Plan (2021) further supports this.

Policy DMEI 14 of the Hillingdon Local Plan: Part 2 (2020) states:
A) Development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants.
B) Development proposals should, as a minimum:
i) be at least "air quality neutral";
ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and
iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

The proposed development site is located within a Hillingdon Air Quality Management Area.

Other than construction traffic, the proposal would not result in any permanent increase in vehicle movements, as the proposed car parking spaces are either existing spaces being formalised or temporary spaces to offset the temporary loss during the wider redevelopment of the site (No.16034/APP/2023/2812). The proposal would therefore not result in any permanent increase vehicle trip generation which would increase on site emissions. The Councils Air Quality Officer has reviewed the application and raised no objection to the proposed development.

7.19 Comments on Public Consultations

The issues raised during the consultation process have been addressed in the sections above.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre. The proposed development is not CIL Liable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

Not applicable.

8. Observations of the Borough Solicitor

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

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

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

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

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

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when

compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

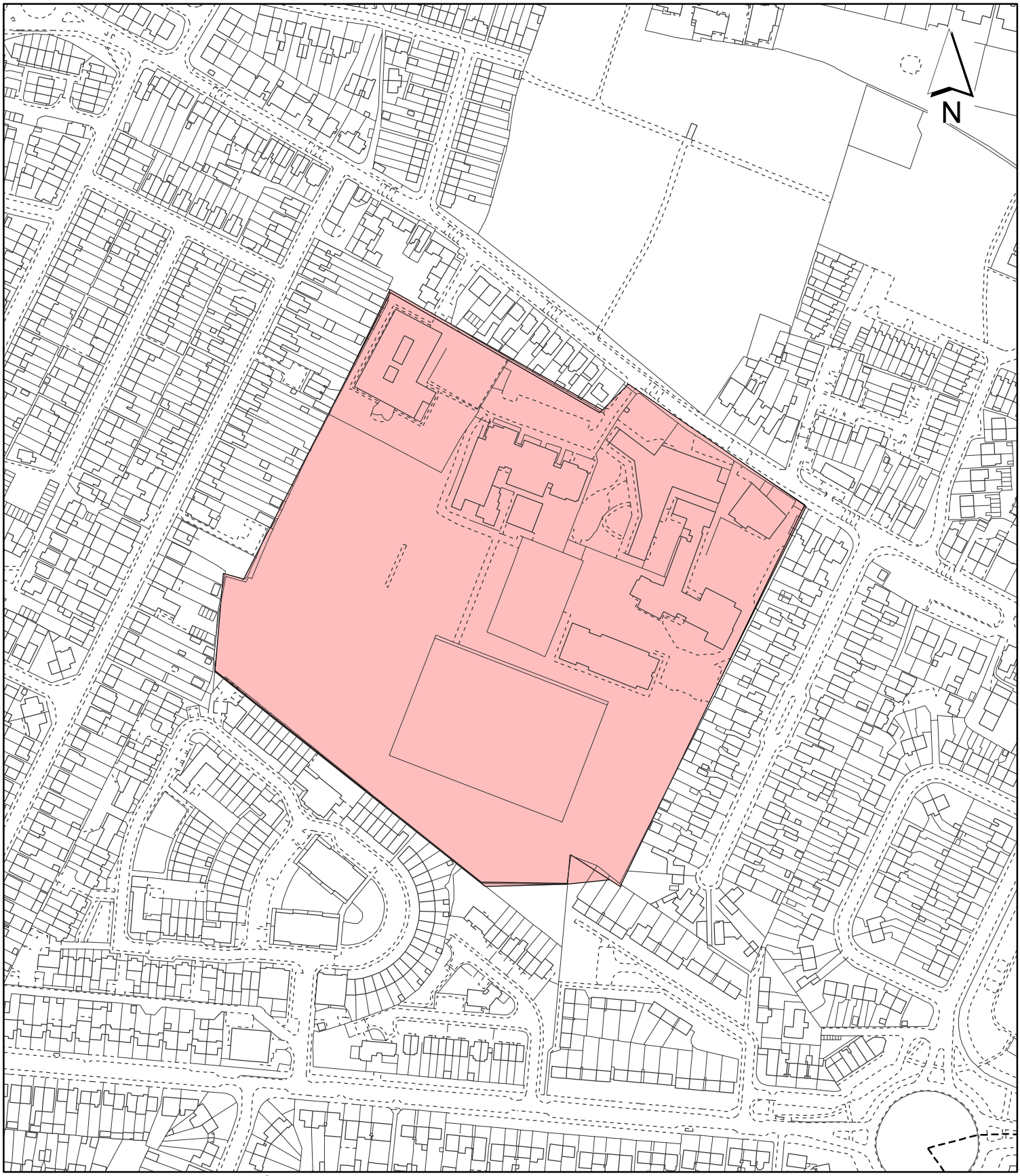
This application seeks temporary permission for a period of up to two years for the construction of a two-storey academic building (Use Class F1) and re-purposing of an existing building, in order to facilitate the wider re-development of the Rosedale College campus under application reference 16034/APP/2023/2812. The proposal is considered to be acceptable in principle and with regard to its impact on neighbour amenity, character of the area, local highway network, flooding, trees, landscaping and access.

For the reasons set out in detail within this report, it is recommended that temporary planning consent is grant, subject to conditions.

11. Reference 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)
The West London Waste Plan (2015)
The London Plan (2021)
NPPF (2023)

Contact Officer: Haydon Richardson **Telephone No:** 01895 250230



Notes:

Site boundary

For identification purposes only.

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Site Address:

Rosedale College
Wood End
Green Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
16034/APP/2023/2796

Scale:
1:3,000

Planning Committee:
Minor Page 276

Date:
February 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address:	CIVIC CENTRE HIGH STREET UXBRIDGE
Development:	Alterations to the existing covered walkway between the Corporate entrance and the Middlesex Suite (2nd level of the building) to form a fully enclosed link by installing new windows and glazed screens. Formation of new entrance door (1st level of the building) to North Quadrant.
LBH Ref Nos:	14805/APP/2023/3274
Drawing Nos:	Design and Access Statement (revised - 22.12.23) APL015 Rev B APL012 Rev C APL005 Rev C APL004 Rev B APL001 Rev D APL002 Rev A APL014 Rev A APL013 Rev A APL011 Rev B APL003 Rev B APL010 Rev C
Date Plans received:	13-11-2023
Date(s) of Amendments(s):	10-11-2023 01-02-2024
Date Application valid	13-11-2023

RECOMMENDATION: Grant Listed Building Consent, subject to conditions.

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises the Civic Centre on the High Street, Uxbridge. The building is Grade II listed.

The Civic Centre is sited on an irregularly-shaped corner plot, between the High Street to the approximate north, and the curving dual-carriageway of Hillingdon Road to the east and south. The building is accessed across a large square which opens up from the High Street. The main entrance is to the south of the square. Behind, the council offices have a diamond-shaped footprint and a stepped profile of three and four storeys, set over a semi-basement car park. To the east of the square, connected behind the main entrance, is a second, more irregularly shaped part of the complex. This contains the council chamber, civic suite and registry office, and also has parking beneath.

The application site is not located within a designated Conservation Area, albeit the Old Uxbridge /

Windsor Street Conservation Area lies beyond the Civic Centre to the north. The site lies within the designated Town Centre of Uxbridge.

1.2 Proposed Scheme

The application proposes alterations to the existing covered walkway between the Corporate entrance and the Middlesex Suite to form a fully enclosed link by installing new windows and glazed screens. In addition, it seeks to form a new entrance door to 1 North Quadrant. The new entrance door to the North Quadrant would be situated on level 1 of the building. It would be situated adjacent to an existing entrance which serves as a staff entrance to the building. The new opening would be formed in an existing solid wall and would comprise double glazed aluminium doors fixed with anti-reflective coating.

This application for Listed Building Consent is accompanied by an application for full planning permission for relevant works which require planning permission (ref.14805/APP/2023/3254).

During the course of the consultation, a number of objections received raised concerns that the scheme appeared to include a change of use of part of the Civic Centre to a Library. It is important to note that this listed building consent application (and associated planning application) do not include a change of use and only seek to alter the access arrangements (1st level) and reconfigure/create new floorspace within the 2nd level of the building (as described above). No decision has been made by the Council in respect of a possible relocation of Uxbridge library and for the avoidance of any doubt, amended plans were submitted for this application which remove any reference to a library. Planning permission for change of use would be required should the Council seek to relocate Uxbridge library to the Civic Centre in the future. Such a planning application would be subject to public consultation.

In addition to the amendments to omit reference to a library, other amendments and clarifications were received during the application process, to amend the location plan, as well as the internal and external works, in response to comments from the Council's Conservation Officer.

Neighbours and consultees were re-consulted on amended plans on 9th January 2024.

1.3 Relevant Planning History

14805/APP/2023/3254 CIVIC CENTRE HIGH STREET

Alterations to the existing covered walkway (2nd level of building) between Corporate entrance and the Middlesex Suite to form a fully enclosed link by installing new windows and glazes screens. Formation of new entrance door (1st level of the building) to 1 North Quadrant (revised plans)

Decision: **Appeal:**

14805/APP/2023/3035 CIVIC CENTRE HIGH STREET

Installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof, 1no. ASHP on the chimney roof with one thermal buffer, and 4no. ASHPS within the service yard surrounded by a 2.1m high, red metal louvre fencing and one thermal buffer. Replacement of existing timber beams and roof covering of the cooling tower roof. Installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof. On the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure.

Decision: 20-12-23 Approved **Appeal:**

14805/APP/2023/3037 CIVIC CENTRE HIGH STREET

Installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof, 1no. ASHP on the chimney roof with one thermal buffer, and 4no. ASHPS within the service yard surrounded by a 2.1m high, red metal louvre fencing and one thermal buffer. Replacement of existing timber beams and roof covering of the cooling tower roof. Installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof. On the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure. Installation of secondary glazing and cavity wall insulation.

Decision: 20-12-23 Approved **Appeal:**

14805/APP/2023/2336 CIVIC CENTRE HIGH STREET

The replacement of a failed flat roof covering (behind parapet walls); replacement of defective pv panels on a like-for-like basis. Joinery, brickwork and concrete repairs; the replacement of single glazed Crittall windows with double glazed Crittall windows. Installation of air source heat pumps to service yard, with associated screening, and removal of a suspended ceiling within the function suite, all within the Middlesex Suite.

Decision: 06-10-23 Approved **Appeal:**

14805/APP/2023/2337 CIVIC CENTRE HIGH STREET

The replacement of a failed flat roof covering (behind parapet walls); replacement of defective pv panels on a like-for-like basis. Joinery, brickwork and concrete repairs; the replacement of single glazed Crittall windows with double glazed Crittall windows. Installation of air source heat pumps to service yard, with associated screening, and removal of a suspended ceiling within the function suite, all within the Middlesex Suite. (Application for Listed Building Consent).

Decision: 06-10-23 Approved **Appeal:**

14805/APP/2023/2241 CIVIC CENTRE HIGH STREET

The application of plain - silver etch frosted vinyl applied to lower part of the internal windows on the ground floor office in Link 1A, with a reverse cut logo on the window closest to the door (Application for Listed Building Consent) REVISED DESCRIPTION

Decision: 21-09-23 Approved **Appeal:**

14805/APP/2022/3482 CIVIC CENTRE HIGH STREET

Proposed informative signage (Application for Listed Building Consent)

Decision: 09-01-23 Approved **Appeal:**

14805/APP/2022/2207 CIVIC CENTRE HIGH STREET

Details pursuant to the discharge of Conditions 5 (lift details), 6 (handrail) and 7 (brickwork and mortar) of Listed Building Consent ref. 14805/APP/2022/1345, dated 27/06/22 (Installation of new access ramp along the perimeter of the civic building constructed within the footprint of planting bed and external steps to provide level access to the terrace external to the South-East entrance of the Civic Centre. A new pit-mounted wheelchair platform lift to provide level access between the external terrace and internal ground floor level).

Decision: 15-09-22 Approved **Appeal:**

14805/APP/2022/1345 CIVIC CENTRE HIGH STREET

Installation of new access ramp along the perimeter of the civic building constructed within the footprint of planting bed and external steps to provide level access to the terrace external to the South-East entrance of the Civic Centre. A new pit-mounted wheelchair platform lift to provide level access between the external terrace and internal ground floor level (Application for Listed Building Consent).

Decision: 27-06-22 Approved **Appeal:**

14805/APP/2022/1033 CIVIC CENTRE HIGH STREET

Proposed informative signage (Application for Listed Building Consent)

Decision: 27-05-22 Approved **Appeal:**

14805/ADV/2019/2 CIVIC CENTRE HIGH STREET

Informative signage for public visiting Civic Centre

Decision: 19-03-19 Approved **Appeal:**

14805/APP/2018/4038 CIVIC CENTRE HIGH STREET

Proposed fixing of a new information sign to the external wall (Listed Building Consent)

Decision: 07-03-19 Approved **Appeal:**

Comment on Planning History

Relevant history listed above.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 14th February 24

2.2 Site Notice Expiry Date: Not Applicable

3. Comments on Public Consultations

EXTERNAL CONSULTEES

92 neighbouring properties and The Mall Pavilions were consulted by letter dated 21st of November 2023.

As previously noted, neighbours and consultees were re-consulted on amended plans on 9th January 2024. This re-consultation also included the erection of a new site notice and the publication of a new press notice. The latest consultation deadline (the press notice) expires on 14th February 2024. Any

comments received following the publication of this Committee Report will be reported to Members in an Addendum.

Two representations were received from residents in response to the initial consultation and are summarised below:

- Concerns regarding mention of the relocation of Uxbridge Library to the Middlesex Suite in the Civic Centre within the application.

- Concerns relating to the design, location and principle of proposed Library.

In response to the re-consultation, one representation was received and is summarised below:

- Concerns regarding the removal of the mention of the relocation of Uxbridge Library to the Middlesex Suite in the Civic Centre within the application.

- Concerns relating to the design, location and principle of proposed Library.

Planning Officer Comment:
Whilst Officers acknowledge comments raised by the public on the potential use of part of the building as a library, as previously clarified, this application does not include a change of use to a library. Accordingly, the plans and Design & Access Statement were revised to remove reference to a library.

The layout of the scheme does continue to show internal alterations to the Civic Centre from the existing layout. However, this internal rearrangement does not impact upon the historic fabric (the interior of the building does not form part of the Grade II Listing) and remains within the same planning use, therefore these works do not require formal planning or listed building consent and thus are not discussed within the assessment. The Conservation Officer has not raised concerns regarding the fixtures and fittings to the wider building and the use would remain a Civic Centre.

One representation was received from Cadent Gas:

No objection, informative note required. To prevent damage to our assets or interference with our rights, please add the following Informative Note into the Decision Notice:

"Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to."

Planning Officer Comment:
The recommended informative has been included within the recommendation for the associated planning application.

INTERNAL CONSULTEES

CONSERVATION OFFICER (summarised):

1.Background

The Civic Centre dates from 1973-1979 by Robert Matthew Johnson-Marshall (RMJM) and is listed at Grade II for the following principal reasons (taken from the list description):

Architectural interest: as an early example of English Post-Modernism which creatively reinterprets the Arts and Crafts tradition as an expressive composition of revivalist form and detail; * through its planning and elevational treatment the building's large mass is broken down into more intimate spaces and forms, offering a revised approach to civic architecture; * for its high level of craftsmanship, with a creative take on traditional brickwork detail, finely executed; * the building stands little altered externally, complete with extensive integrated hard landscaping.

Historic interest: * as one of the first major works in England by a Modernist architect to embrace an overtly historicist aesthetic, marking the emergence of a new architectural zeitgeist.

The interior of the building (that is, those areas enclosed on all sides) is not of special architectural or historic interest.

The site is within the Old Uxbridge/Windsor Street Conservation Area.

2.Proposal

Alterations are proposed to the corporate entrance area (which are not part of the listing) and the covered walkway to the south which will be enclosed in a contemporary fashion with large, glazed panels to link it to the Middlesex Suite.

The proposal also seeks to create a new entrance to 1 North Quadrant by removing original brickwork to create a door opening of similar size to that adjacent to provide independent access to the services in this area.

There have been informal pre-application discussions in relation to this application.

3.Impact

The design approach is to install clearly modern insertions so that the original design and features remain legible rather than to attempt to match the existing which is an acceptable conservation approach.

Large, glazed panels with thin dark grey (RAL 7012) aluminium frames will infill the openings of the walkway and staircase and screen off the area. To mitigate their impact, all new fixings will be in the existing mortar or fixed on the internal side of the wall and ultimately this aspect of the proposal would be easily reversible. One suggested further area of mitigation would be to ensure that the glazing on the external elevations is anti-reflective.

The existing patterned brick floor will remain undisturbed with the proposal. The doorway into the Middlesex Suite is not original and its replacement is therefore acceptable.

The only area of concern is the removal of the original wooden small paned screen and entrance doors

at the north end of the walkway. Its removal is considered harmful as it is original, the harm would be less than substantial at the lower end and the NPPF 208 test regarding public benefit will need to be applied. The replacement screen mitigates some of the impact by replicating the off-centre position of the original doors and vertical rhythm of the existing.

The creation of a new entrance door for 1 North Quadrant will also impact original fabric and is considered to be less than substantial harm at the lowest end. The replacement doors are clearly modern in contrast to the adjacent original small paned wooden doors. Although technically on the front elevation the entrance is screened by the ramp to the front and not seen from the public sphere. It is also set well back within the alcove.

Conclusion

Broadly acceptable although there are aspects that affect original fabric which are considered to be less than substantial harm at the lower end requiring the NPPF 208 test regarding public benefit.

Following revised plans, the Conservation Officer was reconsulted and provided the following comments:

Amended plans show that the external glazing for the covered walkway will have anti-reflection coating. This is welcome and will minimise the visual impact of the glazing when seen from the surrounding area. The proposal does still impact historic fabric and there is therefore some harm to the listed building. The harm remains less than substantial at the lower end and will need to be weighed against the public benefits of the scheme.

HIGHWAYS:

There are no objections from the Highways Authority for this proposal.

ACCESS OFFICER (summary):

The latest plans for the covered walkway proposal between the Civic Centre Corporate entrance and Middlesex Suite have been revised following consultation meetings and a site visit with the Council's Corporate Programme Works team. The plans are now acceptable as the following provisions have been agreed:
- Automatic doors will be installed between corporate reception and the new covered walkway;
- A Changing Places room is now shown on plan;
- Details of fixtures and fittings in accordance with BS 8300:2018 are to be agreed and discharged at the appropriate stage.

The proposal to separate the staff and Housing Needs entrances, which currently share an entrance lobby, does not raise any accessibility concerns subject to the following condition being attached to any approval: The entrance doorway hereby approved shall ensure that step-free access, via a profiled threshold or water bar not exceeding 15 mm in height for wheelchair users is maintained from the external environment in accordance with London Plan policy D5. The door levers shall each achieve a clear opening width of 1000 mm, or shall be fitted with an automatic door operator that opens both doors simultaneously, to achieve a combined clear opening width no less than 1000 mm. All such provisions shall remain in place for the life of the building. REASON: To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5.

Planning Officer Comment:
The internal fittings and fixings in the reconfigured internal spaces do not require formal planning or

listed building consent. As such, a condition regarding compliance with BS8300:2018 cannot be included, as it would not meet the NPPF tests for conditions. Instead, an informative note has been included in the recommendation for the associated planning application.

The condition (recommended by the Access Officer) relating to the proposed new external door has been included in the recommendation in section 2 of the associated planning application Committee Report. The condition is not relevant to the considerations of the listed building consent application.

4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
LPP HC1	(2021) Heritage conservation and growth
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main considerations are the impact of the proposal on the significance of the Grade II Listed Building, including its fabric and setting.

POLICY CONTEXT:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that: 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

The NPPF at Chapter 16, places great importance on the protection of heritage assets. Of particular relevance to this development proposal are the following two paragraphs:

'205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

'208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy HC1 of the London Plan (2021) states, inter alia, that 'development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.'

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets.

Policy DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) will only permit developments that retain the significance and value of Listed Buildings whilst being appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. In addition, any alterations or additions to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

ASSESSMENT:

The property is a Grade II Listed Building which is situated adjacent to the Old Uxbridge / Windsor Street Conservation Area. Historic England's Listing acknowledges the building as an early example of English Post-Modernism which creatively reinterprets the Arts and Crafts traditions. The listing describes the building's exterior as noteworthy of listing with its complex and varied design. Its overall aesthetics is defined by dramatic roof-lines and modelling executed in the warm tones of brick and tile. It is noted as declared on the Listing that the interior of the building (that is those enclosed on all sides) is not of special architectural or historic interest.

The listed building consent application deals specifically with alterations to two specific sections of the building which affect the external area at level 1 and 2.

The changes on level 2 are situated towards the eastern side of the building. Currently the existing link from the Corporate entrance area to the Middlesex Suite is via a covered walkway. It is proposed to enclose a section of this walkway to create an internal space which would be enclosed by aluminium frames. The proposed material would be enclosed in a contemporary fashion with large, glazed panels linking it to the Middlesex Suite.

The large, glazed panels with thin dark grey (RAL 7012) aluminium frames would infill the openings of the walkway and staircase and screen off the area. Whilst it is acknowledged that the new materials would be contemporary in style, they would however have a light weight appearance in the context of the predominant brick form. The positioning of these panels would not be overly prominent in the wider building context and as such would not impact significantly on the historic fabric of the building as a whole. The modern insertions ensure that the original design and features remain legible. Further mitigation measures have been adopted to ensure the protection of the designated building. These measures include that all new fixings would be in the existing mortar or fixed on the internal side of the wall. Following comments from the Council's Conservation Officer, revisions were sought to mitigate the impact further by ensuring that the glazing on the external elevations would be anti-reflective which

would minimise the visual impact of the glazing when seen from the wider surrounding area. The Conservation Officer has raised no objection to this part of the scheme and it is considered that this aspect of the proposal would be easily reversible.

The existing doorway serving the Middlesex Suite would be removed as part of the changes. The current door appears to be a hardwood timber double door which links to the covered walkway. As this covered walkway would be enclosed, there is scope to install a light weight replacement door. Given that the existing door is also non-original, the Conservation Officer has raised no objections to its removal. The replacement sliding door with double glazed aluminium is considered acceptable. It is noted that the existing patterned brick floor will remain undisturbed which ensures that the original fabric remains intact.

The Council's Conservation Officer highlighted some concern regarding the removal of the original wooden small paned screen and entrance doors at the north end of the walkway. The removal of these elements are considered harmful as they are original. It is noted that the low brick plinth is to be retained and the replacement screen mitigates some of the impact by replicating the off-centre position of the original doors and vertical rhythm of the existing. As such, the harm would be less than substantial at the lower end.

The proposal also includes modest alterations at Level 1 towards the western side of the building. It seeks to create a new entrance beside the existing entrance at 1 North Quadrant. The existing arrangement has a single entrance point from the courtyard for staff and members of the public that leads onto a common lobby area. Rather than lying flush with the outer elevation wall, the existing entrance is set back within an alcove thereby only partially visible from the outer facade. The proposed new entrance would have a similar arrangement to the existing entrance with it set back from the facade. In order to create this new entrance, it would require removing original brickwork to create a door opening of similar size.

The Conservation Officer has noted that the creation of a new entrance door would impact the original fabric (by removal of brickwork). The comments also note that this level of impact would be less than substantial harm and situated at the lowest end of the scale. The replacement doors are modern, contrasting to the adjacent original small paned wooden doors. While this element of the proposal is sited on the front elevation, the entrance is screened by the ramp to the front and therefore not prominent from the public sphere. In addition, it is also set well back within the alcove.

Summary of works/ Weighing the harm against the Public Benefit

It is considered that cumulatively, the proposal would result in some harm to the grade II listed building, in particular the removal of the original wooden small paned screen and entrance doors at the north end of the walkway and original brickwork.

The applicant has worked with Officers (including the Council's Conservation Officer) in order to minimise the impact of the proposals on the building and its setting. It is concluded that the resulting harm would be 'less than substantial' at the lower end of the spectrum, requiring the NPPF paragraph 208 test (detailed above) to be applied.

It is considered that there is a clear public benefit in the improvement of access to services. The access arrangements include improvements to staff entrances as well as public entrances. The Access Officer has raised no objections to the entrances proposed and the additional access points including the use of automatic doors would ensure that the public access point would be accessible to all.

There would also be improvements and modifications to the layout of the Public Building which would

contribute towards securing its optimum viable use in accordance with Para 208 (NPPF). An additional area of floorspace of the covered walkway (at 2nd level) would now become internally part of the building. This represents a small increase in optimising the level of floor area within the site. The Conservation Officer did not consider this section of the scheme unacceptable and as such, it would be considered a public benefit in the provision of additional space associated with the Civic Centre use.

When weighing up the harm to the designated building against the public benefit, Officers would highlight the Conservation Officer's comments indicate that the level of harm (less than substantial) is at the lower end of the scale. It is noted that some of the proposed works would be visible from the public realm, however they would not be unduly prominent for the reasons explained above. As such, the impact on the historic fabric of the building would be minimal. It is considered that the clear public benefits outweigh the identified less than substantial harm to the listed building in this case and therefore the proposal complies with Para 208 of the National Planning Policy Framework (2023).

Having regard to the above, it is considered that the proposal would have an acceptable impact on the Grade II listed building. The identified less than substantial harm would be outweighed by the public benefits of the scheme. Consequently, the proposal is considered to accord with Policy HE1 of the Hillingdon Local Plan Part 1 (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy HC1 of the London Plan, and Chapter 16 of the National Planning Policy Framework (2023).

6. RECOMMENDATION

APPROVAL subject to the following:

1. LB1 Time Limit (3 years) - Listed Building Consent

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

REASON
To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to prevent the accumulation of unimplemented listed building consents and to enable the Local Planning Authority to review the situation at the end of this period if the development has not begun.

2. RES4 Accordance with Approved Plans

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

APL001 Rev D
APL004 Rev B
APL005 Rev C
APL010 Rev C
APL011 Rev B
APL012 Rev C
APL013 Rev A
APL014 Rev A
APL015 Rev B

and shall thereafter be retained/maintained for as long as the works remain in existence.

REASON
To ensure the works comply with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3. LB10 Mortar (Listed Buildings)

The mortar used in the construction of the works hereby permitted shall match the mortar used in the existing building and shall thereafter be retained as such.

REASON
To preserve and safeguard the character and appearance of the Listed building in accordance with Hillingdon's Local Plan: Part 1 Policy HE1 (November 2012), Local Plan: Part 2 policies DMHB 1, and 2 (January 2020), the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. LB2 Making good of any damage

During works the existing building including fixtures, fittings and features would need to be appropriately safeguarded. Any damage or disturbance caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within six months of the works being completed.

REASON
To safeguard the special architectural and/or historic interest of the building in accordance with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

1. The decision to GRANT Listed Building Consent 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).

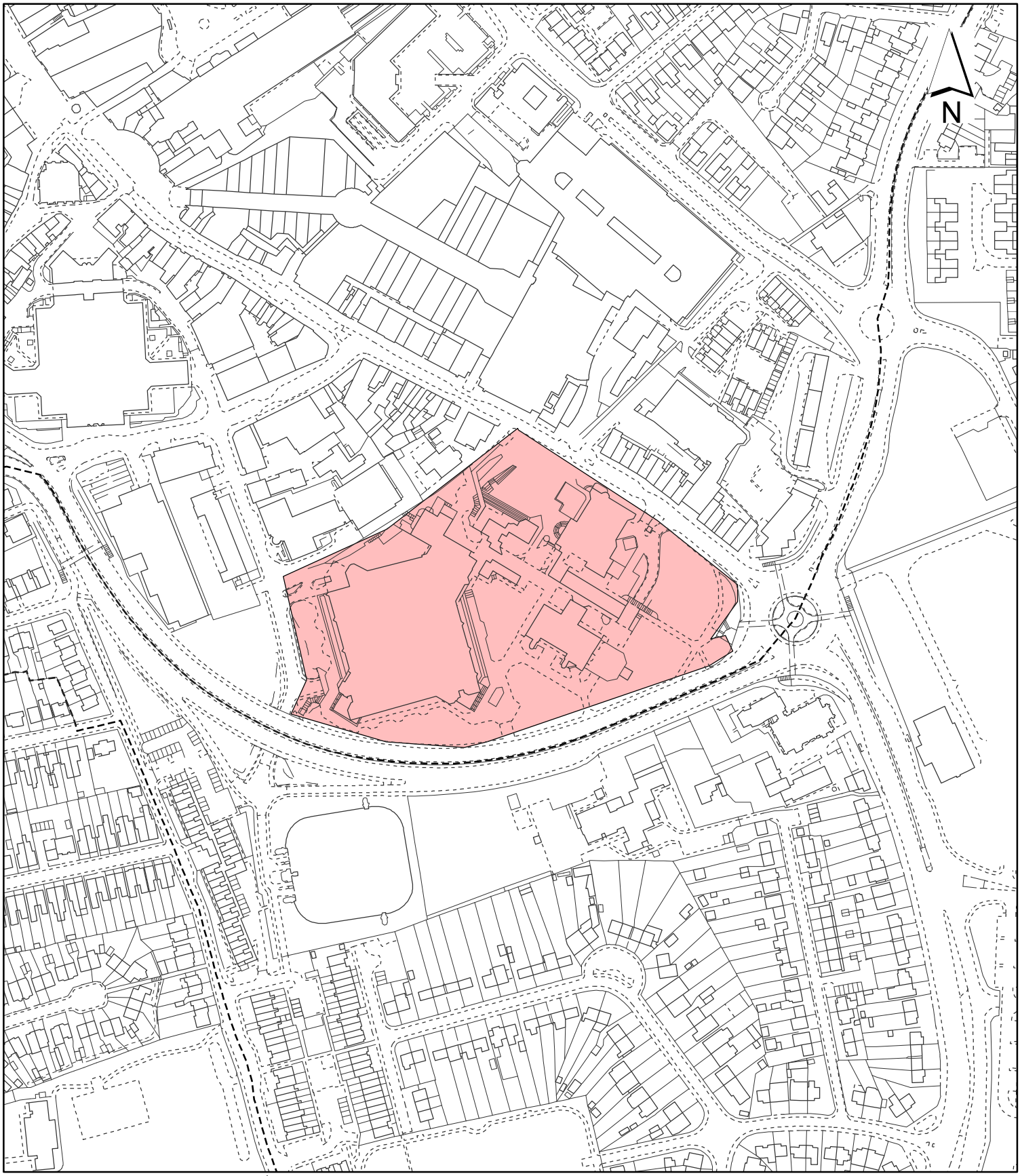
2. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

I53 The decision to GRANT Listed Building Consent 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 (2021) and national guidance.

DMHB 1 Heritage Assets

DMHB 2	Listed Buildings
LPP HC1	(2021) Heritage conservation and growth
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

Contact Officer:	Emilie Bateman	**Telephone No:**	01895 250230



Notes:

Site boundary

For identification purposes only.

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Site Address:

Civic Centre

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
14805/APP/2023/3274

Scale:
1:3,000

Planning Committee:
Minor Page 290

Date:
February 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address: CIVIC CENTRE HIGH STREET UXBRIDGE

Development: Alterations to the existing covered walkway (2nd level of the building) between the Corporate entrance and the Middlesex Suite to form a fully enclosed link by installing new windows and glazed screens. Formation of new entrance door (1st level of the building) to 1 North Quadrant.

LBH Ref Nos: 14805/APP/2023/3254

Drawing Nos: ALP003 Rev B
APL010 Rev C
Design and Access Statement (revised - 22.12.23)
APL015 Rev B
APL012 Rev C
APL005 Rev C
APL004 Rev B
APL001 Rev D
APL002 Rev A
APL013 Rev A
APL011 Rev B
APL014 Rev A

Date Plans received: 10-11-2023 **Date(s) of Amendments(s):** 10-11-2023
01-02-2024

Date Application valid 14-11-2023

1. SUMMARY

The application site comprises the Civic Centre on the High Street, Uxbridge which is a Grade II Listed Building. The application proposes alterations to the existing covered walkway at (Level 2) between the Corporate entrance and the Middlesex Suite to form a fully enclosed link by installing new windows and glazed screens. This would transform an exterior section of the building into additional internal floor space to be used in association with the building use. In addition, the application seeks to form a new entrance door (Level 1) to 1 North Quadrant which would be situated adjacent to an existing entrance. The planning application is accompanied by an application for listed building consent (also on this committee agenda) for the proposed external and internal works to the Grade II listed building (ref.14805/APP/2023/3274).

The assessment has taken into consideration the impact these alterations would have on the historic fabric of the Listed Building as well as the local character. The Conservation Officer has been consulted and confirmed that the proposal would result in some harm to the designated heritage asset due to the removal of the original wooden small paned screen and entrance doors at the north end of the walkway and original brickwork. The Conservation Officer also notes that the harm level is

less than substantial and at the lower end of the scale. In accordance with Para 208 of the National Planning Policy Framework 2023, where development will lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

There is a clear public benefit in the improvement of access to public services that would outweigh the less than substantial harm in this case. The additional space provided to the public building would also contribute to improving the optimum viable use of the building in accordance with the NPPF (Para 208). As such, whilst less than substantial harm has been identified, the public benefit would outweigh this harm and is therefore acceptable.

No other significant issues are identified and the proposal is considered to comply with the development plan. Consequently, it is recommended that planning permission is granted, subject to the conditions set out below.

2. RECOMMENDATION

APPROVAL subject to the following:

1. COM3 **Time Limit**

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

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

2. COM4 **Accordance with Approved Plans**

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

APL001 Rev D
APL004 Rev B
APL005 Rev C
APL010 Rev C
APL011 Rev B
APL012 Rev C
APL013 Rev A
APL014 Rev A
APL015 Rev B

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

REASON
To ensure the development complies with the provisions of Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. COM7 **Materials (Submission)**

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

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

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

4. NONSC **Non Standard Condition**

The entrance doorway hereby approved shall ensure that step-free access, via a profiled threshold or water bar not exceeding 15 mm in height for wheelchair users is maintained from the external environment in accordance with London Plan policy D5. The door levers shall each achieve a clear opening width of 1000 mm, or shall be fitted with an automatic door operator that opens both doors simultaneously, to achieve a combined clear opening width no less than 1000 mm. All such provisions shall remain in place for the life of the building.

REASON:
To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5.

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.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

3.

The applicant is advised that fixtures, fittings and furnishings should comply with BSI Standards BS 8300:2018 and BS 223 including the selection of an appropriate acoustic absorbency for each surface.

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 (2021) and national guidance.

DMEI 2	Reducing Carbon Emissions
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 2	Listed Buildings
DMT 6	Vehicle Parking
DMTC 1	Town Centre Development
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D5	(2021) Inclusive design
LPP D8	(2021) Public realm
LPP HC1	(2021) Heritage conservation and growth
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF7	NPPF 2021 - Ensuring the vitality of town centres

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the Civic Centre on the High Street, Uxbridge. The building is Grade II listed.

The Civic Centre is sited on an irregularly-shaped corner plot, between the High Street to the approximate north, and the curving dual-carriageway of Hillingdon Road to the east and south. The building is accessed across a large square which opens up from the High Street. The main entrance is to the south of the square. Behind, the council offices have a diamond-shaped footprint and a stepped profile of three and four storeys, set over a semi-basement car park. To the east of the square, connected behind the main entrance, is a second, more irregularly shaped part of the complex. This contains the council chamber, civic suite and registry office, and also has parking beneath.

The application site is not located within a designated Conservation Area, albeit the Old Uxbridge / Windsor Street Conservation Area lies beyond the Civic Centre to the north. The site lies within the

designated Town Centre of Uxbridge.

3.2 Proposed Scheme

The application proposes alterations to the existing covered walkway between the Corporate entrance and the Middlesex Suite to form a fully enclosed link by installing new windows and glazed screens on level 2. In addition, it seeks to form a new entrance door to 1 North Quadrant.

The new entrance door to the North Quadrant would be situated on level 1 of the building. It would be situated adjacent to an existing entrance which serves as a staff entrance to the building. The new opening would be formed in an existing solid wall and would comprise double glazed aluminium doors fixed with anti-reflective coating.

Along the northern elevation of the 2nd level of the Civic Centre, there are a number of minor alterations proposed. A new glazed wall would be installed within the external covered walkway which will transform this section into an internal part of the building which would link up with the access to the Middlesex Suite. The materials to be used in the transformation would involve double glazed aluminium and the new space would also include an additional emergency fire exit.

The existing open brick feature that surrounds the spiral staircase within the covered walkway would be enclosed with similar aluminium glazing. The glazing wall and double doors which link onto the housing benefits interview room would also be replaced with slimline aluminium glazed double door access entrance which would be similar to the existing arrangement. The existing lobby door serving the Middlesex Suite would now be replaced with an aluminium sliding door.

The planning application is accompanied by an application for listed building consent (also on this committee agenda) for the proposed external and internal works to the Grade II listed building (ref.14805/APP/2023/3274).

During the course of the consultation, a number of objections received raised concerns that the scheme appeared to include a change of use of part of the Civic Centre to a Library. It is important to note that this planning application (and associated listed building consent application) do not include a change of use and only seek to alter the access arrangements (1st level) and reconfigure/create new floorspace within the 2nd level of the building (as described above). No decision has been made by the Council in respect of a possible relocation of Uxbridge library and for the avoidance of any doubt, amended plans were submitted for this application which remove any reference to a library. Planning permission for change of use would be required should the Council seek to relocate Uxbridge library to the Civic Centre in the future. Such a planning application would be subject to public consultation.

In addition to the amendments to omit reference to a library, other amendments and clarifications were received during the application process, to amend the location plan, as well as the internal and external works, in response to comments from the Council's Conservation Officer.

Neighbours and consultees were re-consulted on amended plans on 9th January 2024.

3.3 Relevant Planning History

14805/ADV/2019/2 Civic Centre High Street Uxbridge

Informative signage for public visiting Civic Centre

Decision: 19-03-2019 Approved

14805/APP/2018/4038 Civic Centre High Street Uxbridge

Proposed fixing of a new information sign to the external wall (Listed Building Consent)

Decision: 07-03-2019 Approved

14805/APP/2022/1033 Civic Centre High Street Uxbridge

Proposed informative signage (Application for Listed Building Consent)

Decision: 27-05-2022 Approved

14805/APP/2022/1345 Civic Centre High Street Uxbridge

Installation of new access ramp along the perimeter of the civic building constructed within the footprint of planting bed and external steps to provide level access to the terrace external to the South-East entrance of the Civic Centre. A new pit-mounted wheelchair platform lift to provide level access between the external terrace and internal ground floor level (Application for Listed Building Consent).

Decision: 27-06-2022 Approved

14805/APP/2022/2207 Civic Centre High Street Uxbridge

Details pursuant to the discharge of Conditions 5 (lift details), 6 (handrail) and 7 (brickwork and mortar) of Listed Building Consent ref. 14805/APP/2022/1345, dated 27/06/22 (Installation of new access ramp along the perimeter of the civic building constructed within the footprint of planting bed and external steps to provide level access to the terrace external to the South-East entrance of the Civic Centre. A new pit-mounted wheelchair platform lift to provide level access between the external terrace and internal ground floor level).

Decision: 15-09-2022 Approved

14805/APP/2022/3482 Civic Centre High Street Uxbridge

Proposed informative signage (Application for Listed Building Consent)

Decision: 09-01-2023 Approved

14805/APP/2023/2241 Civic Centre High Street Uxbridge

The application of plain - silver etch frosted vinyl applied to lower part of the internal windows on the ground floor office in Link 1A, with a reverse cut logo on the window closest to the door (Application for Listed Building Consent) REVISED DESCRIPTION

Decision: 21-09-2023 Approved

14805/APP/2023/2336 Civic Centre High Street Uxbridge

The replacement of a failed flat roof covering (behind parapet walls); replacement of defective pv panels on a like-for-like basis. Joinery, brickwork and concrete repairs; the replacement of single glazed Crittall windows with double glazed Crittall windows. Installation of air source heat pumps to service yard, with associated screening, and removal of a suspended ceiling within the function suite, all within the Middlesex Suite.

Decision: 06-10-2023 Approved

14805/APP/2023/2337 Civic Centre High Street Uxbridge

The replacement of a failed flat roof covering (behind parapet walls); replacement of defective pv panels on a like-for-like basis. Joinery, brickwork and concrete repairs; the replacement of single glazed Crittall windows with double glazed Crittall windows. Installation of air source heat pumps to service yard, with associated screening, and removal of a suspended ceiling within the function suite, all within the Middlesex Suite. (Application for Listed Building Consent).

Decision: 06-10-2023 Approved

14805/APP/2023/3035 Civic Centre High Street Uxbridge

Installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof, 1no. ASHP on the chimney roof with one thermal buffer, and 4no. ASHPS within the service yard surrounded by a 2.1m high, red metal louvre fencing and one thermal buffer. Replacement of existing timber beams and roof covering of the cooling tower roof. Installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof. On the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure.

Decision: 20-12-2023 Approved

14805/APP/2023/3037 Civic Centre High Street Uxbridge

Installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof, 1no. ASHP on the chimney roof with one thermal buffer, and 4no. ASHPS within the service yard surrounded by a 2.1m high, red metal louvre fencing and one thermal buffer. Replacement of existing timber beams and roof covering of the cooling tower roof. Installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof. On the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure. Installation of secondary glazing and cavity wall insulation.

Decision: 20-12-2023 Approved

14805/APP/2023/3274 Civic Centre High Street Uxbridge

Alterations to the existing covered walkway between the Corporate entrance and the Middlesex Suite (2nd level of the building) to form a fully enclosed link by installing new windows and glazed screens. Formation of new entrance door (1st level of the building) to North Quadrant.

Comment on Relevant Planning History

Relevant history listed above.

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)
The West London Waste Plan (2015)
The London Plan (2021)

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMEI 2 Reducing Carbon Emissions

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMTC 1 Town Centre Development

DMT 6 Vehicle Parking

NPPF2 NPPF 2021 - Achieving sustainable development

NPPF4 NPPF 2021 - Decision-Making

NPPF7 NPPF 2021 - Ensuring the vitality of town centres

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

LPP HC1 (2021) Heritage conservation and growth

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D5 (2021) Inclusive design

LPP D8 (2021) Public realm

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: **14th February 2024**

5.2 Site Notice Expiry Date: Not applicable

6. Consultations

External Consultees

93 neighbouring properties and The Mall Pavilions were consulted by letter dated 21st of November 2023.

As previously noted, neighbours and consultees were re-consulted on amended plans on 9th January 2024. This re-consultation also included the erection of a new site notice and the publication of a new press notice. The latest consultation deadline (the press notice) expires on 14th February 2024. Any comments received following the publication of this Committee Report will be reported to Members in an Addendum.

Three representations were received from residents in response to the initial consultation and are summarised below:

- Concerns regarding mention of the relocation of Uxbridge Library to the Middlesex Suite in the Civic Centre within the application.

- Concerns relating to the design, location and principle of proposed Library.

In response to the re-consultation, one representation was received and is summarised below:

- Concerns regarding the removal of the mention of the relocation of Uxbridge Library to the Middlesex Suite in the Civic Centre within the application. It disguises the amended documents with all references to the proposed use as a library removed despite the design remaining the same.

- Concerns relating to the design, location and principle of proposed Library

Planning Officer Comment:
Whilst Officers acknowledge comments raised by the public on the potential use of part of the building as a library, as previously clarified, this application does not include a change of use to a library. Accordingly, the plans and Design & Access Statement were revised to remove reference to a library.

The layout of the scheme does continue to show internal alterations to the Civic Centre from the existing layout. However, this internal rearrangement does not impact upon the historic fabric (the interior of the building does not form part of the Grade II Listing) and remains within the same planning use, therefore these works do not require formal planning or listed building consent and thus are not discussed within the assessment. The Conservation Officer has not raised concerns regarding the fixtures and fittings to the wider building and the use would remain a Civic Centre.

One representation was received from Cadent Gas:

Cadent Gas:
No objection, informative note required. To prevent damage to our assets or interference with our rights, please add the following Informative Note into the Decision Notice:

"Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to."

Planning Officer Comment:
The informative recommended by Cadent Gas has been included in the Officer recommendation at section 2 of this report.

Internal Consultees

CONSERVATION OFFICER (summarised):

1.Background

The Civic Centre dates from 1973-1979 by Robert Matthew Johnson-Marshall (RMJM) and is listed at Grade II for the following principal reasons (taken from the list description):

Architectural interest: as an early example of English Post-Modernism which creatively reinterprets the Arts and Crafts tradition as an expressive composition of revivalist form and detail; * through its planning and elevational treatment the building's large mass is broken down into more intimate spaces and forms, offering a revised approach to civic architecture; * for its high level of craftsmanship, with a creative take on traditional brickwork detail, finely executed; * the building stands little altered externally, complete with extensive integrated hard landscaping.

Historic interest: * as one of the first major works in England by a Modernist architect to embrace an overtly historicist aesthetic, marking the emergence of a new architectural zeitgeist.

The interior of the building (that is, those areas enclosed on all sides) is not of special architectural or historic interest.

The site is within the Old Uxbridge/Windsor Street Conservation Area.

2.Proposal

Alterations are proposed to the corporate entrance area (which are not part of the listing) and the covered walkway to the south which will be enclosed in a contemporary fashion with large, glazed panels to link it to the Middlesex Suite.

The proposal also seeks to create a new entrance to 1 North Quadrant by removing original brickwork to create a door opening of similar size to that adjacent to provide independent access to the services in this area.

There have been informal pre-application discussions in relation to this application.

3.Impact

The design approach is to install clearly modern insertions so that the original design and features remain legible rather than to attempt to match the existing which is an acceptable conservation approach.

Large, glazed panels with thin dark grey (RAL 7012) aluminium frames will infill the openings of the walkway and staircase and screen off the area. To mitigate their impact, all new fixings will be in the existing mortar or fixed on the internal side of the wall and ultimately this aspect of the proposal would be easily reversible. One suggested further area of mitigation would be to ensure that the glazing on the external elevations is anti-reflective.

The existing patterned brick floor will remain undisturbed with the proposal. The doorway into the Middlesex Suite is not original and its replacement is therefore acceptable.

The only area of concern is the removal of the original wooden small paned screen and entrance doors at the north end of the walkway. Its removal is considered harmful as it is original, the harm would be less than substantial at the lower end and the NPPF 208 test regarding public benefit will need to be applied. The replacement screen mitigates some of the impact by replicating the off-centre position of the original doors and vertical rhythm of the existing.

The creation of a new entrance door for 1 North Quadrant will also impact original fabric and is considered to be less than substantial harm at the lowest end. The replacement doors are clearly modern in contrast to the adjacent original small paned wooden doors. Although technically on the front elevation the entrance is screened by the ramp to the front and not seen from the public sphere. It is also set well back within the alcove.

Conclusion

Broadly acceptable although there are aspects that affect original fabric which are considered to be less than substantial harm at the lower end requiring the NPPF 208 test regarding public benefit.

Following revised plans, the Conservation Officer was reconsulted and provided the following comments:

Amended plans show that the external glazing for the covered walkway will have anti-reflection coating. This is welcome and will minimise the visual impact of the glazing when seen from the surrounding area. The proposal does still impact historic fabric and there is therefore some harm to the listed building. The harm remains less than substantial at the lower end and will need to be weighed against the public benefits of the scheme.

HIGHWAYS:

There are no objections from the Highways Authority for this proposal.

ACCESS OFFICER (summary):

The latest plans for the covered walkway proposal between the Civic Centre Corporate entrance and Middlesex Suite have been revised following consultation meetings and a site visit with the Council's Corporate Programme Works team. The plans are now acceptable as the following provisions have been agreed:
- Automatic doors will be installed between corporate reception and the new covered walkway;
- A Changing Places room is now shown on plan;
- Details of fixtures and fittings in accordance with BS 8300:2018 are to be agreed and discharged at the appropriate stage.

The proposal to separate the staff and Housing Needs entrances, which currently share an entrance lobby, does not raise any accessibility concerns subject to the following condition being attached to any approval: The entrance doorway hereby approved shall ensure that step-free access, via a profiled threshold or water bar not exceeding 15 mm in height for wheelchair users is maintained from the external environment in accordance with London Plan policy D5. The door levers shall each achieve a clear opening width of 1000 mm, or shall be fitted with an automatic door operator that opens both doors simultaneously, to achieve a combined clear opening width no less than 1000 mm. All such provisions shall remain in place for the life of the building. REASON: To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5.

Planning Officer Comment:
The internal fittings and fixings in the reconfigured internal spaces do not require formal planning or listed building consent. As such, a condition regarding compliance with BS8300:2018 cannot be included, as it would not meet the NPPF tests for conditions. Instead, an informative note has been included in the recommendation.

The condition (recommended by the Access Officer) relating to the proposed new external door has been included in the recommendation in section 2 of this Committee Report.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located in the developed area of the Borough, within the designated Town Centre. The proposals relate to the Civic Centre and the improvement of access to/within a public building. The

proposed alterations are considered acceptable in principle subject to compliance with relevant policies discussed in this report.

7.02 Density of the proposed development

Not applicable.

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

The impacts on the listed building, the conservation area and the appearance of the area are addressed in section 7.07 of this report.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

This section of the report considers the street scene and character impact of the development, and the impact on heritage assets.

POLICY CONTEXT:

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a statutory duty on Local Planning Authorities requiring that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The NPPF at Chapter 16, places great importance on the protection of heritage assets. Of particular relevance to this development proposal are the following two paragraphs:

'205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

'208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy HC1 of the London Plan (2021) states, inter alia, that 'development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.'

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas,

Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets.

Policy DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) will only permit developments that retain the significance and value of Listed Buildings whilst being appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. In addition, any alterations or additions to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

ASSESSMENT:

The property is a Grade II Listed Building which is situated adjacent to the Old Uxbridge / Windsor Street Conservation Area. Historic England's Listing acknowledges the building as an early example of English Post-Modernism which creatively reinterprets the Arts and Crafts traditions. The listing describes the building's exterior as noteworthy of listing with its complex and varied design. Its overall aesthetics is defined by dramatic roof-lines and modelling executed in the warm tones of brick and tile. It is noted as declared on the Listing that the interior of the building (that is those enclosed on all sides) is not of special architectural or historic interest.

The planning application deals specifically with alterations to two specific sections of the building which affect the external area at level 1 and 2.

The changes on level 2 are situated towards the eastern side of the building. Currently the existing link from the Corporate entrance area to the Middlesex Suite is via a covered walkway. It is proposed to enclose a section of this walkway to create an internal space which would be enclosed by aluminium frames. The proposed material would be enclosed in a contemporary fashion with large, glazed panels linking it to the Middlesex Suite.

The large, glazed panels with thin dark grey (RAL 7012) aluminium frames would infill the openings of the walkway and staircase and screen off the area. Whilst it is acknowledged that the new materials would be contemporary in style, they would however have a light weight appearance in the context of the predominant brick form. The positioning of these panels would not be overly prominent in the wider building context and as such would not impact significantly on the historic fabric of the building as a whole. The modern insertions would ensure that the original design and features remain legible. Further mitigation measures have been adopted to ensure the protection of the designated building. These measures include that all new fixings would be in the existing mortar or fixed on the internal side of the wall. Following comments from the Council's Conservation Officer, revisions were sought to mitigate the impact further by ensuring that the glazing on the external elevations would be anti-reflective, which would minimise the visual impact of the glazing when seen from the wider surrounding area. The Conservation Officer has raised no objection to this part of the scheme and it is considered that this aspect of the proposal would be easily reversible.

The existing doorway serving the Middlesex Suite would be removed as part of the changes. The current door appears to be a hardwood timber double door which links to the covered walkway. As this covered walkway would be enclosed, there is scope to install a light-weight replacement door.

Given that the existing door is also non-original, the Conservation Officer has raised no objections to its removal. The replacement sliding door with double glazed aluminium is considered acceptable. It is noted that the existing patterned brick floor will remain undisturbed which ensures that the original fabric remains intact.

The Council's Conservation Officer highlighted some concern regarding the removal of the original wooden small paned screen and entrance doors at the north end of the walkway. The removal of these elements are considered harmful as they are original. It is noted that the low brick plinth is to be retained and the replacement screen mitigates some of the impact by replicating the off-centre position of the original doors and vertical rhythm of the existing. As such, the harm would be less than substantial at the lower end.

The proposal also includes modest alterations at Level 1 towards the western side of the building. It seeks to create a new entrance beside the existing entrance at 1 North Quadrant. The existing arrangement has a single entrance point from the courtyard for staff and members of the public that leads onto a common lobby area. Rather than lying flush with the outer elevation wall, the existing entrance is set back within an alcove thereby only partially visible from the outer facade. The proposed new entrance would have a similar arrangement to the existing entrance with it set back from the facade. In order to create this new entrance, it would require removing original brickwork to create a door opening of similar size.

The Conservation Officer has noted that the creation of a new entrance door would impact the original fabric (by removal of brickwork). The comments also note that this level of impact would be less than substantial harm and situated at the lowest end of the scale. The replacement doors are modern, contrasting to the adjacent original small paned wooden doors. Whilst this element of the proposal is sited on the front elevation, the entrance is screened by the ramp to the front, therefore is not prominent in the public sphere. In addition, it is also set well back within the alcove.

Summary of works/ Weighing the harm against the Public Benefit

It is considered that cumulatively, the proposal would result in some harm to the grade II listed building, in particular the removal of the original wooden small paned screen and entrance doors at the north end of the walkway and original brickwork.

The applicant has worked with Officers (including the Council's Conservation Officer) in order to minimise the impact of the proposals on the building and its setting. It is concluded that the resulting harm would be 'less than substantial' at the lower end of the spectrum, requiring the NPPF paragraph 208 test (detailed above) to be applied.

It is considered that there is a clear public benefit in the improvement of access to services. The access arrangements include improvements to staff entrances as well as public entrances. The Access Officer has raised no objections to the entrances proposed and the additional access points including the use of automatic doors would ensure that the public access point would be accessible to all.

There would also be improvements and modifications to the layout of the Public Building which would contribute towards securing its optimum viable use in accordance with Para 208 (NPPF). An additional area of floorspace of the covered walkway (at 2nd level) would now become internally part of the building. This represents a small increase in optimising the level of floor area within the site. The Conservation Officer did not consider this section of the scheme unacceptable and as such, it

would be considered a public benefit in the provision of additional space associated with the Civic Centre use.

When weighing up the harm to the designated building against the public benefit, Officers would highlight the Conservation Officer's comments indicate that the level of harm (less than substantial) is at the lower end of the scale. It is noted that some of the proposed works would be visible from the public realm, however they would not be unduly prominent for the reasons explained above. As such, the impact on the historic fabric of the building would be minimal. It is considered that the clear public benefits outweigh the identified less than substantial harm to the listed building in this case and therefore the proposal complies with Para 208 of the National Planning Policy Framework (2023).

In terms of the setting of the nearby conservation area, it is considered that the proposed works would be unlikely to be detectable from Old Uxbridge / Windsor Street Conservation Area given their location on level 1 and 2. Officers are therefore satisfied there would be no harm to the significance of the nearby designated Conservation Area and its setting.

Having regard to the above, it is considered that the proposal would have an acceptable impact on the character and appearance of the area and that the less than substantial harm caused to the Grade II listed building would be outweighed by the public benefits of the scheme. Consequently, the proposal is considered to accord with Policies HE1 and BE1 of the Hillingdon Local Plan Part 1 (November 2012), Policies DMHB 1, DMHB 2, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policies D3 and HC1 of the London Plan, and Chapters 12 and 16 of the National Planning Policy Framework (2023).

7.08 Impact on neighbours

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposal relates to the Civic Centre which lies on Uxbridge High Street and a significant distance from residential neighbouring properties. Given the nature of the proposal and the separation from residential properties, it is considered that the proposal would not adversely affect the amenities of neighbouring occupiers, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The parking provision and traffic generation would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020). Furthermore, the Highways Officer has no objections to the proposal.

7.11 Urban design, access and security

Discussed where relevant in other sections of this report.

7.12 Disabled access

In terms of access arrangements, the proposal would be adding an additional access point at level 1 which would improve access to the building. Access arrangement at level 2 would be improved overall. The Council's Access Officer was consulted on the scheme and initially raised a number of points in regard the routeways, width of the doors and details of the fixtures and fittings. It is considered that the matters raised have been satisfactorily addressed in the revisions to the scheme which have been submitted during the application process. The proposal is now considered acceptable with regard to access considerations, subject to the inclusion of Condition 4, which relates to the proposed new level 1 entrance door.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

The Civic Centre building has been noted for its architecture quality of its time and received Listed Building status for its overall design. The building has a mixture of both hard and soft landscaped areas spread throughout the site which contribute to the aesthetics, as well as adding an important level of ecology/biodiversity to the space.

In terms of the current application, it is noted there are no areas of soft landscaping or trees affected by the development. No soft landscaping or trees will be removed. Whilst efforts are always made to improve tree planting and soft landscaping to a municipal public building/site, in this instance this would not be appropriate given the location of the development. The proposed works are situated largely within a enclosed walkway and of modest scale. The development would internalise a section of this walkway. The location would not be suitable for adding soft planting. Officers are therefore satisfied as there are no existing soft planting/trees impacted by the development, a condition is unnecessary to provide further planting/landscaping in this instance.

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Not applicable.

7.19 Comments on Public Consultations

Please see section 6 of the report.

7.20 Planning obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

No other significant issues are raised having regard to the nature of the proposed works.

8. Observations of the Borough Solicitor

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

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

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

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

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

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

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

Members should also consider whether a planning decision would affect human rights, in particular

the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable.

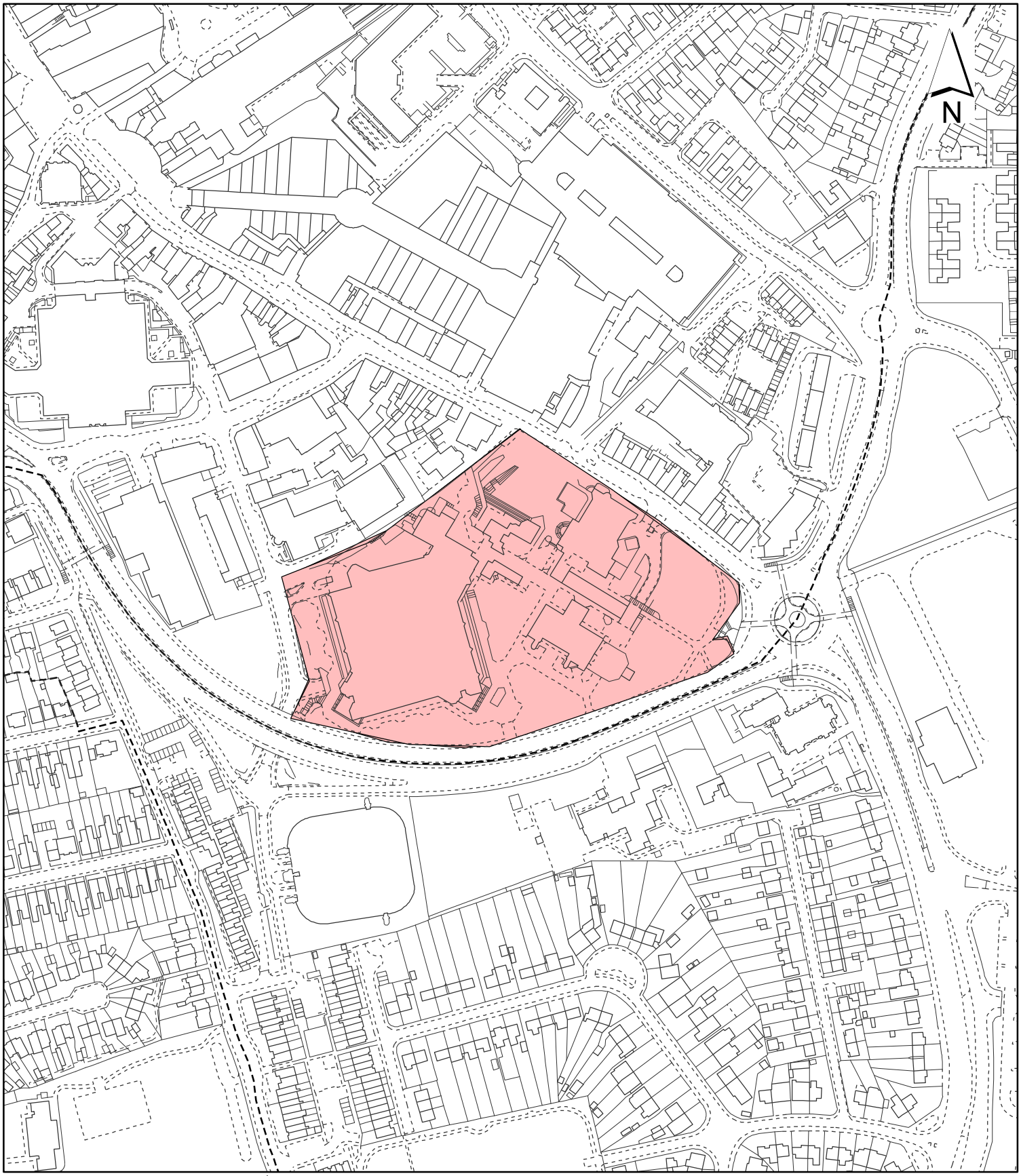
10. CONCLUSION

For the reasons set out in this report, it is considered that the proposed development would comply with national, regional, and local planning policies and guidance. Therefore, it is recommended that the application be approved.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
The London Plan (2021)
National Planning Policy Framework (2023)

Contact Officer: Emilie Bateman **Telephone No:** 01895 250230



Notes:

Site boundary

For identification purposes only.

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Site Address:

Civic Centre

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
14805/APP/2023/3254

Scale:
1:3,000

Planning Committee:
Minor Page 310

Date:
February 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address: RUISLIP COURT RALEIGH CLOSE RUISLIP

Development: Installation of 3 no. household refuse areas including timber fence enclosures with gates and changes to path and dropped kerb, following removal of brick walled refuse areas. Installation of new wheelie bins and dropped kerb.

LBH Ref Nos: 77839/APP/2023/3167

Drawing Nos: 2022/D/346/P/01
2023/D/346/P/02
2023/D/346/P/03
2023/D/346/P/04
2023/D/346/P/05
2023/D/346/P/06
2023/D/346/P/07
2023/D/346/P/08 Rev A
2023/D/346/P/09

Date Plans received: 02-11-2023 **Date(s) of Amendments(s):** 02-11-2023

Date Application valid 02-11-2023

1. SUMMARY

Planning permission is sought to install 3 no. household refuse areas at Ruislip Court. The proposal would involve timber fenced bin enclosures, new and amended paths on site to improve access to the refuse areas, and the installation of a small-scale paladin bin compliant dropped kerb on West End Road to aid collections.

The proposed refuse areas are intended to replace 3 no. existing low brick-walled refuse areas, in the same general location but with improved capacity.

The proposed development would integrate well within the surrounding area and would not cause harm to the character and appearance of the street scene. It would not unduly impact the amenities of neighbouring occupiers, nor would it have a harmful effect on the highway network.

As such the application is recommended for approval, subject to conditions.

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

2022/D/346/P/01
2023/D/346/P/07
2023/D/346/P/08 Rev A
2023/D/346/P/09

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

REASON
To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

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

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

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

2. Details of Hard Landscaping
2.a Refuse Storage
2.b Means of enclosure/boundary treatments
2.c Paving and hard surfaces

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

5. Schedule for Implementation

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

REASON
To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12 and DMHB 14, of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

4. NONSC **Path to Transfer Bins to Collection Point**

For Site B the transfer of waste management bins to and from the relevant collection area shall only be done using the approved 2 metre wide paths. For the avoidance of doubt, the approved 1.5 metre wide path adjacent to the ground floor windows of Nos. 31-32 Ruislip Court (as shown on approved drawing ref. 2023/D/346/P/08 Rev A) shall not be used for the transfer of waste management bins.

REASON
To prevent undue noise and disturbance to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1.

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

2.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and/or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus, the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations: Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This advice does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent easements or other rights, or any planning or building

regulations applications. Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises three separate locations within Ruislip Court, Ruislip.

Site A is located on the east side of West End Road. The site comprises two existing low brick walled refuge storage areas screened by low shrubbery.

Site B is located on the north west side of Willow Gardens and Denbigh Close and comprises an existing dropped kerb and bin collection point with one low brick wall refuge storage area.

Site C is located on the west side of Willow Gardens and comprises a low brick wall refuge storage area with an existing dropped kerb.

The existing refuge storage areas serve the flats located within Ruislip Court.

The surrounding area is residential in character.

All three sites are located in a critical drainage area and site A is located within an air quality focus area.

3.2 Proposed Scheme

Planning permission is sought for the installation of 3 no. household refuse areas including timber fence enclosures with gates and changes to paths and the installation of a small dropped kerb for refuse bins. This is following the proposed removal of the existing brick walled refuse areas.

The applicant is the London Borough of Hillingdon Council. Therefore, this application has been referred to the Planning Committee for determination, in accordance with the Council's Scheme of Delegation.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no directly relevant planning history for the site.

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)
The West London Waste Plan (2015)
The London Plan (2021)

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMEI 10 Water Management, Efficiency and Quality

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: Not Applicable

5.2 Site Notice Expiry Date: Not applicable

6. Consultations

External Consultees

PUBLIC CONSULTATION

101 neighbouring properties were consulted on the application by letter dated 22-11-23. The consultation period expired 13-12-23.

A second round of consultation was actioned following receipt of a revised drawing. This revision amended the new path layout for Site B, so that refuse bins would not be pulled in proximity past habitable windows on collection days. This second consultation period expires on 13-02-24. At the time of publishing this committee report no additional comments had been received. Any further comments received will be reported to Planning Committee in the addendum and updates.

During the first round of consultation, three representations from the public were received. The matters raised are summarised as follows:

1. Site A already suffers smell and fly issues in summer from existing small compounds. This will provide an even bigger site closer to the residents. Some residents will simply throw bags over the top as they walk to West End Road. Move it to the centre of the road edge of the larger common behind and put a drop kerb there. Absolutely opposed to any more loss of parking at front of Block 1-10.

2. Please increase the size of the new household refuse areas so that more wheelie bins can be stored in the new timber fence enclosures. Part of the current issue, even for the existing household refuse areas is that there are not enough wheelie bins to accommodate the refuse bags that are being put out for collection. I would also suggest that the gates to the new refuse areas have locks and that each flat be given a key to unlock the gates to the new refuse areas.

3. Site B Refuse Area. We would like to take this opportunity to move the current Site B refuse area to another location. Our proposal is the refuse area be situated next to the boundary fence between Ruislip Court and the public footpath between Cranley Drive and Willow Gardens. By moving this refuse area closer to the road, it will help speed up waste collections, be more central for the homes to deposit their waste and recycling, and reduce costs to install a shorter 2 metre width path. The current existing Site B refuse area could be grassed over or wild flowers planted to encourage pollenating insects.

PLANNING OFFICER COMMENTS

1. The proposal would facilitate the replacement of bag collection with 1100L communal bins. Whilst the refuse storage areas would be slightly larger, to accommodate these bins, the replacement large bins with lids are intended in part to reduce potential odour concerns.

2. The provision of a small dropped kerb on Wood End Road would assist waste operatives on collection days with wheeling the communal bins onto the highway for emptying into the waste vehicles. This would not result in a detrimental loss of on-street parking.

3. The suggestions for keyed access and alternative sites for the proposed replacement refuse areas are noted, and have been relayed to the applicant, albeit not adopted. One revision that has been made, whilst not specifically mentioned in consultation responses, is the revised siting of the path for Site B to wheel the refuse bins to the roadside collection point. This was to mitigate potential noise nuisance on habitable room windows on collection day. Whilst these suggestions are noted, the planning assessment of the proposal is based on the drawings submitted by the applicant.

EXTERNAL CONSULTEES

Cadent Gas

A representation was received from Cadent Gas advising that they have no objection to the proposal from a planning perspective. Nevertheless, in the event of an approval it is requested that an informative be included in the decision notice which provides advice to the applicant which seeks to prevent damage to Cadent Gas assets or interference with their rights.

PLANNING OFFICER COMMENTS

This informative has been included in this recommendation for approval.

Internal Consultees

WASTE SERVICES

Proposed waste provisions scoped by waste team are adequate. Looks appropriate from Waste and Recycling perspective.

ACCESS OFFICER (summarised)

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal at this Development Control stage. However, an informative should be attached to any grant of planning permission which refers to the applicant's responsibilities under the Equality Act 2010.

HIGHWAYS OFFICER (summarised)

In summary, all of the 3 proposal sites are considered feasible in terms of satisfying transport/highway related requirements and are therefore acceptable in principle. It should be noted that the installation of crossings would be further reviewed post-permission by the council's 'Highways Delivery Service' who would be responsible for the installation of the said facilities.

PLANNING OFFICER COMMENTS

These internal consultee comments are noted. The informative recommended by the Council's Access Officer has been included in this report.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed refuge storage areas would replace existing refuge areas. The proposed development is acceptable in principle, subject to compliance with other relevant planning considerations as set out in this report.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

This section of the report considers the street scene and character impact of the development.

Policy DMHB 11 of the Hillingdon 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.

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

Paragraph 5.42 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that: The sustainable management of waste is integral to any development and needs to be factored into its design at the outset. Local authorities have increasing targets to separate out materials for re-use and recycling and to reduce the amount of waste sent to landfill. 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. External bins should be located and screened to avoid adverse visual impacts and nuisance to both occupiers and neighbours.

SITE A

Site A is located on the north east side of West End Road, Ruislip. The proposed development would replace two existing low brick walled refuge areas. The proposed development would include one larger refuge area, a 2m wide concrete paved path, a new collection point and small dropped kerb

located adjacent to West End Road. The refuge enclosure would measure approx. 5.4m x 3.3m (approx. 17.7sqm) with1.8m high close boarded timber fencing. The development, although covering a larger area and taller in appearance would not appear out of keeping with the surrounding area. This is because it would replace an existing refuge area comprised of two smaller refuse enclosures. The bin storage area would be screened by proposed timber fencing and new planting is proposed (details to be secured by condition). As such there would not be any visual harm from the proposed development.

The proposed paths would be located in a similar position to the existing paths (involving replacement) and the increase in width would not cause harm to the surrounding area as the majority of the grassed area would be retained.

The proposed bin collection point is comparatively small, would only be used for bins on collection days, and consequently would not cause harm to appearance and visual amenity of the street scene.

SITE B

Site B is located on the north west side of Willow Gardens and Denbigh Close. The proposed development would involve replacing the existing low brick walled refuge storage area with a 1.8m tall close boarded timber panelled enclosure with new connecting paths for residents and for operatives to easily access the collection point. The proposed refuge storage area / enclosure would measure approx. 3.85m x 3.02m (approx. 11.6sqm). The proposed structure would not be out of keeping with the area and it is considered the screening of the bins is acceptable.

The existing collection point would remain in the same location. However, a new 2m wide pathway is proposed to aid collection of the 1100L communal bins. Another 1.5m wide path is proposed to connect existing paths, and provide a paved access for residents to access the storage area. These paths would not be out of character within the surrounding area and would not cause harm to the appearance of the street scene. This is considered acceptable and would not cause harm to the street scene. The materials to be used for the paths would be secured by condition.

SITE C

Site C is located on the western side of Willow Close. The proposed development would replace the existing 1.2m tall, low brick wall refuge area. The proposed enclosure / refuse area would measure approx. 3.85m x 3.02 m (approx. 11.6sqm) and be enclosed by 1.8m high timber fence panels with concrete fence posts. The proposed development would be larger in area and taller than the existing storage facility. However, due to the limited increase in size and height, on balance, it is not considered that it would cause harm to the character and appearance of the area or the visual amenity of the street scene.

A pre-commencement condition has been included, requiring the applicant to supply a landscape scheme detailing all the proposed materials and soft landscaping to ensure the development harmonises with the surrounding area.

Overall, it is considered that the proposed replacement refuge storage and collection areas would not cause harm to the character and appearance of the surrounding area. It is considered the bins would be more appropriately screened causing less visual harm to the area, in accordance with planning policies.

7.08 Impact on neighbours

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

All of the proposed replacement refuge storage areas are in similar positions to existing. Although larger in area and taller than the existing structures, there would not be any impact upon the amenities of any neighbouring properties beyond the existing site circumstances. Whilst the close-boarded timber enclosures (1.8m high) would be taller than the exiting low bricked wall enclosures, these would not be higher than the permitted boundary treatments (2m high) of the rear and side boundaries of properties backing onto Sites A and B, specifically No. 97 West End Road (Site A) and 5 Courtfield Gardens (Site B). Consequently, the proposed structures / enclosures would not harm the amenity of these neighbouring properties.

Similarly, the proposed paths would either replace existing paths or have been sited to minimise impacts on neighbouring residences from their use. The proposed 2m wide path serving Site B has been revised to be sited away from the ground floor windows of 31-32 Ruislip Court, so that the transfer of the communal bins to the collection area would not result in undue noise and disturbance to these residences on collection mornings. A condition has been included to ensure that the 2m wide path is used for transferring communal bins. The proposed 1.5m wide connecting path is intended to improve access to the refuse storage for residents.

Overall, the development would be located away from the flats within Ruislip Court in the same general locations as existing and would not be taller than the existing boundary fencing. As such, there would not be any loss of light, overshadowing, loss of outlook, nor would the development be overbearing to the neighbouring properties.

The proposed replacement refuge storage enclosure at site C would be be taller and larger in area than the existing storage area. However it would be set away from the block of flats, which is the nearest neighbouring properties, and therefore, there would not be any harm to their amenities as a result of this proposal.

It is considered that the odour from the refuge areas would not be significantly increased as a result of the enlargement of the area. The transition from refuse bags to communal bins with lids may improve the existing situation. Therefore it would not cause further harm to the amenities of neighbouring occupiers.

The external amenity space on site would remain the same as existing. Although, there are changes to the proposed paths, it is considered that these will formalise the route of the bin collection and as such there would be no detrimental effect of the proposed development on the external amenity space for current and future occupiers of Ruislip Court.

Overall, the proposal would not cause harm to the amenities of neighbouring properties. As such, the proposed development complies with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) and Policy DMHD 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy DMT 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:
A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:
i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
iii) provide equal access for all people, including inclusive access for disabled people;
iv) adequately address delivery, servicing and drop-off requirements; and
v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must ensure that:
i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

The Highways Authority have no objection to the proposed development and are satisfied that the proposal would not have a harmful impact on the highway network.

Site A requires a new small-scale 'Paladin' bin compliant carriageway crossing from West End Road to specifically aid collections. There are established crossings serving Sites B and C in Willow Gardens. As a consequence of the proposal, any associated and necessary loss of grass verge space is considered acceptable. This is taking into account the context of the social and environmental benefits that would outweigh such amenity loss by delivering an enhanced and more efficient refuse storage/collection regime.

In summary, all of the three proposal sites are considered acceptable in terms of satisfying transport/highway related requirements. The proposed dropped kerb at Site A would not significantly alter the on street parking for the residents of Ruislip Court or the surrounding area.

As such, the proposed development complies with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:
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.
C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The application sites are not located within an area covered by a tree protection order nor would the proposed development impact any trees. A pre-commencement condition has been included in the recommendation, requiring the applicant to provide a landscape plan detailing all the proposed materials and planting.

7.15 Sustainable waste management

The proposal seeks to improve the existing refuse storage and collection arrangements at Ruislip Court. The Council's Waste Services are satisfied that the capacity and arrangements are acceptable, and do not raise any concerns.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The site is located within a Critical Drainage Area. However, the proposed replacement refuse storage areas / enclosures would not have a discernible impact on existing drainage.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Public consultation has been discussed in section 6 of this report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other significant issues are raised having regard to the nature of the proposed works.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material

considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

For the reasons set out in this report, it is considered that the proposed development would comply with national, regional, and local planning policies and guidance. Therefore, it is recommended that the application be approved.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
The London Plan (2021)
National Planning Policy Framework (2023)

Contact Officer: Rhian Thomas **Telephone No:**

Notes:

Site boundary

For identification purposes only.

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Site Address:

Ruislip Court
Raleigh Close

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
77839/APP/2023/3167

Scale:
1:2,000

Planning Committee:
Minor

Date:
February 2024

HILLINGDON
LONDON

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Hillingdon Planning Committee

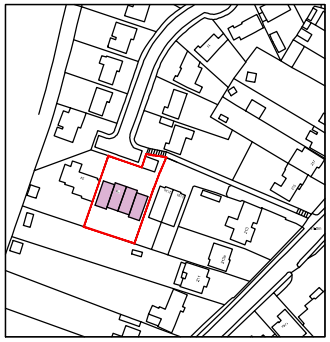
Wednesday 14th February 2024

HILLINGDON
LONDON

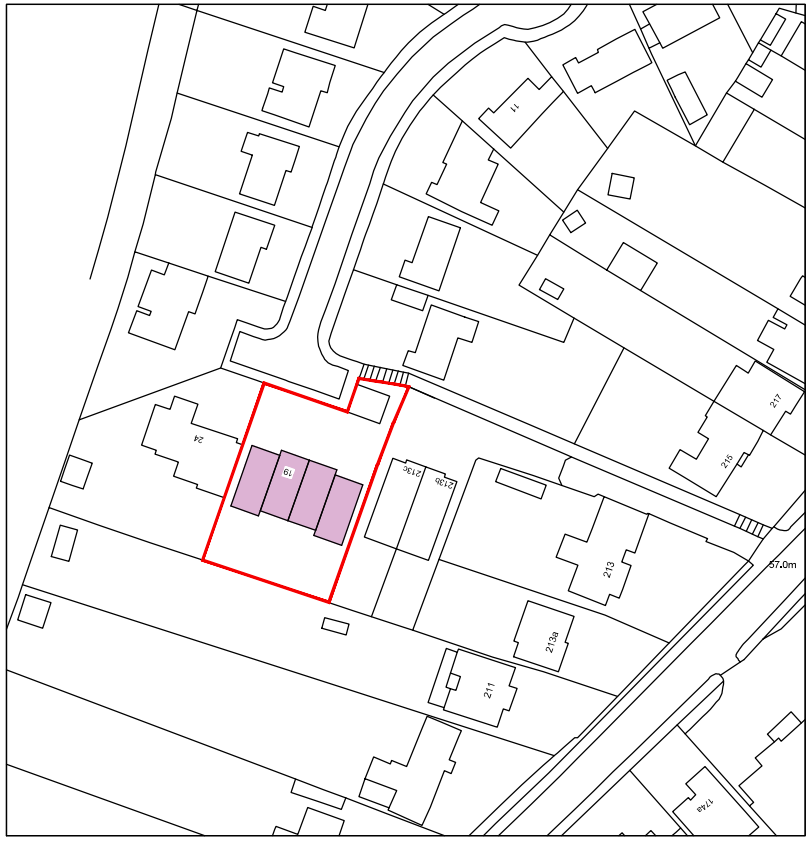
www.hillingdon.gov.uk

Report of the Head of Development Management and Building Control

Address:	19 BEACON CLOSE UXBRIDGE
Development:	Erection of four terraced dwellings incorporating landscaping, parking provision, waste and cycle stores following demolition of existing dwelling.
LBH Ref Nos:	17969/APP/2023/1014



LOCATION PLAN
1:1250



SITE PLAN
1:500

SCALE BAR 1:100 0 1 2 3 4 5m

Consilio
Unit 17 and 18, 54a Cowley Mill Rd,
Uxbridge UB8 2FX
TEL: 01494932288 02039580151
EMAIL: info@consiliotownplanning.co.uk

RTPI Chartered Town Planner

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1. ALL GUTTERS, FOUNDATIONS AND DOWN PIPES TO REMAIN WITHIN THE BOUNDARY LINES OF THE SUBJECT PROPERTY.
2. ALL PLANS ARE SUBJECT TO FULL PLANS APPROVAL BY BUILDING CONTROL, NOT BUILDING NOTICE.

REVISION	DESCRIPTION	DATE

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DESCRIPTION:

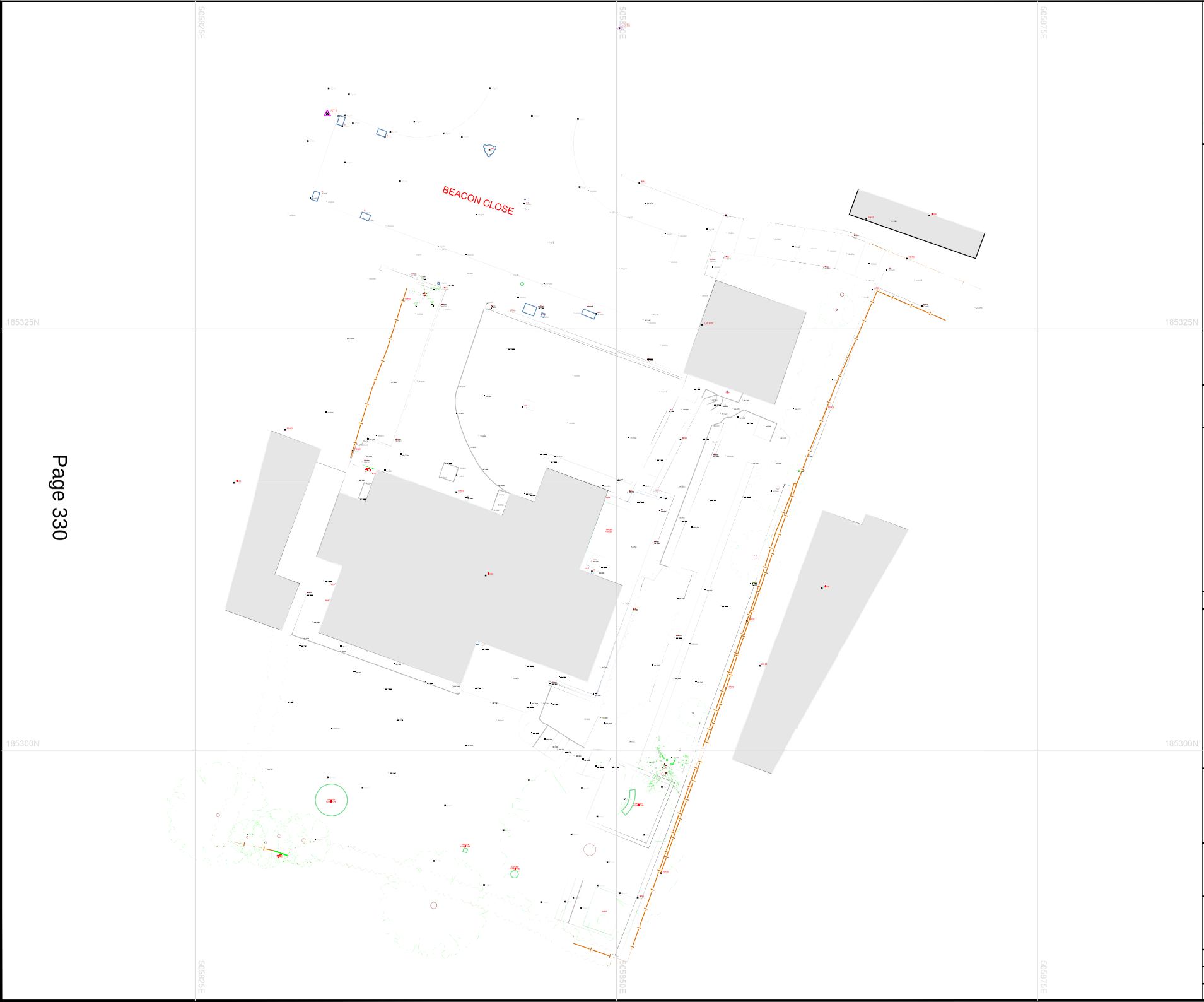
LOCATION PLAN AND SITE PLAN

CLIENT / JOB ADDRESS:

RRAK PROPERTIES
19 BEACON CLOSE
UXBRIDGE
UB8 1PX

DRAWING TITLE PLANNING APPLICATION

SCALE	1:500 & 1:1250	@ A1	STATUS	PA
DATE	05/06/2023		CHECKED	HM
JOB.NO.	19-23-01		DRAWN	SG
DWG.NO.	PA-01		REVISION	



Page 330

LINE STYLE & SYMBOL

- Road or Path line
- Walls line
- Slab Concrete
- Vegetation
- Railing
- Change Soft Surface
- Fence
- Gate
- Spot Level
- Station
- Trees

TEXT

OH	Opening Height
W	Width of Opening
MH	Manhole
G	Drainage Gully
BT	British Telecom Manhole
WM	Water Meter
WV	Water Valve
CATV	Community Antenna Television
FB	Fibre Brodband
SEE	Sideboard Electrical Enclosure
RS	Road Sideboard
B	Bollard
LP	Lamp Post
UP	Utility Pole

N

0m 1m 2m 5m 10m

SURVEY STATION COORDINATES

Stn	Easting	Northing	Level
ST1	505848.0410	185326.1810	47.722
ST2	505832.8350	185337.7700	47.117
ST3	505850.2300	185342.8690	47.994

GRID	DATUM
OSGB	GNSS

NOTES

REV.	DETAILS	BY	DATE

THE SURVEY HOUSE

3 Well Houase Barns
Chester Road
Chester
CH4 0DH
TEL: 01244 955599
email: ac@thesurveyhouse.co.uk
web site: www.thesurveyhouse.co.uk

© COPYRIGHT THE SURVEY HOUSE

CLIENT:

19 Beacon Close
Uxbridge
UB8 1PX

PROJECT TITLE:

Beacon Close

DRAWING TITLE:

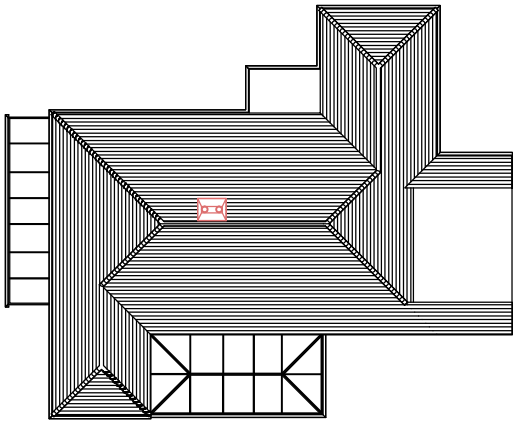
Topographical Site Plan

SURVEYED BY:	DRAWN BY:	QA APPROVED:
LC	LC	

SCALE:	SURVEY DATE:
1:100 @A1	03/12/2021

DRAWING NUMBER:	SHEET NUMBER:	REV:
0185	01	

Existing Ground Floor Plan

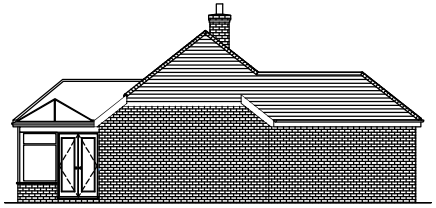


Existing Roof Floor Plan

Existing Front Elevation

Existing Rear Elevation

Existing Left Side Elevation



Existing Right Side Elevation

REV	DESCRIPTION	DRAWN	CHECKED	DATE

REVISIONS

Drawing issue status:
PRELIMINARY ☒ CLIENT APPROVAL PLANNING ☐
BUILDING REGS ☐ TENDER ☐ CONSTRUCTION ☐ AS-BUILT ☐

NOTE
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All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier. Do not scale plans - use figure or grid dimensions where given.
Any deviation from the drawing to be reported to the originator immediately.
The Principal Contractor shall carry out a risk assessment of the proposed work and liaise with the principal designer before works commence if there is any doubt as to being able to complete the project in a safe manner compliant with the Construction Design and Management Regulations 2015. All works to comply with the relevant British Standards, Codes of Practice and the Building Regulations.

Consilio
CONSILIO TOWN PLANNING LTD.
BROOK HOUSE, 54A COWLEY MILL ROAD
UXBRIDGE, MIDDLESEX, UB8 2FX
TELEPHONE 01494932288
EMAIL INFO@CONSILIOTOWNPLANNING.CO.UK
WEB WWW.CONSILIOTOWNPLANNING.CO.UK

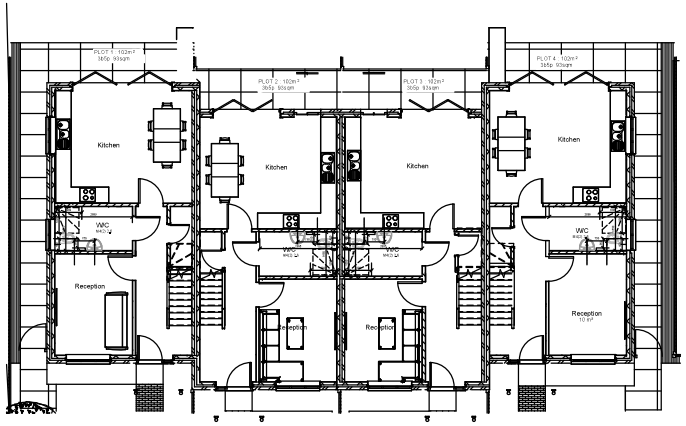
CLIENT:

PROJECT:

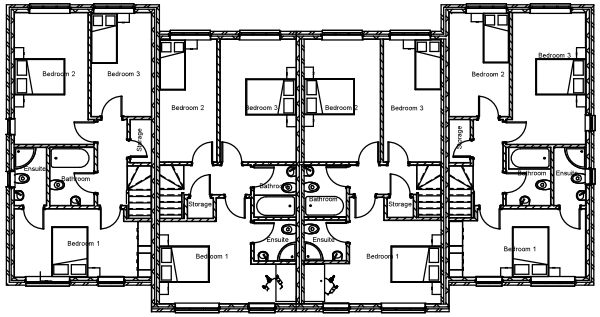
TITLE:
EXISTING PLANS AND ELEVATIONS

SCALE: 1:100 @ A1
DATE: MARCH 2022
DRAWN: SG
CHECKED: HM

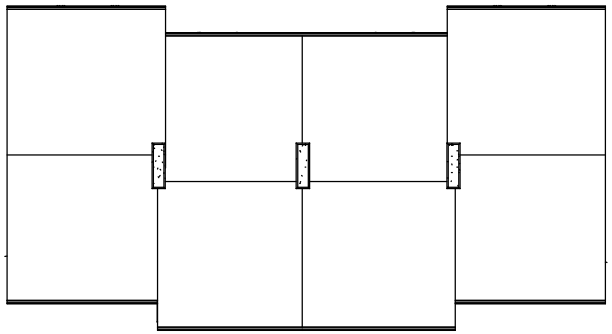
JOB NO. 09-22-01 DRAWING NO. 001 REV: -



PROPOSED GROUND FLOOR PLAN
1:100

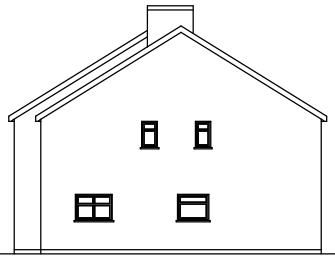


PROPOSED FIRST FLOOR PLAN
1:100



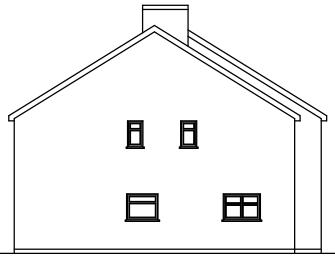
PROPOSED ROOF PLAN
1:100

PROPOSED FRONT ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100

PROPOSED REAR ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100

SCALE BAR 1:100 0 1 2 3 4 5m

Consilio
Unit 17 and 18, 54a Cowley Mill Rd,
Uxbridge UB8 2FX
TEL: 01494932288 02039580151
EMAIL: info@consiliotownplanning.co.uk

RTPI Chartered Town Planner

DISCLAIMER:

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IMPORTANT NOTE:ALL

1. ALL GUTTERS, FOUNDATIONS AND DOWN PIPES TO REMAIN WITHIN THE BOUNDARY LINES OF THE SUBJECT PROPERTY.
2. ALL PLANS ARE SUBJECT TO FULL PLANS APPROVAL BY BUILDING CONTROL, NOT BUILDING NOTICE.

REVISION	DESCRIPTION	DATE

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DESCRIPTION:

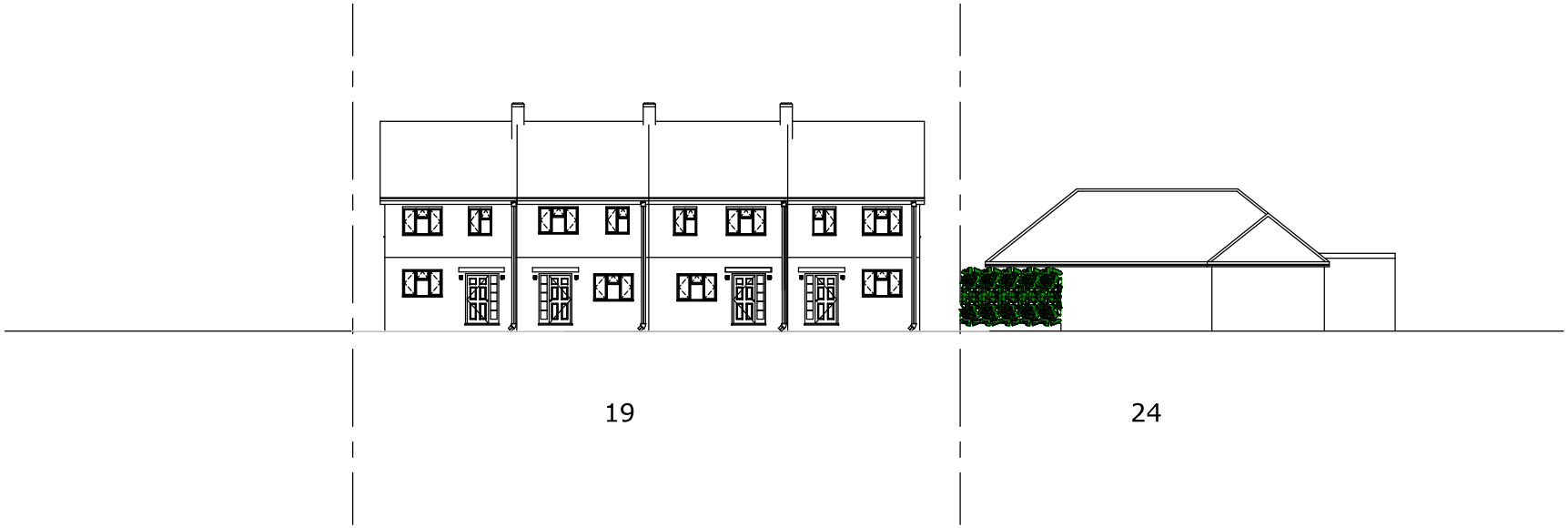
LOCATION PLAN AND SITE PLAN

CLIENT / JOB ADDRESS:

RRAK PROPERTIES
19 BEACON CLOSE
UXBRIDGE
UB8 1PX

DRAWING TITLE PLANNING APPLICATION

SCALE	1:500 & 1:1250	@ A1	STATUS	PA
DATE	12/06/2023		CHECKED	HM
JOB.NO.	19-23-01		DRAWN	SG
DWG.NO.	PA-03		REVISION	



SCALE BAR 1:100 0 1 2 3 4 5m

Consilio
Unit 17 and 18, 54a Cowley Mill Rd,
Uxbridge UB8 2FX
TEL: 01494932288 02039580151
EMAIL: info@consiliotownplanning.co.uk

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REVISION	DESCRIPTION	DATE

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DESCRIPTION:

STREET SCENE

CLIENT / JOB ADDRESS:

RRAK PROPERTIES
19 BEACON CLOSE
UXBRIDGE
UB8 1PX

DRAWING TITLE PLANNING APPLICATION

SCALE	1:500 & 1:1250	@ A1	STATUS	PA
DATE	12/06/2023		CHECKED	HM
JOB.NO.	19-23-01		DRAWN	SG
DWG.NO.	PA-02		REVISION	

KEY

Surfacing/Paving

- Proposed Flowering
- Grey coloured paving slabs
- Red Brick Pathway
- Proposed Marshall Driveway
- Permeable macadam surface for access road
- 20/40mm rounded flint gravel over weed stop fabric to create low maintenance area. Note: Gravel surface must be 100mm below back edge of eco crib wall.

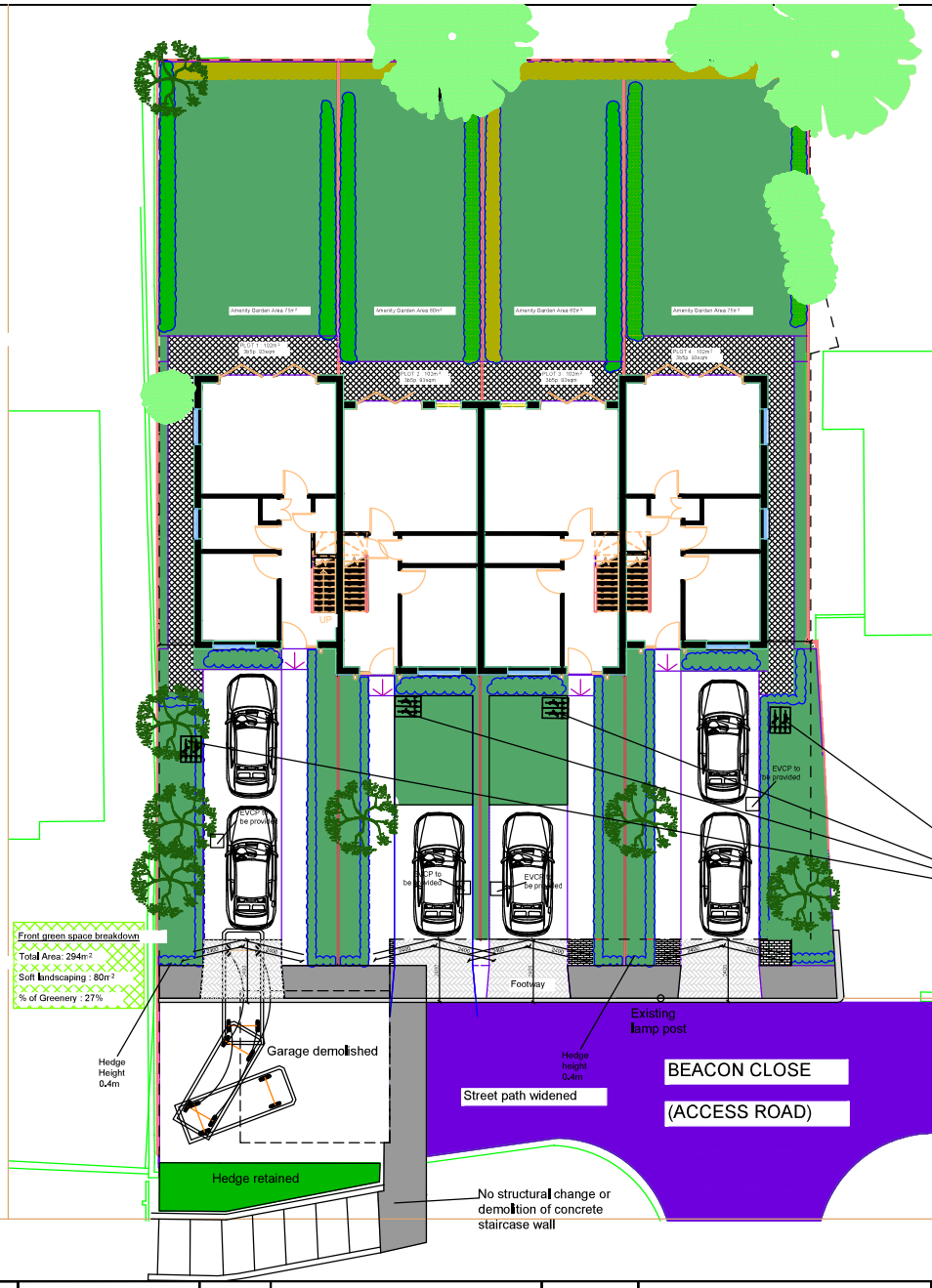
Soft Landscaping

- Proposed lawn
- Proposed flowering
- Proposed low informal flowering evergreen boundary hedge
- Proposed garden back hedge
- Existing trees to be retained
- Proposed trees

Boundary Features

- Existing Boundary line
- Close board fence 1.8m high
- Driver Pathway (Refer to page 4 for more details)
- Low level picket fence 0.9m high

Objects



BIKE STORAGE - ESC 1:50

SCALE BAR 1:100 0 1 2 3 4 5m

Consilio
Unit 17 and 18, 54a Cowley Mill Rd,
Uxbridge UB8 2FX
TEL: 01494932288 02039580151
EMAIL: info@consiliotownplanning.co.uk

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REVISION	DESCRIPTION	DATE

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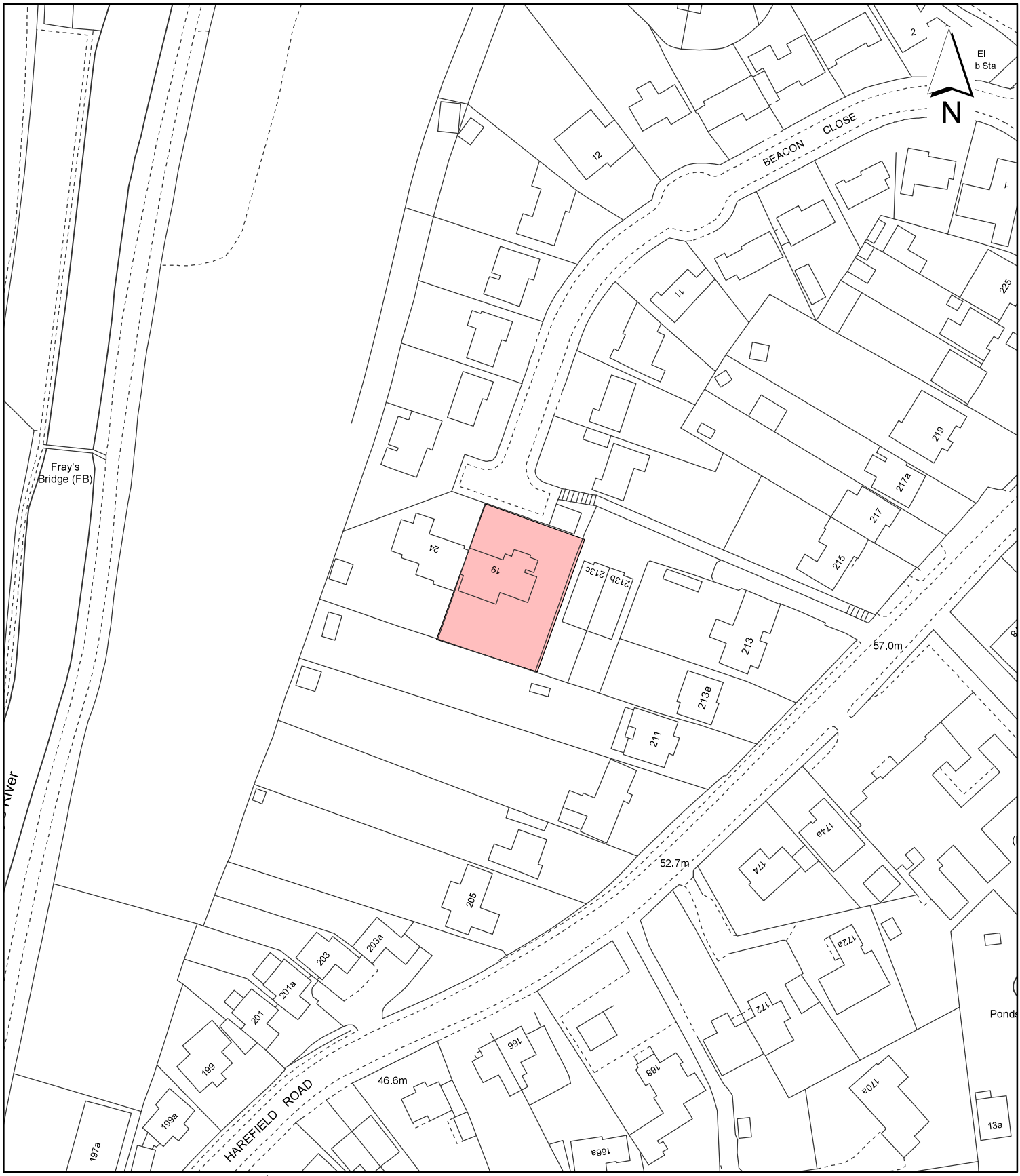
DESCRIPTION:
LANDSCAPE PLAN

CLIENT / JOB ADDRESS:
RRAK PROPERTIES
19 BEACON CLOSE
UXBRIDGE
UB8 1PX

DRAWING TITLE PLANNING APPLICATION

SCALE	1:100	@ A1	STATUS	PA
DATE	12/06/2023		CHECKED	HM
JOB.NO.	19-23-01		DRAWN	SG
DWG.NO.	PA-04		REVISION	



Notes:

Site boundary

For identification purposes only.

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Site Address:

19 Beacon Close

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
17969/APP/2023/1014

Scale:
1:1,250

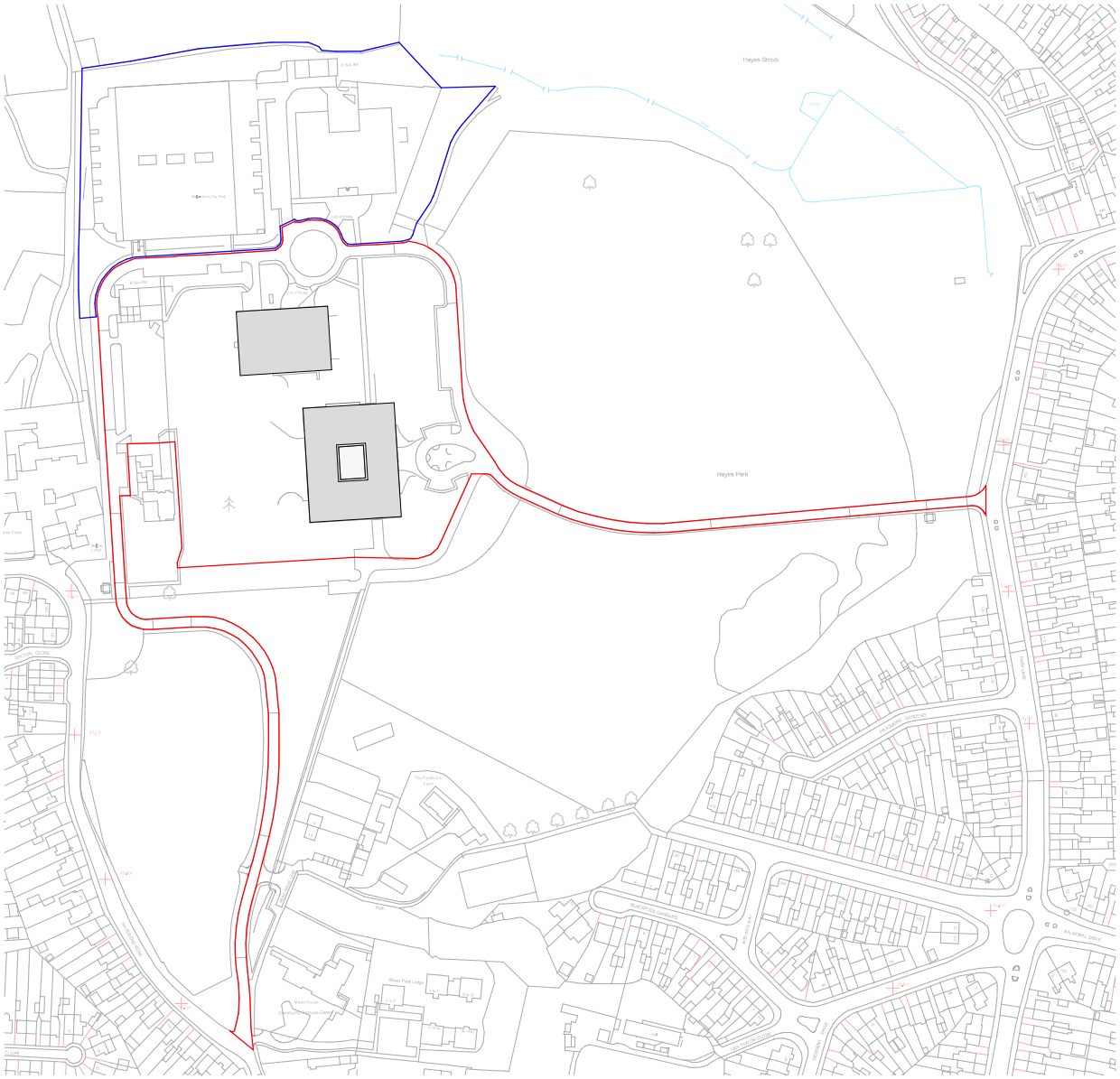
Planning Committee:
Minor

Date:
February 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address:	HAYES PARK CENTRAL AND SOUTH, HAYES PARK HAYES END ROAD HAYES
Development:	Formal Description: Change of use of the existing buildings to provide new homes (Use Class C3), together with internal and external works to the buildings, landscaping, car and cycle parking, and other associated works. Detailed Description: Proposed change of use of the Grade II* Listed Hayes Park Central and Hayes Park South office buildings (Use Class E) to 124 residential flats (Use Class C3), with access to 124 car parking spaces and 207 cycle stands. Internal and external works to the buildings are proposed, alongside landscaping works to create a communal square, play space and amenity space.
LBH Ref Nos:	12853/APP/2023/1492



General Notes

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Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations
requirements. Drawing errors and omissions to be reported to the architect.

Notes

Key:

Planning Application Boundary

Land Owned by Applicant

0 100m
@ 1:2500

Key Plan

Studio Egret West
3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

For Planning

Project No.	0419
Project Name	
Hayes Park	
Drawing Title	
Existing Location Plan	
Client	**Shall Do Hayes Developments Limited**
Scale @A3	**1 : 2500**
Date	**12/05/23**
Drawn by	**PJ**
Checked by	**GLJ**

Rev	Date	Reason	Chk
P2	12/05/23	For Planning	SEW
P1		For Planning	SEW

Drawing Number	Rev.
0419-SEW-ZZ-ZZ-DR-A-000003	P2

General Notes

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Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

Key Plan

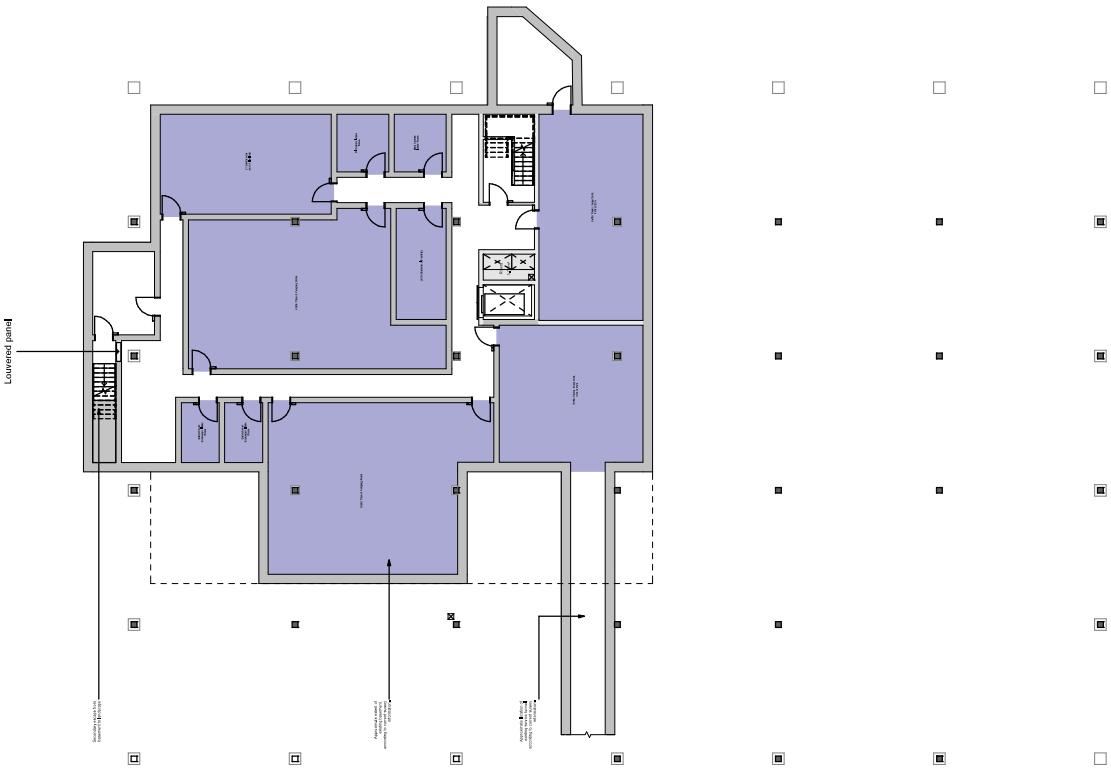
For Planning

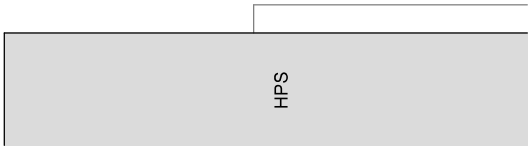
Project No.	0419
Project Name	Hayes Park
Drawing Title	Landscape Masterplan
Client	Shell Do Hayes Developments Limited
Scale @A1	
Date	12/05/2023
Drawn by	ML
Checked by	GEW

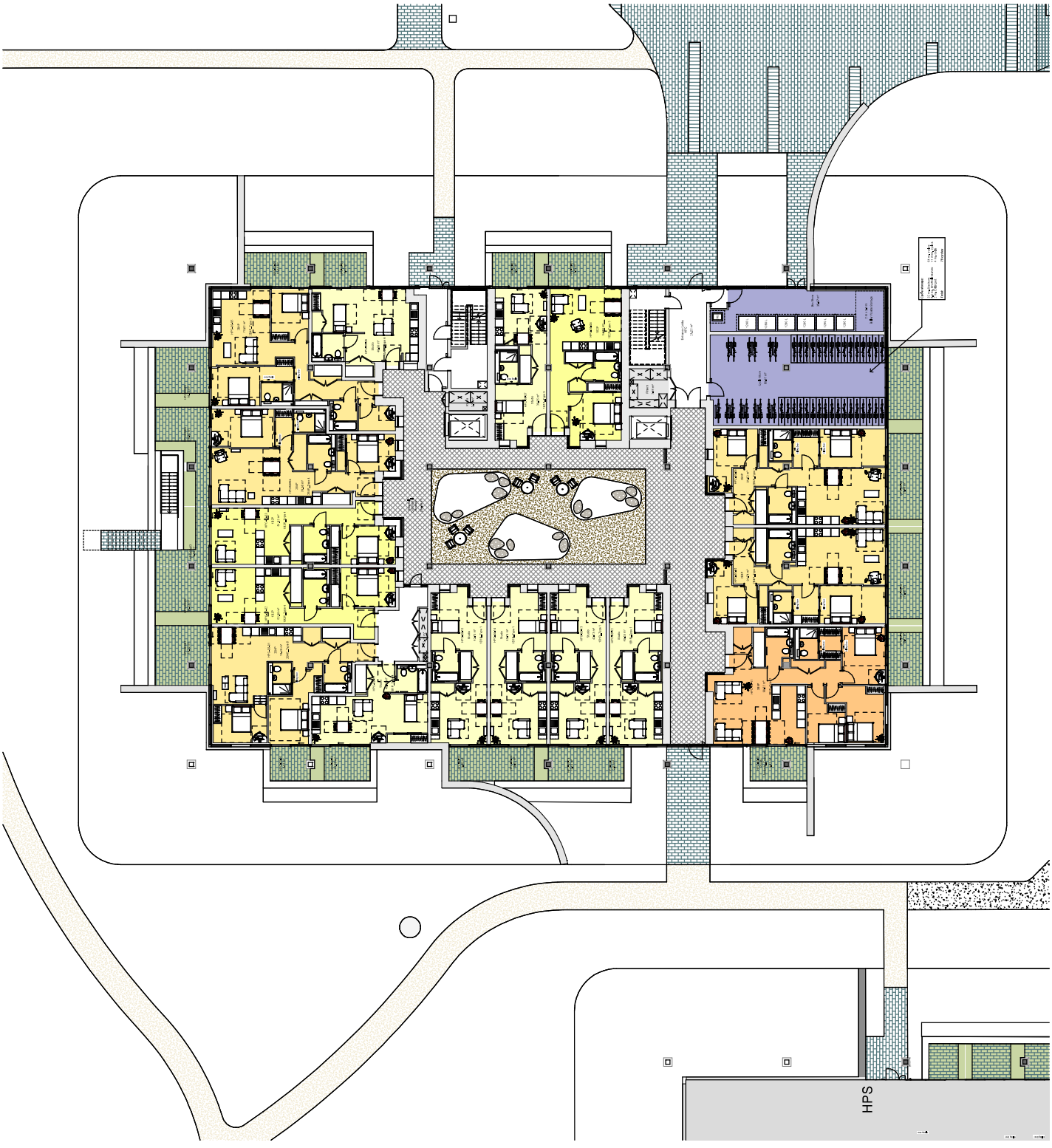
Rev	Date	Reason	Chk
P2	22/09/23	Planning Update	SEW
P1	02/05/23	For Planning	SEW

3 Brewhouse Yard
London, EC1V 4LG
hello@gretewell.com
+44 (0) 20 3544 1730

Drawing Number	Rev
0419-SEW-ZZ-00-DR-L-001000	P2


Louvered panel


HPS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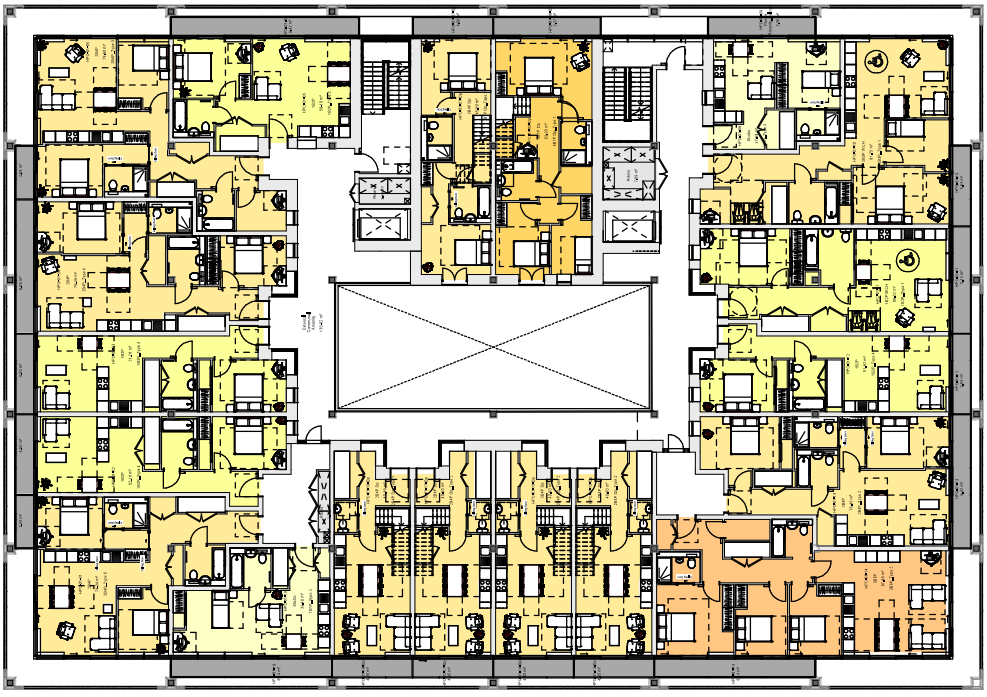

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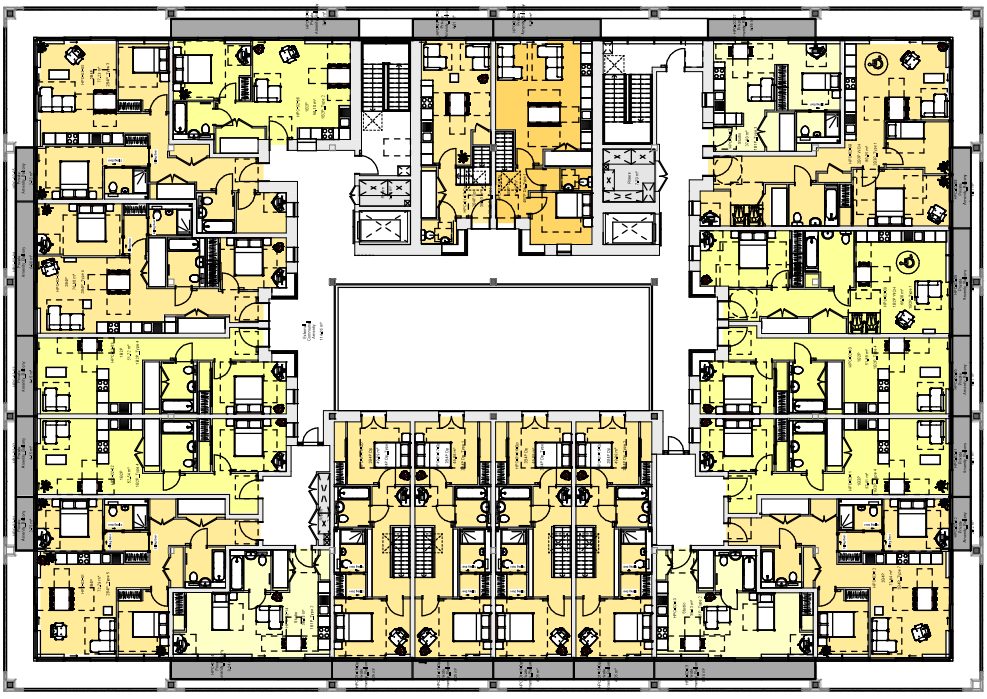
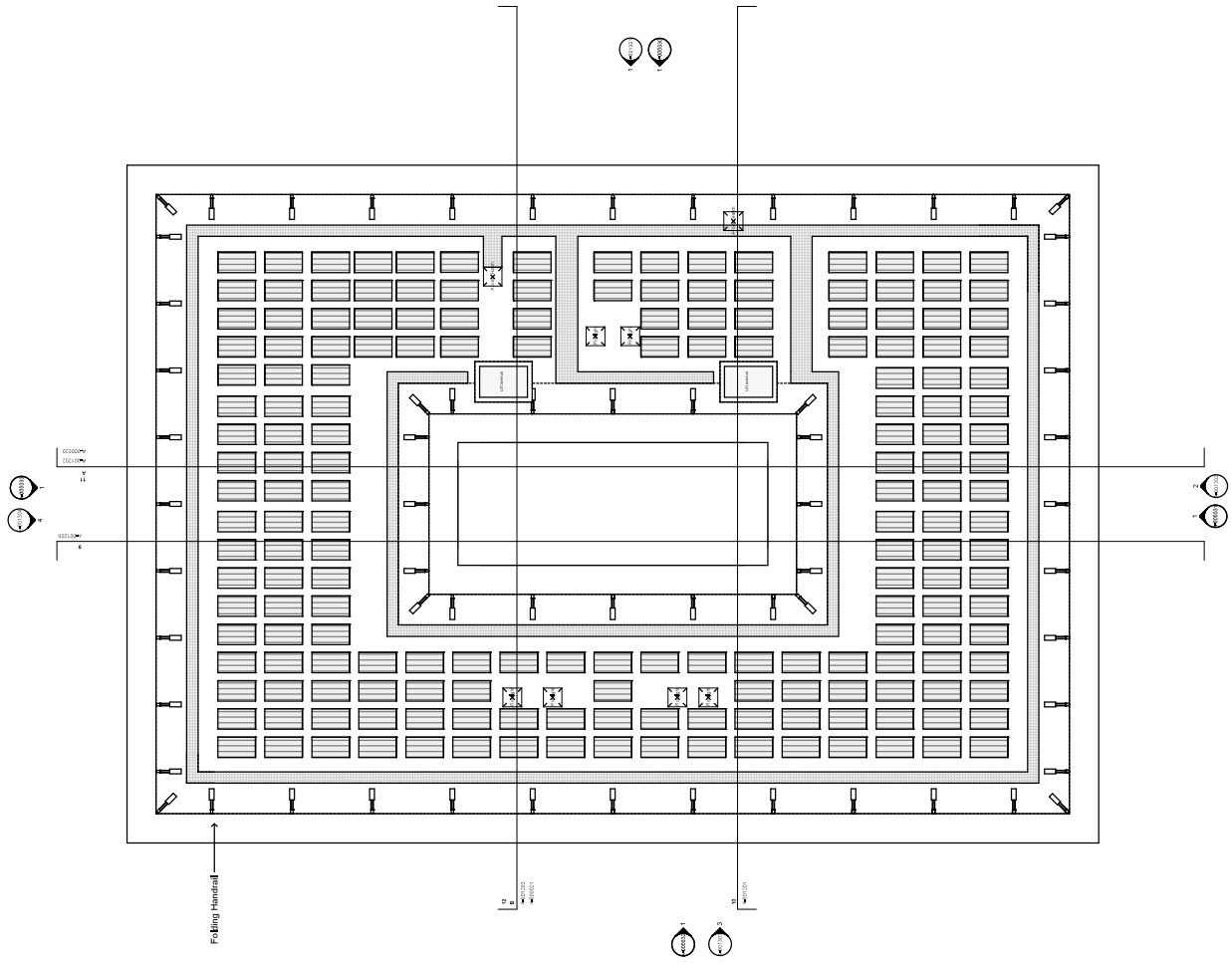
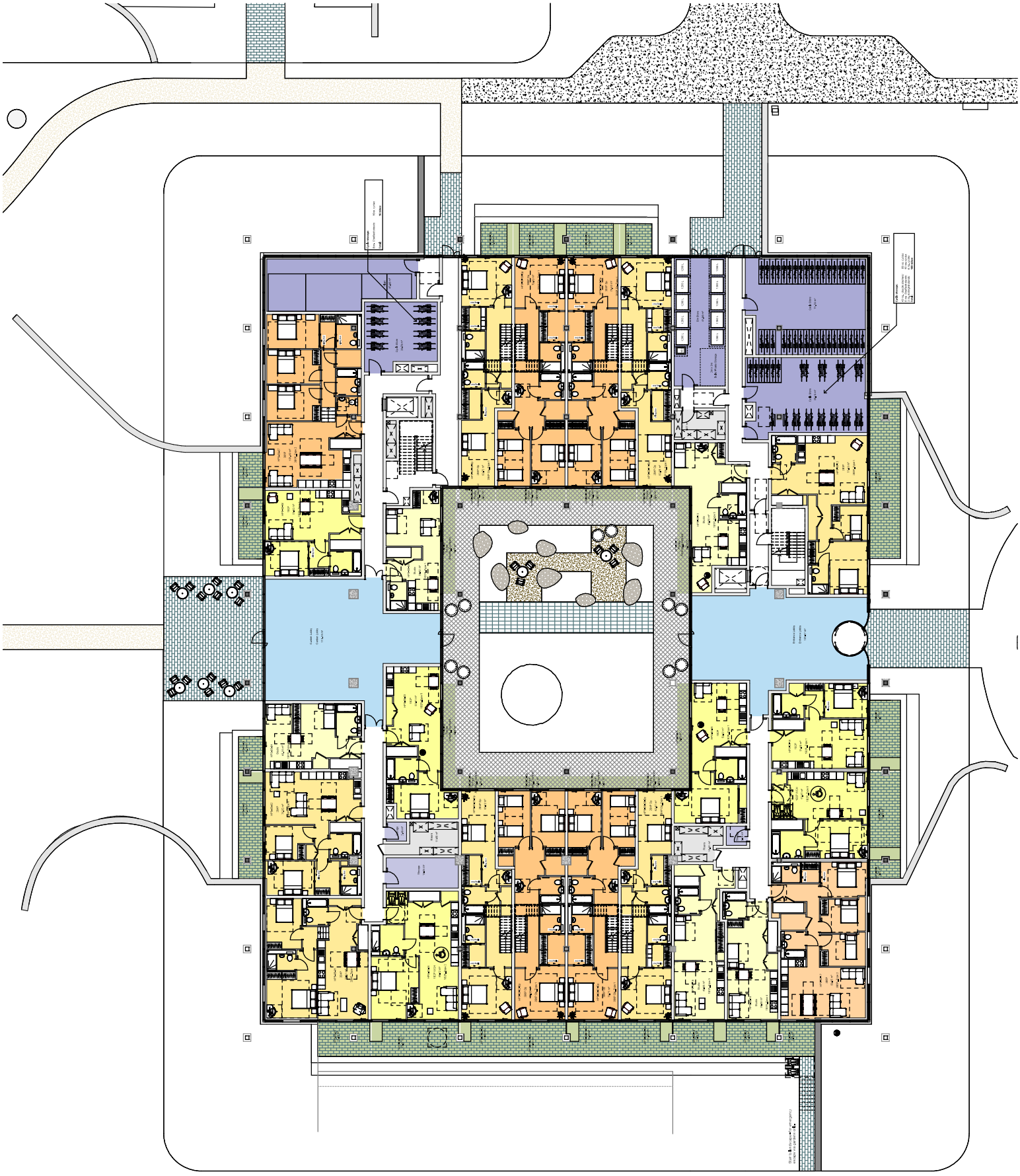


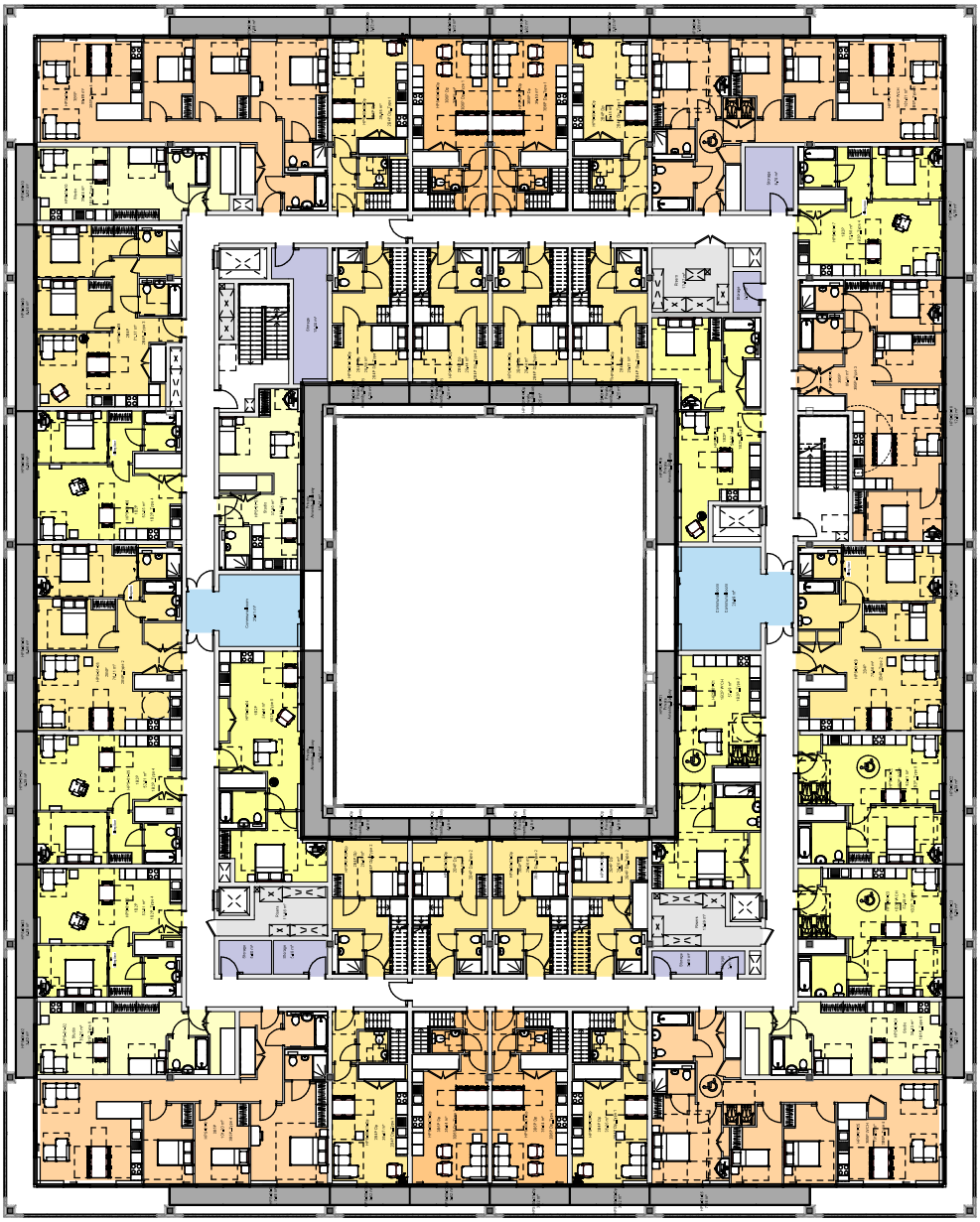
HPS

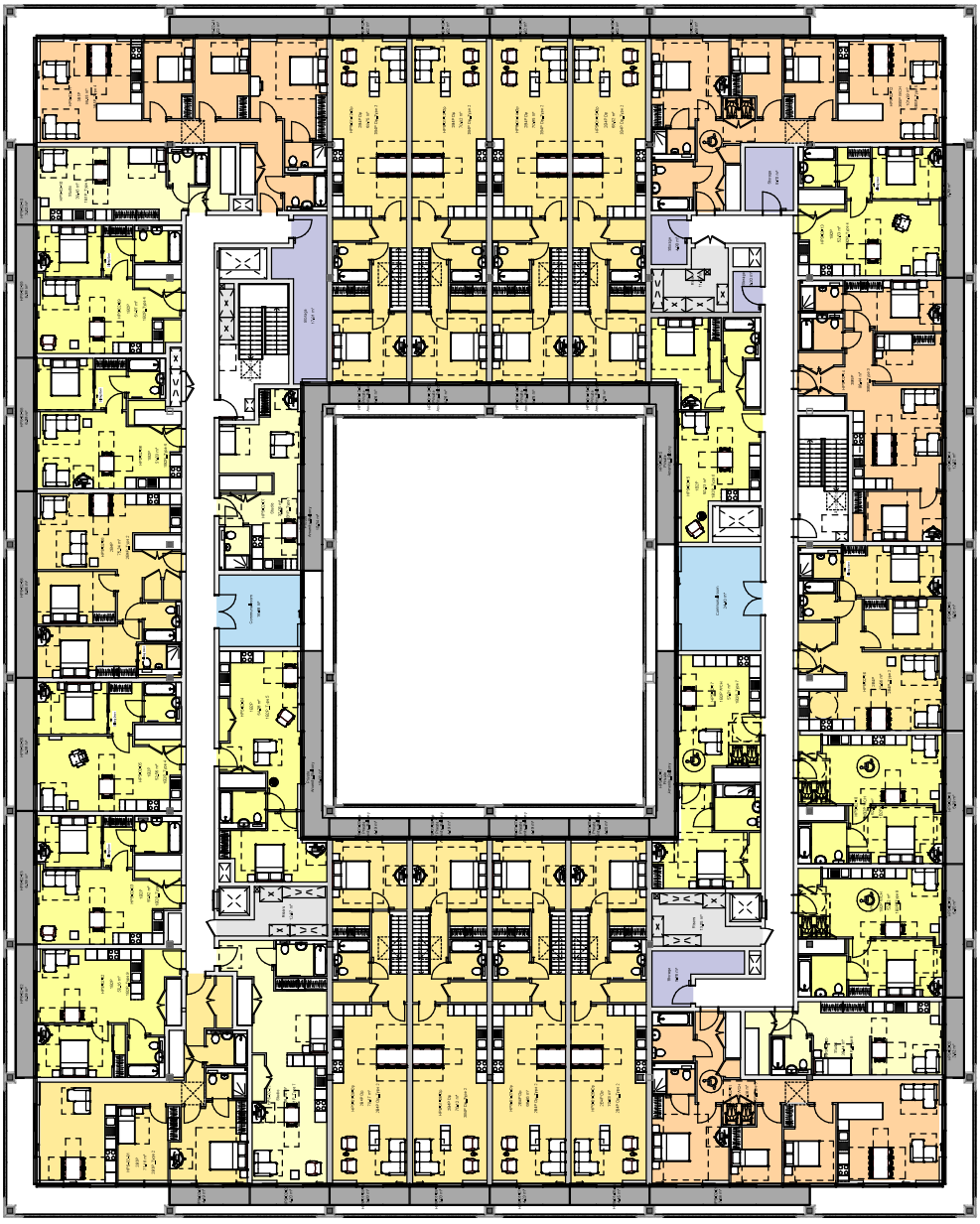
General Notes
Notes
Key Plan
For Planning
Drawing Number


Folding Handrail

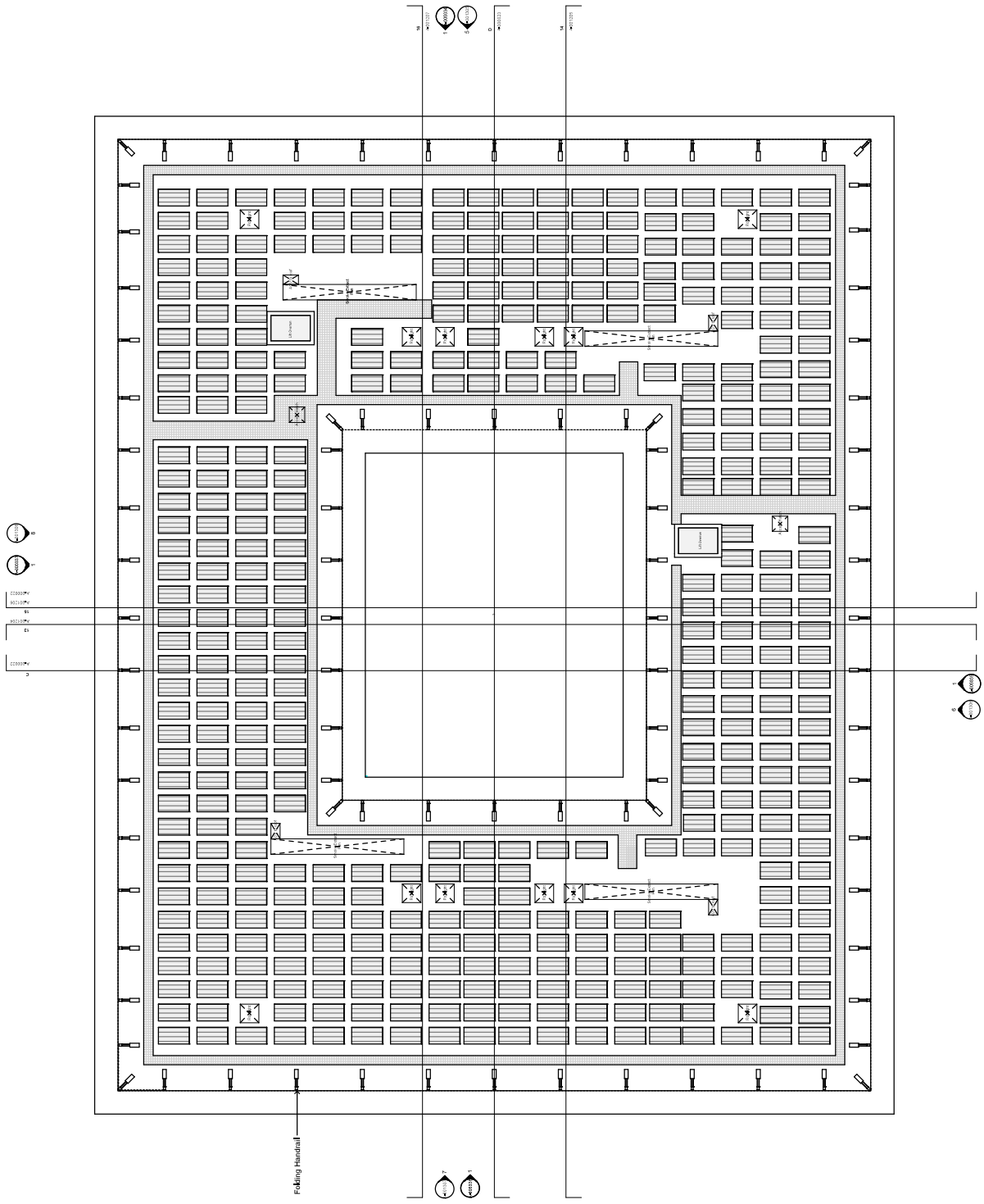
HPS







General Notes
Notes
Key Plan
For Planning
Folding Handrail


Folding Handrail

1 Hayes Park Central - North Elevation
1 : 100

General Notes

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Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

MATERIAL KEY:

FACADE:
F01 - Existing concrete frame - cleaned and repaired where required
F02 - Rainscreen ceramic cladding with fluted profile (type 1 - fine grain)
F03 - Rainscreen ceramic cladding with fluted profile (type 2 - large grain)
F04 - Exterior grade timber panelling (colour tbc)
F05 - 1990's exposed structural columns with concrete finish to match existing
F06 - New exposed structural columns with concrete finish to match existing
F07 - Concrete fascia panel

GLAZING, WINDOWS & OPENING:
G01 - Aluminium PPC coated curtain walling glazing system with low-E value (silver) mullion capping
G02 - Glass back painted metal panel within aluminium PPC coated curtain system with silver mullion capping
G03 - Aluminium PPC coated sliding door (dark grey)
G04 - As G03
G05 - Aluminium PPC coated top hung casement window (dark grey with silver mullion capping)
G06 - Glazed door with fixed panel, Aluminium PPC top and bottom rail, push plate (dark grey)
G07 - Aluminium PPC coated louvered façade panel (dark grey)
G08 - Aluminium PPC coated louvered door (dark grey)
G09 - Aluminium PPC coated fixed glazing window (dark grey)
G10 - Aluminium PPC coated opening tilt glazing window (dark grey)
G11 - Aluminium PPC coated double glazing door (dark grey)
G12 - Aluminium PPC coated dry riser panel
G13 - Solid timber door - external grade (colour to match surrounding cladding)
G14 - Aluminium PPC coated leaf and half glazing door (dark grey)
G15 - DDA compliant curved sliding door (dark grey)
G16 - Solid panel with terracotta finish
G17 - Solid panel with concrete finish

MISCELLANEOUS:
M01 - Soffit board
M02 - Flat top galvanised steel balustrade frame and rail (silver)
M03 - Stainless steel mesh balustrade
M04 - Galvanised steel painted vertical balustrade (silver)
M05 - Lift and enclosure
M06 - Existing retaining wall - repaired and cleaned where required
M07 - Gabion retaining wall
M08 - Proposed retaining wall

ROOF FIXTURE AND FITTINGS:
R01 - Aluminium capping (silver)
R02 - Photovoltaic panels
R03 - Folding man safe rail
R04 - Smoke vent
R05 - Insulated roof deck with metal trims
R06 - Lift overruns

- Landscape intersection at the elevational bottom
- New exposed structural columns with concrete finish to match existing
- AOD

General Notes

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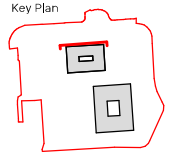
For the purpose of this application, the existing building has been modelled in 3D, taken from 2D survey information provided by CSL Surveys (Stevenage) LTD and a structural model designed by Whitby Wood. Due to the complexities of an existing building, the 3D model has been simplified to suit the scale of drawings required for the planning submission and design workstage. Please refer to the detailed drawings for the setting out.

1:100 @ A1

Key Plan



3 Brewhouse Yard
London, EC1V 4JQ
hello@gregoryweston.com
+44 (0) 20 7549 1730

Status	For Planning
Project No.	0419
Project Name	Hayes Park
Drawing Title	HPC - North Elevation
Client	Shell Oil Hayes Developments Limited
Scale @A1	1 : 100
Date	12/05/2023
Drawn by	AB
Checked by	GBW

Rev	Date	Reason	Chk
P1	12/05/23	For Planning	GBW

Drawing Number	Rev
0419-BEW-HC-ZZ-DR-A-001301	P1

2 Hayes Park Central - East Elevation
1 : 100

General Notes

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Notes

MATERIAL KEY:

FACADE:
F01 - Existing concrete frame - cleaned and repaired where required
F02 - Fibrecteem ceramic cladding with fluted profile (type 1 - fine grain)
F03 - Fibrecteem ceramic cladding with fluted profile (type 2 - large grain)
F04 - Exterior grade timber panelling (colour tbc)
F05 - TFRS's exposed structural columns with concrete finish to match existing
F06 - New exposed structural columns with concrete finish to match existing
F07 - Concrete facia panel

GLAZING, WINDOWS & OPENINGS:
G01 - Aluminium PPC coated curtain walling glazing system with low-E value (silver mullion capping)
G02 - Glass backpainted insulated panel within aluminium PPC coated curtain system with silver mullion capping
G03 - Aluminium PPC coated sliding door (dark grey)
G04 - As G03
G05 - Aluminium PPC coated top hung casement window (dark grey with silver mullion capping)
G06 - Glazed door with floor pivot, Aluminium PPC top and bottom rail, push plate (dark grey)
G07 - Aluminium PPC coated louvered façade panel (dark grey)
G08 - Aluminium PPC coated louvered door (dark grey)
G09 - Aluminium PPC coated fixed glazing window (dark grey)
G10 - Aluminium PPC coated opening tilt glazing window (dark grey)
G11 - Aluminium PPC coated double glazing door (dark grey)
G12 - Aluminium PPC coated dry riser panel
G13 - Solid timber door - exterior grade (colour to match surrounding cladding)
G14 - Aluminium PPC coated leaf and half glazing door (dark grey)
G15 - DDA compliant curved sliding door (dark grey)
G16 - Solid panel with terracotta finish
G17 - Solid panel with concrete finish

MISCELLANEOUS:
M01 - Gantt board
M02 - Flat top galvanised steel balustrade frame and rail (silver)
M03 - Stainless steel mesh balustrade
M04 - Galvanised steel painted vertical balustrade (silver)
M05 - Lift and enclosure
M06 - Existing retaining wall - repaired and cleaned where required
M07 - Gabion retaining wall
M08 - Proposed retaining wall

ROOF FIXTURE AND FITTINGS:
R01 - Aluminium coping (silver)
R02 - Photovoltaic panels
R03 - Folding man safe rail
R04 - Smoke vent
R05 - Insulated roof deck with metal trims
R06 - Lift overruns

- Landscape intersection at the elevation / outskirt
- New exposed structural columns with concrete finish to match existing
- ADD

General Notes

No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing for construction purposes. All dimensions are to be checked on site by the contractor and such dimensions are to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions are to be reported to the architect.

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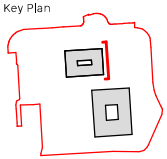
0 1 2 3 4 5m
@ 1:100

Key Plan

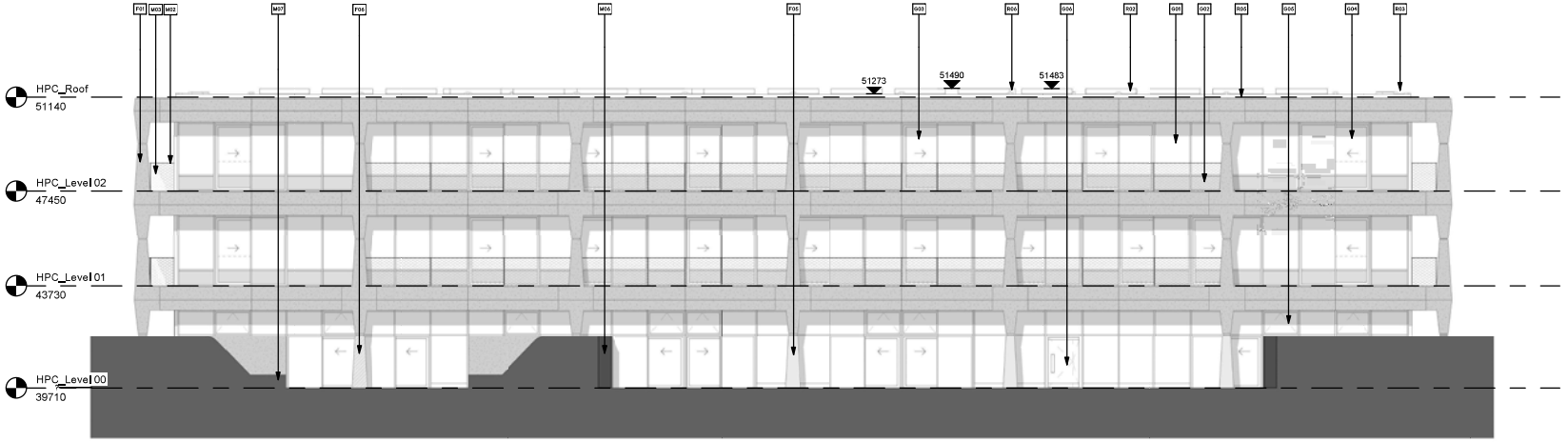


3 Brewhouse Yard
London, EC1V 4JQ
hello@gregtwest.com
+44 (0) 20 7549 1730

Status	For Planning
Project No.	0419
Project Name	Hayes Park
Drawing Title	HPC - East Elevation
Client	Shall Do Hayes Developments Limited
Scale @A1	1 : 100
Date	12/05/2023
Drawn by	AB
Checked by	GEW

Rev	Date	Reason	Chk
P1	12/05/23	For Planning	GEW

Drawing Number	Rev
0419-GEW-HC-ZZ-DR-A-001302	P1



3 Hayes Park Central - South Elevation
1 : 100

General Notes

No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

MATERIAL KEY:

FACADE:
F01 - Existing concrete frame – cleaned and repaired where required
F02 - Fibrecteem ceramic cladding with fluted profile (type 1 – fine grain)
F03 - Fibrecteem ceramic cladding with fluted profile (type 2 – large grain)
F04 - Exterior grade timber panelling (colour tbc)
F05 - 1990's exposed structural columns with concrete finish to match existing
F06 - New exposed structural columns with concrete finish to match existing
F07 - Concrete facia panel

GLAZING, WINDOWS & OPENINGS:
G01 - Aluminium PPC coated curtain walling glazing system with low-E value (silver mullion capping)
G02 - Glass backpainted insulated panel within aluminium PPC coated curtain system with silver mullion capping
G03 - Aluminium PPC coated sliding door (dark grey)
G04 - As G03
G05 - Aluminium PPC coated top hung casement window (dark grey with silver mullion capping)
G06 - Glazed door with floor pivot, Aluminium PPC top and bottom rail, push plate (dark grey)
G07 - Aluminium PPC coated louvered façade panel (dark grey)
G08 - Aluminium PPC coated louvered door (dark grey)
G09 - Aluminium PPC coated fixed glazing window (dark grey)
G10 - Aluminium PPC coated opening tilt glazing window (dark grey)
G11 - Aluminium PPC coated double glazing door (dark grey)
G12 - Aluminium PPC coated dry riser panel
G13 - Infill timber door - exterior grade (colour to match surrounding cladding)
G14 - Aluminium PPC coated leaf and half glazing door (dark grey)
G15 - DDA compliant curved sliding door (dark grey)
G16 - Infill panel with terracotta finish
G17 - Infill panel with concrete finish

MISCELLANEOUS:
M01 - Gantt board
M02 - Flat top galvanised steel balustrade frame and rail (silver)
M03 – Stainless steel mesh balustrade
M04 – Galvanised steel painted vertical balustrade (silver)
M06 – Lift and enclosure
M06 – Existing retaining wall – repaired and cleaned where required
M07 – Gabion retaining wall
M08 – Proposed retaining wall

ROOF FIXTURE AND FITTINGS:
R01 – Aluminium coping (silver)
R02 – Photovoltaic panels
R03 – Folding man safe rail
R04 – Smoke vent
R05 – Insulated roof deck with metal trims
R06 – Lift overruns

– Landscape intersection at the elevation / outline
– New exposed structural columns with concrete finish to match existing
– ADD

General Notes

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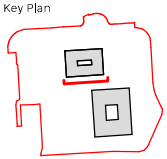
1:100

Key Plan

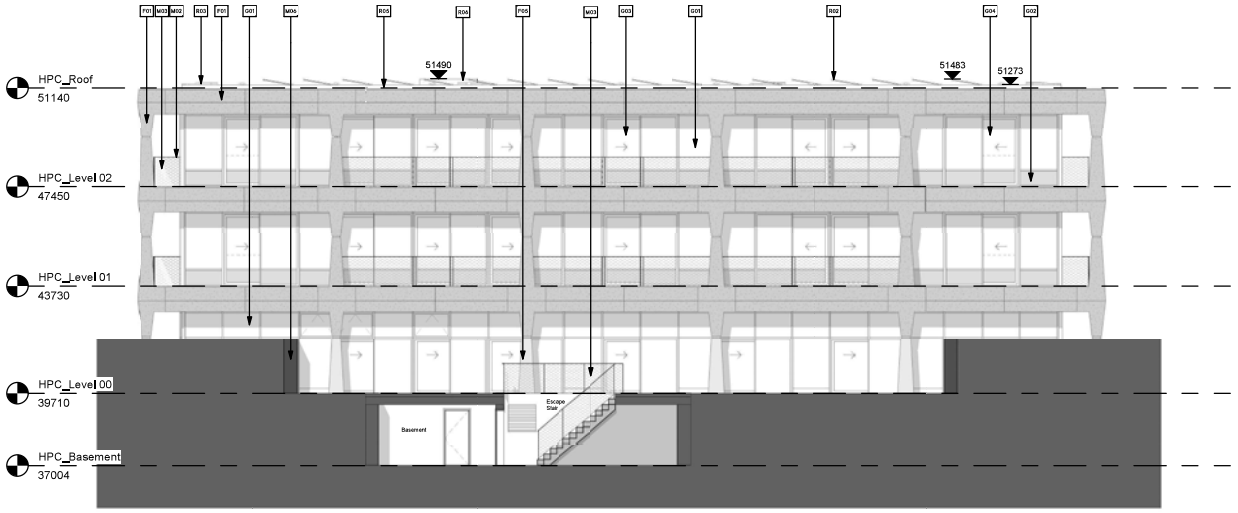


3 Brewhouse Yard
London, EC1V 4JQ
hello@gregtwose.com
+44 (0) 20 7549 1730

Status	For Planning
Project No.	0419
Project Name	Hayes Park
Drawing Title	HPC - South Elevation
Client	Shell Oil Hayes Developments Limited
Scale @A1	1 : 100
Date	12/05/2023
Drawn by	AB
Checked by	GEW

Rev	Date	Reason	Chk
P1	12/05/23	For Planning	GEW

Drawing Number	Rev
0419-BEW-HC-ZZ-DR-A-001303	P1



4 **Hayes Park Central - West Elevation**
1 : 100

General Notes

No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

MATERIAL KEY:

FACADE:
F01 - Existing concrete frame – cleaned and repaired where required
F02 - Fibrecteem ceramic cladding with fluted profile (type 1 – fine grain)
F03 - Fibrecteem ceramic cladding with fluted profile (type 2 – large grain)
F04 - Exterior grade timber panelling (colour tbc)
F05 - 1990's exposed structural columns with concrete finish to match existing
F06 - New exposed structural columns with concrete finish to match existing
F07 - Concrete facia panel

GLAZING, WINDOWS & OPENINGS:
G01 - Aluminium PPC coated curtain walling glazing system with low-E value (silver mullion capping)
G02 - Glass backpainted insulated panel within aluminium PPC coated curtain system with silver mullion capping
G03 - Aluminium PPC coated sliding door (dark grey)
G04 - As G03
G05 - Aluminium PPC coated top hung casement window (dark grey with silver mullion capping)
G06 - Glazed door with floor pivot, Aluminium PPC top and bottom rail, push plate (dark grey)
G07 - Aluminium PPC coated louvered façade panel (dark grey)
G08 - Aluminium PPC coated louvered door (dark grey)
G09 - Aluminium PPC coated fixed glazing window (dark grey)
G10 - Aluminium PPC coated opening tilt glazing window (dark grey)
G11 - Aluminium PPC coated double glazing door (dark grey)
G12 - Aluminium PPC coated dry riser panel
G13 - Infill timber door - exterior grade (colour to match surrounding cladding)
G14 - Aluminium PPC coated leaf and half glazing door (dark grey)
G15 - DDA compliant curved sliding door (dark grey)
G16 - Infill panel with terracotta finish
G17 - Infill panel with concrete finish

MISCELLANEOUS:
M01 - Gantt board
M02 - Flat top galvanised steel balustrade frame and rail (silver)
M03 - Stainless steel mesh balustrade
M04 - Galvanised steel painted vertical balustrade (silver)
M05 - Lift and enclosure
M06 - Existing retaining wall – repaired and cleaned where required
M07 - Gabion retaining wall
M08 - Proposed retaining wall

ROOF FIXTURE AND FITTINGS:
R01 - Aluminium coping (silver)
R02 - Photovoltaic panels
R03 - Folding man safe rail
R04 - Smoke vent
R05 - Insulated roof deck with metal trims
R06 - Lift overruns

= Landscape intersection at the elevation / outline
= New exposed structural columns with concrete finish to match existing
= ADD

General Notes

No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing for construction purposes. All dimensions are to be checked on site by the contractor and such dimensions are to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions are to be reported to the architect.

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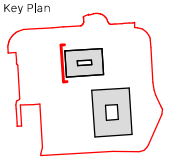
0 1 2 3 4 5m
@ 1:100

Key Plan

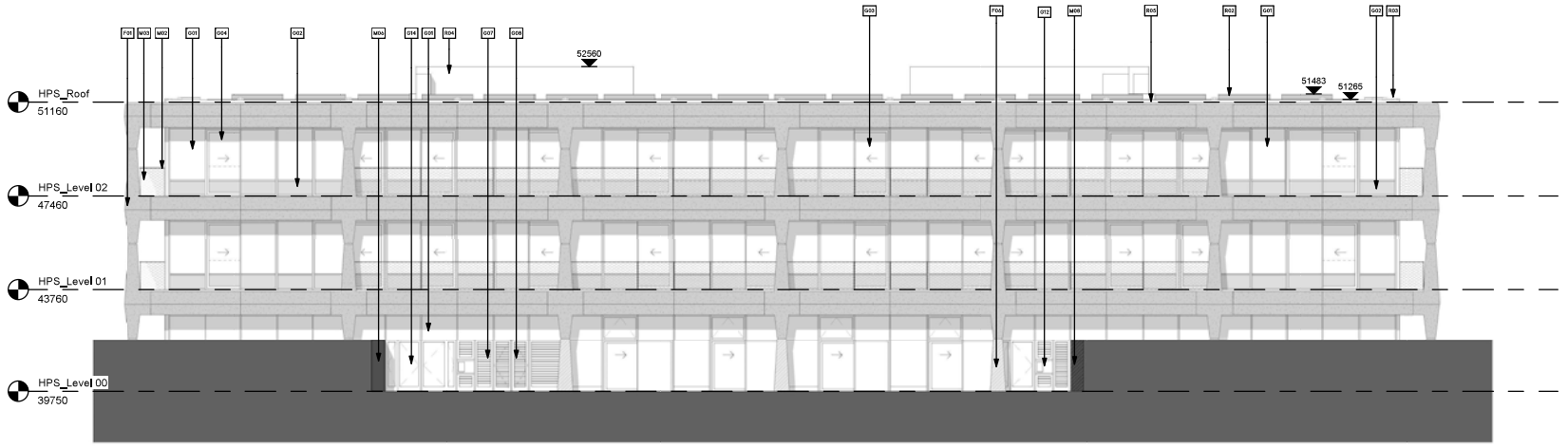


3 Brewhouse Yard
London, EC1V 4JQ
hello@gregtwest.com
+44 (0) 20 7549 1730

Status	For Planning
Project No.	0419
Project Name	Hayes Park
Drawing Title	HPC - West Elevation
Client	Shell Oil Hayes Developments Limited
Scale @A1	1 : 100
Date	12/05/2023
Drawn by	AB
Checked by	GEW

Rev	Date	Reason	Chk
P1	12/05/23	For Planning	GEW

Drawing Number	Rev
0419-GEW-HC-ZZ-DR-A-000304	P1



5 Hayes Park South - North Elevation
1 : 100

General Notes

No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

MATERIAL KEY:

FACADE:
FS1 - Existing concrete frame – cleaned and repaired where required
FS2 - Flamed resin ceramic cladding with fluted profile (type 1 – fine grain)
FS3 - Flamed resin ceramic cladding with fluted profile (type 2 – large grain)
FS4 - Exterior grade timber panelling (colour tbc)
FS5 - 1990's exposed structural columns with concrete finish to match existing
FS6 - New exposed structural columns with concrete finish to match existing
FS7 - Concrete facia panel

GLAZING, WINDOWS & OPENINGS:
G01 - Aluminium PPC coated curtain walling glazing system with low-E value (silver mullion capping)
G02 - Glass backpainted insulated panel within aluminium PPC coated curtain system with silver mullion capping
G03 - Aluminium PPC coated sliding door (dark grey)
G04 - As G03
G05 - Aluminium PPC coated top hung casement window (dark grey with silver mullion capping)
G06 - Glazed door with floor pivot, Aluminium PPC top and bottom rail, push plate (dark grey)
G07 - Aluminium PPC coated louvered façade panel (dark grey)
G08 - Aluminium PPC coated louvered door (dark grey)
G09 - Aluminium PPC coated fixed glazing window (dark grey)
G10 - Aluminium PPC coated opening tilt glazing window (dark grey)
G11 - Aluminium PPC coated double glazing door (dark grey)
G12 - Aluminium PPC coated dry riser panel
G13 - Infill timber door - exterior grade (colour to match surrounding cladding)
G14 - Aluminium PPC coated leaf and half glazing door (dark grey)
G15 - DDA compliant curved sliding door (dark grey)
G16 - Infill panel with terracotta finish
G17 - Infill panel with concrete finish

MISCELLANEOUS:
M01 - Gantt board
M02 - Flat top galvanised steel balustrade frame and rail (silver)
M03 - Stainless steel mesh balustrade
M04 - Galvanised steel painted vertical balustrade (silver)
M05 - Lift and enclosure
M06 - Existing retaining wall – repaired and cleaned where required
M07 - Gabion retaining wall
M08 - Proposed retaining wall

ROOF FIXTURE AND FITTINGS:
R01 - Aluminium coping (silver)
R02 - Photovoltaic panels
R03 - Folding man safe rail
R04 - Smoke vent
R05 - Insulated roof deck with metal trims
R06 - Lift overruns

= Landscape intersection at the elevation / outskirt
= New exposed structural columns with concrete finish to match existing
= ADD

General Notes

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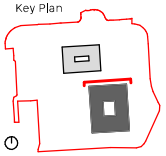
0 5m 10m
@ 1:1

Key Plan

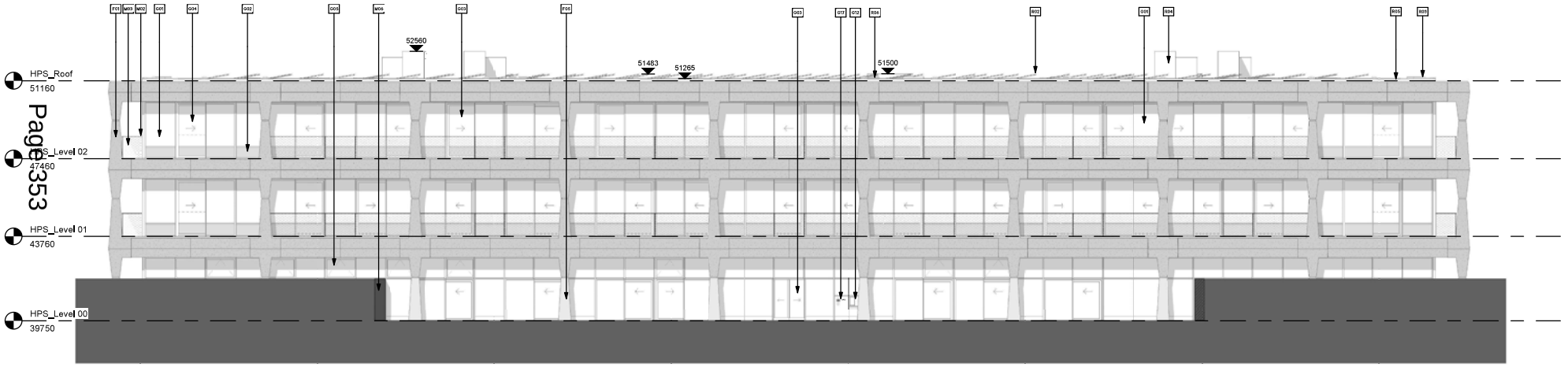


3 Brewhouse Yard
London, EC1V 4JQ
hello@gretwestwood.com
+44 (0) 20 7549 1730

Status	For Planning
Project No.	0419
Project Name	Hayes Park
Drawing Title	HPS - North Elevation
Client	Shell Oil Hayes Developments Limited
Scale @A1	1 : 100
Date	12/05/2023
Drawn by	AB
Checked by	GEW

Rev	Date	Reason	Chk
P1	12/05/23	For Planning	GEW

Drawing Number	Rev
0419-GEW-HS-ZZ-DR-A-001306	P1



6 Hayes Park South - East Elevation
1 : 100

General Notes

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Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

MATERIAL KEY:

FACADE:
FS1 - Existing concrete frame - cleaned and repaired where required
FS2 - Nanocrem ceramic cladding with fluted profile (type 1 - fine grain)
FS3 - Nanocrem ceramic cladding with fluted profile (type 2 - large grain)
FS4 - Exterior grade timber panelling (colour tbc)
FS5 - 1990's exposed structural columns with concrete finish to match existing
FS6 - New exposed structural columns with concrete finish to match existing
FS7 - Concrete fascia panel

GLAZING, WINDOWS & OPENINGS:
GS1 - Aluminium PPC coated curtain walling glazing system with low G value silver mullion capping)
GS2 - Glass back painted insulated panel within aluminium PPC coated curtain system with silver mullion capping
GS3 - Aluminium PPC coated sliding door (dark grey)
GS4 - As GS3
GS5 - Aluminium PPC coated top hung casement window (dark grey with silver mullion capping)
GS6 - Glazed door with floor pivot. Aluminium PPC top and bottom rail, push plate (dark grey)
GS7 - Aluminium PPC coated louvered façade panel (dark grey)
GS8 - Aluminium PPC coated louvered door (dark grey)
GS9 - Aluminium PPC coated fixed glazing window (dark grey)
GS10 - Aluminium PPC coated opening fill glazing window (dark grey)
GS11 - Aluminium PPC coated double glazing door (dark grey)
GS12 - Aluminium PPC coated dry riser panel
GS13 - Full timber door - exterior grade (colour to match surrounding cladding)
GS14 - Aluminium PPC coated leaf and half glazing door (dark grey)
GS15 - DDA compliant curved sliding door (dark grey)
GS16 - Infill panel with terracotta finish
GS17 - Infill panel with concrete finish

MISCELLANEOUS:
MS1 - Corten board
MS2 - Flat top galvanised steel balustrade frame and rail (silver)
MS3 - Stainless steel mesh balustrade
MS4 - Galvanised steel painted vertical balustrade (silver)
MS5 - Lift and enclosure
MS6 - Existing retaining wall - repaired and cleaned where required
MS7 - Gabion retaining wall
MS8 - Proposed retaining wall

ROOF FIXTURE AND FITTINGS:
RS1 - Aluminium coping (silver)
RS2 - Photovoltaic panels
RS3 - Folding man safe rail
RS4 - Smoke vent
RS5 - Insulated roof deck with metal trims
RS6 - Lift overruns

- Landscape intersection at the elevational cut-in
- New exposed structural columns with concrete finish to match existing
- ADD

General Notes

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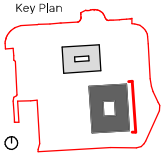
@ 1:100

Key Plan



3 Brewhouse Yard
London, EC1V 4JQ
hello@gregtwestwood.com
+44 (0) 20 7549 1730

Status	For Planning
Project No.	0419
Project Name	Hayes Park
Drawing Title	HPS - East Elevation
Client	Shell Oil Hayes Developments Limited
Scale @A1	1 : 100
Date	12/05/2023
Drawn by	AB
Checked by	GEW

Rev	Date	Reason	Chk
P1	12/05/23	For Planning	GEW

Drawing Number	Rev
0419-BEW-HS-ZZ-DR-A-000306	P1

7 **Hayes Park South - South Elevation**
1 : 100

General Notes

No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

MATERIAL KEY:

FACADE:
F01 - Existing concrete frame – cleaned and repaired where required
F02 - Fibrecteem ceramic cladding with fluted profile (type 1 – fine grain)
F03 - Fibrecteem ceramic cladding with fluted profile (type 2 – large grain)
F04 - Exterior grade timber panelling (colour tbc)
F05 - TRP's exposed structural columns with concrete finish to match existing
F06 - New exposed structural columns with concrete finish to match existing
F07 - Concrete facia panel

GLAZING, WINDOWS & OPENINGS:
G01 - Aluminium PPC coated curtain walling glazing system with low-E value (silver mullion capping)
G02 - Glass backpainted insulated panel within aluminium PPC coated curtain system with silver mullion capping
G03 - Aluminium PPC coated sliding door (dark grey)
G04 - As G03
G05 - Aluminium PPC coated top hung casement window (dark grey with silver mullion capping)
G06 - Glazed door with floor pivot, Aluminium PPC top and bottom rail, push plate (dark grey)
G07 - Aluminium PPC coated louvered façade panel (dark grey)
G08 - Aluminium PPC coated louvered door (dark grey)
G09 - Aluminium PPC coated fixed glazing window (dark grey)
G10 - Aluminium PPC coated opening tilt glazing window (dark grey)
G11 - Aluminium PPC coated double glazing door (dark grey)
G12 - Aluminium PPC coated dry riser panel
G13 - Infill timber door - exterior grade (colour to match surrounding cladding)
G14 - Aluminium PPC coated leaf and half glazing door (dark grey)
G15 - DDA compliant curved sliding door (dark grey)
G16 - Infill panel with terracotta finish
G17 - Infill panel with concrete finish

MISCELLANEOUS:
M01 - Gantt board
M02 - Flat top galvanised steel balustrade frame and rail (silver)
M03 - Stainless steel mesh balustrade
M04 - Galvanised steel painted vertical balustrade (silver)
M05 - Lift and enclosure
M06 - Existing retaining wall – repaired and cleaned where required
M07 - Gabion retaining wall
M08 - Proposed retaining wall

ROOF FIXTURE AND FITTINGS:
R01 - Aluminium coping (silver)
R02 - Photovoltaic panels
R03 - Folding man safe rail
R04 - Smoke vent
R05 - Insulated roof deck with metal trims
R06 - Lift overruns

- Landscape intersection at the elevation / outskin
- New exposed structural columns with concrete finish to match existing
- ADD

General Notes

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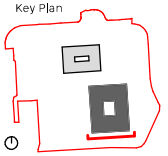
0 1 2 3 4 5m
@ 1:100

Key Plan

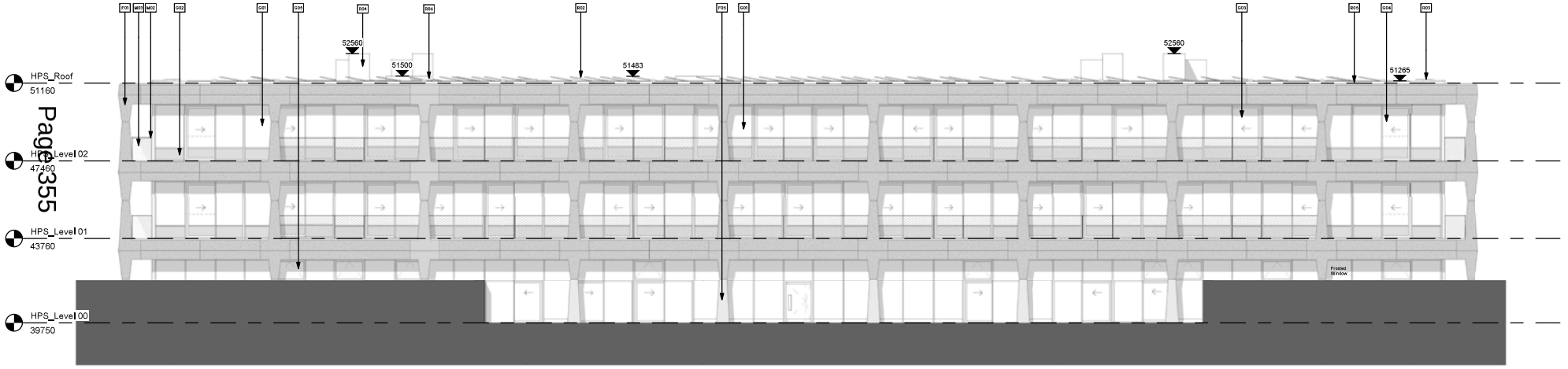


3 Brewhouse Yard
London, EC1V 4JQ
hello@segretweston.com
+44 (0) 20 7549 1730

Status	For Planning
Project No.	0419
Project Name	Hayes Park
Drawing Title	HPS - South Elevation
Client	Shall Do Hayes Developments Limited
Scale @A1	1 : 100
Date	12/05/2023
Drawn by	AB
Checked by	SEW

Rev	Date	Reason	Chk
P1	12/05/23	For Planning	SEW

Drawing Number	Rev
0419-SEW-HS-ZZ-DR-A-001307	P1



8 Hayes Park South - West Elevation

1 : 100

General Notes

No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

MATERIAL KEY:

FACADE:
F01 - Existing concrete frame - cleaned and repaired where required
F02 - Flanscreen ceramic cladding with fluted profile (type 1 - fine grain)
F03 - Flanscreen ceramic cladding with fluted profile (type 2 - large grain)
F04 - Exterior grade timber panelling (colour tbc)
F05 - 1990's exposed structural columns with concrete finish to match existing
F06 - New exposed structural columns with concrete finish to match existing
F07 - Concrete facia panel

GLAZING, WINDOWS & OPENINGS:
G01 - Aluminium PPC coated curtain walling glazing system with low-E value (silver mullion capping)
G02 - Glass backpainted insulated panel within aluminium PPC coated curtain system with silver mullion capping
G03 - Aluminium PPC coated sliding door (dark grey)
G04 - As G03
G05 - Aluminium PPC coated top hung casement window (dark grey with silver mullion capping)
G06 - Glazed door with floor pivot, Aluminium PPC top and bottom rail, push plate (dark grey)
G07 - Aluminium PPC coated louvered façade panel (dark grey)
G08 - Aluminium PPC coated louvered door (dark grey)
G09 - Aluminium PPC coated fixed glazing window (dark grey)
G10 - Aluminium PPC coated opening tilt glazing window (dark grey)
G11 - Aluminium PPC coated double glazing door (dark grey)
G12 - Aluminium PPC coated dry riser panel
G13 - Infill timber door - exterior grade (colour to match surrounding cladding)
G14 - Aluminium PPC coated leaf and half glazing door (dark grey)
G15 - DDA compliant curved sliding door (dark grey)
G16 - Infill panel with terracotta finish
G17 - Infill panel with concrete finish

MISCELLANEOUS:
M01 - Gantt board
M02 - Flat top galvanised steel balustrade frame and rail (silver)
M03 - Stainless steel mesh balustrade
M04 - Galvanised steel painted vertical balustrade (silver)
M05 - Lift and enclosure
M06 - Existing retaining wall - repaired and cleaned where required
M07 - Gabion retaining wall
M08 - Proposed retaining wall

ROOF FIXTURE AND FITTINGS:
R01 - Aluminium coping (silver)
R02 - Photovoltaic panels
R03 - Folding man safe rail
R04 - Smoke vent
R05 - Insulated roof deck with metal trims
R06 - Lift overruns

- Landscape intersection at the elevation / outline
- New exposed structural columns with concrete finish to match existing
- ADD

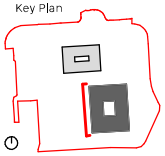
General Notes

No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing for construction purposes. All dimensions are to be checked on site by the contractor and such dimensions are to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions are to be reported to the architect.

For the purpose of this application, the existing building has been modelled in 3D, taken from 2D survey information provided by CSL Surveys (Stevenage) LTD and a structural model, designed by Whitby Wood. Due to the complexities of an existing building, the 3D model has been simplified to suit the scale of drawings required for the planning submission and design work stages. Please refer to the detailed drawings for the setting-outs.

0 1 2 3 4 5m
@ 1:100

Key Plan

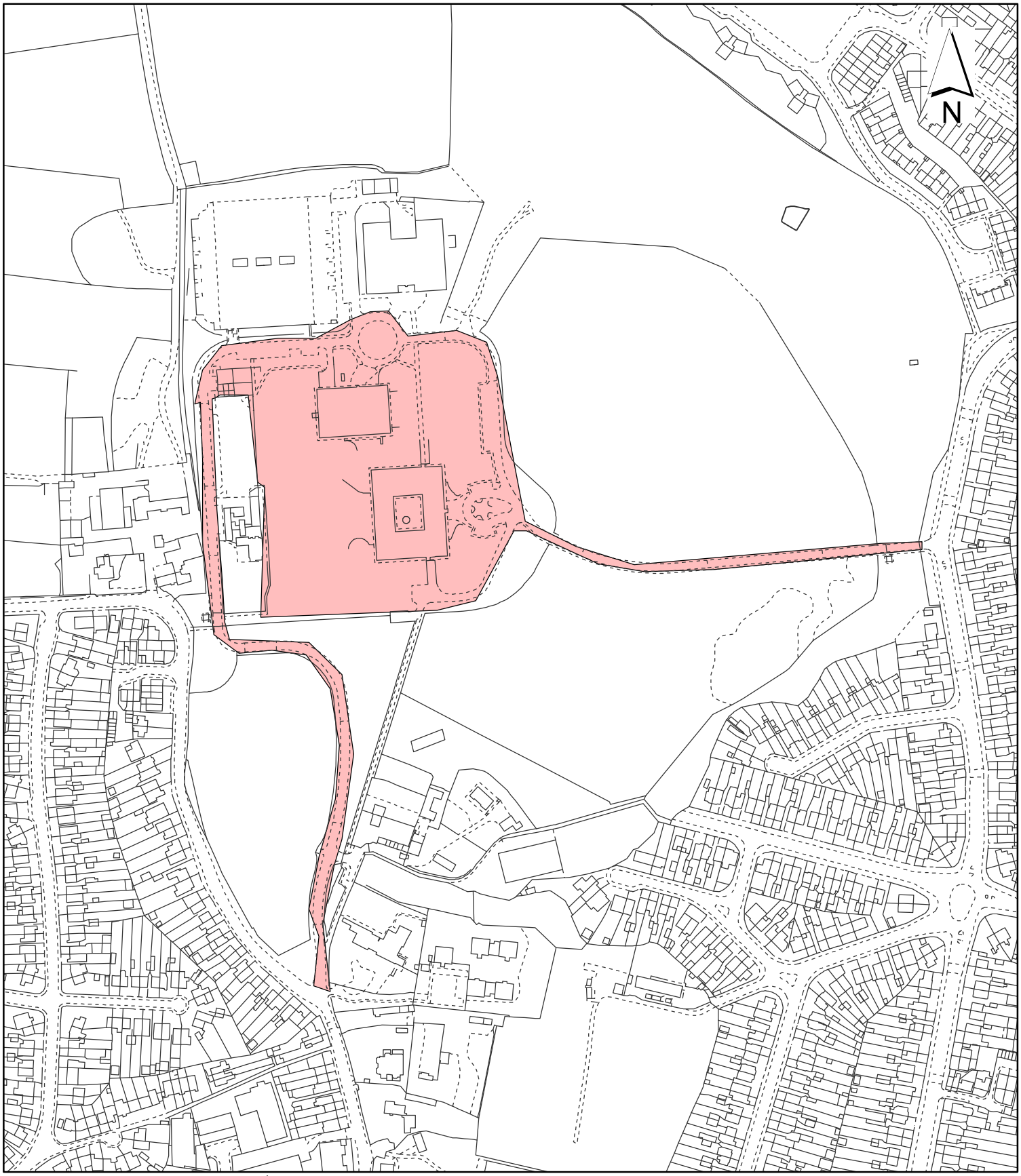


3 Brewhouse Yard
London, EC1V 4JQ
hello@gregoryweeks.com
+44 (0) 20 7549 1730

Status	For Planning
Project No.	0419
Project Name	Hayes Park
Drawing Title	HPS - West Elevation
Client	Shell Oc Hayes Developments Limited
Scale @A1	1 : 100
Date	12/05/2023
Drawn by	AB
Checked by	SEW

Rev	Date	Reason	Chk
P1	12/05/23	For Planning	SEW

Drawing Number	Rev
0419-SEW-HS-ZZ-DR-A-001308	P1



Notes:

Site boundary

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Site Address:

Hayes Park Central and South

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
12853/APP/2023/1492

Scale:
1:3,500

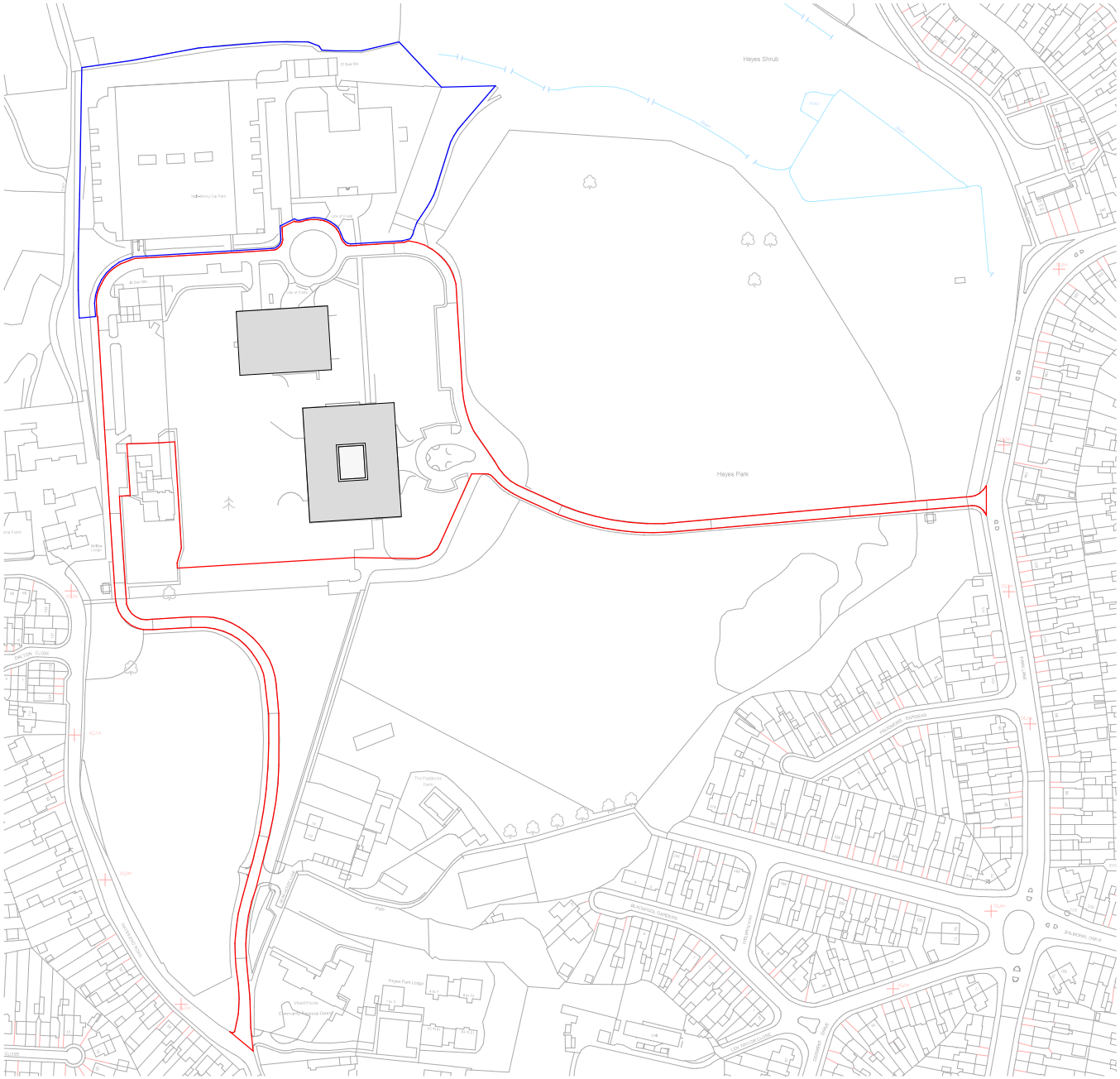
Planning Committee:
Major Page 356

Date:
February 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address:	HAYES PARK CENTRAL AND SOUTH, HAYES PARK HAYES END ROAD HAYES
Development:	Internal and external works to the buildings associated with a change of use (Application for Listed Building Consent).
LBH Ref Nos:	12853/APP/2023/1493



General Notes

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Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations
requirements. Drawing errors and omissions to be reported to the architect.

Notes

Key:

Planning Application Boundary

Land Owned by Applicant

0 100m
@ 1:2500

Key Plan

Studio Egret West
3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

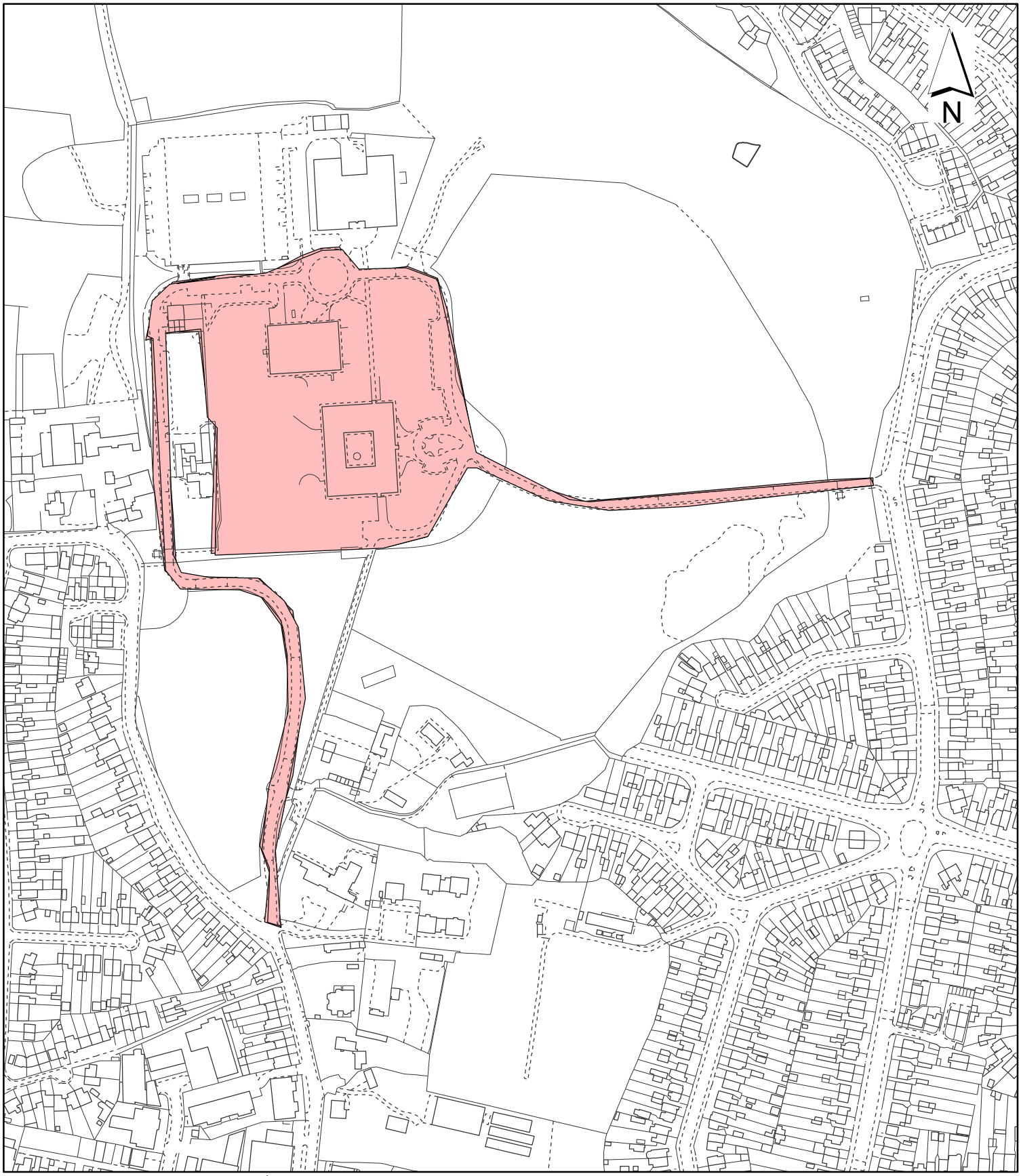
For Planning

Project No.	**0419**
Project Name	
Hayes Park	
Drawing Title	
Existing Location Plan	
Client	**Shall Do Hayes Developments Limited**
Scale @A3	**1 : 2500**
Date	**12/05/23**
Drawn by	**PJ**
Checked by	**GLJ**

P2	12/05/23	For Planning	SEW
P1		For Planning	SEW

Rev	Date	Reason	Chk

Drawing Number	Rev.
0419-SEW-ZZ-ZZ-DR-A-000003	P2



Notes:

Site boundary

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Site Address:

Hayes Park Central and South

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
12853/APP/2023/1493

Scale:
1:3,500

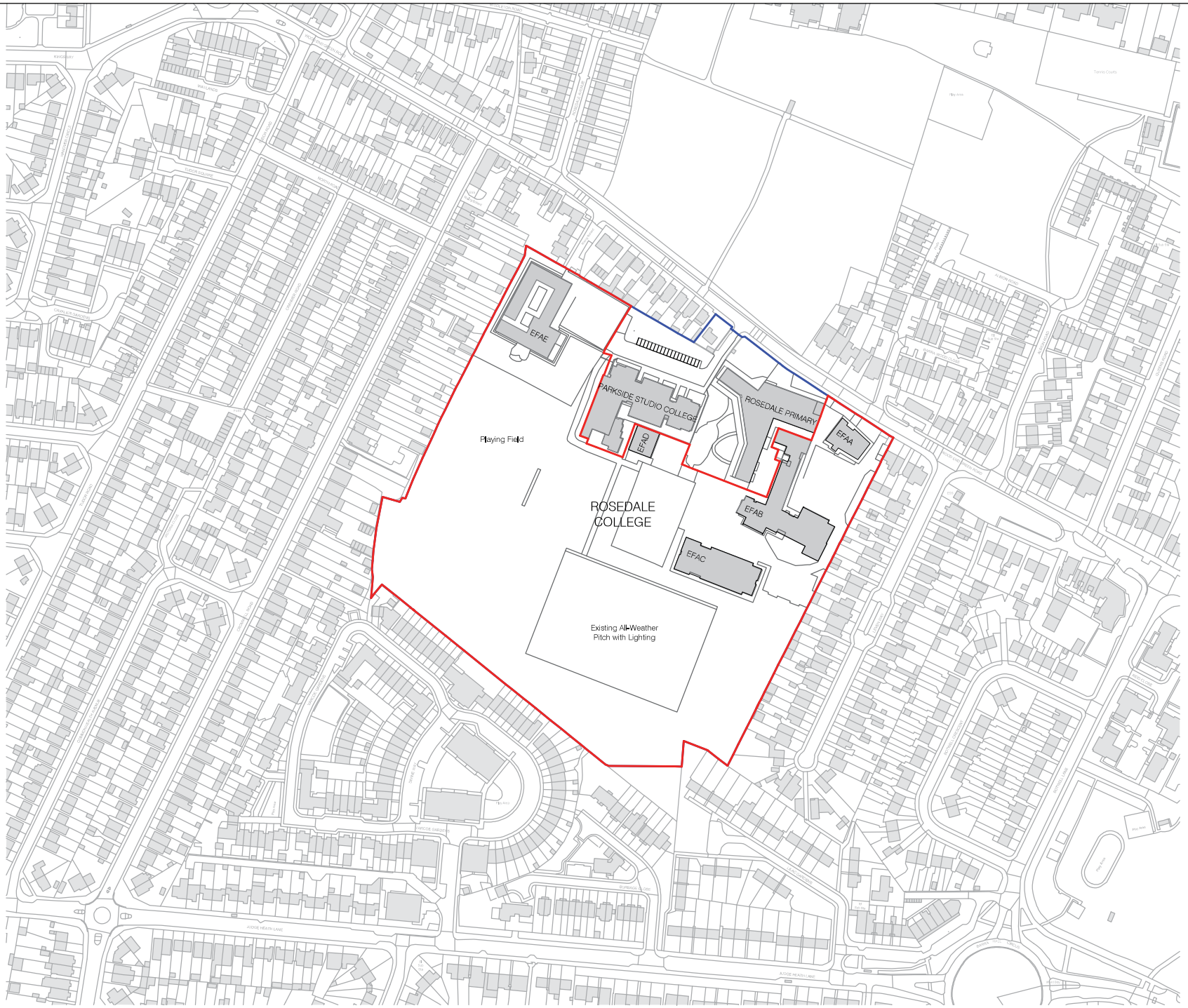
Planning Committee:
Major

Date:
February 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address:	ROSEDALE COLLEGE WOOD END GREEN ROAD HAYES
Development:	Redevelopment of the Rosedale College site to provide improved teaching and sports facilities. Proposed works to include demolition and renovation of existing buildings, the erection of 2 new buildings, a plant room, social and dining canopies, multi-use games areas, sports fields and football pitches, new parking area and provision of associated infrastructure. Pupil number to remain unchanged.
LBH Ref Nos:	16034/APP/2023/2812



Copyright: Nugent Wallis Bradley LTD,
Trading As: NVB Architects and NVB Landscape
Registered: In the UK (2471929)

Address: Rook Lane Chpael, Bath Street
Frome, Somerset, BA11 1DN

Contact: 01373 468 030
mailbox@nvbarchitects.co.uk

Disclaimer: Responsibility will not be accepted for errors made in scaling from this drawing. Figured dimensions only must be used

Scale: 1:1250 @ A1 (1:2500 @ A3)

12.5 | 25 | 37.5 | 50 | 62.5 | 75 | 87.5 | 100 | 112.5 | 125m

Key

Land Within Applicant's Control

Application Boundary (6.12568Ha)

KEY PLAN

LINKED MODEL SCHEDULE

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
S3	P01	25/07/23	Issued for Planning Application	AG - AP - PB
S5	C01	12/04/23	Issued for ITT Submission	AG - AP - PB
D5	P02	07/09/23	Suitable for Planning Application	AG - AP - PB
S5	C02	07/06/23	Stage Approval - Stage 3	AG - AP - PB

ORIGINATOR: NVB Landscape ROOK LANE

CLIENT: Department for Education

MAIN CONTRACTOR: Bouygues UK, Becket House, 1 Lambeth Palace Rd, Lambeth, London SE1 7EU, Tel. 020 7401 0020

ORIGINATOR REFERENCE: NVB

MODEL FILE NAME - REVISION: SRP1077-NVB-00-XX-M-L-1900-S5-C02

DESIGN PACKAGE: Refer to TIDP grouping

SCALE @A1: As indicated

PROJECT STAGE: Stage 3

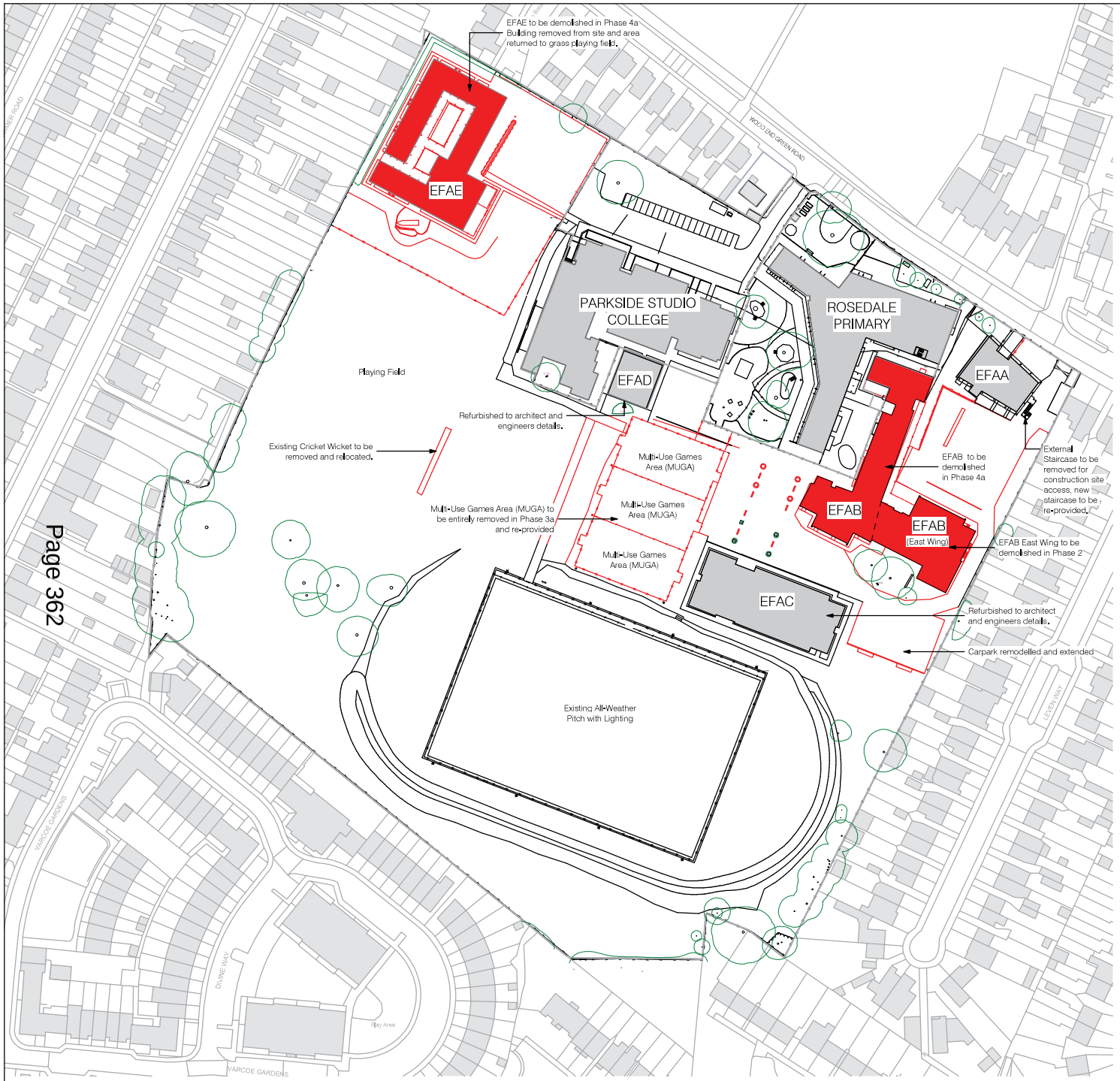
STATUS: D5 - Suitable for Planning Application

PROJECT NAME: Rosedale College

DRAWING TITLE: Location Plan

REVISION: P02

DRAWING NUMBER: SRP1077-NVB-00-XX-D-L-1001



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Trading As: NVB Architects and NVB Landscape
Registered: In the UK (2471929)

Address: Rook Lane Chpael, Bath Street
Frome, Somerset, BA11 1DN
Contact: 01373 468 030
mail@nvbarchitects.co.uk

Disclaimer: Responsibility will not be accepted for errors made in scaling from this drawing. Figured dimensions only must be used

Scale: 1:750 @ A1 (1:1500 @ A3)

0 | 15 | 22.5 | 30 | 37.5 | 45 | 52.5 | 60 | 67.5 | 75m

Key

Site feature to be demolished

Building to be demolished

Note

Site demolition and construction to be phased, detail refers to Construction Site Plan by others.

KEY PLAN	LINKED MODEL SCHEDULE

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
S3	P01	25/07/23	Issued for Planning Application	AG - AP - PB
S5	C01	12/04/23	Issued for ITT Submission	AG - AP - PB
D5	P02	07/09/23	Suitable for Planning Application	AG - AP - PB
S5	C02	07/06/23	Stage Approval - Stage 3	AG - AP - PB

ORIGINATOR: NVB Landscape ROOK LANE

CLIENT: Department for Education

MAIN CONTRACTOR: Bouygues UK, Becket House, 1 Lambeth Palace Rd, Lambeth, London SE1 7EU, Tel. 020 7401 0020

ORIGINATOR REFERENCE	NVB
MODEL FILE NAME - REVISION	SRP1077-NVB-00-XX-M-L-1900-S5-C02
DESIGN PACKAGE	Refer to TIDP grouping
SCALE @A1	As indicated
PROJECT STAGE	Stage 3
STATUS	D5 - Suitable for Planning Application
PROJECT NAME	Rosedale College
DRAWING TITLE	Site Demolition Plan
REVISION	P02
DRAWING NUMBER	SRP1077-NVB-00-XX-D-L-1061

Sheet Template: 0-TP-TEMPLATE-ALL_Portrait Plot 1900

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.

Application Site Boundary

Indicative line of land within ownership

Outline of Demolished Building

Outline of Proposed PV Canopies

0 10 m 20 m 40 m

North

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	09/08/23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE
155979

PROJECT NAME
Rosedale College

DRAWING TITLE
Proposed Block Plan

DESIGN PACKAGE
Planning

MODEL FILE NAME + REVISION
SRP1077-STR-01-ZZ-M-A-1001

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 500	Planning	D5	PL01

DRAWING NUMBER
SRP1077-STR-00-XX-D-A-0102

Page 364

KEY PLAN

LINKED MODEL SCHEDULE

STATUS	REVISION	DATE	DESCRIPTION	ORIG	CHK	APP
S3	P10	17/01/2024	Cricket practice nets added for planning.	JG	AP	PB
S3	P09	27/11/2023	Pitch run-off dimensions updated for planning.	JG	AP	PB
S3	P08	24/11/2023	Pitch run-off dimensions updated for planning.	JG	AP	PB
S3	P07	04/08/2023	Issued for Planning Application	AC	AP	PB

ORIGINATOR: NVB Landscape ROOK LANE

CLIENT: Department for Education

MAIN CONTRACTOR: Bouygues UK, Becket House, 1 Lambeth Palace Rd, Lambeth, London SE1 7EU, Tel: 020 7401 0020

ORIGINATOR REFERENCE: NVB

MODEL FILE NAME • REVISION: SRP1077-NVB-00-XX-M-L-1900-S3-P09

DESIGN PACKAGE: Refer to TIDP grouping

SCALE @A1: 1:750 N.T.S.

PROJECT STAGE: Stage 3

STATUS: S3 - For Planning Application

PROJECT NAME: Rosedale College

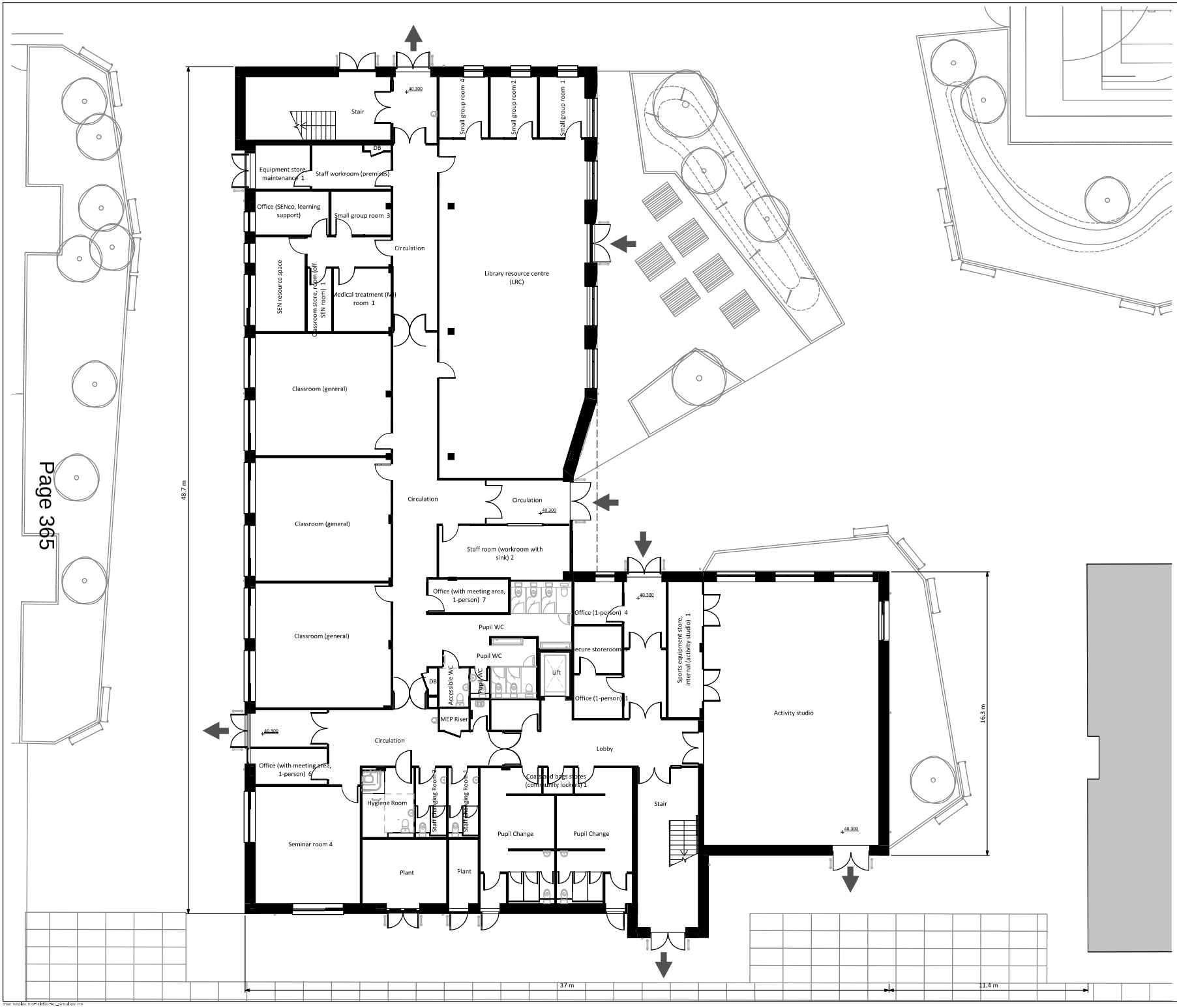
DRAWING TITLE: Proposed Site Plan

REVISION: P10

DRAWING NUMBER: SRP1077-NVB-00-XX-D-L-1100

NVB Project Ref. - 2020

Sheet Template: BIM-Titleblock-A1_Horizontal Rev: P09



Page 365

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

Key Plan

0 5 10 m

North

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	09/08/23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE

155979

PROJECT NAME

Rosedale College

DRAWING TITLE

NTB1 Proposed Ground Floor Plan

DESIGN PACKAGE

Planning

MODEL FILE NAME +REVISION

SRP1077-STR-01-ZZ-M-A-1001

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER

SRP1077-STR-01-00-D-A-0103

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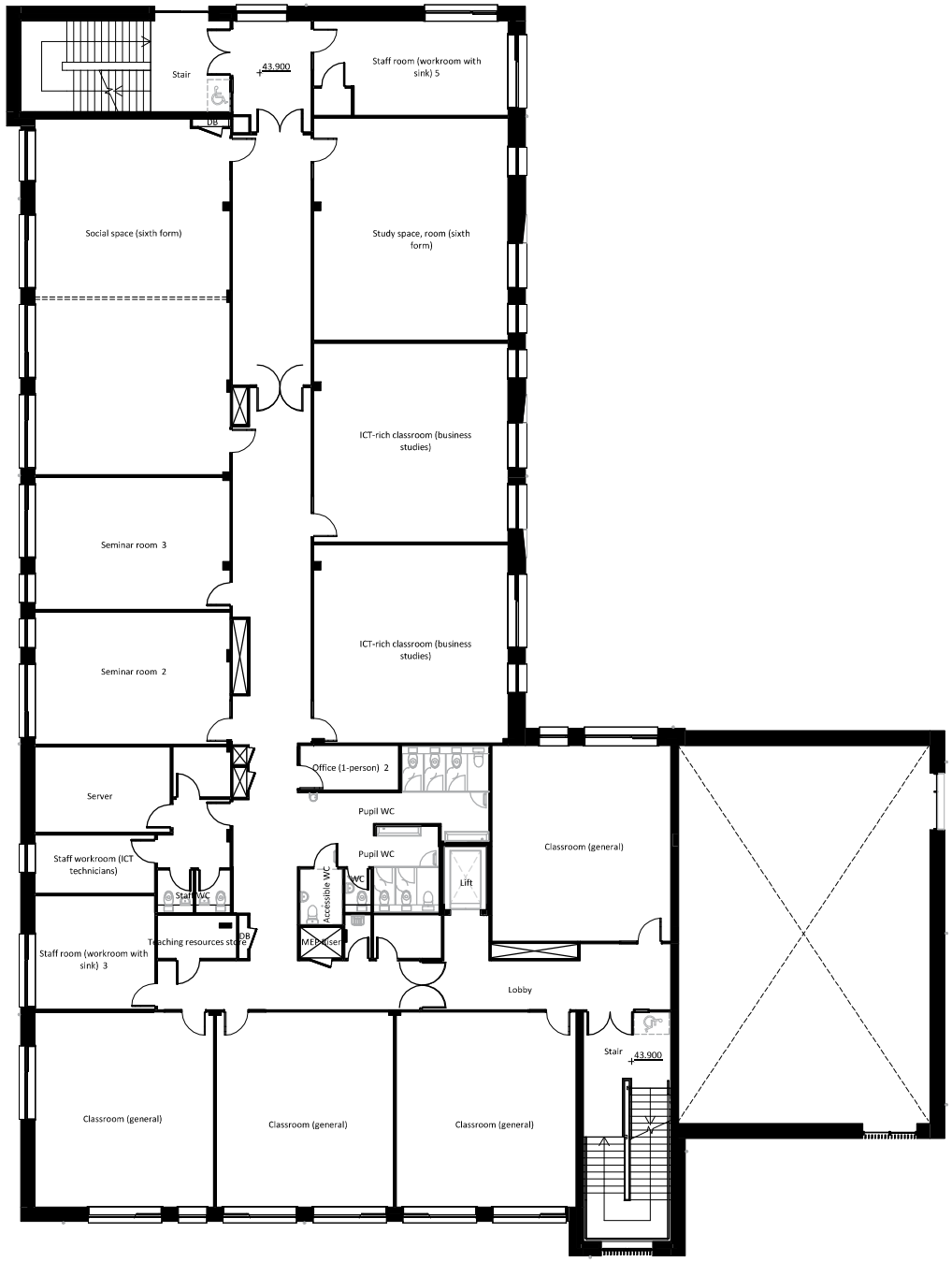
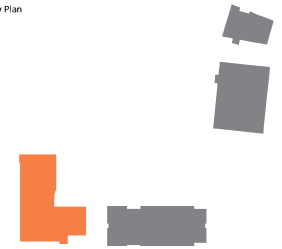


Page 366

Key Plan



0 5 10 m

North

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	09/08/23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE

155979

PROJECT NAME

Rosedale College

DRAWING TITLE

NTB1 Proposed First Floor Plan

DESIGN PACKAGE

Planning

MODEL FILE NAME + REVISION

SRP1077-STR-01-ZZ-M-A-1001

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER

SRP1077-STR-01-01-D-A-0104

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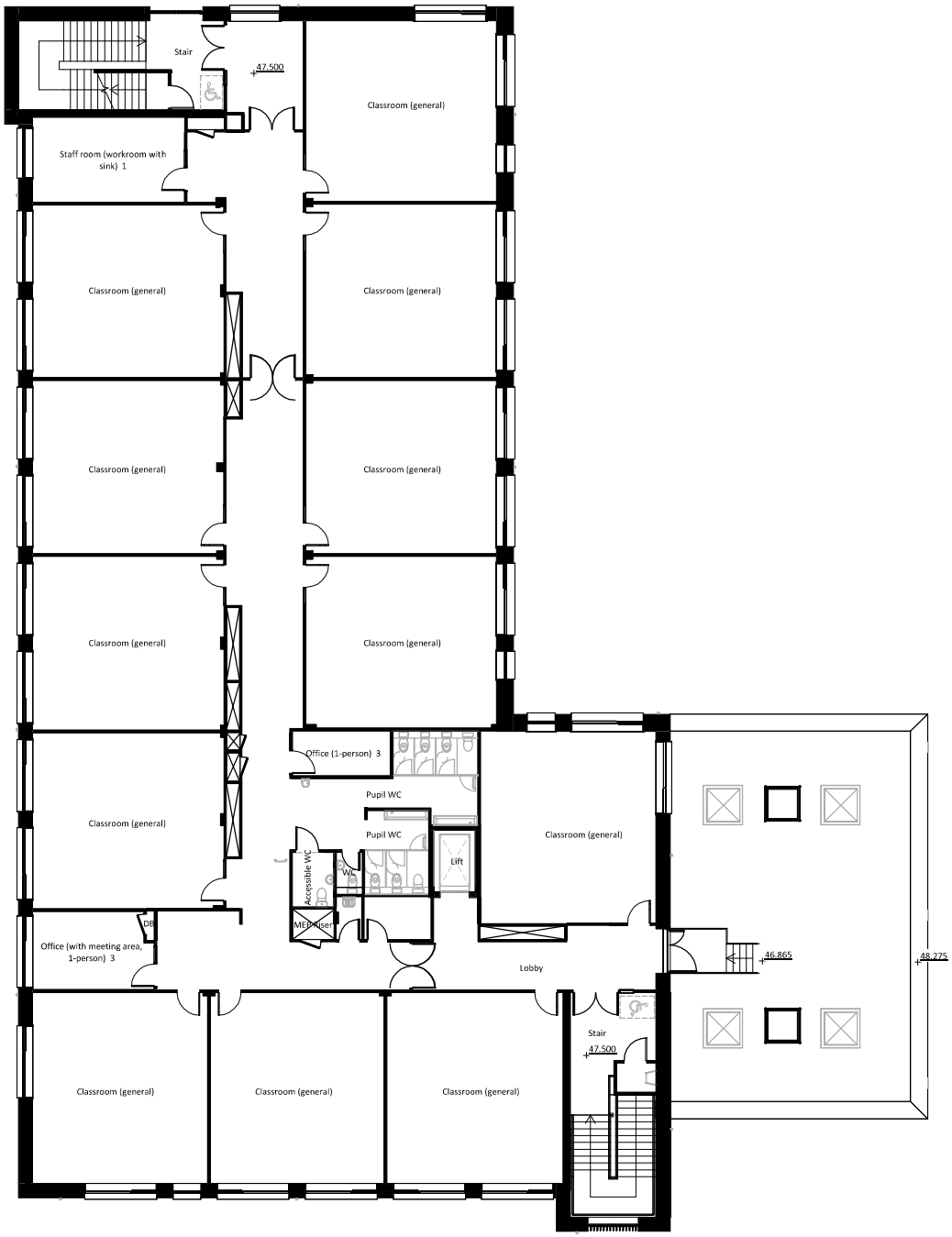
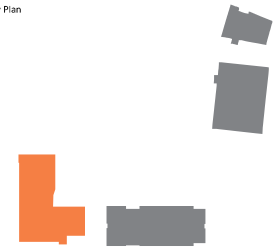


Page 367

Key Plan



0 5 10 m

North

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	09/08/23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE

155979

PROJECT NAME

Rosedale College

DRAWING TITLE

NTB1 Proposed Second Floor Plan

DESIGN PACKAGE

Planning

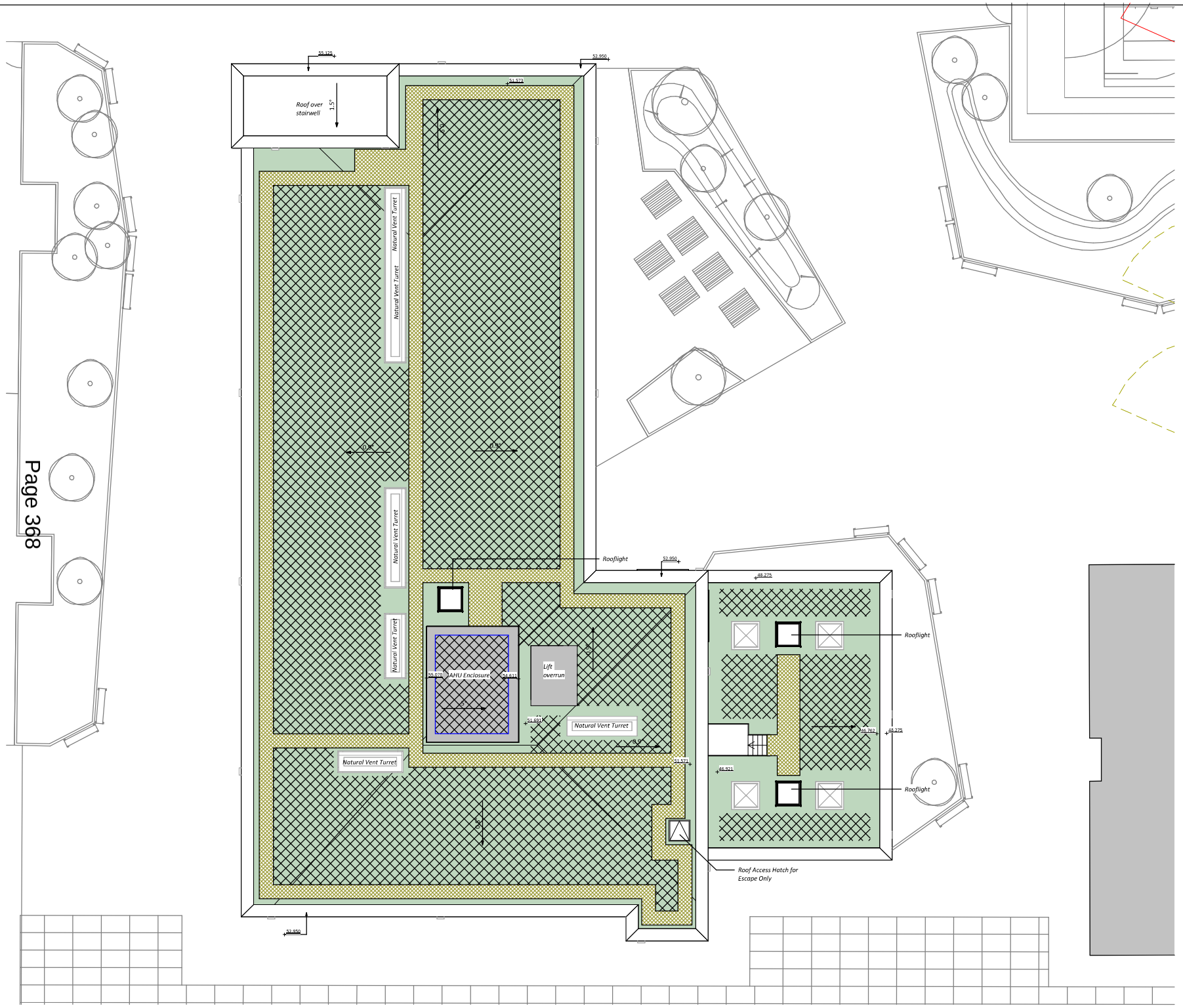
MODEL FILE NAME + REVISION

SRP1077-STR-01-ZZ-M-A-1001

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER

SRP1077-STR-01-02-D-A-0105



Page 368

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0 5 10 m

- New Inverted Roof - Green Roof finish
- New Inverted Roof - Concrete Pavers finish
- Green Roo Zone to include PV Panels (by ME engineer)
- +XX.Xm Roof Level Spot Elevation
- RWP Proposed rainwater downpipe, ppc aluminium

North

STATUS	REVISION	DATE	DESCRIPTION	DRW • CHK • APP
D5	PL01	09/08/23	Issued to BYUK for Planning Submission	ES•CB

MAIN CONTRACTOR
Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT
Department for Education

ORIGINATOR
STRIDE TREGLOWN

ORIGINATOR REFERENCE
155979

PROJECT NAME
Rosedale College

DRAWING TITLE
NTB1 Proposed Roof Plan

DESIGN PACKAGE
Planning

MODEL FILE NAME • REVISION
SRP1077-STR-01-ZZ-M-A-1001

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER
SRP1077-STR-01-RF-D-A-0106

Proposed Building Elevation North
1 : 100

Proposed Building Elevation South
1 : 100

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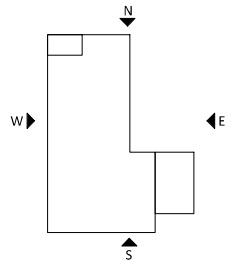
All construction information should be taken from figured dimensions only.



Elevation Key

1. External Buff Brickwork
2. Fibre Cement Cladding
3. Glass
4. PPC Windows/Doors/Louvres
5. PPC Curtain Walling
6. PPC Gutter and Downpipes
7. Feature brick chamfer detail
8. PPC Parapet Capping
9. Rooftop Plant - fibre cement clad
10. Guard rail
11. Brise-soleil to south, east & west facing windows
12. Potential Signage
13. Darker brown brick to base courses
14. PPC Louvre

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	09/08/23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE
155979

PROJECT NAME
Rosedale College

DRAWING TITLE
NTB1 Proposed Building Elevations North - South

DESIGN PACKAGE
Planning

MODEL FILE NAME - REVISION
SRP1077-STR-01-ZZ-M-A-1001

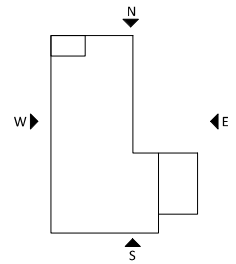
SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER
SRP1077-STR-01-ZZ-D-A-0201

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.

Proposed Building Elevation East
1 : 100

Proposed Building Elevation West
1 : 100



Elevation Key

1. External Buff Brickwork
2. Fibre Cement Cladding
3. Glass
4. PPC Windows/Doors/Louvres
5. PPC Curtain Walling
6. PPC Gutter and Downpipes
7. Feature brick chamfer detail
8. PPC Parapet Capping
9. Rooftop Plant - fibre cement clad
10. Guard rail
11. Brise-soleil to south, east & west facing windows
12. Potential Signage
13. Darker brown brick to base courses
14. PPC Louvre

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	09/08/23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR
Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT
Department for Education

ORIGINATOR
STRIDE TREGLOWN

ORIGINATOR REFERENCE
155979

PROJECT NAME
Rosedale College

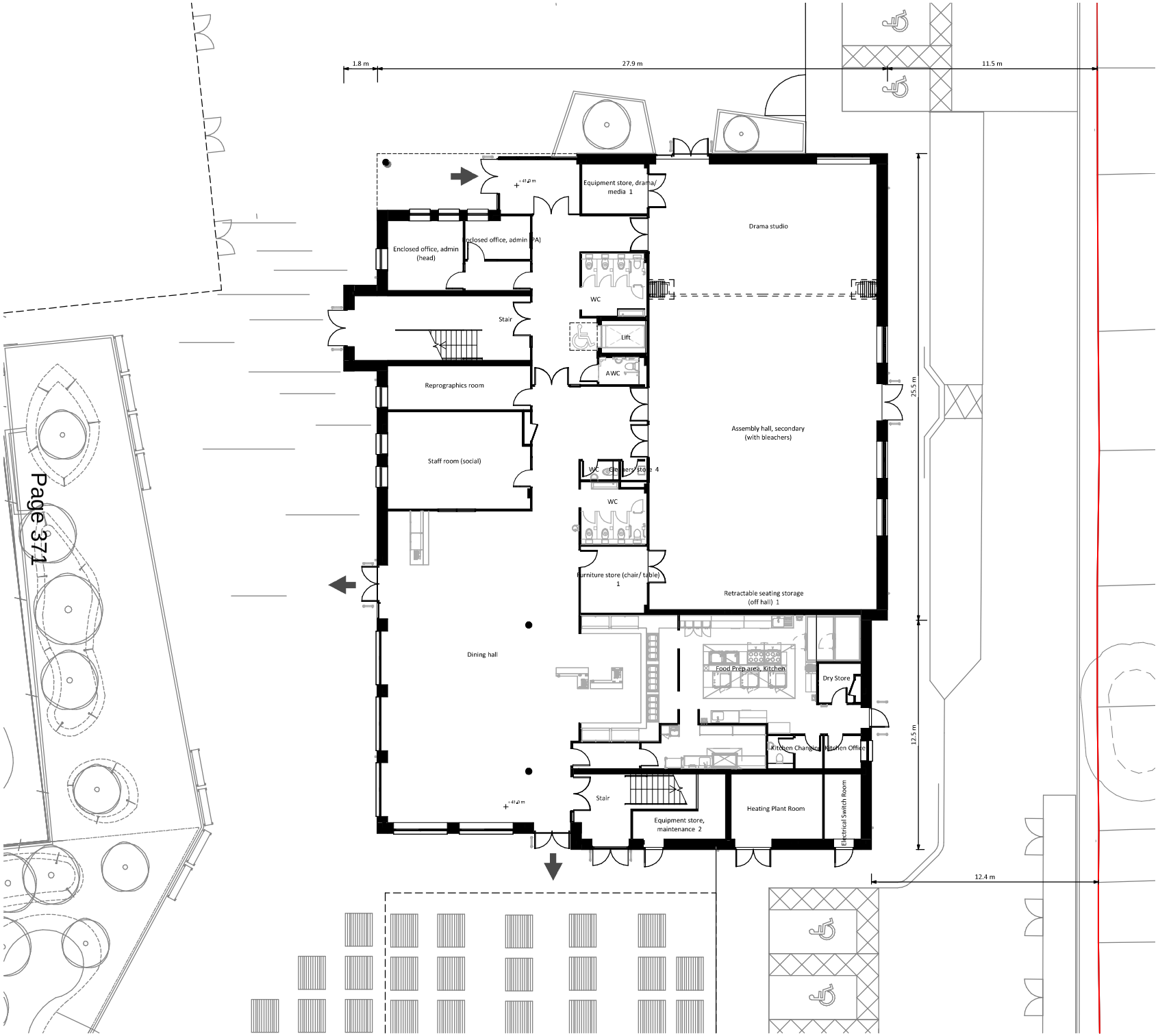
DRAWING TITLE
NTB1 Proposed Building Elevations East - West

DESIGN PACKAGE
Planning

MODEL FILE NAME - REVISION
SRP1077-STR-01-ZZ-M-A-1001

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER
SRP1077-STR-01-ZZ-D-A-0200



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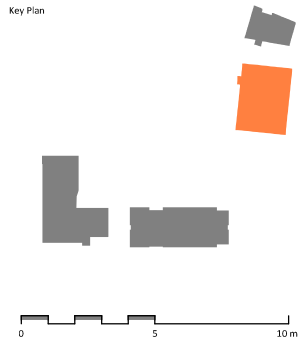
Key Plan



North

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	07/08/23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR
Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT
Department for Education

ORIGINATOR
STRIDE TREGLOWN

ORIGINATOR REFERENCE
155979

PROJECT NAME
Rosedale College

DRAWING TITLE
NTB2 Proposed Ground Floor Plan

DESIGN PACKAGE
Planning

MODEL FILE NAME - REVISION
SRP1077-STR-02-ZZ-M-A-1002

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER
SRP1077-STR-02-00-D-A-0103

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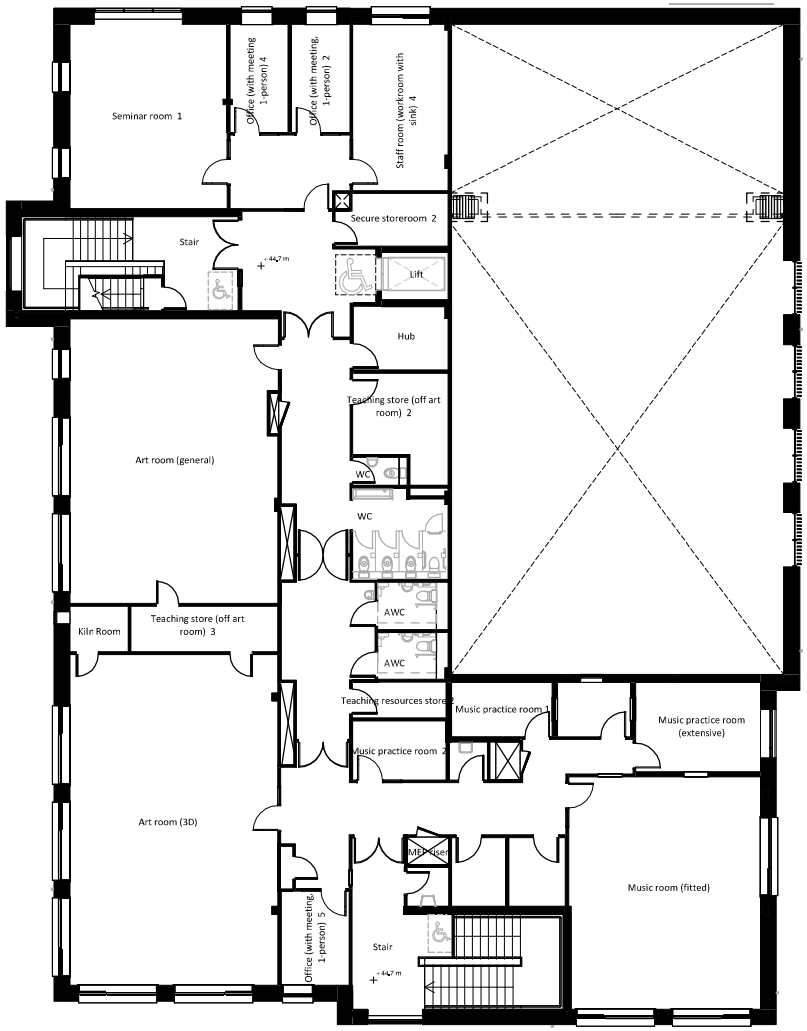
All construction information should be taken from figured dimensions only.



Page 372

Key Plan

North

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	07/08/23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
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CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE
155979

PROJECT NAME
Rosedale College

DRAWING TITLE
NTB2 Proposed First Floor Plan

DESIGN PACKAGE
Planning

MODEL FILE NAME - REVISION
SRP1077-STR-02-ZZ-M-A-1002

SCALE @A1	PROJECT STAGE	STATUS	REVISION
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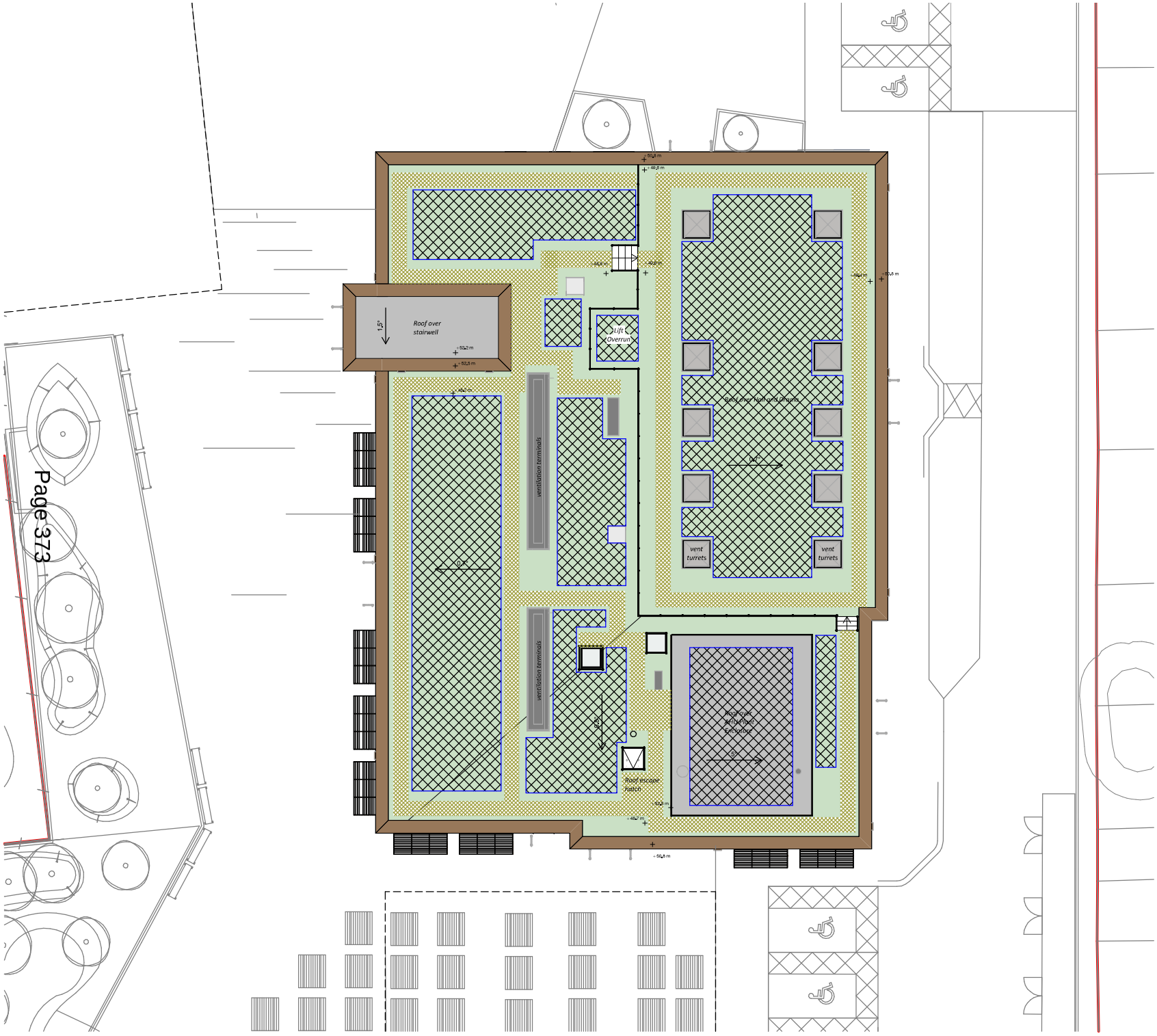
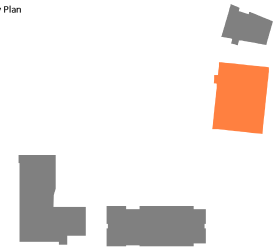
DRAWING NUMBER
SRP1077-STR-02-01-D-A-0104



Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

Key Plan



0 5 10 m

New Inverted Roof - Green Roof finish

New Inverted Roof - Concrete pavers finish

Green Roof zone to include PV panels (by ME engineer)

North

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	07/08/23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR

Bouygues UK
Becket House
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CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE

155979

PROJECT NAME

Rosedale College

DRAWING TITLE

NTB2 Proposed Roof Plan

DESIGN PACKAGE

Planning

MODEL FILE NAME - REVISION

SRP1077-STR-02-ZZ-M-A-1002

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER

SRP1077-STR-02-RF-D-A-0105

Proposed Building Elevation North
1 : 100

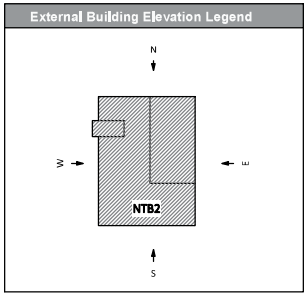
Proposed Building Elevation East
1 : 100

Proposed Building Elevation South
1 : 100

Proposed Building Elevation West
1 : 100

Elevation Key

1. External Buff brickwork
2. Fibre Cement Cladding
3. Brown brickwork to base courses
4. Metallic PPC Windows/Doors/Louvres
5. Metallic PPC Curtain Walling
6. Metallic PPC Downpipes
7. Potential Signage
8. PPC Parapet Capping
9. Rooftop Plant
10. Guard rail
11. Brise-soleil to south and west facing windows
12. Metallic PPC solar shading/privacy fins



STATUS	REVISION	DATE	DESCRIPTION	DRW • CHK • APP
D5	PL01	07/08/23	Issued to BYUK for Planning Submission	ES•CB

ORIGINATOR: STRIDE TREGLOWN

CLIENT: Department for Education

MAIN CONTRACTOR: Bouygues UK, Becket House, 1 Lambeth Palace Rd, Lambeth, London SE1 7EU, Tel. 020 7401 0020

ORIGINATOR REFERENCE: 155979

MODEL FILE NAME • REVISION: SRP1077-STR-02-ZZ-M-A-1002

DESIGN PACKAGE: Planning

SCALE @A1: 1 : 100

PROJECT STAGE: Planning

STATUS: D5

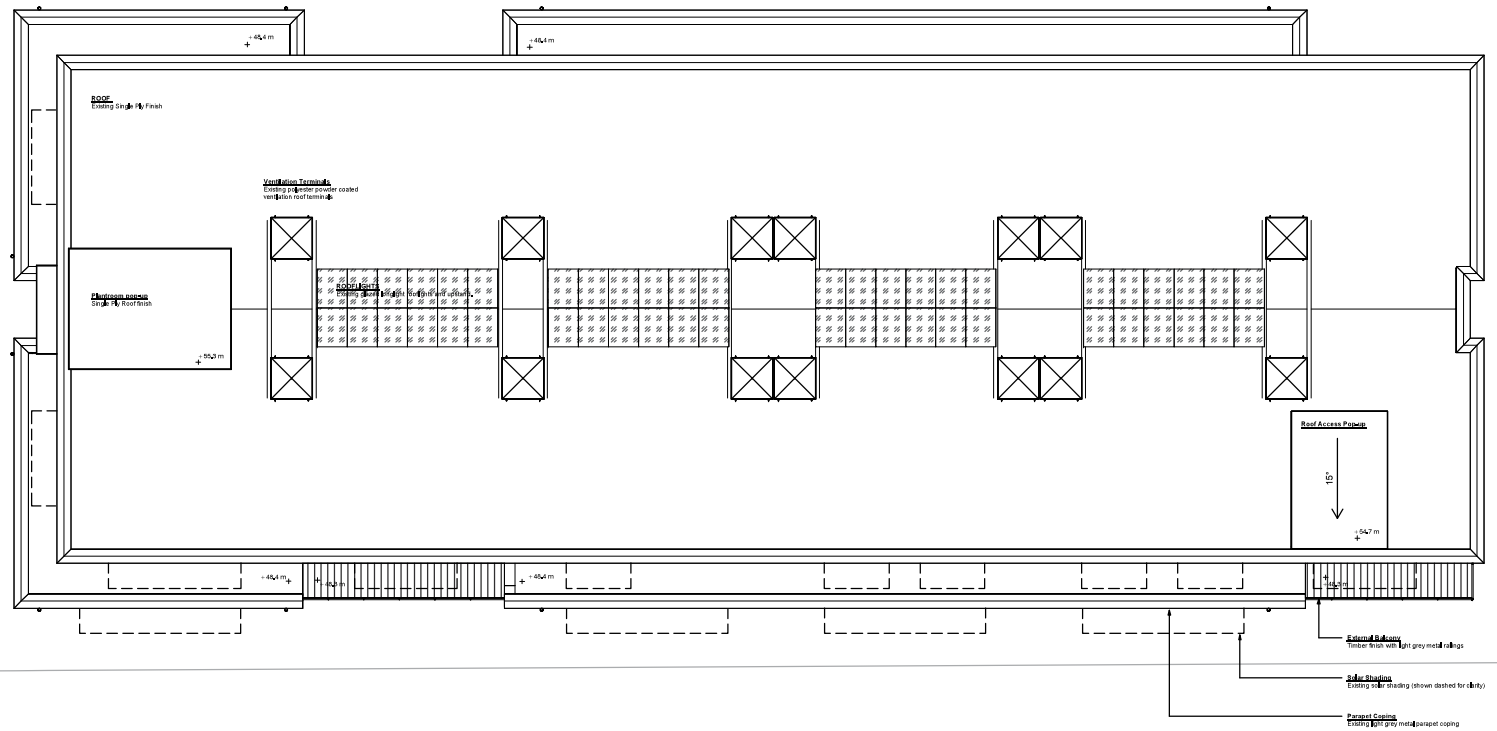
PROJECT NAME: Rosedale College

DRAWING TITLE: NTB2 External Building Elevations

REVISION: PL01

DRAWING NUMBER: SRP1077-STR-02-ZZ-D-A-0202

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.



STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	04.08.23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR

Bouygues UK
Becket House
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Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE: SRP1077

PROJECT NAME: Rosedale College

DRAWING TITLE: Existing EFAC Roof Plan

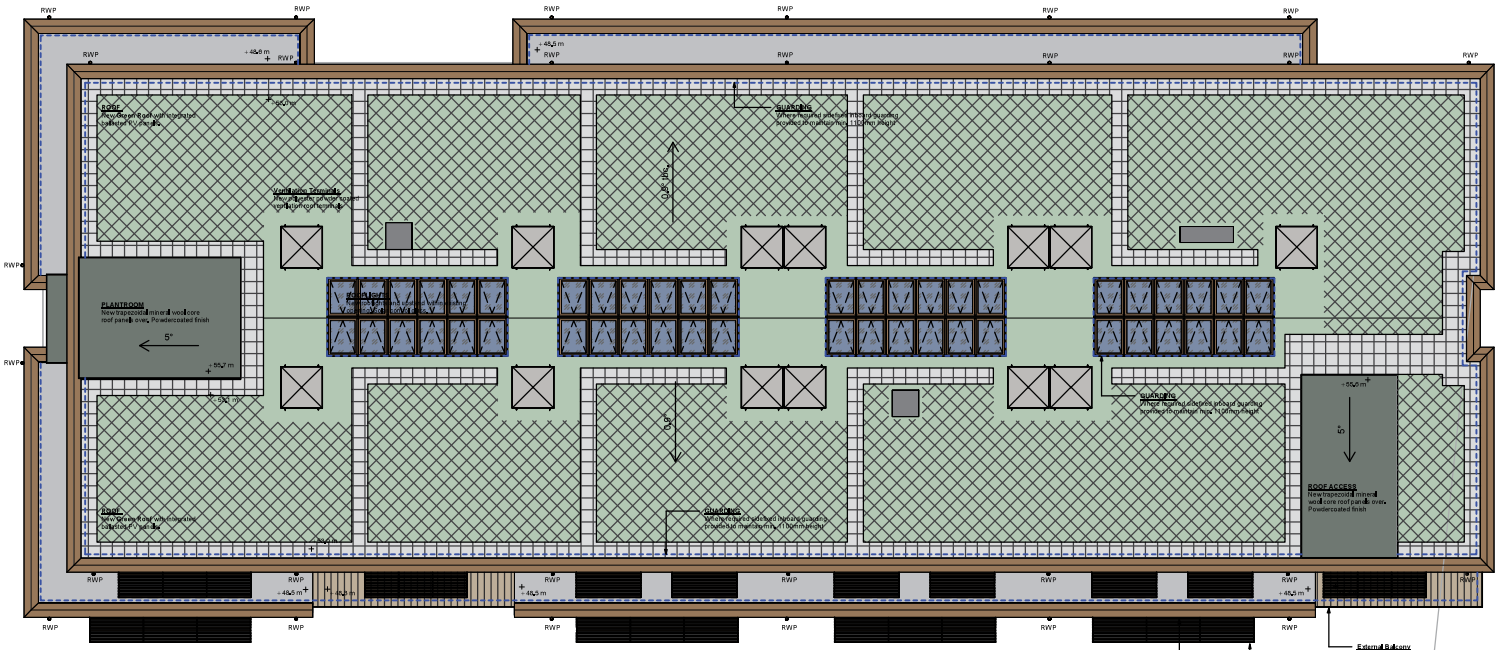
DESIGN PACKAGE: Planning

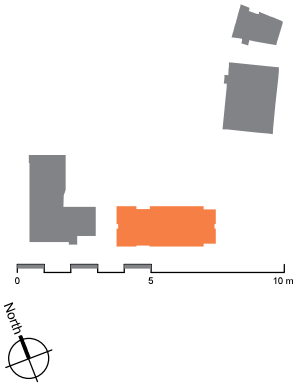
MODEL FILE NAME + REVISION: SRP1077-STR-04-ZZ-M-A-1004

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER: SRP1077-STR-04-RF-D-A-0110

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.





Key

- New Inverted Roof - Green Roof finish
- New Inverted Roof - Concrete Paver finish
- New finishes to existing balcony (to match existing)
- Indicative Location of PV Panels (layout by ME engineer)
- Robust maintenance walkway - PCC pavers tbc.
- New polyester powder coated ventilation roof terminals
- New rooflights within existing structural opening
- +XX.Xm Roof Level Spot Elevation
- 1100mm high guardrail provided for edge protection
- RWP Proposed rainwater downpipe, ppc aluminium

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	04.08.23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE: SRP1077

PROJECT NAME: Rosedale College

DRAWING TITLE: Proposed EFAC Roof Plan

DESIGN PACKAGE: Planning

MODEL FILE NAME + REVISION: SRP1077-STR-04-ZZ-M-A-1004

SCALE @A1	PROJECT STAGE	STATUS	REVISION
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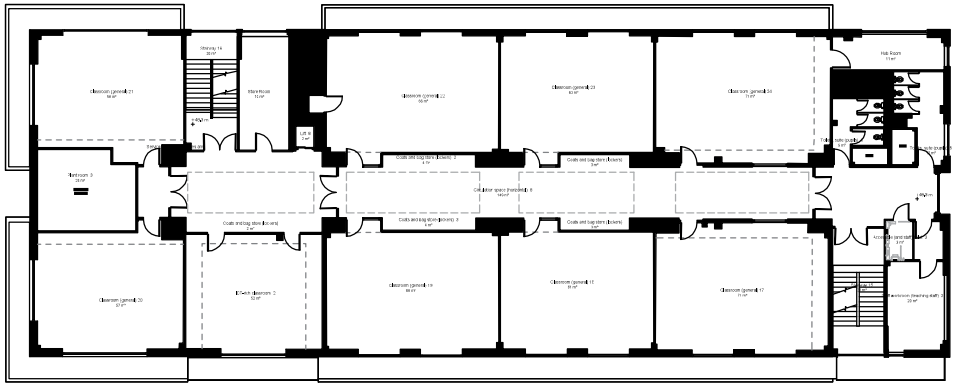
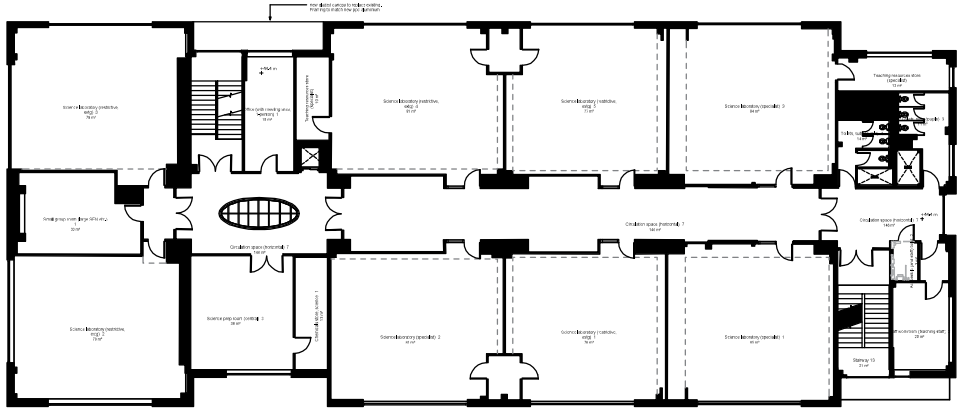
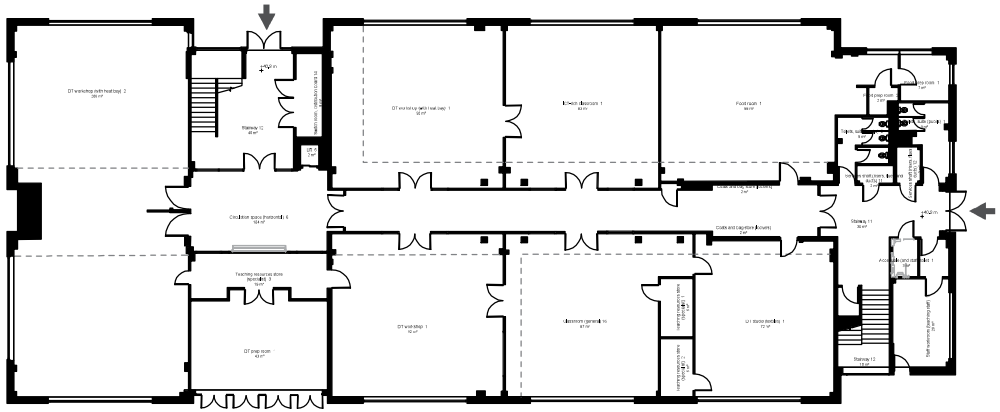
DRAWING NUMBER: SRP1077-STR-04-RF-D-A-0111



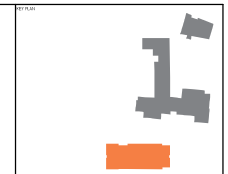
02 Second Floor
1 : 100

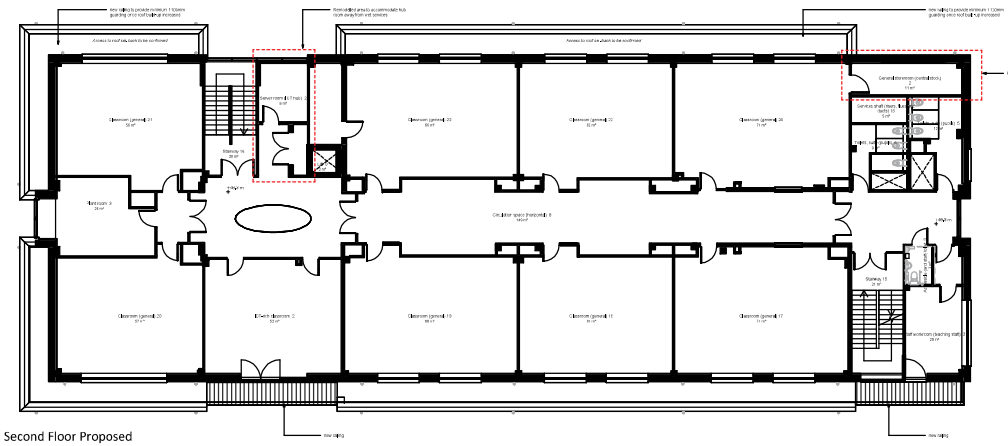


01 First Floor
1 : 100

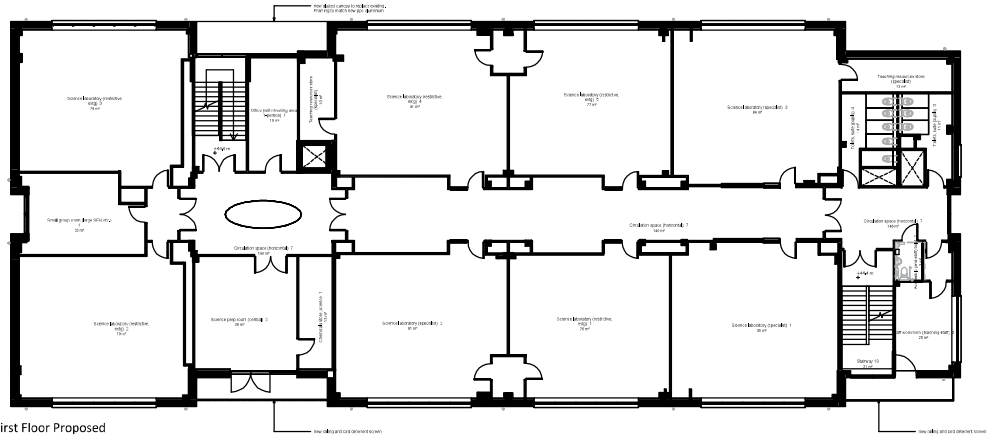


00 Ground Floor
1 : 100

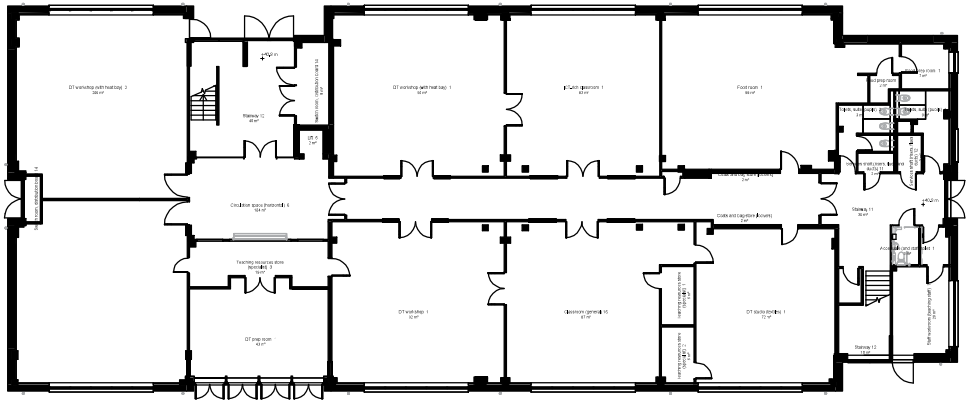




02 Second Floor Proposed
1 : 100



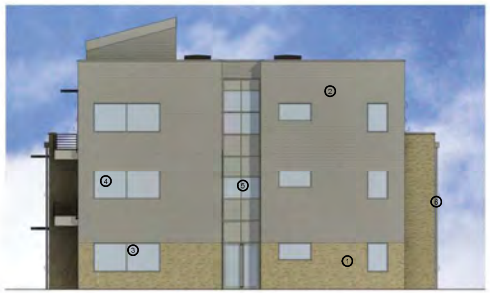
01 First Floor Proposed
1 : 100



00 Ground Floor Proposed
1 : 100

Internal remodelled areas - to provide alternative location for hub room away from wet services and daylight, in accordance with DfE requirements.

North



Existing Building Elevation - East
1 : 100

Existing Building Elevation - North
1 : 100

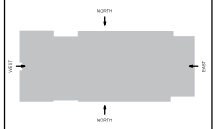
Existing Building Elevation - West
1 : 100

Existing Building Elevation - South
1 : 100

Elevation Key

1. External Brickwork - Buff
2. PVC grey cladding panel
3. Glass
4. PPC Windows/Doors/Louvres
5. PPC Curtain Walling
6. PPC Gutter and Downpipes
7. Guard rail
8. PPC Parapet Capping
9. Rooftop Plant

KEY PLAN



P2	10/21	DA/DC	Issued for Full 1st Stage Submission	PLO
P1	07/21	DA/DC	Draft Issued for Client Review	PLO
ISSUE NO.	ISSUED BY	DATE	DESCRIPTION	ISSUE PURPOSE

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel 020 7401 0020

CLIENT
Department for Education

ARCHITECT
STRIDE TREGLOWN

ARCHITECT REFERENCE
SRP1077

PROJECT NAME
Rosedale College

DRAWING TITLE
Existing EFAC Building Elevations

STAGE/PURPOSE
Planning

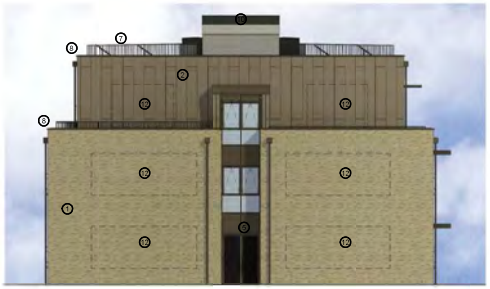
MODEL FILE NAME / DRAWING NUMBER
SRP1077-STR-04-ZZ-M-A-1004

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	DS	PL01

DRAWING NUMBER
SRP1077-STR-04-ZZ-D-A-0200

Proposed Building Elevation - East
1 : 100

Proposed Building Elevation - North
1 : 100



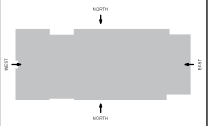
Proposed Building Elevation - West
1 : 100

Proposed Building Elevation - South
1 : 100

Elevation Key

1. External Brickwork - Existing retained/repaired
2. New Fibre cement cladding panel
3. New Glazing
4. New PPC Windows/Doors/Louvres
5. New PPC Curtain Walling
6. New PPC Gutter and Downpipes
7. New Guard rail
8. New PPC Parapet Capping
9. New Bird deterrent screen
10. Re-clad Rooftop Plant
11. New Photovoltaic Panels (Indicative)
12. Existing windows infilled

KEY PLAN



ID	DATE	DESCRIPTION	Drawn by Initials	Checked by Initials
P01	10.09.21	First Issue	MC	MC

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
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CLIENT
Department for Education

ARCHITECT
STRIDE TREGLOWN

ARCHITECT REFERENCE
SRP1077

PROJECT NAME
Rosedale College

DRAWING TITLE
Proposed EFAC Building Elevations

STAGE / PACKAGE
Planning

MODEL FILE NAME / DRAWING NUMBER
SRP1077-STR-04-ZZ-M-A-1004

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER
SRP1077-STR-04-ZZ-D-A-0201

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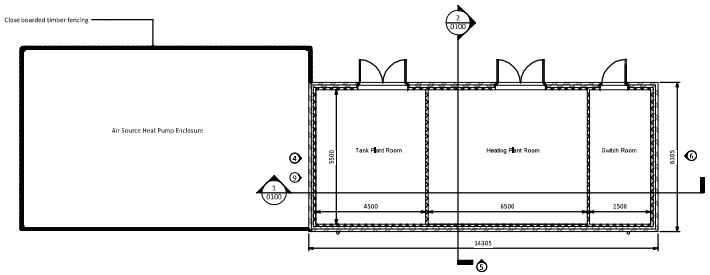
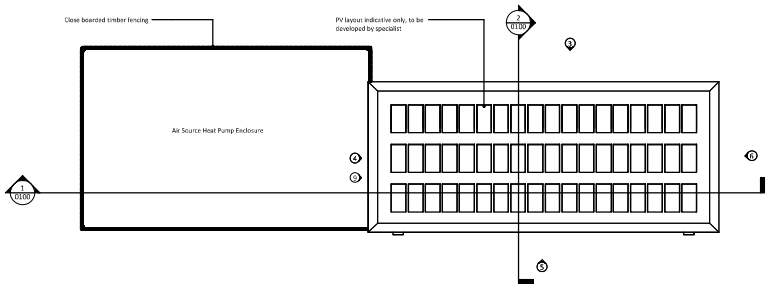
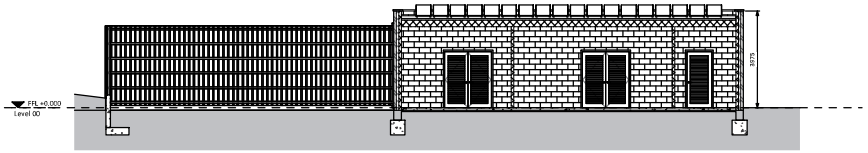


Energy Centre - Floor Plan
1 : 100

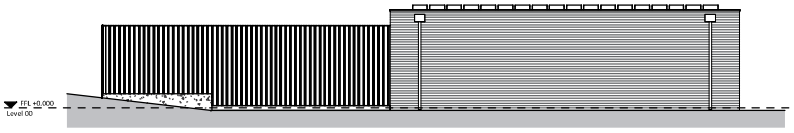


Energy Centre - Roof Plan
1 : 100

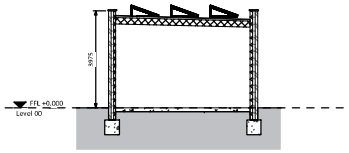
3 North Elevation
1 : 100



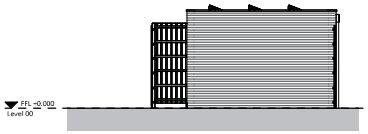
1 Long Section 1
1 : 100



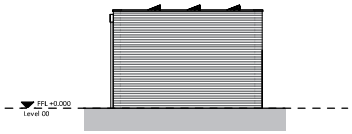
5 South Elevation
1 : 100



2 Short Section 2
1 : 100



4 West Elevation
1 : 100



6 East Elevation
1 : 100

NORTH

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	P101	08/09/23	Issued to BYUK for planning submission	EE-CB

MAIN CONTRACTOR
Bouygues UK
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Tel: 020 7401 0020

CLIENT
Department for Education

ORIGINATOR
STRIDE TREGLOWN

ORIGINATOR REFERENCE
155979

PROJECT NAME
Rosedale College

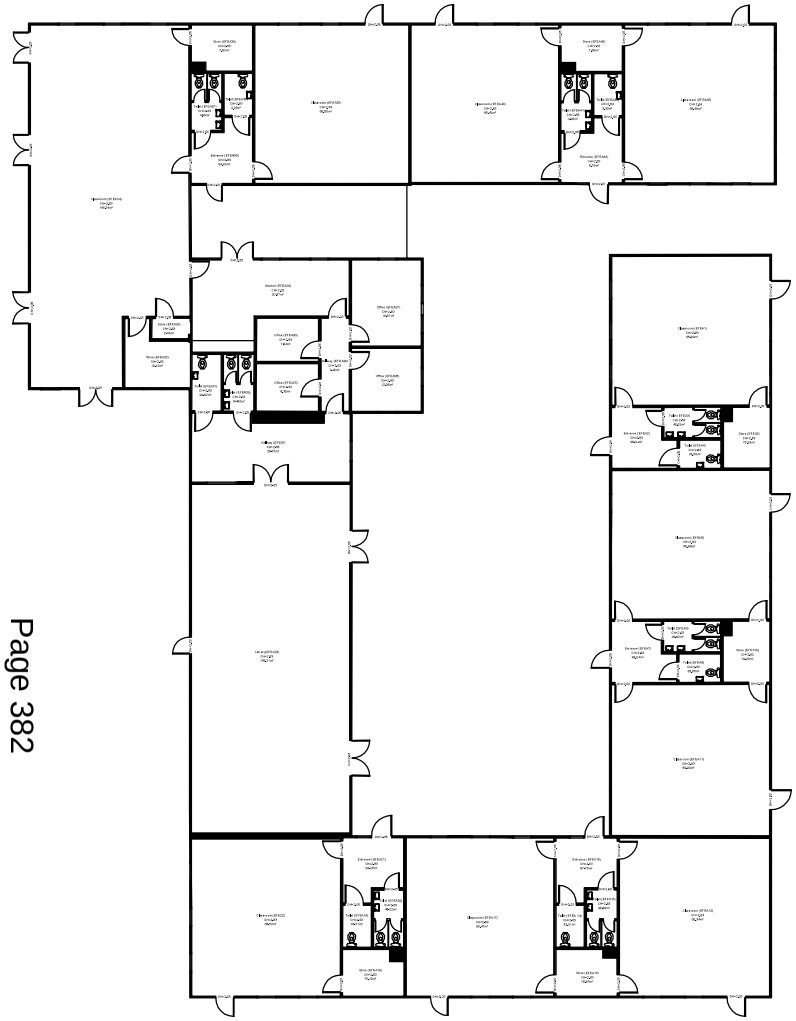
DRAWING TITLE
Energy Centre - Proposed Plans

DESIGN PACKAGE
Planning

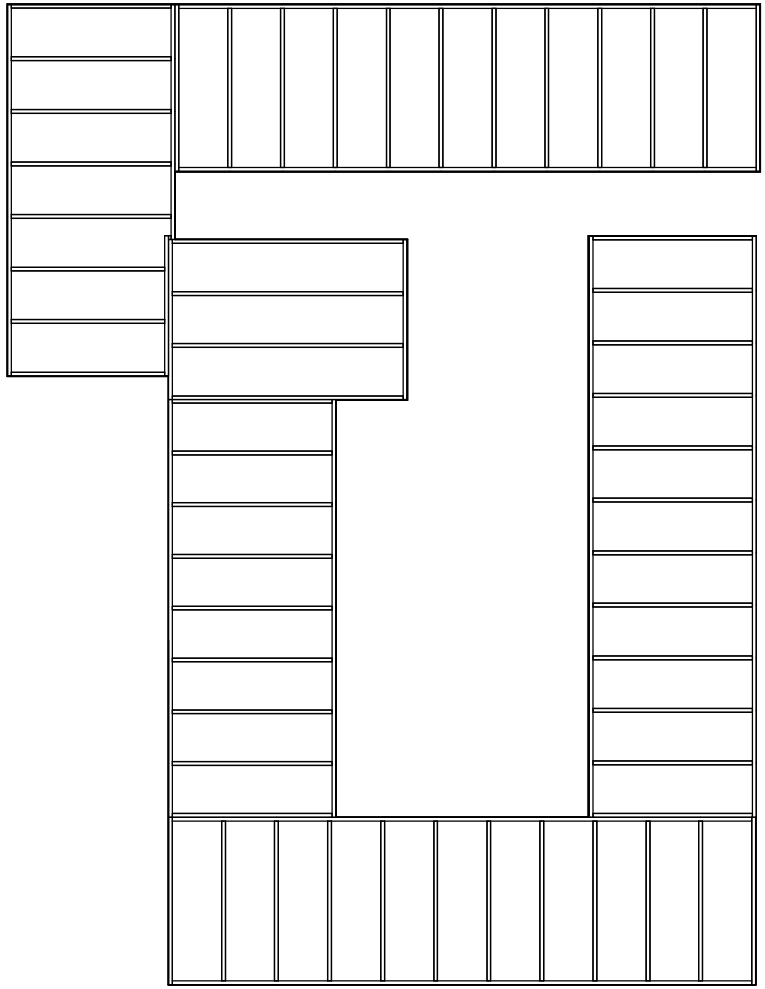
MODEL FILE NAME - REVISION
SRP1077-STR-06-ZZ-M-A-1006

SCALE (@A1)	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER
SRP1077-STR-06-ZZ-D-A-0100

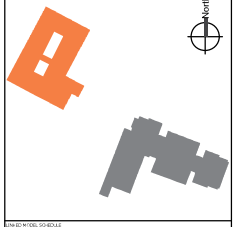


00 Ground Floor
1 : 100



RF Roof Plan
1 : 100

KEY PLAN



LINKED MODEL SCHEDULE

0 5 10 m

REV	DATE	DRAWN	ISSUED TO P.M. for	CHK
P02.00	07.10.2021	GH/TB	Planning Submission	AM
P01.00	30.09.2021	GH/TB	Client Comments	AM

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
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CLIENT

Department for Education

ORGANISATION

STRIDE TREGLOWN

ORGANISATION REFERENCE

155979

PROJECT NAME

Rosedale College

DRAWING TITLE

Existing EFAE Floor Plans

DESIGN PACKAGE

Planning

MODEL FILE NAME - REVISION

SRP1077-STR-08-ZZ-M-A-1008

SCALE @A1	PROJECT STAGE	STATUS	REVISION
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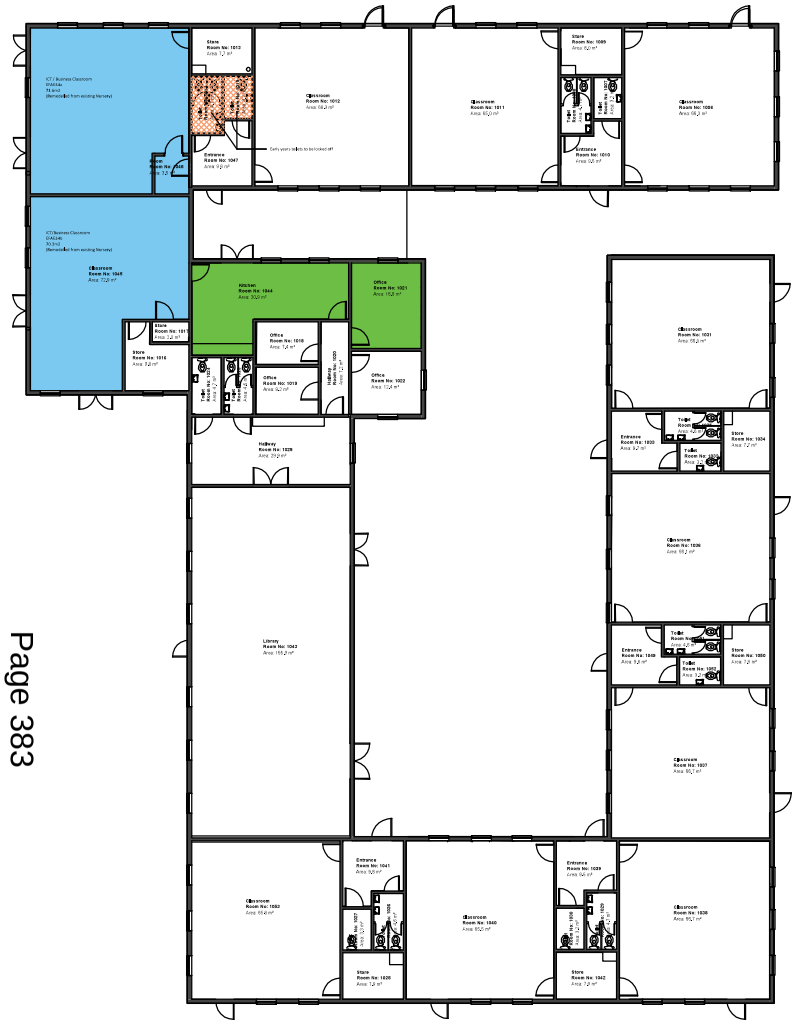
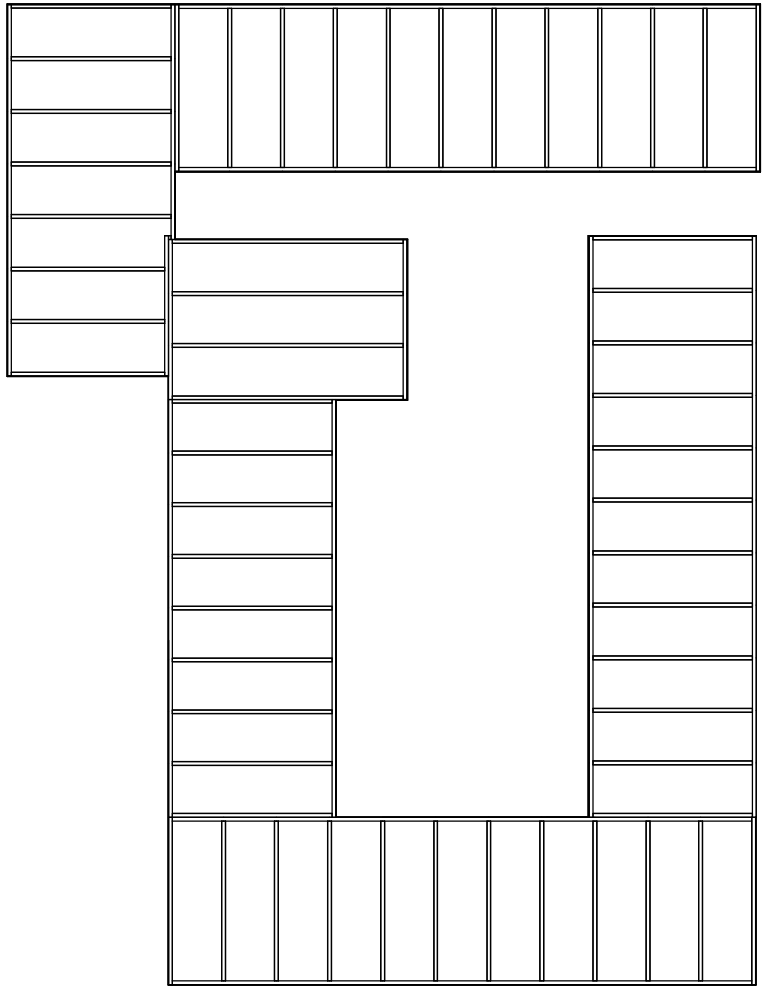
DRAWING NUMBER

SRP1077-STR-08-ZZ-D-A-0100

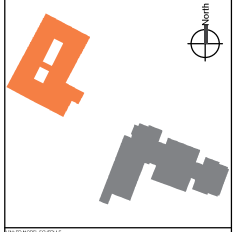


1 Proposed EFAE Ground Floor
1 : 100



2 Proposed EFAE Roof Plan
1 : 100

KEY PLAN



LINKED MODEL SCHEDULE

0 5 10 m

P1	21.10.25	DC/CT	Issued to P.M. for Planning Submission		P1-P1
REVISION	REVISION	DATE	DESCRIPTION		CHECKED BY

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel 020 7401 0020

CLIENT

Department for Education

ORGANISATION

STRIDE TREGLOWN

ORIGINATOR REFERENCE

155979

PROJECT NAME

Rosedale College

DRAWING TITLE

Proposed EFAE Floor Plans

DESIGN PACKAGE

Planning

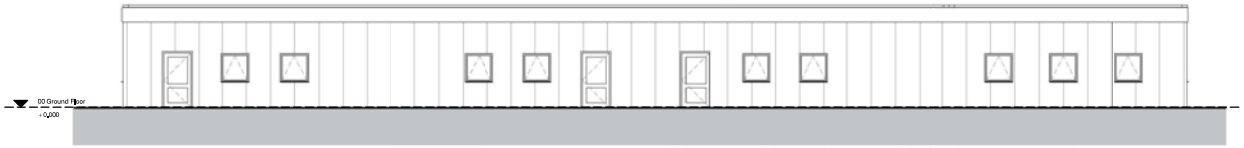
MODEL FILE NAME / REVISION

SRP1077-STR-08-ZZ-M-A-1008

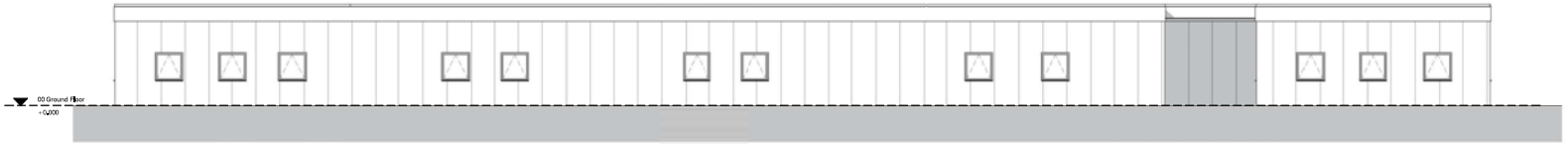
SCALE @A1	PROJECT STAGE	ORIGINATOR	REVISION
1 : 100	Planning	DS	PL01

DRAWING NUMBER

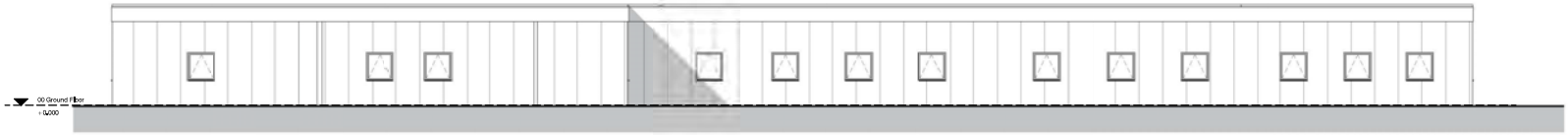
SRP1077-STR-08-ZZ-D-A-0101



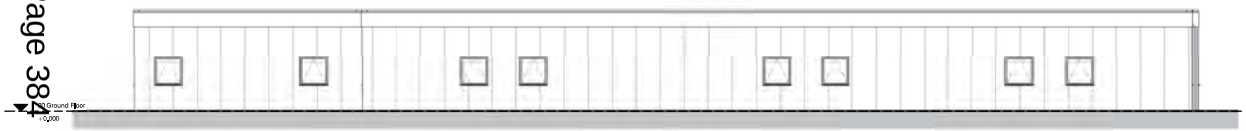
1 Existing EFAE North Building Elevation
1 : 100



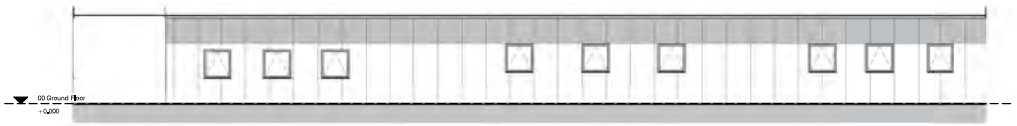
2 Existing EFAE East Building Elevation
1 : 100



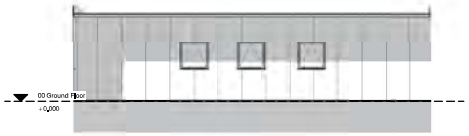
3 Existing EFA West Building Elevation
1 : 100



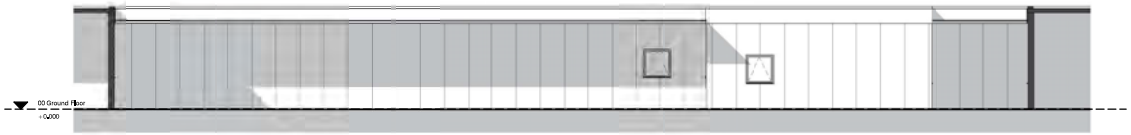
4 Existing EFAE South Building Elevation
1 : 100



5 Existing EFAE Courtyard East Elevation
1 : 100

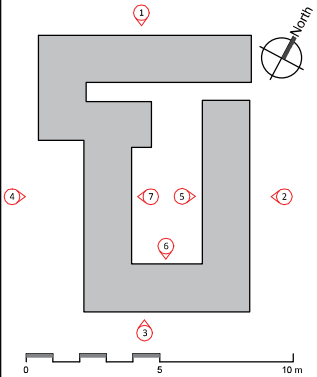


6 Existing EFAE Courtyard South Elevation
1 : 100



7 Existing EFAE Courtyard West Elevation
1 : 100

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.



STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	08.08.23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE
155979

PROJECT NAME
Rosedale College

DRAWING TITLE
Existing EFAE Building Elevations

DESIGN PACKAGE
Planning

MODEL FILE NAME + REVISION
SRP1077-STR-08-ZZ-M-A-1008

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER
SRP1077-STR-08-ZZ-D-A-0200

1. Internal View From Activity Studio

2. Internal View From Main Hall

3. Internal View From Library Resource Centre

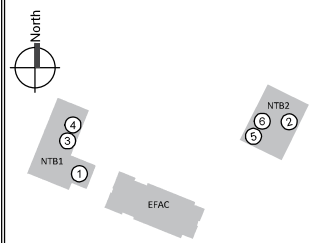
4. Internal View From Library Resource Centre

5. Internal View From Art Classroom

6. Internal View From Dining Hall

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.

Legend



Notes

Views with assigned QR codes offer individual panoramas which can be scanned to open the panorama on a mobile device.

Views are indicative 'artist's impressions' intended for illustrative purposes only.

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	07/09/23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE: 155979

PROJECT NAME: Rosedale College

DRAWING TITLE: Internal Views

DESIGN PACKAGE: Planning

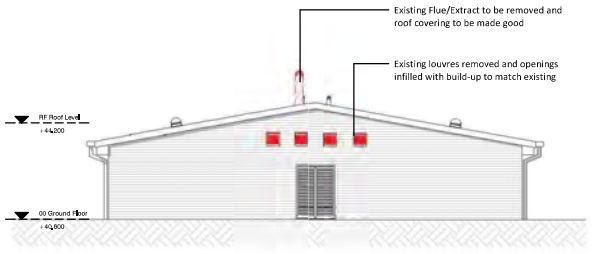
MODEL FILE NAME + REVISION: SRP1077-STR-02-ZZ-M-A-1002

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

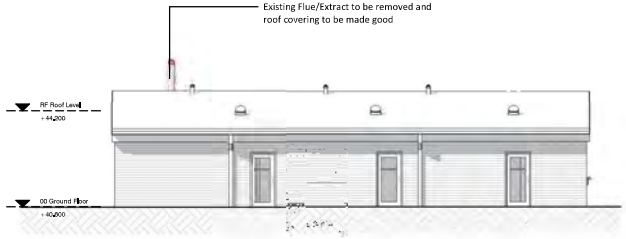
DRAWING NUMBER

SRP1077-STR-00-XX-D-A-0401

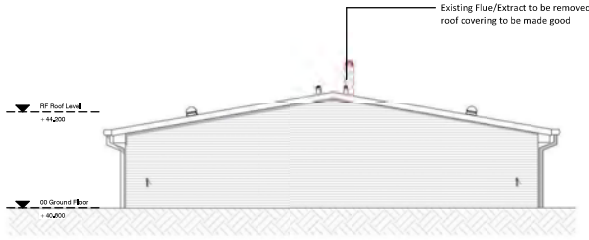
1 Existing Building Elevation - East
1 : 100



2 Existing Building Elevation - North
1 : 100



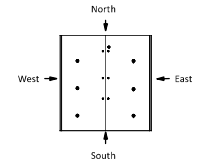
3 Existing Building Elevation - West
1 : 100



4 Existing Building Elevation - South
1 : 100

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

KEY PLAN



Construction Design & Management (CDM) Regulations 2015
As a designer under the CDM regulations we are required to highlight significant health and safety risks associated with our design. Risks are highlighted on our drawing output using hazard warning symbols where the associated risk is described in drawing notation and included in the designers risk register (HARI).

Note, not all hazards listed below relate to all drawings. Refer to Hazard symbols on drawings

A Double height area. Works overhead, ensure suitable overhead protection netting, permits, scaffold etc. during works.
B Full height staircores - works and stair installation overhead.
C Opening between floors - ensure suitably covered during construction.
D Recess in slab - trip hazard until partitions and finishes installation
E Rooflights - ensure careful methodology for installation. Openings through roof to be guarded during construction.
F Large glazed screens - ensure suitable method for installation established and minimise operative handling.
G Roof Edges - Ensure roof edges are guarded during construction

STATUS	REVISION	DATE	DESCRIPTION	DRW • CHK • APP
S5	C02	23/01/24	Final CP Issue	DM•CB
S5	C01	01/12/23	Draft CP Issue	DM•CB
S4	P02	09/11/23	Draft CP issue to BYUK	DM•CB
S1	P01	23/10/23	AHU Options	SM•CB

MAIN CONTRACTOR
Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT
Department for Education

ORIGINATOR
STRIDE TREGLOWN

ORIGINATOR REFERENCE
155979

PROJECT NAME
Rosedale College

DRAWING TITLE
EFAD Existing Elevations

DESIGN PACKAGE
194: General Arrangement Building Elevations

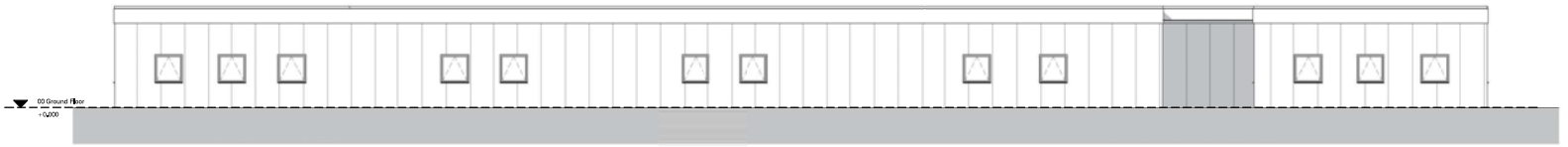
MODEL FILE NAME • REVISION
SRP1077-STR-05-ZZ-M-A-1005

SCALE @A1	PROJECT STAGE	STATUS	REVISION
As indicated	RIBA4	S5	C02

DRAWING NUMBER
SRP1077-STR-05-ZZ-D-A-2100

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.

1 Proposed EFAE North Building Elevation (no change)
1 : 100



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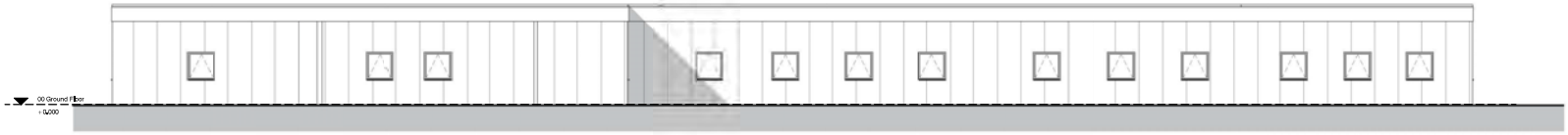
1 : 100



3 Proposed EFA West Building Elevation (no change)
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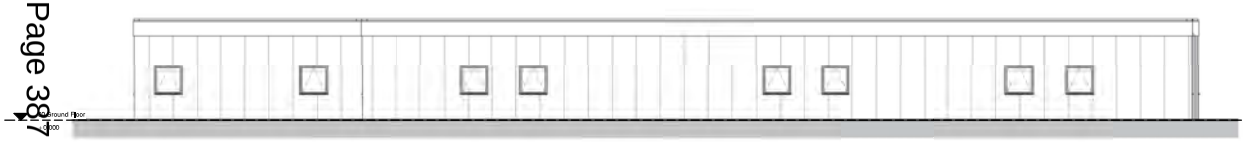
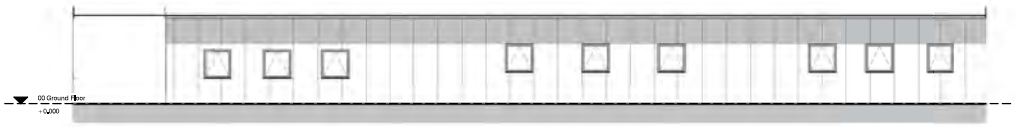
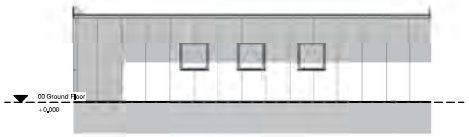


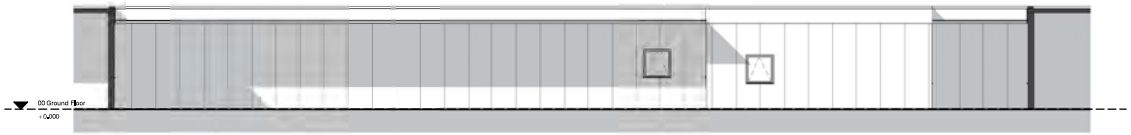
4 Proposed EFAE South Building Elevation (no change)
1 : 100



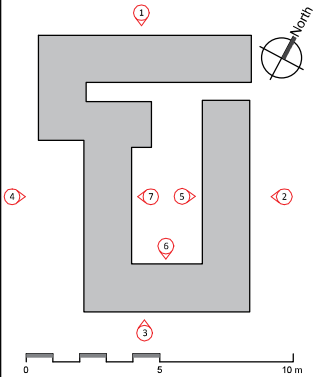
5 Proposed EFAE Courtyard East Elevation (no change)
1 : 100



6 Proposed EFAE Courtyard South Elevation (no change)
1 : 100



7 Proposed EFAE Courtyard West Elevation (no change)
1 : 100



STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
D5	PL01	08.08.23	Issued to BYUK for Planning Submission	ES-CB

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE
155979

PROJECT NAME
Rosedale College

DRAWING TITLE
Proposed EFAE Building Elevations

DESIGN PACKAGE
Planning

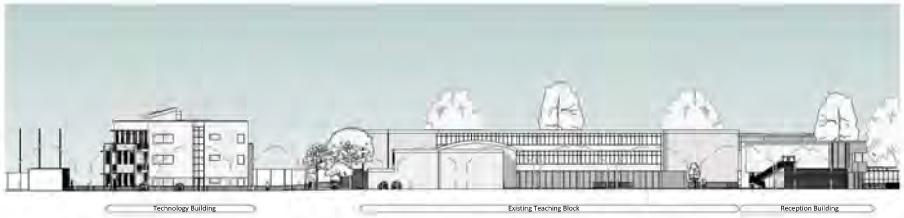
MODEL FILE NAME + REVISION
SRP1077-STR-08-ZZ-M-A-1008

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1 : 100	Planning	D5	PL01

DRAWING NUMBER
SRP1077-STR-08-ZZ-D-A-0201

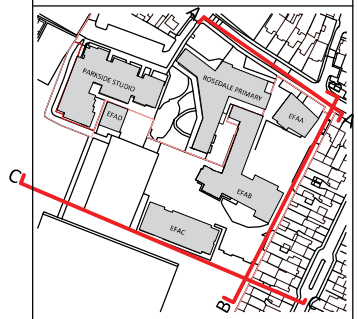
Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.

Existing Elevation A-A
1 : 500



Existing Elevation B-B
1 : 500

Existing Elevation C-C
1 : 500



STATUS	REVISION	DATE	DESCRIPTION	DRW • CHK • APP
D5	PL01	08/08/23	Issued to BYUK for Planning Submission	ES•CB

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE
155979

PROJECT NAME
Rosedale College

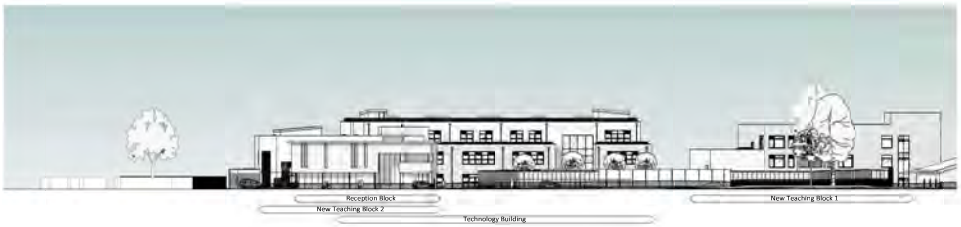
DRAWING TITLE
Existing Site Elevations

DESIGN PACKAGE
Planning

MODEL FILE NAME • REVISION
SRP1077-STR-00-ZZ-M-A-1000

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1:500	Planning	D5	PL01

DRAWING NUMBER
SRP1077-STR-00-ZZ-D-A-0200

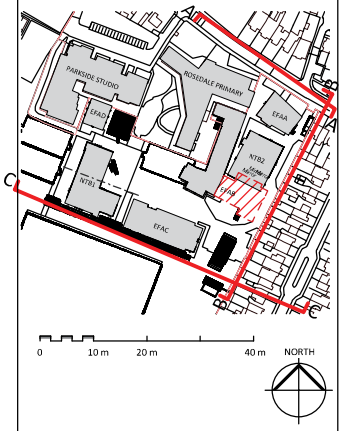


Proposed Elevation A-A
1 : 500

Proposed Elevation B-B
1 : 500

Proposed Elevation C-C
1 : 500

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.



D5	PL01	08/08/23	Issued to BYUK for Planning Submission	ES•CB
STATUS	REVISION	DATE	DESCRIPTION	DRW • CHK • APP

MAIN CONTRACTOR

Bouygues UK
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

CLIENT

Department for Education

ORIGINATOR

STRIDE TREGLOWN

ORIGINATOR REFERENCE
155979

PROJECT NAME
Rosedale College

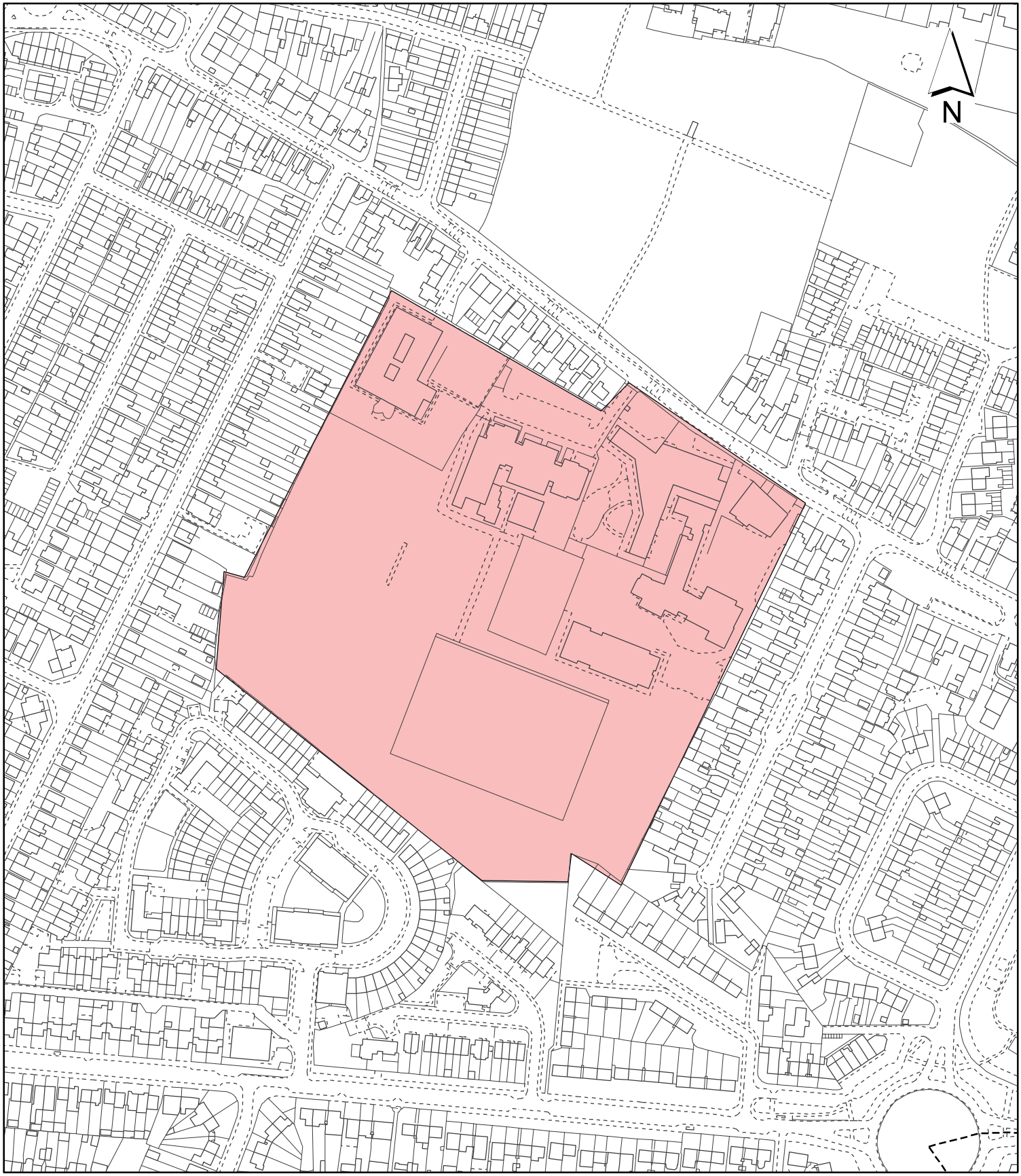
DRAWING TITLE
Proposed Site Elevations

DESIGN PACKAGE
Planning

MODEL FILE NAME • REVISION
SRP1077-STR-00-ZZ-M-A-1000

SCALE @A1	PROJECT STAGE	STATUS	REVISION
1:500	Planning	D5	PL01

DRAWING NUMBER
SRP1077-STR-00-ZZ-D-A-0201



Notes:

Site boundary

For identification purposes only.

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Site Address:

Rosedale College
Wood End
Green Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
16034/APP/2023/2812

Scale:
1:3,000

Planning Committee:
Major Page 390

Date:
February 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address:	ROSEDALE COLLEGE WOOD END GREEN ROAD HAYES
Development:	Erection of temporary teaching units for a period of 18-24 months, to provide teaching accommodation whilst the wider re-development works are undertaken on the wider site. Including temporary infrastructure works.
LBH Ref Nos:	16034/APP/2023/2796

KEY PLAN

LINKED MODEL SCHEDULE

NVB Project Ref. - 2320

STATUS	REVISION	DATE	DESCRIPTION	DRW • CHK • APP
S3	P02	19/01/2024	Parking notes updated for planning.	AP PB PB
S3	P01	07/09/2023	Issued for Planning Application	AP PB PB

ORIGINATOR: NVB Landscape

CLIENT: Department for Education

MAIN CONTRACTOR: Bouygues UK, Becket House, 1 Lambeth Palace Rd, Lambeth, London SE1 7EU, Tel. 020 7401 0020

ORIGINATOR REFERENCE	NVB
MODEL FILE NAME • REVISION	SRP1077-NVB-00-XX-M-L-1900-S5-P01
DESIGN PACKAGE	Refer to TIDP grouping
SCALE @A1	1:500
PROJECT STAGE	Stage 3
STATUS	S3 - For Review & Comment

PROJECT NAME: Rosedale College - Temporary Classrooms

DRAWING TITLE: Temporary Proposed Site-Wide Plan

REVISION: P02

DRAWING NUMBER: SRP1077-NVB-00-XX-D-L-1304

KEY PLAN	LINKED MODEL SCHEDULE

STATUS	REVISION	DATE	DESCRIPTION	DRW	CHK	APP
S3	P07	19/01/2024	Parking notes updated for planning	AP	DB	PB
S3	P06	03/11/2023	Suitable for Review & Comment	JDG	AP	PB
D5	P05	07/09/2023	Suitable for Planning Application	AG	DB	DR
S3	P04	28/07/2023	Issued for Planning Application	GM	AP	PB

ORIGINATOR	CLIENT	MAIN CONTRACTOR
NVB Landscape Room Lane	Department for Education	Bouygues UK, Becket House, 1 Lambeth Palace Rd, Lambeth, London SE1 7EU, Tel: 020 7401 0020

ORIGINATOR REFERENCE	NVB	PROJECT NAME	Rosedale College - Temporary Classrooms
MODEL FILE NAME - REVISION	SRP1077-NVB-00-XX-M-L-1900-S5-C02	DESIGN PACKAGE	Refer to TIDP grouping
DRAWING TITLE	Temporary Proposed Site Plan	REVISION	P07
SCALE @A1	1:250	PROJECT STAGE	Stage 4
STATUS	S3-Suitable for Review & Comment	DRAWING NUMBER	SRP1077-NVB-00-XX-D-L-1303

NVB Project Ref. - 2320

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Trading As: MWB Architects and NVB Landscape
Registered: In the UK (2471809)

Address: Rook Lane Chpard, Bath Street
Frome, Somerset, BA11 1DN

Contact: 01373 468 030
mailbox@nvbarchitects.co.uk

Disclaimer: Responsibility will not be accepted for errors made in scaling from this drawing. Figured dimensions only must be used

Scale: 1:250 @ A1 (1:500 @ A3)

2.5 5 7.5 10 12.5 15 17.5 20 22.5 25m

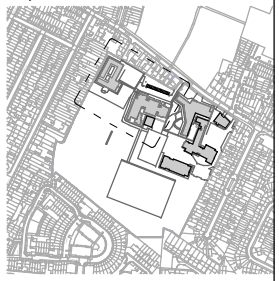
Key

Existing Site Boundary

Existing Trees
Root Protection Areas (RPA) in red

(EFAC) = Department for Education
(DFE) Building Reference

Key Plan



EFAE

PARKSIDE STUDIO COLLEGE

EFAD

Existing Parking
18 Spaces

Existing timber play ship
to be removed

Existing Fence

T28

T29

Playing Field

KEY PLAN	LINKED MODEL SCHEDULE	ORIGINATOR	CLIENT	MAIN CONTRACTOR	ORIGINATOR REFERENCE	PROJECT NAME
		NVB Landscape	Department for Education	Bouygues UK, Becket House, 1 Lambeth Palace Rd, Lambeth, London SE1 7EU, Tel. 020 7401 0020	NVB	Rosedale College - Temporary Classrooms

STATUS	REVISION	DATE	DESCRIPTION	DRW • CHK • APP
S3	P01	25/07/23	Issued for Planning Application	AG • AP • PB
DS	P02	07/08/23	Suitable for Planning Application	AG • AP • PB

MODEL FILE NAME • REVISION	DESIGN PACKAGE	DRAWING TITLE	REVISION
SRP1077-NVB-00-XX-M-L-1900-S5-C02	Refer to TIDP grouping	Existing Site Plan	P02

SCALE @A1	PROJECT STAGE	STATUS	DRAWING NUMBER
As indicated	Stage 3	DS - Suitable for Planning Application	SRP1077-NVB-00-XX-D-L-1302

Copyright: Nugent Wallis Brierley LTD.
Trading As: MvB Architects and NVB Landscape
Registered: In the UK (2471809)

Address: Rook Lane Chpael, Bath Street
Frome, Somerset, BA11 1DN

Contact: 01373 468 030
mailbox@nvbarchitects.co.uk

Disclaimer: Responsibility will not be accepted for errors made in scaling from this drawing. Figured dimensions only must be used

Scale: 1:1250 @ A1 (1:2500 @ A3)

12.5 | 25 | 37.5 | 50 | 62.5 | 75 | 87.5 | 100 | 112.5 | 125m

Key

Land Within Applicant's Control

Application Boundary (1.08953Ha)

EFAE

PARKSIDE STUDIO COLLEGE

EFAD

ROSEDALE PRIMARY

EFAA

Playing Field

ROSEDALE COLLEGE

EFAB

EFAC

Existing All-Weather Pitch with Lighting

KEY PLAN

LINKED MODEL SCHEDULE

STATUS	REVISION	DATE	DESCRIPTION	ORIG - CHK - APP
S3	P01	25/07/23	Issued for Planning Application	AG - AP - PB
DS	P02	07/08/23	Suitable for Planning Application	AG - AP - PB

ORIGINATOR: NVB Landscape Rook Lane

CLIENT: Department for Education

MAIN CONTRACTOR: Bouygues UK, Becket House, 1 Lambeth Palace Rd, Lambeth, London SE1 7EU, Tel. 020 7401 0020

ORIGINATOR REFERENCE: NVB

MODEL FILE NAME - REVISION: SRP1077-NVB-00-XX-M4-1900-S5-C02

DESIGN PACKAGE: Refer to TIDP grouping

SCALE @A1: As Indicated

PROJECT STAGE: Stage 3

STATUS: DS - Suitable for Planning Application

PROJECT NAME: Rosedale College - Temporary Classrooms

DRAWING TITLE: Location Plan

REVISION: P02

DRAWING NUMBER: SRP1077-NVB-00-XX-D-L-1301

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mailbox@nvbarchitects.co.uk

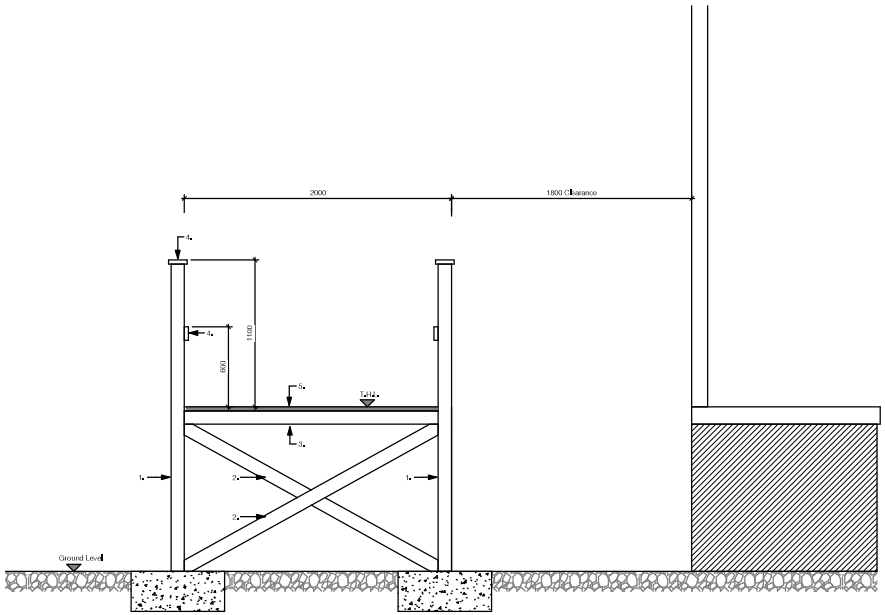
Disclaimer: Responsibility will not be accepted for errors made in scaling from this drawing. Figured dimensions only must be used

Scale: 1:50 @ A1 (1:100 @ A3)

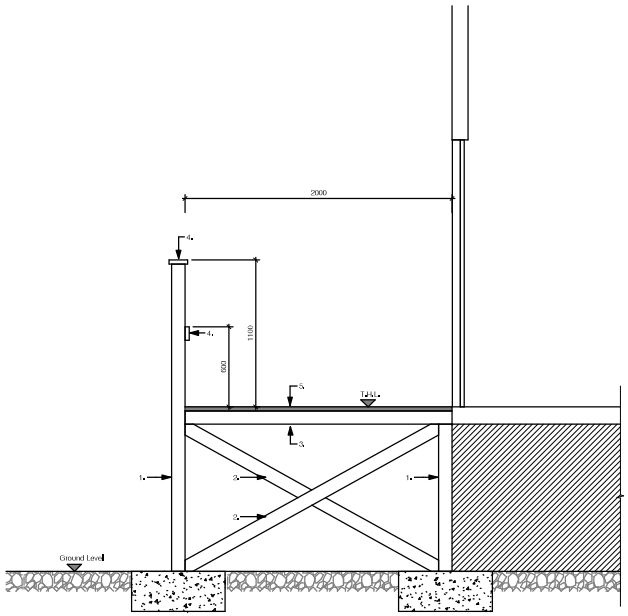
0.5 | 1 | 1.5 | 2 | 2.5 | 3 | 3.5 | 4 | 4.5 | 5m

Key

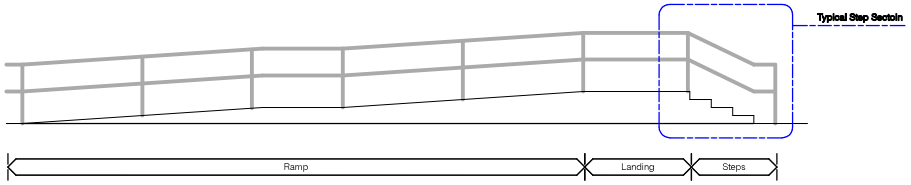
1. Primary timber structure to engineer's specification
2. Secondary timber bracing to engineer's specification
3. Floor support joints
4. Top rail and mid rail
5. Option 1 : 20mm solid Top Dura Grating Anti-slip deck board in dark grey by Dura Composites Ltd,.
   Option 2 : 5mm Anti-slip floor sheet in dark grey by Dural Composites Ltd, on marine plywood or equal and approved.
6. Anti-slip deck corduroy tactile unit in light grey colour
7. Anti-slip stop treads in light grey colour with contrasting nosing
8. Asphalt surface
9. Pre-cast concrete corduroy tactile paver in light/ natural grey colour
10. PVC coated circular steel handrail



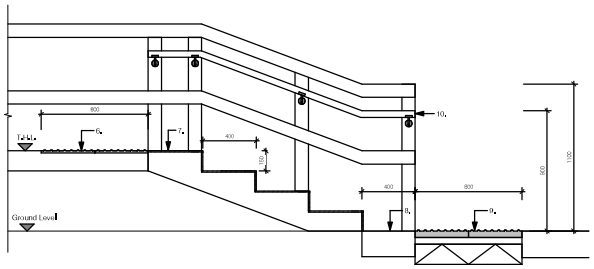
Typical Deck Structure Section 1
1:20



Typical Deck Structure Section 2
1:20



GA Section
1:50



Typical Step Section
1:20

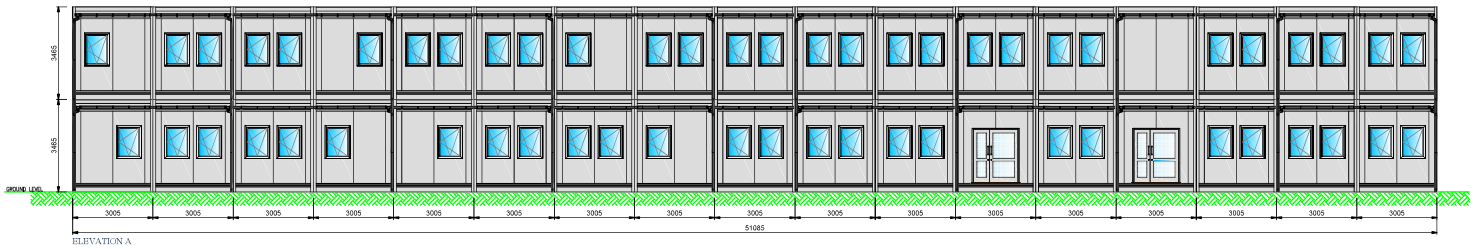
KEY PLAN	LINKED MODEL SCHEDULE		ORIGINATOR	CLIENT	MAIN CONTRACTOR	ORIGINATOR REFERENCE	PROJECT NAME
			NVB Landscape ROOK LANE	Department for Education	Bouygues UK, Becket House, 1 Lambeth Palace Rd, Lambeth, London SE1 7EU, Tel. 020 7401 0020	NVB	Rosedale College

STATUS	REVISION	DATE	DESCRIPTION	DRW • CHK • APP
S5	C02	08/12/23	Stage Approval - Stage 4	AP • PB • PB
S4	C01	09/11/23	Issued for Draft CP Submission	AP • PB • PB

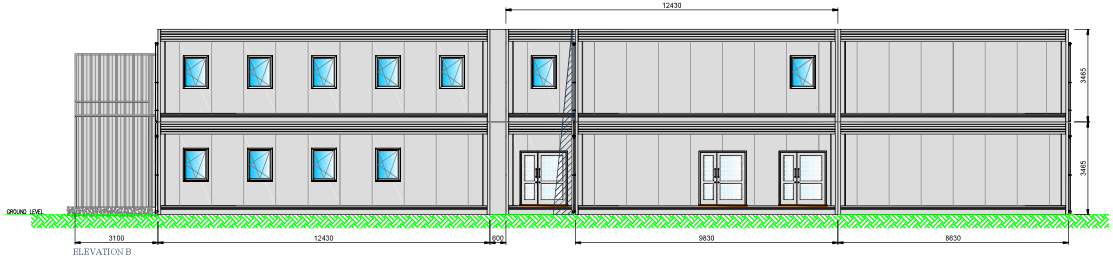
MODEL FILE NAME • REVISION	DESIGN PACKAGE	DRAWING TITLE	REVISION
SRP1077-NVB-00-ZZ-M-L-1902-S5-C04	180	Typical Details - Temporary Classroom	C02

SCALE @A1	PROJECT STAGE	STATUS	DRAWING NUMBER
As indicated	RIBA 4	S5 - Review & Acceptance	SRP1077-NVB-00-XX-D-L-3453

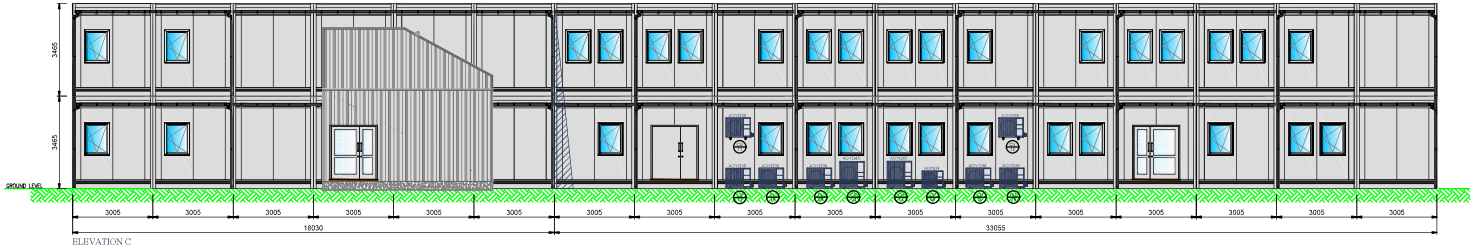
Sheet Template: BIM360_A1_Landscape_Portrait.rte: P09



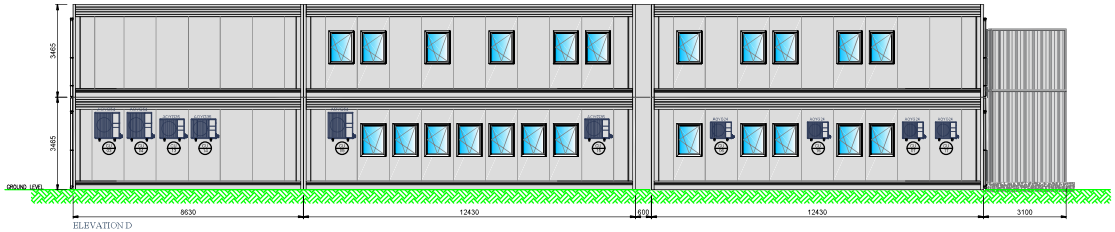
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

NOTES.

1. The installation will comply with manufacturers installation instructions, current regulations, CIBSE guides and codes of practice.
2. Design is based on information collated/received at the time of design.
3. All refrigeration pipework shall be installed in refrigerant grade copper tube with brazed joints.
4. All pipework shall be insulated along it's entire length with the use of Armaflex insulation.
5. Pipe runs internal to external shall not exceed maximum lengths stated by the manufacturer, See manufacturers installation instructions.
6. Where pipework and cable tray services pass through fire walls/compartments, the penetrations will be fire stopped and totally sealed by the main contractor.
7. External condenser units will be installed on wall mounted brackets.

	Split Outdoor Unit
	Wall Mounted Indoor Unit
	Air Conditioning High Level Pipework
	Air Conditioning Low Level Pipework
	Condensate Drainage

Rev	By	Description	Date
P1	RG	For comments	28/07/23

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client: Premier Modular Limited
Catfoss Lane, Brandesburton, YO25 8EJ

Project: Rosedale College
London Borough of Hillingdon

Title: Air Conditioning Elevations
Ground & First Floors

Scale (at A1)	Drawn	Date:	Checked	Status
1:100	RG	28/07/23	AR	P

Drawing No.: 17066-RYL-ZZ-DR-M-5501
Rev: P1

DO NOT SCALE.
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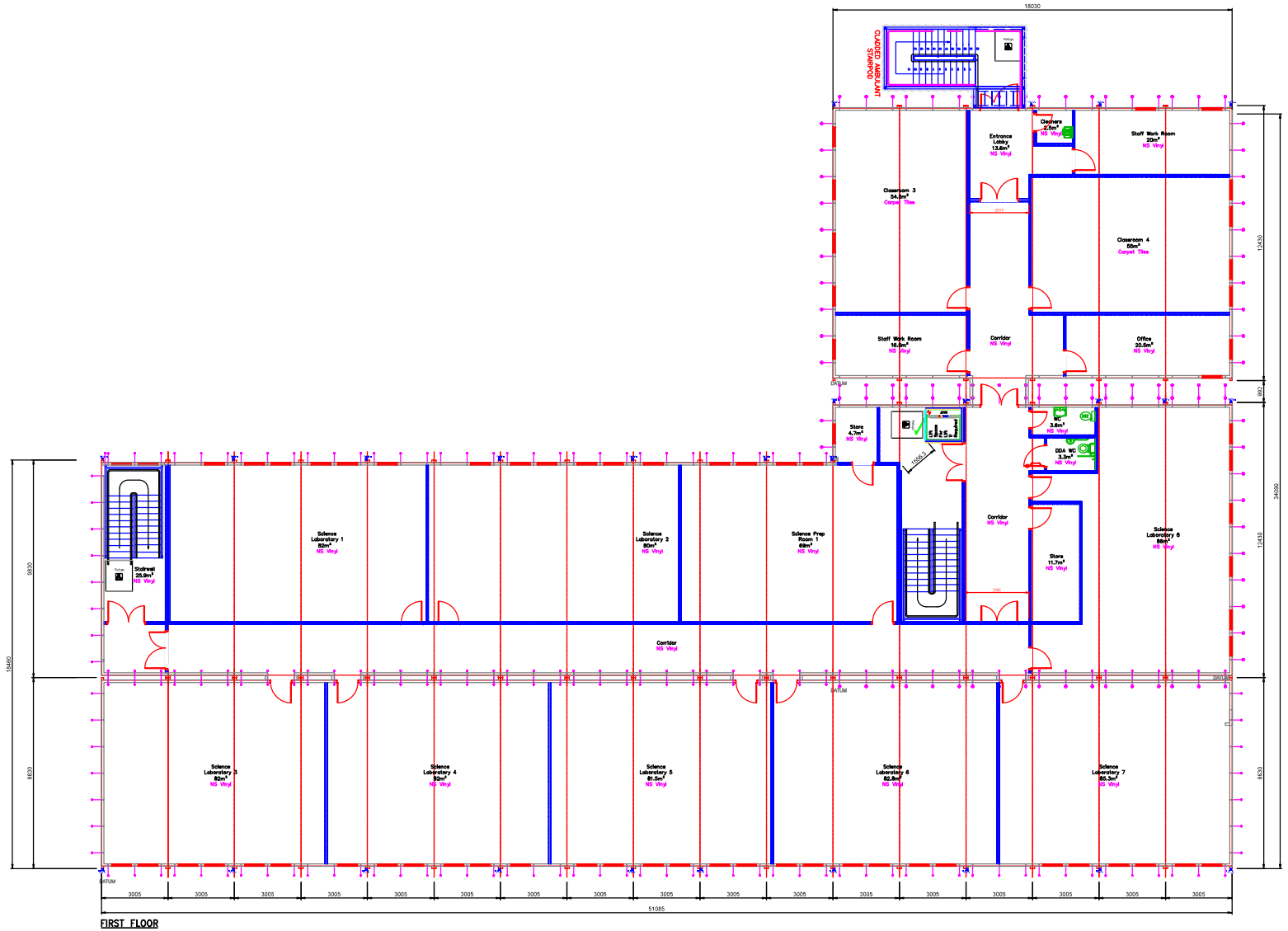

FIRST FLOOR

NOTES.

PVC-U WINDOW SPECIFICATION

W1

WHITE PVC-U DOUBLE GLAZED
28mm SEALED UNIT
FULLY OPENING TILT & TURN SASH
COCKSPUR HANDLES AND TRICKLE VENT
SIZE: 900 X 1200
PLEASE NOTE: WHEN WINDOWS ARE IN TILT POSITION THEY ARE RESTRICTED TO 150mm. FULLY OPENING INWARDS FOR CLEANING PURPOSES ONLY.

Window positions indicative, dependant on module availability at time of order. Furniture for illustration purposes only.

Rev	By	Description	Date
P2	MJ	Updated 3No Internal Stairs - Reworked internal layout	27/07/23
P1	MJ	1No Internal stair removed, remaining stairs inc to 1600mm treads Internal Stair bay width increased WCs and server room moved RWP updated	24/07/23
P0	AM	First Issue	12/06/23

PREMIER MODULAR

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Client	BOUYGUES
Project	ROSEDALE COLLEGE LONDON BOROUGH OF HILLINGDON
Title	General Arrangement - First Floor Modular Accommodation - EFAF

Scale (at A1)	Drawn	Date:	Checked	Status
1: 100	AM	12/06/2023	RH	

Drawing No.	Rev
37041-PML-B2-01-DR-A-0001	P2

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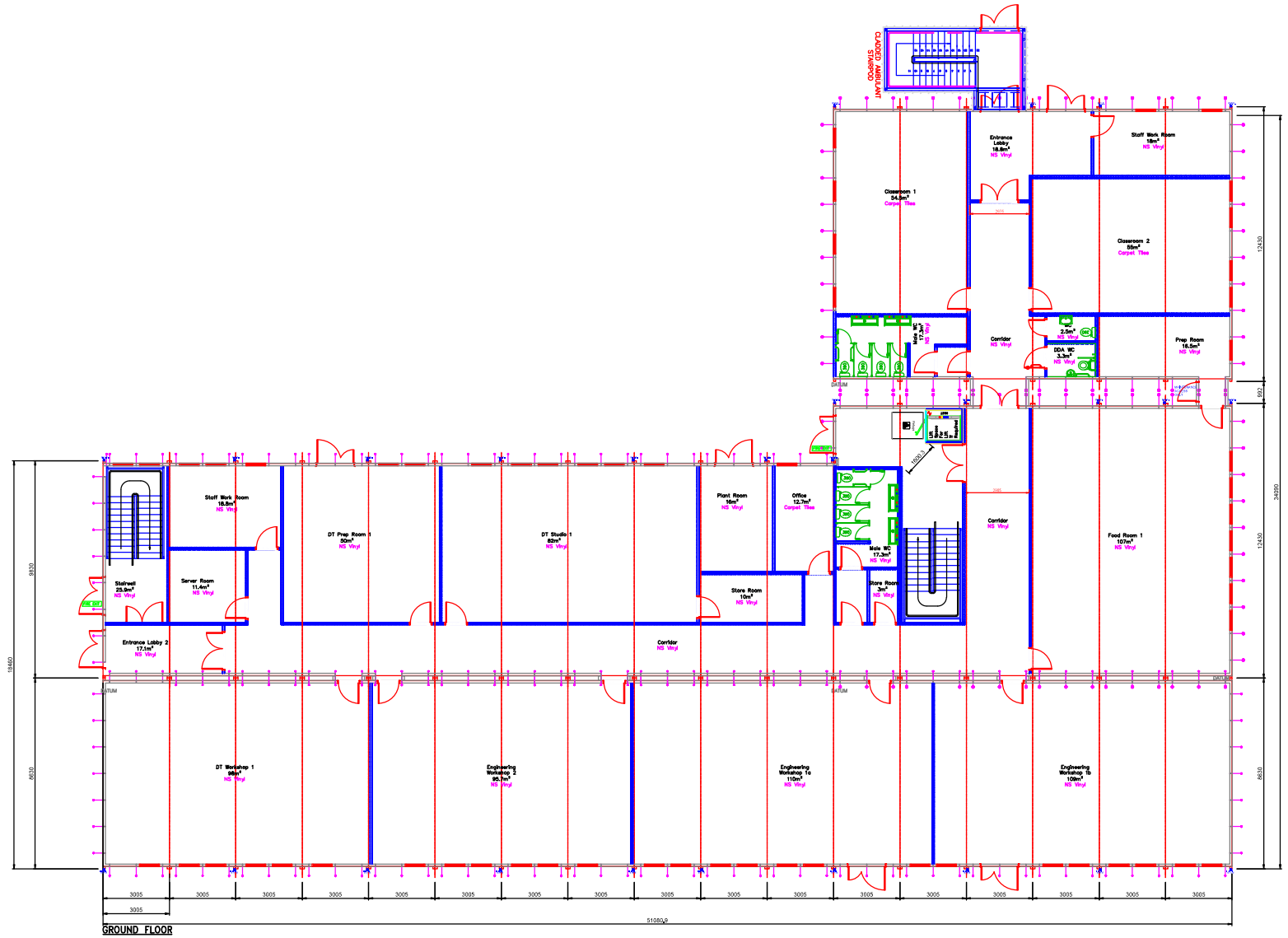

NOTES.

PVC-U WINDOW SPECIFICATION

W1

WHITE PVC-U DOUBLE GLAZED
28mm SEALED UNIT
FULLY OPENING TILT & TURN SASH
COCKSPUR HANDLES AND TRICKLE VENT
SIZE: 900 X 1200
PLEASE NOTE: WHEN WINDOWS ARE IN TILT POSITION THEY ARE RESTRICTED TO 150mm. FULLY OPENING INWARDS FOR CLEANING PURPOSES ONLY.

Window positions indicative, dependant on module availability at time of order. Furniture for illustration purposes only.

Rev	By	Description	Date
P2	MJ	Updated 3No Internal Stairs - Reworked internal layout	27/07/23
P1	MJ	1No Internal stair removed, remaining stairs inc to 1600mm treads Internal Stair bay width increased WCs and server room moved RWP updated	24/07/23
P0	AM	First Issue	12/06/23

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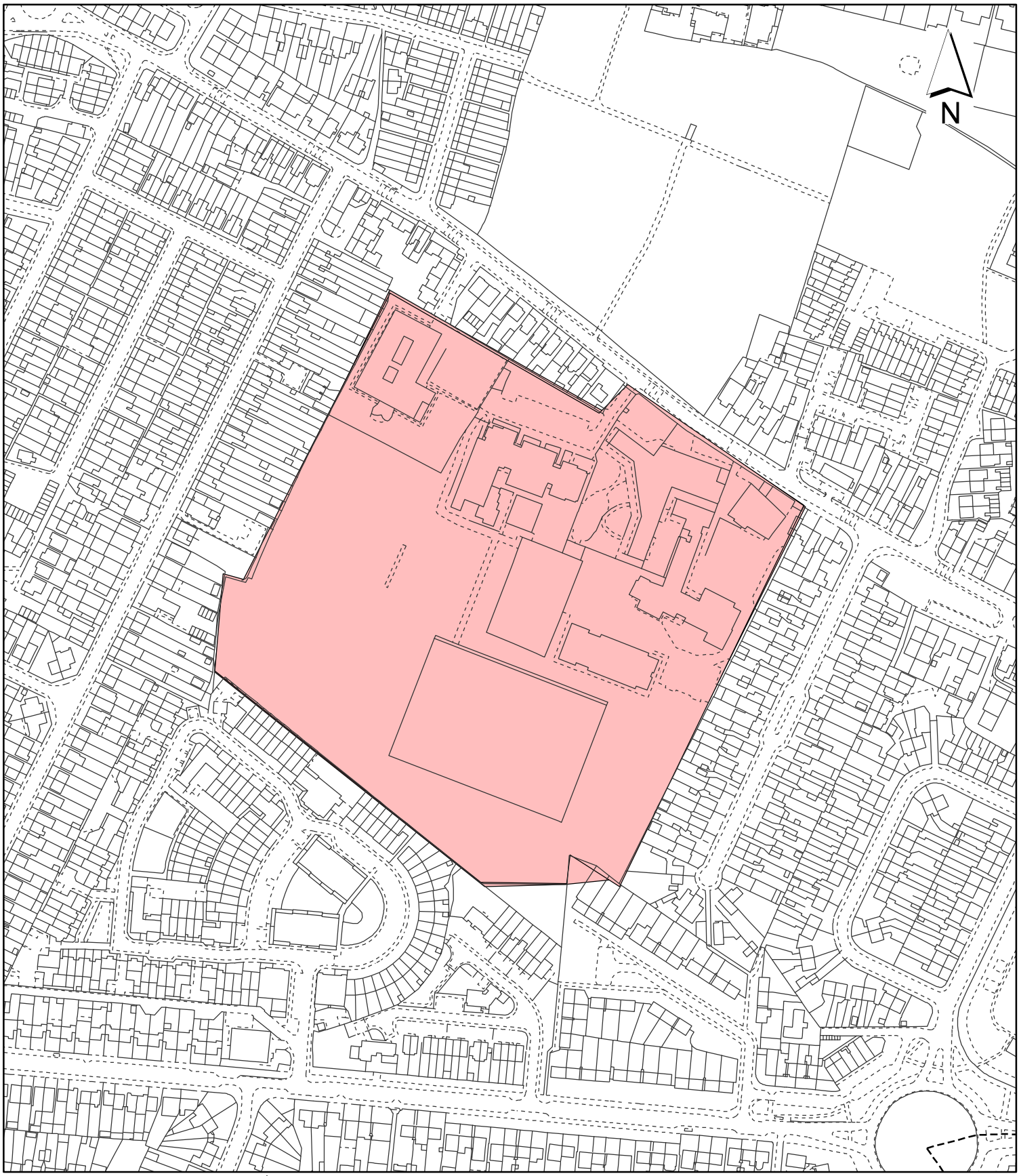
Client	BOUYGUES
Project	ROSEDALE COLLEGE LONDON BOROUGH OF HILLINGDON
Title	General Arrangement - Ground Floor Modular Accommodation - EFAF

Scale (at A1)	Drawn	Date:	Checked	Status
1: 100	AM	12/06/2023	RH	

Drawing No.	Rev
37041-PML-B2-00-DR-A-0001	P2



Notes:

Site boundary

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Site Address:

Rosedale College
Wood End
Green Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
16034/APP/2023/2796

Scale:
1:3,000

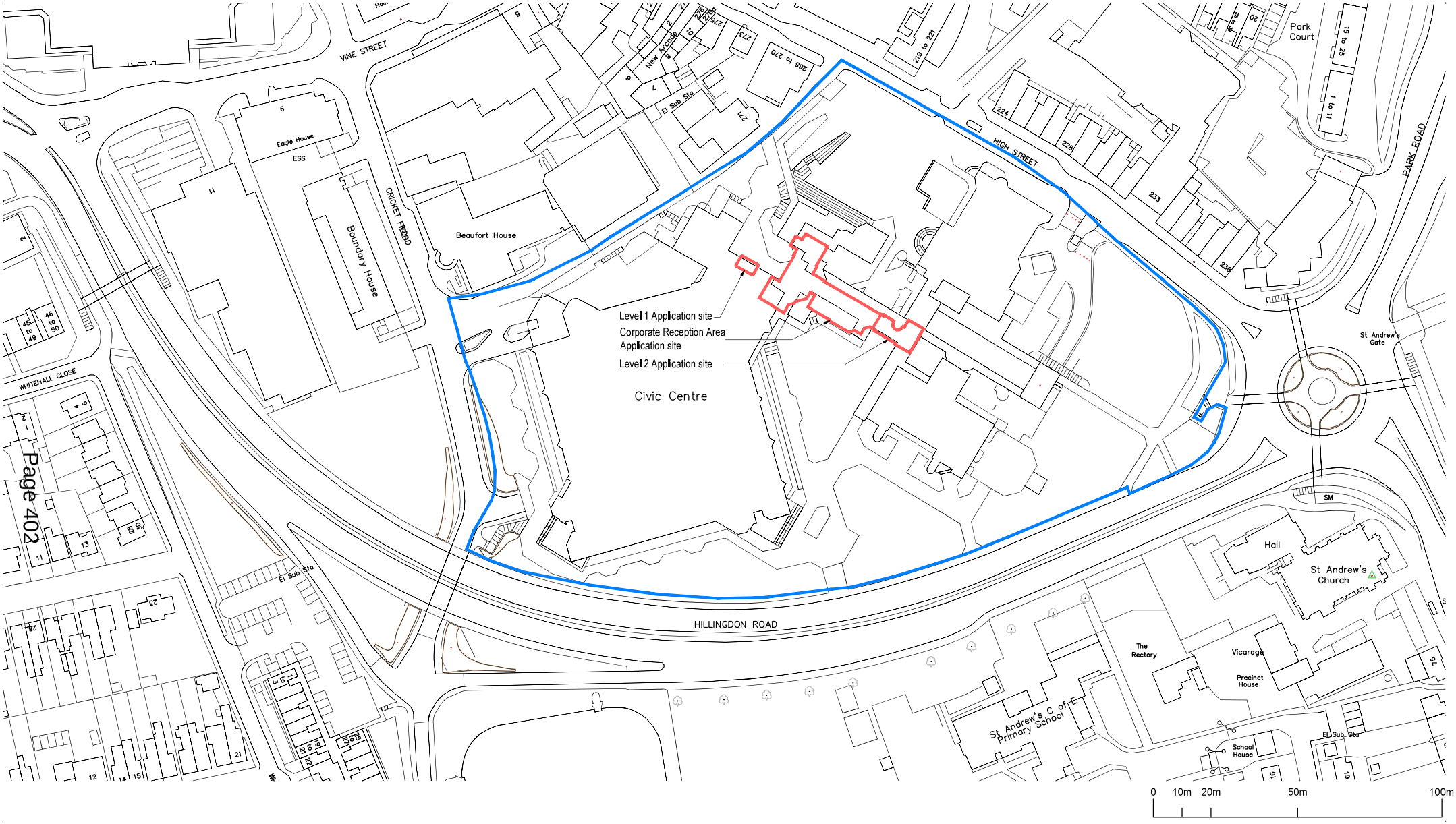
Planning Committee:
Minor Page 400

Date:
February 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address:	CIVIC CENTRE HIGH STREET UXBRIDGE
Development:	Alterations to the existing covered walkway between the Corporate entrance and the Middlesex Suite (2nd level of the building) to form a fully enclosed link by installing new windows and glazed screens. Formation of new entrance door (1st level of the building) to North Quadrant.
LBH Ref Nos:	14805/APP/2023/3274



Revision			
A	2023-08-31	GH	Preliminary Issue
B	2023-09	GH	Issued for Planning
C	2023-12	ET	Application sites identified. Issued for Planning
D	2024-01	ET	Corporate Reception area application site added. Issued for Planning

N

project name: LBH Civic Centre - Main Entrance

drawing reference: Site Location Plan

date: September 2023

sheet:

drawn: GH

scale: 1:1250@A3

checked:

job number: M9556

drawing number: APL001

revision: D

status: PLANNING

cad ref: M9556_APL001_LBH Civic Centre - Site Location Plan.dwg

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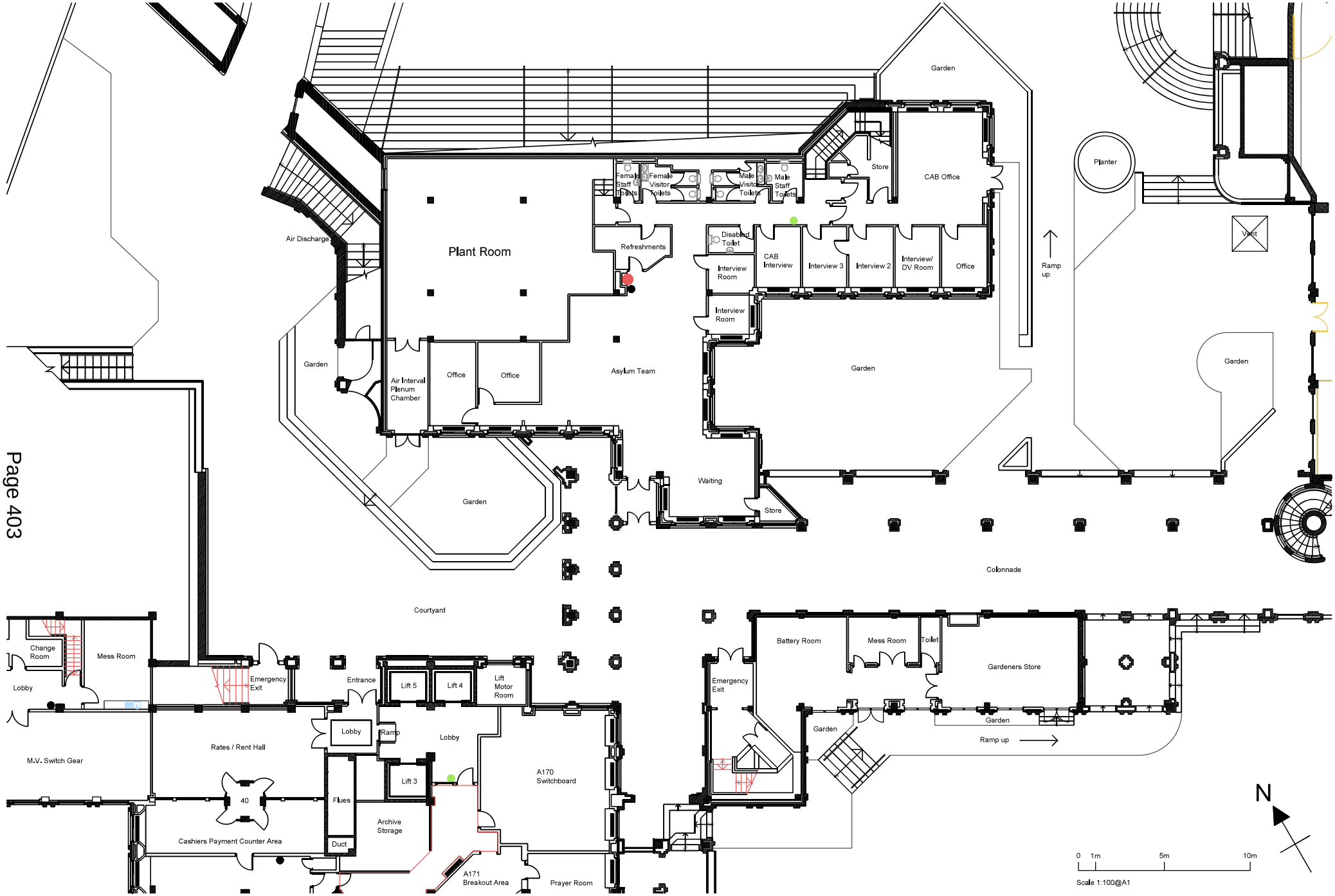

Page 403

Revision			
A	2023-02	GH	Issued for Planning

project name: LBH Civic Centre - Entrance and Middlesex Suite
drawing reference: Level 1 Existing Layout
date: October 2023
sheet: sheet
drawn: GH
scale: 1:100@A1
checked: -
job number: M9556
drawing number: APL002
revision: A
status: Planning
cad ref: M9556_APL002_LBH Civic Centre Level 1 Existing Plan.dwg

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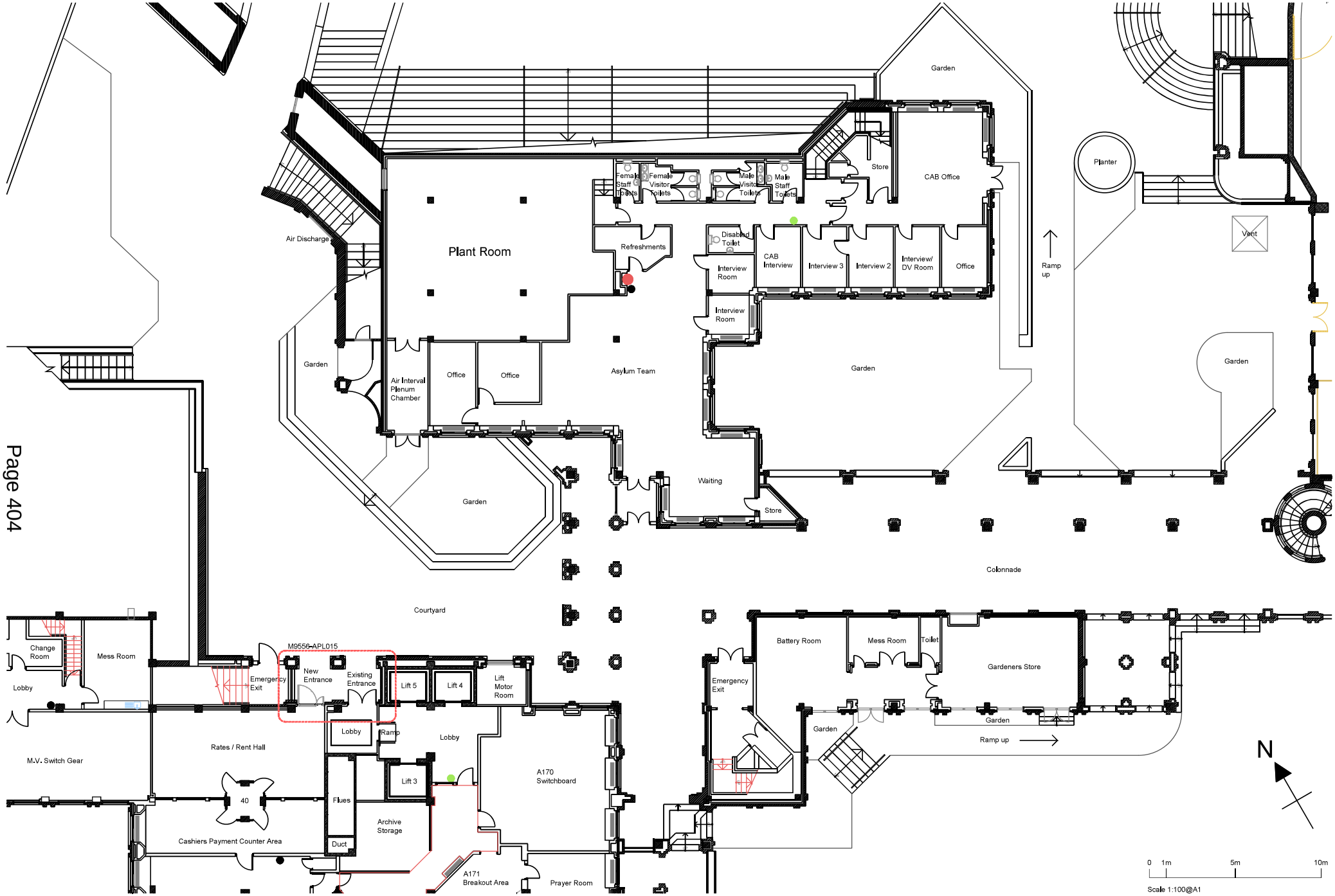

A	2023-09	GH	Issued for Planning
B	2023-12	ET	Lobby door omitted, Issued for Planning

Reference to detailed drawings

M9556-APLxxx

LBH Civic Centre - Refurbishment

Level 1 - Proposed Floor Plan

October 2023

sheet

GH

1:100@A1

B

M9556

APL004

Planning

M9556_APL004_RevB_LBH Civic Centre Level 1 Proposed Layout.dwg

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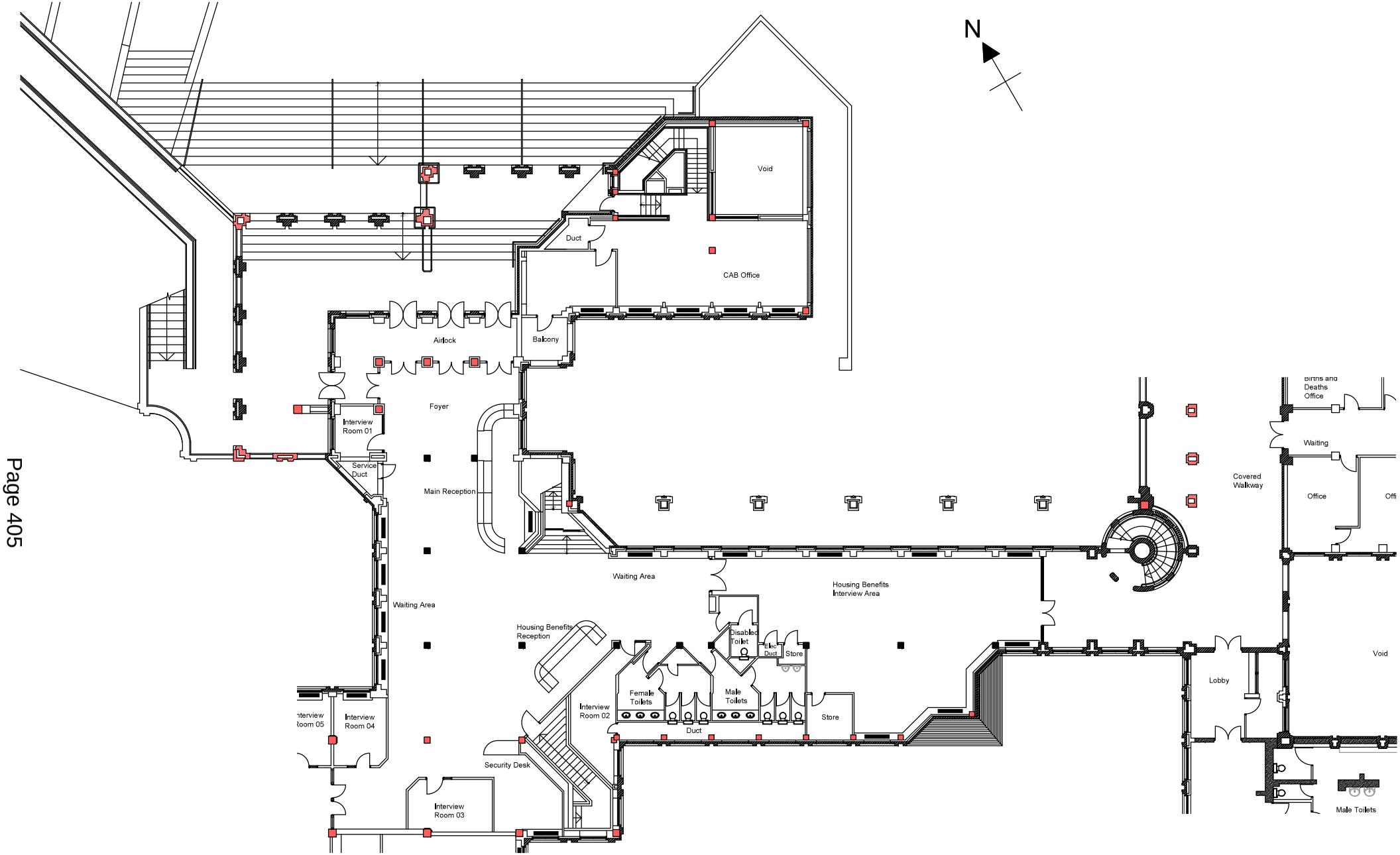

Page 405

01 *Main Entrance Existing Plan*
Scale 1:100

0 1m 5m 10m

Scale 1:100@A1

Revision			
A	2023-08-31	GH	Preliminary issue
B	2023-09	GH	Issued for Planning

project name: LBH Civic Centre - Main Entrance
drawing reference: Existing Floor Plan
date: September 2023
sheet:
drawn: GH
scale: 1:100@A1
checked: JW
job number: M9556
drawing number: APL003
revision: B
status: PLANNING
cad ref: M9556_APL003_LBH Civic Centre Level 2 Existing Plan.dwg

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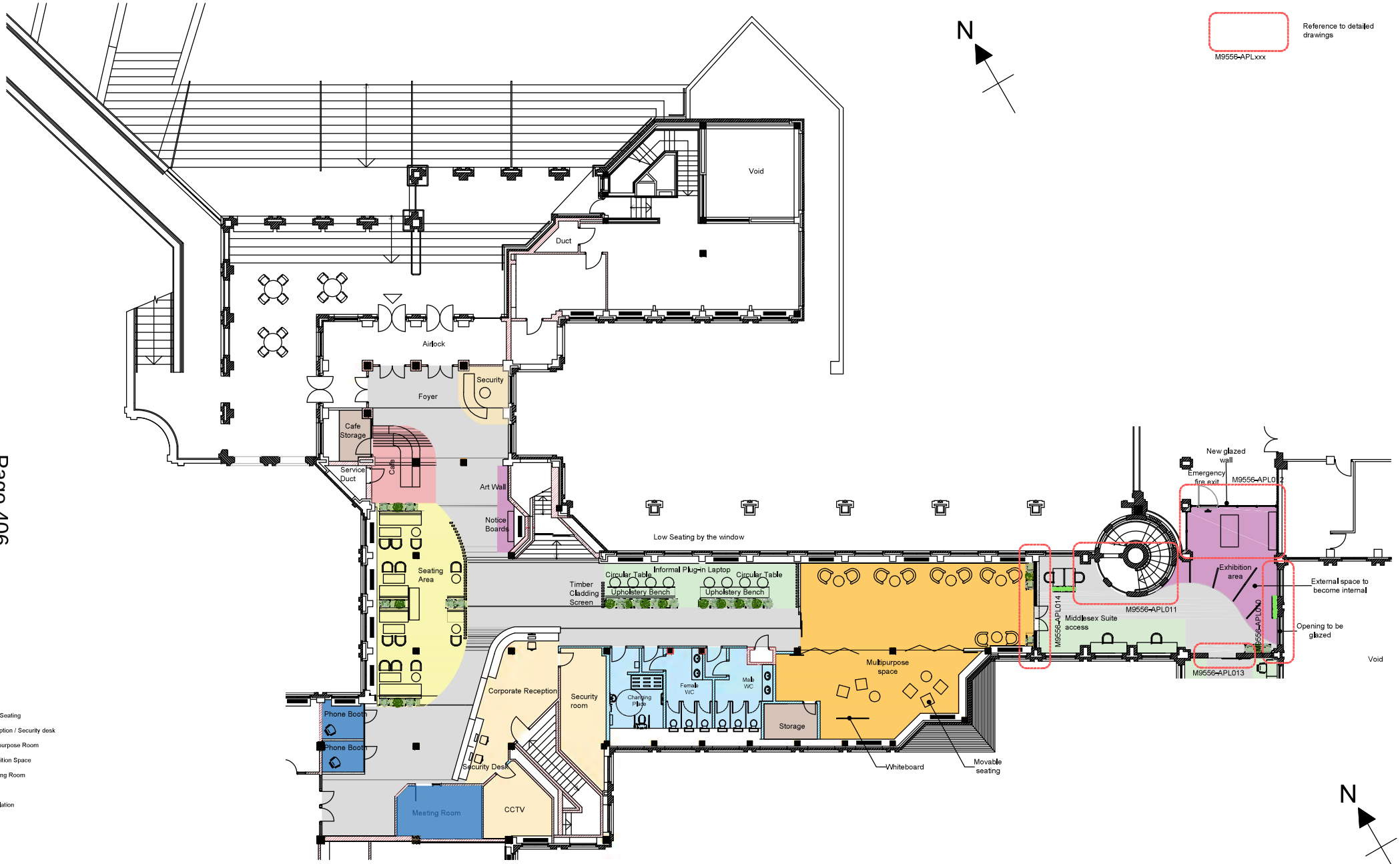

LEGEND:

- Cafe
- Cafe Seating
- Reception / Security desk
- Multipurpose Room
- Exhibition Space
- Meeting Room
- WC
- Circulation

01 Main Entrance Proposed Plan
Scale 1:100

Revision			
A	2023-08-31	GH	Preliminary issue
B	2023-09	GH	Issued for Planning
C	2023-12	ET	Changing place added - Planning issue

project name: LBH Civic Centre - Main Entrance
drawing reference: Level 2 - Proposed Floor Plan
date: October 2023
sheet:
drawn: GH
scale: 1:100@A1
checked: JW
job number: M9556
drawing number: APL005
revision: C
status: PLANNING
cad ref: M9556_APL005_LBH Civic Centre Level 2 Proposed Plan Rev_C.dwg

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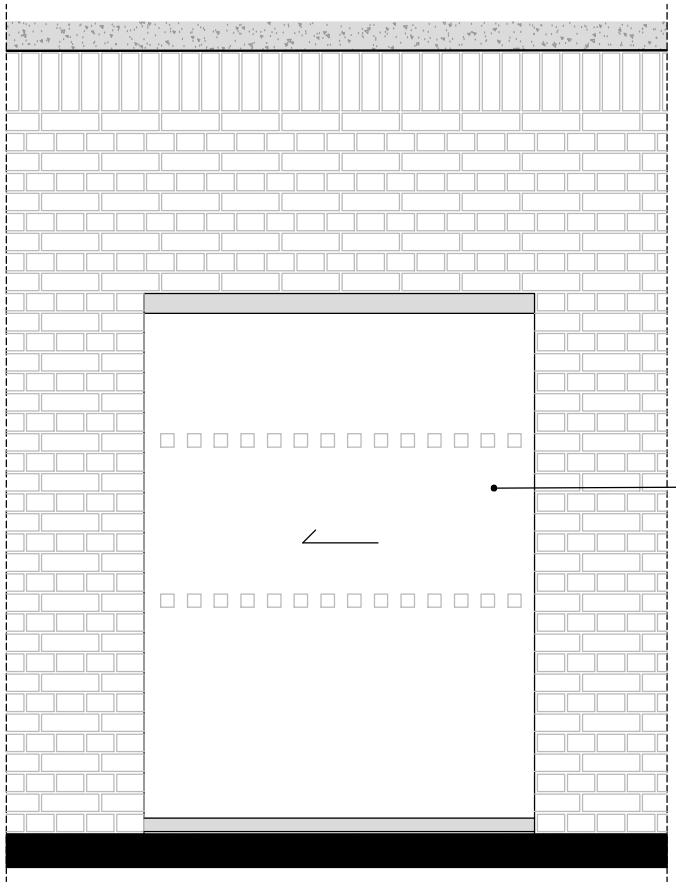

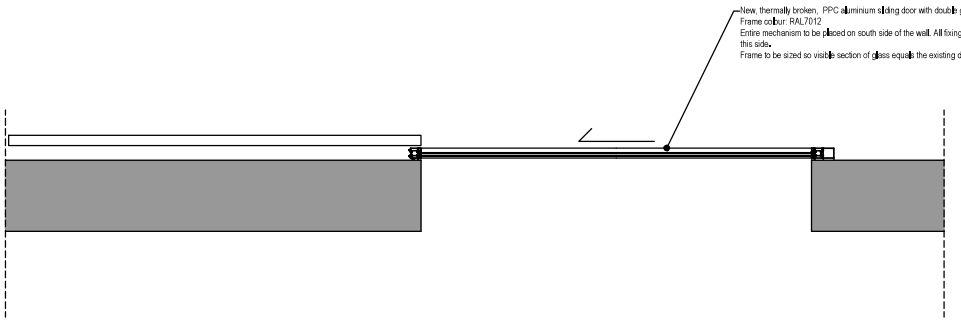

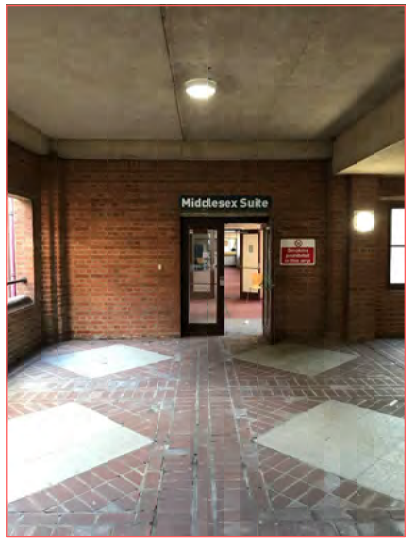

Photo of the existing doorway to Middlesex Suite

0 0.5 1m

Revision			
A	2023-10	GH	Planning issue

project name: LBH Civic Centre - Refurbishment
drawing reference: New Sliding Door
date: October 2023
sheet: sheet
drawn: GH
scale: 1:10@A1
checked: -
job number: M9556
drawing number: APL013
revision: A
status: PLANNING
cad ref: M9556-Details.dwg

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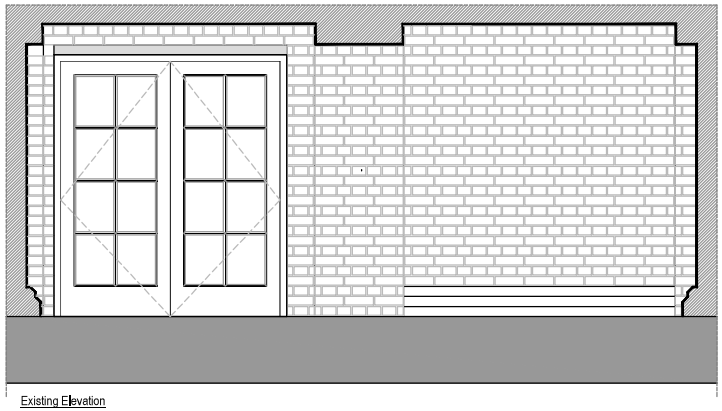
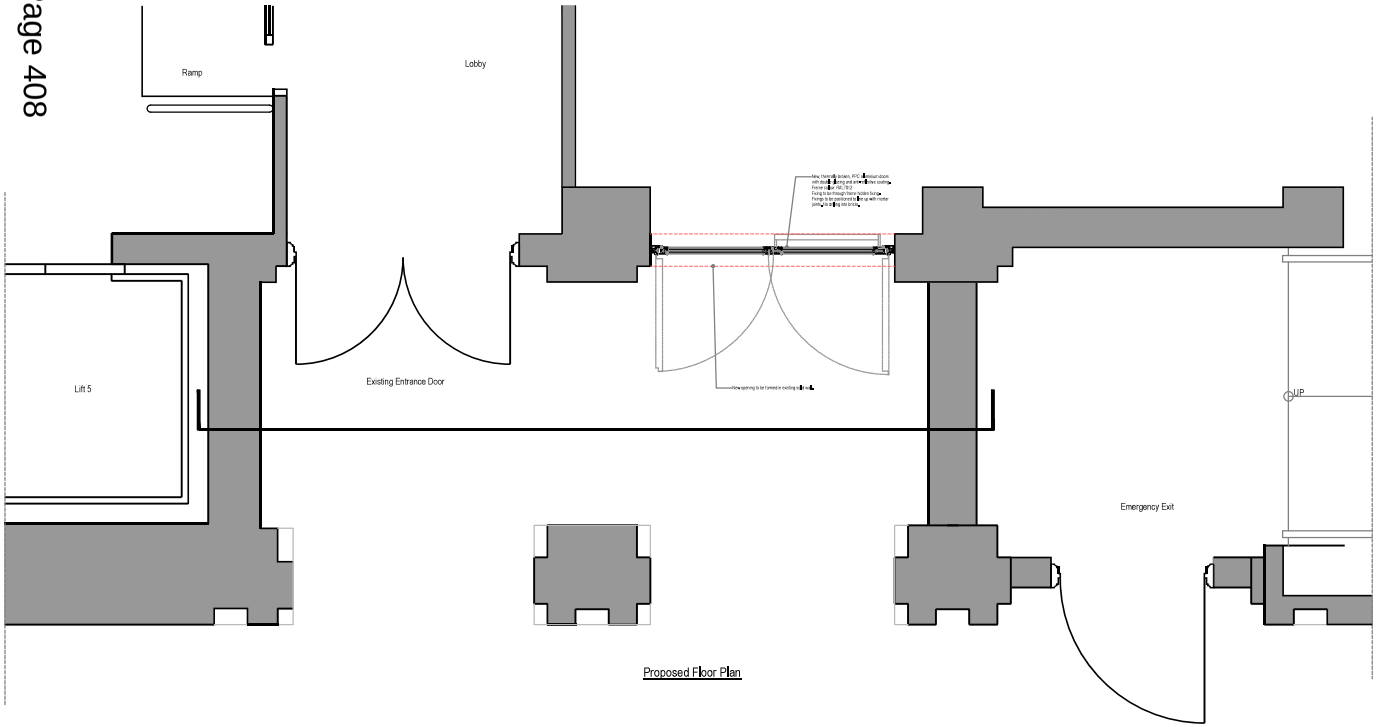
Proposed Elevation



Existing Elevation



Proposed Floor Plan

Photo of the proposed door location

0 0.5 1m

A	2023-10	GH	Planning issue
B	2023-12	ET	Anti-reflective coating to glazing added - Planning issue

LBH Civic Centre - Refurbishment

New Entrance Door

August 2023

street GH

1:20@A1 -

B

M9556 APL015

PLANNING

M9556-Details rev.dwg

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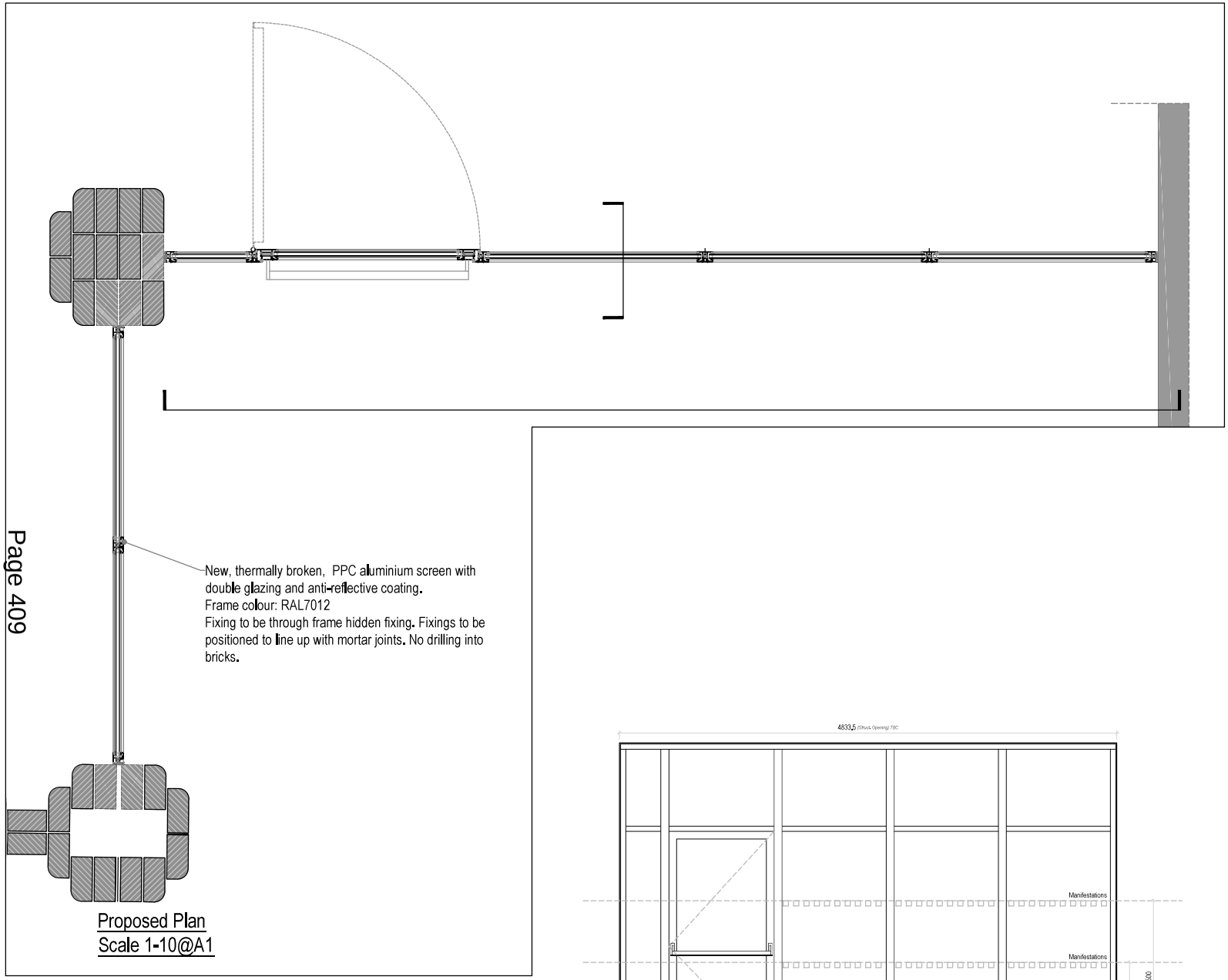
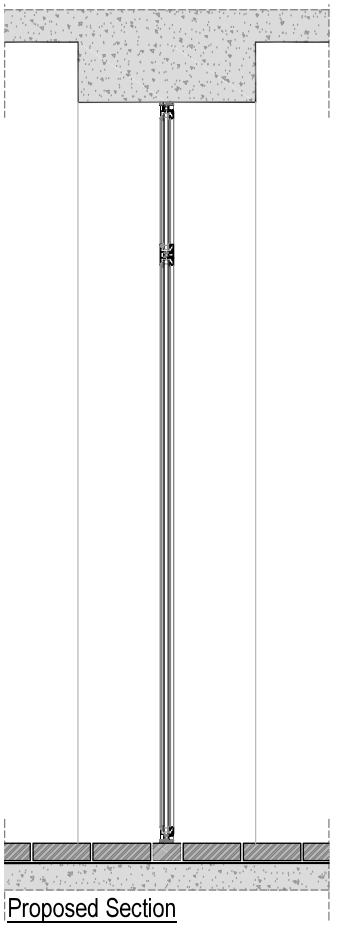
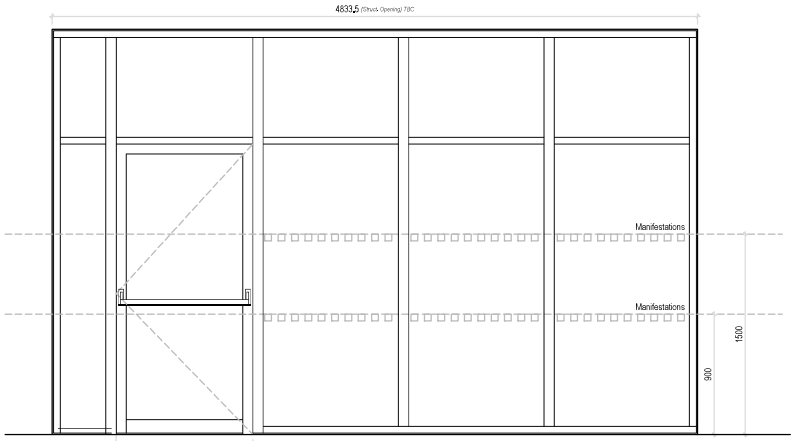


New, thermally broken, PPC aluminium screen with double glazing and anti-reflective coating.
Frame colour: RAL7012
Fixing to be through frame hidden fixing. Fixings to be positioned to line up with mortar joints. No drilling into bricks.

Proposed Plan
Scale 1-10@A1



Proposed Section
Scale 1-10@A1



Min. Clear opening requirement to be confirmed by Fire Engineer.

Proposed Elevation
Scale 1-20@A1

0 0,5 1m

A	2023-08-31	GH	Preliminary issue
B	2023-10	GH	Planning issue
C	2023-12	ET	Anti-reflective coating to glazing added - Planning issue

LBH Civic Centre - Refurbishment
Glazed Screen Details
August 2023
sheet
GH
1:10@A1
C
M9556
APL012
PLANNING
M9556-Details revd.dwg

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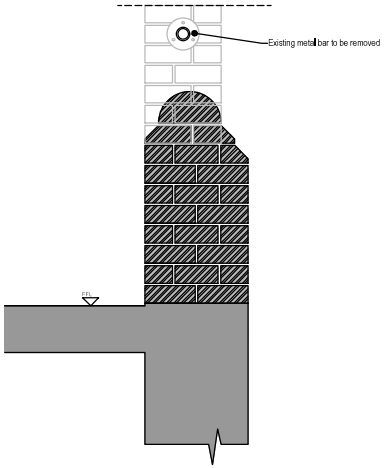
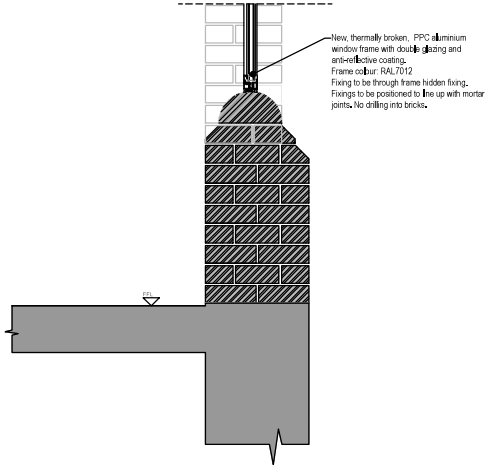


Existing Section



Proposed Section

Photo of window opening to be infilled with window.

0 0.5 1m

Revision			
A	2023-08-31	GH	Preliminary Issue
B	2023-10	GH	Planning Issue
C	2023-12	ET	Anti-reflective coating to glazing added - Planning Issue

project name: LBH Civic Centre - Refurbishment
drawing reference: Window Opening Detail
date: August 2023
sheet: sheet
drawn: GH
scale: 1:10@A1
checked: -
job number: M9556
drawing number: APL010
revision: C
status: PLANNING
cad ref: M9556-Details rev.dwg

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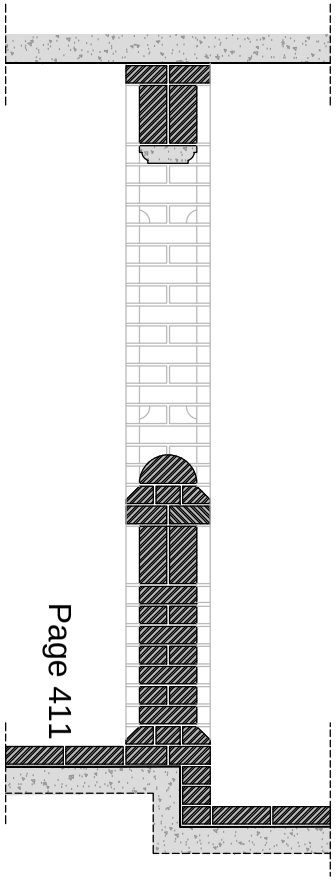
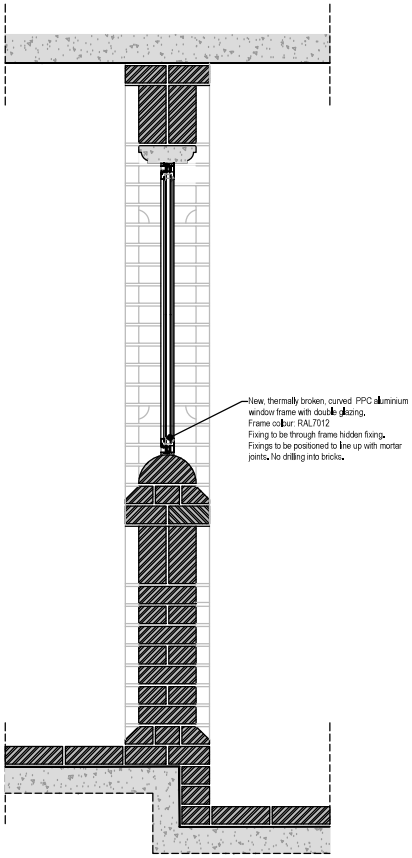
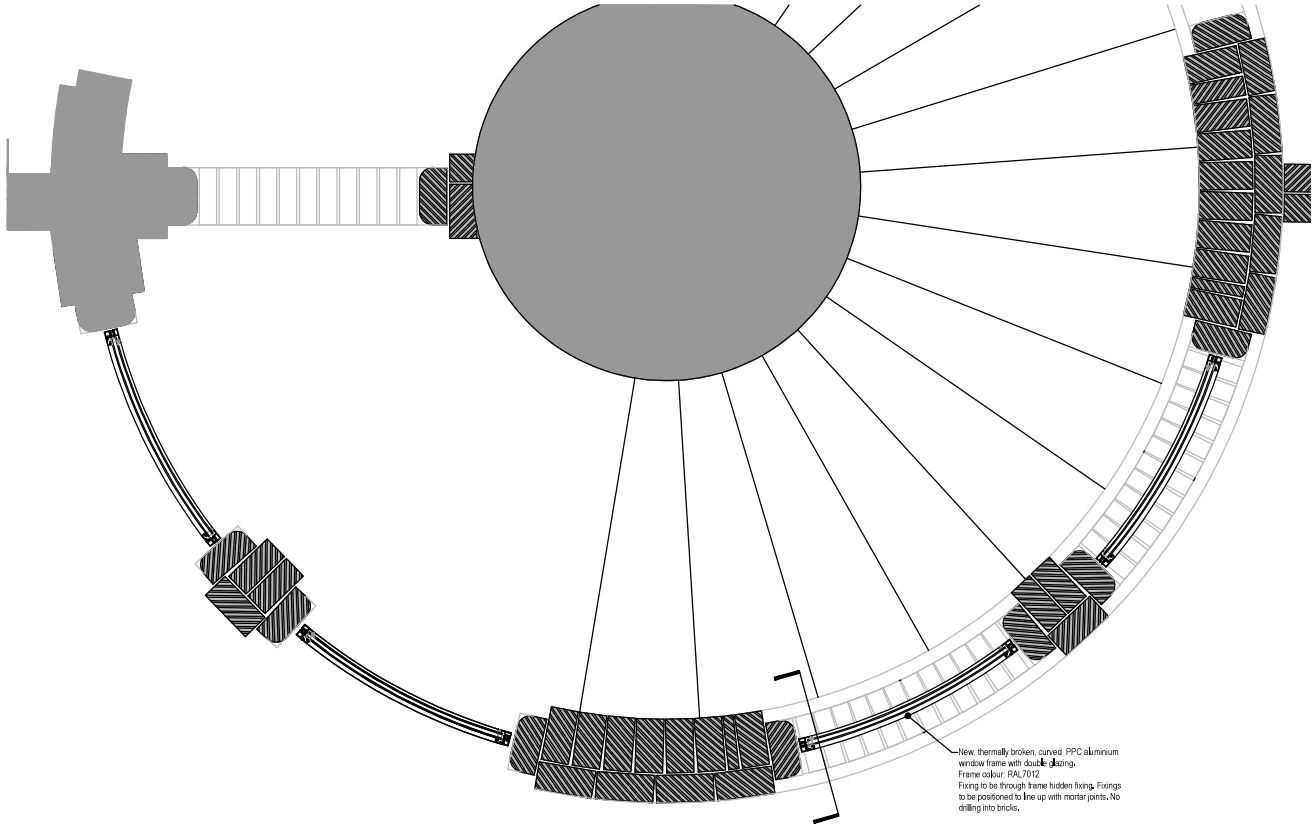


Existing Section



Proposed Section



Proposed Plan

Photo of the existing staircase

0 0.5 1m

Revision			
A	2023-08-31	GH	Preliminary issue
B	2023-10	GH	Planning issue

project name: LBH Civic Centre - Refurbishment

drawing reference: Spiral Stair Details

date: August 2023

sheet: sheet drawn: GH

scale: 1:10@A1 checked: -

job number: M9556

drawing number: APL011 revision: B

status: PLANNING

cad ref: M9556-Details.dwg

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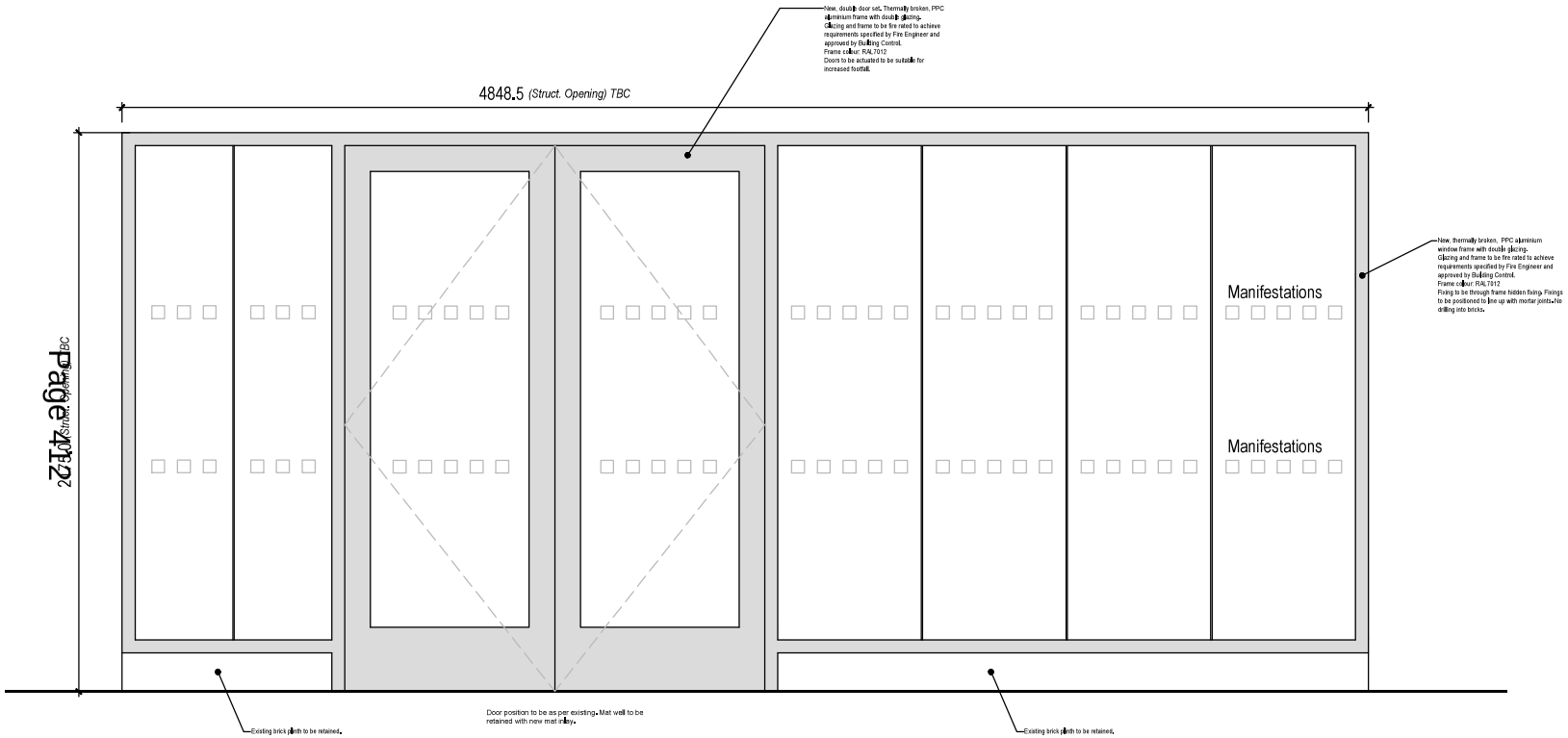

Page 412

Photo of the existing glazed parition

0 0.5 1m

Revision			
A	2023-10	GH	Planning issue

project name:	LBH Civic Centre - Refurbishment		
drawing reference:	New Internal Glazed Partition	date:	October 2023
		sheet:	sheet
		drawn:	GH
		scale:	1:10@A1
		checked:	-
job number:	drawing number:	revision:	
M9556	APL014	A	
status:	PLANNING		
cad ref:	M9556-Details.dwg		

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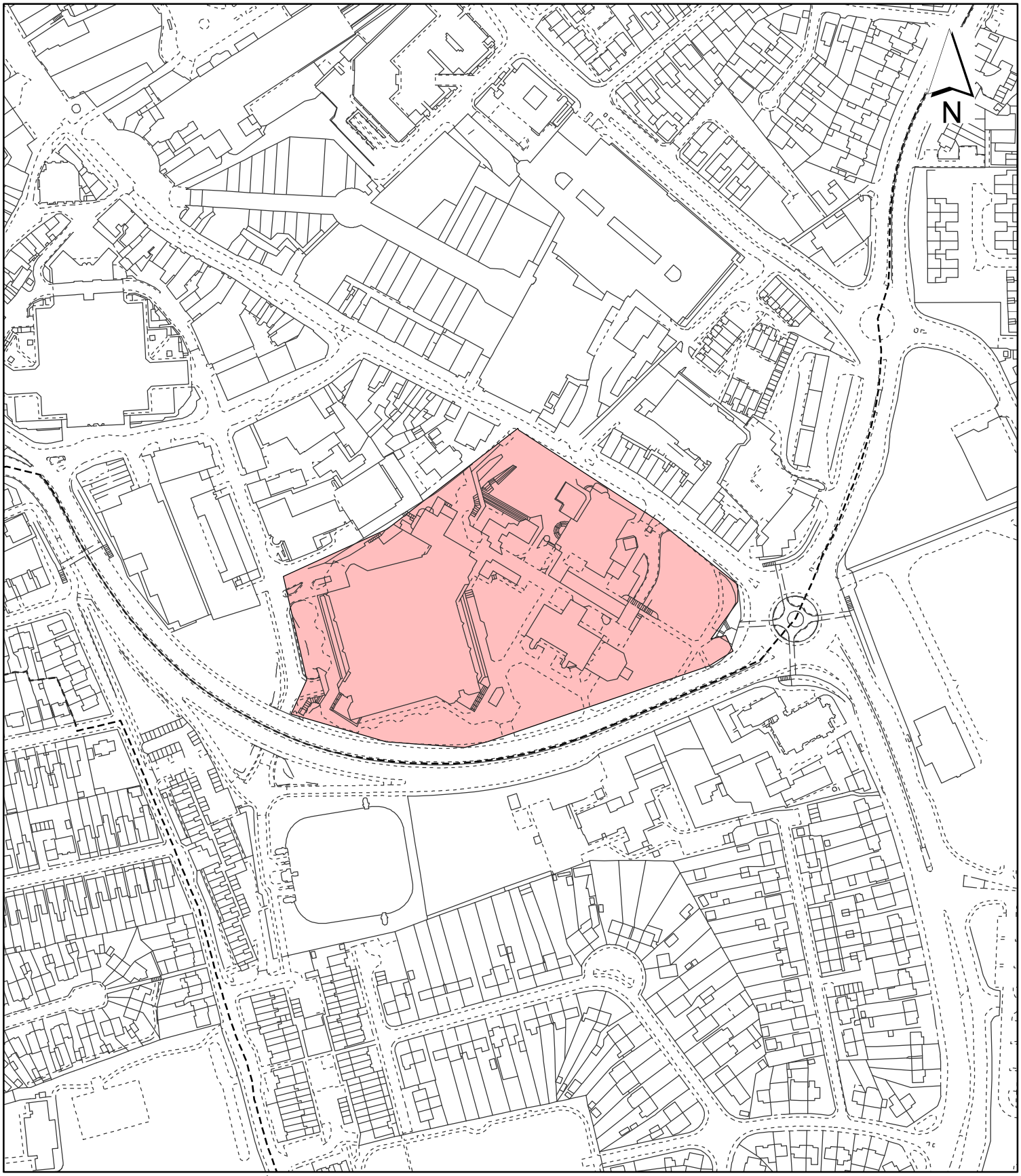

Notes:

Site boundary

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Site Address:

Civic Centre

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
14805/APP/2023/3274

Scale:
1:3,000

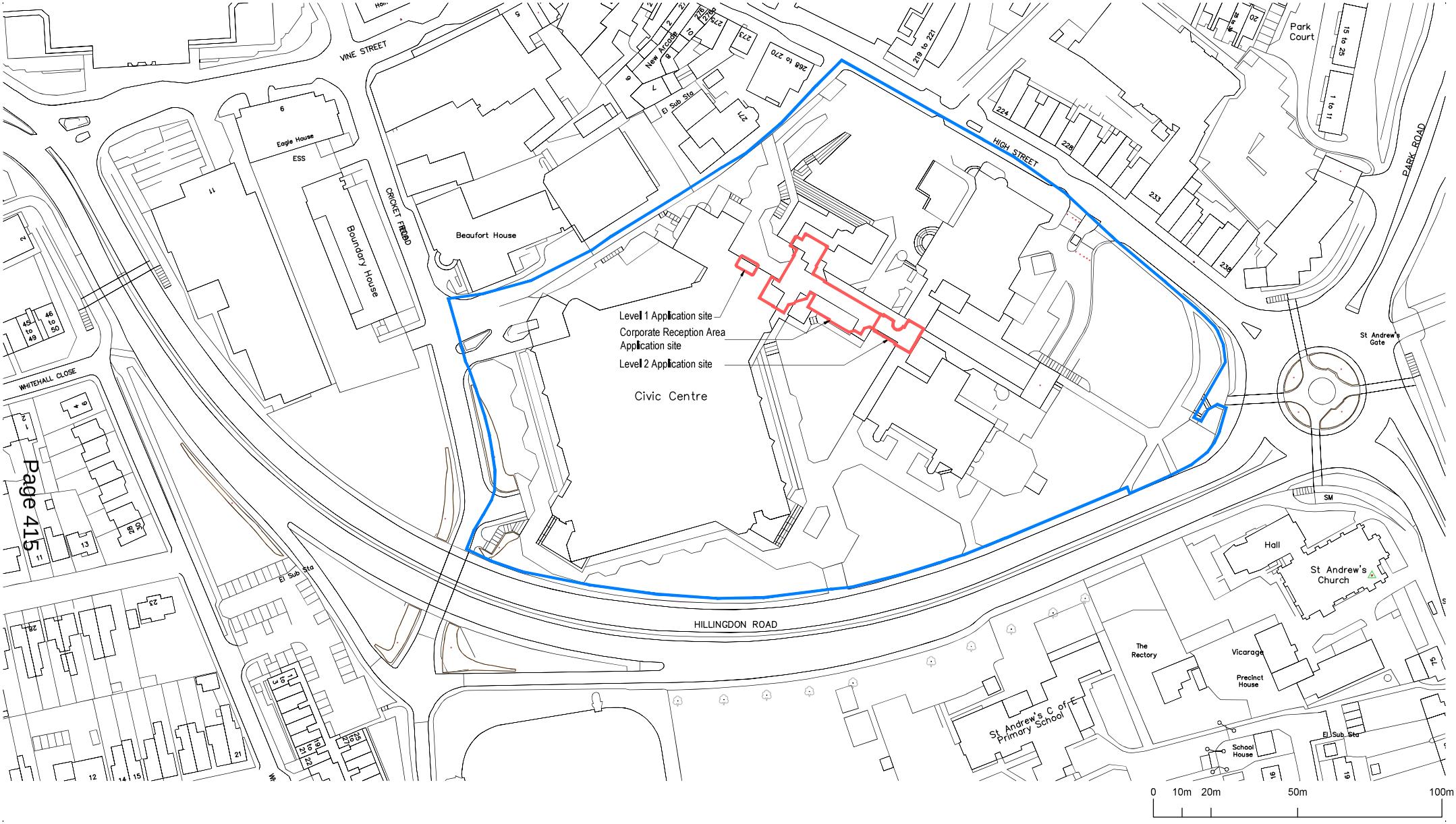
Planning Committee:
Minor

Date:
February 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address:	CIVIC CENTRE HIGH STREET UXBRIDGE
Development:	Alterations to the existing covered walkway (2nd level of the building) between the Corporate entrance and the Middlesex Suite to form a fully enclosed link by installing new windows and glazed screens. Formation of new entrance door (1st level of the building) to 1 North Quadrant.
LBH Ref Nos:	14805/APP/2023/3254



Revision			
A	2023-08-31	GH	Preliminary Issue
B	2023-09	GH	Issued for Planning
C	2023-12	ET	Application sites identified. Issued for Planning
D	2024-01	ET	Corporate Reception area application site added. Issued for Planning

N

project name: LBH Civic Centre - Main Entrance

drawing reference: Site Location Plan

date: September 2023

sheet:

drawn: GH

scale: 1:1250@A3

checked:

job number: M9556

drawing number: APL001

revision: D

status: PLANNING

cad ref: M9556_APL001_LBH Civic Centre - Site Location Plan.dwg

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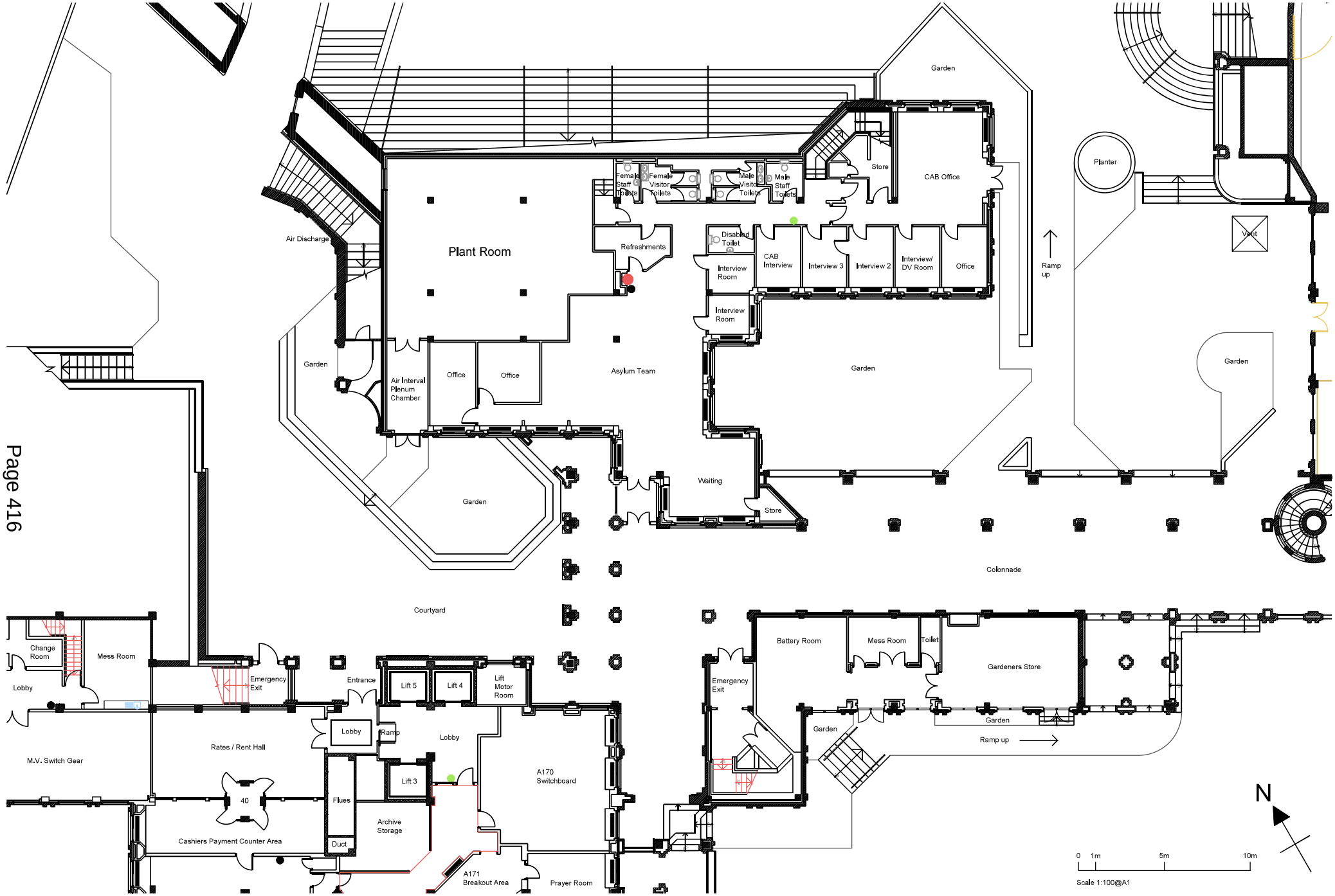

Revision

A	2023-02	GH	Issued for Planning

project name: LBH Civic Centre - Entrance and Middlesex Suite

drawing reference: Level 1 Existing Layout

date: October 2023

sheet: sheet

drawn: GH

scale: 1:100@A1

checked: -

job number: M9556

drawing number: APL002

revision: A

status: Planning

cad ref: M9556_APL002_LBH Civic Centre Level 1 Existing Plan.dwg

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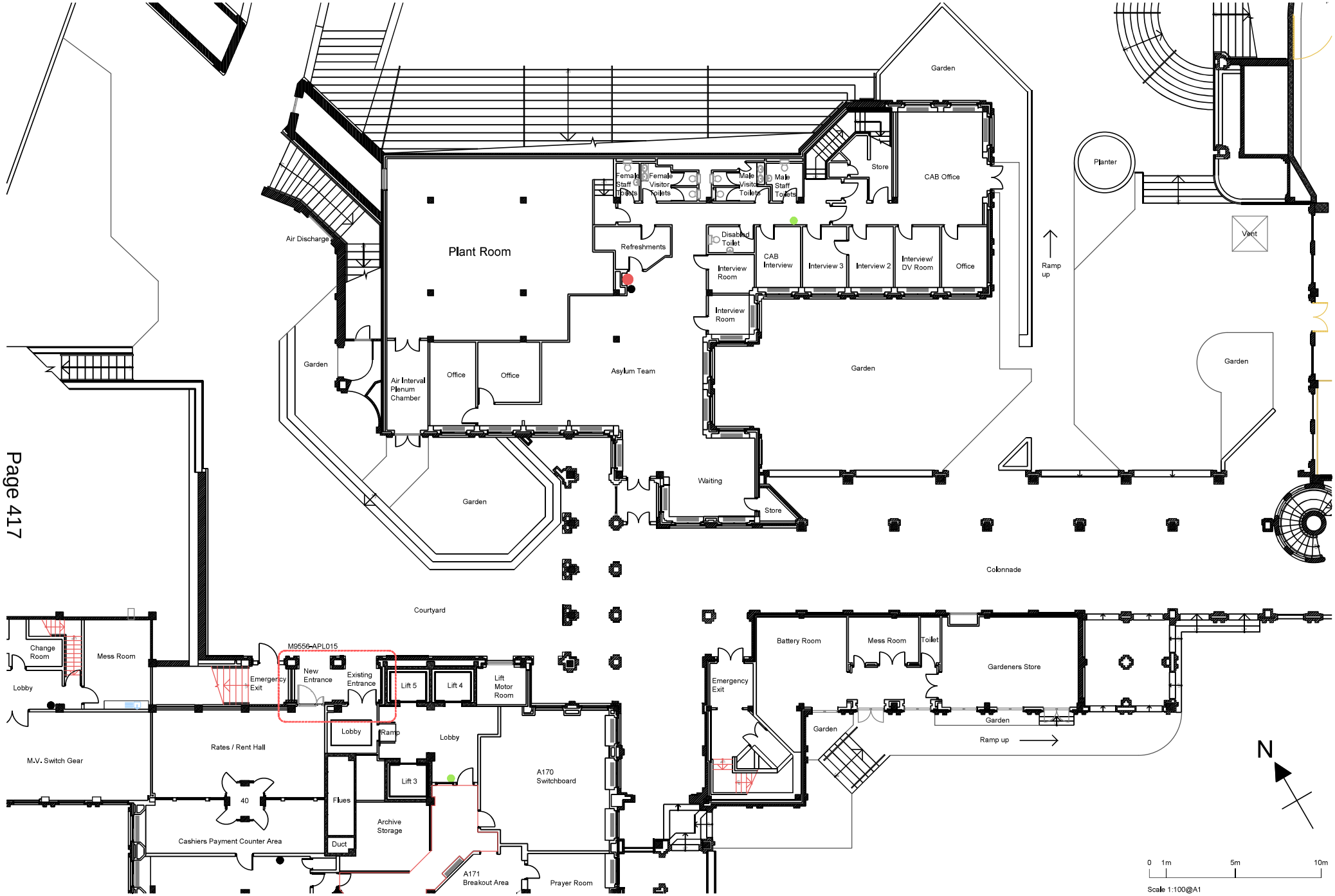

A	2023-09	GH	Issued for Planning
B	2023-12	ET	Lobby door omitted, Issued for Planning

Reference to detailed drawings

M9556-APLxxx

LBH Civic Centre - Refurbishment

Level 1 - Proposed Floor Plan

October 2023

sheet

GH

1:100@A1

B

M9556

APL004

Planning

M9556_APL004_RevB_LBH Civic Centre Level 1 Proposed Layout.dwg

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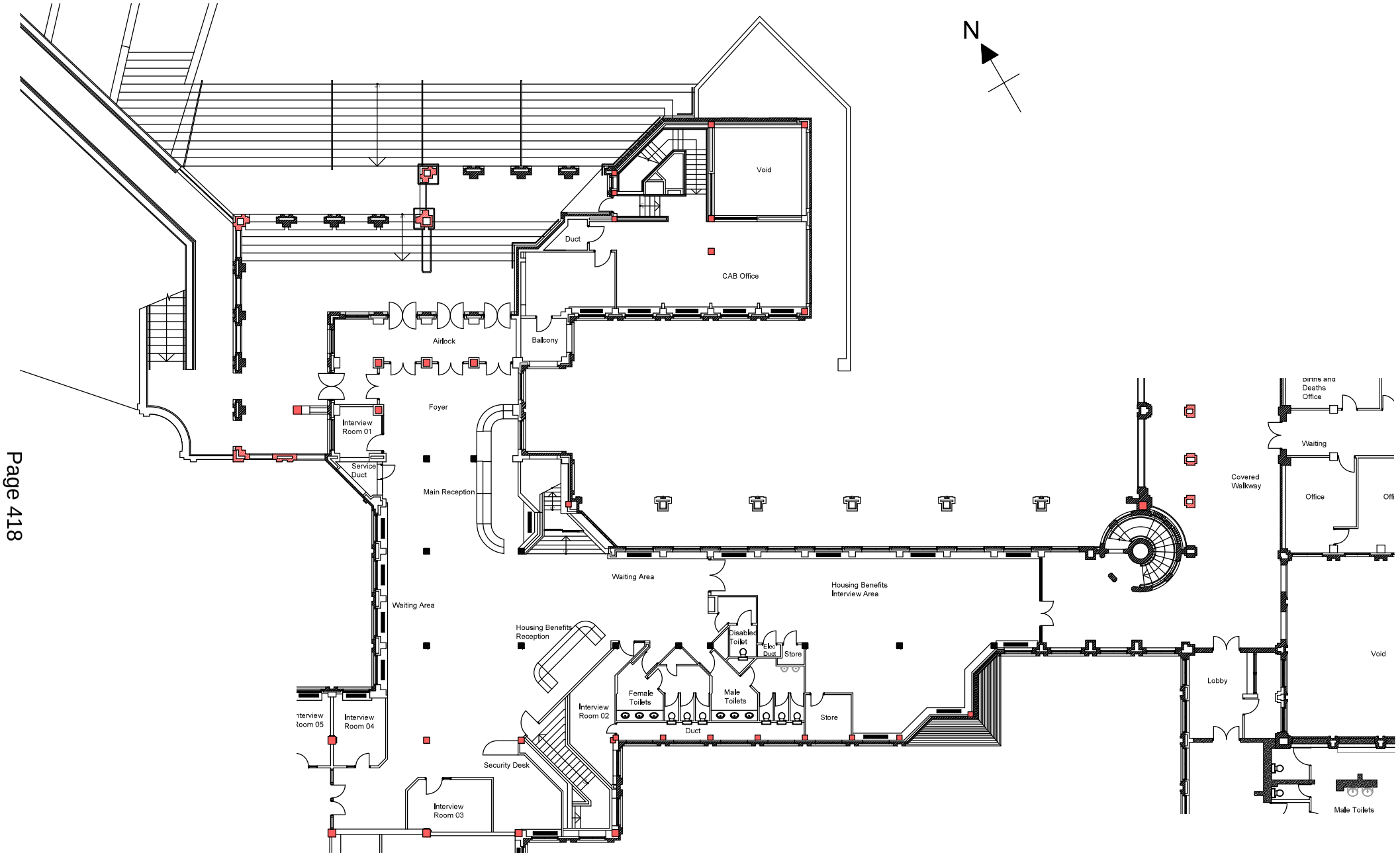

Page 418

01 *Main Entrance Existing Plan*
Scale 1:100

0 1m 5m 10m

Scale 1:100@A1

Revision			
A	2023-08-31	GH	Preliminary issue
B	2023-09	GH	Issued for Planning

project name: LBH Civic Centre - Main Entrance
drawing reference: Existing Floor Plan
date: September 2023
sheet:
drawn: GH
scale: 1:100@A1
checked: JW
job number: M9556
drawing number: APL003
revision: B
status: PLANNING
cad ref: M9556_APL003_LBH Civic Centre Level 2 Existing Plan.dwg

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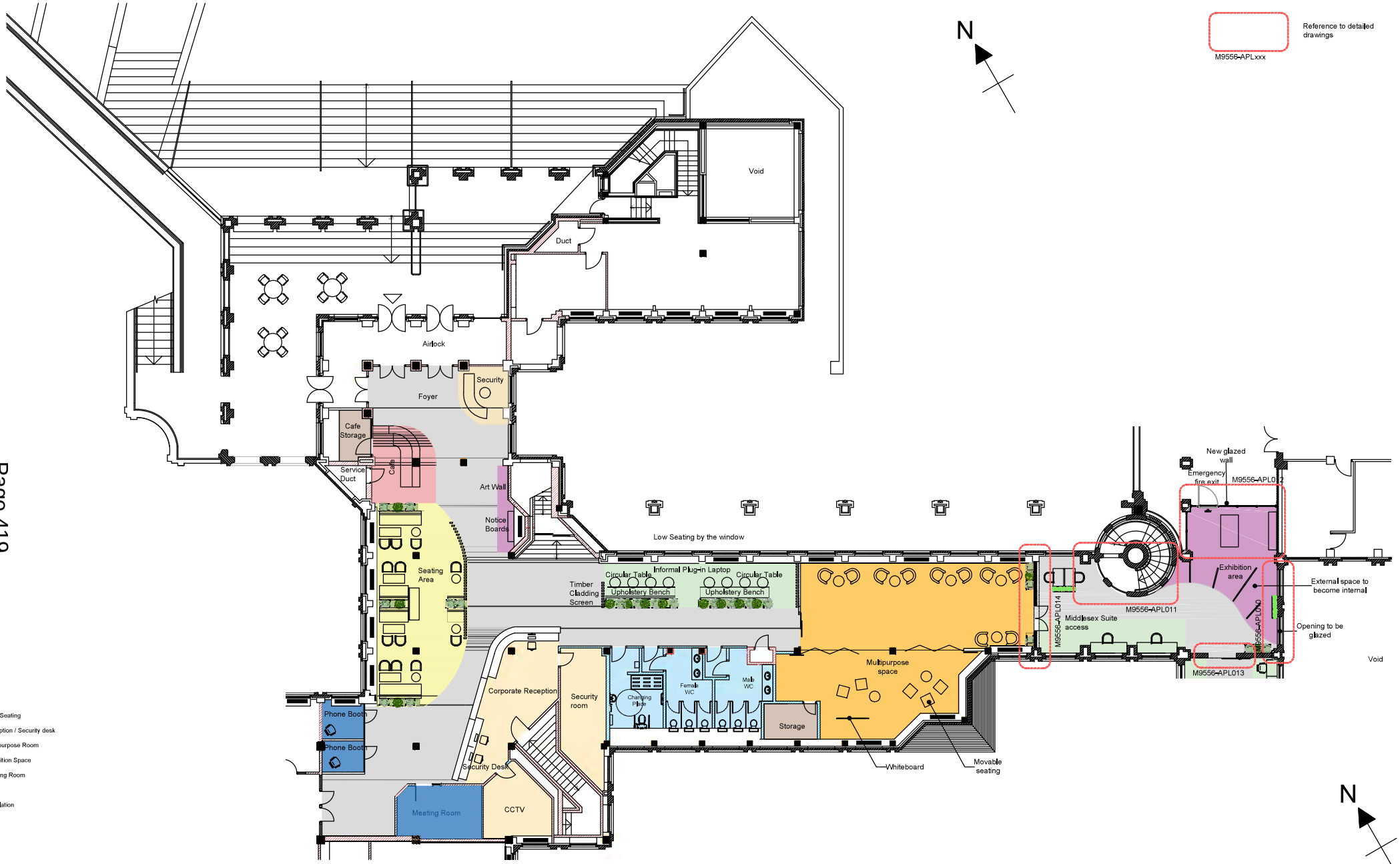

01 Main Entrance Proposed Plan
Scale 1:100

Revision			
A	2023-08-31	GH	Preliminary issue
B	2023-09	GH	Issued for Planning
C	2023-12	ET	Changing place added - Planning issue

project name: LBH Civic Centre - Main Entrance
drawing reference: Level 2 - Proposed Floor Plan
date: October 2023
sheet:
drawn: GH
scale: 1:100@A1
checked: JW
job number: M9556
drawing number: APL005
revision: C
status: PLANNING
cad ref: M9556_APL005_LBH Civic Centre Level 2 Proposed Plan Rev_C.dwg

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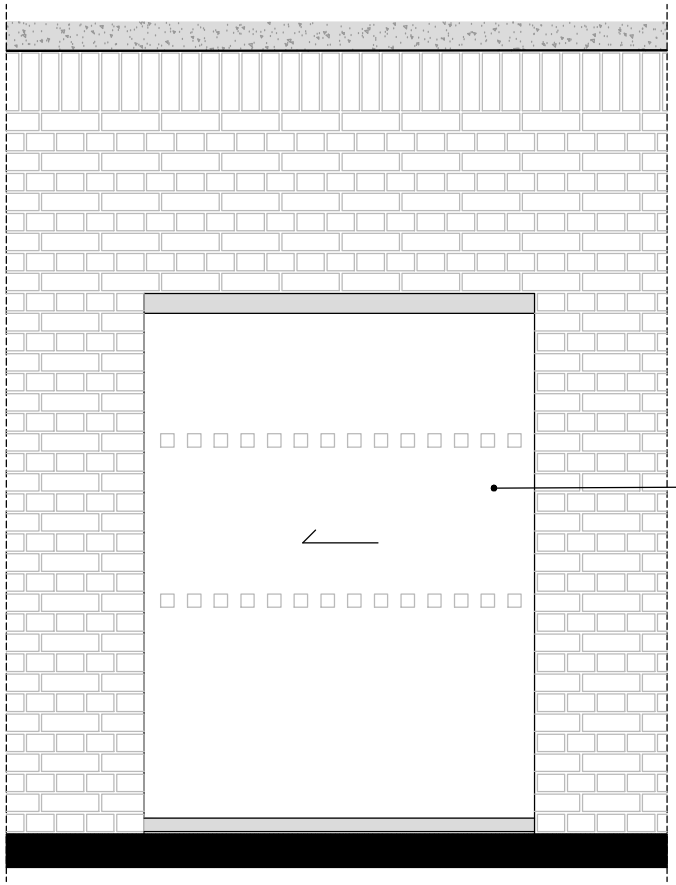

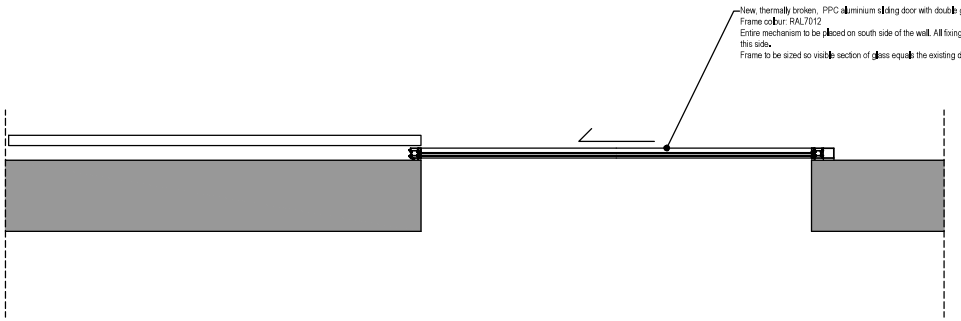

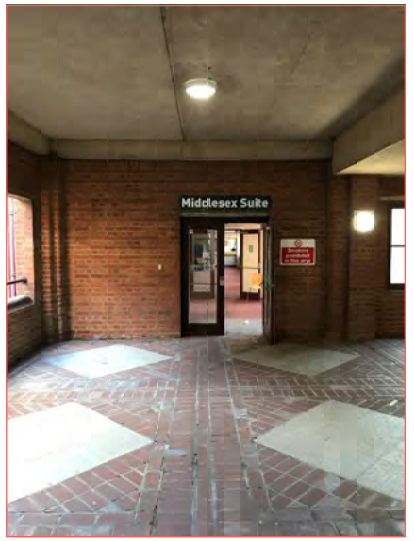

Photo of the existing doorway to Middlesex Suite

0 0.5 1m

Revision			
A	2023-10	GH	Planning issue

project name: LBH Civic Centre - Refurbishment
drawing reference: New Sliding Door
date: October 2023
sheet: sheet
drawn: GH
scale: 1:10@A1
checked: -
job number: M9556
drawing number: APL013
revision: A
status: PLANNING
cad ref: M9556-Details.dwg

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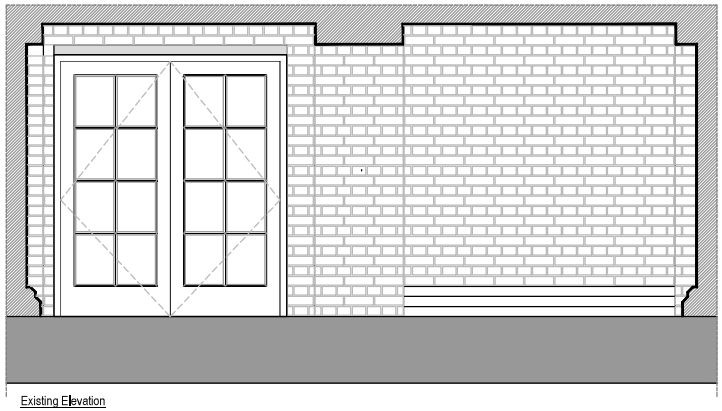
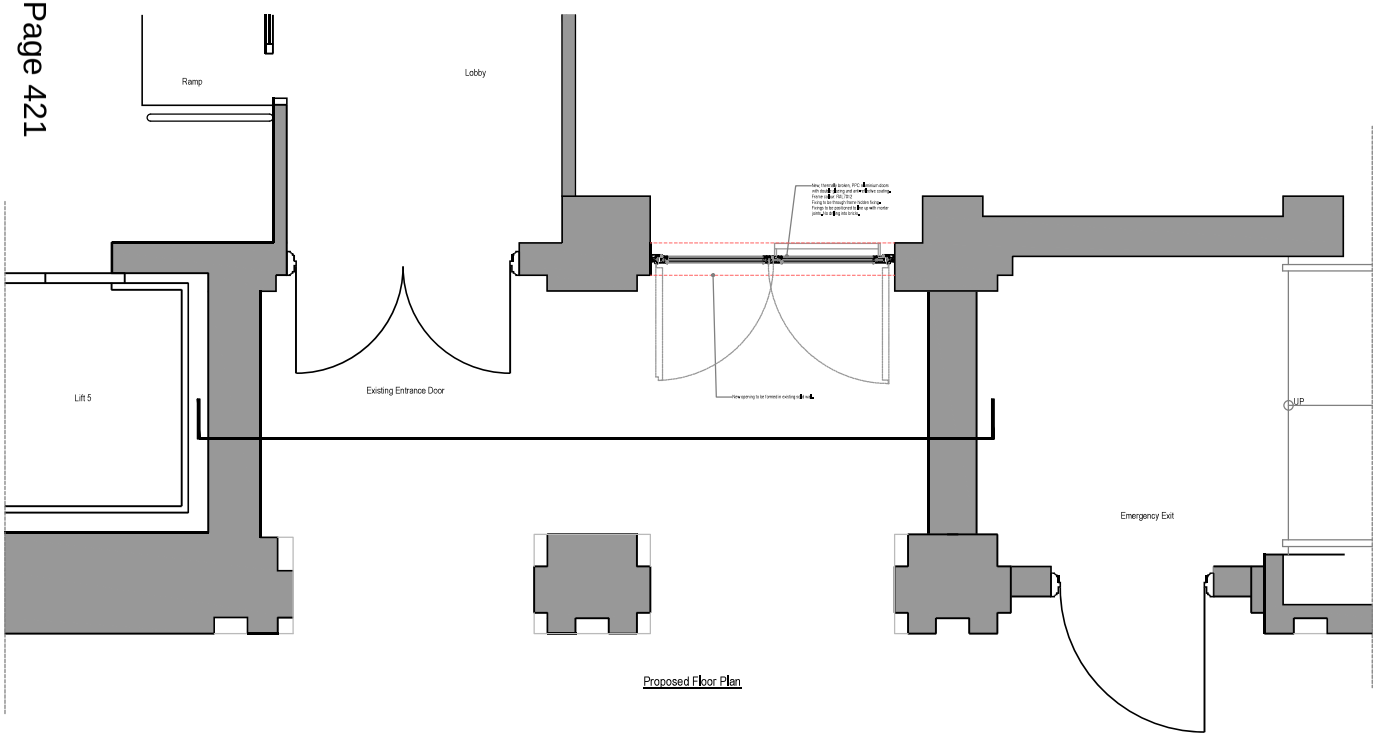
Proposed Elevation



Existing Elevation



Proposed Floor Plan

Photo of the proposed door location

0 0.5 1m

A	2023-10	GH	Planning issue
B	2023-12	ET	Anti-reflective coating to glazing added - Planning issue

LBH Civic Centre - Refurbishment

New Entrance Door

August 2023

street GH

1:20@A1 -

B

M9556 APL015

PLANNING

M9556-Details rev.dwg

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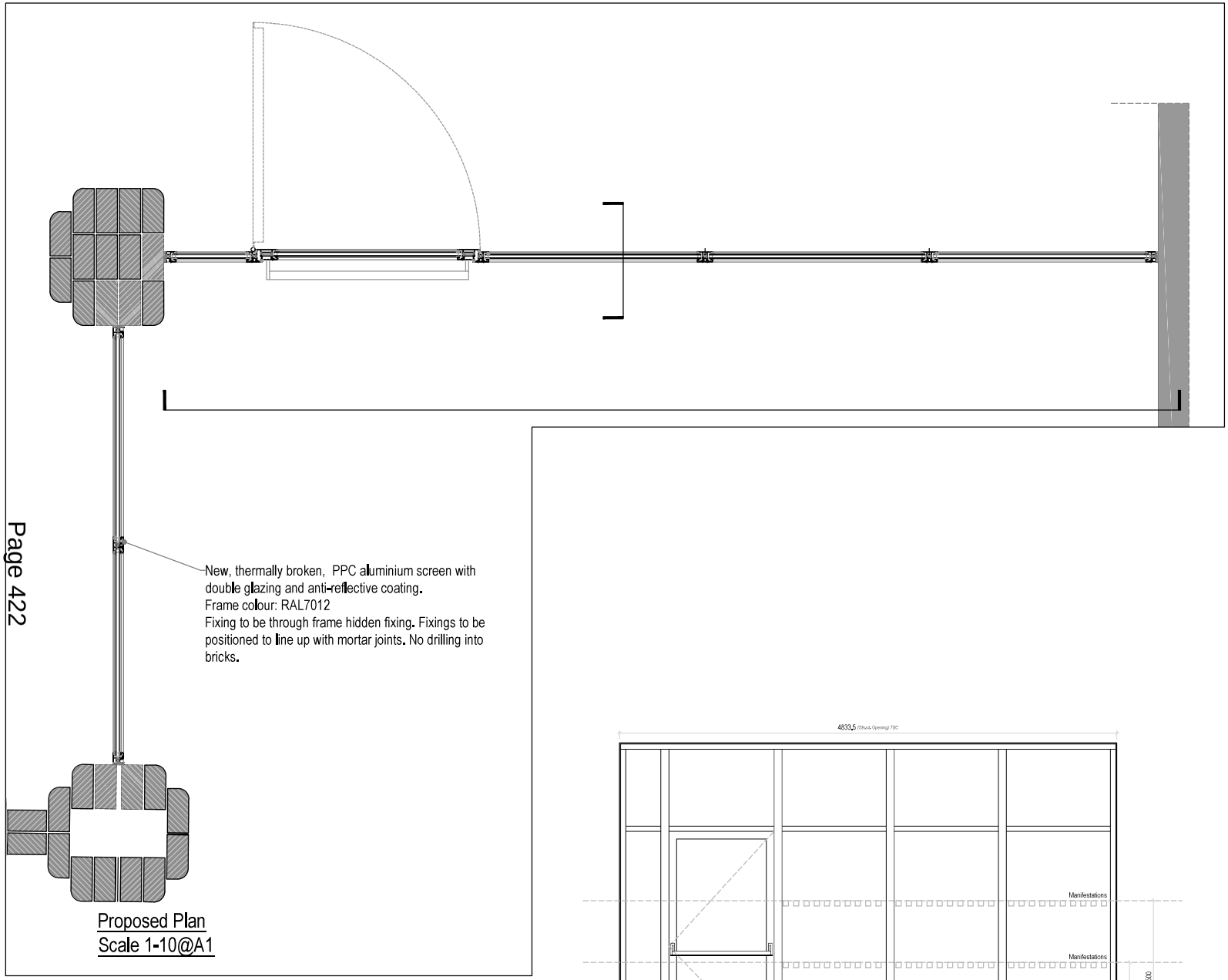
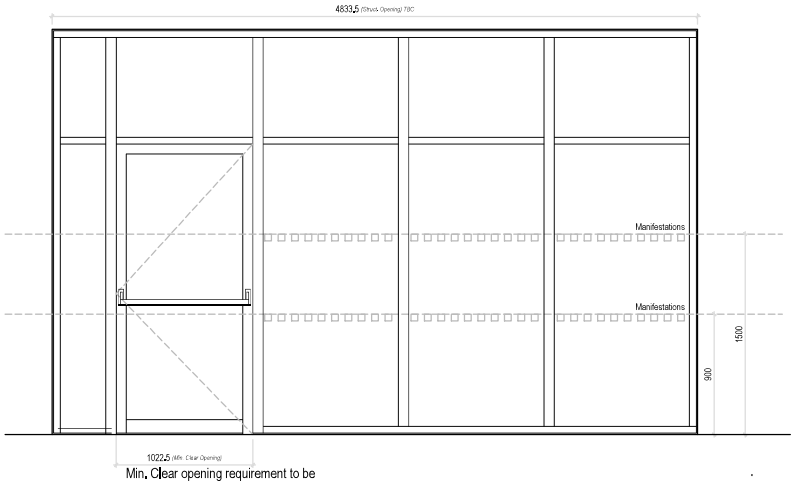


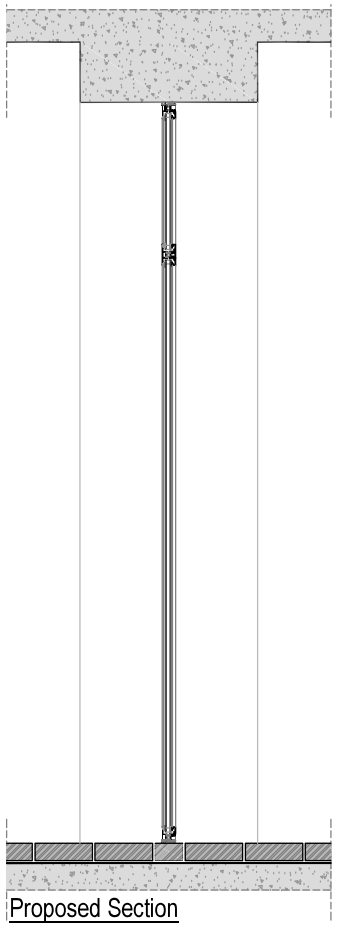
New, thermally broken, PPC aluminium screen with double glazing and anti-reflective coating.
Frame colour: RAL7012
Fixing to be through frame hidden fixing. Fixings to be positioned to line up with mortar joints. No drilling into bricks.

Proposed Plan
Scale 1-10@A1



Min. Clear opening requirement to be confirmed by Fire Engineer.

Proposed Elevation
Scale 1-20@A1



Proposed Section
Scale 1-10@A1

0 0,5 1m

A	2023-08-31	GH	Preliminary issue
B	2023-10	GH	Planning issue
C	2023-12	ET	Anti-reflective coating to glazing added - Planning issue

LBH Civic Centre - Refurbishment
Glazed Screen Details
August 2023
sheet
GH
1:10@A1
C
M9556
APL012
PLANNING
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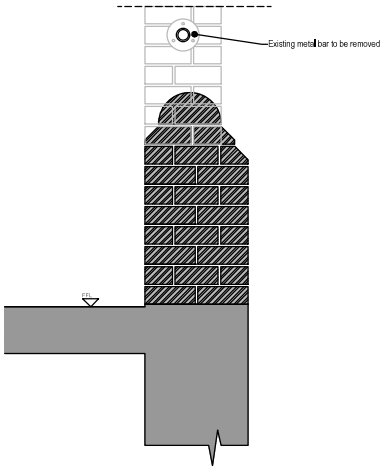
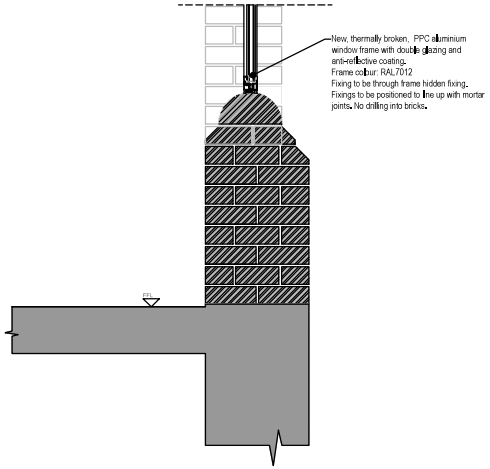


Existing Section



Proposed Section

Photo of window opening to be infilled with window.

0 0.5 1m

Revision			
A	2023-08-31	GH	Preliminary Issue
B	2023-10	GH	Planning Issue
C	2023-12	ET	Anti-reflective coating to glazing added - Planning Issue

project name: LBH Civic Centre - Refurbishment
drawing reference: Window Opening Detail
date: August 2023
sheet: sheet
drawn: GH
scale: 1:10@A1
checked: -
job number: M9556
drawing number: APL010
revision: C
status: PLANNING
cad ref: M9556-Details rev.dwg

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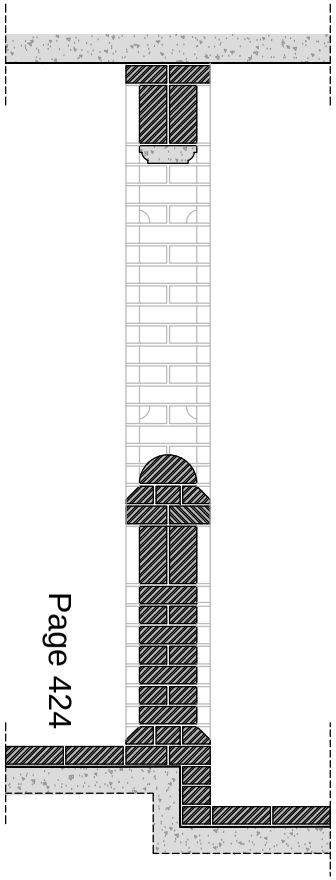
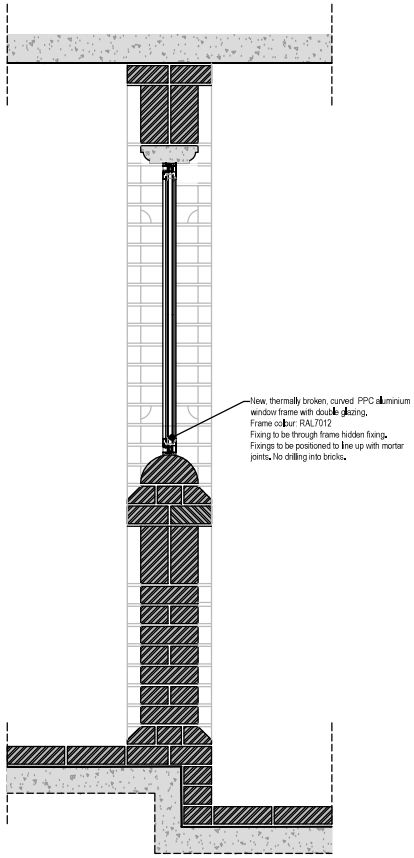
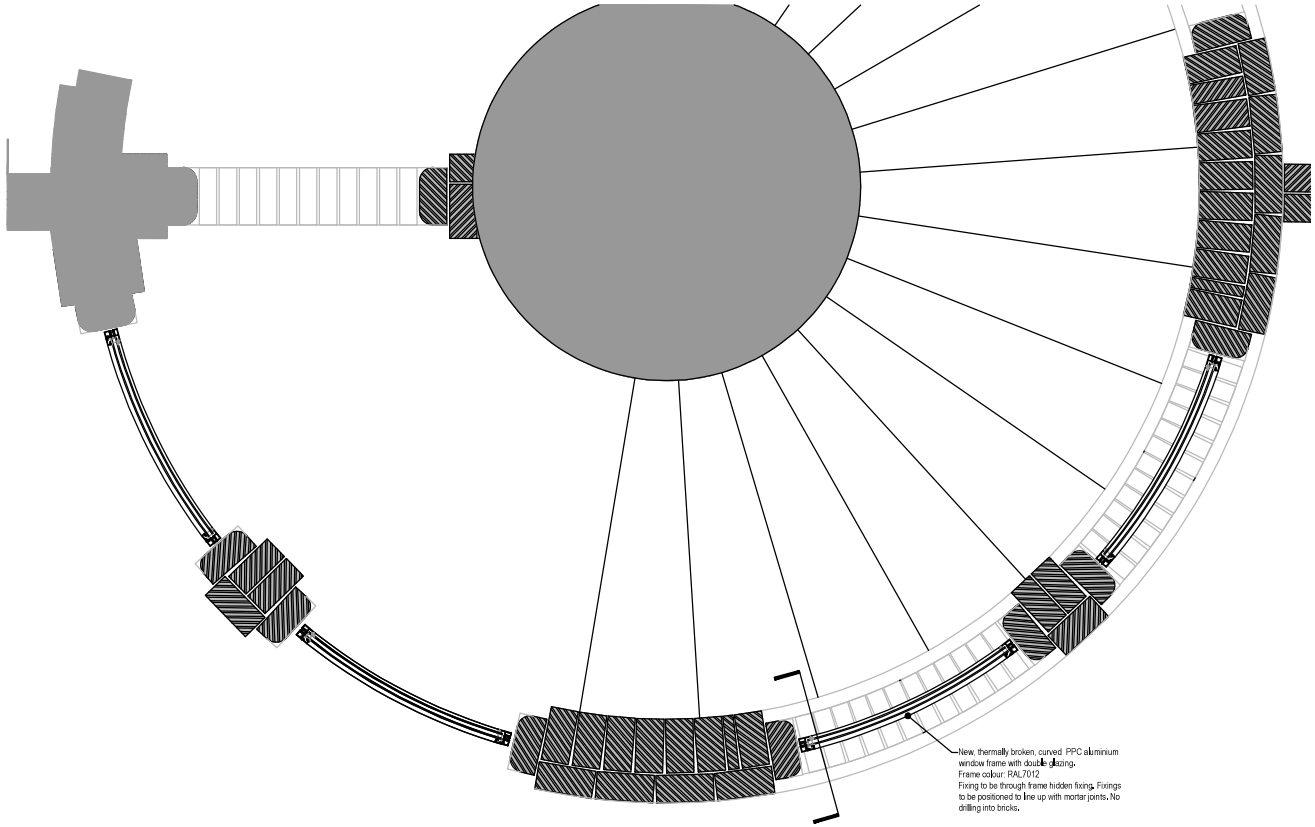


Existing Section



Proposed Section



Proposed Plan

Photo of the existing staircase

0 0.5 1m

Revision			
A	2023-08-31	GH	Preliminary issue
B	2023-10	GH	Planning issue

project name: LBH Civic Centre - Refurbishment

drawing reference: Spiral Stair Details

date: August 2023

sheet: sheet drawn: GH

scale: 1:10@A1 checked: -

job number: M9556

drawing number: APL011 revision: B

status: PLANNING

cad ref: M9556-Details.dwg

Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications.
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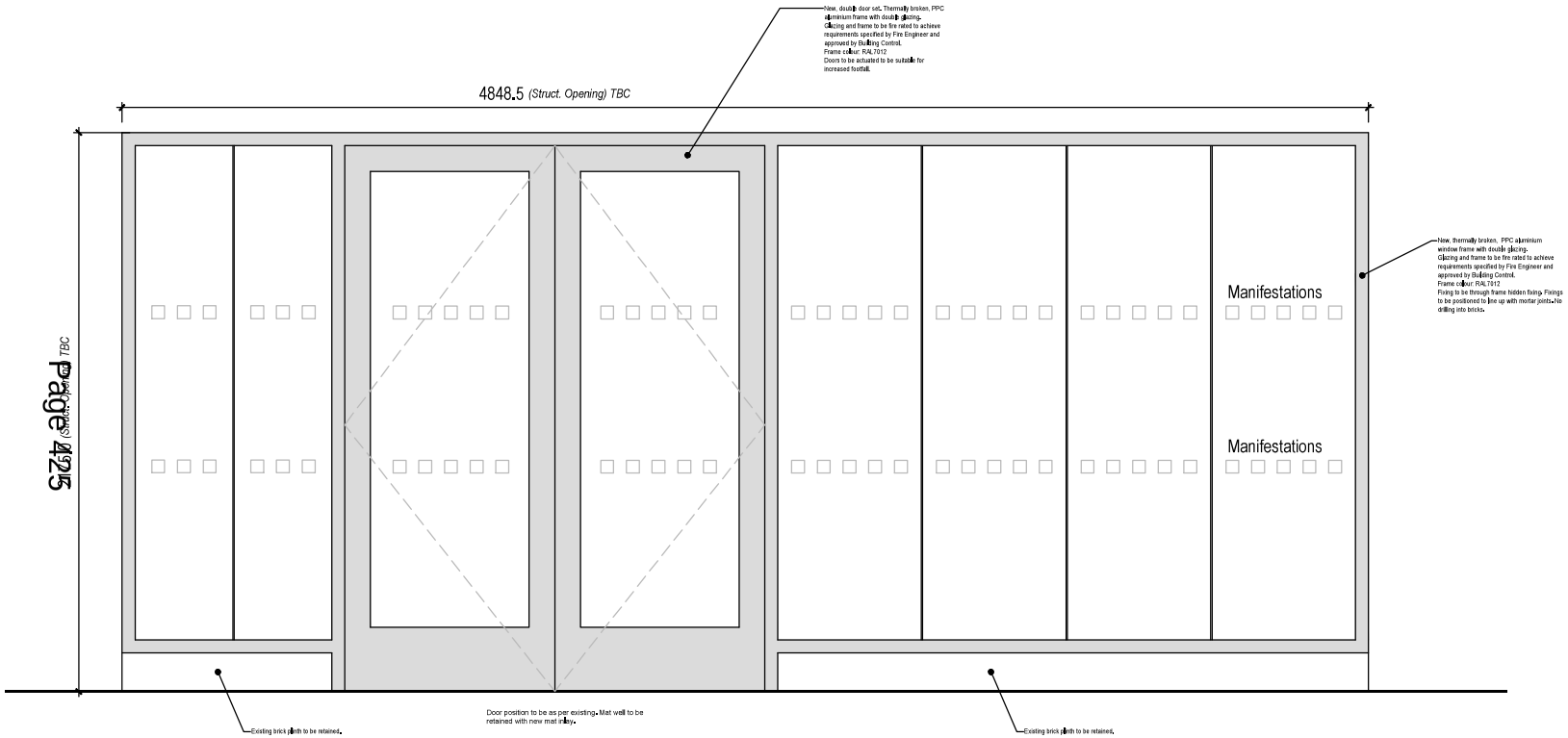

Photo of the existing glazed parition

0 0.5 1m

Revision			
A	2023-10	GH	Planning issue

project name: LBH Civic Centre - Refurbishment

drawing reference: New Internal Glazed Partition

date: October 2023

sheet: sheet drawn: GH

scale: 1:10@A1 checked: -

job number: M9556

drawing number: APL014 revision: A

status: PLANNING

cad ref: M9556-Details.dwg

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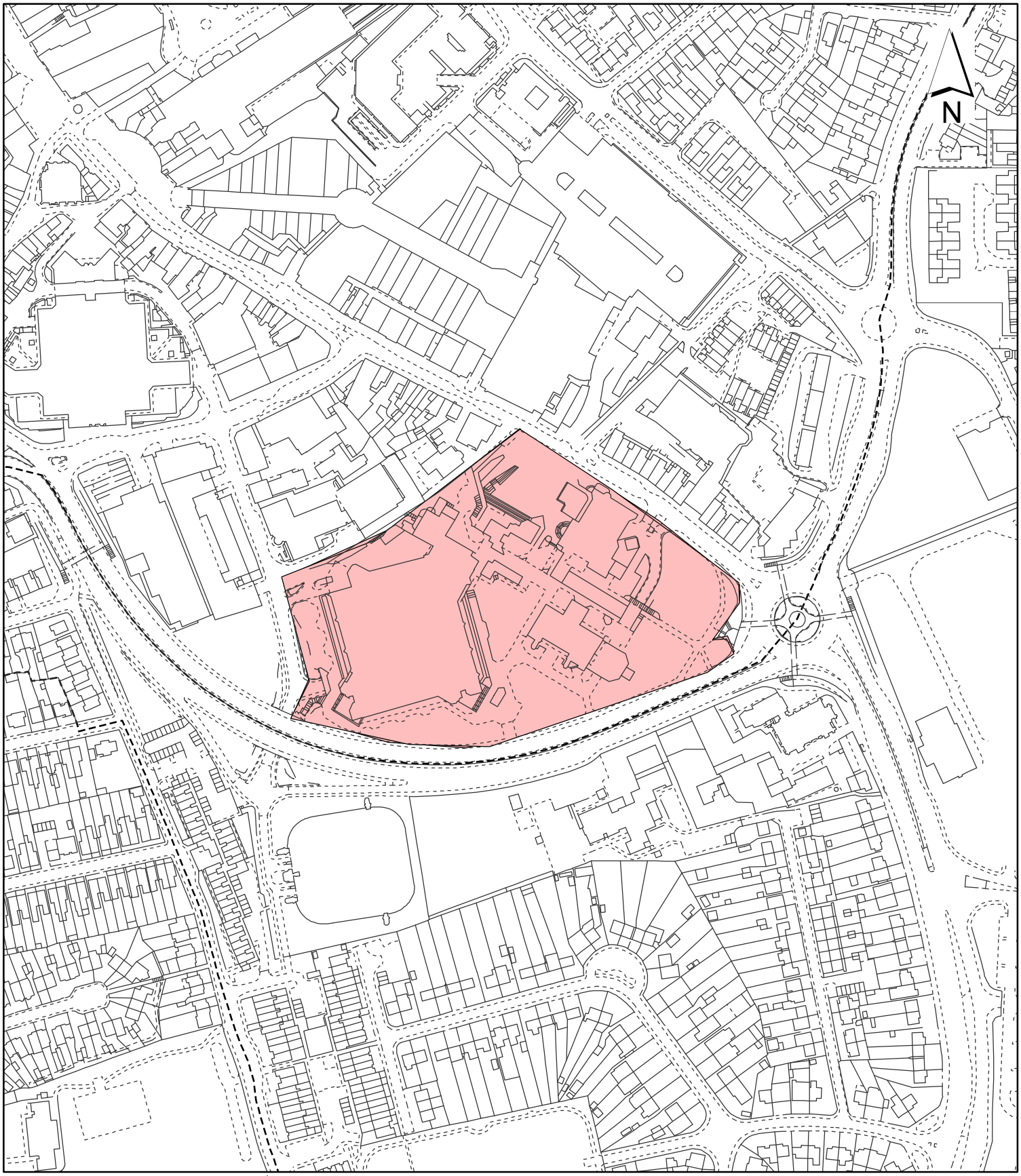

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Site Address:

Civic Centre

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
14805/APP/2023/3254

Scale:
1:3,000

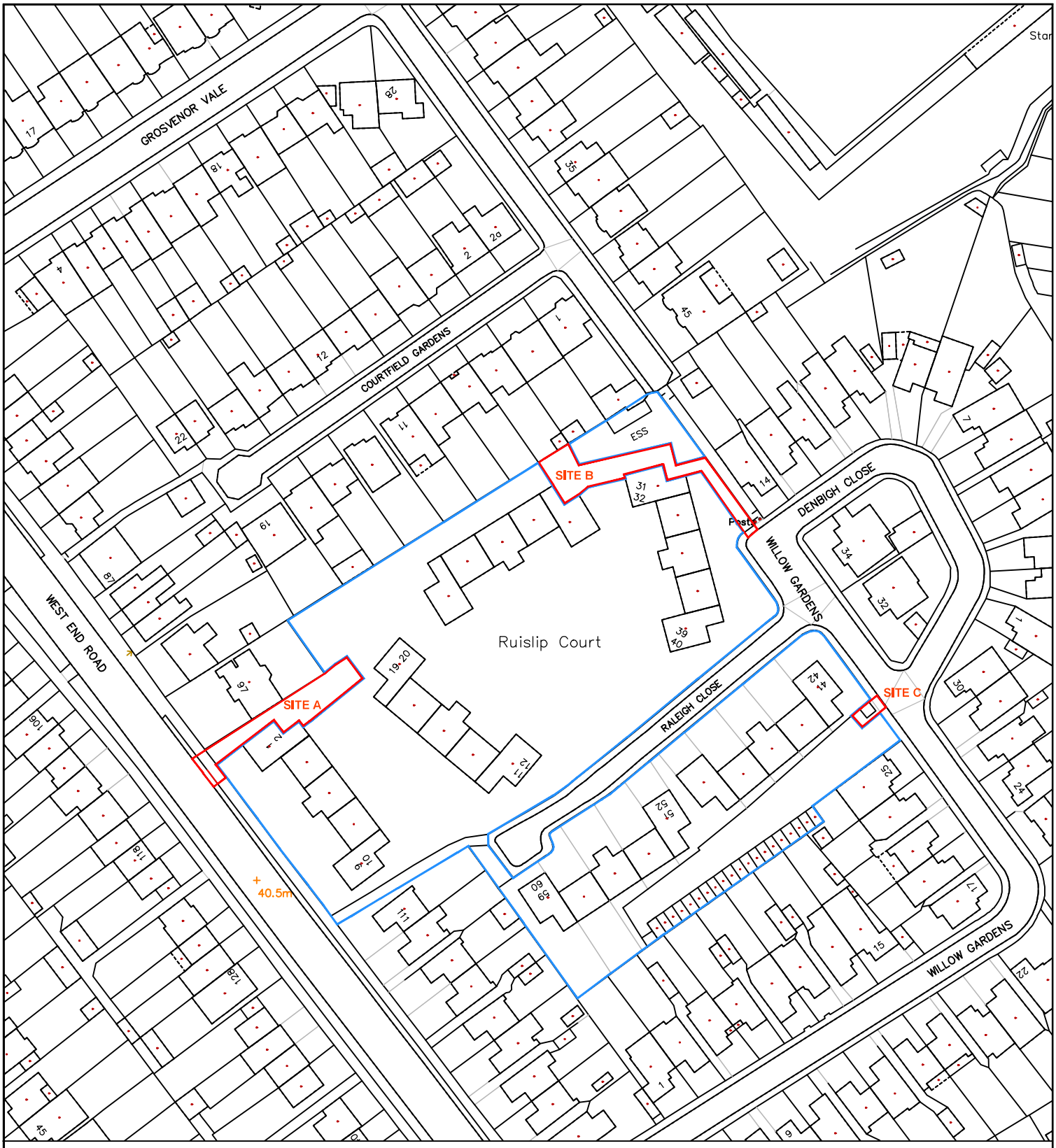
Planning Committee:
Minor Page 426

Date:
February 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address:	RUISLIP COURT RALEIGH CLOSE RUISLIP
Development:	Installation of 3 no. household refuse areas including timber fence enclosures with gates and changes to path and dropped kerb, following removal of brick walled refuse areas. Installation of new wheelie bins and dropped kerb (14 DAY RECONSULTATION - due to revised siting proposed pathway for Site B)
LBH Ref Nos:	77839/APP/2023/3167



TOTAL SITES AREA = 523m², = 0.0523ha

0 25 50 75 100 125m

Scale 1:1250

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Tel: 01895 250 111

Rev	Revision notes	Initials	Date
-	-	-	-

Project
BINS ENCLOSURES, RUISLIP COURT,
WEST END ROAD, RUISLIP, HA4 6JW

Description
SITE LOCATION PLAN

Scale
1:1250 @ A4

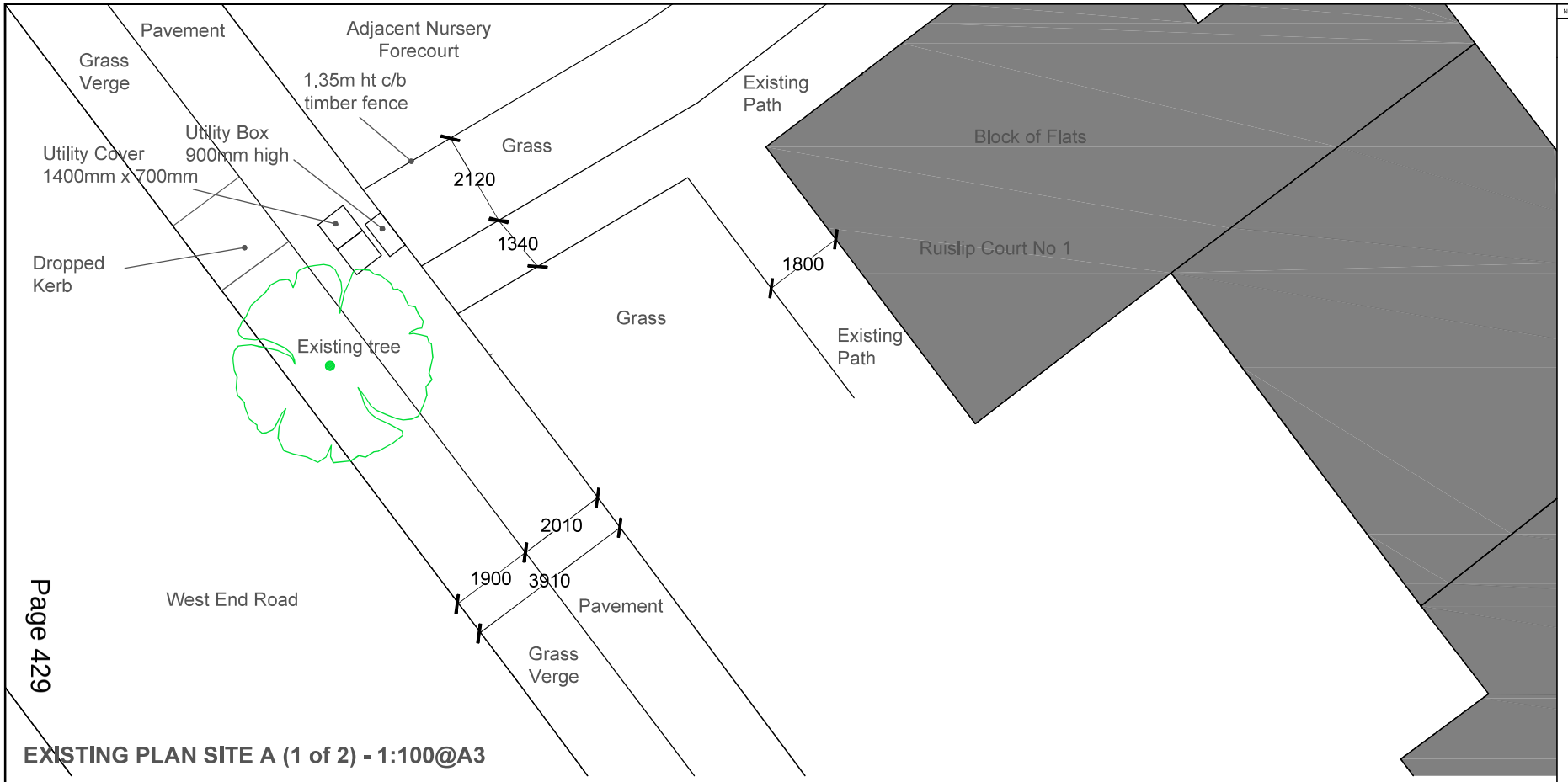
Drawn by
DB

Date
OCT 2023

Checked by
SV

Drawing No.
2022/D/346/P/01

Rev.

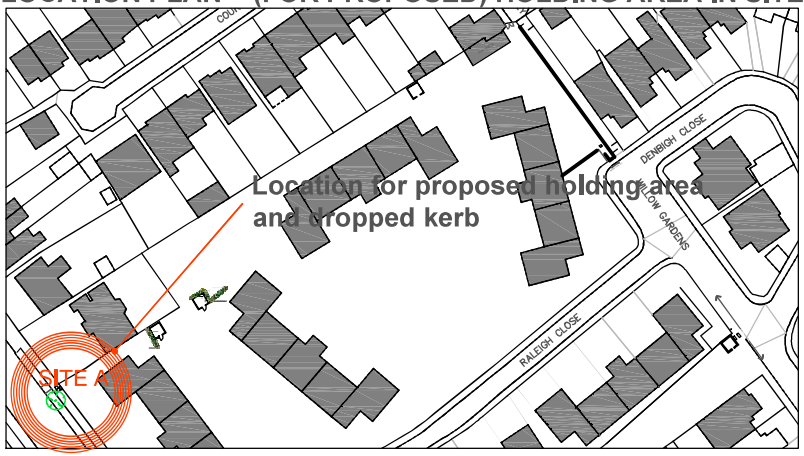


EXISTING PLAN SITE A (1 of 2) - 1:100@A3

0 5 10

Scale 1:100

LOCATION PLAN - (FOR PROPOSED) HOLDING AREA IN SITE A- 1:1250@A3



View of path leading to West End Road

View from West End Road

NOTES

N

Rev	Revision notes	Initials	Date
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PROJECT
RUISLIP COURT
WEST END ROAD
RUISLIP, HA4 6JW

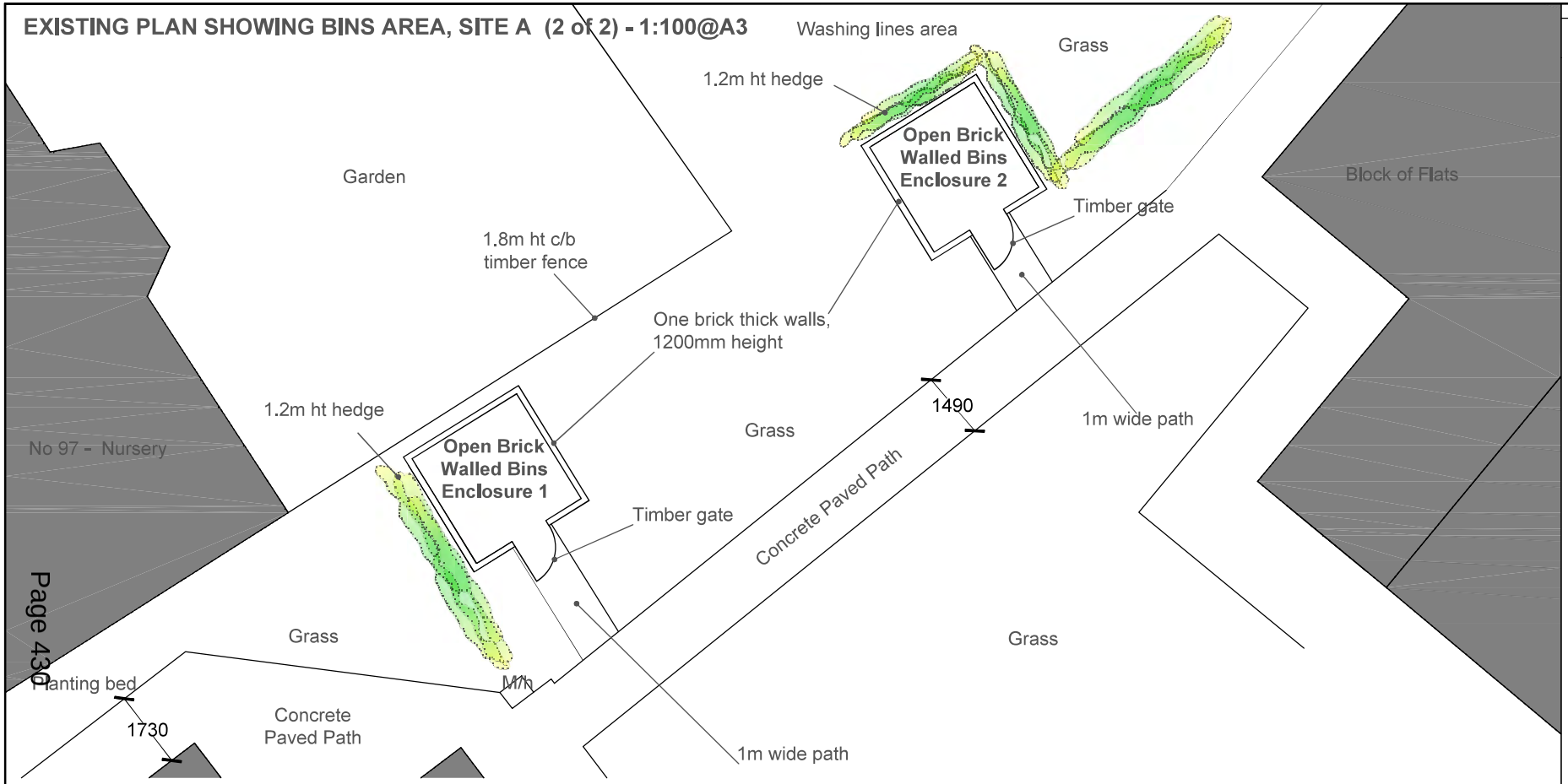
DESCRIPTION
EXISTING SITE PLAN SHOWING
PROPOSED DROPPED KERB LOCATION
SITE A (1 OF 2)

SCALE	DRAWN BY	CHECKED BY	DATE
1:100 @ A3, 1:1250@A3	DB	SV	OCT 202

DRAWING No.
2023/D/346/P/02

REV.

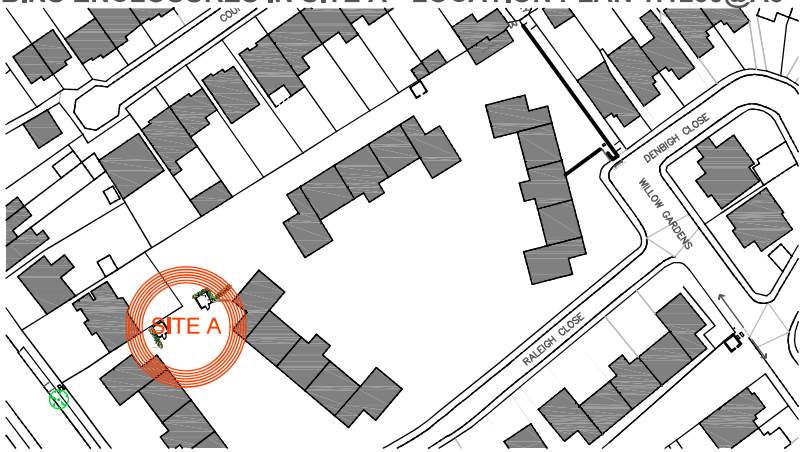
EXISTING PLAN SHOWING BINS AREA, SITE A (2 of 2) - 1:100@A3



0 5 10

Scale 1:100

BINS ENCLOSURES IN SITE A - LOCATION PLAN 1:1250@A3



0 25 50 75 100 125m

Scale 1:1250

View of Bins Enclosure 1

View of Bins Enclosure 2

NOTES

Rev	Revision notes	Initials	Date
-	-	-	-

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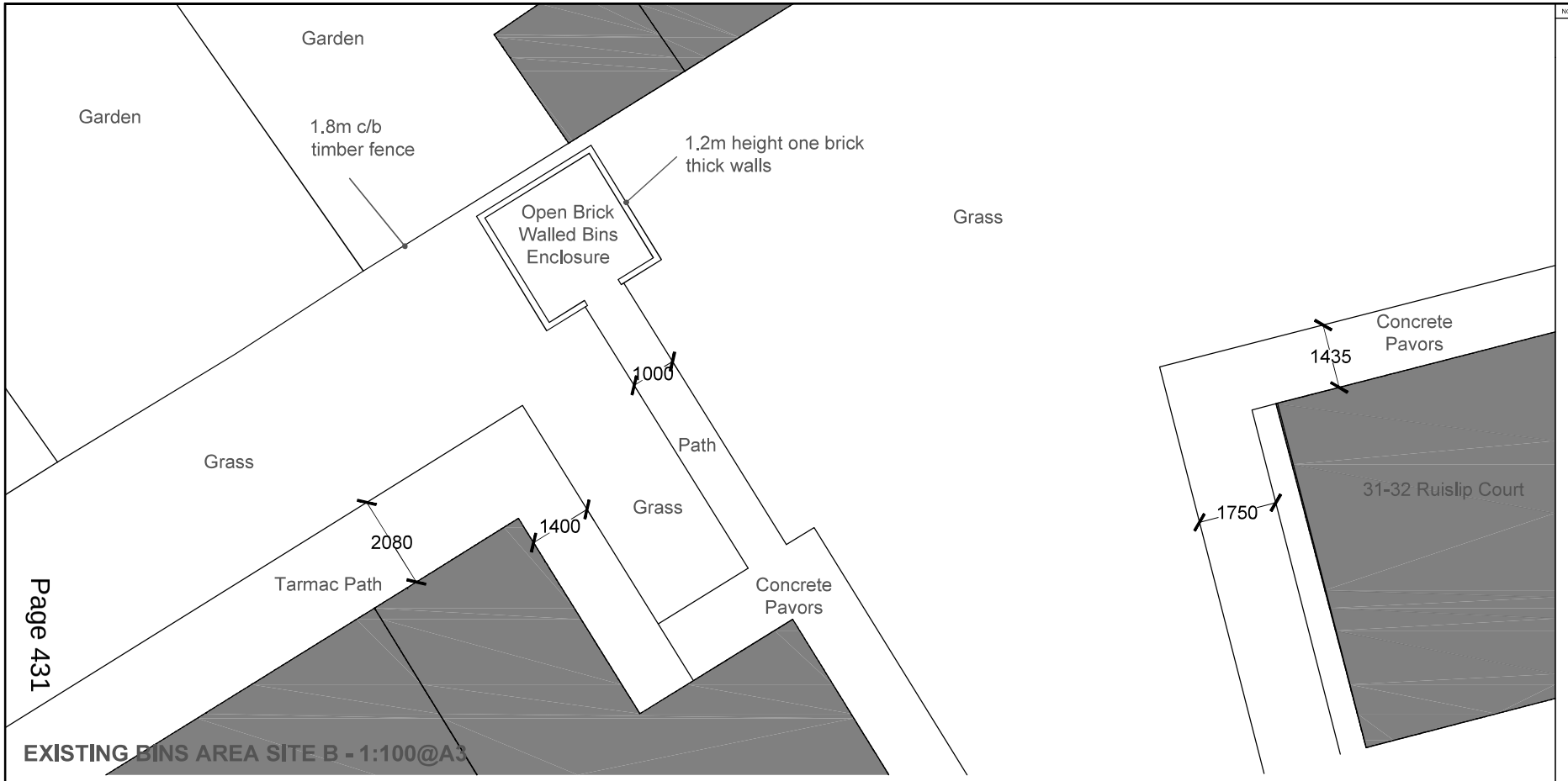
PROJECT
RUISLIP COURT
WEST END ROAD
RUISLIP, HA4 6JW

DESCRIPTION
EXISTING SITE PLAN SHOWING BINS AREA AT SITE A 2 OF 2

SCALE	DRAWN BY	CHECKED BY	DATE
1:100 @ A3, 1:1250@A3	DB	SV	OCT 202

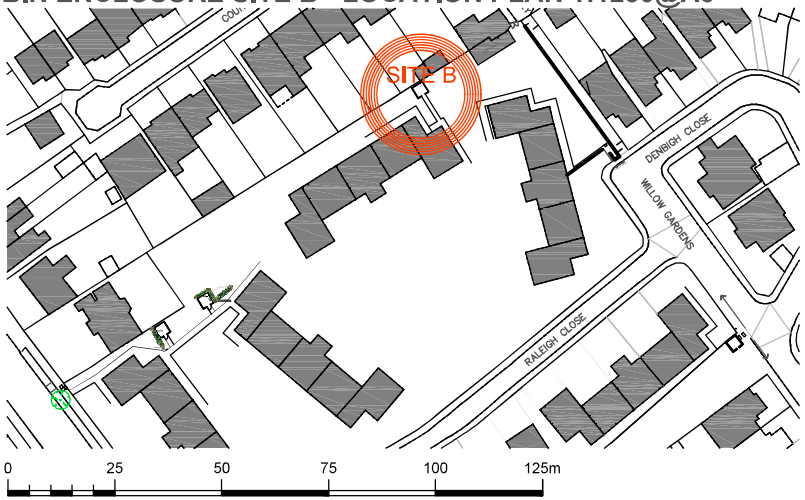
DRAWING No. 2023/D/346/P/03

REV.



EXISTING BINS AREA SITE B - 1:100@A3

BIN ENCLOSURE SITE B - LOCATION PLAN 1:1250@A3



Scale 1:1250

Views of Bins Area B

NOTES

Rev	Revision notes	Initials	Date
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PROJECT
RUISLIP COURT
WEST END ROAD
RUISLIP, HA4 6JW

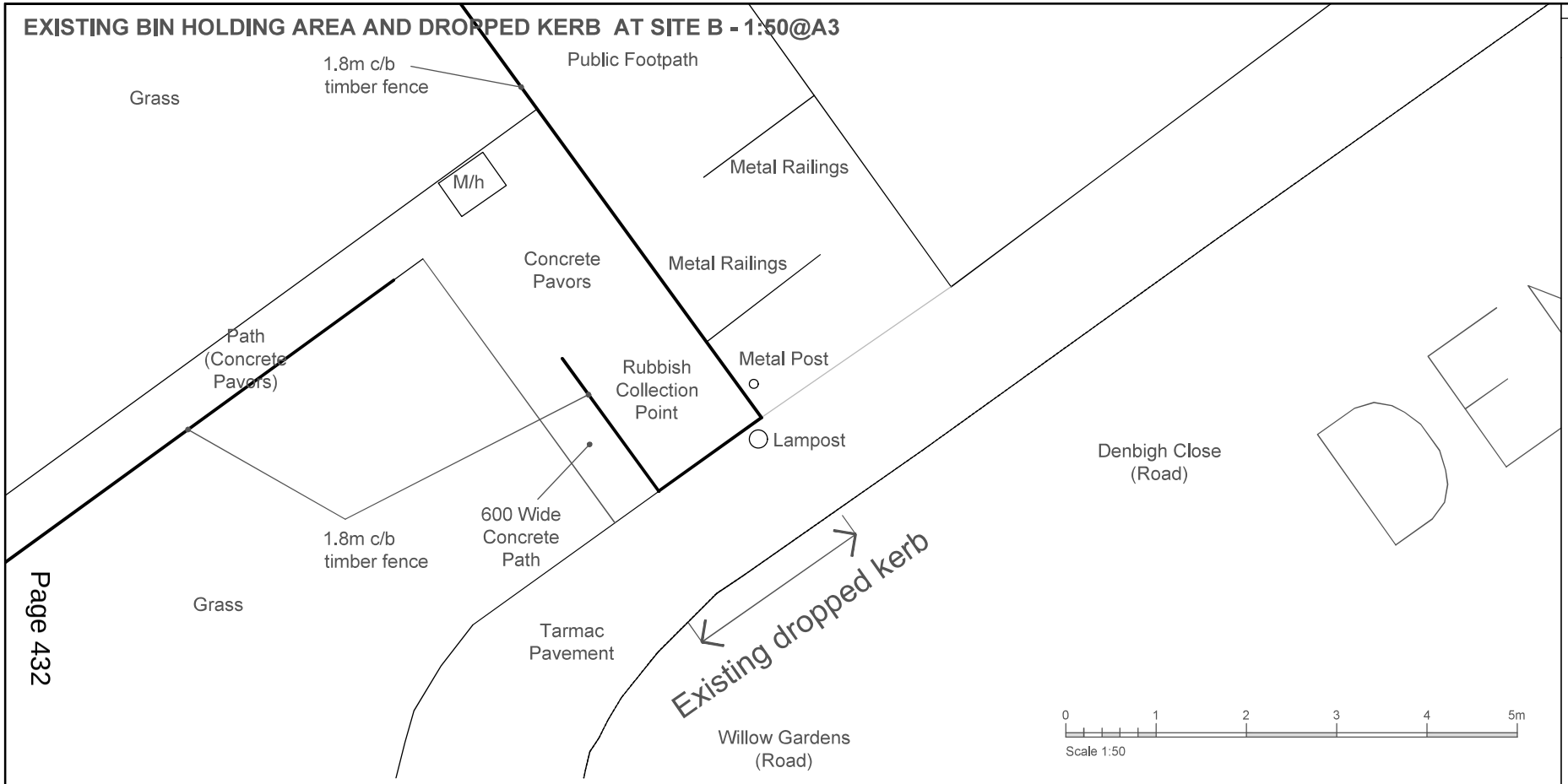
DESCRIPTION
EXISTING SITE PLAN SHOWING
BINS AREA AT SITE B

SCALE	DRAWN BY	CHECKED BY	DATE
1:100 @ A3, 1:1250@A3	DB	SV	OCT 202

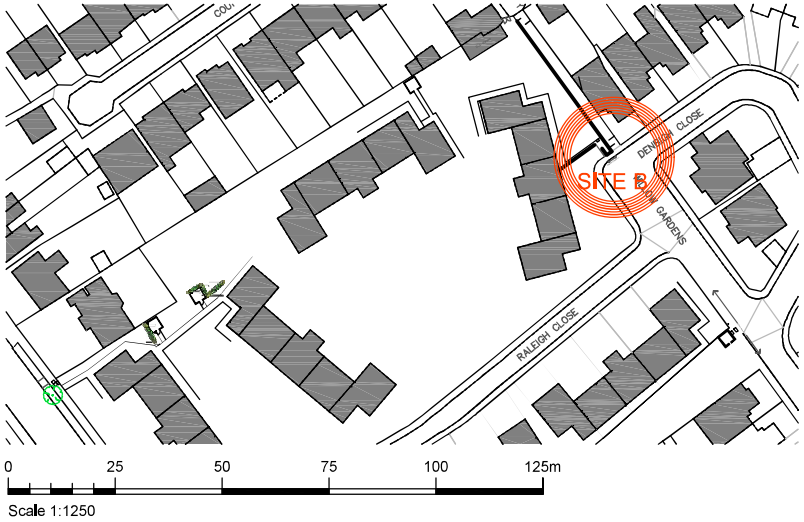
DRAWING No.
2023/D/346/P/04

REV.

EXISTING BIN HOLDING AREA AND DROPPED KERB AT SITE B - 1:50@A3



EXISTING BIN HOLDING AREA AND DROPPED KERB AT SITE B - LOCATION PLAN 1:1250@A3



Views of Grass Area and Path Leading to Willow Gardens

Views of Public Footpath and Dropped Kerb off Willow Gardens

NOTES

Rev	Revision notes	Initials	Date
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PROJECT
RUISLIP COURT
WEST END ROAD
RUISLIP, HA4 6JW

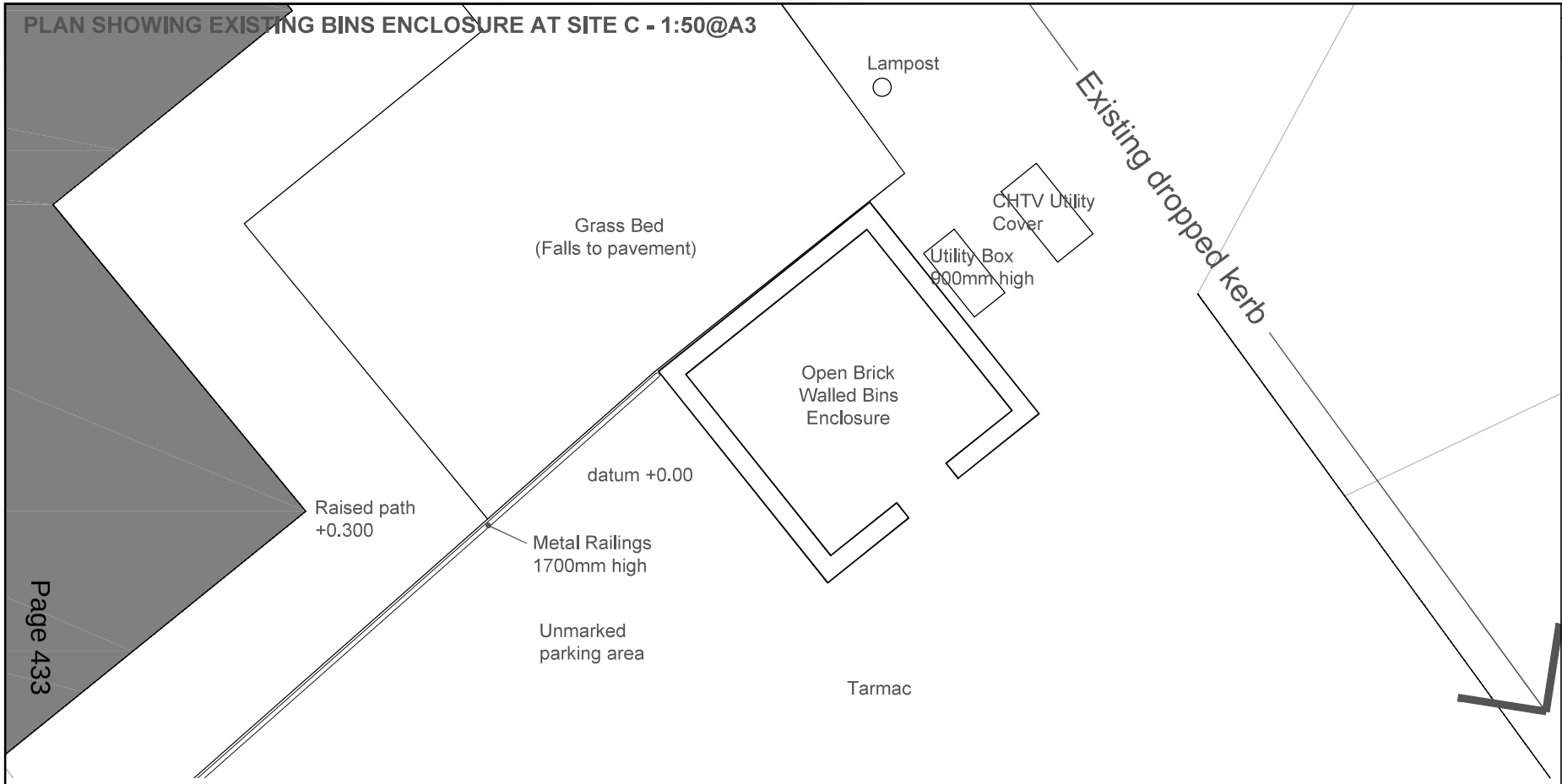
DESCRIPTION
EXISTING SITE PLAN SHOWING
DROPPED KERB AT WILLOW ROAD - SITE B

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3, 1:1250@A3	DB	SV	OCT 202

DRAWING No. 2023/D/346/P/05

REV.

PLAN SHOWING EXISTING BINS ENCLOSURE AT SITE C - 1:50@A3



LOCATION PLAN OF EXISTING BINS ENCLOSURE IN SITE C - 1:1250@A3

Scale 1:1250

0 1 2 3 4 5m

Scale 1:50

Views of Bins Area Site C

NOTES

Rev	Revision notes	Initials	Date
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PROJECT
RUISLIP COURT
WEST END ROAD
RUISLIP, HA4 6JW

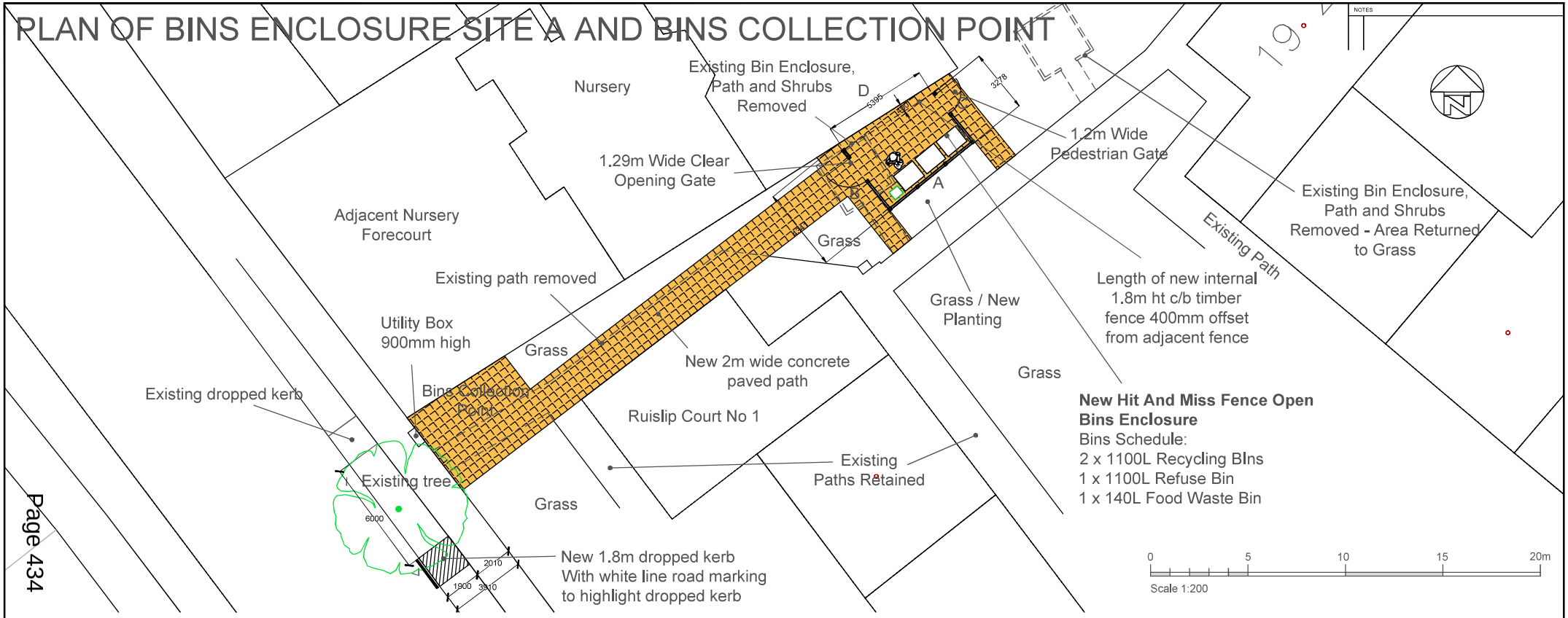
DESCRIPTION
EXISTING SITE PLAN SHOWING
BINS AREA AT SITE C

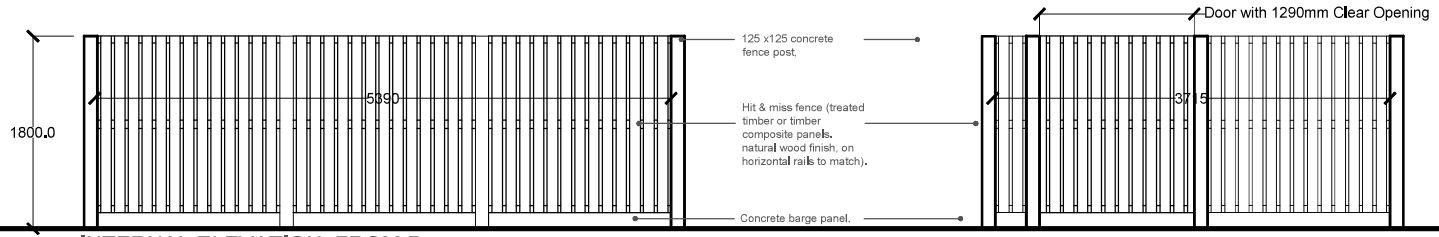
SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3, 1:1250@A3	DB	SV	OCT 202

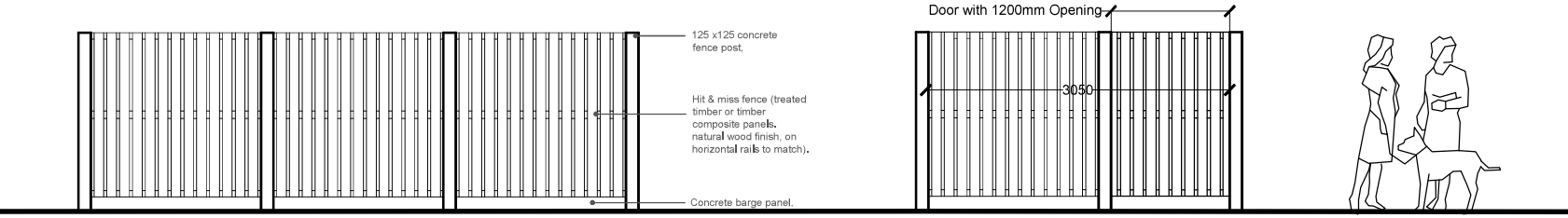
DRAWING No.
2023/D/346/P/06

REV.

PLAN OF BINS ENCLOSURE SITE A AND BINS COLLECTION POINT







Rev	Revision notes	Initials	Date
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PROJECT
RUISLIP COURT
WEST END ROAD
RUISLIP, HA4 6JW

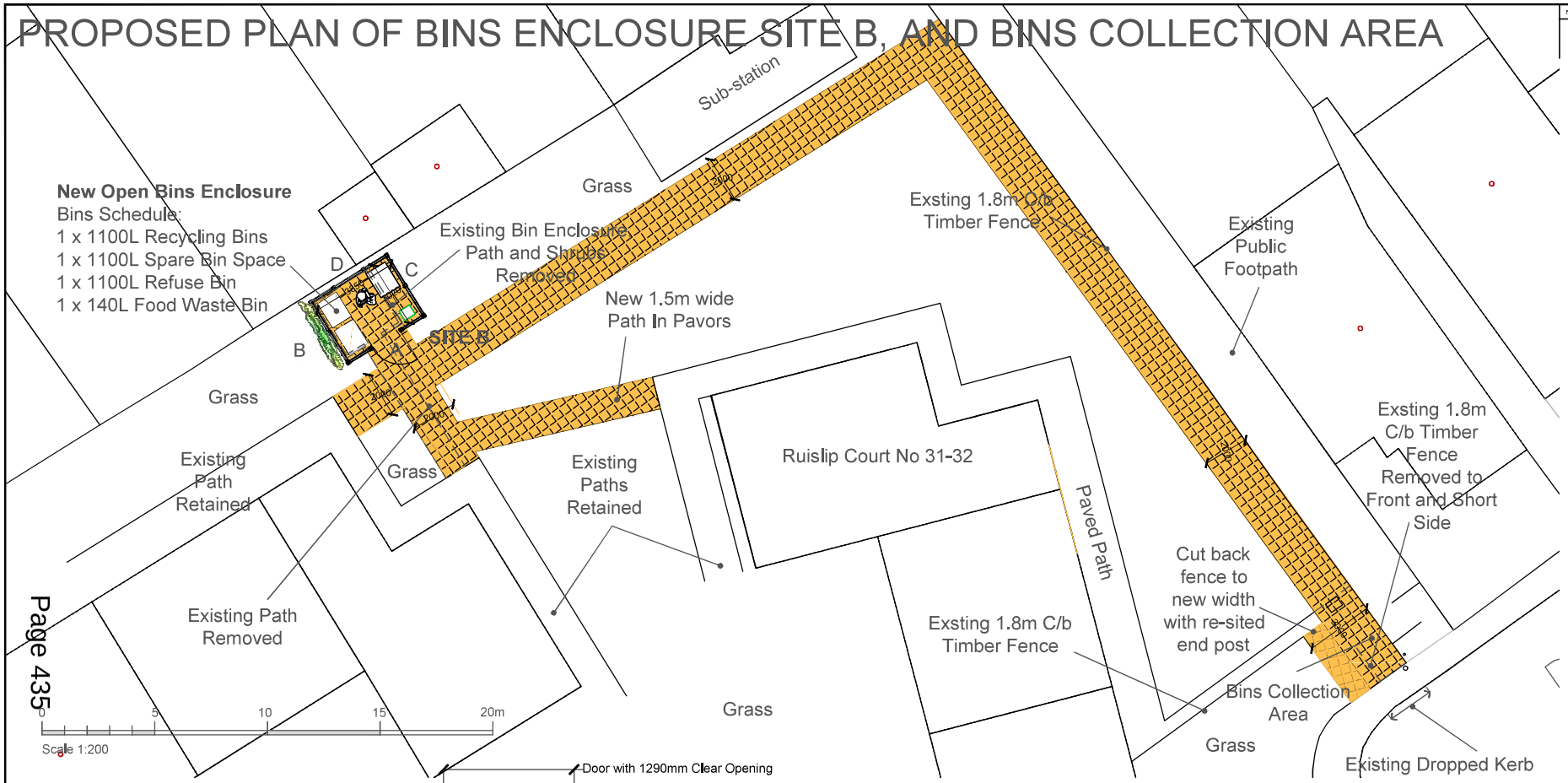
DESCRIPTION
PROPOSED BINS ENCLOSURE
AT AREA A WITH PROPOSED DROPPED KERB
AND NEW COLLECTION POINT

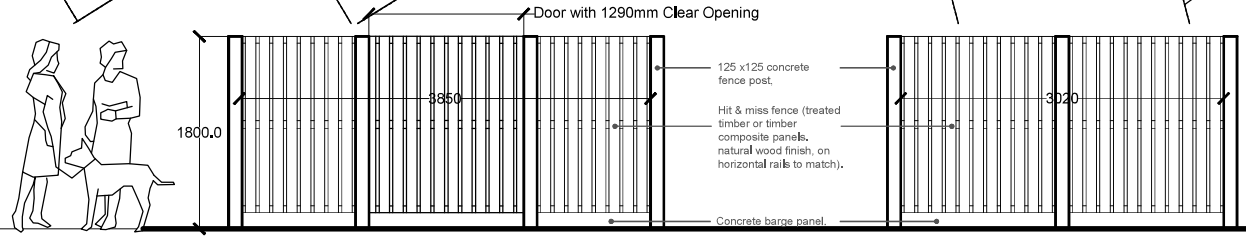
SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3,1:200@A3	DB	SV	OCT 202

DRAWING No. 2023/D/346/P/07
REV.

ELEVATIONS OF BINS ENCLOSURE SITE A

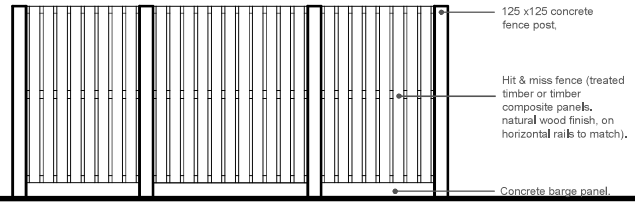
PROPOSED PLAN OF BINS ENCLOSURE SITE B, AND BINS COLLECTION AREA





FRONT ELEVATION A

SIDE ELEVATIONS B & C



REAR ELEVATION D

ELEVATIONS OF BINS ENCLOSURE SITE B

0 1 2 3 4 5m

Scale 1:50

NOTES

Rev	Revision notes	Initials	Date
A	New path re-routed away from Ruislip Court 31-32 along substation and existing public footpath	db	30.01.24

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PROJECT
RUISLIP COURT
WEST END ROAD
RUISLIP, HA4 6JW

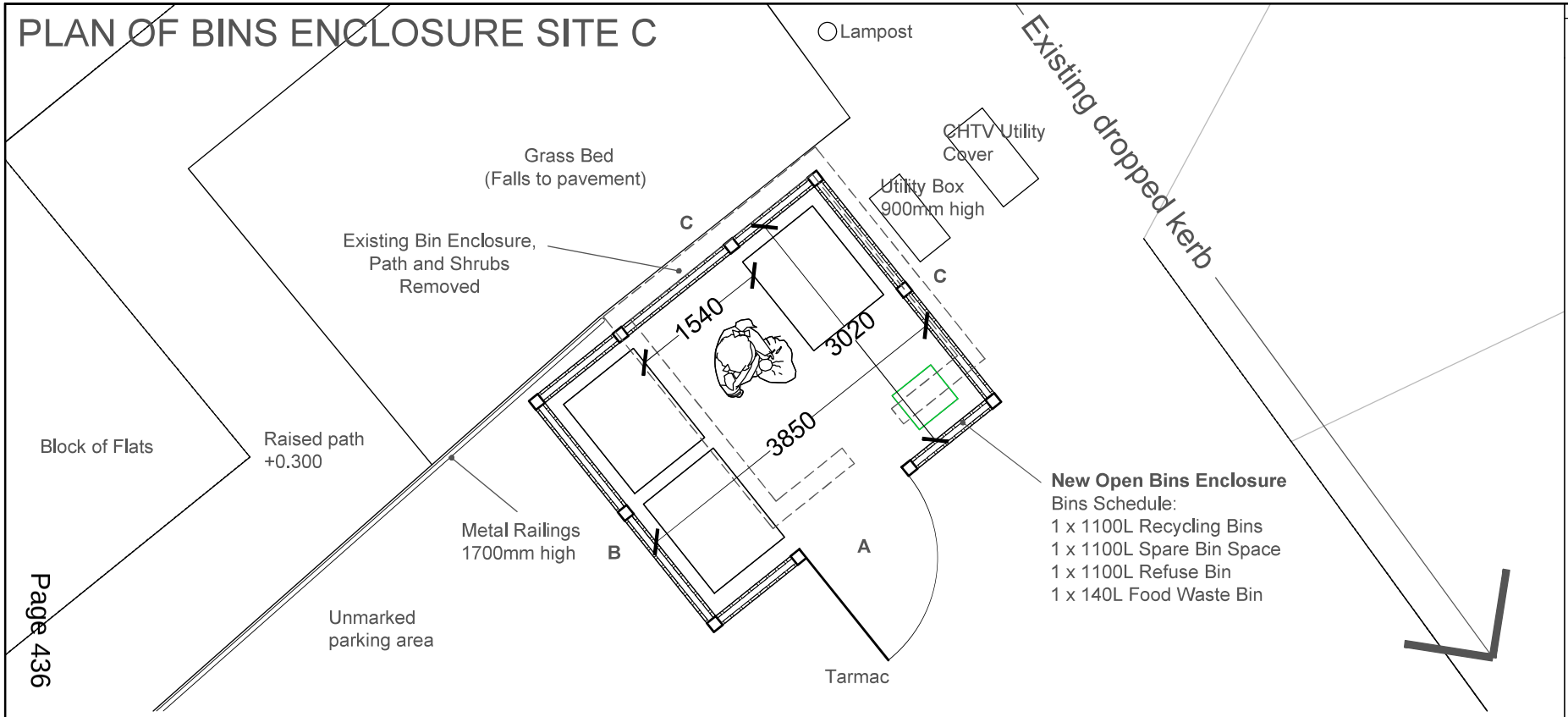
DESCRIPTION
PROPOSED BINS ENCLOSURE
BINS AREA B, AND COLLECTION POINT AREA

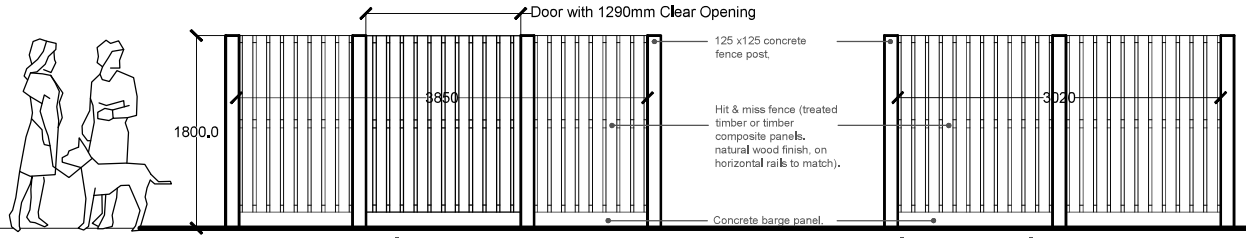
SCALE	DRAWN BY	CHECKED BY	DATE
1:200 @ A3, 1:1250@A4	DB	SV	OCT 202

DRAWING No. 2023/D/346/P/08

REV. A

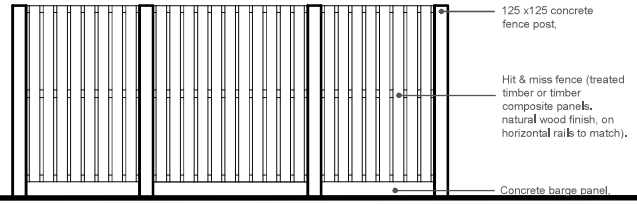
PLAN OF BINS ENCLOSURE SITE C





FRONT ELEVATION A

SIDE ELEVATIONS B AND C



REAR ELEVATION D

ELEVATIONS OF BINS ENCLOSURE SITE C

0 1 2 3 4 5m

Scale 1:50

NOTES

Rev	Revision notes	Initials	Date

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PROJECT
RUISLIP COURT
WEST END ROAD
RUISLIP, HA4 6JW

DESCRIPTION
PROPOSED BINS ENCLOSURE AT SITE C

SCALE	DRAWN BY	CHECKED BY	DATE
1:50 @ A3	DB	SV	OCT 2023

DRAWING No. 2023/D/346/P/09

REV.

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LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
77839/APP/2023/3167

Scale:
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Planning Committee:
Minor

Date:
February 2024

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