



HILLINGDON
LONDON



Hillingdon Planning Committee

Date: WEDNESDAY, 7 MAY 2025
Time: 7.00 PM
Venue: COMMITTEE ROOM 5 - CIVIC CENTRE

Meeting Details: The public and press are welcome to attend and observe the meeting.

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To Councillors on the Committee

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

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Putting our residents first

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A brief guide to the Planning Committee meeting

About the Committee



Committee Members and Officers – The Planning Committee is made up of experienced Councillors who meet in public every month to make decisions on key planning applications. Advising them are Council Officers, primarily from the Planning Department, Democratic Services and Legal Services.

Other speakers – If a valid petition is received which refers the planning application to the Committee, the lead petitioner will be invited to attend and speak for up to 5 minutes. If the petition opposes the application, the applicant/agent may also address the meeting for up to 5 minutes also. This ensures both sides have their say. The Chairman may vary speaking times if there are multiple petitions on the same matter. Local Ward Councillors for the area where the application is may also speak for up to 3 minutes.

Broadcasting – the Planning Committee meetings are broadcast live on the Council's YouTube channel: [Hillingdon London](https://www.youtube.com/channel/UCv8v8v8v8v8v8v8v8v8v8v8). This means anyone speaking at the meeting will be filmed and have their statements made public and recorded.

How the meeting works - an agenda, like this one, is prepared for each meeting, which comprises the officer reports on each application with a recommendation, e.g. approval / refusal. The agenda is published on the Council's website a week before the meeting. Matters with valid petitions will normally be taken at the beginning of the meeting. The procedure will be as follows:-

1. The Chairman will introduce the Committee and deal with administrative business at the start of the meeting.
2. The Chairman will then announce the reports on the planning application, usually in the order they are listed on this agenda.
3. The Planning Officer will introduce each report; with a presentation of plans and photographs on the large LED TV screens.
4. If there is a petition(s), the lead petitioner will speak, followed by the agent/applicant followed by any Ward Councillors;
5. The Committee may ask questions of the petition organiser or of the agent/applicant and Ward Councillor;
6. The Committee then discuss the application and may seek clarification from officers;
7. After considering all the information and representations received, the Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

How the Committee makes decisions

1. The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority – under ‘The London Plan’ and Hillingdon’s own planning policies. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer’s report and any representations received.
2. Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the ‘Planning Code of Conduct’, which is part of the Council’s Constitution.
3. When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.
4. If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

Chairman's Announcements

- 1 Apologies for absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To receive the minutes of the previous meeting 1 - 12
- 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

Planning Committee Report Part 1_Standard Information

Applications with a Petition

6	155 Swakeleys Road 20345/APP/2024/3156	Ickenham & South Harefield	Erection of a part single storey, part two storey rear extension, a first floor side extension, and front porch following demolition of existing porch and conservatory. Conversion of roof space into habitable use to include a rear dormer, 1 rear facing roof light and 1 x front facing roof light. Removal of two existing chimneys. Conversion of garage to habitable use including amendments to fenestration. Recommendation: Approval	21 – 48 264 – 271
7	90 Long Lane 8905/APP/2024/2478	Ickenham & South Harefield	Demolition of the existing detached, single dwelling and the erection of a building consisting of 4 no. three-bed flats and 5 no. two-bedroom flats, with associated parking and amenities. Recommendation: Approval	49 – 90 272 – 282

Applications without a Petition

8	St Andrews Park 585/APP/2024/1879	Uxbridge	Hybrid planning application comprising: Outline planning permission (with all matters reserved) for residential development and commercial uses, to be occupied flexibly within Use Classes E(a), E(b), E(c), E(e), E(g)(i), E(g)(ii) and a convenience store (Use Class E(a)); plus car parking, hard and soft landscaping, and all other associated works; Plus, full planning permission for reinstatement of gym use (Use Class E(d)) and change of use to provide a cafe (Use Class E(b)) within the former cinema building; and external alterations; and associated car parking, hard and soft landscaping and all other associated works. Recommendation: Approval subject to s106 legal agreement and Stage 2 Mayor of London referral	91 – 202 283 – 296
9	Former Cinema Building, St Andrews Park 85/APP/2024/1799	Uxbridge	Application for Listed Building Consent for internal and external alterations to former cinema building, to enable reinstatement of gym use (Use Class E(d)) and change of use to provide a cafe (Use Class E(b)). Recommendation: Approval	203 – 222 297 – 301

Planning Committee Report Part 3_Policy Appendices

Plans for the Hillingdon Planning Committee

263 – 302

Minutes

HILLINGDON PLANNING COMMITTEE

9 April 2025



Meeting held at Committee Room 5 - Civic Centre

	<p>Committee Members Present: Councillors Adam Bennett (Vice-Chair, in the Chair) Keith Burrows Roy Chamdal Elizabeth Garelick Jagjit Singh Darran Davies Raju Sansarpuri</p> <p>LBH Officers Present: Ed Laughton – Area Planning Service Manager Katie Crosbie – Area Planning Service Manager Alan Corcoran – Deputy Team Leader Chris Brady – Planning Team Leader Richard Michalski – Highways Engineer Natalie Fairclough – Legal Advisor Liz Penny – Democratic Services Officer</p>
32.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Henry Higgins with Councillor Darran Davies substituting and from Councillor Gursharan Mand with Councillor Raju Sansarpuri substituting.</p>
33.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Darran Davies declared a non-pecuniary interest in agenda item 6 as he had been in discussion with petitioners on the matter. He left the room and did not participate in the discussion or voting on this item.</p> <p>Ward Councillor Jan Sweeting declared a non-pecuniary interest in agenda items 7 and 8 as she lived in the road in question.</p>
34.	<p>TO RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting dated 12 March 2025 be agreed as an accurate record.</p>
35.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>

	<p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items on business were marked Part I and would be considered in public.</p>
37.	<p>18 & 20 WILMAR CLOSE, HAYES - 67410/APP/2024/2641 (<i>Agenda Item 6</i>)</p> <p>Change of use of 2no. outbuildings to granny annexes.</p> <p>Officers introduced the application which was recommended for approval. Members were informed that there was potential for an appeal on this application hence the Council needed to demonstrate that it had learnt from previous appeal decisions.</p> <p>A petition in objection to the application had been received. The lead petitioner was in attendance to address the Committee Members. Key points highlighted included:</p> <ul style="list-style-type: none"> • The original report contained an incorrect front view of the property. • The correct view was provided, showing the left-hand side of the property. • The view included numbers 20, 18, and 16 to the right, and numbers 19 and 21 to the left. • The property owners had dug up the front shared drive for one week, which had then remained for seven months. • They illegally tapped into the mains water pipe, causing brown water issues. • Affinity Water had had to fix the pipe on several occasions. • The owners damaged fences and exposed neighbouring properties. • The property was used as an unlicensed HMO with up to 10 people living in it. • The house was covered in mould, posing a risk to a newborn child. • Water and electric pipes were fed through a trench around the back, causing the fencing to fall down. • The owners claimed the outbuildings were for their parents, but residents feared they would be rented out. • The Council had rejected the planning permission for the outbuildings. • The residents were concerned about the impact on the street scene and community. • There were issues with litter and fly-tipping in the area. • The safety of children and neighbouring properties was compromised. <p>Members noted that only material considerations could be taken into account.</p> <p>The agent for the application was also in attendance and addressed the Committee Members. Key points highlighted included:</p> <ul style="list-style-type: none"> • The agent advocated for the approval of the planning application for the proposed use of the outbuildings as residential annexes for the applicant's elderly parents. • The proposal aimed to provide a safe, comfortable, and accessible living environment for the applicant's parents, allowing them to maintain their independence while being close to their family. • The proposed development was intended to have a minimal impact on the surrounding area, as the outbuildings were already in place and their conversion to residential use would not alter the character or appearance of the area.

- There was no significant increase in traffic or demand on local services expected, as the annexes were intended for family use only.
- The proposal aligned with the National Planning Policy Framework, which emphasised the importance of providing a range of housing options to meet the diverse needs of the population, including the elderly and those with disabilities.
- The proposed development complied with local planning policies that encouraged the use of existing buildings for residential purposes.
- Concerns raised by neighbours were noted, but they were not considered relevant or significant enough to warrant refusal of the application.
- Planning permission would be required to change the use of the annexes to self-contained dwellings, and this issue was addressed in the proposed conditions.
- Several recent appeal decisions had allowed similar developments within Hillingdon.
- The existing dwellings were let to families, but section 21 eviction notices had been served, with the intention for the applicant and their brother to move into the properties as soon as the current tenants moved out.
- The Committee was requested to approve the application for the use of the outbuildings as residential annexes.

Members sought clarity from the agent on a number of points.

They asked if there had been any previous applications approved by the inspectorate of the same size. In response the agent explained that the principal deciding factor in these appeals was the amount of garden space available, and in this case, there was a very large garden.

Councillors also enquired about the two separate buildings and their intended use. It was confirmed that the buildings were for the applicant's parents to live close to but separate from the main households.

The Committee suggested that it would be better to have an extension on the existing buildings instead of separate annexes. The agent agreed that traditionally, granny annexes were attached to the main dwelling but noted that separate structures had been used successfully by other families.

Members questioned the security and accessibility of the annexes for elderly people. In reply, the agent acknowledged that the current residential environment was not ideal but stated that improvements could be made if the application was approved.

In response to further questions from the Committee regarding who was currently living in the main properties, the agent confirmed that the properties were let to separate families, but the intention was for the applicant and their brother to move in once the current tenants moved out.

Councillors also queried the need for the annexes if the elderly parents were not currently living there. It was explained that the long-term plan was to use the properties as suggested, and the idea to use the annexes as residential spaces had developed more recently.

It was noted that Ward Councillor Darran Davies had submitted a written representation in objection to the application, but it was not possible to read this out on this occasion as Councillor Davies was substituting for Councillor Higgins on the Committee.

Officers noted the importance of focussing on material matters. It was clear that the property was currently rented, and evidence of a section 21 notice had been provided. The scale of the outbuildings was approximately 40 square metres, and it was noted that an appeal regarding a nearby property had been allowed at 37.8 square metres. It was confirmed that the internal floor area at the development included a kitchen, bedroom, and toilet, but Members were reminded that the plans for the annex did not depict a cooking area.

It was highlighted that the Council had rejected similar applications before, but the appeals had subsequently been successful; officers had a legal obligation to learn from the inspector's measures through appeals. It was noted that officers had obtained statutory declarations and section 21 notices to secure the best possible scenario for the petitioners and residents. The point about HMO was different from the previous application on Fraser Avenue, and the petitioner could raise a petition if concerned about the potential for outbuildings to be used in conjunction with an HMO. A landscaping condition was suggested to provide level access between the main dwelling and the annex suitable for use by elderly people.

Given that the proposal related to two different properties, Members suggested that there should be some clear demarcation within the outbuildings to reflect this.

Councillors asked for clarification about the statutory declarations, questioning whether they were offered independently by the applicants or suggested by the planning team. Officers explained that the declarations were not a requirement for the application but were obtained to ensure the applicant went above and beyond the conditions secured in previous appeals.

Members enquired if there was a kitchen in the outbuildings, as it was not shown on the plans. It was clarified that the annex allowed for separate living accommodation, but the kitchen reference was from a different appeal decision.

A question was raised regarding two separate letters from a GP about parents with special needs being accommodated in the outbuilding. Officers confirmed that the existing property had a ground floor kitchen, and the GP's report was based on medical need rather than the layout shown on the plan.

Councillors expressed doubts about the intentions of the applicant, noting that the applicant's family members were not living in the property. Officers reiterated that the application was for ancillary living accommodation and that conditions were in place to control its use.

There was a request to add a condition to ensure that only immediate family would be allowed to live in the outbuilding.

To clarify matters, Members recommended a site visit to enable them to fully evaluate what was proposed.

Deferral for a site visit was proposed, seconded and, when put to a vote, agreed with 5 Councillors voting in favour and one against.

RESOLVED: That a decision on the application be deferred for a Member site visit to consider the proposal.

38. **44 FRAYS AVENUE, WEST DRAYTON - 35220/APP/2024/3046** (*Agenda Item 7*)

Demolition and reconstruction of new build family home.

Officers introduced the application and highlighted the additional information set out in the addendum. It was noted that the application was recommended for approval.

A petition had been received in objection to the application. The lead petitioner was in attendance and addressed the Committee Members on behalf of petitioners. Key points highlighted included:

- The lead petitioner had lived on Fraser Ave, Australia for 55 years.
- He represented 32 residents who had signed a petition against the demolition of a two-storey house and the construction of a three-storey house.
- The proposed development would negatively impact the Area of Special Local Character and street scene.
- The development would result in a three-storey house next to a bungalow, which was not in keeping with the area's character.
- The area predominantly consisted of bungalows and two-storey houses with one-metre spaces between boundaries.
- There was a concern that new large houses may later be converted into houses of multiple occupation.
- Petitioners urged the Council to reject the application for 44 Fraser Ave to preserve the area's special character.
- If the application could not be refused, he requested that the decision be deferred, and the site visited to enable Members to see for themselves the area's special character.

In response to Members' questions, the lead petitioner confirmed that rooflights were being tiled over at some houses along Frays Avenue.

The applicant / agent were not in attendance.

Ward Councillor Jan Sweeting addressed the Committee Members in support of petitioners. Key points highlighted included:

- Councillor Sweeting noted a non-pecuniary interest in the agenda item and spoke against the planning application.
- The proposed development was different from any other property in the Garden City and would deliver a building out of character in terms of excessive bulk, scale, and design.
- The officer's report showed the height of the proposed building matching others, but none had the huge side dormer mentioned in paragraph 7.141.
- The proposed building created a large living space on the 3rd floor, contrary to the area's special local character, which only allowed single or two-story buildings.
- Approval of the planning application had the potential to set a precedent for other two-story properties in the area to be extended upwards using side dormers.
- Paragraph 7.9 stated that there was a proposed gap between numbers 44 and the neighbouring 46 of some 1.5 meters, this did not accord with the drawings which showed a gap of less than one metre.
- The existing attractive 3-bedroom family home of 172 square meters was to be

- replaced by the proposed building of 316 square meters, an increase of 84%.
- The Committee was requested to refuse the unacceptable planning application.

In response to questions from the Committee, the Ward Councillor acknowledged that the area had changed significantly over the last 20 or 30 years. However, it was noted that the local Residents' Association supported the continuation of the Area of Special Local Character. It was reported that, in recent years, there had been a dramatic increase in the numbers of houses converting loft areas into a 3rd storey; this did not accord with the character of the local area which predominantly comprised one and two storey buildings. The Ward Councillor observed that the plans were unclear, and it was not possible to ascertain the number of bedrooms proposed or what the additional floor area would be used for.

Officers addressed some of the concerns that had been raised. It was clarified that the property was actually not a three-storey dwelling but a two-storey dwelling. The height of the development was similar to the two properties next door and to an existing property further along the street.

It was noted that a dormer could legitimately be constructed to the side of the property and did not constitute a robust reason for refusal. Permitted development rights were restricted in areas with heritage assets or conservation areas, but this area was not a heritage asset and PD rights had not been removed. Members heard that the property was not operating as an HMO and the proposed development added one additional bedroom to the existing three-bedroom property. The Committee was informed that the scale, bulk, and mass of the dwelling were comparable to existing properties in the street. Officers noted that the planning inspector had been on site next door and had overturned the Council's decision to impose a condition on the development. The development was considered acceptable as it did not impact the character of the street scene and the scale of the building was not considered excessive from a planning perspective.

Members enquired whether it would be possible to add a condition to protect residents and ensure the property was not converted to an HMO in the future. In response, officers confirmed that the proposed design would not be suitable for use as a small HMO and the imposition of a condition could be deemed to be unreasonable. Any further changes to the proposed, such as conversion to two flats, would require additional planning permission. The Legal Advisor stated that the imposition of an HMO condition would have to pass all six parts of the required test; to deviate from this would run the risk of an appeal.

In response to further questions from Councillors it was confirmed that the proposed parking arrangements were deemed to be adequate.

The officer's recommendation was moved, seconded and, when put to a vote, agreed with four Councillors voting in favour, one against and two abstentions.

RESOLVED: That the application be approved in accordance with the officer recommendation and subject to the amendments to Condition 4 and the inclusion of a new Condition as detailed in the Addendum Report.

39. **10 FRAYS AVENUE, WEST DRAYTON - 5235/APP/2025/188** (*Agenda Item 8*)

Erection of a single storey rear extension, amendments to side extension roof, extension to existing loft conversion including extension of roof to the rear and formation of crown roof, enlargement of rear dormer window, and installation of 2no. side facing roof lights, and addition of render and insulation to external walls.

Officers introduced the application which was recommended for approval.

A petition in objection to the application had been received and the lead petitioner was in attendance to address the Committee Members. Key points highlighted included:

- The officer had misunderstood the main reason for the petition, which related to the construction on the boundary wall.
- The petition included 25 signatures.
- The petition aimed to address the construction on the boundary wall, not a massive two or three-storey planning request.
- The area of special local character (ASLC) leaflet stated that any redevelopment or two-storey side extension should be at least one metre from the side boundary.
- The distance between the boundary wall and the neighbouring property was 900 millimetres at its widest point.
- The space became narrower further down due to a chimney.
- The owners of the property intended to use the structure for a piano tuition room for commercial purposes.
- The nearby window was his daughter's bedroom / study room.
- The speaker expressed concerns about noise from the piano tuition room affecting their work.
- The existing side extension was a temporary lean-to structure with a perspex plastic roof.
- The structure was initially a post and plastic roof at ground level, later infilled with single skin brickwork.
- The plans were incorrect, showing a nine-inch solid wall instead of a 4 1/2 inch garden wall.
- The speaker did not oppose the rest of the development, as it did not include a three-storey or six-bedroom house.
- It was noted that there were two side roof velux windows.

The applicant / agent was not in attendance.

Ward Councillor Jan Sweeting addressed the Committee Members in support of petitioners. Key points highlighted included:

- Councillor Sweeting noted a non-pecuniary interest in the agenda item and spoke against the planning application.
- No.10 Frays Avenue was unlike most properties in the area of special local character.
- The proposed 4-bedroom property would have been squeezed into a small plot and negatively affected the neighbouring property at number 81.
- The shared boundary required a party wall agreement, and the front dormer and crown roof were the basis of the objection from the Council's conservation officer.

- The proposal did not meet the requirement of being at least one metre from the side boundary to retain the spacious setting.
- The extension was to be built on the site of the old lean-to, which was allowed due to the 10-year rule.
- The proposed front builder extension and crown roofs were not common features on the estate and were contrary to policy.
- The report mentioned properties numbers 14 and 3 Frays Avenue, which had shared boundaries, but their boundary walls were garage walls, not walls to habitable spaces.
- Allowing the habitable room on the boundary would set an unfortunate precedent not in keeping with the area's requirements for spacious settings.
- Paragraph 7.13 mentioned that a slight increase in the site size would not harm the neighbour's amenities, but resolving the party wall issue might require the roof to be heightened.
- The site was small and cramped, and only with unusual features could a 4-bedroom house be built.
- The property was listed as a six-person HMO and had previously generated considerable issues of concern.
- The Garden City was a unique area, and the Committee was asked to refuse the application as it negatively affected the immediate neighbour and did not protect the area's integrity.

Officers addressed Members to clarify some of the issues raised by petitioners and the Ward Councillors.

With regard to the 10-year rule, it was noted that the report referred to the structure being in place for 10 years, but the lawful basis for the extension was actually four years. Officers mentioned that the general feature of crown roofs was not uncommon in the area. The extension to the rear was a modest 0.3-metre extension and did not need to be set in from the boundary. It was noted that the policy requiring buildings to be set off the boundary was to protect against the terracing effect, which was more relevant to two-storey dwellings. Officers acknowledged the petitioner's concern about noise from the potential use of the structure for piano lessons but noted that the new structure needed to conform to building regulation standards, which would improve insulation. The existing structure was built up to the boundary, and the extension to the rear was very modest. Officers recommended approval of the proposed small-scale development.

Members enquired whether the proposed conditions could be strengthened to protect the lead petitioner from noise emanating from the music room. In response, officers observed that the plans did not mention a music room specifically. Should the room be used for a larger scale commercial operation, this would be a matter for planning enforcement.

In response to further questions from the Committee, it was noted that 6-person HMOs did not require planning permission. The property had previously been used as an HMO but the current applicant could not be held accountable for previous use. Officers observed that the 1-metre rule existed primarily to prevent a terracing effect; at single storey level it was felt that the gap would still be visible.

In response to Members' requests for clarification, the Legal Advisor noted that party walls were a property matter and did not fall within the remit of planning legislation.

	<p>No further concerns were raised by the Committee. The officer's recommendation was moved, seconded and, when put to a vote, agreed with six votes in favour and one abstention.</p> <p>RESOLVED: That the application be approved in accordance with the officer recommendation.</p>
	<p>148 – 154 HIGH STREET, UXBRIDGE - 78696/APP/2024/867 (<i>Agenda Item 9</i>)</p> <p>Demolition of existing buildings and construction of a mixed-use development comprising a hotel (Use Class C1), residential co-living accommodation (Class Sui Generis), and commercial floorspace (Use Class E) and ancillary work, including public realm improvements, a new pocket park, basement parking, and associated infrastructure.</p> <p>Officers introduced the application and highlighted the information in the addendum. It was noted that the application was recommended for approval.</p> <p>Councillors sought clarification about the term "Co living" and its implications. It was explained that it was a recognised accommodation type, purpose-built for rented accommodation, with smaller units than traditional studio apartments.</p> <p>In response to further questions from Members about the number of Co living units, it was confirmed 320 units were proposed.</p> <p>Concerns were raised regarding the adequacy of nine parking spaces for potentially over 400 people. Officers explained that the proposal included a small retail element and promoted a car-free development, with parking spaces reserved for disabled residents.</p> <p>Councillors raised questions about the impact on surrounding areas due to the parking-free scheme and the reduction of retail space. It was clarified that the design of the units aimed to attract longer-term tenants and improve vitality in the town centre.</p> <p>The Committee questioned the allocation of a sizable contribution to Transport for London and its specific use. It was confirmed that the money would be spent on addressing and improving challenges within the bus garage.</p> <p>Councillors requested further information on the fire brigade's standard guidance notice and the environmental impact of the development, specifically the absence of solar panels. Officers explained that the internal specialists had raised no objections and conditions were secured to ensure appropriate measures.</p> <p>Concerns were expressed in relation to the demolition and transportation logistics of the site. It was confirmed that conditions were in place to manage the construction logistics and minimise impact on surrounding businesses and residents.</p> <p>Councillors supported the development but emphasised the importance of managing transportation schemes effectively. Officers assured that the logistics would be managed appropriately.</p> <p>Members expressed support for the development, highlighting its benefits.</p>

	<p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved in accordance with the officer's recommendation and subject to the following:</p> <ul style="list-style-type: none"> - Amendments to Conditions 5 and 7 as detailed in the Addendum Report. - Amendment to Condition 2 to include two drawings omitted as advised in the officer's verbal update. - Stage 2 referral to the Mayor of London - Completion of s106 agreement.
41.	<p>2ND/ 9TH RUISLIP SCOUT GROUP, 18 ST CATHERINES ROAD, RUISLIP - 6039/APP/2024/3226 (<i>Agenda Item 10</i>)</p> <p>Variation of Condition 2 (Accordance with Approved Plans), Conditions 3 (Tree Protection) and 5 (Landscaping) of planning permission ref. 6039/APP/2021/3465 dated 03-03-2022 (Removal of derelict scout hut and storage unit to facilitate the erection of a replacement single storey scout hut building)</p> <p>The minor material amendments include:</p> <ul style="list-style-type: none"> - Changes to accessibility (with external ramp and disabled parking), hard and soft landscaping and external fittings. - Minor change to the building overall positioning on the site. - Fenestration changes on front elevation plan with repositioning of fire exit door. <p>Officers introduced the application which was recommended for approval.</p> <p>Ward Councillor Peter Smallwood had submitted a written representation in support of the application which was read out for the consideration of the Committee Members. Key points highlighted included:</p> <ul style="list-style-type: none"> • Councillor Smallwood registered his interests as a member of the Executive Committee of the 1st/3rd Ruislip Scout Group. • The application was strongly supported as it provided a new home for the 2nd/9th Ruislip Scout Group. • The Group's previous base had been redeveloped into three family homes on Ladygate Lane, making the new facility essential for continuing high-quality scouting. • The proposed building was thoughtfully designed, modest in scale, and sensitive to the surrounding area, including key accessibility features. • The planning amendments were modest and appropriate, with no adverse impact on the surrounding residential character or neighbouring amenity. • The accessibility improvements significantly enhanced the inclusivity of the facility and aligned with local and national planning policies. • Scouting provided young people with invaluable opportunities to develop confidence and skills. • The new hut ensured the 2nd/9th Ruislip Scout Group had a permanent and suitable base to thrive in the future. <p>Members were in support of the proposal and raised no objections. The officer's recommendation was moved, seconded and, when put to a vote, unanimously approved.</p>

	RESOLVED: That the application be approved in accordance with the officer recommendation.
	The meeting, which commenced at 7.00 pm, closed at 9.45 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services - Email: democratic@hillington.gov.uk on . Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Planning Committee Report Part 1:

Standard Information for
Members - Applicable to All
Applications on the Agenda



Contents

Section Ref.	Content	Page
1. Statutory Planning and Human Rights Considerations		
1.1	Development Plan	3
1.2	Equality Act	3
1.3	Human Rights	4
1.4	Development in Conservation Areas	4
1.5	Development Affecting Listed Buildings	5
2. Other Relevant Information for Members		
2.1	Five Year Housing Land Supply	5
2.2	Planning Appeals / Risk of Costs Award Against the Council	5
2.3	Use of Planning Conditions	6
2.4	Planning Obligations	6
2.5	Community Infrastructure Levy (CIL)	7
2.6	Environmental Impact Assessment	8

Part 1: Statutory Planning and Human Rights Considerations

1.1 Development Plan

- 1.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 1.1.2 The development plan for the London Borough of Hillingdon consists of the following documents:
- [Hillingdon Local Plan Part 1: Strategic Policies \(2012\)](#)
 - [Hillingdon Local Plan Part 2: Development Management Policies \(2020\)](#)
 - [Hillingdon Local Plan Part 2: Site Allocations and Designations \(2020\)](#)
 - [The West London Waste Plan \(2015\)](#)
 - [The London Plan \(2021\)](#)

1.2 Equality Act

- 1.2.1 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.
- 1.2.2 The requirement to have due regard to the above goals means that Members should consider whether persons with 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 considered 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 the circumstances.

1.3 Human Rights

1.3.1 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:

- Article 8: Right to respect for private and family life.

Everyone has the right to respect for his private and family life, his home and his correspondence. This right embodies the right to a name, the right to change one's civil status and to acquire a new identity, and protection against telephone tapping, collection of private information by a State's security services and publications infringing privacy. This right also enables Members of a national minority to have a traditional lifestyle.
- Article 1 of the First Protocol: Protection of property.

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
- Article 14: Prohibition of discrimination.

The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

1.3.2 Members must be aware of the rights contained in the Convention (particularly those set out above) when making any planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate. Members must, therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

1.4 Development in Conservation Areas

1.4.1 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, in determining applications affecting conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. This statutory duty needs to be considered alongside relevant heritage policies contained in the National Planning Policy Framework and local plan.

1.5 Development Affecting Listed Buildings

- 1.5.1 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, in determining applications affecting a listed building or its setting, to “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”. This statutory duty needs to be considered alongside relevant heritage policies contained in the National Planning Policy Framework and local plan.

Part 1: Other Relevant Information for Members

2.1 Five Year Housing Land Supply

- 2.1.1 Land supply is a key part of planning and links plan policies and sites with actual delivery. The need to demonstrate a 5yr rolling supply of sites, known as 5yr housing land supply (5YHLS), is an embedded part of the planning system.
- 2.1.2 When councils are unable to demonstrate a 5YHLS the National Planning Policy Framework 2023 (NPPF) presumption in favour of sustainable development - the so-called ‘tilted balance’ - is engaged. NPPF paragraph 11 (d) ii states that in these circumstances the development plan policies most important for determining the application are to be treated as out-of-date. Therefore, where the presumption applies, planning permission should be granted unless:
1. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 2. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 2.1.3 Hillingdon Council is currently able to demonstrate a 5yr supply of deliverable housing sites. Therefore, the ‘tilted balance’ is not engaged.

2.2 Planning Appeals / Risk of Costs Award Against the Council

- 2.2.1 Members should be aware that in the event of an appeal, local planning authorities are at risk of an award of costs if they behave unreasonably with respect to the substance of the matter under appeal. For example, by

unreasonably refusing or failing to determine planning applications, or by unreasonably defending appeals.

- 2.2.2 A further example includes imposing a condition that is not necessary, relevant to planning and to the development, enforceable, nor precise or reasonable in all other respects (and thus does not comply with NPPF guidance on planning conditions and obligations). It should be noted that planning conditions can be appealed.
- 2.23 Another example includes failing to substantiate each reason for refusal on appeal. Therefore, should members determine to refuse an application (contrary to officer recommendation for approval) planning reasons for refusal should be provided.

2.3 Use of Planning Conditions

- 2.3.1 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.
- 2.3.2 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.

2.4 Planning Obligations

- 2.4.1 Policy DMCI 7 of the Hillingdon Local Plan: Part 2 (2020) states that whilst infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL), planning obligations will be sought on a scheme-by-scheme basis. Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.
- 2.4.2 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 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.
- 2.4.3 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.

- 2.4.4 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).

2.5 Community Infrastructure Levy (CIL)

- 2.5.1 The Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers undertaking new building projects in their area. The Community Infrastructure Levy (CIL) is a charge collected from new developments.
- 2.5.2 The CIL applies to all proposals that add 100 square metres of new floorspace or an extra dwelling. This includes bringing a vacant building back into use. The amount to pay is the increase in floorspace (m²) multiplied by the rate in the CIL charging schedule plus indexation.
- 2.5.3 The money raised from the Community Infrastructure Levy pays for the infrastructure required to support development. This includes transport schemes, flood defences, schools, health and social care facilities, parks, open spaces and leisure centres.
- 2.5.4 The London Borough of Hillingdon adopted its [CIL Charging Schedule](#) on 10 July 2014 and it is applied to new developments in the borough since 1 August 2014. The use types that are charged borough CIL is large format retail development (greater than 1,000sqm) outside of designated town centres; offices; hotels; residential dwellinghouses; and industrial storage and distribution.
- 2.5.5 The Mayor's CIL (MCIL)
- The Mayor's CIL applies to all qualifying developments approved on or after 1 April 2012. Hillingdon Council is a CIL collecting authority for the Mayor of London.
- 2.5.6 The Mayoral CIL 1 (MCIL 1) rate was £35 per sqm plus indexation and is used by the Mayor of London to fund the delivery of Crossrail.
- 2.5.7 For planning permissions granted from 1 April 2019, the Mayoral CIL 2 (MCIL 2) rate of £60 per square metre plus indexation applies. This rate may also apply to some phased planning permissions granted before then.

2.6 Environmental Impact Assessment

- 2.6.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) requires that an Environmental Impact Assessment (EIA) is undertaken, and an Environmental Statement (ES) produced for certain developments.
- 2.6.2 EIA is a procedure which serves to provide information about the likely significant effects of a proposed project to inform the decision-making process and whether the project should be allowed to proceed, and if so on what terms.
- 2.6.3 An overview of the EIA process is provided as part of government's [Planning Practice Guidance](#). An EIA is normally only necessary for a small proportion of projects.
- 2.6.4 An EIA Screening Opinion can be obtained from the council to determine whether a proposed development needs an EIA. Once it has been determined that an EIA is required, an EIA Scoping Opinion can be obtained from the Local Planning Authority to provide advice on the scope and content of the Environmental Statement (ES).

Report of the Head of Development Management and Building Control Planning Committee Report

Case Officer: Katherine Mills	20345/APP/2024/3156
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Date Application Valid:	27.12.24	Statutory / Agreed Determination Deadline:	21.05.25
Application Type:	Householder	Ward:	Ickenham & South Harefield

Applicant: **Mr Gulbir Dhillon**

Site Address: **155 Swakeleys Road, Ickenham**

Proposal: **Erection of a part single storey, part two storey rear extension, a first-floor side extension, and front porch following demolition of existing porch and conservatory. Conversion of roof space into habitable use to include a rear dormer, 1 rear facing roof light and 1 x front facing roof light. Removal of two existing chimneys. Conversion of garage to habitable use including amendments to fenestration.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission is sought for the erection of a part single storey, part two storey rear extension, a first-floor side extension, and a front porch following demolition of the existing porch and rear conservatory. It is also proposed to convert the roof space into habitable use to include a rear dormer, one rear facing roof light and one front facing roof light, and to remove two existing chimneys. Lastly, it is proposed to convert the existing integral garage to habitable use including amendments to the fenestration.
- 1.2 The proposed development is considered to comply with the objectives of the relevant planning policies and the proposal would not give rise to any significant harm to the character and appearance of the application property or to the character and appearance of the immediate street scene and surrounding area.
- 1.3 The proposal would have an acceptable impact on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects.
- 1.4 A significant material consideration is planning permission ref. 20345/APP/2021/1037 that was granted on 5 August 2021 for the same proposal. The timescale for commencing this development was before 5 August 2024 as required by Condition 1. Consequently, this planning permission has lapsed, hence the submission of this application under consideration. The submitted drawings are the same to this lapsed permission, and the relevant planning policies remain the same. Whilst due regard has been given to local residents' objections, including the petition against the application, it is concluded that this resubmitted proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
- 1.5 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site comprises a detached dwelling located on the southern side of Swakeleys Road.
- 2.2 153 Swakeleys Road is located along the eastern site boundary. A pedestrian route is located along the western site boundary, beyond which is located 157 Swakeleys Road. To the south, the rear of the site backs onto the rear garden of

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

17 Vinlake Avenue. 136 and 138 Swakeleys Road are located to the north, on the opposite side of the road.

- 2.3 The application site is located within Tree Preservation Order 299. The road in front of the property is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon.
- 2.4 The surrounding area is residential in character comprising of two-storey, semi-detached and detached dwellinghouses of a similar style and age to the application property. The site lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
- 2.5 The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings.

Figure 1: Location Plan (application site edged red)

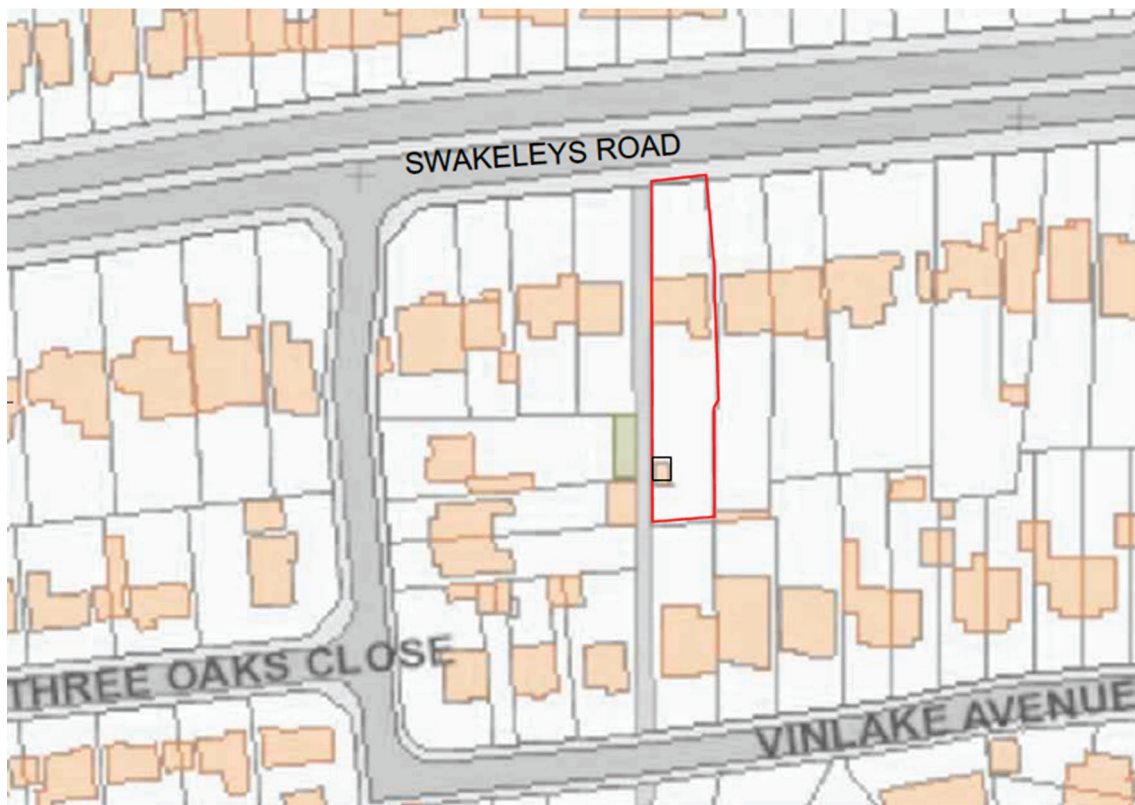
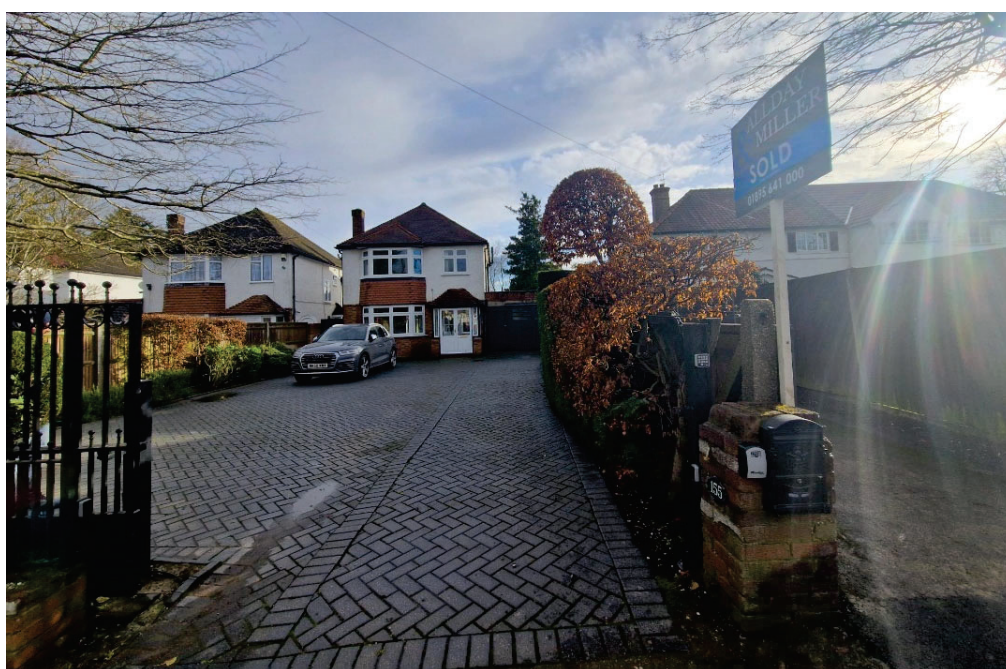
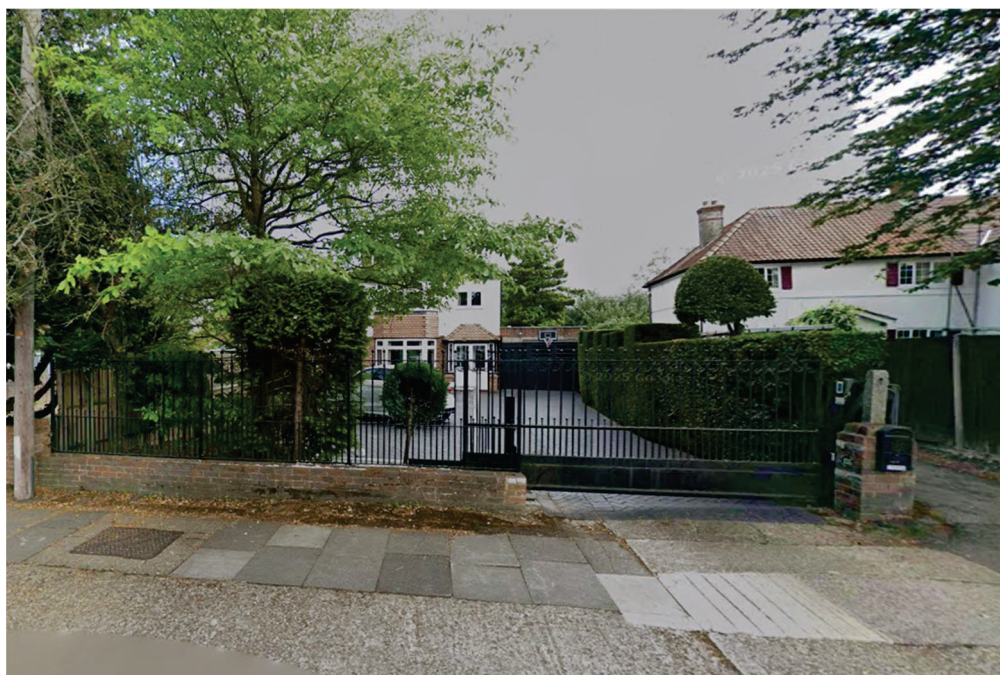


Figure 2: Street View Image of the Application Property



3 Proposal

- 3.1 Planning permission is sought for the erection of a part single storey, part two storey rear extension, a first-floor side extension, and a front porch following demolition of the existing porch and rear conservatory. The conversion of the roof space into habitable use is also proposed, to include a rear dormer, one rear facing rooflight and one front facing rooflight. It is also proposed to remove two existing

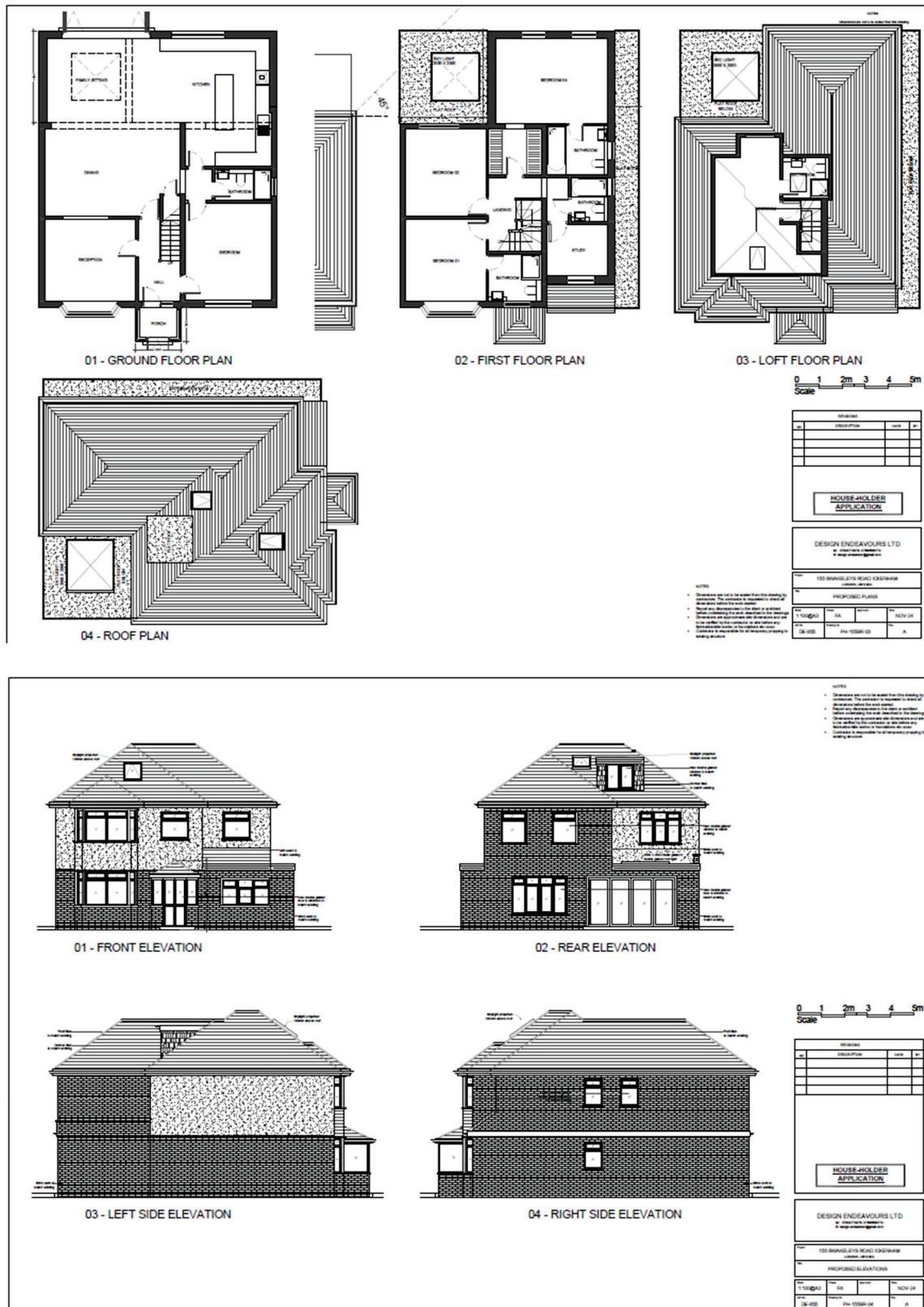
Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

chimneys and the conversion of the existing integral garage to habitable use including amendments to the fenestration.

- 3.2 The existing 3.22m deep, 3.8m wide and 3.45m high rear conservatory would be demolished and replaced with the proposed rear extension. The proposed rear extension would be 4m deep at ground floor level and would extend the full width of the property. The ground floor rear extension would have a 2.85m high flat roof with a rooflight and a 0.45m high parapet on the eastern side elevation. The first floor of the proposed rear extension would be 4m deep and 5.55m wide. The first-floor rear extension would be set in 1.05m from the ground floor western side elevation and 3.8m from the ground floor eastern side elevation. The pitched roof above the first-floor rear extension would be set 0.38m below the main roof ridge and would match the existing eaves height. The proposed materials would match the existing materials. The proposed rear extension would provide a family sitting room and kitchen on the ground floor and a bedroom on the first floor.
- 3.3 The proposed first floor side extension would be 2.98m wide and set in 1.05m from the ground floor side elevation and would be set back 1m from the ground floor front building line. The proposed pitched roof would match the existing eaves height, and the roof would match the existing roof ridge height before a decrease in height to match the roof height of the proposed first floor rear extension. The proposed first-floor side windows are obscure glazed and non-opening below 1.8m from finished floor level. This would be secured by condition. The proposed materials would match the existing materials. The proposed first floor side extension would provide a study, a bathroom and an ensuite bathroom.
- 3.4 The existing 0.985m deep and 2.4m wide porch with a 3.2m high pitched roof and 2.38m high eaves height would be demolished. This is proposed to be replaced by a front porch that measures 1.5m deep and 2m wide with a 3m high pitched roof and 2.38m high eaves. The proposed front porch would be set in 4.17m from the existing eastern and western side elevations.
- 3.5 The proposed conversion of the roof space into habitable use would include a rear dormer, one rear facing roof light and one front facing roof light. Two existing chimneys would also be removed. The proposed rear dormer would be 2.034m wide and 1.99m deep with a 1.4m high flat roof. The proposed rear dormer would be set in 0.6m below the main roof ridge and 0.5m above the eaves. The proposed materials would match the existing materials. The proposed roof conversion would provide a bedroom with ensuite shower room.
- 3.6 The existing integral garage is proposed to be converted to habitable use including amendments to the fenestration. The existing garage doors on the front elevation are proposed to be removed and replaced with a window and brickwork to match the existing dwelling. A new window would be provided on the side elevation. The converted garage would provide a bedroom and ground floor shower room.

Figure 3: Proposed Plans and Elevations (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 20345/APP/2021/1037 - Part two storey, part single storey side/rear extension, conversion of roof space to habitable use to include a rear dormer and 3 rooflights and conversion of garage to habitable use with alterations to front elevation - Approved on 5 August 2021.
- 4.3 Significantly, the current planning application is the same size, scale and design as the development approved under Planning Permission ref: 20345/APP/2021/1037 (dated 5 August 2021). This permission required the approved development to have commenced by 5 August 2024. The development has not commenced, contrary to this condition. Consequently, this application has been submitted seeking a new planning permission.
- 4.4 Notwithstanding this expired permission, which is a material consideration, the proposed development sought under this current planning application has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history.

Figure 4: Approved Plans - Planning Permission Ref: 20345/APP/2021/1037

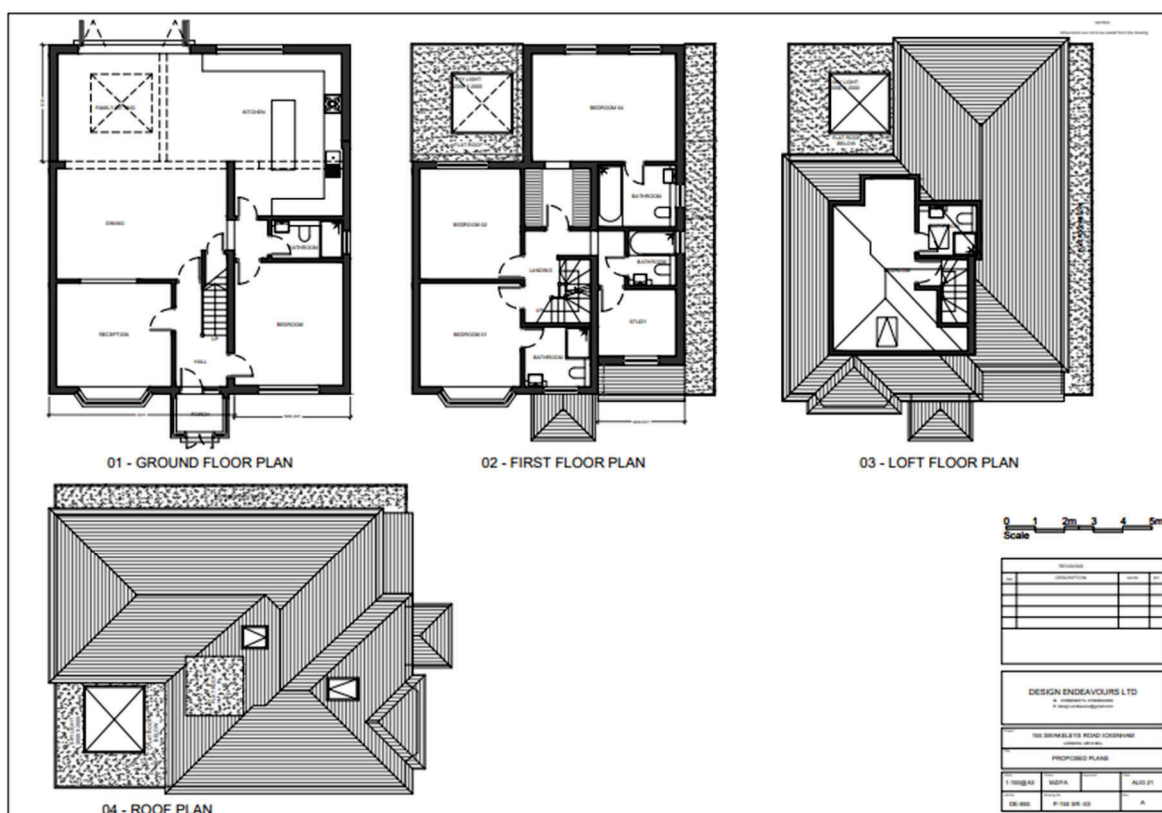


Figure 5: Approved Elevations - Planning Permission Ref: 20345/APP/2021/1037



5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 Consultation letters were sent to six local owners/occupiers and the Ickenham Residents Association, with the consultation period expiring on 30 January 2025. Six representations from four neighbouring residences were received in objection to the proposal. In addition, one petition with 38 signatories has been received, objecting to the proposal.
- 6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 38 valid signatures has been received against the application.	1. Oversized development for the plot and would dominate the street scene.	Discussed at paragraphs 7.9 – 7.18 of this report.
	2. Two-storey side/rear extension affecting light, space and natural environment.	Discussed at paragraphs 7.23 - 7.26, 7.31 and 7.36 of this report. Amended block plans have been provided with 45-degree lines.
	3. Development would set a precedent for similar proposals and erode the character of the community.	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history, and the impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.19 of this report.
6 letters of objection have been received.	i) Excessive size, overdevelopment of the site & would set a precedent which is creeping into Ickenham.	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history, and the impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.19 of this report.
	ii) Other rear extensions in the area are single storey.	The proposed development has been

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

		assessed against relevant policies of the Hillingdon Local Plan, site context and planning history, and the impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.19 of this report.
	iii) Side and rear extension would exceed the rules on permitted volume size.	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history, and the impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.19 of this report.
	iv) Impact on daylight/space/natural environment from size/overshadowing.	The impact of the proposed development on the residential amenity of neighbouring properties has been discussed at paragraphs 7.20 – 7.29 of this report.
	v) Impact on character and appearance of the surrounding area.	The impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.19 of this report.
	vi) Concern over size/purpose of rear	The plans submitted with the application do not indicate that the proposed

	extension as non-incidental.	rear extension would be sub-divided and used as separate accommodation or for other non-incidental purposes.
	vii) Loss of privacy/overlooking from added height and new upper-floor windows.	The impact of the proposed development on the residential amenity of neighbouring properties has been discussed at paragraphs 7.2 – 7.19 of this report. A condition has been included to obscure-glaze side elevation upper floor side windows.
	viii) Possible increase in surface water drainage/potential flooding issues.	Technical construction matters concerning drainage are addressed through the Building Regulations process which is separate from the planning process. Notwithstanding this, as the road in front of the property is located within the Flood Map for Surface Water, an informative advising the applicant that water runoff from the development should be directed to a soakaway, tank or permeable surface shall be added to any consent granted.
	ix) Potential increase in number of vehicles at the property/impact on on-street parking and road safety.	The impact of the proposed development on parking and highway safety has been discussed at paragraphs 7.34 of this report.
	x) Concerns that statutory consultations have not been carried out as letters not received and no site notices were displayed.	Consultation letters were sent to relevant neighbouring properties as per statutory requirements. A site notice for the proposal was not required

		under statutory requirements.
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Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Highways Officer No objection.	Noted.
Trees / Landscape Officer The removal of the existing tree (T5 – Lawson Cypress) is acceptable.	Noted.

7 Planning Assessment

Principle of Development

- 7.1 The proposal is for an extension to an existing residential dwelling. As such, the principle of development is supported by national, regional and local planning policies, subject to the considerations set out below.

Impact on the Character and Appearance of the Area

- 7.2 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.
- 7.3 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.
- 7.4 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling. It also requires that there is no unacceptable loss of outlook to neighbouring occupiers.

- 7.5 Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for rear extensions. Single storey rear extensions on detached houses with a plot width of 5m or more should not exceed 4m in depth. Single-storey extensions with flat roofs should not exceed 3m in height.
- 7.6 Part C of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that side extensions should not exceed half the width of the original property, appear subordinate to the main house and reflect the architectural style of the main building.
- 7.7 Part D of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street.
- 7.8 Part E of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for roof extensions. Roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line. The Council will not support poorly designed or over-large roof extensions. All roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.
- 7.9 The proposed part single storey, part two storey rear extension would not exceed the Council's recommended depth standard set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). Whilst the ground floor element of the proposed rear extension would extend the full width of the application property, the first-floor element would be set in from both ground floor side elevations. The proposed flat roof on the ground floor extension would not exceed the Council's recommended height standard set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). Regarding the proposed parapet wall along the eastern side elevation, whilst the combined height of the flat roof and parapet wall would result in a total height of 3.3m, given the modest increase above the recommended height standard, it is considered that the proposed part single storey rear extension would be acceptable in this instance.
- 7.10 The roof of the proposed first floor rear extension would be set below the main roof ridge and combined with the proposed eaves matching the existing eaves height of the application property, it is considered that the roof form of the proposed first floor rear extension would be acceptable. Overall, it is considered that the proposed part single storey, part two storey rear extension would not appear as an overbearing addition to the rear of the application property and would not cause harm to the character and appearance of the application property and the surrounding area.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

- 7.11 The proposed first floor side extension would be 2.98m wide, would be set in 1.05m from the ground floor side elevation and would be set back 1m from the ground floor front building line. The proposed pitched roof would match the existing eaves height, and the roof would match the existing roof ridge height before a decrease in height to match the roof height of the proposed first floor rear extension. The first-floor side windows would be obscure glazed and non-opening below 1.8m from finished floor level. The proposed materials would match the existing materials.
- 7.12 The proposed first floor side extension would not exceed more than half the existing width of the application property and given the setbacks from the existing ground floor front and side building lines, it is considered that the proposed first floor side extension would be acceptable in regard to width and depth. The proposed roof form over the first-floor side extension would match the property's existing eaves height and given that the roof would not exceed the existing roof ridge height before stepping down to match the proposed first floor rear extension roof, it is considered that the proposed first floor side extension would be acceptable regarding roof form. It is considered that the proposed first floor side extension would not appear as an overbearing addition to the application property and would not cause harm to the character and appearance of the application property, the immediate street scene and the surrounding area. The proposed side windows would match the design and proportions of the existing windows and would be in keeping with the character and appearance of the property.
- 7.13 The existing 0.985m deep and 2.4m wide porch with a 3.2m high pitched roof and 2.38m high eaves would be demolished and replaced by the proposed front porch. The proposed front porch would be 1.5m deep and 2m wide with a 3m high pitched roof and 2.38m high eaves. The proposed front porch would be set in 4.17m from the existing eastern and western side elevations.
- 7.14 Given the modest depth and width, the modest roof height which would be lower than the existing front porch roof height, that the proposed eaves would be the same height as the existing eaves and the set ins from the side elevations, it is considered that the overall size and scale of the proposed front porch would be acceptable. It is therefore considered that the proposed front porch would not cause harm to the character and appearance of the application property, the street scene and the surrounding area.
- 7.15 The proposed conversion of the roof space into habitable use would include a rear dormer, one rear facing roof light and one front facing roof light. Two existing chimneys would be removed. The proposed rear dormer would be 2.034m wide and 1.99m deep with a 1.4m high flat roof. The proposed rear dormer would be set down 0.6m below the roof ridge and 0.5m above the eaves. The proposed materials would match the existing materials.
- 7.16 Given the overall depth and width of the rear dormer and that it would be sufficiently set down from the roof ridge, set in from the eaves and sides of the roof, it is considered that the proposed rear dormer would appear as a subordinate addition to the application property. The proposed rooflights would be acceptable

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

regarding size and location on the front and rear roof slopes. The proposed rear dormer and roof conversion would therefore not cause harm to the character and appearance of the application property or to the character and appearance of the immediate street scene and the surrounding area. Whilst two existing chimneys on the existing eastern side roof slope would be removed, given that there are other properties within the street scene without chimneys, it is considered that the proposed chimney removal would not be out of keeping with the character and appearance of the immediate street scene and the surrounding area.

- 7.17 The existing integral garage would be converted to habitable use including amendments to fenestration. The existing garage doors on the front elevation would be removed and replaced with a front facing window and brickwork to match the existing dwelling. A new window is proposed on the side elevation.
- 7.18 It is considered that the replacement of the garage doors with a front facing window and matching brickwork would be acceptable in design and would not have a detrimental impact on the character and appearance of the application property, the immediate street scene and the surrounding area. The proposed front facing window and proposed side window would match the design and proportions of existing windows and would be in keeping with the character and appearance of the property.
- 7.19 The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and the National Planning Policy Framework.

Residential Amenity

- 7.20 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that new developments should not result in loss of privacy, overlooking and loss of sunlight and daylight.
- 7.21 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extensions of dwellings do not result in an unacceptable loss of outlook to neighbouring occupiers.
- 7.22 The neighbouring residences most likely affected by the proposal are 153 Swakeleys Road (to the east of the site) and 157 Swakeleys Road (to the west of the site). No other properties are considered potentially impacts due to the separation distances from the proposed extensions.

Potential Impact on 153 Swakeleys Road

- 7.23 153 Swakeleys Road is located along the eastern site boundary. Given the policy compliant depth along the shared site boundary, the modest ground floor flat roof/parapet height, the first floor set in from the shared site boundary, that the first floor would not extend into the 45 degree line from 153 Swakeleys Road, and that no side windows are proposed, it is considered that the proposed part single

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

storey, part two storey rear extension would not impact on the residential amenity of 153 Swakeleys Road through the loss of light, privacy, overlooking or overbearing form. The proposed first floor side extension would be located on the opposite side of the property and would not extend beyond the proposed rear building line and so would not impact on the residential amenity of 153 Swakeleys.

- 7.24 The proposed front porch would be modest regarding depth and width, with a pitched roof height less than the existing front porch (to be demolished). In combination with the 4.17m set in from the eastern side elevation, there would not be an impact on the residential amenity of 153 Swakeleys Road through the loss of light or overbearing form. The existing garage is located on the opposite side of the property and given that the proposed garage conversion would not involve increasing the width of the application property and would not encroach outside the application property's site boundaries, the proposed garage conversion would not have an adverse impact on the residential amenity of 153 Swakeleys Road.

Potential Impact on 157 Swakeleys Road

- 7.25 A public pedestrian route is located along the western site boundary, beyond which is located 157 Swakeleys Road. Given the policy compliant depth along the shared site boundary, the policy compliant flat roof height, the first floor set in from the shared site boundary, that the first floor would not extend into the 45 degree line from 157 Swakeleys Road, and that the first floor side windows would be obscure-glazed and high level opening, it is considered that the proposed development would not impact on the residential amenity of 153 Swakeleys Road through the loss of light, privacy, overlooking or overbearing form. Additionally, the existing pedestrian route would provide a degree of separation between the two properties.
- 7.26 The proposed first floor side extension would be set in 1.05m from the existing ground floor side elevation and given the existing pedestrian route between the application property and 157 Swakeleys Road, there would be a separation distance of approximately 6.48m between the proposed first floor side extension and the neighbouring property. It is considered that the proposed first floor side extension would not impact on the residential amenity of 157 Swakeleys Road through the loss of light or overbearing form. The proposed first floor side windows would be obscure glazed and non-opening below 1.8m from finished floor level to prevent loss of privacy and overlooking of 157 Swakeleys Road. This would be secured by way of a condition on any consent granted.
- 7.27 The proposed front porch would be modest in regard to depth and width, with a pitched roof height less than the existing front porch (to be demolished) and given the 4.17m set in from the existing western side elevation and the existing pedestrian route between the two properties, would not impact on the residential amenity of 157 Swakeleys Road through the loss of light or overbearing form.
- 7.28 Although the existing garage is proposed to be converted into habitable use, this would not involve increasing the width of the application property and would not encroach outside the application property's site boundaries. The proposed garage

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

conversion would therefore not have an adverse impact on the residential amenity of 157 Swakeleys Road. Whilst a new window would be proposed on the ground floor side elevation facing 157 Swakeleys Road, this would serve a WC and shower room and is recommended to be conditioned to be obscure glazed and high opening to prevent any mutual loss of privacy and overlooking between the application site and 157 Swakeleys Road. The boundary treatment and interceding pedestrian route would also ensure that there is no loss of privacy to 157 Swakeleys Road.

- 7.29 The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

External Amenity Space

- 7.30 Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.
- 7.31 The application site has a large rear garden of approximately 387sqm. The proposed extensions to the application property would not result in a significant loss of rear garden and so would comply with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Outlook/Light to Proposed Habitable Rooms

- 7.32 It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with the local plan.

Highways and Parking

- 7.33 Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that development proposals must ensure they provide safe and efficient vehicular access to the highway network and do not contribute to the deterioration of the safety of all road users and residents. Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).
- 7.34 The application site has a driveway and a substantial parking area at the front of the site, along with an existing garage. Whilst the existing garage would be converted into habitable use, given that the existing parking provision at the front of the site would be retained, it is considered that acceptable parking provision would be provided on the site and so would not impact on the local highway. The

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

proposal is thereby in accordance with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Impact on Tree Preservation Order (TPO) 299

- 7.35 Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments retain and enhance existing landscaping and trees, particularly trees of merit, and requires landscape schemes to be appropriate to the character of the area.
- 7.36 The application site is located within TPO 299. An Arboricultural Impact Assessment Report, Tree Constraints Plan (Drawing Ref: EAS-210 TCP) and Tree Protection Plan (Drawing Ref: EAS-210 TPP) have been submitted with the application. An existing tree (T5 - Lawson Cypress) along the western site boundary would be removed to facilitate the proposed development. It is noted the tree to be removed is not itself a Protected Tree. Subject to compliance with the tree protection measures (including protective fencing) set out in the submitted Arboricultural Impact Assessment Report and the Tree Protection Plan (Drawing Ref: EAS-210 TPP), to be secured by way of a condition on any consent granted, it is considered that the proposed development would not cause harm to retained trees within the application site and TPO 299. The proposal would thereby comply with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Drainage/Flood Risk

- 7.37 Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide appropriate management of flood risk.
- 7.38 The road in front of the property is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. An informative advising the applicant that water run off should be directed to a soakaway, tank or permeable surface would be added to any consent granted.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

20345/APP/2024/3156

Appendix 1: Recommended Conditions and Informatives

Conditions

1. HO1 Time Limit

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

REASON

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

2. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Ref:

PH-155SR-01 Rev B Site Location Plan, Existing & Proposed Block Plan

PH-155SR-02 Existing Floor Plans, Roof Plan and Elevations

PH-155SR-03 Proposed Floor Plans and Roof Plan

PH-155SR-04 Proposed Elevations

EAS-210 TCP Tree Constraints Plan

EAS-210 TPP Tree Protection Plan

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), and the London Plan (March 2021).

3. HO4 Materials

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

REASON

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

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be

constructed in the walls of the development hereby approved facing 153 and 157 Swakeleys Road.

REASON

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

5. HO6 **Obscure Glazing**

The ground floor and first floor windows on the side elevation facing 157 Swakeleys Road shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6. HO9 **Tree Protection**

The development hereby approved shall be carried out in accordance with the Tree Protection Plan and Methods detailed in the approved Arboricultural Impact Assessment Report prepared by Enviroarb Solutions (dated 10 December 2024, ref. EAS-210).

Tree protection fencing shall be erected in accordance with the details set out in the Arboricultural Impact Assessment Report (dated 10 December 2024, ref. EAS-210) and the Tree Protection Plan (Drawing Ref: EAS-210 TPP).

Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies G5, G6 and G7 of the London Plan (March 2021).

Informatives

1. 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.

2. I47 Damage to Verge - For Council Roads:

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

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

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

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a

private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

3.

The road in front of the property is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from the site entering the sewers. No drainage to support the extensions should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

4. 12 **Encroachment**

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

Appendix 2: Relevant Planning History

20345/A/82/0109 155 Swakeleys Road Ickenham

Householder development - residential extension(P)

Decision: 01-03-1982 Approved

20345/APP/2021/1037 155 Swakeleys Road Ickenham

Part two storey, part single storey side/rear extension, conversion of roofspace to habitable use to include a rear dormer and 3 rooflights and conversion of garage to habitable use with alterations to front elevation

Decision: 05-08-2021 Approved

20345/APP/2021/3751 155 Swakeleys Road Ickenham

Part two storey, part single storey side/rear extension, single storey front extension and front entrance porch, conversion of roofspace to habitable use to include a rear dormer and 3 rooflights and conversion of garage to habitable use .

Decision: 30-11-2021 Refused

20345/APP/2021/383 155 Swakeleys Road Ickenham

Proposal is for 6m rear extension.

Decision: 04-02-2021 No Further
Action(P)

20345/APP/2021/4364 155 Swakeleys Road Ickenham

Erection of a single storey outbuilding to use as an indoor swimming pool, gym and game facility ancillary to the main use of the house.

Decision: 24-01-2022 Refused

20345/APP/2022/1529 155 Swakeleys Road Ickenham

Erection of outbuilding with pitched roof.

Decision: 04-07-2022 Refused

20345/APP/2024/3228 155 Swakeleys Road Ickenham

Erection of an outbuilding (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 13-02-2025 **Approved**

Appendix 3: List of Relevant Planning Policies

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
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards
NPPF12	NPPF 2021 - Achieving well-designed places

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Report of the Head of Development Management and Building Control Planning Committee Report

Case Officer: Emilie Bateman	8905/APP/2024/2478
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Date Application Valid:	16.09.24	Statutory / Agreed Determination Deadline:	09.06.25
Application Type:	Full	Ward:	Ickenham and South Harefield

Applicant: **Mr Soni**

Site Address: **90 Long Lane**

Proposal: **Demolition of the existing detached, single dwelling and the erection of a building consisting of 4 no. three-bed flats and 5 no. two-bedroom flats, with associated parking and amenities.**

Summary of Recommendation: **REFUSE planning permission**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

REFUSE planning permission for the reasons specified in Appendix 1.

1 Executive Summary

- 1.1 Full planning permission is sought for the demolition of the existing detached dwelling and the erection of a new building comprising 4 three-bedroom flats and 5 two-bedroom flats, with associated parking and amenities.
- 1.2 The application is presented to Planning Committee following the receipt of three petitions: one in support of the scheme and two objecting to it.
- 1.3 A previous application for a similar development (ref: 8905/APP/2023/2419) was refused by the Planning Committee in April 2024, citing six reasons for refusal summarised as follows:
 - Inappropriate housing mix;
 - Harmful impact on character and appearance;
 - Adverse effects on neighbouring amenity;
 - Highway safety concerns;
 - Loss of valuable trees; and
 - Inadequate Fire Safety information.
- 1.4 The current application seeks to address these previous reasons for refusal. Notably, the proposed housing mix now includes 4 three-bedroom units capable of supporting family living, aligning with the Hillingdon Local Plan, the London Plan, and the National Planning Policy Framework (NPPF). However, despite minor amendments to the design, the siting, scale, width, and massing, the overall design of the proposed building would continue to result in a harmful impact on the character, appearance, and visual amenities of the street scene and the setting of the Ickenham Village Conservation Area. The public benefits offered would not outweigh the identified 'less than substantial harm' to the Conservation Area.
- 1.5 In terms of neighbouring amenity, whilst daylight and sunlight impacts have been adequately addressed, the proposal would still result in an unacceptable sense of enclosure and loss of outlook for adjoining occupiers, due to the building's height, depth, and bulk.
- 1.6 Highways concerns raised previously have been satisfactorily resolved. The revised access arrangements ensure both vehicular and pedestrian safety, and sufficient on-site parking provision is also proposed. With respect to trees, the current scheme now retains the previously identified high-value Category A and B trees. The Council's Trees and Landscaping Officer has welcomed these amendments, and the previous reason for refusal on these grounds has been overcome.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

- 1.7 The proposal would provide acceptable living accommodation and sufficient outdoor amenity space for future residents. Furthermore, it would achieve a biodiversity net gain of approximately 15% and would retain the verdant character of the site through tree retention and enhanced landscaping.
- 1.8 A Fire Statement has now been submitted. However, it fails to fully meet the requirements of Policy D12 of the London Plan.
- 1.9 Overall, the proposed development fails to fully overcome the previous reasons for refusal. The scheme would result in harm to the character and appearance of Ickenham Village Conservation Area, the streetscene, and the surrounding context, as well as to the amenity of neighbouring occupiers. While the proposal delivers some public benefits, including family-sized housing provision, these benefits do not outweigh the identified harms.
- 1.10 The planning application is therefore recommended for refusal for the reasons set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site is located on the north-western side of Long Lane, some 80m to the north-east of its junction with Swakeleys Drive. It comprises an attractive detached house, set back from the road on a large plot with a deep rear garden.
- 2.2 The subject dwelling along with the majority of the adjoining detached houses to the south-west (Nos. 90 to 98 Long Lane) are of individual architectural design and have a spacious character with large gardens to the rear. The dwellings are set well back from the road, in an informal setting with a staggered relationship to the road frontage. To the northeast, is a flatted development at No. 88 Long Lane and beyond that is the Cardinal Hume Campus of the Douay Martyrs School (which contains a locally listed building). To the southwest is 92 Long Lane, another large two storey dwelling of individual architectural merit set back from the highway with gable features including a front projection and two dormer windows. Dormy House and the rear garden of No. 2 adjoins the rear boundary of the application property.
- 2.3 The character of the area has gained recognition through its inclusion within the Ickenham Village Conservation Area. The application site and the neighbouring property to the rear (known as Dormy House) are also covered by Tree Preservation Orders (TPOs 438 and 482a). The site lies in Flood Zone 1 and has a PTAL rating of 2 (Poor).

Figure 1: Location Plan (application site edged red)



Figure 2: Block Plan

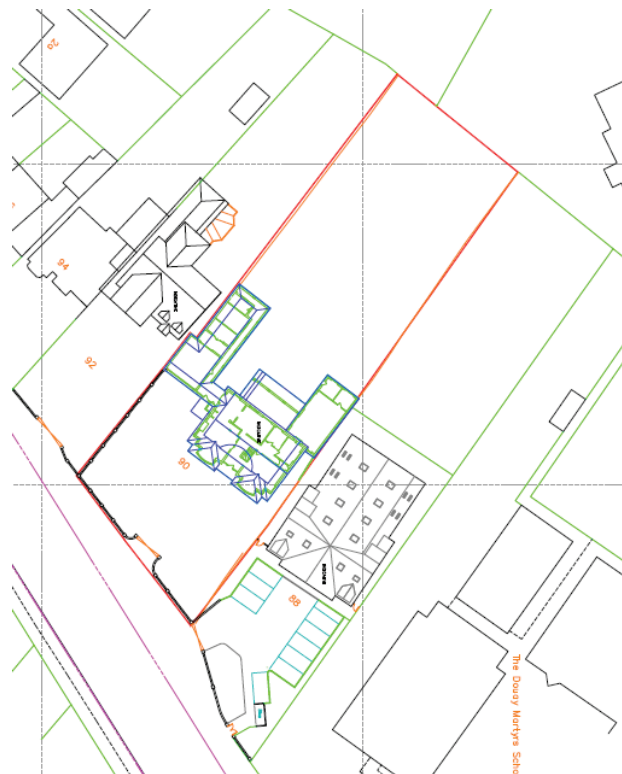


Figure 3: Image of the Application Property



3 Proposal

- 3.1 The application proposes the demolition of the existing detached, single dwelling and the erection of a building consisting of 4 no. three-bed flats and 5 no. two-bedroom flats, with associated parking and amenities.

The application is a resubmission of a previously refused scheme (Planning Committee April 2024 ref. 8905/APP/2023/2419). The main changes from this original submission include:

- Provision of 4 x 3-bedroom units.
- Slight reduction in the depth of the two-storey rear projection (by 1.2m).
- Slight reduction in the width of the building.
- Removal of internal access to rear communal gardens.
- Retention of Category A and B trees to the front of the property.
- Reduction in size of waste storage space.
- Inclusion of storage room along the common boundary with No.92 for equipment storage.
- Repositioning of cycle storage.
- Additional tree planting and fencing (2m height) along the common boundaries with No.88 and 92 Long Lane.

It is noted that during the course of the application process the numbers of three (increased) and two (decreased) bed flats have been corrected in the description, however the total number of units remains the same.

Figure 4: Proposed Block Plan (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 5: Proposed Elevations (please note – larger version of plan can be found in the Committee Plan Pack)

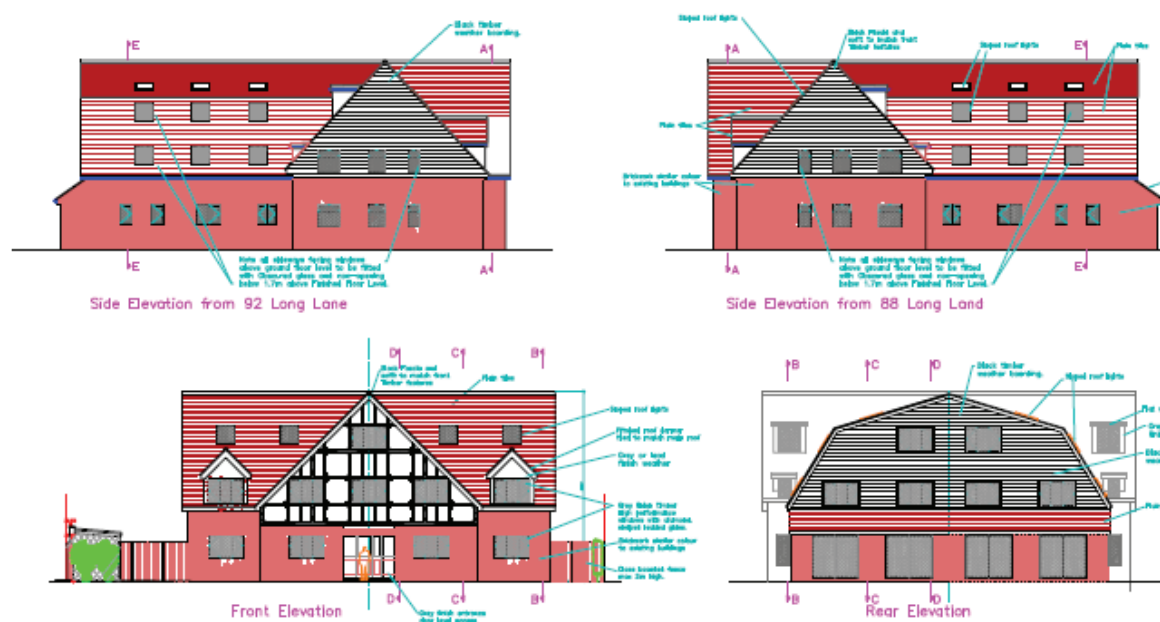
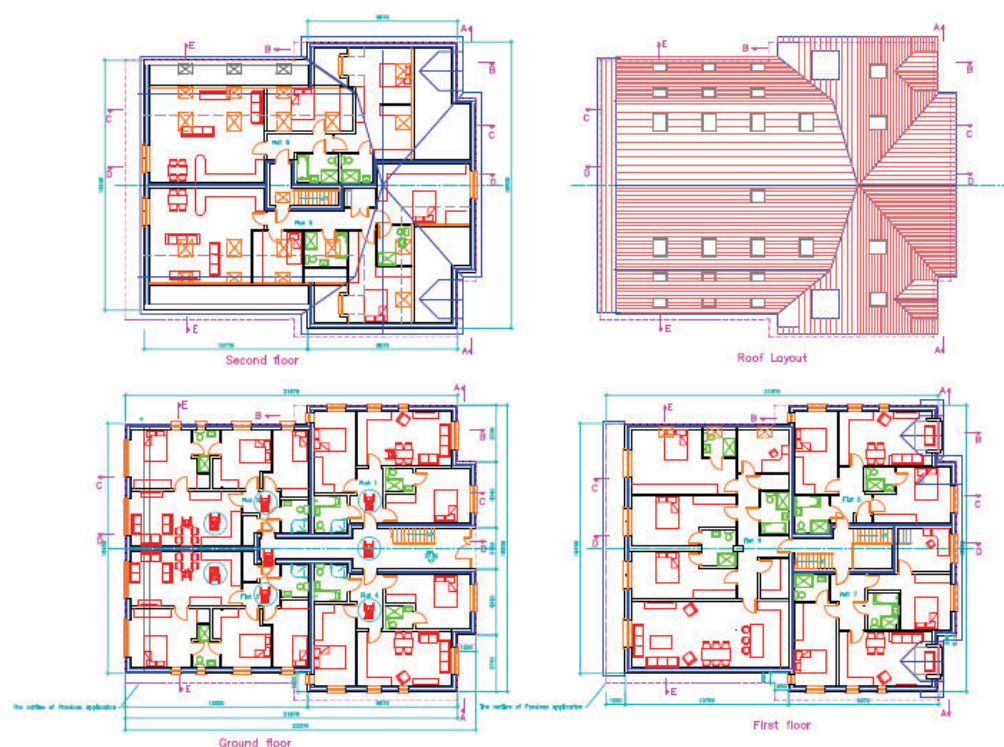


Figure 6: Proposed floor plans (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 Planning application reference 8905/APP/2023/2419 is of particular note, given the similarities. The application was refused in April 2024 (Demolition of the existing detached, single dwelling and the erection of a building consisting of 9 no. two-bedroom flats, with associated parking and amenities) for the following reasons:
 1. The proposed development fails to provide any three or more bedroom (family sized) units. Robust justification has not been provided to demonstrate that the provision of family sized units would be unsuitable or unviable. The proposal would therefore not provide a suitable mix of housing to support sustainable, inclusive and mixed communities contrary to Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy H10 of the London Plan (2021) and the National Planning Policy Framework (2023).
 2. The proposed development, by reason of its siting, size, width, scale, massing and overall design would result in an incongruous visually

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

prominent form of development that would fail to harmonise with the character and architectural composition of the surrounding properties, resulting in a visually dominant building which would be detrimental to the character, appearance and visual amenity of the street scene and the setting of Ickenham Village Conservation Area. The proposal therefore conflicts with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies HC1, D1, D3 and D4 of the London Plan (2021) and the NPPF (2023).

3. Due to its depth, scale, bulk, siting and overall design, the proposed development would have an overbearing impact on the adjoining residents leading to a harmful sense of enclosure and loss of outlook to the residents of Nos 88 and 92 Long Lane. Furthermore, in the absence of a BRE daylight and sunlight assessment the application has failed to demonstrate that the proposed development would not lead to a loss of light or significant overshadowing to both adjoining neighbouring properties. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2023).
4. The proposal would fail to provide acceptable pedestrian, cycle and vehicular access to the application site which due to the increased number of vehicular movements onto a classified road would result in danger and inconvenience which fails to concur with the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies DMT 1, DMT 2 and DMT 6 and Policies T2, T4 and T5 of the London Plan (2021) and NPPF (2023). The application also fails to concur with the Mayor's Transport Strategy which aims to encourage cycling, walking and the use of public transport.
5. The application has failed to justify the need for the layout of development which includes the removal of category A and B value trees. Accordingly, the development would result in adverse and irreversible impacts to landscaping, trees, biodiversity or other natural features of merit, detrimental to the visual amenities of the area and Ickenham Village Conservation Area, contrary to paragraph 136 of the National Planning Policy Framework (2023), Policy G7 of the London Plan (2021), and Policies DMHB 4, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020).
6. The proposal fails to demonstrate through a comprehensive fire statement how the development would achieve the highest standards of fire safety in regard to its design in incorporating appropriate features which reduce the risk to life in the event of a fire, its construction methods, means of escape, strategy of evacuation and providing suitable access and equipment for firefighting appropriate for the size and residential nature of the development. The proposal would therefore be contrary to Policies D5 and

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

D12 of the London Plan (2021) and the National Planning Policy Framework (2023).

The current application seeks to overcome these reasons for refusal.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 18 neighbouring properties were consulted by letter on 30-09-24. The consultation period expired on 11-02-25, following a reconsultation.
- 6.2 It is noted that one representation was received in support of the development, on the basis that the use of the existing dwelling has a detrimental impact on the local area in terms of anti-social behaviour.
- 6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
Two petitions in objection to the application have been received. The first received 31 signatures and the second received 36 signatures bringing the total number of valid signatures to 67.	1. Against the development	Discussed throughout the report.
	2. Ickenham Residents Association wishes the application to be heard at Planning Committee (in the event of an approval).	The recommendation is for refusal, which is in line with the petitioners desired outcome, usually it would not be heard at Planning Committee. However, due to a third petition being received in support, the application will be heard.
A petition was received in support of the application with 26 signatures.	1. The development will provide family-sized dwellings.	Discussed at paragraphs 7.1-7.10
9 objections were received from 6	1. Highways Issues - Congestion and traffic	Discussed at paragraphs 7.51 -7.58

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

neighbouring dwellings.	II. Noise and light pollution	Discussed at paragraphs 7.37 – 7.38
	III. Out of character	Discussed in paragraphs 7.11-7.23
	IV. Overdevelopment	Discussed in paragraphs 7.11-7.23
	V. Precedence	Each application is assessed on its own merits and against the local Hillingdon, London and National Plans.
	VI. Neighbouring amenity concerns	Discussed in paragraphs 7.24-7.40.
	VII. Flooding concerns	Discussed in paragraphs 7.77-7.80. In the event of an approval, Sustainable Urban Drainage measures would be secured by condition.
	III. Anti-social behaviour	It has been noted from the comments received that the site had some alleged previous criminal activity. However, this current application does not propose any illegal activities. In terms of security by design, Officers are satisfied that the scheme would create new units thereby improving the security of the site due to the level of presence and surveillance from windows. This is likely therefore to reduce any potential anti-social behaviour if the site is occupied.
	IX. Concerns regarding trees	Discussed in paragraphs 7.61-7.67.
	X. Impact on infrastructure and services (including schools, sewage etc.)	This is not a material planning consideration for this application. In the event of an approval, Community Infrastructure Levy (CIL) would be applicable.

	XI. Decrease in property values	This is not a material planning consideration.
	XII. Concern with building works and associated vehicle movements, noise and disruptions.	If this application had been recommended for approval, an informative would have been included regarding Control of Environmental Nuisance from Construction Work. Further conditions would also be added regarding construction management.
	III. Foundations raising concern for existing houses and their structures	This is not a material planning consideration.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Ickenham Residents Association</p> <p>Following the refusal of the previous application for this property in 2023, we note a resubmission entered on 16 September 2024, similarly for the demolition of the existing building and the erection of a building containing 9 x 2 bedroom flats. We will be submitting a petition in respect of this application. As you are aware this property is located firmly within the Ickenham Conservation Area. We should therefore be grateful for your confirmation that the application will be scrutinised and have appropriate input from the Design and Heritage Officer particularly in relation to its character assessment within our Conservation Area. We note that few, if any, of the previous reasons for refusal have been addressed in this resubmission and we trust that the planning officer responsible will take those matters into account, notwithstanding the petition submitted by the applicant in favour. Thank you in advance.</p> <p>The application has been amended to 3 no. three-bed flats and 6 no. two-bedroom flats - a significant increase on the no. 9 2 bed flats on the original application. The objections we submitted in our</p>	<p>The points raised by Ickenham Residents' Association have been noted. Material planning considerations are discussed in the following sections of this report.</p>

<p>letters of objection on 30th August 2023 and 8th October still stand, our concerns exacerbated by the increase in number of occupiers. We also submitted a petition against this development as did local residents. We assume these petitions still stand as the application number has not changed. We are concerned that the time limit for comments is very short.</p> <p>We are aware that the Inspectorate had removed the 10% rule allowed for flats in residential roads, but it is worrying to think of the extra traffic and parking involved, should this development go ahead. It is still a larger development than that at 88. There would be a minimum of 9 cars adding to the traffic congestion, which is already extremely high in Long Lane especially given the flat development at no. 88. The Association strongly objects to this application.</p>	
<p>Ministry of Defence</p> <p>Following review of the application documents, the proposed development would be considered to have no detrimental impact on the operation or capability of a defence site or asset. The MOD has no objection to the development proposed.</p>	<p>Noted.</p>
<p>Conservation Officer</p> <p>Given the proposed design hasn't changed from the previous refusal, much of the same design issues as pointed out in the refusal decision notice for 8905/APP/2023/2419 persist. The argument that a building should be larger simply because the plot is larger is invalid, as bulk and massing must respond to the surrounding context, not just plot size.</p> <p>Planning policy prioritises how well a building fits its environment, considering proportion, scale, and impact on the public realm. In this case, the proposal feels overly stretched horizontally, detracting from the vertical emphasis typical of traditional vernacular architecture, which features taller, narrower forms, gable ends, and a pronounced roofline. The wide spacing between windows and the roofline further accentuate this horizontal stretch, undermining the area's vernacular proportions and disrupting its character and scale. It is important to highlight that, while similar to 88 Long Lane, this application omits</p>	<p>Noted.</p>

some of the vernacular features (e.g. weather-boarding, diagonal bracing, and the points made above regarding scale and proportion) that enhance the appearance and character of 88, overall resulting in a facade that, although attempting to echo vernacular forms, feels somewhat dishonest and value-engineered.	
<p>Tree and Landscape Officer</p> <p>The retention of the front Category A and B trees is welcomed. There are some minor concerns with the tree report which can be addressed.</p> <ul style="list-style-type: none"> - Question the structure located below T30. Should it be required, the location should be moved elsewhere on site to reduce the impact on trees. - T10 is within the neighbouring garden. This tree should only be tip pruned rather than crown lifted which would require agreement by the neighbours. - Lastly, T38 should be fitted with a tree guard after construction to ensure it doesn't get knocked by cars manoeuvring within the car park. <p>Otherwise, the tree report is accepted.</p>	<p>Noted. The previous application had refused on loss of valuable trees. The revised plans now demonstrate that these trees would be protected. Whilst concerns raised regarding the positioning of the bin structure and certain works have been advised. This can be secured with a condition if the scheme is considered acceptable.</p>
<p>Access Officer</p> <p>This proposal involving the demolition of a single dwelling house and its replacement with a three-storey building comprising 9 flats has been assessed against the requirements of London Plan policy D7 and H2 with no accessibility concerns raised. A condition is recommended to ensure the ground floor units meet the Technical Requirements set out in Approved Document M of the Building Regulations 2010. A further condition would be secured to ensure the property would provide step free access via all points of entry and exit.</p>	<p>Noted.</p>
<p>Highways</p> <p>The application has been reviewed by the Highway Authority who are satisfied on balance that the</p>	<p>Noted. Following advice from</p>

<p>proposal would not discernibly exacerbate congestion or parking stress and would not raise any measurable highway safety concerns. The revised application has provided further information including a Transport Note and tracking information which addresses the original reason for refusal.</p> <p>The Highways Officer recommends inclusion of conditions relating to provision of secure bicycle parking, electric vehicle charging points and a Construction Management Plan</p>	<p>Highways, there would be no objection nor reason for refusal on this basis.</p>
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7 Planning Assessment

Principle of Development

- 7.1 The National Planning Policy Framework (2024) promotes 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. Both London Plan (2021 - Policy GG4) and the Hillingdon Local Plan (Policy BE1 Part 1 Strategic Policies) seeks to ensure 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.
- 7.2 Policy DMH 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the net loss of existing self-contained housing will be resisted unless the housing is replaced with at least equivalent residential floorspace. It seeks to ensure there is not an overconcentration of flat developments within a street with the policy restricting the number of conversions to no more than ten percent of the properties.
- 7.3 The site is within the settlement limits within an established residential area and the provision of new housing on the site is acceptable in principle, subject to consideration of other factors. The provision of nine dwellings would represent a net increase of eight units that would provide a valuable contribution towards meeting local housing need.
- 7.4 The proposed development would not result in more than ten percent of properties within the area redeveloped into flats. It is noted that there is an existing conversion at the neighbouring property at No 88 Long Lane which received planning permission in 2016 for the existing dwelling to be demolished and replace with flats (ref. 29164/APP/201/4622). In the immediate area, this appears to be the sole property that has been converted to flats in recent years.
- 7.5 A survey of the properties along Long Lane (500m in both directions from the application site) confirms that the majority of properties are dwelling houses, and the level of conversions would be below ten percent. As such it would not lead to

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

an overconcentration of flat developments within the area. The existing property is greater than 120 sq.m in floorspace and although this is being replaced, it would meet that criteria set out for redevelopment of dwellings. Although there would be more than one flat per floor, these are considered suitable quality, and it is designed to provide a high-quality of internal accommodation in accordance with Policy D6 of the London Plan (2021). It is, therefore, considered that the proposal passes the relevant tests set out in Policy DMH 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

- 7.6 There is no objection, in principle, to the creation of additional residential units in this location in land use terms. However, this would be subject to the proposal being in accordance with all relevant planning policies and guidance in the Development Plan.

Housing Mix

- 7.7 Policy H10 of the London Plan (2021) states that applicants and decision-makers should have regard to the need for additional family housing. Family housing is defined within the glossary of the London Plan (2021) and advises that it must generally, be of a size that has three or more bedrooms. The Secretary of State directed changes to Policy H10 to place greater emphasis on the delivery of new family homes, aiming to reduce the displacement of families from London. These changes were reflected in the final version of the London Plan (2021). Similarly, the adoption of the Hillingdon Local Plan: Part 2 (2020) marked a significant shift in housing size mix policy, aligning with the strategic focus on meeting identified housing needs.
- 7.8 Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that new developments should provide a mix of housing sizes that reflect the Council's latest evidence of need, including a clear requirement for larger homes, particularly three-bedroom units, as identified in the Strategic Housing Market Assessment 2016. The proposal is considered to provide an appropriate housing mix, in line with the Council's housing strategy and in compliance with Policy DMH 2 of the Hillingdon Local Plan: Part 2 (2020) and Policy H10 of the London Plan (2021).
- 7.9 As noted above there is established policy in favour of making effective use of sites and optimising the density of development. The proposed development would deliver four three-bedroom units and five two-bedroom units. The existing detached dwelling on the site is a family-sized unit, and the inclusion of three additional family units is therefore welcomed. The overall housing mix is considered acceptable overcoming the previous reason for refusal. It would provide a balanced mix of properties suitable for both families and individuals; whilst providing an uplift of an additional 8 homes which allows for an appropriate increase in the density of development.

Conclusion (Principle)

- 7.10 Overall, the proposal is consistent with both local and regional policies aimed at increasing the supply of family-sized homes. The proposal is supported in principle, subject to compliance with other planning considerations, including design, amenity space, and parking standards.

Design / Impact on the Character and Appearance of the Area

- 7.11 The Planning (Listed Buildings and Conservation Areas) Act 1990, specifically Section 72, places a statutory duty on Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. This requirement is reinforced through national and local planning policy. Paragraph 135 of the NPPF (2024) further emphasises that new developments should be well-designed, visually attractive, and sympathetic to local character and history, while contributing positively to a strong sense of place and ensuring safe, inclusive environments. Policies D1, D3 and D4 of the London Plan (2021) require proposals to respond positively to local context and to deliver high-quality, context-sensitive design. Specifically for heritage assets, Policy HC1 of the London Plan (2021) requires developments to conserve the significance of these assets and their settings.
- 7.12 At the local level, Policy BE1 of the Hillingdon Local Plan: Part One (2012) seeks high quality design that contributes to the character and quality of the local area. More specifically, Policy DMHB 4 of the Hillingdon Local Plan: Part Two (2020) requires that development within or on the edges of Conservation Areas preserves or enhances their character and appearance. Policies DMHB 11 and DMHB 12 further require development to harmonise with local context and to demonstrate a high standard of design through scale, form, detailing and its relationship with surrounding structures and spaces.

Site Context

- 7.13 The application site is located within the Ickenham Village Conservation Area, within a predominantly residential setting. The existing building is an attractive, detached, one-and-a-half-storey dwelling that contributes positively to the character and appearance of both the Conservation Area and the Long Lane street scene. The Douay Martyrs School (Cardinal Hume Campus), which includes a Locally Listed Building, is situated to the north-east of the site. The wider Ickenham area is characterised by spacious, maturely landscaped residential plots, with Long Lane comprising a series of individually designed dwellings that positively contribute to the visual amenities of the street scene.
- 7.14 Whilst architectural styles and designs vary, the prevailing character, particularly around the site, is formed by detached and semi-detached properties occupying large plots with extensive rear gardens. Properties along Long Lane are generally set back from the road behind green verges and mature front gardens, contributing to a distinctive spacious character. The application site retains a

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

large front and rear garden and is well landscaped with mature trees and shrubs, providing a soft, natural screen from the street scene. The existing dwelling is well-proportioned and appropriately sited within the plot.

- 7.15 It is acknowledged that a flatted development at the adjoining site (No. 88 Long Lane) has recently been completed (Ref: 29164/APP/2016/4622). While elements of the current scheme draw some inspiration from this neighbouring development, the proposed building would be significantly wider and bulkier than No. 88. The proposal would result in a building of substantial massing owing to its increased height, width, built form and bulk.

Proposal

- 7.16 The current application seeks permission for the demolition of the existing dwelling and the erection of a two storey plus loft building comprising 9 self-contained residential units. The original scheme (ref. 8905/APP/2023/2419) was refused by the Planning Committee in April 2024, with the design, scale and bulk forming key reasons for refusal. While the applicant has sought to address these concerns through minor reductions — including a 1m reduction in width, a 900mm reduction in the depth of the front element, and a 1.2m set-back of the first and second floors at the rear — these amendments are not considered sufficient to overcome the fundamental concerns previously raised.
- 7.17 The proposed building would measure approximately 19m wide along the front elevation with a height of approximately 10m and a depth of 23.5m at ground floor which steps in by 1.2m at first and second floor. The building would be set in 2.366m to the front common boundary with No 88 and 6.1m from the side with 92 Long Lane.
- 7.18 It is acknowledged that since the previous refusal, the proposed width has been reduced by approximately 1m, the length of front element has been reduced by 900mm, the first and second floor has been reduced in depth by over 1.2m. However, this does not go far enough to address the concerns of the previous refusal. Despite the applicant's comparison in terms of percentage of built area, the development would continue to appear quite imposing due to its size, massing and scale which appears significantly greater than any of the existing buildings within the immediate area. The proposed bulk and massing should respond to the surrounding context, rather than plot size. As a result, the proposed development would appear disruptive and incongruous within the street scene.
- 7.19 A key concern remains the overall scale and bulk of the projecting Dutch-style rear return which would appear disproportionate within the building. This element, by virtue of its depth, height, and width, would dominate the rear elevation and fails to appear as a subservient addition to the main building. The rear projection would extend approximately 12m, which is larger than the depth of the main front building section. Combined with its substantial width, even with a modest set-in of 1.2m on each side, this exacerbates the overall scale and bulk, causing harm to the building's overall design and to the wider Conservation Area. Visually the combination of both the main frontage building and the rear

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

projecting element would be imposing. Whilst, the projecting element would be more visible from flank, and rear viewpoints, given its overall height and width in proximity to the main roof, there would be some visibility also from public vantage points.

- 7.20 The resultant form would appear cramped and overdeveloped compared to the prevailing looser urban grain and development pattern along Long Lane. Although the staggered building line reflects some aspects of the street's character, this would not mitigate the excessive massing, which would be readily visible from both public and private viewpoints. The proposed development would therefore represent a cramped and overly intensive form of development, and a more significant reduction in the size and scale of the building would be necessary to achieve an acceptable form.
- 7.21 The transition in scale between the proposed building and the modest dwelling at No. 92 Long Lane would be abrupt, resulting in a visually obtrusive and awkward relationship that fails to integrate appropriately into the streetscape. The increased footprint, extending beyond the rear of both neighbouring properties, would be clearly perceptible in views along Long Lane, especially given the staggered nature of the building line. Consequently, the development would cause harm to the setting of the Ickenham Village Conservation Area.
- 7.22 In terms of design detailing, whilst the proposal attempts to draw on the neighbouring development by incorporating mock Tudor features to the front elevation, this has been poorly executed. The detailing is basic and lacks the high-quality design expected within the Conservation Area. To the rear, the excessive fenestration and inconsistent window proportions result in an unduly prominent and visually discordant appearance, failing to respect the more restrained, local character. As such, the proposal would detract from the character and appearance of the Conservation Area and fail to preserve or enhance its significance
- 7.23 Overall, the siting, size, width, scale, massing and design of the proposed development would have a detrimental impact on the character, appearance, and visual amenity of the area. The development would fail to preserve or enhance the setting of the Ickenham Village Conservation Area and the public benefits would not outweigh the less than substantial harm, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One – Strategic Policies (2012); Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020); Policies HC1, D3 and D4 of the London Plan (2021); and the National Planning Policy Framework (2024).

Residential Amenity

- 7.24 Paragraph 139 of the NPPF (2024) requires that developments create places that are safe, inclusive, and accessible, promoting health and well-being with a high standard of amenity for both existing and future users, while ensuring that crime, disorder, and the fear of crime do not undermine quality of life or community cohesion. In line with this, Policy DMHB 11 of the Hillingdon Local Plan: Part Two

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

– Development Management Policies (2020) states that development proposals must not adversely impact the amenity, daylight, or sunlight of adjoining properties and open spaces.

- 7.25 To safeguard residential privacy, Paragraph 5.38 of the Local Plan outlines a minimum separation distance of 21 metres between windows of habitable rooms, with greater distances potentially required where there are significant changes in ground levels. Furthermore, Paragraph 5.40 defines outlook as the visual amenity experienced from windows or gardens and requires that proposals avoid creating an increased sense of enclosure or loss of outlook. Paragraph 5.41 reinforces the importance of protecting daylight and sunlight levels for habitable rooms, amenity areas, and public open spaces, requiring assessments to follow the most up-to-date BRE guidelines on site layout planning for daylight and sunlight. Collectively, these policies ensure that new developments respect the amenity of neighbours and deliver high-quality, liveable environments.
- 7.26 The principle neighbouring dwellings to consider are numbers 92 Long Lane, located to the southwest and Number 88 Long Lane which has been replaced with a flatted development to the northeast.

Privacy

- 7.27 The front elevation windows of the proposed development would front Long Lane, maintaining a separation distance of approximately 50 metres from properties opposite. As such, no concerns are raised in relation to overlooking or loss of privacy for those occupiers.
- 7.28 In respect of side windows at ground floor level, no material loss of privacy would arise given the presence of 2m high boundary fencing, which would screen views up to 1.8m. Had the application been recommended for approval, a condition would have been secured requiring first- and second-floor side-facing windows to be fitted with obscure glazing and to be non-opening below 1.8 metres from finished floor level. This would ensure the protection of neighbouring privacy without unduly impacting the quality of accommodation for future occupiers, as the side windows would be secondary windows to habitable rooms. Views from rear-facing windows would broadly replicate the existing situation.

Light and Outlook

- 7.29 The current proposal is supported by a Daylight and Sunlight Assessment, which was not submitted with the previously refused scheme. A total of 34 windows serving neighbouring properties were tested. Two types of daylight assessments were carried out. The Vertical Sky Component (VSC) test found that only four windows would experience minor shortfalls against the recommended daylight standards. These are Window 22 (First Floor, Flat G, 88 Long Lane) and Windows 28, 29, and 30 (Ground Floor Flats A and C, 88 Long Lane). The second daylight test — the No Sky Line (NSL) assessment, which measures the

distribution of daylight within rooms — confirmed that all affected rooms would continue to meet the required standards.

7.30 However, whilst the shortfall in daylight levels to the above windows is outside of BRE recommendations, this does not necessarily mean that the development's impact would be significant or unacceptable. The BRE Guidance represents 'Best Practice Guidance' and it notes that the advice given in the report is not mandatory and "should be interpreted flexibly since natural lighting is only one of many factors in layout design". For example, it is necessary to have regard to whether the affected rooms are dual aspect; whether the windows serve habitable rooms and whether the windows are located close to the boundary of the site.

7.31 Consequently, any window that does not fully achieve the guidance contained within the BRE Report has been considered individually within the submitted Sunlight and Daylight Report to assess their likely significance. Officers agree with the overall assessments contained within the submitted sunlight and daylight report (pp. 17-18) as follows:

- *Window 22 serves the living room / kitchen of Flat G at 88 Long Lane. The proposed development will reduce the proposed VSC to this window marginally below 27% and the proposed level of daylight would be 0.71 times the former. However, Window 22 is a secondary window with Windows 19, 20 and 21 all also serving the same room, two of which will retain a VSC of over 27% and all three with a reduction in daylight that would be considered acceptable. Given this is a secondary window without further impacts to the other windows, it can be concluded that the room will remain well-lit regardless to the impact to this window and therefore any impact to this rooms is considered insignificant.*
- *Windows 28 and 29 serve the living room / kitchen of Flat C at 88 Long Lane. As with the living room / kitchen of Flat G, windows 28 and 29 are secondary windows, with the primary window located at Window 27 which will retain over 36% VSC and will be significantly larger than both window 28 and 29 combined. Consequently, it can be concluded that the room will remain well-lit despite the impact to these two windows and therefore any impact to this rooms is considered insignificant.*
- *Window 30 serves a bedroom to Flat A at 88 Long Lane. This bedroom is also served by window 34 where the impact is considered acceptable. Consequently, it can be concluded that the room will remain well-lit despite the impact to this window and therefore any impact to this rooms is considered insignificant.*

7.32 In terms of sunlight, the Annual Probable Sunlight Hours (APSH) assessment confirms compliance, with only two windows (Windows 28 and 29, Ground Floor, Flat C, 88 Long Lane) falling marginally short of the Winter Probable Sunlight Hours target. Importantly, these windows serve a room where the principal source of light is from the rear, thus reducing the overall impact.

7.33 On balance, the assessment demonstrates that the proposed development would not result in an unacceptable loss of daylight or sunlight to neighbouring flats, and overall light levels would remain satisfactory.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

- 7.34 However, significant concerns remain in relation to the scale, depth and massing of the proposed building and its consequent impact on outlook and sense of enclosure. The proposed building would project significantly beyond the main rear wall of both neighbouring residential dwellings at Nos. 88 and 92 Long Lane and given the overall height of the secondary projection element, it would cause harm to these adjoining neighbours amenity.
- 7.35 There are a number of windows on both neighbouring properties where the outlook would be compromised by the extended depth beyond the established rear building line. The building would maintain a uniform height of approximately 10 metres from front to rear, with limited articulation or relief along its rear elevation. Although the rear roof adopts a barn-style profile, it retains substantial height and mass, which would appear particularly dominant when viewed from the rear gardens and habitable rooms of neighbouring properties.
- 7.36 At No. 92 Long Lane, the neighbouring dwelling features a dining room and conservatory facing towards the proposed development. Although there would be a degree of separation, the scale, height and proximity of the proposed building would result in an unacceptable sense of enclosure and loss of outlook for these occupiers. Similarly, at No. 88 Long Lane (the adjacent flatted development), several ground floor windows, including a lounge window, face towards the application site. The depth and bulk of the proposed building would similarly create an overbearing impact and lead to a loss of visual amenity for these occupiers.
- 7.37 In summary, while the revised scheme has satisfactorily addressed previous concerns relating to daylight and sunlight, it fails to overcome concerns regarding the impact on neighbouring amenity through the loss of outlook, a sense of enclosure, and an overbearing relationship.

Noise, Activity and Disturbance

- 7.38 The development site is located within a dense residential area with smaller and larger homes. The intensification of residential use, arising from the provision of additional units, would not be considered out of character or of a scale that would generate unacceptable levels of noise or disturbance. Had the application been recommended for approval, a condition requiring the submission of a Construction Management Plan would have been secured to minimise noise, disruption, and pollution during the construction phase.
- 7.39 It is noted that the internal arrangement of the proposed flats would place kitchen/living/dining areas above bedrooms of ground floor flats. However, compliance with Approved Document E of the Building Regulations would be sufficient to address potential noise transmission between units, and no additional planning conditions would have been considered necessary in this regard, in the event of an approval.

Conclusion

- 7.40 It is therefore concluded that the proposed development would cause harm to the living conditions of neighbouring occupiers, specifically through an unacceptable loss of outlook, an overbearing impact, and a resulting sense of enclosure. The development would therefore fail to accord with Policy DMHB 11 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) and paragraph 135 of the National Planning Policy Framework (2024)

Quality of Residential Accommodation (Internal and External)

Internal Amenity Space

- 7.41 Policy DMHB 16 of the Hillingdon Local Plan: Part Two - 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. Policy D6 of the London Plan (2021) states that housing development should be of high-quality design and provide adequately sized rooms.
- 7.42 Based on the submitted plans, all nine proposed flats would meet the minimum internal space standards as set out in Table 3.1 of the London Plan (2021). The proposed internal layouts, including floor-to-ceiling heights, would provide a satisfactory standard of accommodation for future occupiers. Each flat would benefit from a primary outlook to either the front or rear of the building, with additional secondary windows to the flanks providing improved cross-ventilation and access to natural light.
- 7.43 Although the design incorporates a barn-style roof, which results in some restricted headroom at the sides, the main living areas would retain substantially higher floor-to-ceiling heights than the minimum requirement. Officers are satisfied, on review of the floorplans, that the majority of the top floor flats would meet the minimum 2.3 metre height standard in line with the Housing Technical Standards. On balance, given the additional internal floorspace provided, the accommodation would achieve suitable headroom for future residents.
- 7.44 The open-plan kitchen/living areas would be served by large unobscured windows or glazed doors leading onto patios, ensuring good levels of natural light. Ground floor bedrooms would benefit from unobscured side-facing windows, while first and second floor bedrooms would retain satisfactory levels of light and outlook, despite the use of obscured glazing to side-facing windows. Although two of the loft bedrooms would rely solely on rooflights, given that they are secondary bedrooms, this arrangement is considered acceptable and would provide an adequate standard of residential amenity.
- 7.45 It is acknowledged that the communal garden would be accessed via pathways running alongside the building, which could potentially impact the privacy of ground floor occupiers. However, this issue could be appropriately mitigated by a landscaping condition requiring the provision of defensible planting between

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

flank windows and the access routes, similar to the arrangement at No. 88 Long Lane, in the event of an approval.

- 7.46 Taking all of the above into account, it is considered that the proposal would provide an acceptable standard of residential accommodation for future occupiers, with adequate internal space, natural light and outlook. The development would therefore comply with Policy DMHB 16 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) and Policy D6 of the London Plan (2021).

External Amenity Space

- 7.47 Policy DMHB 18: Private Outdoor Amenity Space states that applications for residential development should provide adequate levels of private, well designed and located amenity space.
- 7.48 Table 5.2 of the Local Plan specifies that two-bedroom and three-bedroom flats should provide a minimum of 25 sqm and 30 sqm of private amenity space respectively. While none of the upper floor flats would benefit from private balconies, two ground floor flats would have private patios of approximately 16 sqm, which falls below the minimum standard.
- 7.49 However, the development proposes a substantial communal garden to the rear of the site, exceeding 600 sqm, which would be landscaped to a high standard (details to be secured by condition in the event of an approval). This provision is considered sufficient to offset the shortfall in private amenity space. Landscaping details would also ensure that a suitable defensible buffer is maintained around the private patios to ensure their usability and protect the privacy of ground floor occupier
- 7.50 A soft and hard landscaping scheme would be conditioned, in the event of an approval, to ensure the standard and quality of the communal space is good. Given the communal space is large and usable, the short fall of private amenity space would be, on balance, acceptable.
- 7.51 Overall, it is considered that the quantity and quality of external amenity space would be sufficient to serve the proposed dwellings. The proposal would therefore comply with Policy DMHB 18 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020), Policy D6 of the London Plan (2021), and paragraph 135(f) of the NPPF (2024).

Highways and Parking

- 7.52 The application site is located on B466 Long Lane, a classified road with a 30mph speed limit which is subject to single yellow line parking restrictions Monday – Saturday between 8am and 6.30pm. An advisory cycle lane runs along Long Lane across the site frontage. The application site is located in an area with a PTAL ranking of 2 indicating that the proposal would be located in an area with poor access to public transport which fails to concur with National Planning Policy

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

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.

Parking Provision

- 7.53 The London Plan (2021) Table 10.3 - Maximum Residential Parking Standards requires all dwellings in Outer London PTAL 2 to have a maximum 0.75no. spaces. Drawing 3321-BP2-02 titled Proposed Block Plan shows 9no. parking spaces which would be acceptable. The London Plan Policy T6: Car Parking - Paragraph J states 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. A Parking Design and Management Plan would therefore be required that should ensure that all car parking spaces are allocated and leased, not sold, to the dwellings to which they relate and should include drawings/documents addressing the demarcation of the shared surface which should be secured by condition in the event of an approval.

Electric Vehicle Charging Points (EVCP's)

- 7.54 The London Plan (2021) requires that an EVCP is provided for the proposed parking spaces. The Application form states that 2no. active and 7no. passive ECVPs would be provided which would be acceptable. In the event of an approval, a condition would secure the provision and retention of 2no. 7kw active EVCPs and 7no. passive EVCPs.

Cycle Parking and safety

- 7.55 The London Plan (2021) Table 10.2 - Minimum Cycle Parking Standards requires two- bedroom dwellings to have a minimum of 2no. cycle parking spaces and that developments of 5-40 dwellings provide 2 visitor cycle parking space which should be provided with acceptable access between the dwelling, the cycle storage and the adopted highway. Drawing 3321-BP2-02 titled Proposed Block Plan shows 18no. cycle spaces which is an acceptable level of cycle parking for the dwellings, however, 2 visitor cycle parking spaces would be required which should be located close to the main access to the flats. 1no. 'Sheffield' type cycle stand would be acceptable. In the event of an approval, this would be secured by condition.

Access

- 7.56 In terms of vehicular access, the previous application raised concerns regarding the access gate due to vehicles having to wait on the road. Additional information has been provided, including vehicle tracking and the removal of the gate. A Transport Note produced by Magna Transport Planning Ltd has also been provided, detailing analysis of the site location within the Local Highway Network. The document provides details of collisions, information on non-vehicular forms of transport and public transport availability. The tracking details demonstrates that vehicles entering the site and stopping in front of the entrance can be achieved

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

without causing a safety concern to the highway. On the basis of the additional information provided, the Highway's Authority no longer object to the scheme on highway safety grounds.

Vehicular Trip Generation

- 7.57 Local Plan: Part 2 Policies - DMT 1 and DMT 2 require the council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. As a consequence of the relatively moderate scale of development, any vehicular trip generation uplift is predicted to be minimal and therefore does not raise any specific highway concerns.

Refuse Collection

- 7.58 Refuse bins are indicated on the proposed site plans with the elevations, further details of materials would be secured by condition in the event of an approval.

Construction Management Plan

- 7.59 As the site is situated on a busy classified road (B466), were the scheme to be considered acceptable, a Demolition and Construction Logistics Plan (CLP) would be required. These details should clearly demonstrate how all risks to personal safety would be managed. It should also detail how interaction between construction traffic and vehicles already on the network would be planned which should concur with Construction Logistics and Community Safety (CLOCS) Construction Logistics Planning (CLP) Guidance Version: v1.2 (April 2021). This would be required by condition in the event of an approval.

Accessibility

- 7.60 London Plan (2021) Policy D7 states: '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'.
- 7.61 The proposed development does not include a lift, meaning upper floor units would only meet the M4(1) baseline standard via Building Control. However, in accordance with Policy D7 of the London Plan (2021), which seeks to ensure inclusive housing options, all new dwellings must meet either M4(3) wheelchair user standards (for at least 10% of homes) or M4(2) accessible and adaptable standards. The submitted floor plans confirm that the ground floor units comply with the M4(2) requirements, and the Council's Accessibility Officer has raised no objection, subject to conditions. These include submission of details to ensure

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

step-free access and verification that the ground floor units meet M4(2) standards. Subject to these conditions, the proposal is considered to accord with the inclusive design objectives of Policy D7 of the London Plan (2021).

Trees and Landscaping

- 7.62 Policy G1 of the London Plan (2021) requires development proposals to incorporate appropriate elements of green infrastructure that contribute to London's wider green infrastructure network. Policy G7 states that existing trees of value should be retained wherever possible, and that adequate replacement planting should be provided where tree loss is unavoidable.
- 7.63 Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) require that developments are high quality, sustainable, and respond appropriately to their local context. Proposals must include landscaping that enhances amenity, biodiversity, and green infrastructure, particularly in areas where such infrastructure is limited.
- 7.64 The site benefits from a number of mature trees, particularly along the Long Lane frontage, which make a positive contribution to the character and appearance of the Ickenham Village Conservation Area. An Arboricultural Report submitted with the application identifies 33 individual trees and five groups of trees, with several specimens classified as Category A and B quality. Three trees located at the rear of the site are protected by Tree Preservation Order (TPO 482a), and other trees within the site are protected by virtue of their location within the Conservation Area.
- 7.65 The scheme has been revised since a previous refusal to retain the Category A tree (T38), which had previously been proposed for removal. The Council's Trees and Landscaping Officer has welcomed this amendment but raised some concerns which Officers are satisfied can be overcome through a suitable condition. There are concerns regarding the location of the bin storage in proximity to T30. In addition, the works proposed to T10, which is located within a neighbouring garden, should be limited to tip pruning and would require the agreement of the neighbour; and T38 should be fitted with a tree guard post-construction to protect it from vehicle movements within the car park.
- 7.66 While these matters are noted, it is considered that they can be satisfactorily addressed and mitigated through the imposition of suitably worded planning conditions in the event of an approval. These would include a requirement for an updated landscaping plan (to reposition the refuse store away from T30), the submission of an Arboricultural Method Statement and Tree Protection Plan, and details of tree protection measures during and post-construction.
- 7.67 Subject to the imposition of relevant conditions, the proposal would be acceptable with respect to trees and landscaping and would comply with the relevant provisions of paragraph 136 of the National Planning Policy Framework (2025), Policies G1 and G7 of the London Plan (2021), and Policies DMHB 4, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan: Part Two (2020).

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

- 7.68 The plans submitted also show illustrated details of landscaping that can be achieved within the site. There is a generous rear garden with existing landscaping in place. Given the intensification of the site further landscaping would need to be demonstrated including species and locations. As such, it is considered reasonable and practical to secure provision of a landscaping scheme via condition were the application acceptable.

Ecology

Impact on Protected Species

- 7.69 Policy G7 of the London Plan (2021) states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.
- 7.70 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.
- 7.71 The site does not contain any ponds, open woodland or dense scrub and shrubbery. Both Ickenham Marsh and Park Wood (both of which are designated Nature Conservation Sites) are sufficient distance away from the site to impact on their protected species. Whilst it is noted that there are trees to both the front and rear of the site, these are largely retained and there is no evidence to take that protected species used these landscaped areas as their habitat. Therefore, it is considered unlikely that protected species are present, making an ecology assessment unnecessary. This approach aligns with 'Circular 06/05: Biodiversity and Geological Conservation- Statutory Obligations and their Impact within the Planning System' which states that, "...bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development."
- 7.72 If approved, an informative would be secured advising if protected species are found at the site, the applicant(s) must comply with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

Biodiversity Net Gain

- 7.73 From 2nd April 2024 delivery of mandatory 10% biodiversity net gain (BNG) on all small developments (except householder planning applications) is required except where specific exemptions apply as set out in the NPPG.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

- 7.74 The BNG metric confirms at least 15% net gain would be achieved. The figures demonstrate that the habitat being put back into the site would be increased to the front, along the sides and to the rear garden.
- 7.75 In the event of an approval a condition and informative would be attached to ensure that the BNG would be managed and monitored as required by the statutory regulations, which requires a written 30-year Habitat Management Plan (HMP) for the site to be submitted to and approved in writing by the Local Planning Authority.

Air Quality

- 7.76 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.
- 7.77 The site is designated within an Air Quality Management Area. If planning permission was to be granted, a condition could be secured requiring the submission of an Air Quality Management Assessment detailing how the proposed development would achieve air quality neutral. Also, a condition could be secured requiring the submission of a Construction Management Plan (as noted above) to minimise air and other emissions caused during the construction phase.

Flooding and Drainage

- 7.78 Policy SI12 and SI13 of the London Plan (2021) require, in summary, that flood risk is minimised and mitigated, and that surface water runoff is managed close to source. Policy DMEI 9 and Policy DMEI 10 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) require, in summary, that flood risk is mitigated and proposals that increase the risk of flooding or which fail to make adequate provision to control surface water runoff will be refused.
- 7.79 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 residential units, in this location, in terms of fluvial and tidal flood risk.
- 7.80 The rear garden is partially identified as being in an area of surface water flood risk. If planning permission were to be granted, a condition could be 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 been

worded in such a manner to ensure that permeable hard surfacing is used for the front forecourt and parking area.

- 7.81 With these conditions, the proposed development is not expected to increase flood risk on-site or elsewhere, in accordance 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).

Sustainability

- 7.82 Policy DMEI 2 of the Hillingdon Local Plan (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan targets.
- 7.83 The proposed development is a minor application to provide a purpose-built flat building. Therefore, whilst the principle of London Plan Policy SI2 is relevant, this applies more specifically, to major applications. Therefore, no energy statement is required to demonstrate a policy level of on-site carbon emission savings. Notwithstanding this point, the modern construction of the building would provide sufficient energy savings itself and therefore, the development would comply with the principles of the carbon saving development plan policies.
- 7.84 In the event of an approval, a condition could also be secured requiring the proposed development to achieve as a minimum, a water efficiency standard of no more than 110 litres per person per day maximum water consumption. This would minimise the use of water resources in a sustainable manner, in accordance with Policy SI 5 of the London Plan. The proposal would therefore be compliant with Policy SI 5 of the London Plan (2021) and Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Waste Management

- 7.85 Policy DMHB 11 Part (d) of the Hillingdon Local Plan (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. 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.
- 7.86 The proposed plans do show an indicative location for the provision for refuse and recycling storage. It is noted that this storage space has reduced in size from the previous refusal. The detail of the storage area does not indicate how this space would serve each individual flat. Whilst there is sufficient space on the site to readily accommodate storage, it is important that the storage is well-designed and located. Therefore, it is recommended that were planning to be approved, a condition be attached to secure the provision of waste storage by requiring the applicant to submit details for approval.

Land Contamination

- 7.87 The site is not located within an area identified as being subject to potential land contamination.

Fire Safety

- 7.88 Policy D12 of the London Plan (2021) requires all developments to achieve the highest standards of fire safety. The supporting text at paragraph 3.12.1 highlights that fire safety should be considered at the earliest stages of design, including how a building will function in the event of a fire, emergency evacuation procedures, and the safety of all building
- 7.89 A preliminary Fire Statement has been submitted with the application; however, it provides only limited information regarding the development's response to a potential fire outbreak. The statement indicates that, were planning permission to be granted, the scheme would be designed to comply with Part B1–B5 of the Building Regulations 2010. The applicant has confirmed that the central staircase would be enclosed by 30-minute fire doors, escape windows would be provided on each floor, and smoke detectors would be installed on every landing, with heat and CO₂ detectors located in each kitchen. However, no detailed fire evacuation strategy or comprehensive fire safety plan has been submitted to demonstrate how the building would safely manage a fire event.
- 7.90 While it is acknowledged that fire safety measures would be subject to further scrutiny at the Building Regulations stage, given the scale of the development and the number of units proposed, it is essential to have a clear evacuation strategy at this stage. This is particularly critical where multiple residential units rely on a single staircase for egress.
- 7.91 The submitted Fire Statement, in accordance with London Plan Policy D12, is also expected to demonstrate suitable access and equipment for firefighting which is appropriate for the size and use of the development, as well as unobstructed outside space for the positioning of these firefighting appliances and assembly point. The current submission fails to meet this requirement. Notably, the scheme proposes five residential units across the upper floors including family-sized units, all served by a single internal staircase. Furthermore, since the initial submission, a rear communal access door has been omitted, further limiting evacuation options for an evacuation strategy.
- 7.92 Given the lack of detailed fire evacuation strategy and the reliance on a single means of escape, it is not considered appropriate to defer this matter to a planning condition. A robust fire safety and evacuation strategy must be provided and assessed prior to the grant of planning permission.
- 7.93 Accordingly, the proposed development fails to overcome the previous reason for refusal relating to fire safety. It fails to adequately demonstrate how it would achieve the highest standards of fire safety and emergency evacuation arrangements, contrary to Policies D5 and D12 of the London Plan (2021).

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 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).
- 8.4 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.

9 Conclusion / Planning Balance

- 9.1 The proposal would contribute to the Council's delivery of housing and provide some economic benefits during the construction stages. However, the scheme is for private market flats and the Council can demonstrate a five-year housing supply. The proposal would cause harm to the residential amenities of neighbouring occupiers and is unacceptable in design terms, and the less than substantial harm to the conservation area would not be outweighed by the limited public benefits. The lack of a detailed fire statement raises concerns as to whether the scheme could provide a detailed evacuation plan for the occupants. Without understanding this detail upfront, it fails to address London Plan Policy D12.

- 9.2 Whilst noting that some weight should be given to the delivery of housing, as noted above, the Council is currently able to demonstrate a five-year supply of deliverable housing sites. The weight to be attached to housing delivery is substantially diminished by the adverse impacts of the scheme as set out above. Limited weight should be given to the proposals social and economic contribution. The NPPF requires that great weight be attached to any harm to a designated heritage asset. Overall, the public benefits would fall short of outweighing the 'less than substantial harm' to the Ickenham Village Conservation Area. The application is therefore recommended for refusal.

10 Background Papers

Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

8905/APP/2024/2478

Appendix 1: Recommended Reason(s) for Refusal and Informatives

Reasons for Refusal

1. NON2 Character and appearance

The proposed development, by reason of its siting, size, width, scale, massing and overall design would result in an incongruous visually prominent form of development that would fail to harmonise with the character and architectural composition of the surrounding properties, resulting in a visually dominant building which would be detrimental to the character, appearance and visual amenity of the street scene and the setting of Ickenham Village Conservation Area. The proposal therefore conflicts with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies HC1, D3 and D4 of the London Plan (2021) and Chapters 12 and 16 of the National Planning Policy Framework (2024).

2. NON2 Neighbouring amenity impacts

Due to its depth, scale, bulk, siting and overall design, the proposed development would have an overbearing impact on the adjoining residents leading to a harmful sense of enclosure and loss of outlook to the residents of Nos. 88 and 92 Long Lane. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2024).

3. NON2 Fire safety

The proposal fails to demonstrate through a comprehensive fire statement how the development would achieve the highest standards of fire safety in regard to its design in incorporating appropriate features which reduce the risk to life in the event of a fire, its construction methods, means of escape, strategy of evacuation and providing suitable access and equipment for firefighting appropriate for the size and residential nature of the development. The proposal would therefore be contrary to Policies D5 and D12 of the London Plan (2021) and the National Planning Policy Framework (2024).

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. 174 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

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

153 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 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMH 6	Garden and Backland Development
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density

DMHB 18	Private Outdoor Amenity Space
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 3	Road Safeguarding
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
EM6	(2012) Flood Risk Management
LPP D12	(2021) Fire safety
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 G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP H2	(2021) Small sites
LPP HC1	(2021) Heritage conservation and growth
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 SI5	(2021) Water infrastructure
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal

change

NPPF15 -24	NPPF15 2024 - Conserving and enhancing the natural environment
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF4 -24	NPPF4 2024 - Decision making
NPPF5 -24	NPPF5 2024 - Delivering a sufficient supply of homes
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport

Appendix 2: Relevant Planning History

8905/APP/2023/2419 90 Long Lane Ickenham

Demolition of the existing detached, single dwelling and the erection of a building consisting of 9 no. two-bedroom flats, with associated parking and amenities.

Decision: 12-04-2024 Refused

Appendix 3: List of Relevant Planning Policies

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
PT1.EM11	(2012) Sustainable Waste Management
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
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMH 6	Garden and Backland Development
DMHB 1	Heritage Assets

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 3	Road Safeguarding
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
EM6	(2012) Flood Risk Management
LPP D12	(2021) Fire safety
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 G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs

LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP H2	(2021) Small sites
LPP HC1	(2021) Heritage conservation and growth
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 SI5	(2021) Water infrastructure
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change
NPPF15 -24	NPPF15 2024 - Conserving and enhancing the natural environment
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF4 -24	NPPF4 2024 - Decision making
NPPF5 -24	NPPF5 2024 - Delivering a sufficient supply of homes
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport

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Report of the Head of Development Management and Building Control Committee Report

Case Officer: Mike Kemp	585/APP/2024/1879
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Date Application Valid:	11/07/2024	Statutory / Agreed Determination Deadline:	09/05/2025
Application Type:	Hybrid (Outline and Full)	Ward:	Uxbridge

Applicant: **VSM Estates Limited**

Site Address: **St Andrews Park, Hillingdon Road, Uxbridge**

Proposal: **Hybrid planning application comprising: Outline planning permission (with all matters reserved) for residential development and commercial uses, to be occupied flexibly within Use Classes E(a), E(b), E(c), E(e), E(g)(i), E(g)(ii) and a convenience store (Use Class E(a)); plus car parking, hard and soft landscaping, and all other associated works; Plus, full planning permission for reinstatement of gym use (Use Class E(d)) and change of use to provide a cafe (Use Class E(b)) within the former cinema building; and external alterations; and associated car parking, hard and soft landscaping and all other associated works.**

Summary of Recommendation: **GRANT planning permission subject to section 106 legal agreement and conditions**

Reason Reported to Committee: **Required under Part 1 of the Planning Scheme of Delegation (Major application recommended for approval)**



Summary of Recommendation:

GRANT planning permission subject to the completion of a satisfactory section 106 legal agreement to secure the heads of terms set out below, and subject to the conditions as set out in Appendix 1.

Section 106 Legal Agreement Heads of Terms:

It is recommended that delegated powers be given to the Director of Planning and Sustainable Growth to grant planning permission subject to the following:

1. That the application be referred back to the Greater London Authority.
2. That should the Mayor not issue a direction under Article 7 of the Order that he is to act as the Local Planning Authority for the purposes of determining the application, delegated powers be given to the Director of Planning and Sustainable Growth to approve this application subject to:

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:

1. To secure on-site affordable housing, to include a provision of 35% by habitable room with 70% being London Affordable Rent (LAR) and 30% Shared Ownership.
2. Air Quality Mitigation Contribution of £270,527.
3. Residential Parking Permits restriction (excluding Blue Badge holders).
4. Provision of car club parking.
5. An Employment/Construction Training Scheme secured in accordance with the Council's Planning Obligations SPD.
6. Carbon Offset contribution: In the event that the reserved matter applications are not net zero a carbon offset payments shall be paid to the Council's carbon offset fund.
7. London Healthy Urban Development Unit (HUDU) financial contribution of £127,720 to fund enhanced or new health facilities within the London Borough of Hillingdon.
8. Designation of public open space within the site to remain publicly accessible in perpetuity.
9. A Healthy Streets/Active Travel Zone contribution of £100,000.
10. A Section 278 Agreement to implement the proposed off-site Highways Works.
11. PROW: Contribution of £1,500 to fund Council legal costs diverting Public Right of Way U63.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

12. A Strategy outlining the timescales/phasing associated with the delivery of the works to the former cinema building and St Andrews Gate
13. A Project Management and Monitoring Fee, equalling 5% of the total financial contributions to be paid under this 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 wording of the heads of terms, the proposed Legal 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 and Sustainable Growth), delegated authority be given to the Director of Planning and Sustainable Growth 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, air quality, parking restrictions and sustainable travel, employment/construction training, carbon offsetting, health, highways safety and public access). 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 56-58 of the National Planning Policy Framework (2024).'

E) That if the application is approved, that the permission is subject to the Conditions as set out in Appendix 1.

1 Executive Summary

- 1.1 The application site comprises a parcel of land which forms part of the St Andrews Park site, which was formerly RAF Uxbridge. The site consists mainly of cleared land, the only building on the site is the Grade II listed former cinema building which lies in the south west corner of the site. The site lies immediately to the east of Uxbridge Town Centre and occupies a prominent gateway location along Hillingdon Road.
- 1.2 Policy SA 28 of Hillingdon Council's Local Plan Part 2 Site Allocations and Designations (2020) covers St Andrews Park, Uxbridge, including the application site. The policy states that development shall be delivered in accordance with the approved planning permission (585/APP/2009/2752) which covered the provision of 1340 residential units; 14,000 sq. m. of office floorspace; a 90-bedroom hotel; associated commercial uses; education facilities; and associated landscaping, car

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

parking, and amenity space provision. Planning permission 585/APP/2009/2752 has expired and the site remains the only parcel of land associated with the site allocation that has not been developed or does not benefit from extant planning permission.

- 1.3 Hybrid planning permission is sought, comprising: Outline planning permission (with all matters reserved) for residential development and commercial uses, to be occupied flexibly within Use Classes E(a), E(b), E(c), E(e), E(g)(i), E(g)(ii) and a convenience store (Use Class E(a)); plus car parking, hard and soft landscaping, and all other associated works. Full planning permission is sought too for the renovation of the former cinema building for use as a gym and café alongside external alterations; and associated car parking, hard and soft landscaping and other associated works.
- 1.4 The development is considered to broadly comply with the aims of the site Policy SA 28 and would bring forward the effective use of a prominent brownfield site to provide a mixed-use development of an appropriate density. The outline planning permission includes the provision of up to 356 residential dwellings, of which 35% would be affordable which would provide an important contribution towards meeting local housing need, in particular the need for affordable homes with the development achieving compliance with Policy DMH 7 of the Local Plan Part 2 and Policy H6 of the London Plan with regard to affordable housing provision.
- 1.5 The detailed element of the planning permission would secure the viable re-use of the Grade II former cinema building as a gym and a café. This would include the repair and renovation of a disused heritage asset that has been identified by Historic England as being at risk, which would provide significant heritage benefits. The proposals include the repair and renovation of the locally listed St Andrews Gate. Owing to the scale of development within the outline element of the scheme, it is considered that the development would result in less than substantial harm to the setting and the significance of the former cinema building. This limited harm is considered to be outweighed by the substantial public benefits of the development, including the provision of a substantial quantity of housing, of which 35% would be affordable, as well as the provision of commercial space. Further significant benefits include the renovation and reuse of the Grade II listed former cinema building, the provision of new high quality public open space, the renovation of the locally listed St Andrews Gate, the provision of 10% biodiversity net gain across the site and significant placemaking benefits given the prominence of what is a large town centre site.
- 1.6 The submitted parameter plans and indicative drawings accompanying the outline application indicate that appropriate provision is set out to ensure that future occupiers would benefit from acceptable internal amenity standards in terms of the quantity of floorspace and levels of natural light. Acceptable provision is made for external amenity space in the form of private balconies and communal gardens. It is considered that the parameters of the development would not have a significant adverse impact on the amenity of surrounding residential occupiers, whilst allowing scope for the adequate standards of internal and external amenity space for future occupiers.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

- 1.7 Whilst noting the concerns expressed by the GLA, it is considered that the level of parking provision is acceptable accounting for the location of the site, transport accessibility and levels of parking provision elsewhere within the St Andrews Park development. It is considered that subject to the relevant conditions and obligations highlighted in this report that the development would not have an adverse impact on highway safety or amenity.
- 1.8 The proposals are considered to adequately address where necessary matters of energy efficiency, air quality, land contamination, protection of trees and protection of biodiversity and provision of biodiversity net gain, subject to the various conditions outlined in this report and Appendix 1.
- 1.9 On balance, the proposal is acceptable and would comply with the overarching aims of the National Planning Policy Framework (2024), The London Plan (2021) and the Hillingdon Local Plan.
- 1.1 The planning application is therefore recommended for approval, subject to the conditions contained in Appendix 1; the Section 106 Heads of Terms detailed above, and Stage II referral to the Greater London Authority.

2 The Site and Locality

- 2.1 The application site comprises a 1.8 hectare parcel of land which forms part of the St Andrews Park site, that was formerly RAF Uxbridge. The site consists mainly of cleared land, the only building on the site is the Grade II listed former cinema building which lies in the south west corner of the site. There are five trees within this part of the site which are protected through a blanket Tree Preservation Order (TPO) covering the whole of the St Andrews Park site. St Andrews Gate, which is a locally listed heritage asset is located along the western edge of the site, which is a brick entrance gate associated with the former RAF Uxbridge site. To the side of the main gateway is a public right of way which crosses the site leading between Park Road and St Andrews Road.
- 2.2 The site lies within Uxbridge Town Centre and occupies a prominent gateway location along Hillingdon Road and Park Road. A parcel of land to the east of the site has been recently developed for a high-density residential scheme consisting of apartment buildings which forms an earlier phase of the development, this is known as 'The Triangle'. Construction has commenced on another phase of development to the south east of the site known as Town Centre West, consented under application reference 585/APP/2016/4504. To the south east of the site is the locally listed Mons Barracks building and to the east of this is a cleared site with planning permission also for a high-density residential development (585/APP/2022/665). The site lies within an Air Quality Management and Air Quality Focus Area.

Figure 1: Location Plan (application site edged red). The full element of the hybrid planning permission is shaded red, the remainder of the site forms the outline element of the planning permission.



Figure 2: Aerial Image of Application Site



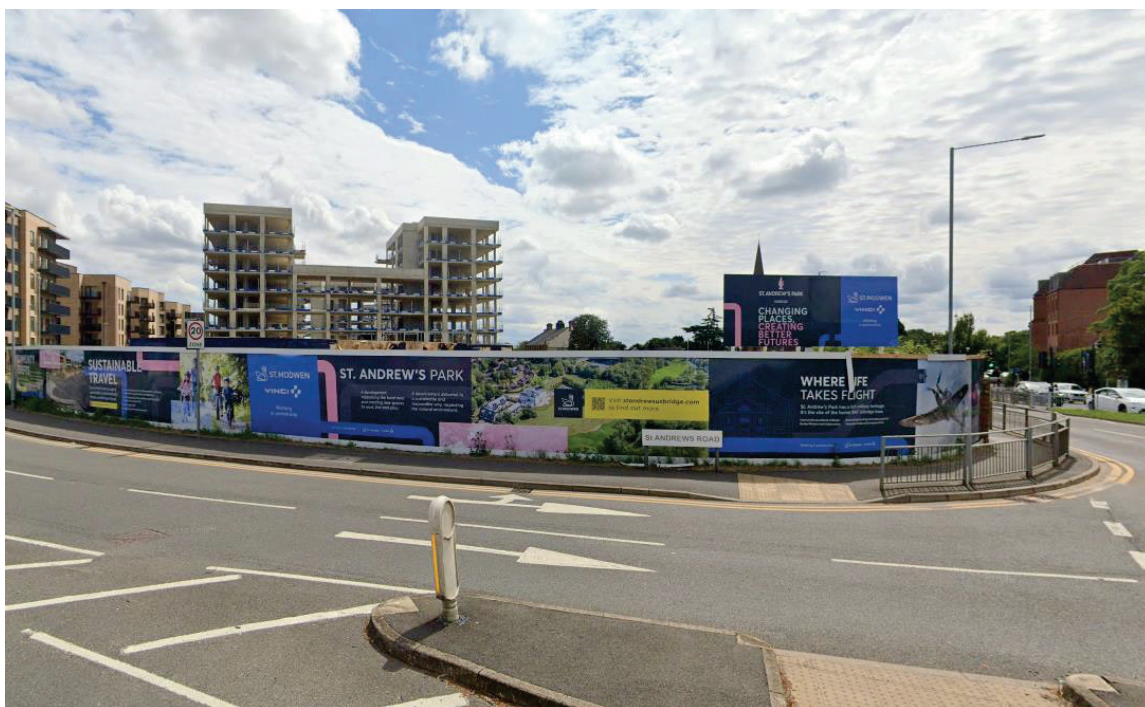
Figure 3: Street View Images



View from the roundabout to the West of the site adjoining Park Road.



View of the south of the site and former cinema building from Hillingdon Road adjoining the junction with Burton Road.



View of the north of the site from St Andrews Road adjoining the junction with Park Road

3 Proposal

3.1 Hybrid planning permission is sought, this consists of a mix of outline and full elements. Outline planning permission (with all matters reserved) is sought for:

- Up to 356 residential dwellings, in buildings ranging up to 10 storeys; of which, 35% of units are affordable homes.
- Up to 660sqm GIA of flexible commercial space (Use Classes E(a), E(b), E(c), E(e), E(g)(i) and E(g)(ii)). This includes retail, food and drink, financial and professional services, medical/healthcare, office and research/development uses.
- Up to 440sqm (GIA) of additional commercial space fixed for use as a convenience store (Use Class E(a)).
- Retention and refurbishment of St. Andrew's Gate in its current location.
- A minimum of 2,500sqm publicly accessible open space.
- Provision of private communal spaces.

3.2 Parameter plans have been submitted in support of the planning application. Should outline planning permission be granted, the parameter plans would form control documents, and any future reserved matters application would be expected to comply with the details set out within the submitted parameter plans. The following parameter plans have been submitted:

- Parameter Plan 1 – Building Zones – the location/footprint of any new buildings.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

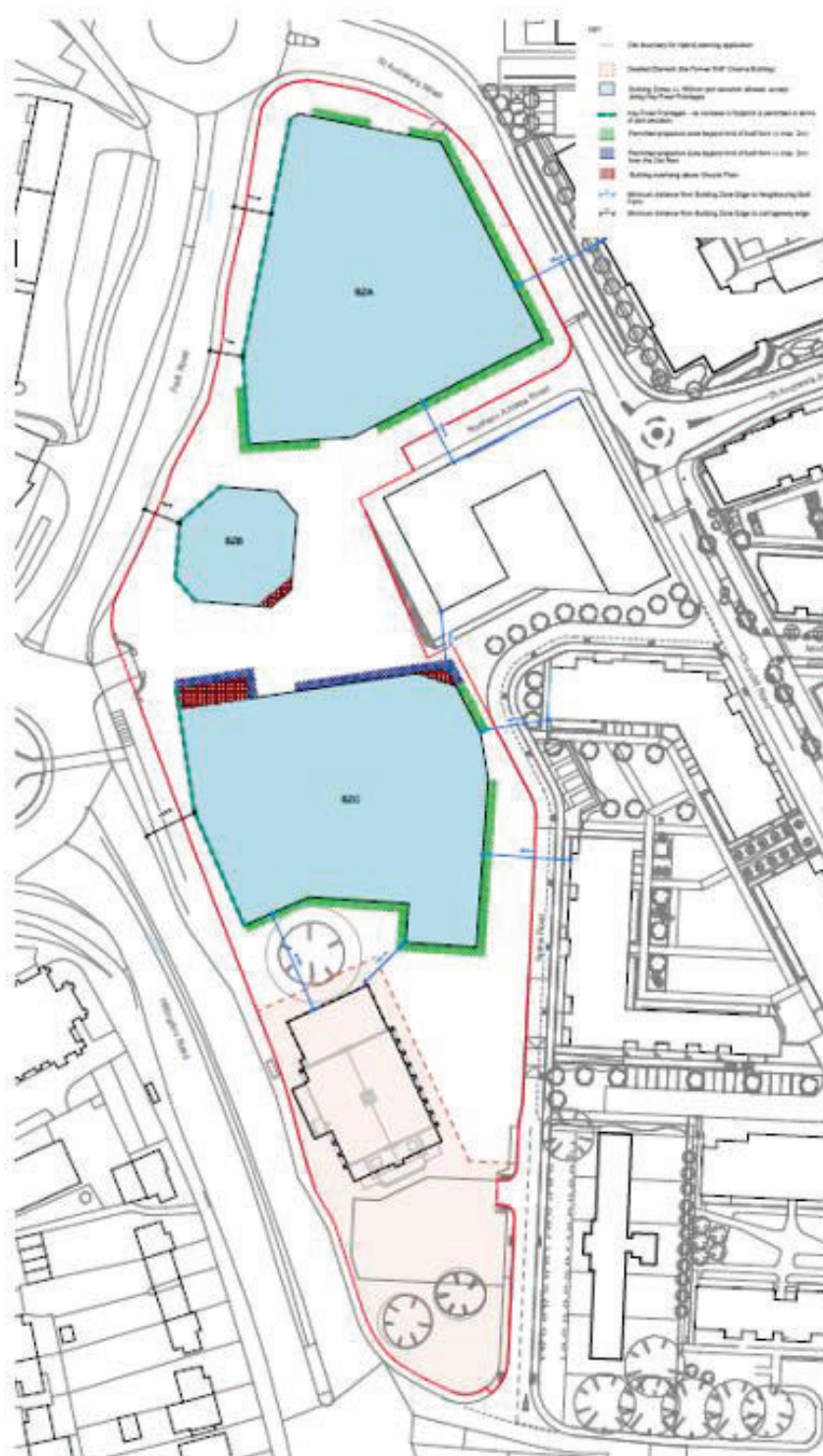
- Parameter Plan 2 – Building Uses Parameter Plan – the location/distribution of commercial and residential uses at ground floor level.
- Parameter Plan 2.1 – the location/distribution of all uses above ground floor level (all residential).
- Parameter Plan 3 – Building Heights Parameter Plan – the distribution of maximum building heights.
- Parameter Plan 4 – Access and Movement – location of vehicle and pedestrian accesses, servicing, on and off-street parking; and public rights of way.
- Parameter Plan 5 - Landscape and public realm – distribution of public realm and streetscapes, hard and soft landscaping and private spaces.

- 3.3 The outline application is also accompanied by a design code. This document sets out a series of design criteria which must be incorporated within the detailed design for the buildings under any forthcoming reserved matters applications. An indicative landscape masterplan has also been submitted showing the indicative layout of the development and siting of the public realm and provision of hard and soft landscaping.
- 3.4 To provide further guidance to aid assessment of the application, CGI plans have been submitted showing how development may come forward in line with the submitted parameter plans and measures set out within the design code and other accompanying documents. The colour rendered visuals show how the development may appear in terms of the height, massing, use of materials and distribution of uses and public realm/open space, however it must be noted that these visuals are indicative only, as the detailed design of the buildings would be determined under future reserved matters applications.
- 3.5 Amendments have been made to the design code and parameter plans to provide differentiation between the hard and soft landscaping and to include a landscaping strip along the Hillingdon Road and Park Road frontages.
- 3.6 Full planning permission is sought for the reinstatement/change of use of the Grade II listed former cinema building for a 776sqm gym (Class E(d)) and a 216sqm café (Class E) and the provision of adjoining landscaping, parking and public realm. A series of external alterations are proposed to the building to facilitate the change of use, which include the installation of new flat roof above existing squash courts with cast iron gutters and rainwater pipes, replacement of existing windows and doors, installation of new window and door openings and the addition of an access ramp to the west of the entrance steps into the main hall.
- 3.7 An associated listed building consent application has been submitted for the internal and external alterations to the listed building (585/APP/2024/1799) and is included on the agenda for the 7th May 2025 Planning Committee.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

Figure 3: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)



Parameter Plan 1 – Building Zones Parameter Plan - showing development zones A, B and C within the outline phase (shaded blue) and the development area for which detailed permission is sought – shaded red.



Illustrative landscape masterplan for outline and detailed elements.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press



Illustrative Visual showing view from St Andrews Gate



Illustrative Visual of Park Road frontage and streetside landscaping

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press



Illustrative view of Squadron Square Public Realm



Illustrative Visual of Roundell Place Public Realm to rear of former cinema building



Illustrative visual of front of renovated former cinema building

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

4 Relevant Planning History

4.1 A list of the relevant planning history related to the application site can be found in Appendix 2.

4.2 The relevant planning history is discussed in detail within the report, particularly hybrid planning permission 585/APP/2009/2752 which relates to the St Andrews Park site in its entirety. The permission which was granted in 2012 and has now expired is referenced under site allocation Policy SA 28 related to the following:

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:

- a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
- b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
- c) Creation of a three-form entry primary school of 2 storeys;
- d) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
- e) Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
- f) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission for:

- a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
- b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
- c) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
- d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
- e) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking;
- f) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed);
- g) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 A total of 1108 separate neighbouring properties were consulted directly regarding the proposed development. Three site notices were posted on 21st August 2024. Following the amendments to the design code and parameter plans, further consultation was carried out by direct notification and through the posting of new site notices on 4th March 2025.
- 6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A total of 10 public comments have been received in objection to the planning application.	1. Concern regarding increase in residents and impact on facilities and amenities.	The provision of new facilities and demand on existing facilities is discussed within paragraphs 7.147 to 7.150 of this report.
	2. Design and scale of development is excessive.	The height and scale of the development is addressed within paragraphs 7.29 to 7.54 of the report.
	3. Scale and impact on RAF Northolt Flight Path.	RAF Northolt have been consulted and appropriate conditions have been attached to ensure airport safeguarding.
	4. No reference to how sustainable the buildings would be and whether the buildings would achieve net zero.	An Energy Statement has been submitted in support of the application which addresses this matter. This is addressed within paragraphs 7.179 to 7.185 of the report below.

	5. Insufficient parking is provided and existing issues of parking management at St Andrews Park.	Parking provision and management is addressed in paragraphs 7.112 to 7.222 below.
	6. Query need as development has halted on earlier phase of development.	The need for additional homes is addressed in paragraphs 7.1 to 7.10 below. This has not diminished notwithstanding that development has stalled on the adjoining site.
	7. Potential for increased crime and anti-social behaviour.	Safety and security is addressed in paragraph 7.53 below.
	8. Waste collection on the estate has been inadequate.	Waste management as proposed within the scheme layout is addressed in paragraphs 7.176 to 7.178 of the report.
	9. Build quality on the site has been poor, particularly the quality of roads.	Design matters relating to the development proposals are addressed in paragraphs 7.29 to 7.54 below.
	10. Concern regarding increased traffic generation.	Traffic and associated highways impacts are addressed in paragraphs 7.102 to 7.111 of the report below.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p><u>Greater London Authority (GLA)</u></p> <p>Conditions requested to secure a fire statement, provision of M4(2) and M4(3) accessible homes, London Plan compliant cycle parking, Whole Life-Cycle Carbon Assessment, Circular Economy Statement, Urban Greening Factor and biodiversity net gain.</p>	<p>The Applicant has submitted additional information following the GLA's Stage I comments.</p> <p>Conditions have been recommended in line with the GLA's recommendations.</p>

<p>Stage II referral to the GLA is required if resolved for approval at Planning Committee.</p> <p><u>Land Use Principles:</u> The optimisation of the site for residential led mixed uses on this brownfield, town centre site is fully supported in strategic terms.</p> <p><u>Affordable Housing</u> The indicative mix and quantum of affordable homes is supported.</p> <p><u>Transport</u> The ATZ should be updated and appropriate contributions secured. Trip generation calculations should be revised. Parking provision should be reduced given the town centre location and residents should not be allowed to apply for a parking permit. Comments should be addressed in respect of the draft servicing, construction logistics and travel plans.</p> <p>Other issues on urban design, heritage, sustainable development environmental issues also require resolution prior to the mayor's decision-making stage.</p>	<p>Officers consider that the matters raised in the GLA's Stage I comments have been addressed with the exception of the reduction in parking numbers following a request for further information to be provided by the applicant. The comments raised by the GLA with regard to access and parking are addressed within the relevant section of this report.</p> <p>The Local Planning Authority will refer the application back to the GLA for Stage II (as required) if the Planning Committee resolves to grant planning permission.</p>
<p><u>Transport for London (TfL)</u></p> <p>To support facilitating a strategic modal shift towards active travel and the high-density development coming forward in this area, further contributions towards improving the active travel environment should be secured from this development.</p> <p>Proposals for the public realm on Park Road and St Andrew's Road both include a second footway separated from the existing footway by a landscape buffer. While the inclusion of trees and other planting on these thresholds is supported, this fails to make best use of the space available for pedestrians and risks introducing confusion about what is public space and where people should walk. On Hillingdon Road, the scheme fails to address the lack of footway space around the St Andrew's Church / Hillingdon Road bus stop.</p>	<p>A financial contribution is sought towards active travel improvement to facilitate the remodelling of the adjoining roundabout improving the attractiveness of this route for pedestrians.</p> <p>Whilst the comments regarding the width of the pedestrian routes are noted, these meet minimum requirements and there is a need to balance accessibility</p>

<p>The proposed turning head in the northern part of the scheme detracts significantly from the quality of public realm. This is a space where pedestrian movement should be prioritised. If servicing has to happen here, it will be important to ensure that it is integrated sensitively into the space through choice of materials and includes features that promote pedestrian priority.</p> <p>The quantum of parking along the Spine Road raises concerns that a car-dominated landscape is being created, contrary to Policy T2, which in turn makes this road less attractive street for walking and cycling.</p> <p>The relationship between the development and Burton Road is poor, with a surface car park and servicing area proposed at the southern end of the site, occupying a prominent location when approaching the site from the south. While the proposed SUDS feature is welcome, there is little other indication what the green space wrapping around this car park is intended to be used for, other than as a buffer to the surrounding roads.</p> <p>Proposals for safe cycling around the scheme are lacking, and do not meet London Plan Policy T5 requirements on supporting the delivery of a network of cycle routes or improving infrastructure. In general, no safe means of accessing cycle storage areas has been provided and an opportunity has been missed to enhance cycle permeability through the area.</p> <p>Advise that the residential development should be car free. Request that details of cycle storage and EVCP's are secured by planning condition.</p> <p>A Delivery and Servicing Plan and Construction Logistics Plan are requested by condition. A Travel Plan should be secured through the Section 106 Agreement.</p>	<p>with the need to improve the public realm through additional street tree planting. The space adjoining the St Andrews Church bus stop is constrained by the location of the former cinema building.</p> <p>The size of the turning head is necessary, design measures to improve safety would be addressed under future reserved matters applications.</p> <p>The provision of landscaping adjoining Burton Road is required to deliver biodiversity net gain and urban greening.</p> <p>It is considered that the layout facilitates adequate permeability for cyclists in principle. Specific provision for access across the areas of public open space would be expected to be provided at Reserved Matters stage.</p> <p>Parking provision is assessed in detail within the transport section of this report. Details of cycle storage, EVCP's, a delivery and servicing plan, and</p>
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	construction logistics plan would be secured by planning condition. A Travel Plan would also be secured.
<u>Airport Safeguarding - Heathrow</u> No objection subject to submission of Bird Hazard Management Plan.	A condition has been added to include the submission of a Bird Hazard Management Plan prior to the first occupation of the development.
<u>Transport for London – Underground Infrastructure Protection</u> No comments to make.	Noted
<u>Ministry of Defence Safeguarding</u> At this consultation stage, where grid references for the location of each different height section of the proposed buildings over 10.7m in height and the design of every proposed building including roof structure are not available, and details concerning the proposals for addressing Biodiversity Net Gain or landscaping/planting for the proposed development have not been provided, the MOD representations are limited to the principle of the development only. Therefore, the MOD has safeguarding concerns and should be consulted at all future stages for this proposed development and on any reserved matters applications in relation to the outline application for this development in order to perform the appropriate safeguarding assessments. No objection to the full and change of use applications in relation to this development.	The applicant has provided relevant information relating to building heights within the originally submitted plans as well as an aviation safeguarding assessment, a further update has been issued to the MOD and is pending review. A bird hazard management plan condition is recommended to be added to any permission.
<u>NAT's (National Air Traffic Services)</u> No objection	Noted
<u>Thames Water</u> The proposed development is located within 15 metres of a strategic sewer and a condition will be required specifying that no piling is carried out until a	Comments are noted and the recommended condition has been

<p>piling method statement has been submitted and approved in writing.</p> <p>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.</p> <p>No objection regarding foul water network capacity.</p> <p>The application indicates that surface water will not be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.</p>	<p>added to the list of proposed conditions.</p>
<p><u>NHS – Healthy Urban Development Unit</u></p> <p>There are significant issues with healthcare infrastructure capacity in the direct vicinity of the proposal site, particularly within the Synergy primary care network which is under notable pressure and operating substantially over ideal patient capacity limits.</p> <p>With this in mind, discussions with NHS Trust Partners have determined that the future growth in primary care demand created by this scheme could be accommodated through expanding, upgrading and reconfiguring local clinical space. There are a number of local primary care facilities which have been identified as opportunities for improvement. Plans are in the pipeline to increase local healthcare capacity and we therefore request a financial contribution of £126,720 in order to help facilitate the delivery of these plans, provide sufficient capital to improve NHS capacity in the area and subsequently accommodate the future population growth which would be created by this proposal. This figure equates to an average capital cost of £355 per unit. A S106 agreement for this application should specifically require a financial contribution be used to</p>	<p>Comments are noted and officers agree that the suggested financial contribution would be proportionate, reasonable and necessary. The contribution is included with the draft Heads of Terms set out within this report.</p>

expand the capacity of primary care health facilities which could serve the application site.	
<p><u>National Cinema Theatre Association</u></p> <p>Overall, the CTA supports this creative re-use of a fine building in traditional style of the WW1 period:</p> <ol style="list-style-type: none"> 1. Use as a gym is fully in keeping with the building's original purpose, of providing entertainment and recreation. 2. The restoration of the hall's interior is sensitively designed. 3. The squash court walls have small historic value, and conversion to a cafe is very appropriate. However, we also urge that: 4. Replacement of the original Crittall windows is more contentious and must be done strictly 'like for like', with new windows to the original design. 5. The opportunity must be taken to reinstate two original features of the exterior: the central turret or lantern on the roof, and the ball finials on the outer corners. 	<p>The comments made in support of the planning application are noted. Details of the replacement windows which are like for like in appearance have been included in the related application for listed building consent.</p> <p>The reinstatement of the central turret or lantern on the roof, and the ball finials on the outer corners was discussed with the applicant, however this has not been proposed. Whilst desirable these are not currently features of the building and even in the absence of the reinstatement of these features works would represent an enhancement to the significance of the listed building.</p>
<p><u>Metropolitan Police</u></p> <p>No response received following consultation</p>	<p>Conditions have been added to include a requirement to achieve secured by design accreditation.</p>
<p><u>London Fire Brigade</u></p> <p>No response received following consultation</p>	<p>In the absence of a response a condition has been added requiring the submission of a fire statement for each relevant phase of the development. Further</p>

	details relating to fire safety would be required at reserved matters stage.
Internal Consultees Comments	
<p><u>Highways</u></p> <p>No objections subject to conditions requiring the submission of a Travel Plan, car parking management plan, construction logistics plan, EV charging and cycle parking, plus an Active Travel Zone contribution.</p>	<p>The suggested conditions have been included at Appendix 1 of the report. A Healthy Streets/Active Travel Zone contribution of £100,000 is included within the Heads of Terms.</p>
<p><u>Access Officer</u></p> <p>No objection raised in relation to the detailed element of the proposals, attention is brought to the following matters in respect of the outline proposals:</p> <ul style="list-style-type: none"> • Convenient drop off points required for door-to-door transport. • 10% of the residential units in the development required to meet M4(3) wheelchair user standards. • Affordable units to each meet M4(3) wheelchair user standards. • Where lift access is necessary to achieve a step free approach to the principal private entrance, all M4(3) units. • All remaining units must be designed to the standards for Category 2 M4(2) Accessible and Adaptable dwellings. • Any full planning application would need to provide details of the materials palette, with particular attention given to the paver types intended for use within the public realm. • The development should be served by at least two lifts. • All new developments are required to ensure reliable, convenient and dignified means of escape for all building users. • Details should be required on the accessible play equipment for disabled children. 	<p>The requirement for 10% of dwellings to meet M4(3) standards and for all other dwellings to meet Category 2 M4(2) standards shall be secured by planning condition. The other matters raised are noted and should be detailed under any subsequent reserved matters applications.</p>

<ul style="list-style-type: none"> The commercial units should be designed to accord with the prescribed standards set out in Approved Document M to the Building Regulations 2010 (2015 edition). 	
<p><u>Noise Officer</u></p> <p>No objection subject to conditions to secure appropriate levels of noise for residential occupiers.</p>	<p>The proposed conditions are included in the list of recommended conditions.</p>
<p><u>Contaminated Land Officer</u></p> <p>No objection subject to a condition requiring the submission of a scheme to deal with unacceptable contamination, to be submitted prior to the commencement of development.</p>	<p>The suggested condition is included in the list of recommended conditions.</p>
<p><u>Conservation Officer</u></p> <p>Impact on the significance of the cinema:</p> <p>The building would be enhanced through its restoration and improvements to its immediate setting. When viewed from within the site the impact of the building would not be changed as the new towers would be behind from east.</p> <p>To the south approaching the entrance there would be a change due to the new buildings rising above and similarly views from Hillingdon Road, (TVA view 3 & 9) and the north from Park Road where the views would be lost. Overall, the setting of the cinema when viewed from the south towards the main approach would suffer a level of harm. This is due to it losing its focus as the dominant feature within this area. The benefits of its restoration and enhancements to the landscaping would reduce this harm but not completely alleviate it. Overall, therefore, we would consider the level of harm to be less than substantial and at a low level.</p> <p>Impact on the Gates:</p> <p>The gates are as described in the heritage statement. The context would substantially change and so they would in essence be left as a relic within the site. The works proposed to the gates are minimal and would not reinstate the missing features</p>	<p>Officers have reviewed the comments and have duly assessed the heritage impact of the works in the relevant section of the report below in addition to a consideration of the balance of public benefits against the degree of harm to the affected heritage assets.</p>

<p>which as the heritage report notes detract from their significance. We note that there is some landscaping and planting proposed but this is now a curved avenue which would block most views from squadron square. The impact on the gates themselves would be less than substantial and at a low level.</p> <p>Impact upon St Andrews Church:</p> <p>We would agree with the heritage statement with regards to the description of the church and the areas where views are impacted from. In particular Park Road as demonstrated in TVA view 8. This would be detrimental as the view is currently open and the church forms the main visual landmark. This would in our view cause harm to the setting of the church. This would be less than substantial and at a low level when considering the overall context of the setting of the church.</p>	
<p><u>Waste Strategy Officer</u></p> <p>No objection</p>	<p>Noted. A delivery and servicing plan is recommended to be secured by condition for the full and outline elements.</p>
<p><u>Economic Development</u></p> <p>No objection subject to an Employment/Construction Training Scheme secured in accordance with the Council's Planning Obligations SPD via a S106 Agreement.</p>	<p>This request is a recommended Heads of Terms to be secured in the S106 Agreement.</p>
<p><u>Air Quality Officer</u></p> <p>No objection subject to an Air Quality Mitigation contribution of £270,527 secured by a Section 106 Agreement and conditions regarding a low emission strategy (LES) and reducing emissions from demolition and construction.</p>	<p>A S106 financial contribution is included in the recommended Heads of Terms and the recommended conditions have been included in Appendix 1.</p>
<p><u>Lead Local Flood Authority</u></p> <p>No objection, subject to conditions requiring the submission of a detailed drainage strategy and details of management and maintenance of the drainage system.</p>	<p>The recommended conditions have been included in Appendix 1 of the report.</p>

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

<p><u>Planning Policy</u></p> <p>The site is allocated for residential-led mixed use development within the Local Plan: Part 2 (2020). This is based on the implementation of the Outline Planning Application (Ref: 585/APP/2009/2752) which included an expectation of 14,000 sqm of office floorspace and a 90-bedroom hotel. Neither of these two elements are included within the scheme and there would not be any remaining locations within the site for them to be located. The application is therefore not consistent with Policy SA 28 of the Local Plan: Part 2 (2020). The proposal includes a small amount of commercial floorspace (Use Class E) at ground floor level which is deemed to be consistent with the site allocation.</p> <p>Policy SA 28 is based on an outline planning application that was approved in 2012. The need and availability of office and hotel floorspace has changed since this period. The Council's Employment Land Review (2023) outlines that average office rents in Hillingdon are £30 per sq ft. and have not grown since 2016. There is also existing supply within the town centre for occupiers that is closer to the tube station and established amenities. This therefore makes sizeable investment in office floorspace in this location improbable in the short to medium term. A new hotel (162 bedrooms) is proposed within planning application (Ref: 78696/APP/2024/867), which was approved by Planning Committee (09/04) subject to a S106 agreement.</p>	<p>Comments are noted and matters relating to the in-principle acceptability of the proposed uses are addressed in further detail in the relevant section of the report that relates to the principle of development.</p>
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7 Planning Assessment

Principle of Development

Provision of Housing:

- 7.1 Policy H1 of the Local Plan Part 1: Strategic Policies (2012) states that the Council will meet and exceed its minimum strategic dwelling requirement in accordance with other Local Plan policies.
- 7.2 Policy DMTC 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states that the Council will support 'main town centre uses' where the development proposal is consistent with the scale and function of the centre.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

- 7.3 Policy SA 28 of Hillingdon Council's Local Plan Part 2 Site Allocations and Designations (2020) covers St Andrews Park, Uxbridge, including the application site. It states that in accordance with the approved planning permission (585/APP/2009/2752) the Council will support the following development on the site of 1340 residential units; 14,000 sq. m. of office floorspace; a 90-bedroom hotel; associated commercial uses; education facilities; and associated landscaping, car parking, and amenity space provision. The Council will seek to secure the development of the site in accordance with this permission.
- 7.4 It should be noted that hybrid consent 585/APP/2009/2752 has now expired, and that outline planning permission is no longer in place on the application site, although site allocation Policy SA 28 remains a material consideration when considering the principle of development.
- 7.5 The application site is the last substantial parcel of the St Andrews Park site that has not been developed, or benefits from extant planning permission. Accounting for all previous consents, including dwellings constructed and under construction across the various development plots on the site, permission is in place for 1388 homes. The proposals would provide 356 additional homes, which would increase the total number of dwellings on the St Andrews Park site to 1744 units. This exceeds the number of dwellings referenced under Policy SA 28; however, as noted the policy refers directly to the now expired hybrid permission for the site. There remains evidenced need within the borough for the provision of new homes and the site comprises previously developed land within a central location in Uxbridge, which represents a sustainable location for the development of new homes and therefore the provision of additional housing above the quantum of housing previously consented should be considered positively.
- 7.6 Paragraph 124 of the NPPF 2024 sets out 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. Paragraph 125 of the NPPF states that decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- 7.7 Policy H1 of the London Plan (2021) states that Boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions. The Policy states that this is particularly the case on sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m distance of a station or town centre boundary.
- 7.8 There is substantial justification for the provision of additional homes above the figure set out under Policy SA 28. As noted, the previous planning permission on the site has now expired and development on the wider site as constructed has

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

evolved from the masterplan consented under the 2012 hybrid permission. It is noted in the subsections below that uses that were previously consented under the original hybrid permission are no longer proposed on this part of the site, namely the hotel, theatre and office uses. The provision of additional homes would make best use of a presently vacant site, whilst also making a significant contribution to meeting local need.

- 7.9 In relation to the quantum of units proposed, Policy DMHB17 of the Local Plan Part 2 requires that all new residential development should take account of the Residential Density Matrix contained in Table 5.3. The Density Matrix sets out that for mostly flatted development in Uxbridge Town Centre, a residential density of 165-405 units per hectare is appropriate. The outline part of the application site covers 1.5 hectares, whilst the application site as a whole covers an area of 1.8 hectares. Taken across the whole of the site, the density would equate to a density of 197 dwellings per hectare, whilst across the outline part of the site this would equate to 237 dwellings per hectare. The density of development and overall provision of units is considered acceptable when accounting for the town centre location of the site, its sustainability including access to public transport, as well as the need to provide a mix of uses and high-quality public realm.

- 7.10 It is considered that the proposals represent an efficient and appropriate re-use of previously developed land, and that the principle of the proposed development is therefore acceptable. The principle of residential development on this site has been established under the previously consented hybrid planning application. The provision of additional homes, above the number of dwellings previously consented is acceptable in principle in line with the Local Plan, London Plan and NPPF, subject to all wider implications which are assessed further below.

Provision of Retail and Commercial Space and Non-Provision of Previously Consented Office Space:

- 7.11 The outline part of the application includes the provision of 660sqm GIA of flexible commercial space (Use Classes E(a), E(b), E(c), E(e), E(g)(i) and E(g)(ii); and up to 440sqm (GIA) of floorspace fixed as a convenience store (Use Class E(a)). All commercial uses would be provided at ground floor level and would be centred around the proposed areas of public open space. The Class E commercial uses that would be permitted could include retail, restaurants/cafes/bars, financial/professional services; and office uses. The outline proposals do not include uses falling under Class E (d) or E (g) (iii) which relate to sports/recreation uses, and industrial uses respectively.

- 7.12 Policy E4 of the Hillingdon Local Plan Part 1 (2012) states that the Council will strengthen the status of Uxbridge Town Centre as a Metropolitan Centre by delivering growth set out in Table 5.4 and promoting Uxbridge as a suitable location for retail, offices, hotels, recreation and leisure, entertainment and culture, evening and night-time economy, education, community services, and mixed-use development. The Council will secure improvements to Uxbridge public transport interchange and the town centre boundary will be expanded. The plan accompanying the policy showed an extension to the Town Centre which included

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

the St Andrews Park site. Policy SEA 2 of the Local Plan Part 2 – Site Allocations and Designations includes the site within the defined area of Uxbridge Town Centre.

- 7.1
3 Uxbridge is identified as a Metropolitan Centre within the London Plan. Policies E4 and E5 of the Local Plan Part 1; Policy DMTC 1 of the Local Plan Part 2; Policies SD7 and E9 of the London Plan; as well as Part 7 of the NPPF 2024 supports prioritising the provision of main town centre uses, including retail uses within town centres such as Uxbridge. The provision of flexible Class E commercial uses such as those proposed on the site would be suitable in locational terms and would contribute positively to the vitality of Uxbridge Town Centre. Given the location of the site within the Town Centre, a sequential test or retail impact assessment would not be required in support of the planning application.
- 7.1
4 The submitted Uses Parameter Plan shows the location of the commercial uses, and this is considered acceptable in principle. Commercial uses adjoin the public realm, thereby maximising activity and the extent of active frontages which is appropriate in design terms and would serve to optimise the viability of the commercial space.
- 7.1
5 The site policy refers to the now expired hybrid permission granted in 2012, which included the provision of 14,000 sq. m. of office floorspace. A small proportion of office floorspace was provided at Hillingdon House, however it was initially anticipated that most of the office space would be provided within the parts of the site that would form an extension to Uxbridge Town Centre. Reserved matters permission was granted in 2016 for the erection of 1x5 storey office building and 1x4 storey office building which would have provided 13,782sqm of office floorspace on the application site. The consent was never implemented and has since expired.
- 7.1
6 The proposals do not include the provision of office floorspace on the site and given that this would be the last undeveloped part of the St Andrews Park site there would be a much lower level of office space than the figure of 14,000sqm set out in Policy SA 28 of Hillingdon Council's Local Plan Part 2 Site Allocations and Designations (2020). As noted, the hybrid consent has expired and there have been considerable economic changes that have occurred since 2012 that have impacted on the demand for office accommodation, including an increase in hybrid and home working following the Covid pandemic.
- 7.1
7 A Commercial Office Assessment has been prepared by Rose Williams, Commercial Property Consultants in support of the planning application who are stated to be marketing over 20,159sqm of office space in Uxbridge annually. This includes several relatively new large-scale offices either within or close to the Town Centre, including The Charter Building, Belmont and Uxbridge Business Park. The Office Assessment also indicates declining demand for larger single let offices, which has resulted in the subdivision of offices into smaller suites.
- 7.1
8 The London Borough of Hillingdon Employment Land and Capacity Study December 2023 provides a reasonably up to date assessment of demand for office

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

space within Uxbridge. Uxbridge town centre remains suitable for some office uses (EG(i)/(ii)), high vacancy rates indicate that there is a need to diversify and re-orient the existing stock to better serve the town centre. This includes consideration of alternative uses, including residential mixed-use schemes in suitable locations. The study identifies approximately 52,229sqm of vacant office space. The Councils Employment Land Review (2023) also outlines that average office rents in Hillingdon are £30 per square foot and have not grown since 2016 therefore substantial investment in large scale office floorspace is assessed to be unlikely in the short to medium term. The council's draft Uxbridge Town Centre Vision document (September 2024) specifically highlights high levels of vacancy within large footprint office blocks within the Town Centre. The document highlights the strategic aim of diversifying the offer of Town Centre uses particularly around the eastern end of the Town Centre, which the development would facilitate. A much lower provision of office accommodation is therefore accepted in the absence of there being any demonstrable need for the delivery of substantial office floorspace within Uxbridge Town Centre.

Previously Consented Hotel Use:

- 7.1 The 2012 hybrid consent included the provision of a 90-bedroom hotel. This is
9 similarly reflected under Site Policy SA 28. A hotel use has not been provided on the St Andrew's Park site under any previous consents and is not proposed within the submitted application. The applicant's Planning Statement indicates that there is insufficient demand for a hotel use on the site. Reasons for this relate to the existence of other hotels in the Uxbridge area and the lack of on-site parking which would impact on the viability of any hotel use on the site. It must also be noted that a resolution was made at the Planning Committee held on 9th April 2025 to grant planning permission for a new 162-bedroom hotel on the 148-154 High Street and Bakers Yard site subject to completion of a Section 106 agreement. A hotel use was not specifically included in the site allocation for this site (Site Policy SA 26) and the provision of a hotel on this site would provide a significant uplift in visitor accommodation in Uxbridge, which would be much greater than the 90-bedroom hotel included in the St Andrews Park site allocation. The decision to not provide a hotel use within the planning application is considered acceptable on balance and the benefits of providing additional housing instead of the hotel use would outweigh a reduced provision of visitor accommodation. The Council's Planning Policy Team have been consulted on the proposals and raised no objections to the scheme. The 2012 hybrid consent also included the provision of a 1200 seat theatre; however, Hillingdon Council resolved that a viable business case did not exist to deliver the theatre. A deed of variation to the original Section 106 agreement has since been agreed to secure £1.25 million towards the provision of social, environmental, recreational and community schemes/projects in lieu of the theatre site being provided.

Housing Mix

- 7.2 Policy H10 of the London Plan (2021) states that schemes should generally
0 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

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

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 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly three-bedroom properties. Applicants proposing residential schemes will be required to demonstrate that this need has been taken into account.

- 7.2
1 The application is accompanied by a development specification which sets out the following target housing mix within the outline element.
- One-bedroom units 48%
 - Two-bedroom units 42%
 - Three-bedroom units 10%
- 7.2
2 The target housing mix is appropriate accounting for the context of the site and provides for an appropriate number of larger three-bedroom dwellings. The target housing mix has been reviewed by the Council's Planning Policy Team who consider the mix of units proposed to be appropriate. A condition is recommended to ensure that the stated mix of dwelling sizes shall be delivered under subsequent reserved matters applications.

Affordable Housing

- 7.2
3 Paragraph 66 of the NPPF (2024) states where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.
- 7.2
4 Policy H5 of The London Plan (2021) outlines that development that provides 35per cent or more affordable housing may follow the Fast Track Route where the tenure mix is acceptable to the borough or the Mayor where relevant. Policy H6 states that affordable residential development products should be split a minimum of 30 per cent low-cost rented homes, as either London Affordable Rent or Social Rent, allocated according to need and for Londoners on low incomes, a minimum of 30 per cent intermediate products which meet the definition of genuinely affordable housing, including London Living Rent and London Shared ownership, and the remaining 40 per cent to be determined by the borough as low-cost rented homes or intermediate products (defined in Part A1 and Part A2) based on identified need.
- 7.2
5 Policy H2 of Hillingdon Council's 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. For sites with a capacity of ten 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.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

- 7.2
6 Policy DMH 7 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020) states that developments with a capacity to provide ten 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 per cent of all new homes on sites of ten or more units should be delivered as affordable housing, with the tenure split 70 per cent Social or Affordable Rent and 30 per cent Intermediate.
- 7.2
7 The applicant's planning statement and other supporting documents commit to the provision of 35% affordable housing calculated based upon habitable rooms within the development. It is noted that the originally submitted development specification (July 2024) indicated that 35% of units would be affordable, which was understood to be an error and has been corrected within the updated December 2024 development specification. The applicant's planning statement sets out a commitment to achieving a 70/30 tenure split of social rent to intermediate rent which aligns with Local Plan Policy DMH7.
- 7.2
8 The proposed split of affordable housing would be in accordance with the aims of the NPPF (2024), Policies H5 and H6 of The London Plan (2021), Policy H2 of Hillingdon Council's Local Plan Part 1 Strategic Policies (2012), and DMH 7 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020). The policy compliant provision of affordable housing and split of affordable tenure homes must be secured within the accompanying Section 106 agreement should planning permission be granted to ensure the adequate provision of affordable homes under subsequent reserved matters planning applications.

Design, Density and Impact on the Character and Appearance of the Area

- 7.2
9 Paragraph 135 of the NPPF (2024) 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.'

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

- 7.3 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.
- 7.3 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.'
- 7.3 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.'
- 7.3 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.
- 7.3 Policy DMHB 17 of the Local Plan states that all new residential development should take account of the Residential Density Matrix contained in Table 5.3. As noted, Policy E3 of the Local Plan Part 1 (2012) extended Uxbridge Town Centre to include the application site. For mostly flatted development within Uxbridge Town Centre, Table 5.3 sets out the following target density:
- 495-1100 habitable rooms per hectare.
 - 165-405 units per hectare
- 7.3 Much of the surrounding area comprises high density residential flats either constructed or under construction under earlier phases of the St Andrews Park development including on the adjoining Town Centre West site.
- 7.3 The outline part of the development is accompanied by a building zones parameter plan which sets out three building zones (A, B and C). Building Zone A comprises the northernmost development parcel, which includes frontages to Park Road, St Andrews Road and the proposed public open space and northern access road. The application is also accompanied by a building heights parameter plan which sets out that the height of buildings on this parcel of the site would vary between

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

5 and 9 storeys. Building Zone B consists of a prominent standalone building rising to 10 storeys. Building Zone C would vary between 3 and 8 storeys in height.

- 7.3
7 Policy DMHB 10 of the Local Plan Part 2 sets out Policy relating to high buildings and structures. It should be noted that the Policy does not set out a specific definition of height that constitutes a high building. Policy D9 of the London Plan sets out that Development Plans should define what is considered a tall building for specific localities, the height of which will vary between and within different parts of London but should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey. Policy DMHB 10 sets out a series of location and design-based criteria which must be satisfied with regard to the provision of high buildings. Policy DMHB 10 allows for the provision of high buildings within Uxbridge Town Centre and within areas of high public transport accessibility. The requirement to comply with other related policies including fire safety and aviation safety is assessed in further detail in the relevant sections of the report below.
- 7.3
8 Policy DMHB 10 requires that development be of a height, form, massing and footprint proportionate to its location and sensitive to adjacent buildings and the wider townscape context. Consideration should be given to its integration with the local street network, its relationship with public and private open spaces and its impact on local views. Development on the Town Centre West site varies between 5 to 8 storeys, with the larger 8 storey buildings adjoining the site. The assisted living building to the north east is 7 storeys in scale, whilst development on the Triangle site is 6 storeys across much of the site. The proposed scale and density of development is considered commensurate with the surrounding built form which has either been constructed or is under construction on the St Andrew's Park site. The site occupies a gateway position in terms of core arterial routes into Uxbridge Town Centre from the north and south east and owing to the scale of the surrounding development, the provision of taller buildings and a higher-density development is considered appropriate in principle.
- 7.3
9 The building height parameter plan and design code sets parameters in relation to the massing of the buildings within the three development zones. A two-storey difference in building heights across the site is proposed to break up the volume of the buildings. Building Zones A and C include relatively long frontages to Park Road and Hillingdon Road and the proposed differentiation in building heights serves to provide articulation preventing these elevations appearing imposing in scale. In addition, a change in the tone of the brick is proposed, as set out within the applicant's Design Code which would assist to achieve in providing a visual break between the different elements of the buildings. This is deemed important, particularly along the more lengthy and taller frontages facing Park Road and Hillingdon Road. Other elements of the façade design, including the proposed balconies, would further assist in breaking up the massing of these frontages and have been incorporated into the submitted design code. Whilst the proposed buildings are relatively high, it is considered that the height would be appropriately handled through the design approach set out within the Parameter Plans and Design Code. The approach taken to the building heights also includes a reduction in the scale of development within the parts of Building Zone C closest to the

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

former cinema building to ensure that the development is responsive to the scale of the Grade II listed building.

7.4
0 The Design Code specifies that brick and masonry should be the primary facing material, with a range of red brick tones used. This is considered contextually appropriate accounting for historic development within the immediate area, which includes the former Mons Barracks, St Andrews Church, Uxbridge Civic Centre and other buildings located at the eastern end of Uxbridge High Street which have façades that are primarily red brick.

7.4
1 As discussed in detail within the above section of the report which relates to the principle of development, there is a clear policy directive in favour of ensuring that developments are of an optimum density which makes the best use of sites, as set out in Paragraph 124 of the NPPF; Paragraph H1 of the London Plan; and Policy DMHB17 of the Local Plan Part 2. This is particularly pertinent in the case of the application site which is within Uxbridge Town Centre and is well served by public transport. Across the whole of the site, the density would equate to a density of 197 dwellings per hectare, whilst across the outline part of the site this would equate to 237 dwellings per hectare. As noted in the above section of the report, which relates to the provision of housing, the development is considered to align with the Residential Density Matrix contained in Table 5.3 which sets out that for mostly flatted development in Uxbridge Town Centre, a residential density of 165-405 units per hectare is appropriate

7.4
2 In relation to the height of the development, the applicant has submitted a Townscape and Visual Appraisal, which assesses the impact of the development in terms of all relevant key views, including southwards from Park Road; Northwards from Hillingdon Road forwards of the Grade II listed cinema; and from the High Street looking eastwards. Within these views the development would be experienced within the setting of the Grade II listed St Andrews Church and the Grade II listed Civic Centre and the Grade II listed Cinema, which is within the detailed part of the application site. The impact of the scale of the development on these heritage assets is considered in further depth in the heritage section of the report below. In terms of townscape character, the Townscape and Visual Appraisal rates the degree of change as medium, owing to the scale of development and the site's existing condition. It is clear from the submitted visual assessment that the development would be visible from the High Street, including from views 4, 5 and 6 which are taken to the north of the Civic Centre and the junction of the High Street and Vine Street and would in turn impact on the setting of the Old Uxbridge and Windsor Street Conservation Area resulting in a low level of less than substantial harm to the significance of the Conservation Area. The elements of the buildings that would be visible would be the upper sections of Building Zones B and C, some of which would be visible above the existing buildings in the high street. The impact however on the townscape setting is not considered to be significantly harmful.

7.4
3 Within more immediate views from within the St Andrews Park development the buildings would be viewed in the context of the buildings on the adjoining Town Centre West and Triangle sites and would be commensurate with the character of

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

the adjoining built form. There would be a relatively high degree of impact within the immediate townscape views from Park Road and Hillingdon Road, which would be expected accounting for the scale of the development and existing undeveloped condition of the site. Within these views the development is set against a relatively poor-quality public realm, dominated by the surrounding roads and roundabouts, whilst the site itself is in a poor condition and is surrounded by hoardings. The provision of an enhanced public realm, soft landscaping, active frontages and a degree of enclosure would enhance the townscape, which would offset the impact of the scale of the development, delivering an improvement on the existing baseline appearance. The TVA also includes more distant views from viewpoints adjoining Hillingdon House and Rockingham Recreation Ground, however in these views visibility of the development would be limited to glimpsed views where the scale of the buildings would merge with that of the surrounding development and the level of impact is considered minimal to negligible in visual terms.

- 7.4
4 Building Zone B is specifically designed to provide a 'gateway building' at the centre of the site and entrance to the development adjoining St Andrews Gate and located opposite Uxbridge High Street. The height parameter plan sets the building height at a maximum of 10 storeys or 34.5 metres (82.8 metres AOD). The building zone covers a much smaller footprint than Building Zones A and C and indicatively is shown on the submitted plans as a single building. The building zone is Octagonal in its form and differs from the adjoining characteristically linear blocks. The provision of a single standalone building on this site that is taller and differs clearly in its form from the two other development zones which consist of linear blocks of varying height would provide variation as well as breaking the massing of the development as a whole when viewed from Park Road, Hillingdon Road and the High Street, whilst allowing permeability of access either side of the building and frontages at ground floor level adjoining the proposed area of public open space. Indicative visuals submitted by the applicant indicate how the building can be delivered in a manner which provides visual interest, including through the design of the proposed balconies and use of materials, including differing forms of brick banding which would add visual interest.

Landscaping and Public Realm:

- 7.4
5 The application is accompanied by a Landscape and Public Realm Parameter Plan which includes the provision of two new areas of public open space. The location of these areas of open space are fixed within the Parameter Plan and conditional compliance with the Parameter Plan will ensure that these spaces are retained as public open space. All areas of public open space would be secured through the Section 106 agreement accompanying the planning application to ensure that these areas remain publicly accessible in perpetuity. The specific design of these areas would be determined at reserved matters stage, however the Design Code and Design and Access Statement set out guiding principles for all the areas of public realm.

- 7.4
6 The larger of the two areas which is referred to as 'Squadron Square' is located within the centre of the outline parcel of the site, surrounding Building Zone B. The

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

submitted Design Code and Design and Access Statement indicate that the square would include the provision of new hard landscaping in the form of paving and soft landscaping in the form of tree and shrub planting, as well as areas of public seating. The ground floor frontage of Building Zone B would face Squadron Square, which would provide an active frontage to this area of public open space, along with the potential to provide outside seating depending on the proposed use. The Design Code sets out that the design of this space must include the provision of public art which references the site's RAF heritage. A further two commercial units and the proposed foodstore would be located along the southern edge of this area of public open space providing active frontages to the public realm. The position of the public open space would retain the route of the existing public right of way which crosses the site.

7.4 The retention and restoration of St Andrews Gate, which is a locally listed structure
7 is proposed. The heritage benefits of this are further assessed within the heritage section of this report below, however in placemaking terms the retention of St Andrews Gate is important as this contributes to the character of development and provides an important link to the heritage of RAF Uxbridge.

7.4 A second area of public open space is proposed between the former cinema
8 building and Building Zone C which is referred to as 'Roundell Place'. The Design and Access Statement and Design Code sets out that this would be designed as a pocket park, with a focus on provision of soft landscaping, areas of seating and the provision of an equipped children's play area. The Parameter Plan and Design Code outline that the large, prominent TPO protected Horse Chestnut Tree would be retained. The design of the converted former cinema building falling under the full element of the planning permission includes the provision of an active frontage facing this area of public open space which would serve the proposed café and includes the provision of outdoor seating.

7.4 The amended Landscape and Public Realm Parameter Plan and soft landscaping
9 scheme includes the provision of additional street trees along the Park Road and Hillingdon Road frontages which would provide a green, softer frontage to Park Road and Hillingdon Road, reinstating the provision of trees along both frontages which previously existed prior to the clearance of the RAF Uxbridge site. In addition to the placemaking benefits of this, the provision of the trees will also provide an important contribution to urban greening and delivery of biodiversity net gain. The Building Zones and Ground Floor Uses Parameter Plans as well as the Design Code place emphasis on the provision of active frontages along the Park Road and Hillingdon Road frontages associated with the commercial and residential uses. This is supported as this will provide activation and passive surveillance of the public realm which is presently lacking along both roads at present.

Design Approach for the Full Element including former Cinema Building:

7.5 The detailed element of the planning permission relates to the works to the Grade
0 II listed former cinema building, the external works which are also considered under a related listed building consent application (also on this Planning

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

Committee Agenda) involve the renovation of the building and refurbishment to allow for its conversion to use as a gym and café. The works include the installation of a new flat roof above the former squash courts and the installation of new window and door openings along the north elevation of the building to provide a separate entrance to the café and an active frontage to the square, which has positive implications in placemaking terms.

- 7.5
1 The repair and reuse of this important heritage asset is considered to contribute positively to the design, character and placemaking of the development. The heritage implications associated with the external works to the listed building are assessed in further detail in the heritage section of the report below, whilst the impact of the internal and external works is also assessed under the related listed building consent application. The overall design approach is however considered to be of a high standard and contributes positively to the character of the area and site as a whole, whilst providing essential repairs and renovation to an at risk heritage asset.
- 7.5
2 Additional soft landscaping is proposed along the Hillingdon Road frontage in the form of tree and shrub planting. Outside the areas that have been set aside for car parking, additional tree planting and soft landscaping is proposed along the southern edge of the site alongside the retention of two existing trees and the provision of a SuDS feature. Hard landscaping in the form of permeable paving is proposed to the south and east of the building. Details of all hard and soft landscaping, including the use of the materials will be secured by way of planning condition.

Security:

- 7.5
3 Whilst the Metropolitan Police were consulted regarding the planning application no response has been provided regarding the proposals. Officers are satisfied that the indicative layout and design approach is acceptable from a public safety and security perspective and in any event the detailed design would be subject to review under later reserved matters applications. A condition is recommended which requires the applicant to achieve Secured by Design accreditation for each relevant phase of the development. Subject to the recommended condition the proposal complies with the NPPF, Policy D11 of The London Plan, and Policy DMHB 15 of the Local Plan Part 2.

Summary of Design Approach:

- 7.5
4 Whilst the majority of the development site is in outline and the detailed design would be subject to review under future reserved matters applications, the design code and accompanying parameter plans would secure the provision of a development which respond appropriately to the townscape character and is of an appropriate scale and density. The enhancements to the Grade II listed building and areas immediately surrounding the listed building which are subject of the detailed element of the planning application would enhance the heritage significance of the listed building and the local character would comply with and Policies DMHB 1, DMHB 2, DMHB 3, and DMHB 4 of the Local Plan Part 2.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

Heritage

7.5 The detailed element of the application involves works to the Grade II listed former
5 cinema building. The building was constructed by the Air Ministry Directorate of Works and along with Hillingdon House and the adjoining Mons Barracks building is one of few remaining buildings on the St Andrews Park site. The proposals include external alterations to the building, including the demolition of elements of the building and other alterations to the fabric to facilitate its change of use to a gym and café. An application for listed building consent (585/APP/2024/1799) has been submitted concurrent to this planning application which relates to the external changes proposed under the planning application in addition to internal changes required to facilitate the change of use of the building and repair works. The associated listed building consent application is separately reported on this Planning Committee Agenda for consideration at the 7th May 2025 Planning Committee.

7.5 The external works to the listed building include the following:
6

- Repair of existing render and brickwork where required.
- Removal of graffiti.
- Installation of new flat roof above existing squash courts with cast iron gutters and rainwater pipes.
- Installation of external lighting.
- Replacement of existing windows and doors.
- Installation of new window and door openings.
- Install new MEP louvres within existing high-level openings to former squash courts.
- Install new condenser units to north and south of shower block.
- Installation of new signage zone to front, side and rear elevation.

7.5 There are other listed buildings in close proximity to the site that should be
7 considered in relation to potential impacts from the proposed development, namely:

- Church of St Andrew (Grade II)
- Church Cottage Precinct House, St Andrews Vicarage (Grade II)
- Hillingdon Civic Centre (Grade II)
- Former Regal Cinema (Grade II*)

7.5 The application site does not fall within a Conservation Area; however, the Old
8 Uxbridge and Windsor Street Conservation Area includes large sections of the High Street and extends up to the edge of the Chimes Shopping Centre, approximately 200 metres to the west of the site. There are views towards the site from within the Conservation Area and accounting for the scale and height of development proposed under the outline phase of the development, the development would impact on the setting of the Conservation Area.

7.5 Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management
9 Policies (2020) states: The Council will expect development proposals to avoid

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

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.

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. 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.

- 7.6
0 Policy DMHB 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new development, including any signage or advertisement, to be of a high-quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area. B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification. C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans. The London Plan (2021) similarly seeks to preserve and enhance heritage assets.

- 7.6
1 In line with Paragraph 212 of the NPPF 2024 consideration must be given to the impact of a proposed development on the significance of designated heritage assets and 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

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

7.6 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990
2 sets out that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority or, as the case may be, 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.

7.6 Whilst the application site falls outside of the designated Conservation Areas,
3 planning policies which apply (as summarised above), nevertheless provide clear protection for Conservation Areas.

7.6 In addition to the above-mentioned designated heritage assets, the proposals
4 within the outline area of the site would involve works to St Andrews Gate, a non-designated heritage asset. Development on the site would also impact on the setting of the Mons Barracks block, which is a surviving RAF building that is currently vacant and is also a non-designated heritage asset.

7.6 In relation to the alterations to the Grade II listed former cinema building, the
5 proposals seek to restore and renovate the existing building with the aim of facilitating the use of the building as a commercial gym and café. The building is in a deteriorated condition, having been vacant for an extended period. As such there is damage to areas of the building, notably the squash courts where the original roof is missing, whilst in other areas fabric has deteriorated and parts of the interior and exterior have been vandalised. The condition has resulted in the building being placed on Historic England's heritage at risk register. The vacant condition of the building and lack of upkeep and preservation has contributed to the buildings deteriorated condition.

7.6 The proposed works are highly beneficial in enhancing the condition of the building
7 and its historic fabric. The internal and external works would secure repairs to parts of the building that have deteriorated, including the external brickwork and render and replacement of the roof above the former squash courts to the rear of the building and removal of graffiti. Repair and replacement of the roof and render/brickwork is proposed on a like for like basis, thereby preserving the historic fabric of the building.

7.6 Replacement of original windows and doors are proposed throughout, alongside
8 the replacement of later fire doors. The loss of the original windows would amount to a harmful change; however, the existing windows are single glazed and are in a poor condition and retention would not be viable accounting for the reuse of the building and the need to improve its thermal functionality. New window and doors are proposed to be of a design that matches the appearance of the existing windows.

7.6 New openings have been kept to a minimum. The most prominent would be the
9 large window opening to the rear (north) elevation serving the proposed café in

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

the former squash courts. The windows would be double glazed; however, their appearance would match the existing windows.

- 7.7
0 The works would facilitate the building's use as a gym and café, which would secure a long term viable commercial use for the building thereby helping to preserve its condition and historic fabric, compared with its current vacant condition. This should be considered positively in line with Paragraph 210 of the NPPF 2024 and is considered a major public benefit.
- 7.7
1 A very low level of less than substantial harm would be caused to the Former Cinema as a result of the siting and scale of the development to the rear on the outline element of the site, although this has been mitigated in part through the approach taken to the massing of the buildings within Building Zone C, which is closest to the former cinema building.
- 7.7
2 The taller elements of the scheme would challenge the Church of St Andrew for primacy in some of the identified views prepared within the applicants TVA, particularly in Views 7 and 8 from Park Road, where the tower and spire are rivalled by the scale of the proposed development, causing less than substantial harm, albeit at a low level when considering the overall context of the church.
- 7.7
3 St Andrews Gate, which is a non-designated heritage asset would be retained and enhanced which is considered beneficial in placemaking and heritage terms, although the context would substantially change, as a result of the layout and scale of the surrounding development. There would be less than substantial harm to the setting of the gates at a low level. Development on the site would impact on the setting of the Mons Barracks block, which given the degree of change and scale of proposed development the level of harm to this heritage asset is also considered to be less than substantial.
- 7.7
4 The above section of the report, which refers to the impact of the development on views from Uxbridge High Street, which is located in the Old Uxbridge and Windsor Street Conservation Area notes the visibility of the development in these public views and scope of change given the height and scale of the proposed buildings. This is in turn considered to result in a very low level of less than substantial harm to the setting and significance of the Conservation Area. The impact on the Grade II* listed former Regal Cinema has been considered, and it is concluded that no harm would be caused to the setting and significance of this heritage asset.
- 7.7
5 The development would result in a low level of less than substantial harm to the significance and setting of designated heritage assets, namely the Old Uxbridge and Windsor Street Conservation Area Church of St Andrew (Grade II listed), Church Cottage Precinct House and St Andrews Vicarage (Grade II listed); and the former Cinema Building (Grade II listed). Paragraph 215 of the NPPF 2024 sets out 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.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

7.7 6 As identified above the development would also result in a low level of less than substantial harm to the setting and significance of St Andrews Gate and Mons Barracks, both of which are non-designated heritage assets. Paragraph 216 of the NPPF 2024 sets out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

7.7 The public benefits of the development are substantial and include:

- 7
- The provision of up to 356 residential dwellings of which 35% would be classed as affordable homes. This would make a substantial contribution towards meeting local housing need, including the need for affordable homes.
 - The renovation and reuse of the Grade II listed former cinema building which would secure a viable use for this heritage asset which is in a poor condition and is on Historic England's buildings at risk register.
 - The provision of up to 1000sqm of commercial space falling under a Class E which would provide employment and would contribute to the economic vitality of Uxbridge Town Centre.
 - Employment opportunities secured during the construction and operational phases of the development, including local employment to be secured through the accompanying Section 106 Agreement during the construction phase.
 - Urban design enhancements and creation of a high-quality public realm.
 - Enhancements to St Andrews Gate (non-designated heritage asset) involving restoration which will assist in enhancing the significance of this structure.

7.7 8 The above public benefits are considered substantial and would demonstrably outweigh the less than substantial harm that would be caused to the significance of the Conservation Area, listed buildings and non-designated heritage assets and the development is therefore considered to be acceptable where assessed against Paragraphs 215 and 216 of the NPPF.

7.7 9 The proposed development therefore complies with the NPPF, Policy HC1 of The London Plan, Policy HE1 of the Local Plan Part 1, and Policies DMHB 1, DMHB 2, DMHB 3, and DMHB 4 of the Local Plan Part 2.

Residential Amenity

7.8 0 DMHB 11 of the Hillingdon Local Plan seeks to ensure a satisfactory relationship with adjacent dwellings and no unacceptable loss of outlook, amenity, daylight and sunlight to neighbouring occupiers. Part B of the policy states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

- 7.8
1 There would be a separation distance of at least 50 metres between development Block A as set out in the parameter plan and Nos.1 to 37 Park Road and 21-23 Chippendale Way which are located to the west of the site. A separation distance of 69 metres exists at the closest point between development Block A and 21-23 Chippendale Way. The building height of Block A facing Park Road would vary between 9 storeys and 31.3 metres (81.3 AOD) at the highest point and 7 storeys and 25 metres (74.5m AOD) at the lowest point. Whilst the maximum height of the development would be relatively tall at this point in the site, the separation distance between the development zone and the properties located on the opposite side of Park Road would be substantial and consequently it is considered that the development would not have an adverse impact on these properties with regard to the development appearing overbearing and accounting for the relative separation distance, the development would not result in unacceptable overlooking or loss of privacy.
- 7.8
2 A separation distance of 22 metres would be retained between Hampden House, which is located on the St Andrews Park site. Permission was recently granted to change the use of the accommodation, which was originally approved as assisted living accommodation, with approval recently granted to change the use of the accommodation to provide 72 residential units for occupiers aged over 55. The height of the development adjoining Hampden House would vary between 6 and 8 storeys or 21.9 metres (72.3 metres AOD) and 28.2 metres (77.3 metres AOD). It is considered that the separation distance and height of the building relative to the adjoining properties would not appear overbearing and would not result in an unacceptable loss of privacy in relation to these adjoining properties.
- 7.8
3 All of the proposed blocks adjoin development consented within the Town Centre West site that benefits from planning approval which has been implemented and is under construction, albeit that development has paused. A separation distance of at least 21 metres would be retained between Block C and the west elevation of the nearest buildings. A shorter separation is proposed at the closest point with regard to the adjoining block to the north. A separation distance of between 19.5 metres and 20 metres would be retained between Block B and the west elevation of the nearest buildings in the Town Centre West development. The south elevation of Block A would face the adjoining block to the south at a distance of 16 metres, however this degree of front to front separation either side of the northern access road is considered appropriate and is replicated elsewhere on the site. The Town Centre West development is of a substantial scale that is comparable to the proposed development, and it is considered, accounting for the retained separation distance that the development would not appear overbearing in relation to the adjoining flats within the Town Centre West site. Accounting for the need to make effective use of the site, it is considered that the development affords appropriate separation between the development blocks and the adjoining development on the Town Centre West site, such that significant overlooking or loss of privacy can be mitigated, particularly through the detailed design under subsequent reserved matters applications.
- 7.8
4 The site adjoins the former Annington Homes Site, which is an allocated site (SA 27) in the Hillingdon Local Plan Part 2 – Site Allocations and Designations 2020

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

to provide 330 homes. This site has recently been brought under the ownership of the council. No planning applications have been submitted on this site, however given the site's allocated status in the Local Plan, the impact of the development on the application on the development potential of the adjacent site must be afforded due weight. 25 metres would be retained at the closest point between Block C and the edge of the adjacent site. It is considered that adequate separation is afforded between the development zone and the site to the north and therefore the development would not undermine the development potential of this adjoining allocated site.

- 7.8
5 Nos. 68 to 75 Hillingdon Road adjoin the detailed element of the planning application site. These properties are separated from the application site by a wide section of road. This area of the site would consist of public realm, car parking and would be located close to the former cinema building that would be converted to use as a gym. It is considered that the proposed uses would not impact adversely on the residential amenity of the nearest neighbouring properties.
- 7.8
6 The application is accompanied by a Daylight and Sunlight Assessment which provides an assessment of the proposed scope of development giving regard to the height, siting and massing of the buildings in the parameter plans and based upon the indicative scheme that has been shown within the visuals provided as part of the design and access statement, design code and TVIA documents.
- 7.8
7 With regard to the adjoining properties on the earlier phases of the St Andrews Park site (Town Centre West and Hampden House) it should be noted that whilst baseline standards of daylight and sunlight are particularly high at present, given the site's allocated status for a mixed use development of a high-density it would be anticipated that the levels of daylight and sunlight would decline following development of the application site. For Hampden House the daylight and sunlight results for the Illustrative Scheme demonstrates that 67 out of 96 rooms assessed (70%) would meet the Climate Based Daylight Modelling (CBDM) criteria. This would be broken down into 15 Living Dining Rooms (50%) and 52 bedrooms (87%). For the Town Centre West development 171 out of 182 rooms assessed (94%) will meet the CBDM criteria. Whilst there is a degree of change, the level of daylight and sunlight is still considered to be appropriate on balance, given the adjacency of these adjoining sites to the application site which forms part of a wider site allocation.
- 7.8
8 In relation to other surrounding properties, the only properties which are assessed to be impacted to a significant degree are Nos.13-37 Park Road, a row of two storey residential apartments located on the opposite side of Park Road to the west of the site. Of the windows assessed within the maximum parameter scheme, 27 of the 49 windows assessed (55%) would meet the BRE recommendations for Vertical Sky Component (VSC) and 25 of the 42 habitable rooms assessed (60%) would meet the BRE criteria for No Sky Line (NSL). Notwithstanding this for sunlight the results for the Maximum Parameter Scheme demonstrate that 37 of the 38 southerly orientated rooms (97%) would meet the guidelines for winter and total Annual Probable Sunlight Hours (APSH) with only one ground floor room falling short. In summary there would be a notable degree of impact, however this

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

would be broadly expected given the scale of development and as there is no existing development on the site at present. Furthermore, taking into account that the APSH performance is relatively high, it is considered that there would not be significant harm to the amenity of these properties by reason of overshadowing or loss of light.

- 7.8 9 It must also be noted that Paragraph 130 of the NPPF sets out that local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards). This is considered to be applicable in this instance as in order to fully comply with BRE guidelines, the level of development would likely be restricted on the site, resulting in a less efficient use of land and a reduction in the number of deliverable homes.
- 7.9 0 In summary, it can be concluded that the development would not have a significantly adverse impact on the amenity of any adjoining properties and the development would comply with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Quality of Residential Accommodation (Internal and External)

- 7.9 1 Policy D6 of The London Plan (2021) sets out the requirements for new dwellings' gross internal floor area at a defined occupancy level. Housing development should maximise the provision of dual-aspect dwellings and avoid the provision of single aspect dwellings. A minimum of five sq. m. of private outdoor space should be provided for one-two person dwellings. It must achieve a minimum depth and width of 1.5 metre. The Mayor's Housing Design Standards LPG further states that 'deep, narrow, single-aspect studios will not provide a suitable quality of accommodation; homes are, therefore, expected to be dual-aspect unless there are compelling reasons why that cannot be achieved.'
- 7.9 2 Policy DMHB 16 of the Local Plan Part 2 Development Management Policies (2020) states that all housing developments should provide adequate internal space to provide an appropriate living environment.
- 7.9 3 Whilst the residential parts of the development are in outline, sufficient detail is provided such that it may be determined that the standards of living accommodation would meet the required standards set out in the relevant policies contained in the Local Plan and London Plan. The submitted daylight and sunlight assessment sets out that based on the illustrative scheme, 82% of rooms would achieve the BRE guidance for internal daylight. The majority of the remaining rooms would have daylight limited by balconies. The Design Code sets out that 62% of the proposed units would be dual aspect, with no single aspect north facing units being provided. Accounting for the development density and site constraints, this is considered acceptable. It is set out within the development specification that all rooms would achieve Nationally Described Space Standards for internal floor

area for the individual units, this has been demonstrated within the illustrative schedule of accommodation.

7.9
4 Policy DMHB 18 of the Local Plan Part 2 requires that all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space in accordance with minimum amenity standards set out in Table 5.3.

7.9
5 Each unit would be provided with private balcony spaces which align with the minimum size requirements set out in DMHB 18 of the Local Plan Part 2 Development Management Policies (2020). Communal podium gardens are also proposed for the occupiers of Blocks A and C within the illustrative layout. The submitted Daylight and Sunlight Assessment demonstrates that the communal podium gardens would achieve appropriate levels of sunlight that would meet BRE standards. Accounting for the proposed mix of units, a total of 2,295sqm of external amenity space would be required where assessed in line with Policy DMHB 18 of the Local Plan Part 2. The illustrative scheme shows that each of the proposed units would be provided with balconies or podium gardens, whilst 1,431sqm of communal amenity space would be provided that would be private. The total combined private amenity space shown on the indicative plans would exceed the requirements set out under DMHB 18. Substantial areas of public open space are also proposed within the accompanying Parameter Plans, whilst the site is within 200 metres of Dowding Park which provides a substantial area of high quality public open space.

7.9
6 It is therefore considered that the proposal would provide suitable accommodation for its residents and comply with Policy D6 of The London Plan (2021), The Mayor's Housing Design Standards LPG, and Policies DMHB 16 and DMHB 18 of the Local Plan Part 2 Development Management Policies (2020).

Play Space

7.9
7 Policy S4 of The London Plan (2021) states that residential development proposals likely to be used by children and young people should incorporate good-quality, accessible play facilities for all ages. At least ten square metres of playspace should be provided per child.

7.9
8 Policy DMCI 5 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020) states that 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 ten square metres of play space should be provided for each child and an accessibility standard of 400 metres to equipped playgrounds. 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.

7.9
9 The estimated child yield for the illustrative scheme (which provides 356 homes; comprising 48% one-bedroom units, 42% two-bedroom units and 10% three-

bedroom units) is 136 children. This generates an estimated child play space requirement of 1,358.1 sqm.

- 7.1
00 The illustrative landscape masterplan prepared for the outline elements of the site include the provision of play space within the areas of public open space and within the communal podium spaces. The submitted Design and Access Statement includes further detail on play provision and indicates the provision of play for all ages. A dedicated public play space would be provided at Roundell Park to the north west of the former Cinema Building, with play on the way space provided at Squadron Square, whilst private play would be provided within the podium areas. The submitted Design Code specifies that play provision would be provided for all ages within the site. The Design and Access Statement calculates that the proposed play provision would equate to 1,358sqm in total, which would meet the minimum requirements set out under Policy S4 and DMCI 5 of the London Plan. The development is also located within 400 metres of an equipped play area at Dowding Park located to the east of the site.
- 7.1
01 Further details relating to the specific play provision would be required under future reserved matters applications and a planning condition is attached requiring the submission of details of play provision to be delivered under the relevant phase of development to be provided before first occupation of any accommodation to be delivered within that phase.

Transport, Highway Impact and Parking

- 7.1
02 Paragraph 116 of the NPPF (2024) 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.
- 7.1
03 Policies DMT 1 and DMT 2 of Hillingdon Council's Local Plan: Part 2 Development Management Policies (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows, and conditions of general highway or pedestrian safety. Policy DMT 5 states that development proposals will be required to meet the Council's cycle parking standards as set out in Appendix C Table 1. Policy DMT 6 requires that proposals comply with the Council's parking standards to facilitate sustainable development and address issues relating to congestion and amenity.
- 7.1
04 Policy T4 of The London Plan (2021) states that development proposals should not increase road danger. Policy T5 states that proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. Policy T6 states that new residential development should not exceed the maximum parking standards detailed in Table 10.3. Car-free development should be the starting point for all development proposed in places that are well-connected by public transport or that are planned to be. 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

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

provision for all remaining spaces. Disabled person parking should be provided for new residential developments in accordance with Policy T6. Policy T7 states that development proposals should facilitate safe, clean, and efficient deliveries and servicing. Provision of adequate space for servicing, storage, and deliveries should be made off-street, with on-street loading bays only used where this is not possible.

- 7.1 05 The application site lies within Uxbridge town centre and whilst the majority of the site has a PTAL ranking of 2, the site is just a short distance from Uxbridge Underground station and several bus stops along Park Road and Hillingdon Road. Uxbridge Underground station is served by the Metropolitan and Piccadilly and the bus stops on Park Road provide connections between Uxbridge and Southall and Shepherd's Bush. The attractiveness of trip making on the Piccadilly Line will improve in 2025 with the arrival of brand-new rolling stock. Nine bus routes operate within walking distance of the site. Furthermore, there is an existing car club operable within the estate.
- 7.1 06 The eastern boundary of the site would be formed by a proposed Spine Road. This has a north/south alignment connecting Burton Road to the south with Churchill Road to the north. The southernmost section of the road would offer two-way working changing to one-way working northbound just beyond the Old Cinema Building access. Where one-way working is in operation an on-street contra-flow cycle lane would be provided within the adjoining Town Centre West site. 15 perpendicular on-street places would all be situated along the one-way northbound stretch of the Spine Road with a further 7 spaces provided along the northern access road.
- 7.1 07 A condition is also proposed to secure the submission and approval of an appropriate Delivery and Servicing Plan to ensure compliance with Policy T7 of The London Plan (2021).
- 7.1 08 The Council is aware that the current design of the St Andrew Roundabout is unsatisfactory, the network of subways offers a poor environment for pedestrians and cyclist are exposed to a high road safety risk when they use the roundabout. The roundabout also severs St Andrews Park from Uxbridge town centre denying St Andrews Park residents' full access to the broad range of shops, services, facilities and transport opportunities the town has to offer. To address these issues the council is investigating opportunities to create a new junction entirely at ground level. Consultants have been commissioned to scope the viability of such a scheme with preference being to create a new signal controlled four-armed junction, comprising the western and southern dual carriageway arms of the A4020 Hillingdon Road; the dual carriageway B483 Park Road and a one-way exit from the junction into High Street.
- 7.1 09 The outline planning application proposes to increase the number of residential dwellings in St Andrews Park by a further 356no. units, as a result there would be an increase in the number of people moving between St Andrews Park and the town centre across the roundabout. The Healthy Streets Transport

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

Assessment (Caneparo Associates, June 2024) Table 6.10 forecast the proposal would generate 247no. additional walking trips in the AM Peak and 92no. in the PM Peak. To which routes these trips would be assigned has not been provided, though is anticipated that most would be between St Andrews and the town centre, across St Andrew Roundabout.

- 7.1 10 The original planning consent for St Andrews Park was for 1340 residential units plus a 1200 seat theatre and office accommodation. At the time a developer contribution of £1,620,00 was secured for improvements to the roundabout. It is intended to invest this money in the improvement works to the roundabout described above. It is noted that the wider St Andrews Park development site will no longer bring forward the originally consented offices or the 1200 seat theatre. However, there is a proposed 356no. uplift in residential units and therefore an Active Travel Zone contribution of £100,000 has been agreed with the applicant, subject to the improvements works to the roundabout taking place within an appropriate period of time. The final details of which would be secured by s106 legal agreement. This contribution would be in accordance with the London Plan 2021 Policies T1 Strategic Approach to Transport, T2 Healthy Streets and T4 Assessing and mitigating transport impacts.
- 7.1 11 A Public Right of Way (PROW) crosses the site connecting St Andrews Roundabout with St Andrews Road. Drawing reference P20331-00-001-GIL-0600 June 2024 shows that the current alignment of this PROW would need to be changed to facilitate the development. The Highway Authority require the applicant to fund costs that the Council incurs diverting the route, such as legal fees etc. It is proposed that a sum of £1,500 be secured by a s106 legal agreement to cover these costs, should the application be determined for approval.

Car Parking

- 7.1 12 Policy T6 of the London Plan states that car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity. Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite').
- 7.1 13 TfL's online calculation tool indicates that the vast majority of the site has a PTAL rating of between 0 and 2 which would indicate that transport accessibility is poor. However, officers consider that this is not reflective of the site's actual proximity to public transport given that the site is on the edge of Uxbridge Town Centre and is within 600 metres of Uxbridge Underground Station and near several bus stops serving various parts of West London. For the purposes of this application the applicant has calculated the PTAL ranking manually and determined that across the site the site has a ranking of 4 which is considered good compared to London as a whole.

- 7.1 24 on-plot car parking spaces are proposed for the full element of the planning application which comprises a 776sq.m gym and 75sq.m café. 10 of these parking spaces would be provided for the gym, with 1 space provided for the cafe. The remaining spaces would serve commercial uses to be delivered under the outline phase of the development. The published London Plan 2021 is non-specific on car parking standards for gyms and cafes, only mentioning in Policy T6.4 Hotel and Leisure Parking that in locations of PTAL 0 to 3 that provision should be assessed on case-by-case basis. The Hillingdon Local Plan: Part 2 Development Management Policies (2020) is also non-specific, mentioning again that they should be determined on individual basis using a Transport Assessment and Travel Plan. The provision of 10car parking spaces for the gym and is considered acceptable. A condition stipulating that the applicant submits a Parking Design and Management Plan will be required prior to the first use of the building.
- 14
- 7.1 It is proposed that car parking for the residential element would be provided at a ratio of 0.3 spaces per unit, based on there being 356no. units this equates to 107no. car parking spaces. It is proposed that the residential parking would be provided at podium level in Building Zones A and C. Policy T6.1 sets out specific parking standards for residential development which requires that car parking within Metropolitan Town Centres (MTC), which includes Uxbridge should be car free. The town centre boundary was extended to include the St Andrews Park site following the adoption of Local Plan Part 1 (2012) reflecting the approved consent and extension of town centre uses onto the site. The application site is located close to the town centre amenities and existing public transport links although this site is still peripheral in relation to the remaining parts of the town centre and remains vacant. The applicant's Transport Statement includes an analysis of existing car ownership within the MTC and fringes which indicates that ownership between households is between 0.6 and 1 vehicles per unit. Recently consented phases of development within the St Andrews Park site which are also located within the Metropolitan Centre provided for a higher level of parking provision (than is proposed in this current planning application). These were Town Centre West (0.5 spaces per dwelling); Land East of Mons Barracks (0.7 spaces per dwelling) and the assisted living development to the north east of the site (0.41 spaces per dwelling). The proposed parking ratio would be comfortably below the maximum standards for an Outer London PTAL level 4 site (0.5 to 0.75 spaces per dwelling). On balance, where accounting for the context of the site, its peripheral location within the MTC and existing levels of transport access, it is considered that the provision of car parking at a maximum of 0.3 spaces per dwelling would be acceptable.
- 7.1 There would be 15no. short-stay on-street perpendicular spaces along the Spine Road (including 1no. car club space) and a further 7no. short-stay on-street parallel spaces along the Northern Access Road (again including 1no. car club space), making a total of 20no. on-street "standard" spaces. 10 of these would be for the commercial uses with 10 spaces provided for residential visitor parking. How the spaces shall be managed will need be set out in a Full Parking Design and Management Plan.
- 16

- 7.1 17 A car parking management plan would be required for any subsequent reserved matters applications to ensure that residential car parking is appropriately allocated with priority given to the provision of parking for larger 3-bedroom units, followed by two-bedroom units. It is noted that the surrounding streets are subject to parking restrictions which is regularly enforced. The applicant would be required to enter into a Section 106 agreement to ensure that future residents are prevented from obtaining access to parking permits within the surrounding streets or within public car parks in the interests of reducing car ownership and preventing overspill parking from occurring within the surrounding area.
- 7.1 18 A total of two car club parking spaces are proposed within the development, which would be located on the spine road and northern access road within the site. The provision of the car club parking would be secured through a s.106 legal agreement.
- 7.1 19 For the residential element of the proposal, disabled persons parking should accord with Policy T6.1 of the London Plan. This requires that for 3% of dwellings, at least 1no. designated disabled persons parking bay per unit is available from the outset. However, Policy T6.1 also requires that new developments demonstrate as part of the Parking Design and Management Plan, how an additional 7% of dwellings could be provided with 1no. designated disabled persons parking space per dwelling in future upon request as soon as existing provision is insufficient. There would be a requirement to provide 11 accessible parking spaces to meet the 3% requirement, it is proposed that this requirement would be met, alongside measures to provide for an additional 25 spaces to meet the 7% additional future provision requirement set out in Policy T6.1. A Parking Design and Management Plan would be required by planning condition and must clearly set out how this requirement will be met under each relevant phase of the development.
- 7.1 20 In relation to the proposed commercial parking, this would be allocated as follows:
- Flexible commercial Uses (660sqm) – 13 spaces
 - Food Store (440sqm) – 10 spaces
 - Gym (776 sqm) – 10 spaces
 - Café (216 sqm) – café – 1 space
- 7.1 21 The maximum parking set out in the London Plan for the proposed food store and flexible commercial uses would allow for the provision of a maximum of 13 spaces to be provided for the flexible commercial uses and 9 spaces to be provided for the food store respectively. The Local Plan Part 2 standards would allow for the provision of between 13-22 spaces and 9-13 spaces respectively. The provision of parking for the flexible commercial uses broadly complies with the London Plan and Local Plan standards, whilst the food store use would be slightly above the London Plan maximum standards, the parking would comply with the Local Plan parking standards. The car parking for the food store would be located adjacent to the spine road, whilst the remaining spaces would be provided within the car park adjacent to the south of the gym.

- 7.1 For the commercial element of the proposal the London Plan requires at least one
22 on or off-street disabled persons parking bay is provided with 6 per cent of total parking provision being designated bays and a further 4 per cent of total parking provision being enlarged bays. These details would be secured through condition.

Trip Generation

- 7.1 The applicant's Transport Assessment provides analysis of forecast trip
23 generation during the AM and PM peak hours for both gym use proposed under the detailed element of the application and the residential and commercial uses proposed under the outline element of the application.

- 7.1 Forecast trip generation for the gym is assessed to be relatively low with a total of
24 17 trips across the AM and PM peak hours. This is due to the use serving a relatively local purpose and trip generation could be expected to comprise mainly of trips made on foot or by cycling.

- 7.1 Regarding the residential trip generation, this has been based upon previous multi-
25 modal TRICS surveys undertaken for St Andrews Park and adjusted for the lower parking provision on the site (0.3 spaces per dwelling) compared with 1 space per dwelling allowed for under the 2012 consent for the St Andrews Park site. The Transport Statement uses data from 'The Dice' development on the St Andrews Park, which has parking levels lower than the 1 space per dwelling standards approved under the 2012 permission. Accounting for the proposed quantum of parking and forecast modes of travel, forecast trip generation of cars is assessed to be 42 movements across the AM and PM peak periods. The Transport Statement includes a comparative assessment of trip generation for the elements of the 2012 permission falling within the Town Centre East site (TCE). The TA outlines that there would be a reduction of 138 car movements in the morning peak hour and 167 car movements in the evening peak hour compared with the 2012 permission. This is a result of the relatively low parking proposed within the residential outline element of the application, and due to the 2012 consent including the provision of a 1200 seat theatre which increased the number of vehicle movements during the PM peak.

- 7.1 Whilst the 2012 permission has since expired it is pertinent to consider that the
26 elements of the 2012 permission falling within the TCE site were likely to have resulted in a much higher level of traffic generation compared with the present proposals and was deemed to not have a harmful impact on the local highways network. The present proposals would generate a relatively low number of vehicle movements and the resulting trip generation would not have a cumulative severe impact on the surrounding road network.

- 7.1 Taking into account all relevant considerations relating to the provision of parking
27 and associated vehicle movements and trip generation, it is considered that on balance the proposed development complies with Paragraph 116 of the NPPF (2024), Policies T4, T5, T6, and T7 of The London Plan (2021), and Policies DMT 1, DMT 5, DMT 6, and DMT 2 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020).

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

Electric Vehicle Parking

- 7.1 28 With regard to the detailed element of the planning permission, the applicants Design and Access Statement indicates that 20% of parking spaces (5 in total) would be served by electric vehicle charging points. This standard of active EVCP provision is above the Hillingdon Local Plan: Part 2 Development Management Policies (2020) which requires that 5% of all parking spaces should be provided with an active electric vehicle charging point. The Local Plan requires that a further 5% should have passive provision though it would be recommended that all remaining car parking spaces shall be fitted with passive provision.
- 7.1 29 The submitted Car Parking Management Plan sets out that 20% of spaces provided within the outline element of the application would be provided with active electrical vehicle charging infrastructure, with the remaining 80% of spaces benefitting from passive infrastructure (i.e. benefitting from the ducting and infrastructure to convert to active in the future). This standard of provision is in accordance with the London Plan standard and is accepted.

Cycle Parking

- 7.1 30 The former Cinema building would benefit from 24no. cycle parking spaces of which 4no. would be long-stay and 20no. short-stay. Based on a floor area of 216sq.m Policy T5 Cycling of the London Plan requires that the café element of the former Cinema building provide 1no. long-stay cycle parking space and 11no. short-stay spaces. The applicant reports that the gym would employ 10no. members of staff, based on this figure and London Plan would require that 1no. long-stay cycle parking space is provided and 8no. short-stay spaces. Based on these London Plan standards the former Cinema should provide 21no. cycle parking spaces in total. The 24 spaces proposed exceeds the standard required. The long-stay cycle parking would be provided within the gym and café, whilst the short-stay cycle parking would be situated within the landscape area surrounding the building. The Highway Authority require that this cycle parking is in accordance with the London Cycle Design Standards, the Full Parking Design and Management Plan should set out how cycle parking would be designed.
- 7.1 31 A total provision of 632 no. residential long stay cycle spaces is required in line with the quantum and mix of units proposed, of which 5% would be accessible and able to accommodate larger cargo bikes. The illustrative scheme also shows the provision of 48 short-stay cycle spaces which would be distributed throughout the site. The proposed cycle parking provision would conform with the London Plan standards based on the quantum and mix of dwellings shown within the outline element of the planning permission. A level of cycle parking that complies with the London Plan parking standards must be delivered within the detailed design of future phases of the scheme to be submitted under future reserved matters application. A requirement to deliver cycle parking that complies with the London Plan standards is recommended to be secured by planning condition.

Noise

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

- 7.1 Policy D3 of The London Plan (2021) states that development proposals should
32 help prevent or mitigate noise impacts.
- 7.1 Policy DMHB 11 of the Hillingdon Local Plan Part 2 Development Management
33 Policies (2020) states that development proposals should not adversely impact
upon amenity.
- 7.1 The application is accompanied by a Noise Impact Assessment (NIA) which has
34 been reviewed by the Council's Noise Specialist Officer and is considered to
provide sufficient detail in assessing existing conditions. The primary sources of
noise are the adjoining roads to the west of the site, namely Park Road and
Hillingdon Road which are principal routes into Uxbridge and are heavily trafficked.
To provide appropriate standards of living for future occupiers, mitigation
measures will be required within the design of the proposed buildings. It is
suggested that this can be appropriately achieved through the façade design,
appropriate standards of double glazing and ventilation removing the requirement
for occupiers to open windows. The NIA identifies that appropriate levels of noise
are unlikely to be achieved for any west facing balconies facing Park Road and
Hillingdon Road, however as also identified communal amenity areas are
proposed between the development blocks alongside public open space both of
which would benefit from lower levels of noise and therefore residents would not
be solely dependent on use of the balconies for amenity purposes.
- 7.1 The Council's Noise Specialist Officer has advised that appropriate noise levels
35 could be achieved in line with the proposed means of mitigation outlined within the
Noise Impact Assessment. All residential dwellings fall within the outline parts of
the site and therefore the detailed design of the buildings would be submitted
under future reserved matters applications. A condition is required to ensure that
appropriate noise levels are achieved within the dwellings and do 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.
- 7.1 Commercial uses are also proposed on the site at ground floor level which are
36 adjacent to the residential uses namely the uses would consist of up to 660sqm
GIA of flexible commercial space (Use Classes E(a), E(b), E(c), E(e), E(g)(i) and
E(g)(ii)); up to 440sqm (GIA) fixed as a convenience store (Use Class E(a)); and
the use of the former cinema building as a gym and café. The proposed uses are
capable of co-existing alongside the proposed residential uses without causing
adverse harm to the amenity of future residents by reason of noise. Aside from the
convenience store, the location of which is fixed within the land uses parameter
plan, the specific type of other commercial uses in the outline element would be
determined much later, potentially after the determination of any reserved matters
applications. It is considered appropriate that conditions are attached to ensure
that 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. A further condition is recommended

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

requiring that details of plant are provided prior to installation given that external plant may be required depending on the nature of future commercial uses on the site. Delivery and Servicing Plans are also proposed to be secured by condition to control the impact of such noise generating activities on future residents.

- 7.1 Subject to the provision of appropriate details to be secured by planning condition,
37 it is considered that the development would not have a negative impact on the amenity of existing and future residents by reason of noise and therefore the development would comply with Policy D3 of The London Plan (2021) and Policy DMHB 11 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Air Quality

- 7.1 Policy SI 1 of The London Plan (2021) states that development proposals should
38 ensure that where emissions need to be reduced to meet the requirements of Air Quality Neutral or to make the impact of development on local air quality acceptable, this is done on-site.

- 7.1 Policy DMEI 14 of Hillingdon Council's Local Plan Part 2 Development
39 Management Policies (2020) states that 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.

- 7.1 The proposed development is located within the LBH Air Quality Management
40 Area and within the Uxbridge Focus Area. As per the London Plan, developments need to be neutral as minimum and LBH requires development proposals located in Focus Areas (or that impact on Focus Areas) to be air quality positive and in accordance with measure 5 of the LBH Air Quality Local Action Plan 2019-2024, mitigate total emissions in these sensitive areas.

- 7.1 Developments are required to incorporate air quality positive design measures
41 from the outset and suitable mitigation measures to reduce pollution, especially with impacts 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 London Borough of Hillingdon Local Plan: Part 2 requires active contribution towards the continued improvement of air quality, especially if there are any impacts foreseen within the Air Quality Management Area.

- 7.1 According to the LBH Local Action Plan, proposed development within Focus
42 Areas (or with impacts on FAs) require more stringent air quality neutral procedures and needs to be Air Quality positive, with a total emission mitigation approach. The proposed development is not air quality neutral nor air quality positive. The proposed development is within the Uxbridge Focus Area and therefore further appropriate mitigation is required.

- 7.1 Some concerns were raised during the pre-application process regarding the
43 proximity of buildings to Park Road running along the eastern edge of the site. The

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

applicant has moved the built form further from this road and has proposed indicative planting along this boundary between areas of footpath/pedestrian walkways. Soft landscaping, including street trees would assist in improving the air quality of future residents and any reserved matters application will be required to provide further details of this planting.

7.1 The undiscounted level of mitigation required to the proposed development for
44 traffic emissions is £300,586. Deductions were applied in line with the proposed mitigation. Flat rate deductions applied are as follow: Travel Plan (10%), Green Sustainable Measures (0%), contribution to long term LBH strategic long-term strategies (e.g. multimodal shift, contribution to local services) (0%), totalling a reduction of £30,059.

7.1 Therefore, a section 106 agreement with a contribution of £270,527 has been
45 agreed with the applicant to deliver its air quality local action plan and or implement specific measures on/along the road network affected by the proposal that reduce vehicle emissions and or reduce human exposure to pollution levels.

7.1 The Council's Air Quality Officer has been consulted and raised no objection
46 subject to an air quality mitigation contribution being secured by a s.106 agreement. Subject to securing the air quality contribution, the proposal complies with Policies SI 1 and GG3 of The London Plan, Policy EM8 of the Local Plan Part 1, and Policy DMEI 14 of the Local Plan Part 2.

Health

7.1 Policy GG3 of the London Plan sets out a series of measures that must be
47 incorporated into developments to improve Londoner's health and reduce health inequalities.

7.1 Policy CI1 states that the Council will ensure that community and social
48 infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations.

7.1 Paragraph 98 of the NPPF (2024) states that planning decisions should take into
49 account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

7.1 The NHS have identified capacity issues with healthcare infrastructure capacity in
50 the direct vicinity of the proposal site, particularly within the Synergy primary care network which is under notable pressure and operating substantially over ideal patient capacity limits. A financial contribution of £126,720 has been calculated and requested by the NHS Healthy Urban Development Unit (HUDU) to increase capacity to provide health services to account for a net population increase resulting from the development. The NHS have identified primary care facilities as opportunities for improvement, which will increase local capacity. Given the existing healthcare capacity pressure, the recommended financial contribution has been agreed with the applicant and is proposed that this be secured through a s.106 legal agreement.

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

Accessibility

- 7.1 51 Policy DMHB 10 of the Local Plan Part 2 states that High Buildings should be fully accessible for all users. Policy DMHB 16 of the Local Plan Part 2 requires that in the case of major developments, they must provide at least 10% of new housing to be accessible or easily adaptable for wheelchair users.
- 7.1 52 Policy D7 of The London Plan (2021) states that residential development must ensure that at least ten 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' and 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.' These requirements seek to ensure suitable housing and genuine choice for London's diverse population, including disabled people, older people, and families with young children.
- 7.1 53 Policy H13 of The London Plan (2021) states that boroughs should work positively and collaboratively with providers to identify sites which may be suitable for specialist older persons housing taking account of suitable levels of safe storage and charging facilities for residents' mobility scooters.
- 7.1 54 The Council's Access Officer has reviewed the proposals for the outline part of the site and has advised that there are no objections to the submitted details in principle. It is required that 10% of this development would need to meet the standards for M4(3) Category 3 - wheelchair user dwellings. The units should be interspersed throughout the development, to include all typologies and tenures. All remaining units must be designed to the standards for Category 2 M4(2) Accessible and Adaptable dwellings, as set out in Approved Document M 2015. Compliance with these requirements are proposed to be secured by planning condition.
- 7.1 55 For the landscaped areas attention will need to be given to the use of materials, this would be secured through a landscaping condition. Details will also be required on accessible play equipment, including for those with a sensory impairment, or complex multiple disabilities, which would also be secured by a planning condition. In relation to the detailed element of the planning application step free access is provided into the café and gym whilst accessible toilet and changing facilities are provided within the building. Following the provision of further details relating to the accessible w/c and changing facilities, the Council's Access Officer has advised that there are no objections to the proposed development.
- 7.1 56 Subject to the above-mentioned conditions, the development is considered to comply with Policy D7 of The London Plan (2021) and Policy H13 of The London Plan (2021).

Trees, Landscaping and Urban Greening

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

- 7.1 Policy DMHB 14 of the Local Plan requires the retention and enhancement of existing landscaping, trees, biodiversity or other natural features, landscaping that supports and enhances biodiversity and amenity and replanting of new trees.
57
- 7.1 Policy G5 of the London Plan stipulates that major development proposals, should include urban greening as a fundamental element of site and building design by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls, and nature-based sustainable drainage.
58
- 7.1 There are five trees located on the site. Four of the trees are located on the part of the site subject of the detailed element of the planning application, whilst one of the trees is located in the outline element of the site. The application is accompanied by an Arboricultural Impact Assessment (AIA). The AIA categorises 2 of the trees as Category B, 1 of the trees as Category C and two of the trees as Category U.
59
- 7.1 The Category B Horse Chestnut Tree, which is in the outline element of the site, would be retained as indicated on the proposed parameter plans and the development design code which indicate that the trees would form an important part of a new area of public realm. The AIA provides details of measures to protect the tree during construction works on the adjoining detailed element of the site. The AIA indicates that the nearest development zone would be outside of the root protection area (RPA) for this tree and its retention within the parameters of the outline development proposed would be feasible. Any future reserved matters application would need to also be accompanied by an AIA in order to set out measures to ensure the protection of this tree given its location in the public open space and given the likely siting of adjoining hard landscaping.
60
- 7.1 The trees within the detailed part of the site are located to the south of the former cinema building within the proposed car park. The site landscaping plan includes the removal of the two Category U trees in this part of the site which are identified as being in a poor condition and short life expectancy of less than 10 years. Based on the condition and relatively limited contribution that these trees provide in visual amenity terms their removal is considered acceptable. The retained trees would be located within an area containing soft landscaping and the AIA advises that relatively minimal works are required to one of these trees (T3) to allow for the addition of hardstanding associated with the adjoining car park. The AIA proposes a cellular confinement system where there is encroachment into the RPA. An Arboricultural Method Statement (AMS) is required by planning condition prior to the commencement of development to inform appropriate measures during the construction and operational phase of the works.
61
- 7.1 Additional tree planting is proposed on the site particularly to the south of the proposed car park within the detailed element of the application. This would outweigh the loss of the two, relatively low-quality trees that would be removed. A detailed landscaping plan relating to the full element of the planning permission would be required by planning condition. Within the outline element of the planning permission significant additional tree planting is proposed within the public realm,
62

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

including along the spine road and Park Road. The combination of landscaping and tree planting would equate to an urban greening factor of 0.4, which would meet the target score of 0.4 set out under Policy G5 of the London Plan. Whilst the majority of the development would be in outline, UGF assessments would be required to accompany future reserved matters applications alongside the landscaping proposals required.

- 7.1 The proposals seek to retain the three trees on the site which are of visual amenity
63 value, whilst the detailed landscaping scheme and indicative landscaping for the outline elements of the site include the provision of substantial additional tree planting. The proposals would therefore comply with Policy DMHB 14 of the Local Plan and Policy G5 of the London Plan.

Ecology

- 7.1 Policy DMEI 7 of the Local Plan states that the design and layout of new
64 development should retain and enhance any existing features of biodiversity or geological value within the site. 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. Similarly, Policy G6 of the London Plan states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.

- 7.1 Paragraph 6.28 of Hillingdon Council's Local Plan Part 2 Development
65 Management Policies (2020) states that it is important that planning decisions are appropriately informed by the right level of survey and information on ecology features. Where appropriate, the Council will require the use of the approved DEFRA biodiversity impact calculator to inform decisions on no net loss and net gain.

- 7.1 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the
66 Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitats than there were before development.

- 7.1 Policy 15 of the National Planning Policy Framework (2024) states that planning
67 decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

- 7.1 The application is accompanied by an Ecological Impact Assessment, which
68 includes a habitat survey and biodiversity net gain assessment. The site comprises a mix of sealed and unsealed hardstanding and areas of relatively low-quality modified grassland and five trees of varying quality. The ecological condition of the site is assessed within the survey to be low overall, and officers agree with this assessment.

- 7.1 69 The supporting surveys assess the site to not be of any significant suitability to accommodate nesting birds, reptiles and invertebrates. The former cinema building is identified as offering high suitability for roosting bats given the number of potential egress points and consequently further surveys were carried out. Low levels of bat activity were recorded, though no roosts were recorded in the building or elsewhere on the site. The report identifies enhancement opportunities, which includes bat boxes to be attached to buildings or in other suitable locations. The provision of additional landscaping including trees, alongside bird boxes would increase suitability for nesting birds. A plan setting out ecological enhancements would be required by planning condition.
- 7.1 70 The submitted BNG plan identifies on site habitat creation and proposed enhancement within both the outline and full areas of the site. The areas within the outline part of the site corresponds with the outline landscape plan and a more detailed landscaping scheme for the areas falling within the outline element would be required in support of any future reserved matters applications to achieve demonstrable BNG in line with the submitted BNG strategy. The habitat creation plan involves the creation/enhancement of modified grassland, neutral grassland, introduced shrub and green roofs. The combination of the enhancement measures is indicated to deliver 27.59% of biodiversity net gain across the site compared with the existing baseline. This would significantly exceed the statutory 10% BNG requirement. This would comply with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), Policy G6 of The London Plan (2021), Policy EM7 of the Hillingdon Local Plan Part 1 (2012), and Policies DMEI 7 and DMHB 14 of the Hillingdon Local Plan Part 2 Development Management Policies (2020). Future reserved matters applications would need to also be accompanied by a Biodiversity Net Gain plan in order to ensure that the required 10% BNG is met across the site once more detailed proposals including landscaping has been further developed.

Flooding and Drainage

- 7.1 71 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 10 of the Hillingdon Local Plan Part 2 Development Management Policies (2020) states that a SuDs system should drain developments and include appropriate methods to avoid polluting the water environment.
- 7.1 72 The site lies fully within Flood Zone 1 and is at a low risk of flooding and does not lie within a critical drainage area. The application is accompanied by a drainage strategy and Flood Risk Assessment (FRA).
- 7.1 73 The application proposes to manage rainwater via permeable paving, below ground attenuation tanks, a landscaped depression, bioretention systems, blue roofs (podium decks) and green roofs. Infiltration has been justifiably discounted due to the information provided by intrusive ground investigations on site suggesting poor conditions for infiltration and contaminated land. The SuDS features are to discharge to the existing private surface water sewer system,

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

owned by the developer, at the eastern boundary of the site. There will be one discharge point, with flow to be restricted using vortex flow control devices. The drainage strategy includes the maintenance tasks and frequencies for each drainage component and states who will own the maintenance tasks. The applicant has confirmed that pollution of receiving waters from the site will be mitigated using bioretention features and permeable blocked paving.

- 7.1 The submitted drainage strategy and flood risk assessment has been reviewed by
74 the Council as Local Lead Flood Authority, who have advised that the drainage strategy sets out appropriate measures to manage surface water drainage. Additional details relating to the design and location of the SuDS are required for each phase of the development and may be appropriately secured by planning condition. A management and maintenance plan would also be required by way of planning condition, alongside evidence of completion.
- 7.1 Subject to the provision of this additional information that would be secured by
75 planning condition, it is considered that the proposed development complies with Policy SI 13 of The London Plan (2021) and DMEI 10 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Waste Management

- 7.1 Policy D6 of The London Plan (2021) states that developments should ensure that
76 recycling and waste disposal, storage, and any on-site management facilities are convenient in operation and location, appropriately integrated, and designed to work effectively for residents, management, and collection services.
- 7.1 The submitted Design and Access Statement sets out provision for residential
77 refuse stores, which are proposed to be located at ground floor level within the proposed residential buildings. The indicative location of the stores is indicated, with the majority of the stores located within 10 metres of existing and proposed access roads within the site for ease of collection. Where this is not possible, it is proposed that waste bins would be taken to specified collection points by staff responsible for estate management on collection days. A turning head and loading bay to the east of Block B is proposed, tracking provided demonstrates sufficient turning space for refuse vehicles. Commercial waste storage would be provided within the proposed units. A dedicated waste store is shown for the gym and café building falling within the full element of the application allowing for waste collection from the car park to the south of the building or the adjoining spine road.
- 7.1 The provision for waste management within the site has been reviewed by the
78 Council's Waste Strategy team and is acceptable from an operational perspective. The proposals are therefore considered to comply with Policy D6 of the London Plan.

Sustainability

- 7.1 Policy DMEI 2 of the Hillingdon Local Plan Part 2 Development Management
79 Policies (2020) states that all developments are required to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.
- 7.1 Policy SI 2 of the London Plan states that major development should be net zero-
80 carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand. A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:
- 1) through a cash in lieu contribution to the borough's carbon offset fund, or
 - 2) off-site provided that an alternative proposal is identified, and delivery is certain.
- 7.1 The development is estimated to achieve a 51% reduction in CO2 emissions
81 compared to 2021 Building Regulations. For the non-domestic element, a 37% reduction is expected. The development falls short of the net zero-carbon target in Policy SI2, although it meets the minimum 35% reduction on site required by policy. As such, a carbon offset payment is required to be secured within the s106 agreement. The precise contribution would be determined under any future reserved matters applications, however the requirement for a carbon offsetting contribution to be made under these reserved matters applications is proposed to be secured by s.106 legal agreement.
- 7.1 In accordance with London Plan Policy SI 2 the applicant is required to calculate
82 and reduce whole life-cycle carbon (WLC) emissions to fully capture the development's carbon footprint. The application is accompanied by a Whole Life Carbon Assessment. Inclusive of operational energy and water emissions the total indicative emissions are expected to be 991 kgCO2/m2 GIA over 60 years (forecast operational life of the development). This is lower than the GLA WLC Benchmark for all modules, and the total emissions. Future reserved matters planning applications must be accompanied by a detailed Whole Life-Cycle Carbon Statement applicable to the detailed design of the development. This requirement would be secured by planning condition.
- 7.1 London Plan Policy SI 7 requires development proposals to integrate circular
83 economy principles as part of the design process, and referable applications must submit a Circular Economy Statement. A Circular Economy has been prepared and submitted in support of the planning application, which considers the following principles:
- Minimisation of materials use – lean design approach to be developed further under reserved matters applications.
 - Recycling of materials – target of 20% of reused and recycled content.
 - Use of standardised processes and off-site manufacturing.

- Design longevity in use of external façade materials and superstructure materials to safeguard against degradation.
- Design of elements for disassembly for replacement, reuse and recycling.
- Design to enable adaptability of internal spaces for alternative uses.
- Construction waste management to reduce waste and maximise recycling of waste materials.
- End of life strategy.

7.1 The principles outlined in the Circular Economy Statement are considered
84 appropriate. As the majority of the development is in outline, a detailed Whole Life-Cycle Carbon Statement would be required alongside any subsequent reserved matters applications as the design for the various elements of the scheme proposed in outline will require appraisal alongside the outline Circular Economy Statement and the provisions of London Plan Policy SI 7.

7.1 Accounting for the above assessment the proposal complies with Policy SI 2 of
85 the London Plan (2021) and Policy DMEI 2 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Airport Safeguarding

7.1 Policy DMAV 1 of the Local Plan Part 2 - Development Management Policies
86 states that 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.

7.1 The application has been accompanied by an Aviation Safeguarding Assessment
87 which assesses the proposals against relevant safeguarding criteria which is necessary given the height of the outline element of the scheme and the site's proximity to Heathrow and RAF Northolt. Consultation has been carried out with all relevant parties, namely National Air Traffic Services (NATS), Heathrow Airport and the Ministry of Defence. A bird hazard management plan will be required to mitigate the risk of birdstrike in relation to landscaping, ecological enhancements and design elements.

Land Contamination

7.1 The application is accompanied by a Phase 1 and 2 Ground Investigation Report
88 which addresses on site sources of potential contamination which are assessed to be associated with made ground including elevated concentrations of metals, metalloids, asbestos fibres, Asbestos Containing Materials, PAH and petroleum hydrocarbons and Ground gases (carbon dioxide and methane).

7.1 Phase 1 and 2 Ground Investigation Report has been reviewed by the Council's
89 Environmental Health Officer who has advised that the report provides an appropriate assessment of risk. A condition is recommended requiring the

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

submission of a written method statement outlining details of remediation required, this shall be submitted prior to the commencement of development.

- 7.1 Subject to the submission of appropriate details required under this condition, it is
90 considered that risks of contamination will be appropriately addressed and mitigated in compliance with Policy DMEI 12 of the Local Plan Part 2 - Development Management Policies.

Fire Safety

- 7.1 Policy D12 of The London Plan (2021) states that all development proposals must
91 achieve the highest standards of fire safety. 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.

- 7.1 The application is accompanied by a Fire Safety Statement in respect of the outline
92 phases and a separate more detailed report for the former cinema. Consultations have been sent to the London Fire Brigade; however, no responses have been received. The reports have been prepared by a suitably qualified third-party assessor. The GLA have advised that the development proposals would achieve the highest standards of fire safety, including details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel. It is advised that the proposal meets the requirements of Policy D5, which seeks developments incorporate safe and dignified emergency evacuation for all building users and the fire safety statements comply with London Plan Policies D12 and D5 and the proposed measures should be secured by condition. In respect of the outline element, the provision of detailed fire strategies should be secured in association with each RMA application as required. The outline fire safety statement confirms that a second staircase is included within all buildings over 18 metres.

Planning Obligations

- 7.1 Policy DMCI 7 of the Local Plan Part 2 states to ensure development is
93 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). Planning obligations will be sought on a scheme-by scheme basis to secure the provision of affordable housing in relation to residential development schemes, where development has infrastructure needs that are not addressed through CIL, and to ensure that development proposals provide or fund improvements to mitigate site-specific impacts made necessary by the proposal. Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.
- 1.1 The Community Infrastructure Levy Regulation 2010 (Regulations issued
94 Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6 April 2010) to request planning obligations that do not meet the following tests:

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

- 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

7.1 The effect of the Regulations is that the Council must apply the tests much more
95 strictly and can only request planning obligations that are genuinely necessary and directly related to the development. Should the Council request planning obligations that do not meet the policy tests, the Council would have acted unlawfully and could be subject to a High Court challenge.

7.1 Section 106 Heads of Terms are proposed as follows:

- 96
1. To secure on-site affordable housing, to include a provision of 35% by habitable room with 70% being London Affordable Rent (LAR) and 30% Shared Ownership.
 2. Air Quality Mitigation Contribution of £270,527.
 3. Residential Parking Permits restriction (excluding Blue Badge holders).
 4. Provision of car club parking.
 5. An Employment/Construction Training Scheme secured in accordance with the Council's Planning Obligations SPD.
 6. Carbon Offset contribution: In the event that the reserved matter applications are not net zero a carbon offset payments shall be paid to the Council's carbon offset fund.
 7. London Healthy Urban Development Unit (HUDU) financial contribution of £127,720 to fund enhanced or new health facilities within the London Borough of Hillingdon.
 8. Designation of public open space within the site to remain publicly accessible in perpetuity.
 9. A Healthy Streets/Active Travel Zone contribution of £100,000.
 10. A Section 278 Agreement to implement the proposed off-site Highways Works.
 11. PROW: Contribution of £1,500 to fund Council legal costs diverting Public Right of Way U63.
 12. A Strategy outlining the timescales/phasing associated with the delivery of the works to the former cinema building and St Andrews Gate
 13. A Project Management and Monitoring Fee, equalling 5% of the total financial contributions to be paid under this agreement.

8 Other Matters

Human Rights

8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and Community Infrastructure Levy (CIL)

- 8.3 While there would be no increase in floorspace created within the full element of the proposals, the former cinema building has been vacant for more than three years and therefore may be CIL liable under the change of use application. However, the proposed uses of the building as a café and gym do not require the payment of CIL and therefore no CIL would be payable on this element of the planning application.
- 8.4 In relation to the outline phase of the development, CIL would be payable on floorspace created under subsequent reserved matters applications at such time that development commences on these later relevant phases of the development. CIL would be calculated at such time that reserved matters applications are submitted for consideration.

9 Conclusion / Planning Balance

- 9.1 The outline element of the proposals would bring forward the provision of an appropriate mixed-use development, which would provide up to 356 residential units; of which, 35% of units are affordable homes as well as up to 660sqm GIA of flexible commercial space and up to 440sqm (GIA) fixed as a convenience store. The proposals would provide an important contribution towards meeting local housing need, in particular the need for affordable homes as well as contributing to the overall vitality of the Town Centre. Furthermore, the proposals would facilitate the provision of 2,500sqm publicly accessible open space within high quality landscaped spaces.
- 9.2 The detailed element of the proposals would allow for the positive reuse of a vacant 'at risk' Grade II listed building, consistent with preserving and enhancing the significance of this heritage asset. The development of the adjoining site would amount to a low level of less than substantial harm to the setting and significance of the listed building as well as other surrounding designated and non-designated heritage assets to a varying degree. It is however considered that the substantial public benefits of the development would demonstrably outweigh the level of harm resulting from the scale of development proposed.

- 9.3 It is considered that the parameters of the development would not have a significant adverse impact on the amenity of surrounding residential occupiers, whilst allowing scope for the adequate standards of internal and external amenity space for future occupiers.
- 9.4 Whilst noting the concerns expressed by the GLA, it is considered that the level of parking provision is acceptable accounting for the location of the site, transport accessibility and the provision of parking elsewhere within the St Andrews Park site. It is considered that subject to the relevant conditions and obligations highlighted in this report that the development would not have an adverse impact on highway safety or amenity.
- 9.5 The proposals are considered to adequately address where necessary matters of energy efficiency, air quality, land contamination, protection of trees and protection of biodiversity and provision of biodiversity net gain subject to the various conditions outlined above.
- 9.6 On balance therefore, the proposal is deemed to be acceptable and would comply with the overarching aims of the National Planning Policy Framework, The London Plan, and Hillingdon Local Plan.
- 9.7 The planning application is therefore recommended for approval, subject to the conditions set out in Appendix 1, the Section 106 Heads of Terms detailed in this report, and subject to the necessary Stage II referral to the Greater London Authority.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the Council's website here, by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillington.gov.uk.

APPENDICES

Planning Application

585/APP/2024/1879

Appendix 1: Recommended Conditions and Informatives

Conditions

1. A1 Time Limit - Outline

(i) The outline development hereby permitted shall begin either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

(ii) Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission.

- (a) Access
- (b) Appearance
- (c) Landscaping
- (d) Layout
- (e) Scale

REASON

To comply with Section 92 of the Town and Country Planning Act 1990.

2. B1 Time Limit - Full

The full element of 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.

3. COM4 Accordance with Approved Plans - Outline

Approval of details of the Access, Appearance, Landscaping, Layout and Scale of the development shall be obtained from the Local Planning Authority in writing before the outline element of the consented development commences. All reserved matters applications shall be in accordance with the details shown on the submitted plans, numbers:

- (a) Design Code (Rev H)
- (b) Development Specification (December 2024)
- (c) Parameter Plans:

Parameter Plan 1: Building Zones (ref. SAG-PTE-ZZ-XX-DR-A-10010 Rev C04)

Parameter Plan 2: Building Uses Ground Floor (ref. SAG-PTE-ZZ-XX-DR-A-10011 Rev C02)

Parameter Plan 2.1: Building Uses Upper Floor (ref. SAG-PTE-ZZ-XX-DR-A-10012 Rev C01)

Parameter Plan 3: Building Heights (ref. SAG-PTE-ZZ-XX-DR-A-10013 Rev C03)

Parameter Plan 4: Access and Movement (ref. SAG-PTE-ZZ-XX-DR-A-10014 Rev C01)
Parameter Plan 5: Landscape and Public Realm (ref. SAG-PTE-ZZ-XX-DR-A-10015 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 Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

4. COM4 Accordance with Approved Plans - Full

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

Location Plan - Full Element of Hybrid Planning Application (ref.243052-PUR-00-XX-DR-A-1003 Rev C01)
Existing Site Plan - Full Element of Hybrid Planning Application (ref.243052-PUR-00-XX-DR-A-1004 Rev C01)
Existing Lower Ground and Ground Floor Plans (ref.243052-PUR-00-ZZ-DR-A-1010 Rev C01)
Existing First and Second Floor Plans (ref. 243052-PUR-00-ZZ-DR-A-1011 Rev C01)
Existing Roof Plan (ref. 243052-PUR-00-ZZ-DR-A-1015 Rev C01)
Existing External Elevations (ref. 243052-PUR-00-ZZ-DR-A-1020 Rev C01)
Existing Roof Plans - Demolitions (ref. 243052-PUR-00-ZZ-DR-A-1055 Rev C01)
Existing External Elevations-Demolitions (ref.243052-PUR-00-ZZ-DR-A-1060 Rev C01)
Existing Site Sections (ref. SAG- PTE- ZZ-XX-DR-A-10200 Rev C01)
Proposed Site Plan - Full Element (ref. 243052-PUR-00-ZZ-DR-A-2002 Rev C01)
Proposed Lower Ground and Ground Floor Plans (ref.243052-PUR-00-ZZ-DR-A-2010 Rev C01)
Proposed First and Second Floor Plans (ref.243052-PUR-00-ZZ-DR-A-2011 Rev C01)
Proposed Roof Plan (ref.243052-PUR-00-ZZ-DR-A-2015 Rev C01)
Proposed External Elevations (ref.243052-PUR-00-ZZ-DR-A-2020 Rev C01)
Former Cinema Landscape General Arrangement Plan (ref. P20331- 00-001-GIL-0110 Rev 06)
Former Cinema Building Design and Access Statement
Former Cinema Building, Landscape Design Statement
Former Cinema Building Fire Strategy (Full Element)

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

5. OM9 Phasing of Development

No applications for Reserved Matters approval shall be submitted until a Phasing Plan setting out the delivery of the phases across the Outline Element of the site has been submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall confirm the extent of each phase of development. The development shall be carried out in accordance with the approved Phasing Plan or any amendments thereto that may be subsequently agreed in writing with the local planning authority.

REASON

To ensure that the development proceeds in a satisfactory manner in accordance with the provision of the Hillingdon Local Plan Parts 1 (2012) and 2 (2020) and the London Plan (2021).

6. NONSC Housing Mix

The proposed housing mix within the Outline Element (as a whole) shall be strictly in accordance with the following parameters:

One bedroom units - 48%
Two bedroom units - 42%
Three bedroom units - 10%

REASON

To ensure that the development is carried out in accordance with the approved plans and other submitted details and to ensure the quantum of development keeps within the parameters assessed in accordance with Policy H10 of the London Plan (2021).

7. RES7 Materials (Submission) - Outline

Prior to commencement of above ground works in each relevant development phase of the Outline Element hereby approved, details of all external building materials including details of balconies, for that relevant development phase of the Outline Element shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.

REASON

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

8. RES9 Landscaping (car parking & refuse/cycle storage)

A phase specific landscaping scheme shall be submitted to the Local Planning Authority for approval in writing prior the commencement of above ground works for each phase of the outline part of the development hereby approved.

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, including pollution absorbing plants, giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (maximum car parking provision across the outline element to be 0.3 spaces per residential unit).
 - 2.e Hard Surfacing Materials
 - 2.f Other structures (such as play equipment and furniture)
3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years
 - 4.b Proposals for the replacement of any tree, shrub, or area of turfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased
5. Schedule for Implementation
6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

9. NONSC Non Standard Condition

A landscaping scheme shall be submitted to the Local Planning Authority for approval in writing prior the commencement of above ground works within the detailed element of the

planning permission hereby approved.

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, including pollution absorbing 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 Car Parking Layouts.
 - 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
 - 3.b Proposals for the replacement of any tree, shrub, or area of turfing/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

The detailed phase of the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

10. NONSC Parking Design and Management Plan - Outline

Prior to occupation of each phase of the development within the outline element of the planning permission hereby approved, a phase specific Parking Design and Management Plan shall be submitted to the Local Planning Authority for approval in writing. Thereafter, the relevant phase of development shall be carried out and permanently retained/maintained in accordance with the approved Parking Design and Management Plan.

REASON

In accordance with the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) DMT 6: Vehicle Parking and the published London Plan 2021 Policy T6 Car parking.

11. NONSC Parking Design and Management Plan - Full

Prior to the first use of the gym/cafe building approved under the detailed element of the planning permission hereby approved, a Parking Design and Management Plan shall be submitted to the Local Planning Authority for approval in writing. Thereafter, the detailed element of the development shall be carried out and permanently retained/maintained in accordance with the approved Parking Design and Management Plan.

REASON

In accordance with the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) DMT 6: Vehicle Parking and the published London Plan 2021 Policy T6 Car parking.

12. NONSC Construction Logistics and Management Plan - Outline

Prior to commencement of each phase of the development under the outline element of the planning permission a full and detailed phase specific Construction Logistics Plan and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. These documents shall be prepared in accordance with the GLA Control of Dust and Emissions from Construction and Demolition SPG (or any successor document) relevant to that phase has been submitted to, and approved in writing by, the Local Planning Authority. The relevant phase of the development shall be carried out in accordance with the approved Construction Management Plan.

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) Routing;
 - (b) Signage;
 - (c) Vehicle types and sizes;
 - (d) Hours of arrivals and departures of staff and deliveries (avoiding peaks times of day);
 - (e) Frequency of visits;
 - (f) Parking of site operative vehicles;
 - (g) On-site loading/unloading arrangements; and

- (h) Use of an onsite banksman (if applicable).
- (viii) The arrangement for monitoring and responding to complaints relating to demolition and construction; and
- (ix) Details of cranes and other tall construction equipment (including the details of obstacle lighting).
- (x) a dust risk assessment, including means to monitor and control dust, noise and vibrations, following the published guidance by The Institute of Air Quality Management (IAQM) on how to assess impacts of emissions of dust from demolition and construction sites.

The relevant phase of development shall be carried out in strict accordance with the approved Construction Logistics Plan.

REASON

To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties, in accordance with Policies DMT 1, DMT 2, and DMEI 14 of the Hillingdon Local Plan: Development Management Policies (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: Development Management Policies (2020).

13. NONSC Construction Logistics and Management Plan - Full

Prior to the commencement of the development approved under the detailed element of the planning permission a full and detailed Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall detail:

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) Routing;
 - (b) Signage;
 - (c) Vehicle types and sizes;
 - (d) Hours of arrivals and departures of staff and deliveries (avoiding peaks times of day);
 - (e) Frequency of visits;
 - (f) Parking of site operative vehicles;
 - (g) On-site loading/unloading arrangements; and

- (h) Use of an onsite banksman (if applicable).
- (viii) The arrangement for monitoring and responding to complaints relating to demolition and construction; and
- (ix) Details of cranes and other tall construction equipment (including the details of obstacle lighting).
- (x) a dust risk assessment, including means to monitor and control dust, noise and vibrations, following the published guidance by The Institute of Air Quality Management (IAQM) on how to assess impacts of emissions of dust from demolition and construction sites.

Thereafter, the development of the detailed element shall only be carried out in strict accordance with the approved Construction Logistics Plan.

REASON

To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties, in accordance with Policies DMT 1, DMT 2, and DMEI 14 of the Hillingdon Local Plan: Development Management Policies (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: Development Management Policies (2020).

14. NONSC Delivery and Servicing Plan - Outline

Prior to the first occupation of each phase of development as approved in outline, details of a phase specific Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The relevant phase of development shall be carried out in accordance with the approved phase specific Delivery and Servicing Plan thereafter.

REASON

To be in accordance with Policies DMT 1: Managing Transport Impacts and DMT 2: Highway Impacts of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies T3 Transport capacity, connectivity and safeguarding and T7 Deliveries, servicing and construction of the London Plan (March 2021).

15. NONSC Delivery and Servicing Plan - Full

Prior to the first occupation of the development as approved under the detailed element of the planning permission details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Delivery and Servicing Plan thereafter.

REASON

To be in accordance with Policies DMT 1: Managing Transport Impacts and DMT 2:

Highway Impacts of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies T3 Transport capacity, connectivity and safeguarding and T7 Deliveries, servicing and construction of the London Plan (March 2021).

16. NONSC Cycle parking spaces - Outline

The number of cycle parking spaces to be provided within each relevant phase of the outline parts of the development shall comply with the minimum standards presented in the London Plan.

REASON

To be in accordance with Policy T5 Cycling of the London Plan (2021).

17. NONSC Cycle parking - Full

Prior to occupation of the detailed element of the development, details of covered and secure cycle storage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Part 2 Development Management Policies (2020) - Policy DMT 1, DMT 2 & DMT 6 and Policies T4 and T6 of the London Plan (2021).

18. NONSC Residential Travel Plan

Prior to the first occupation of any phase of the residential development hereby approved, a full phase specific Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall thereafter be adhered to in perpetuity for the relevant phase of the development.

REASON

To encourage a sustainable transport modal shift in accordance with Policy T4 of The London Plan (2021).

19. NONSC Commercial Travel Plan

Prior to the first use of the commercial uses within each relevant phase of the development, a full phase specific commercial Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall thereafter be adhered to in perpetuity for the relevant phase of the development.

REASON

To encourage a sustainable transport modal shift in accordance with Policy T4 of The

London Plan (2021).

20. NONSC Noise Control - Development

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 dwellings would not be exposed to noise caused by the permitted development that would be likely to cause an adverse effect on their health and quality of life with windows open for the purposes of ventilation and cooling.

21. NONSC Noise Measures - Internal Accommodation

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.

REASON

To ensure that occupants of the permitted development would not be exposed to noise that would be likely to cause an 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' British Standard Institution BS8233: 2014.'

22. NONSC Noise Control - Plant Installation

No phase of the development within the outline element of the permission shall be occupied until full and final details relevant to that specific phase of the development are provided to, and approved in writing by, the Local Planning Authority for any building services plant that would result in sound emitted externally, together with details of any required noise control to safeguard the amenity of the occupants of both the scheme and the neighbouring dwellings. The plant shall be selected and installed so as to minimise sound externally to a practicable minimum, and, where required (due to risk of noise impact), the plant and background sound levels should be determined and assessed in accordance with the Council's Noise SPD (2006) and the current version of BS 4142.

REASON

To safeguard the amenity of the occupants of the development in accordance with Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) and Policy D14 of the London Plan (2021).

23. NONSC Land Contamination - Outline

A scheme to deal with unacceptable contamination, (including asbestos materials detected within the soil), shall be submitted to and approved by the Local Planning Authority (LPA) prior to the commencement of each phase of the development approved under the outline element of the planning permission. All works which form part of any required remediation scheme for the relevant shall be completed before that 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.

24. NONSC Land Contamination - Full

A scheme to deal with unacceptable contamination, (including asbestos materials detected within the soil), shall be submitted to and approved by the Local Planning Authority (LPA) prior to the commencement of development approved under the detailed element of the planning permission. All works which form part of any required remediation scheme for the relevant shall be completed before the part of the development approved under the detailed element of this permission 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.

25. NONSC Piling Method Statement

No piling to be carried out shall take place, within each relevant development phase of the Outline Element, until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out in that relevant development phase, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

REASON

To ensure that the proposed works, in close proximity to underground sewerage utility infrastructure, will not adversely impact / cause failure of local underground sewerage utility

infrastructure in accordance with Policies DMEI 11 and DMEI 12 of the Hillingdon Local Plan: Part 2 (2020).

26. NONSC Bird Hazard Management Plan

A Bird Hazard Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works under each phase of the outline element of planning permission to be delivered. The submitted plan shall include details of:

-Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds.

The management plan shall comply with Advice Note 3 'Wildlife Hazards around an Aerodrome'.

The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the buildings within the relevant phase of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

It is necessary to manage flat roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft, to accord with the requirements of Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (2020).

27. NONSC Tree Retention

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, within the relevant development phase whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the

completion of the development or the occupation of the buildings, within the relevant development phase 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.

28. NONSC Tree Protection

No site clearance or construction work in a phase of development hereby approved which includes trees that will be retained, shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

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

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

The fencing shall be retained in position until the relevant phase containing retained trees development is completed.

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

- 2.a There shall be no changes in ground levels;
 - 2.b No materials or plant shall be stored;
 - 2.c No buildings or temporary buildings shall be erected or stationed.
 - 2.d No materials or waste shall be burnt; and.
 - 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.
3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

29. NONSC AIA

Each application for reserved matters planning permission in a phase of development which includes trees that will be retained shall be accompanied by an Arboricultural Impact Assessment (AIA) relevant to the specific part/phase of development to which the reserved matters application relates.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

30. NONSC Details of Play Provision

Prior to commencement of above ground works within any phase of the development to be delivered under the outline element of the planning permission, details of the play areas for children to be delivered within that phase shall be submitted to and approved in writing by the Local Planning Authority. This should include details of accessible play equipment for disabled children, including those with a sensory impairment, or complex multiple disabilities. Thereafter, the play areas shall be provided prior to the occupation of any unit within that phase of the development and shall be maintained for this purpose.

REASON

To ensure that the development makes adequate provision of children's play space in accordance with Policies DMHB 19 and DMCI 5 of the Hillingdon Local Plan: Part 2 (2020) and Policies S4 and D5 of the London Plan (2021).

31. NONSC Part M Building Regs Access Compliance

10% of all units shall be constructed to accord with the technical specifications of Section M4(3)(2)(b) for a Wheelchair Accessible dwelling as set out in Approved Document M to the Building Regulations 2010 (2015 edition).

The remaining 90% of all dwellings provided on the site shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON

To ensure that 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).

32. NONSC FRA and Drainage Strategy - Outline

Prior to the commencement of development under each phase of the development contained within the outline element of this planning permission (excluding demolition and site clearance), a phase specific scheme for the provision of sustainable water management in line with the approved Flood Risk Assessment and Drainage and SuDs Strategy shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Sustainable Drainage features:

i. Surface water discharge - the submitted drainage strategy must identify the proposed method and location of discharging collected surface water from the site in accordance with the hierarchy set out in Policy SI 13 of the London Plan (2021). Where the proposal does not utilise the most sustainable solution, justification must be provided. Any proposal that includes a connection to a private sewer network should provide details of the condition and ownership of the entire drainage route to a public sewer or ordinary watercourse.

ii. SuDS - the submitted drainage strategy should incorporate Sustainable Drainage System (SuDS) elements that are embedded, where practicable, within the landscaping plan for the development. Preference should be given to above-ground SuDS elements that control water at source and provide wider biodiversity, water quality and amenity benefits. Greenfield runoff rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change.

iii. Runoff rates - provide the greenfield and proposed runoff rates for a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change. Developments should aim to meet greenfield runoff rates unless a suitable justification can be provided.

iv. Drainage calculations - include calculations to demonstrate that the volume of storage and size of drainage features provided is adequate to control surface water for a range of storm duration and rainfall intensities for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.

v. Exceedance routes - provide a plan showing the route surface water will take through the development for rainfall events exceeding the 1 in 100 year event. Where it is intended to store water on the ground surface, the maximum extent of overland flooding should be mapped and include details on flow paths, depths and velocities. Safe access and egress for the site must be demonstrated.

b) Long-term management and maintenance of the drainage system.

i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground, and identifies the

responsibility of different parties for each component of the drainage network.

ii. Include details of the necessary inspection regimes and maintenance frequencies.

Thereafter the approved scheme for the relevant phase of 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 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 DME1 9 and DME1 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 (2021); and Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

33. NONSC FRA and Drainage Strategy - Full

Prior to the commencement of development contained within the detailed element of this planning permission (excluding demolition and site clearance), a scheme for the provision of sustainable water management in line with the approved Flood Risk Assessment and Drainage and SuDs Strategy shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Sustainable Drainage features:

i. Surface water discharge - the submitted drainage strategy must identify the proposed method and location of discharging collected surface water from the site in accordance with the hierarchy set out in Policy SI 13 of the London Plan (2021). Where the proposal does not utilise the most sustainable solution, justification must be provided. Any proposal that includes a connection to a private sewer network should provide details of the condition and ownership of the entire drainage route to a public sewer or ordinary watercourse.

ii. SuDS - the submitted drainage strategy should incorporate Sustainable Drainage System (SuDS) elements that are embedded, where practicable, within the landscaping plan for the development. Preference should be given to above-ground SuDS elements that control water at source and provide wider biodiversity, water quality and amenity benefits. Greenfield runoff rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change.

iii. Runoff rates - provide the greenfield and proposed runoff rates for a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change. Developments should aim to meet greenfield runoff rates unless a suitable justification can be provided.

iv. Drainage calculations - include calculations to demonstrate that the volume of storage and size of drainage features provided is adequate to control surface water for a range of

storm duration and rainfall intensities for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.

v. Exceedance routes - provide a plan showing the route surface water will take through the development for rainfall events exceeding the 1 in 100 year event. Where it is intended to store water on the ground surface, the maximum extent of overland flooding should be mapped and include details on flow paths, depths and velocities. Safe access and egress for the site must be demonstrated.

b) Long-term management and maintenance of the drainage system.

i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground, and identifies the responsibility of different parties for each component of the drainage network.

ii. Include details of the necessary inspection regimes and maintenance frequencies.

Thereafter the detailed phase of 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 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 (2021); and Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

34. RES15 SUDS Maintenance - Outline

No building within the outline phase of the development shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the relevant phase of development 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 comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies SI 12 and SI 13) along with associated guidance to these policies and Hillingdon Council's Local Plan Policy EM6.

35. NONSC SUDS Maintenance - Full

The building contained within the detailed phase of the development shall not be brought

into use as a gym/cafe until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the detailed element of the development 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 comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies SI 12 and SI 13) along with associated guidance to these policies and Hillingdon Council's Local Plan Policy EM6.

36. NONSC Fire Statement

Each application for reserved matters planning permission containing residential uses shall be accompanied by a comprehensive fire statement relevant to the specific part/phase of development to which the reserved matters application relates.

The detailed/full element of the planning permission shall be carried out in full accordance with the recommendations set out in the submitted Fire Strategy prepared by Orsa dated 29th May 2024.

REASON

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

37. NONSC Micro Climate Assessment

Each Reserved Matters application shall include a detailed assessment of the wind effects and related mitigation for that phase of development. The assessment shall include wind tunnel model testing to assess the comfort and safety levels at relevant locations around and within the site. The assessment will demonstrate that all locations assessed meet appropriate safety and comfort criteria in accordance with the Lawson distress criteria (LDDC method).

REASON

In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of the area in accordance with Policy DMBH 11 of the Hillingdon Local Plan: Part 2 (2020).

38. NONSC Security

Prior to the commencement of any superstructure works for each phase of development details of security measures to minimise the risk of crime and to meet the specific security needs of that phase shall be submitted for that phase and approved in writing by the Local

Planning Authority, in consultation with the Metropolitan Police.

Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design gold' accreditation awarded by the Hillingdon Metropolitan Police Design Out Crime Officer (DOCO) on behalf of the Association of Chief Police Officers (ACPO). The approved measures shall be implemented before the development in that phase is occupied and thereafter retained.

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 and to ensure the development provides a safe and secure environment in accordance with Policy D11 of The London Plan 2021.

39. NONSC External Lighting - Outline

Prior to installation details of any external lighting associated with each relevant phase within the outline parts of the development including levels of illumination, position, design, structure, direction of illumination, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with those details as may be approved.

REASON

In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of the area and the amenity of neighbouring properties in accordance with Policy DMHB 11 and DMHB 16 of the Hillingdon Local Plan: Part 2 (2020) of the Hillingdon Local Plan: Part 2 (2020).

40. NONSC External Lighting - Full

Prior to installation details of any external lighting associated with the detailed phase of the development as approved including levels of illumination, position, design, structure, direction of illumination, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with those details as may be approved.

REASON

In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of the area and the amenity of neighbouring properties in accordance with Policy DMHB 11 and DMHB 16 of the Hillingdon Local Plan: Part 2 (2020) of the Hillingdon Local Plan: Part 2 (2020).

41. NONSC Urban Greening Factor Assessment - Outline

Prior to the commencement of above ground works of each relevant development phase of the Outline Element, an Urban Greening Factor (UGF) Assessment for that relevant phase of the Outline Element shall be submitted to and approved in writing by the local planning authority. The UGF Assessment shall use the Greater London Authority Urban Greening Factor calculator available at the time of the submission. The updated UGF Assessment shall demonstrate all efforts to meet a site-wide UGF score of 0.4 for the entirety of the Outline Element.

Reason: To ensure urban greening is a fundamental element of the site and building design in compliance with Policy G5 of the London Plan (2021).

42. NONSC Urban Greening Factor Assessment - Full

Prior to the commencement of landscaping works on the Full Element of the scheme, an Urban Greening Factor (UGF) Assessment for the Full Element of the scheme shall be submitted to and approved in writing by the local planning authority. The UGF Assessment shall use the Greater London Authority Urban Greening Factor calculator available at the time of the submission. The updated UGF Assessment shall demonstrate all efforts to meet a site-wide UGF score of 0.3 for the Full Element of the scheme.

Reason: To ensure urban greening is a fundamental element of the site and building design in compliance with Policy G5 of the London Plan (2021).

43. NONSC Estate Management and Maintenance Plan - Outline

Prior to the occupation of each relevant phase of the development as approved under the outline element of the planning permission, an Estate Management and Maintenance Plan for that phase setting out maintenance and management responsibilities for all communal play spaces, public realm, communal amenity spaces and all publicly accessible open spaces to be delivered under this phase, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details.

REASON

In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of the area in accordance with Policy DMBH 11 of the Hillingdon Local Plan: Part 2 (2020).

44. NONSC Estate Management and Maintenance Plan - Full

Prior to the first use of the building as approved under the detailed element of the planning permission, an Estate Management and Maintenance Plan for that phase setting out maintenance and management responsibilities for all communal play spaces, public realm, communal amenity spaces and all publicly accessible open spaces to be provided within the detailed element of the permission, shall be submitted to and approved in writing by the

Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details.

REASON

In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of the area in accordance with Policy DMBH 11 of the Hillingdon Local Plan: Part 2 (2020).

45. NONSC Circular Economy Statement

Each application for reserved matters shall be accompanied by a detailed Circular Economy Statement in line with the GLA's Circular Economy Statement Guidance, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the outline Circular Economy Statement. The development shall be carried out in accordance with the details so approved.

REASON

In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with Policies D3, SI 7 and SI 8 of the London Plan (2021).

46. NONSC Post Construction Report - Circular Economy

Prior to the occupation of each phase of the Outline Element, a post construction monitoring report, for the relevant phase, shall be completed in line with the GLA's Circular Economy Statement Guidance. The report should be submitted to and approved by the Local Planning Authority in writing before first occupation of the relevant phase of the development.

REASON:

In order to maximise the re-use of materials and in the interests of sustainable waste management in accordance with Policies SI 7 and SI 8 of the London Plan.

47. NONSC WLC Statement - RMA's

Prior to the occupation of each relevant development phase of the Outline Element, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance for that relevant development phase of the Outline Element. The post-construction assessment should provide an update of the information submitted at the planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA, 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 occupation of the relevant building.

REASON

In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with Policy SI 2 of the London Plan (2021).

48. NONSC WLC Post Construction Template

Prior to the occupation of each phase of the development (as approved in outline), the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to, and approved by the LPA in writing.

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).

49. NONSC Energy Strategy - RMA's

Each application for Reserved Matters shall be accompanied by an updated Energy Strategy demonstrating how the relevant Reserved Matters application will conform with the approved Outline Energy and Sustainability Strategy. The updated Energy Strategy shall be prepared in accordance with the GLA's Energy Assessment Guidance (2022). It shall provide details of:

- a) The future connection to the St. Andrew's Park District Heat Network.
- b) A minimum 10% domestic Be Lean reduction in regulated CO₂ emissions is achieved compared to a 2021 Building Regulations compliant development and detailed modelling outputs (DER/TER worksheets) should be submitted.
- c) A minimum 15% non-domestic Be Lean reduction in regulated CO₂ emissions is achieved compared to a 2021 Building Regulations compliant development and detailed modelling outputs (DER/TER worksheets) should be submitted.
- d) Detailed roof layouts showing the roofs potential for photovoltaic (PV) installation has been maximised and identification of any constraints to the provision of further PV provision.
- e) The on-site reduction in carbon emissions, and any tonnage to be off set via financial contributions.
- f) A Dynamic Overheating Analysis to assess the overheating risk for the residential and nondomestic elements, undertaken in line with the relevant Chartered Institution of Building Engineers (CIBSE) guidance together with details of all proposed measures for minimising overheating and meeting the development's cooling needs.

The relevant Reserved Matters application/s shall be implemented in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure a reduction in carbon dioxide emissions in accordance with Policy SI2 of the London Plan (2021).

50. NONSC St Andrews Gate

The non-designated heritage asset referred to as 'St Andrews Gate' shall be retained on the site in perpetuity and no works shall be carried out to the structure without the prior consent of the Local Planning Authority. Prior to the commencement of development under any phase of the outline permission containing St Andrews Gate, drawings and a method statement detailing enhancement and repair works to be carried out to the gate shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in full accordance with the approved drawings and method statement.

REASON

To preserve and enhance the significance of the non-designated heritage asset in accordance with Policy DMHB1 and DMHB 3 of the Local Plan Part 2; Policy HC 1 of the London Plan (2021); and Paragraph 116 of the NPPF (2024).

51. NONSC Non-Residential Opening Hour Restrictions

Any Class E(b) Food and Drink premises hereby permitted in any relevant phase of the Outline Element shall be closed for business and not be open to customers and members of the public outside of the hours of 07:00am - 23:00pm.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

52. NONSC Foodstore Opening Hours

The Class E(a) Foodstore premise in the Outline Element shall be closed for business and not be open to customers and members of the public outside of the hours of 07:00am till 23:00pm.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

53. NONSC Cafe Opening Hour Restrictions

The Class E(b) Cafe premises in the former Cinema Building shall be closed for business and not be open to customers and members of the public outside of the hours of 06:00am till 23:00pm.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

54. NONSC Gym Opening Hour Restrictions

The Class E(d) Gym premise in the former Cinema Building shall be closed for business and not be open to customers and members of the public outside of the hours of 06:00am till 23:00pm.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

55. 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 <https://www.london.gov.uk/programmes-and-strategies/environment-and-climate-change/pollution-and-air-quality/nrmm>

Unless it complies with the standards set out in the GLA site, 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/>." Please note that from January 2025 the emission limits will be tightened and need to be complied with.

REASON

To ensure compliance with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy.

56. NONSC Height Limit - Outline Phase

No permanent building or structure shall exceed 82.8 metres (AOD) in height in the Outline Element of the development.

REASON

The maximum height of 82.8 metres (AOD) has been assessed in the context of RAF Northolt's Statutory Safeguarding Zone. Whilst the height constitutes a minor infringement of the inner horizontal surface, it does not infringe any of the relevant obstacle limitation surfaces. The minor infringement has been assessed and confirmed to have no material impact on the safety and efficiency of operations, given its location, in particular its close proximity to a larger existing infringement of the inner horizontal surface which already precludes operations in the area. The building heights should be limited to the locations as shown on the approved drawings to ensure accordance with the requirements of Hillingdon Local Plan: Part 2 (2020) Policy DMAV 1.

57. NONSC Public Art

Prior to the first occupation/use of each relevant phase of the development hereby approved as part of the Outline Element details of Public Art relevant to that phase of the Outline Element shall be submitted to, and approved in writing by the Local Planning Authority. The approved Public Art shall be installed prior to the first occupation/use of the relevant phase of the development and thereafter permanently maintained and retained.

REASON

To ensure the public realm is well-designed, attractive, and related to the local and historical context in accordance with Policy D8 of The London Plan (2021).

58. NONSC Landscape Management Plan

No above ground works within the detailed phase of the development shall take place until a written 30 year Habitat Management Plan (HMP) for the site has been submitted to and approved in writing by the Local Planning Authority. The approved HMP shall be strictly adhered to and development commenced and operated in accordance with it. The HMP should, as a minimum, include;

- a) Description and evaluation of the features to be managed;
- b) Aims, objectives and targets for management
- c) Description of the management operations necessary to achieving aims and objectives;
- d) Prescriptions for management actions;
- e) Preparation of a works schedule, including annual works schedule;
- f) Details of the monitoring needed to measure the effectiveness of management;
- g) Details of the timetable for each element of the monitoring programme; and
- h) Details of the persons responsible for the implementation and monitoring;
- i) Reporting to the Council routinely as to the state of the Biodiversity Net Gain requirements of the development on years 1 (post completion), 3, 5, 10, 20 and 30, with biodiversity reconciliation calculations at each stage.

REASON

To ensure the development delivers a biodiversity net gain within the borough and secures the protection and effective management of the remaining habitat on site in accordance with Policy EM7 of the Hillingdon Local Plan: Part 1, Policies DME1 7 and DMHB 14 of the Hillingdon Local Plan: Part Two, Policy G6 of the London Plan and Schedule 7A of the Town and Country Planning Act 1990 and the Environment Act 2021.

59. NONSC BNG Strategy

Each application for reserved matters shall be accompanied by a Biodiversity Net Gain Strategy which sets out the details of biodiversity net gain that would be delivered under the relevant phase of development and the contribution of the net gain towards meeting the statutory biodiversity net gain target of 10% to be delivered under the proposed development.

REASON

To ensure the development delivers a biodiversity net gain within the borough and secures the protection and effective management of the remaining habitat on site in accordance with Policy EM7 of the Hillingdon Local Plan: Part 1, Policies DME1 7 and DMHB 14 of the Hillingdon Local Plan: Part Two, Policy G6 of the London Plan and Schedule 7A of the Town and Country Planning Act 1990 and the Environment Act 2021.

60. NONSC Electric Vehicle Charging - Outline

Prior to first occupation of the development under each phase of the development permitted under the outline element of the planning permission hereby approved, details of the provision of active and passive electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The relevant phase of the development shall not be occupied until the approved electric vehicle charging points have been implemented. These shall be retained as such and in working order thereafter.

REASON

To support carbon-free travel and more sustainable modes of transport, in accordance with Policy T6 of the London Plan (2021).

61. NONSC Electric Vehicle Charging - Full

Prior to first occupation of the development approved under the detailed element of the planning permission hereby approved, details of the provision of active and passive electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The detailed part of the development shall not be occupied until the approved electric vehicle charging points have been implemented. These shall be retained as such and in working order thereafter.

REASON

To support carbon-free travel and more sustainable modes of transport, in accordance with Policy T6 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.

For the avoidance of doubt the 'full/detailed' element of the planning permission relates to the parts of the site referred to as the 'full element' on plan numbers SAG- PTE- ZZ-00-DR-A-10001 Rev C01 and 243052-PUR-00-XX-DR-A-2002.

The 'outline element' of the permission relates to development on all other parts of the site as defined on plan number SAG- PTE- ZZ-00-DR-A-10001 Rev C01 which are not otherwise labelled as falling under the full element of the application.

3. I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4. I43 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

5. 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.

6.

Thames Water have recommended 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.

153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMAV 1	Safe Operation of Airports
DMAV 2	Heathrow Airport
DMAV 3	RAF Northolt
DMCI 2	New Community Infrastructure
DMCI 3	Public Open Space Provision
DMCI 4	Open Spaces in New Development
DMCI 5	Childrens Play Area
DMCI 6	Indoor Sports and Leisure Facilities
DMCI 7	Planning Obligations and Community Infrastructure Levy
DME 2	Employment Uses Outside of Designated Sites
DME 3	Office Development
DME 5	Hotels and Visitor Accommodation
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 13	Importation of Material
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 3	Decentralised Energy
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk

DMH 2	Housing Mix
DMH 7	Provision of Affordable Housing
DMHB 1	Heritage Assets
DMHB 10	High Buildings and Structures
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 13	Shopfronts
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 3	Locally Listed Buildings
DMHB 4	Conservation Areas
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
DMTC 1	Town Centre Development
DMTC 4	Amenity and Town Centre Uses
LPP D1	(2021) London's form, character and capacity for growth
LPP D12	(2021) Fire safety
LPP D13	(2021) Agent of change
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 D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP D8	(2021) Public realm
LPP D9	(2021) Tall buildings

LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP E1	(2021) Offices
LPP E10	(2021) Visitor infrastructure
LPP E11	(2021) Skills and opportunities for all
LPP E9	(2021) Retail, markets and hot food takeaways
LPP G1	(2021) Green infrastructure
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 GG2	(2021) Making the best use of land
LPP GG3	(2021) Creating a healthy city
LPP GG4	(2021) Delivering the homes Londoners needs
LPP GG5	(2021) Growing a good economy
LPP GG6	(2021) Increasing efficiency and resilience
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 S4	(2021) Play and informal recreation
LPP S5	(2021) Sports and recreation facilities
LPP SD6	(2021) Town centres and high streets
LPP SD7	(2021) Town centres: development principles and Development Plan Documents
LPP SI1	(2021) Improving air quality
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI3	(2021) Energy infrastructure
LPP SI4	(2021) Managing heat risk
LPP SI5	(2021) Water 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 T6.3	(2021) Retail parking
LPP T6.5	(2021) Non-residential disabled persons parking
LPP T7	(2021) Deliveries, servicing and construction
LPP T8	(2021) Aviation
LPP T9	(2021) Funding transport infrastructure through planning
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change
NPPF15 -24	NPPF15 2024 - Conserving and enhancing the natural environment
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF5 -24	NPPF5 2024 - Delivering a sufficient supply of homes
NPPF6 -24	NPPF6 2024 - Building a strong, competitive economy
NPPF7 -24	NPPF7 2024 - Ensuring the vitality of town centres
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport

Appendix 2: Relevant Planning History

585/APP/2009/2752 R A F Uxbridge Hillingdon Road Uxbridge

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:

- a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
- b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
- c) Creation of a three-form entry primary school of 2 storeys;
- d) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
- e) Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
- f) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission for:

- a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
- b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
- c) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
- d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
- e) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.
- f) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed);
- g) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors;

Decision: 18-01-2012 Approved

585/APP/2015/1297 St Andrews Park Hillingdon Road Uxbridge

Reserved Matters Application for the erection of 1 x 5 storey office building and 1 x 4 storey office building with associated plant, parking and landscaping

Decision: 21-06-2016 Approved

585/APP/2016/4504 St Andrew'S Park Hillingdon Road Uxbridge

Reserved matters (layout, scale, appearance and landscaping) for the erection of 294 dwellings and up to 469 sq.m of retail floorspace (use classes F.2, E and Public House/Takeaway (Sui Generis), formerly A1-5) development together with associated parking and landscaping within the Town Centre Extension (West) Phase of planning permission ref. 585/APP/2015/848 dated 21-12-2015.

Decision: 30-11-2021 Approved

585/APP/2017/2819 Land East Of Mons Barrack Block, St Andrew'S Park Hillingdon Road Uxbridge

Outline planning application with means of site access from the central access road (internal access, layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 90 dwellings (Use Class C3), sustainable urban drainage features and all other necessary ancillary and enabling works.

Decision: 01-08-2018 Approved

585/APP/2019/771 The Dice Site, St Andrews Park Hillingdon Road Uxbridge

Planning Application for 10 no. residential units within the ground floor of Blocks 3-7 of 'the Dice' development, comprising 5 no. additional residential units, and the alteration of 5 no. residential units approved under Reserved Matters permission Ref. 585/APP/2016/4442.

Decision: 19-08-2020 Approved

585/APP/2019/829 Land Off Thompson Rd & St Luke'S Rd, Former Raf Uxbridge Hillingdon Road Uxbridge

Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping.

Decision: 21-08-2019 Approved

585/APP/2022/665 Land East Of Mons Barrack St Andrews Park Hillingdon Road Uxbridge

Reserved matters (internal access, layout, scale, appearance and landscaping) pursuant to Condition 2 of planning permission reference 585/APP/2017/2819 dated 14-03-19 (Outline planning application with means of site access from the central access road (internal access, layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 90 dwellings (Use Class C3), sustainable urban drainage features and all other necessary ancillary and enabling works).

Decision: 22-02-2023 Approved

585/APP/2024/1558 Land Off Thompson Road And St Luke'S Road St Andrew'S Road
Uxbridge

Change of use of site containing 72 assisted living units (Use Class C2) with ancillary communal facilities, parking, and landscaped areas, to residential accommodation for primary occupiers aged over 55 (Use Class C3)

Decision: 09-10-2024 Approved

585/APP/2024/1799 Former Cinema Burton Road Uxbridge

Application for Listed Building Consent for internal and external alterations to former cinema building, to enable reinstatement of gym use (Use Class E(d)) and change of use to provide a cafe (Use Class E(b)).

Appendix 3: List of Relevant Planning Policies

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
PT1.E1	(2012) Managing the Supply of Employment Land
PT1.E4	(2012) Uxbridge
PT1.E5	(2012) Town and Local Centres
PT1.EM4	(2012) Open Space and Informal Recreation
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
PT1.H2	(2012) Affordable Housing
PT1.HE1	(2012) Heritage
PT1.T1	(2012) Accessible Local Destinations

Part 2 Policies:

DMAV 1	Safe Operation of Airports
DMAV 2	Heathrow Airport
DMAV 3	RAF Northolt
DMCI 2	New Community Infrastructure
DMCI 3	Public Open Space Provision
DMCI 4	Open Spaces in New Development

DMCI 5	Childrens Play Area
DMCI 6	Indoor Sports and Leisure Facilities
DMCI 7	Planning Obligations and Community Infrastructure Levy
DME 2	Employment Uses Outside of Designated Sites
DME 3	Office Development
DME 5	Hotels and Visitor Accommodation
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 13	Importation of Material
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 3	Decentralised Energy
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMH 7	Provision of Affordable Housing
DMHB 1	Heritage Assets
DMHB 10	High Buildings and Structures
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 13	Shopfronts
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 3	Locally Listed Buildings
DMHB 4	Conservation Areas
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
DMTC 1	Town Centre Development
DMTC 4	Amenity and Town Centre Uses
LPP D1	(2021) London's form, character and capacity for growth
LPP D12	(2021) Fire safety
LPP D13	(2021) Agent of change
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 D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing

LPP D8	(2021) Public realm
LPP D9	(2021) Tall buildings
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP E1	(2021) Offices
LPP E10	(2021) Visitor infrastructure
LPP E11	(2021) Skills and opportunities for all
LPP E9	(2021) Retail, markets and hot food takeaways
LPP G1	(2021) Green infrastructure
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 GG2	(2021) Making the best use of land
LPP GG3	(2021) Creating a healthy city
LPP GG4	(2021) Delivering the homes Londoners needs
LPP GG5	(2021) Growing a good economy
LPP GG6	(2021) Increasing efficiency and resilience
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 S4	(2021) Play and informal recreation

LPP S5	(2021) Sports and recreation facilities
LPP SD6	(2021) Town centres and high streets
LPP SD7	(2021) Town centres: development principles and Development Plan Documents
LPP SI1	(2021) Improving air quality
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI3	(2021) Energy infrastructure
LPP SI4	(2021) Managing heat risk
LPP SI5	(2021) Water 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 T6.3	(2021) Retail parking
LPP T6.5	(2021) Non-residential disabled persons parking
LPP T7	(2021) Deliveries, servicing and construction
LPP T8	(2021) Aviation
LPP T9	(2021) Funding transport infrastructure through planning
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal

change

NPPF15 -24	NPPF15 2024 - Conserving and enhancing the natural environment
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF5 -24	NPPF5 2024 - Delivering a sufficient supply of homes
NPPF6 -24	NPPF6 2024 - Building a strong, competitive economy
NPPF7 -24	NPPF7 2024 - Ensuring the vitality of town centres
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport

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Report of the Head of Development Management and Building Control Planning Committee Report

Case Officer: **Mike Kemp**

Date Application Valid:	08/07/2024	Statutory / Agreed Determination Deadline:	07/05/2025
Application Type:	Listed Building Consent	Ward:	Uxbridge

Applicant: **Vinci St Modwen**

Site Address: **Former Cinema Building, Burton Road, Uxbridge, UB8 1LE**

Proposal: **Application for Listed Building Consent for internal and external alterations to former cinema building, to enable reinstatement of gym use (Use Class E(d)) and change of use to provide a cafe (Use Class E(b))**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 8 of the Planning Scheme of Delegation (associated Planning Application being reported to Committee)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 A series of works are proposed to the Grade II listed former cinema building to facilitate the conversion of the listed building for use as a commercial gym and café as proposed under related planning application 585/APP/2024/1879. A detailed schedule of works document has been submitted in support of the planning application (243052-PUR-00-XX-RD-A-0001). The building is presently vacant and has been identified and is included in the Historic England 'at risk' register owing to the poor condition of the building. A series of internal and external repairs and refurbishment works are proposed, which include the replacement of windows and doors, insertion of new window and door openings and the addition of a replacement roof to the former squash courts to enable use of this part of the building as a café.
- 1.2 The proposed works would provide an overall enhancement to the significance of the Grade II listed building and would bring the building back into viable use and should therefore be considered positively in line with the aims Paragraph 210 of the NPPF. The proposals include important repairs and renovation to an historic 'at risk' building.
- 1.3 Elements of the proposed works would result in a low level of less than substantial harm to the significance of the Grade II listed building as the proposals would result in the removal of existing windows and the insertion of new openings. The low level of less than substantial harm would be demonstrably outweighed by the substantial cumulative public benefits that the works would facilitate in bringing the listed building back into a viable use consistent with its long-term preservation, alongside the direct repair and renovation works proposed within this listed building consent application. There would also be minor economic benefits arising from employment provided as part of the end use as a gym and café.
- 1.4 The proposals are compliant with Policy HE1 of the Local Plan Part 1; Policy DMHB1 of the Local Plan Part 2 Development Management Policies; Policy HC 1 of the London Plan 2021; and the NPPF 2024. It is recommended that listed

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

building consent is granted in subject to the conditions set out in Appendix 1 of the report.

2 The Site and Locality

- 2.1 The site comprises the Grade II listed former Cinema Building which is located on the St Andrews Park (Former RAF Uxbridge) site located to the west of Uxbridge Town Centre.
- 2.2 The building was constructed in 1919 for use as a cinema and lecture hall with the attached squash courts a later addition. The building was converted to use as a gym and concert hall in 1960. The pitched roof above the squash courts was replaced around this time with a flat roof. The use of the building as a gym is understood to have ceased in the 1970's. The building alongside the Mons Barracks Building and St Andrews Gate are the only remaining buildings within this part of the St Andrews Park site are the only surviving buildings on the RAF Uxbridge site located to the west of the River Pinn.
- 2.3 The building consists of a main block which houses the former Cinema building and a lower flat roofed block located on the northern side of the building, housing the former squash court. A two-storey pitched roof porch is located to the front of the building. Two later 20th century single storey flat roofed single storey structures are located to the side of the two-storey front porch.
- 2.4 The building has been vacant for an extended period and its condition has deteriorated. The building has been identified as a Category A building (immediate risk of further rapid deterioration or loss of fabric) on Historic England's Heritage at Risk register.
- 2.5 A dual carriageway section of Hillingdon Road adjoins the site to the west. The land to the south and the north comprises vacant areas of land which forms part of the Town Centre East site subject of linked planning application 585/APP/2024/1879. Construction is underway on a phase of the development to the north east of the site (Town Centre West - 585/APP/2016/4504)). To the east of the site is the locally listed Mons Barracks building and to the east of this is a cleared site with planning permission also for a high-density residential development (585/ APP/2022/665).

Figure 1: Location Plan (application site edged red)

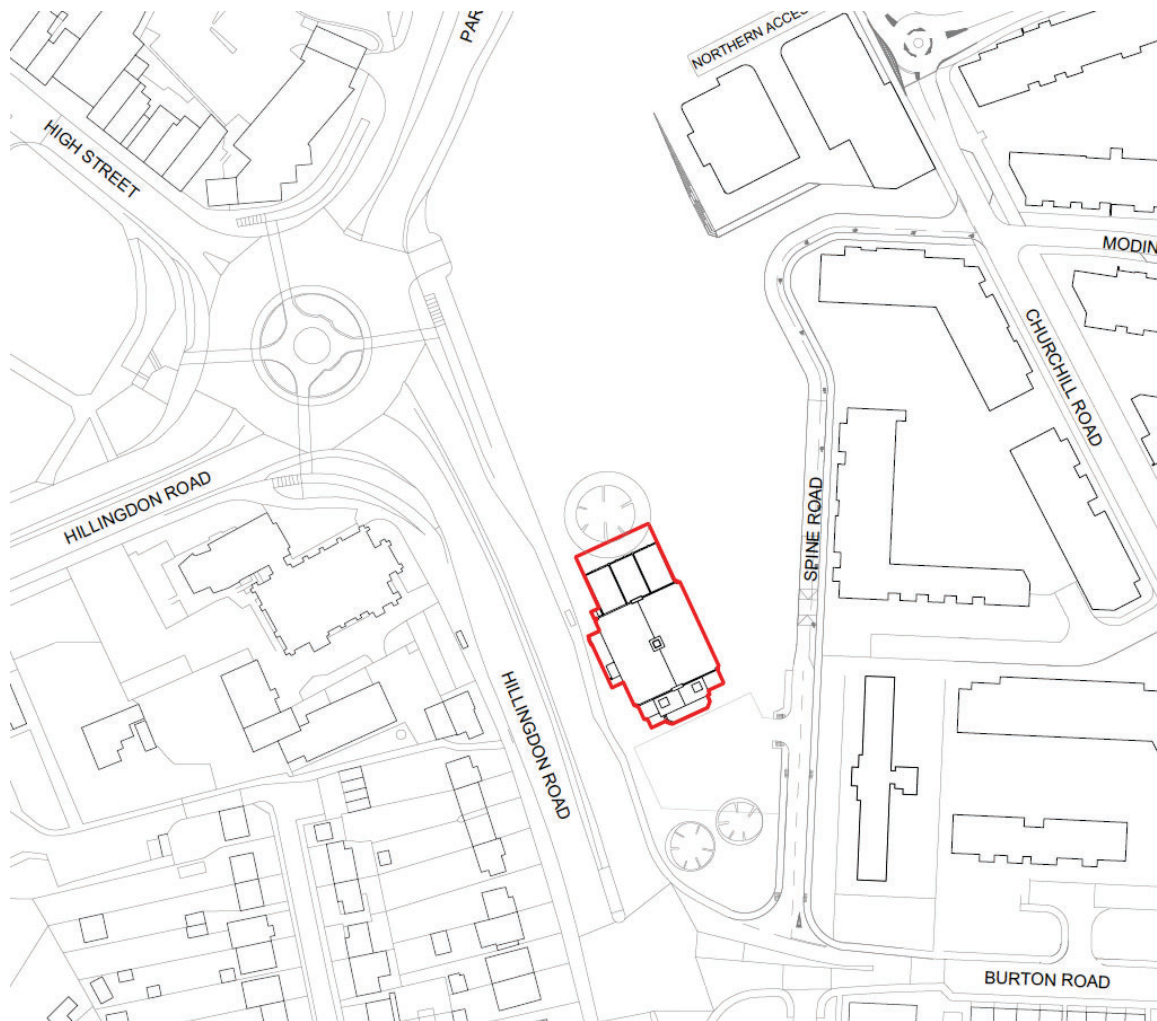
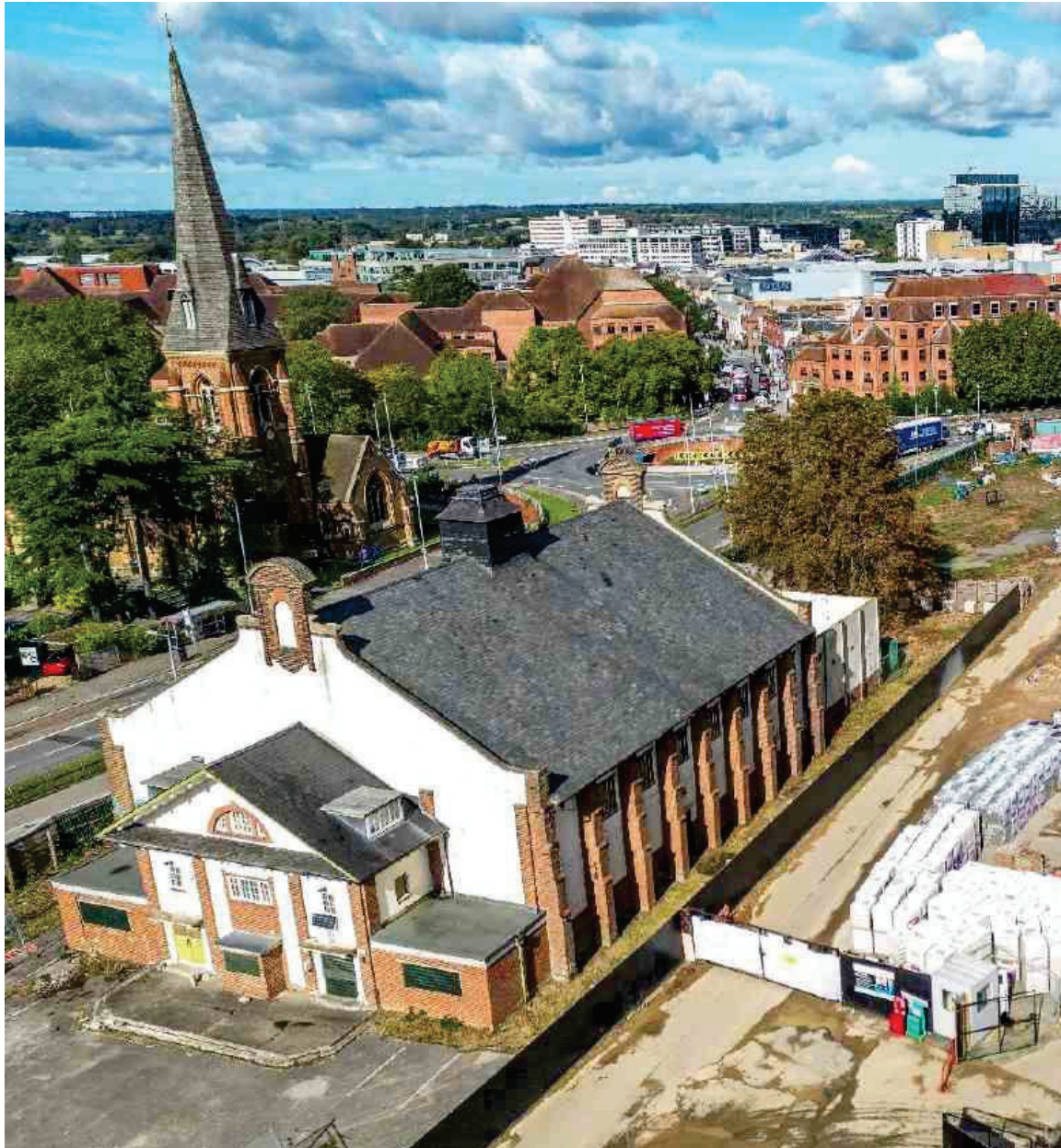


Figure 2: Aerial View of the former Cinema taken from Applicants Heritage Statement



3 Proposal

- 3.1 A series of works are proposed to the Grade II listed building to facilitate its conversion to use as a commercial gym and café as proposed under related planning application 585/APP/2024/1879. A detailed schedule of works document has been submitted in support of the planning application (243052-PUR-00-XX-RD-A-0001).
- 3.2 Internal alterations throughout include the removal of redundant electrical cables and utilities, repainting/plastering and redecoration of internal walls, installation of new doors and replacement of existing doors, installation of lighting and electrical items, installation of M&E/extract fans. Within the main hall, the stage would be

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

retained and incorporated into the use as a gym with refurbishment carried out. The existing cornice would be repaired.

3.3 External works include the following:

- Repair of existing render and brickwork where required.
- Removal of graffiti.
- Installation of new flat roof above existing squash courts with cast iron gutters and rainwater pipes.
- Installation of external lighting.
- Replacement of existing windows and doors.
- Installation of new window and door openings.
- Install new MEP louvres within existing high-level openings to former squash courts.
- Install new condenser units to north and south of shower block.
- Installation of new signage zone to front, side and rear elevation.
- Addition of access ramp to the west of the entrance steps into the main hall.

Figure 3: Proposed External Elevation Plan (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2. Hybrid planning permission 585/APP/2009/2752 which was submitted in 2009 and was approved in 2012 included the reuse of the former cinema

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

building for a non-residential institution' (D1) use or 'assembly and leisure' use (D2) use, although no alterations were proposed to the building as an end user had not been identified at the time.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A total of 7 representations have been received. Five representations were in support of the application. one representation was in objection and one representation raised comments for and against the proposals.	1. The proposed use of the building as a gym and café is supported.	Comments in support are noted.
	2. The proposals would bring the derelict building back into a positive use.	Comments in support are noted.
	3. Public electric vehicle charging infrastructure is required.	This matter is addressed under the related detailed planning application 585/APP/2024/1879 and is referenced within the

		report accompanying this application.
	4. The building should be reused for a community purpose such as a Town Hall.	The principle of the use of the building is addressed in further depth under planning application 585/APP/2024/1879.
	5. The gym and café would be a positive community resource and is well located.	Comments in support are noted.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Conservation Officer</p> <p>No objection subject to conditions requiring that the development is carried out in accordance with the schedule of works document June 2024 243052-PUR-00-XX-RD-A-0001; and that all materials shall match the existing original work and materials used.</p>	<p>The recommended conditions are included in the list of conditions at Appendix 1.</p>

7 Planning Assessment

Impact on the Grade II Listed Building

- 7.1 Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: 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.

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. 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.

- 7.2 Paragraph 210 of the NPPF 2024 sets out that in determining applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.3 In line with Paragraph 212 of the NPPF 2024 consideration must be given to the impact of a proposed development on the significance of this designated heritage asset and 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.
- 7.4 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that in considering whether to grant planning permission for development affects a listed building or its setting, the local planning authority or, as the case may be, 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.
- 7.5 The proposals seek to restore and renovate the existing building with the aim of facilitating the use of the building as a commercial gym and café. The building is in a deteriorated condition, having been vacant for an extended period. As such there is damage to areas of the building, notably the squash courts where the original roof is missing, whilst in other areas fabric has deteriorated and parts of the interior and exterior have been vandalised. The condition has resulted in the building being placed on Historic England's heritage at risk register. The vacant condition of the building and lack of upkeep and preservation has contributed to the buildings deteriorated condition.

- 7.6 The proposed works are considered highly beneficial in enhancing the condition of the building and its historic fabric. The internal and external works would secure repairs to parts of the building that have deteriorated, including the external brickwork and render and replacement of the roof above the former squash courts to the rear of the building as well as the removal of graffiti. Repair and replacement of the roof and render/brickwork is proposed on a like for like basis, thereby preserving the historic fabric of the building. The internal works set out within the submitted plans, schedule of works and draft method statements are considered appropriate and beneficial overall in carrying out essential repair and renovation works necessary to facilitate the proposed use of the building as a gym and café.
- 7.7 Replacement of original windows and doors is proposed throughout, alongside the replacement of later fire doors. The loss of the original windows would amount to a harmful change; however, the windows are single glazed and are in a poor condition and retention would not be viable accounting for the reuse of the building. The proposal would also improve the thermal functionality of the building. New openings have been kept to a minimum. The most prominent would be the large window opening to the rear (north) elevation serving the proposed café in the former squash courts. New window and doors are proposed to be of a design that matches the appearance of the existing windows. Detailed drawings of the replacement windows and doors are requested by planning condition.
- 7.8 The installation of appropriate signage is considered acceptable in principle given the intended commercial use of the building. A condition is recommended to be attached requiring the submission of detailed drawings relating to the signage prior to the installation of any signage on site.
- 7.9 The addition of the proposed access ramp would adjoin the 1960's extension and would have a neutral impact on the significance of the listed building. The changes are considered necessary, to allow disabled access to the building, which would constitute a public benefit of the works.
- 7.10 Overall, the scope of the works would result in a low level of less than substantial harm to the significance of the Grade II listed building. This would predominantly be as a result of the removal of the existing windows and the addition of new doubled glazed windows, as well as the insertion of new window and door openings.
- 7.11 Paragraph 215 of the NPPF 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.
- 7.12 The works would facilitate the buildings use as a gym and café, which would secure a long term viable commercial use for the building thereby helping to preserve its condition and historic fabric, compared with its current vacant condition. This should be considered positively in line with Paragraph 210 of the NPPF 2024 and is considered would equate to a major public benefit. The installation of the proposed double glazing would assist in improving the energy

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

performance of the building, which has sustainability benefits and is considered necessary to facilitate the end use of the building. There would also be minor economic benefits arising from employment provided as part of the end use as a gym and café. The impact of the new windows may be mitigation through the selection of appropriate windows which relate to the historic character of the building, which are indicated within the supporting documents, but would be secured by way of planning condition. It is considered that the public benefits of the works would clearly and demonstrably outweigh the low level of less than substantial harm that would be caused to the significance of the Grade II listed building. The council's Conservation Officer has reviewed the proposals and raised no objections.

- 7.13 The proposed development therefore complies with the NPPF, Policy HC1 of The London Plan, Policy HE1 of the Local Plan Part 1, and Policy DMHB 4 of the Local Plan Part 2 and it is recommended that listed building consent is granted.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

9 Conclusion / Planning Balance

- 9.1 The works proposed would enhance the significance of the Grade II listed by providing much needed repairs to the historic fabric of the listed building and are proposed with the aim of securing a long term viable commercial use that would secure the buildings long term preservation.
- 9.2 Elements of the proposed works would result in a low level of less than substantial harm to the significance of the Grade II listed building as the proposals would result in the removal of existing windows and the insertion of new openings. The low level of less than substantial harm would be demonstrably outweighed by the substantial cumulative public benefits that the works would facilitate in bringing the

Hillingdon Planning Committee – 7th May 2025

PART 1 – Members, Public & Press

listed building back into a viable use consistent with its long-term preservation, alongside the direct repair and renovation works proposed within this listed building consent application. There would also be minor economic benefits arising from employment provided as part of the end use as a gym and café. The council's Conservation Officer has reviewed the proposals and raised no objections.

- 9.3 The proposals are therefore considered to comply with Policy DMHB 1 of the Local Plan Part 2; Policy HC1 of the London Plan 2021; and the NPPF 2024 and it is recommended that listed building consent is granted subject to the conditions set out in Appendix 1 of the report.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

585/APP/2024/1799

Appendix 1: Recommended Conditions and Informatives

Conditions

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.

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 and supporting documents:

Site Location Plan ref 243052-PUR-00-XX-DR-A-1000 Rev C01

Proposed Site Plan ref 243052-PUR-00-XX-DR-A-2002 Rev C01

Existing Lower Ground and Ground Floor Plans - Demolitions ref. 243052-PUR-00-ZZ-DR-A-1050 Rev C01

Existing First and Second Floor Plans - Demolitions ref. 243052-PUR-00-ZZ-DR-A-1051 Rev C01

Existing Roof Plan - Demolitions ref. 243052-PUR-00-RF-DR-A-1055 Rev C01

Existing External Elevations - Demolitions ref. 243052-PUR-00-ZZ-DR-A-1060 Rev C01

Existing Sections - Demolitions ref. 243052-PUR-00-ZZ-DR-A-1065 Rev C01

Existing Internal Demolitions - Main Hall - Demolitions ref. 243052-PUR-00-ZZ-DR-A-1070 Rev C01

Existing Internal Elevations - Squash Courts - Demolitions ref. 243052-PUR-00-ZZ-DR-A-1071 Rev C01

Proposed Lower Ground and Ground Floor Plans ref. 243052-PUR-00-ZZ-DR-A-2010 Rev C01

Proposed First and Second Floor Plans ref. 243052-PUR-00-ZZ-DR-A-2011 Rev C01

Proposed Roof Plan ref. 243052-PUR-00-RF-DR-A-2015 Rev C01

Proposed External Elevations ref. 243052-PUR-00-ZZ-DR-A-2020 Rev C01

Proposed Sections ref. 243052-PUR-00-ZZ-DR-A-2025 Rev C01

Proposed Internal Elevations - Gym ref. 243052-PUR-00-ZZ-DR-A-2030 Rev C01

Proposed Internal Elevations - Cafe ref. 243052-PUR-00-ZZ-DR-A-2031 Rev C01

Proposed Door and Window Types ref. 243052 -PUR-00-ZZ-DR-A-3000 Rev C01

Proposed Treatment of Glazed Bricks ref. 243052-PUR-00-ZZ-DR-A-3010 Rev C01

Proposed Balustrade and Handrail Details ref. 243052-PUR-00-ZZ-DR-A-3015 Rev C01

Schedule of Proposed Works ref. 243052-PUR-00-XX-RD-A-0001

Accessible WC's Plan ref.243052-PUR-00-ZZ-DR-A-3020

Design and Access Statement June 2024

Fire Strategy, dated 29/05/24 Rev A

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3. NONSC Schedule of Works

All works to the former cinema building shall be carried out in accordance with the schedule of works document June 2024 243052-PUR-00-XX-RD-A-0001 unless otherwise agreed in writing by the Local Planning Authority.

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 2 (2020).

4. NONSC Samples of Materials

Samples of all materials and finishes to be used for all external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. All brick, render and lime mortar pointing, external joinery shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

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 2 (2020).

5. NONSC Hidden features

During the works, if hidden historic features are revealed they should be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority should be notified immediately.

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 2 (2020), Policy HC1 of the London Plan (2021) and Section 16 of the NPPF (2024).

6. LB2 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 3 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 2 (2020), Policy HC1 of the London Plan (2021) and Section 16 of the NPPF (2024).

7. NONSC Signage

Detailed drawings of the proposed signage, to be located within the signage zones, shall be submitted to and approved in writing by the Local Planning Authority before the relevant signage is installed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy DMHB 2 of the Hillingdon Local Plan Part 2 (2020).

8. NONSC Materials including windows

No development shall take place until details of all materials and external surfaces, including details of windows and doors have been submitted to and approved in writing by the Local Planning Authority. All brick, render and lime mortar pointing, external joinery shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise 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.

REASON

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

Informatives

1. I52 Compulsory Informative (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).

I53 Compulsory Informative (2)

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 NPPF (2024).

DMHB 1 Heritage Assets

LPP HC1 (2021) Heritage conservation and growth

NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment

Appendix 2: Relevant Planning History

585/APP/2015/1297 St Andrews Park Hillingdon Road Uxbridge

Reserved Matters Application for the erection of 1 x 5 storey office building and 1 x 4 storey office building with associated plant, parking and landscaping

Decision: 21-06-2016 Approved

585/APP/2016/4504 St Andrew'S Park Hillingdon Road Uxbridge

Reserved matters (layout, scale, appearance and landscaping) for the erection of 294 dwellings and up to 469 sq.m of retail floorspace (use classes F.2, E and Public House/Takeaway (Sui Generis), formerly A1-5) development together with associated parking and landscaping within the Town Centre Extension (West) Phase of planning permission ref. 585/APP/2015/848 dated 21-12-2015.

Decision: 30-11-2021 Approved

585/APP/2024/1879 St Andrews Park Hillingdon Road Uxbridge

Hybrid planning application comprising: Outline planning permission (with all matters reserved) for residential development and commercial uses, to be occupied flexibly within Use Classes E(a), E(b), E(c), E(e), E(g)(i), E(g)(ii) and a convenience store (Use Class E(a)); plus car parking, hard and soft landscaping, and all other associated works; Plus, full planning permission for reinstatement of gym use (Use Class E(d)) and change of use to provide a cafe (Use Class E(b)) within the former cinema building; and external alterations; and associated car parking, hard and soft landscaping and all other associated works.

Appendix 3: List of Relevant Planning Policies

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

LPP HC1 (2021) Heritage conservation and growth

NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment

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Planning Committee Report Part 3:

Planning Policy Appendix - Frequently Cited Policies



Frequently Cited Planning Policies

Abbreviations

LP – London Plan (2021)

LP1 – Hillingdon Local Plan Part 1: Strategic Policies (2012)

LP2 – Hillingdon Local Plan Part 2: Development Management Policies (2020)

Topic	Policy	Page No.
Householder Policies	LP2 DMHD 1: Alterations and Extensions to Residential Dwellings	4
	LP2 DMHD 2: Outbuildings	6
	LP2 DMHD 3: Basement Development	6
Standard of Accommodation	LP D6: Housing quality and standards	7
	LP2 DMHB 16: Housing Standards	8
	LP2 DMHB 18: Private Outdoor Amenity Space	8
Housing	LP H2: Small sites	9
	LP H4: Delivering Affordable Housing?	9
	LP H10: Housing size mix	10
	LP1 H1: Housing Growth	10
	LP2 DMH 1: Safeguarding Existing Housing	11
	LP2 DMH 2: Housing Mix	11
	LP2 DMH 4: Residential Conversions and Redevelopment	11
	LP2 DMH 5: Houses in Multiple Occupation	11
	LP2 DMH 6: Garden and Backland Development	12
	LP2 DMH 7: Provision of Affordable Housing	12
Design (Including Heritage, Trees / Landscaping and Accessibility)	LP D3: Optimising site capacity through the design-led approach	13
	LP D5: Inclusive design	15
	LP D7: Accessible housing	15
	LP D8: Public realm	15
	LP D12: Fire safety	17
	LP HC1: Heritage conservation and growth	18
	LP G7: Trees and woodlands	19
	LP1 BE1: Built Environment	19
	LP2 DMHB 1: Heritage Assets	21

	LP2 DMHB 2: Listed Buildings	22
	LP2 DMHB 3: Locally Listed Buildings	22
	LP2 DMHB 4: Conservation Areas	23
	LP2 DMHB 5: Areas of Special Local Character	23
	LP2 DMHB 11: Design of New Development	23
	LP2 DMHB 12: Streets and Public Realm	24
	LP2 DMHB 14: Trees and Landscaping	25
	LP2 DMHB 15: Planning for Safer Places	25
Environmental	LP D13: Agent of change	25
	LP D14: Noise	26
	LP SI2: Minimising greenhouse gas emissions	27
	LP SI12: Flood risk management	27
	LP SI13: Sustainable drainage	28
	LP1 EM6: Flood Risk Management	29
	LP1 EM8: Land, Water, Air and Noise	29
	LP2 DMEI 2: Reducing Carbon Emissions	31
	LP2 DMEI 9: Management of Flood Risk	31
	LP2 DMEI 10: Water Management, Efficiency and Quality	31
	LP2 DMEI 12: Development of Land Affected by Contamination	33
	LP2 DMEI 14: Air Quality	33
Highways and Parking	LP T4: Assessing and mitigating transport impacts	33
	LP T5: Cycling	34
	LP T6: Car parking	35
	LP T6.1: Residential parking	36
	LP2 DMT 1: Managing Transport Impacts	37
	LP2 DMT 2: Highways Impacts	38
	LP2 DMT 5: Pedestrians and Cyclists	38
	LP2 DMT 6: Vehicle Parking	39

LP2 DMHD 1: Alterations and Extensions to Residential Dwellings

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

B) Rear Extensions

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

C) Side Extensions

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

- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

D) Front Extensions

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

E) Roof Extensions

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

F) Front Gardens and Parking

- i) new or replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways; and
- ii) 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.

LP2 DMHD 2: Outbuildings

The Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

LP2 DMHD 3: Basement Development

A) When determining proposals for basement and other underground development, the Council require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers will be required to demonstrate by methodologies appropriate to the site that their proposals:

- i) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- ii) avoid cumulative impacts upon structural stability or the water environment in the local area;

B) Schemes should ensure that they:

- i) do not harm the amenity of neighbours;
- ii) do not lead to the loss of trees of townscape or amenity value;
- iii) do provide satisfactory landscaping, including adequate soil depth;
- iv) do not harm the appearance or setting of the property or the established character of the surrounding area, for example through the introduction of front lightwells; and
- v) do protect important archaeological remains.

C) The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

D) The Council will not permit basement schemes in Listed Buildings and will not permit them in Conservation Area locations where their introduction would harm the special architectural or historic character of the area.

LP D6: Housing Quality and Standards

- A) Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
- B) Qualitative aspects of a development are key to ensuring successful sustainable housing. Table 3.2 sets out key qualitative aspects which should be addressed in the design of housing developments.
- C) Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part D in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.
- D) The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- E) Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste
- F) Housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is self-contained.

Private internal space

1. Dwellings must provide at least the gross internal floor area and built-in storage area set out in Table 3.1.
2. A dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide.
3. A one bedspace single bedroom must have a floor area of at least 7.5 sq.m. and be at least 2.15m wide.
4. A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m.
5. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (If the area under the stairs is to be used for storage, assume a general floor area of 1 sq.m. within the Gross Internal Area).
6. Any other area that is used solely for storage and has a headroom of 0.9-1.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all.
7. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built-in area in excess of 0.72 sq.m. in a double

bedroom and 0.36 sq.m. in a single bedroom counts towards the built-in storage requirement.

8. The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

Private outside space

9. Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. This does not count towards the minimum Gross Internal Area space standards required in Table 3.1

G) The Mayor will produce guidance on the implementation of this policy for all housing tenures.

LP2 DMHB 16: Housing Standards

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.

LP2 DMHB 18: Private Outdoor Amenity Space

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 5.3.

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.

LP H2: Small sites

A) Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:

1. significantly increase the contribution of small sites to meeting London's housing needs
2. diversify the sources, locations, type and mix of housing supply
3. support small and medium-sized housebuilders
4. support those wishing to bring forward custom, self-build and community-led housing
5. achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.

B Boroughs should:

1. recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites
2. where appropriate, prepare site-specific briefs, masterplans and housing design codes for small sites
3. identify and allocate appropriate small sites for residential development
4. list these small sites on their brownfield registers
5. grant permission in principle on specific sites or prepare local development orders.

LP H4: Delivering Affordable Housing

A) The strategic target is for 50 per cent of all new homes delivered across London to be genuinely affordable. Specific measures to achieve this aim include:

1. requiring major developments which trigger affordable housing requirements to provide affordable housing through the threshold approach (Policy H5 Threshold approach to applications)
2. using grant to increase affordable housing delivery beyond the level that would otherwise be provided
3. all affordable housing providers with agreements with the Mayor delivering at least 50 per cent affordable housing across their development programme, and 60 per cent in the case of strategic partners
4. public sector land delivering at least 50 per cent affordable housing on each site and public sector landowners with agreements with the Mayor delivering at least 50 per cent affordable housing across their portfolio
5. industrial land appropriate for residential use in accordance with Policy E7 Industrial intensification, co-location and substitution, delivering at least 50 per cent affordable housing where the scheme would result in a net loss of industrial capacity.

B) Affordable housing should be provided on site. Affordable housing must only be provided off-site or as a cash in lieu contribution in exceptional circumstances.

LP H10: Housing size mix

A) Schemes should generally consist of a range of unit sizes. To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to:

1. robust local evidence of need where available or, where this is not available, the range of housing need and demand identified by the 2017 London Strategic Housing Market Assessment
2. the requirement to deliver mixed and inclusive neighbourhoods
3. the need to deliver a range of unit types at different price points across London
4. the mix of uses in the scheme
5. the range of tenures in the scheme
6. 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
7. the aim to optimise housing potential on sites
8. the ability of new development to reduce pressure on conversion, sub-division and amalgamation of existing stock
9. the need for additional family housing and the role of one and two bed units in freeing up existing family housing.

B For low-cost rent, boroughs should provide guidance on the size of units required (by number of bedrooms) to ensure affordable housing meets identified needs. This guidance should take account of:

1. evidence of local housing needs, including the local housing register and the numbers and types of overcrowded and under-occupying households
2. other criteria set out in Part A, including the strategic and local requirement for affordable family accommodation
3. the impact of welfare reform
4. the cost of delivering larger units and the availability of grant.

LP1 H1: Housing Growth

The Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies.

The borough's current target is to provide an additional 4,250 dwellings, annualised as 425 dwellings per year, for the ten year period between 2011 and 2021.

Rolled forward to 2026, this target equates to a minimum provision of 6,375 dwellings over the period of the Hillingdon Local Plan: Part 1- Strategic Policies. Sites that will contribute to the achievement of this target will be identified in the Hillingdon Local Plan: Part 2- Site Specific Allocations Local Development Document (LDD).

LP2 DMH 1: Safeguarding Existing Housing

A) The net loss of existing self-contained³ housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent residential floorspace.

B) The Council will grant planning permission for the subdivision of dwellings only if:

- i) car parking standards can be met within the curtilage of the site without being detrimental to the street scene;
- ii) all units are self contained with exclusive use of sanitary and kitchen facilities and provided with individual entrances and internal staircases to serve units above ground floor level;
- iii) adequate amenity space is provided for the benefit of residents; and
- iv) adequate living space standards are met.

LP2 DMH 2: Housing Mix

The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

LP2 DMH 4: Residential Conversions and Redevelopment

Residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes;
- iii) the internal floor area of the original building to be converted is at least 120 sqm; and
- iv) units are limited to one unit per floor for residential conversions.

LP2 DMH 5: Houses in Multiple Occupation (HMOs) and Student Accommodation

A) In all parts of the Borough

Proposals for the provision of large HMOs, residential hostels, student accommodation and secure accommodation will be required to demonstrate that:

- i) there is good accessibility to local amenities and public transport;
- ii) they accord with the Accessible Homes standards and provide satisfactory living conditions for the intended occupiers; and
- iii) there will be no adverse impact on the amenity of neighbouring properties or the character of the area.

B) In wards covered by an Article 4 Direction for HMOs

Planning applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted:

- i) where it is in a neighbourhood area where less than 20% of properties are or would be exempt from paying council tax (or in the case of Conservation Areas 10%) because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs;
- ii) in Conservation Areas where less than 10% of properties are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs and the change of use does not form a consecutive HMO use in a street frontage;
- iii) where less than 15% of properties within 100 metres of a street length either side of an application property are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs; and iv) where the accommodation complies with all other planning standards relating to car parking, waste storage, retention of amenity space and garages and will not have a detrimental impact upon the residential amenity of adjoining properties.

LP2 DMH 6: Garden and Backland Development

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.

LP2 DMH 7: Provision of Affordable Housing

A) In accordance with national policy:

- i) developments with a capacity to provide 10 or more units will be required to maximise the delivery of on-site affordable housing;
- ii) 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.

B) Affordable housing should be built to the same standards and should share the same level of amenity as private housing.

C) Proposals that do not provide sufficient affordable housing will be resisted.

D) To ensure that Policy H2: Affordable Housing of the Local Plan Part 1 is applied consistently and fairly on all proposed housing developments, the requirement for affordable housing will apply to:

i) sites that are artificially sub-divided or partially developed;
ii) phased developments where a housing development is part of a much larger development of 10 or more units (gross), affordable housing will be required as part of the overall scheme; and iii) additional units created through or subsequently amended planning applications, whereby the amount of affordable housing required will be calculated based on the new total number of units on the site. Affordable housing will be required where a development under the 10 unit threshold is amended to have 10 or more housing units in total (gross).

E) In exceptional circumstances, where on-site provision of affordable housing cannot be delivered and as a last resort, a financial contribution will be required to provide off-site affordable housing on other sites which may be more appropriate or beneficial in meeting the Borough's identified affordable housing needs.

LP D3: Optimising site capacity through the design-led approach

The design-led approach

A) All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.

B) 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 accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.

C) 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 Small sites.

D) Development proposals should:

Form and layout

1. enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
2. encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area
3. be street-based with clearly defined public and private environments
4. facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users

Experience

1. achieve safe, secure and inclusive environments
2. provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest
3. deliver appropriate outlook, privacy and amenity
4. provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity
5. help prevent or mitigate the impacts of noise and poor air quality
6. achieve indoor and outdoor environments that are comfortable and inviting for people to use

Quality and character

1. respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
2. be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well
3. aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy
4. provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.

E) Where development parameters for allocated sites have been set out in a Development Plan, development proposals that do not accord with the site capacity in a site allocation can be refused for this reason.

LP D5: Inclusive Design

A) Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them.

B) 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.

C) Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement.

LP D7: Accessible Housing

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'.

LP D8: Public Realm

Development Plans and development proposals should:

A) encourage and explore opportunities to create new public realm where appropriate

B) ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable. Lighting, including for advertisements, should be carefully considered and well-

designed in order to minimise intrusive lighting infrastructure and reduce light pollution

C) maximise the contribution that the public realm makes to encourage active travel and ensure its design discourages travel by car and excessive on-street parking, which can obstruct people's safe enjoyment of the space. This includes design that reduces the impact of traffic noise and encourages appropriate vehicle speeds

D) be based on an understanding of how the public realm in an area functions and creates a sense of place during different times of the day and night, days of the week and times of the year. In particular, they should demonstrate an understanding of how people use the public realm, and the types, location and relationship between public spaces in an area, identifying where there are deficits for certain activities, or barriers to movement that create severance for pedestrians and cyclists

E) ensure both the movement function of the public realm and its function as a place are provided for and that the balance of space and time given to each reflects the individual characteristics of the area. The priority modes of travel for the area should be identified and catered for, as appropriate. Desire lines for people walking and cycling should be a particular focus, including the placement of street crossings, which should be regular, convenient and accessible

F) ensure there is a mutually supportive relationship between the space, surrounding buildings and their uses, so that the public realm enhances the amenity and function of buildings and the design of buildings contributes to a vibrant public realm

G) ensure buildings are of a design that activates and defines the public realm, and provides natural surveillance. Consideration should also be given to the local microclimate created by buildings, and the impact of service entrances and facades on the public realm

H) ensure appropriate management and maintenance arrangements are in place for the public realm, which maximise public access and minimise rules governing the space to those required for its safe management in accordance with the Public London Charter

I) incorporate green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity

J) ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place

K) ensure that street clutter, including street furniture that is poorly located, unsightly, in poor condition or without a clear function is removed, to ensure that pedestrian amenity is improved. Consideration should be given to the use, design and location of street furniture so that it complements the use and function of the space. Applications which seek to introduce unnecessary street furniture should be refused

L) explore opportunities for innovative approaches to improving the public realm such as open street events and Play Streets

M) create an engaging public realm for people of all ages, with opportunities for social activities, formal and informal play and social interaction during the daytime, evening and at night. This should include identifying opportunities for the meanwhile use of sites in early phases of development to create temporary public realm

N) ensure that any on-street parking is designed so that it is not dominant or continuous, and that there is space for green infrastructure as well as cycle parking in the carriageway. Parking should not obstruct pedestrian lines

O) ensure the provision and future management of free drinking water at appropriate locations in the new or redeveloped public realm.

LP D12: Fire Safety

A) In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1. identify suitably positioned unobstructed outside space:
 - a - for fire appliances to be positioned on
 - b - appropriate for use as an evacuation assembly point
2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
3. are constructed in an appropriate way to minimise the risk of fire spread
4. provide suitable and convenient means of escape, and associated evacuation strategy for all building users
5. develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
6. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

B) 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.

LP HC1: Heritage Conservation and Growth

A) Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B) Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

1. setting out a clear vision that recognises and embeds the role of heritage in place-making
2. utilising the heritage significance of a site or area in the planning and design process
3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C) 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.

D) Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E) Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

LP G7: Trees and Woodlands

A) London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

B) In their Development Plans, boroughs should:

1. protect 'veteran' trees and ancient woodland where these are not already part of a protected site¹³⁹
2. identify opportunities for tree planting in strategic locations.

C) Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁰ 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. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

LP 1 BE1: Built Environment

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:

1. 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;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local

area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;

3. Be designed to include “Lifetime Homes” principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people’s lives;

4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time);

5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance;

6. Incorporate a clear network of routes that are easy to understand, inclusive, safe, secure and connect positively with interchanges, public transport, community facilities and services;

7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife, encourage physical activity and where appropriate introduce public art;

8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals;

9. 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;

10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable

Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2- Development Management Policies Local Development Document (LDD). All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill;

11. In the case of tall buildings, not adversely affect their surroundings including the local character, cause harm to the significance of heritage assets or impact on important views. Appropriate locations for tall buildings will be defined on a Character Study and may include parts of Uxbridge and Hayes subject to considering the Obstacle Limitation Surfaces for Heathrow Airport. Outside of Uxbridge and Hayes town centres, tall buildings will not be supported. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape. Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and Hillingdon Local Plan: Part 2- Development Management Policies.

LP2 DMHB 1: Heritage Assets

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.

LP2 DMHB 2: Listed Buildings

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.

LP2 DMHB 3: Locally Listed Buildings

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

LP2 DMHB 4: Conservation Areas

New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.

C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

LP2 DMHB 5: Areas of Special Local Character

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

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

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

LP2 DMHB 11: Design of New Development

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

- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and

- impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

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

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development⁵ sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

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

LP2 DMHB 12: Streets and Public Realm

A) Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;
- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
- iv) provide safe and direct pedestrian and cycle movement through the space;
- v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;
- vi) where appropriate, include the installation of public art; and
- vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

B) Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.

LP2 DMHB 14: Trees and Landscaping

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.

LP2 DMHB 15: Planning for Safer Places

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.

LP D13: Agent of Change

A) The Agent of Change principle places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. Boroughs should ensure that Development Plans and planning decisions reflect the Agent of Change principle and take account of existing noise and other nuisance-generating uses in a sensitive manner when new development is proposed nearby.

B) 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.

C) New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.

D) Development proposals should manage noise and other potential nuisances by:

1. ensuring good design mitigates and minimises existing and potential nuisances generated by existing uses and activities located in the area
2. exploring mitigation measures early in the design stage, with necessary and appropriate provisions including ongoing and future management of mitigation measures secured through planning obligations
3. separating new noise-sensitive development where possible from existing noise-generating businesses and uses through distance, screening, internal layout, sound-proofing, insulation and other acoustic design measures.

E) Boroughs should not normally permit development proposals that have not clearly demonstrated how noise and other nuisances will be mitigated and managed.

LP D14: Noise

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
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.

B) Boroughs, and others with relevant responsibilities, should identify and nominate new Quiet Areas and protect existing Quiet Areas in line with the procedure in Defra's Noise Action Plan for Agglomerations.

LP SI 2: Minimising Greenhouse Gas Emissions

A) Major development should be net zero-carbon.¹⁵¹ This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

1. be lean: use less energy and manage demand during operation
2. be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
3. be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
4. be seen: monitor, verify and report on energy performance.

B) Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

C) A minimum on-site reduction of at least 35 per cent beyond Building Regulations¹⁵² is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:

1. through a cash in lieu contribution to the borough's carbon offset fund, or
2. off-site provided that an alternative proposal is identified and delivery is certain.

D) Boroughs must establish and administer a carbon offset fund. Offset fund payments must be ring-fenced to implement projects that deliver carbon reductions. The operation of offset funds should be monitored and reported on annually.

E) Major development proposals should calculate and minimise carbon emissions from any other part of the development, including plant or equipment, that are not covered by Building Regulations, i.e. unregulated emissions.

F) 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.

LP SI 12: Flood Risk Management

A) Current and expected flood risk from all sources (as defined in paragraph 9.2.12) across London should be managed in a sustainable and cost-effective way in collaboration with the Environment Agency, the Lead Local Flood Authorities, developers and infrastructure providers.

B) Development Plans should use the Mayor's Regional Flood Risk Appraisal and their Strategic Flood Risk Assessment as well as Local Flood Risk Management

Strategies, where necessary, to identify areas where particular and cumulative flood risk issues exist and develop actions and policy approaches aimed at reducing these risks. Boroughs should cooperate and jointly address cross-boundary flood risk issues including with authorities outside London.

C) Development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.

D) Developments Plans and development proposals should contribute to the delivery of the measures set out in Thames Estuary 2100 Plan. The Mayor will work with the Environment Agency and relevant local planning authorities, including authorities outside London, to safeguard an appropriate location for a new Thames Barrier.

E) Development proposals for utility services should be designed to remain operational under flood conditions and buildings should be designed for quick recovery following a flood.

F) Development proposals adjacent to flood defences will be required to protect the integrity of flood defences and allow access for future maintenance and upgrading. Unless exceptional circumstances are demonstrated for not doing so, development proposals should be set back from flood defences to allow for any foreseeable future maintenance and upgrades in a sustainable and cost-effective way.

G) Natural flood management methods should be employed in development proposals due to their multiple benefits including increasing flood storage and creating recreational areas and habitat.

LP SI 13: Sustainable Drainage

A) Lead Local Flood Authorities should identify – through their Local Flood Risk Management Strategies and Surface Water Management Plans – areas where there are particular surface water management issues and aim to reduce these risks. Increases in surface water run-off outside these areas also need to be identified and addressed.

B) 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. There should also be a preference for green over grey features, in line with the following drainage hierarchy:

1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)

4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer.

C) Development proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable, including on small surfaces such as front gardens and driveways.

D) Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.

LP1 EM6: Flood Risk Management

The Council will require new development to be directed away from Flood Zones 2 and 3 in accordance with the principles of the National Planning Policy Framework (NPPF).

The subsequent Hillingdon Local Plan: Part 2 -Site Specific Allocations LDD will be subjected to the Sequential Test in accordance with the NPPF. Sites will only be allocated within Flood Zones 2 or 3 where there are overriding issues that outweigh flood risk. In these instances, policy criteria will be set requiring future applicants of these sites to demonstrate that flood risk can be suitably mitigated.

The Council will require all development across the borough to use sustainable urban drainage systems (SUDS) unless demonstrated that it is not viable. The Council will encourage SUDS to be linked to water efficiency methods. The Council may require developer contributions to guarantee the long term maintenance and performance of SUDS is to an appropriate standard.

LP1 EM8: Land, Water, Air and Noise

Water Quality

The Council will seek to safeguard and improve all water quality, both ground and surface. Principal Aquifers, and Source Protection Zones will be given priority along with the:

- River Colne
- Grand Union Canal
- River Pinn
- Yeading Brook
- Porter Land Brook
- River Crane
- Ruislip Lido

Air 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.

All major development within the Air Quality Management Area (AQMA) should demonstrate air quality neutrality (no worsening of impacts) where appropriate; actively contribute to the promotion of sustainable transport measures such as vehicle charging points and the increased provision for vehicles with cleaner transport fuels; deliver increased planting through soft landscaping and living walls and roofs; and provide a management plan for ensuring air quality impacts can be kept to a minimum.

The Council seeks to reduce the levels of pollutants referred to in the Government's National Air Quality Strategy and will have regard to the Mayor's Air Quality Strategy. London Boroughs should also take account of the findings of the Air Quality Review and Assessments and Actions plans, in particular where Air Quality Management Areas have been designated.

The Council has a network of Air Quality Monitoring stations but recognises that this can be widened to improve understanding of air quality impacts. The Council may therefore require new major development in an AQMA to fund additional air quality monitoring stations to assist in managing air quality improvements.

Noise

The Council will investigate Hillingdon's target areas identified in the Defra Noise Action Plans, promote the maximum possible reduction in noise levels and will minimise the number of people potentially affected.

The Council will seek to identify and protect Quiet Areas in accordance with Government Policy on sustainable development and other Local Plan policies.

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.

Land Contamination

The Council will expect proposals for development on contaminated land to provide mitigation strategies that reduce the impacts on surrounding land uses. Major development proposals will be expected to demonstrate a sustainable approach to remediation that includes techniques to reduce the need to landfill.

Water Resources

The Council will require that all new development demonstrates the incorporation of water efficiency measures within new development to reduce the rising demand on potable water. All new development must incorporate water recycling and collection facilities unless it can be demonstrated it is not appropriate. For residential

developments, the Council will require applicants to demonstrate that water consumption will not surpass 105 litres per person per day.

LP2 DMEI 2: Reducing Carbon Emissions

- A) All developments are required to 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, where it is clearly demonstrated that the targets for carbon emissions cannot be met onsite, the Council may approve the application and seek an off-site contribution to make up for the shortfall.

LP2 DMEI 9: Management of Flood Risk

- A) Development proposals in Flood Zones 2 and 3a will be required to demonstrate that there are no suitable sites available in areas of lower flood risk. Where no appropriate sites are available, development should be located on the areas of lowest flood risk within the site. Flood defences should provide protection for the lifetime of the development. Finished floor levels should reflect the Environment Agency's latest guidance on climate change.
- B) Development proposals in these areas will be required to submit an appropriate level Flood Risk Assessment (FRA) to demonstrate that the development is resilient to all sources of flooding.
- C) Development in Flood Zone 3b will be refused in principle unless identified as an appropriate development in Flood Risk Planning Policy Guidance. Development for appropriate uses in Flood Zone 3b will only be approved if accompanied by an appropriate FRA that demonstrates the development will be resistant and resilient to flooding and suitable warning and evacuation methods are in place.
- D) Developments may be required to make contributions (through legal agreements) to previously identified flood improvement works that will benefit the development site.
- E) Proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

LP2 DMEI 10: Water Management, Efficiency, and Quality

- A) Applications for all new build developments (not conversions, change of use, or refurbishment) are required to include a drainage assessment demonstrating that

appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with the London Plan Hierarchy (Policy 5.13: Sustainable drainage).

B) All major new build developments, as well as minor developments in Critical Drainage Areas or an area identified at risk from surface water flooding must be designed to reduce surface water run-off rates to no higher than the pre-development greenfield run-off rate in a 1:100 year storm scenario, plus an appropriate allowance for climate change for the worst storm duration. The assessment is required regardless of the changes in impermeable areas and the fact that a site has an existing high run-off rate will not constitute justification.

C) Rain Gardens and non householder development should be designed to reduce surface water run-off rates to Greenfield run-off rates.

D) Schemes for the use of SuDS must be accompanied by adequate arrangements for the management and maintenance of the measures used, with appropriate contributions made to the Council where necessary.

E) Proposals that would fail to make adequate provision for the control and reduction of surface water run-off rates will be refused.

F) Developments should be drained by a SuDS system and must include appropriate methods to avoid pollution of the water environment. Preference should be given to utilising the drainage options in the SuDS hierarchy which remove the key pollutants that hinder improving water quality in Hillingdon. Major development should adopt a 'treatment train' approach where water flows through different SuDS to ensure resilience in the system. Water Efficiency

G) All new development proposals (including refurbishments and conversions) will be required to include water efficiency measures, including the collection and reuse of rain water and grey water.

H) All new residential development should demonstrate water usage rates of no more than 105 litres/person/day.

I) It is expected that major development proposals will provide an integrated approach to surface water run-off attenuation, water collection, recycling and reuse. Water and Wastewater Infrastructure

J) All new development proposals will be required to demonstrate that there is sufficient capacity in the water and wastewater infrastructure network to support the proposed development. Where there is a capacity constraint the local planning authority will require the developer to provide a detailed water and/or drainage strategy to inform what infrastructure is required, where, when and how it will be delivered.

LP2 DMEI 12: Development of Land Affected by Contamination

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.

LP2 DMEI 14: Air Quality

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.

TP T4: Assessing and Mitigating Transport Impacts

A) Development Plans and development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity.

B) When required in accordance with national or local guidance, transport assessments/statements should be submitted with development proposals to ensure that impacts on the capacity of the transport network (including impacts on pedestrians and the cycle network), at the local, network-wide and strategic level, are fully assessed. Transport assessments should focus on embedding the Healthy Streets Approach within, and in the vicinity of, new development. Travel Plans,

Parking Design and Management Plans, Construction Logistics Plans and Delivery and Servicing Plans will be required having regard to Transport for London guidance.

C) 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.

D) Where the ability to absorb increased travel demand through active travel modes has been exhausted, existing public transport capacity is insufficient to allow for the travel generated by proposed developments, and no firm plans and funding exist for an increase in capacity to cater for the increased demand, planning permission will be contingent on the provision of necessary public transport and active travel infrastructure.

E) The cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated.

F) Development proposals should not increase road danger.

LP T5: Cycling

A) Development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. This will be achieved through:

1. supporting the delivery of a London-wide network of cycle routes, with new routes and improved infrastructure
2. securing the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located. Developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2 and Figure 10.3, ensuring that a minimum of two short-stay and two long-stay cycle parking spaces are provided where the application of the minimum standards would result in a lower provision.

B) Cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards. Development proposals should demonstrate how cycle parking facilities will cater for larger cycles, including adapted cycles for disabled people.

C) Development Plans requiring more generous provision of cycle parking based on local evidence will be supported.

D) Where it is not possible to provide suitable short-stay cycle parking off the public highway, the borough should work with stakeholders to identify an appropriate on-street location for the required provision. This may mean the reallocation of space

from other uses such as on-street car parking. Alternatively, in town centres, adding the required provision to general town centre cycle parking is also acceptable. In such cases, a commuted sum should be paid to the local authority to secure provision.

E) Where it is not possible to provide adequate cycle parking within residential developments, boroughs must work with developers to propose alternative solutions which meet the objectives of the standards. These may include options such as providing spaces in secure, conveniently-located, on-street parking facilities such as bicycle hangers.

F) Where the use class of a development is not fixed at the point of application, the highest potential applicable cycle parking standard should be applied.

LP T6: Car Parking

A) Car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.

B) Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite'). Car-free development has no general parking but should still provide disabled persons parking in line with Part E of this policy.

C) An absence of local on-street parking controls should not be a barrier to new development, and boroughs should look to implement these controls wherever necessary to allow existing residents to maintain safe and efficient use of their streets.

D) The maximum car parking standards set out in Policy T6 .1 Residential parking to Policy T6 .5 Non-residential disabled persons parking should be applied to development proposals and used to set local standards within Development Plans.

E) Appropriate disabled persons parking for Blue Badge holders should be provided as set out in Policy T6 .1 Residential parking to Policy T6 .5 Non-residential disabled persons parking.

F) Where provided, each motorcycle parking space should count towards the maximum for car parking spaces at all use classes.

G) Where car parking is provided in new developments, provision should be made for infrastructure for electric or other Ultra-Low Emission vehicles in line with Policy T6 .1 Residential parking, Policy T6 .2 Office Parking, Policy T6 .3 Retail parking, and Policy T6 .4 Hotel and leisure uses parking.

All operational parking should make this provision, including offering rapid charging. New or re-provided petrol filling stations should provide rapid charging hubs and/or hydrogen refuelling facilities.

H) Where electric vehicle charging points are provided on-street, physical infrastructure should not negatively affect pedestrian amenity and should ideally be located off the footway. Where charging points are located on the footway, it must remain accessible to all those using it including disabled people.

I) Adequate provision should be made for efficient deliveries and servicing and emergency access.

J) A Parking Design and Management Plan should be submitted alongside all applications which include 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.

K) Boroughs that have adopted or wish to adopt more restrictive general or operational parking policies are supported, including borough-wide or other area-based car-free policies. Outer London boroughs wishing to adopt minimum residential parking standards through a Development Plan Document (within the maximum standards set out in Policy T6 .1 Residential parking) must only do so for parts of London that are PTAL 0-1. Inner London boroughs should not adopt minimum standards. Minimum standards are not appropriate for non-residential use classes in any part of London.

L) Where sites are redeveloped, parking provision should reflect the current approach and not be re-provided at previous levels where this exceeds the standards set out in this policy. Some flexibility may be applied where retail sites are redeveloped outside of town centres in areas which are not well served by public transport, particularly in outer London.

LP T6.1: Residential Parking

A) New residential development should not exceed the maximum parking standards set out in Table 10.3. These standards are a hierarchy with the more restrictive standard applying when a site falls into more than one category.

B) Parking spaces within communal car parking facilities (including basements) should be leased rather than sold.

C) 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.

D) Outside of the CAZ, and to cater for infrequent trips, car club spaces may be considered appropriate in lieu of private parking. Any car club spaces should have active charging facilities.

E) Large-scale purpose-built shared living, student accommodation and other sui generis residential uses should be car-free.

F) The provision of car parking should not be a reason for reducing the level of affordable housing in a proposed development.

G) Disabled persons parking should be provided for new residential developments. Residential development proposals delivering ten or more units must, as a minimum:

1. ensure that for three per cent of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset
2. demonstrate as part of the Parking Design and Management Plan, how an additional seven per cent of dwellings could be provided with one designated disabled persons parking space per dwelling in future upon request as soon as existing provision is insufficient. This should be secured at the planning stage.

H) All disabled persons parking bays associated with residential development must:

1. be for residents' use only (whether M4(2) or M4(3) dwellings)
2. not be allocated to specific dwellings, unless provided within the curtilage of the dwelling
3. be funded by the payment of a commuted sum by the applicant, if provided on-street (this includes a requirement to fund provision of electric vehicle charging infrastructure)
4. count towards the maximum parking provision for the development
5. be designed in accordance with the design guidance in BS8300vol.1
6. be located to minimise the distance between disabled persons parking bays and the dwelling or the relevant block entrance or lift core, and the route should be preferably level or where this is not possible, should be gently sloping (1:60-1:20) on a suitable firm ground surface.

LP2 DMT 1: Managing Transport Impacts

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

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
- iii) provide equal access for all people, including inclusive access for disabled people;
- iv) adequately address delivery, servicing and drop-off requirements; and

v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

B) Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the appropriate thresholds. All major developments¹¹ that fall below these thresholds will be required to produce a satisfactory Transport Statement and Local Level Travel Plan. All these plans should demonstrate how any potential impacts will be mitigated and how such measures will be implemented.

LP2 DMT 2: Highways Impacts

Development proposals must ensure that:

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

LP2 Policy DMT 5: Pedestrians and Cyclists

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.

B) Development proposals located next to or along the Blue Ribbon Network will be required to enhance and facilitate inclusive, safe and secure pedestrian and cycle access to the network. Development proposals, by virtue of their design, will be

required to complement and enhance local amenity and include passive surveillance to the network.

LP2 DMT 6: Vehicle Parking

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

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

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

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Hillingdon Planning Committee

Wednesday 7th May 2025



HILLINGDON
LONDON

www.hillingdon.gov.uk

Report of the Head of Development Management and Building Control

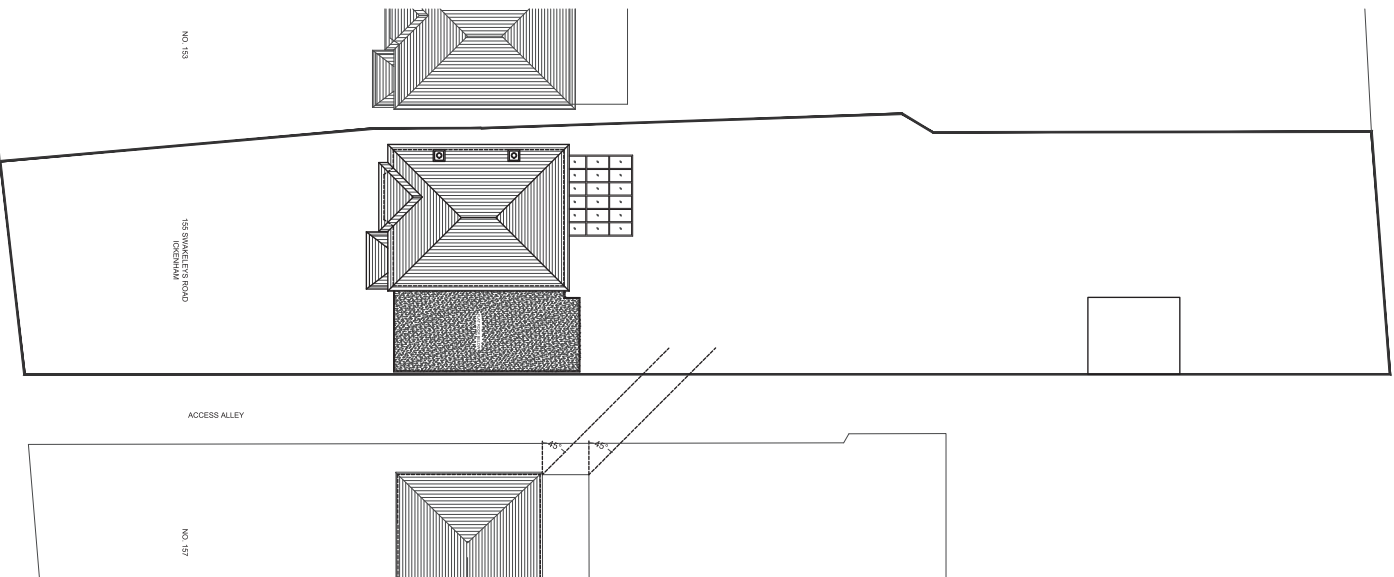
Address: 155 Swakeleys Road

Development: Erection of a part single storey, part two storey rear extension, a first floor side extension, and front porch following demolition of existing porch and conservatory. Conversion of roof space into habitable use to include a rear dormer, 1 rear facing roof light and 1 x front facing roof light. Removal of two existing chimneys. Conversion of garage to habitable use including amendments to fenestration.

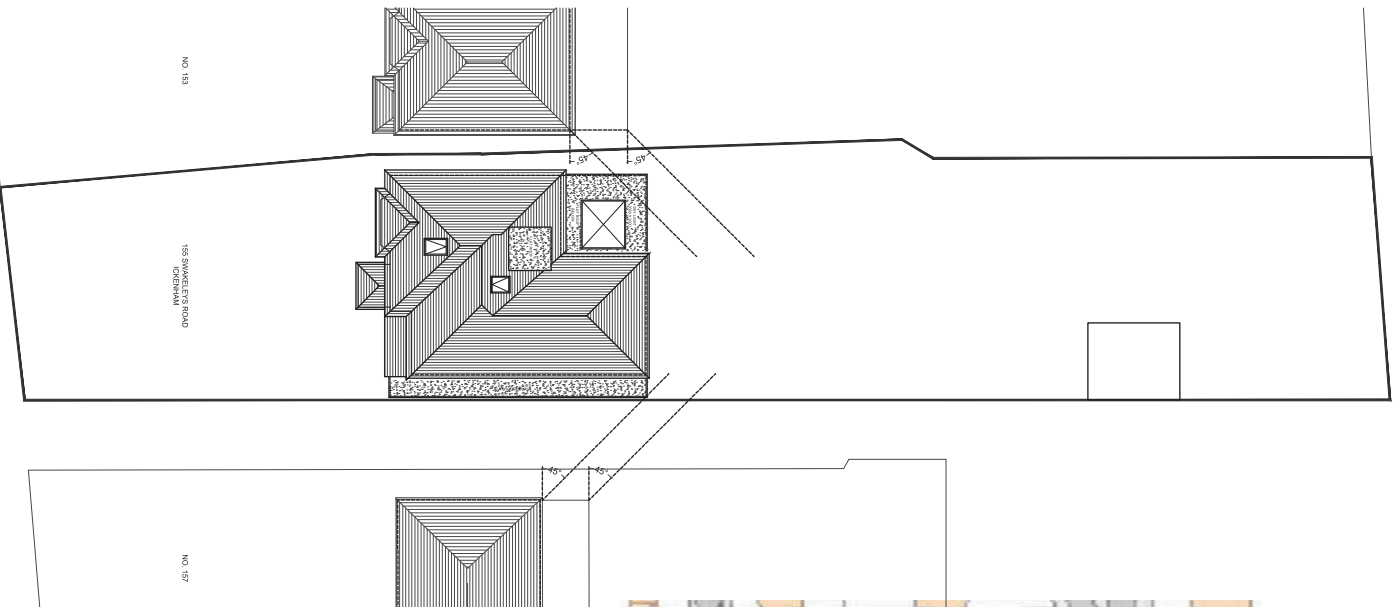
LBH Ref Nos: 20345/APP/2024/3156

-
- THREE OAKS CLOSE
- SWAKELEYS ROAD
- VINLAKE AVENUE
- Page 265

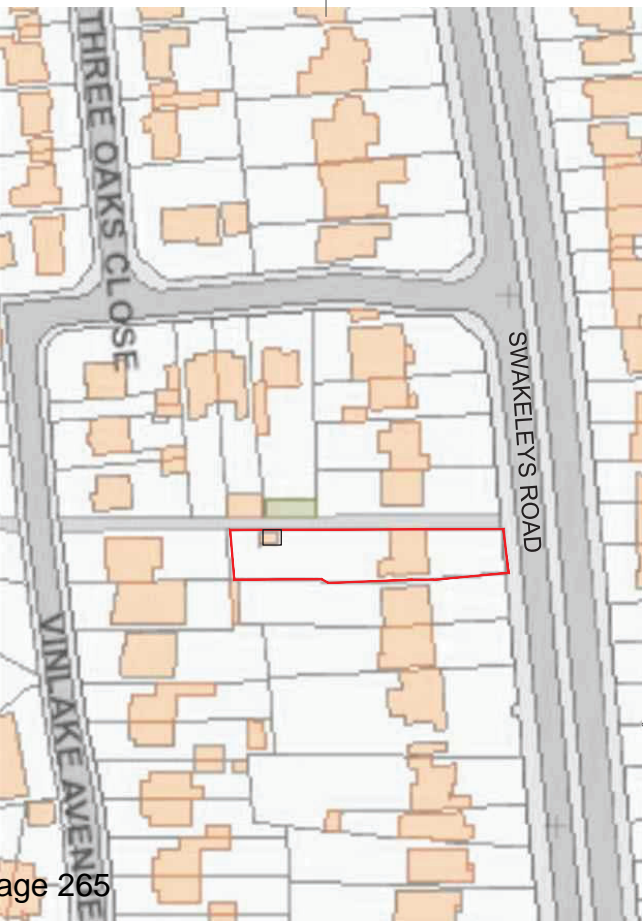
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SCALE 1:250



SCALE 1:1250

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HOUSE-HOLDER
APPLICATION

M: 07824773079, 01663560774
E: design.endavour@gmail.com

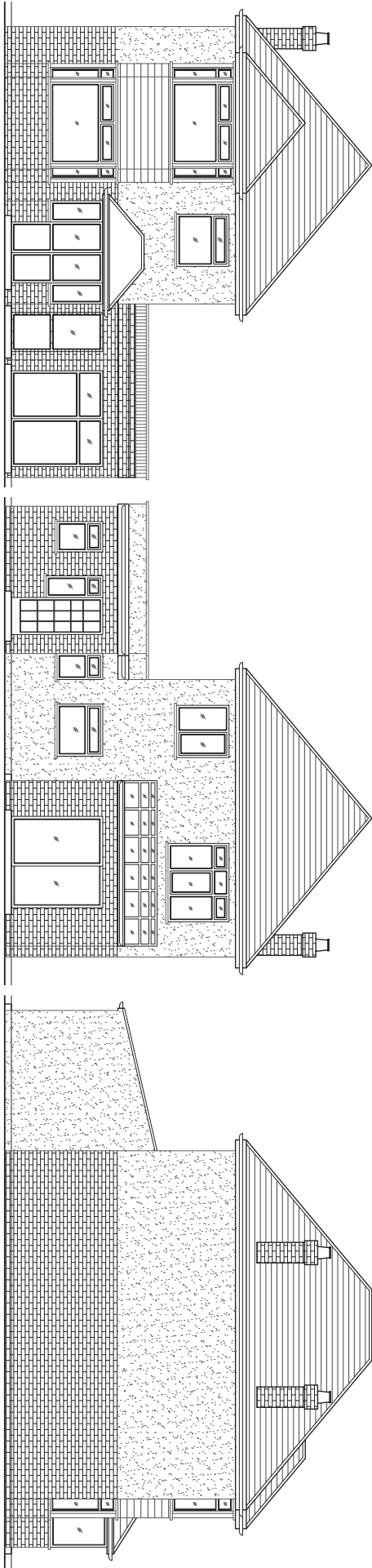
Project:
155 SWAKELEYS ROAD ICKENHAM

LONDON, U810 801

OS MAP & BLOCK PLAN

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JOB No.	Drawing No.		Rev.
DE-855	PH-155SR-01		B

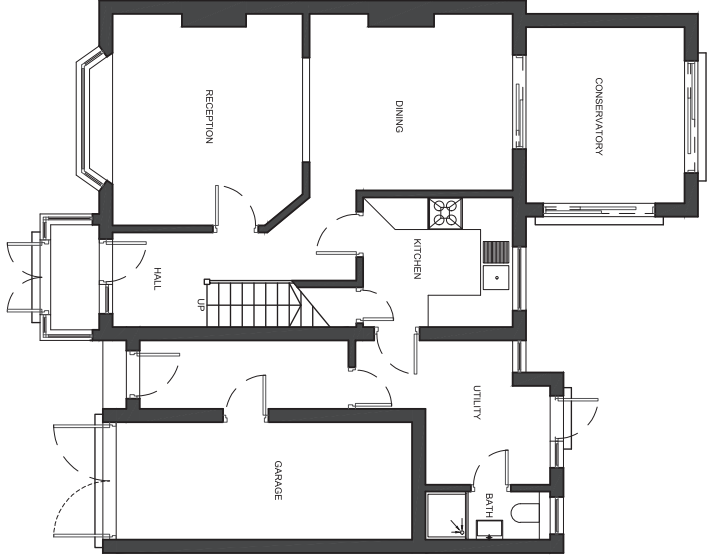
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02 - REAR ELEVATION

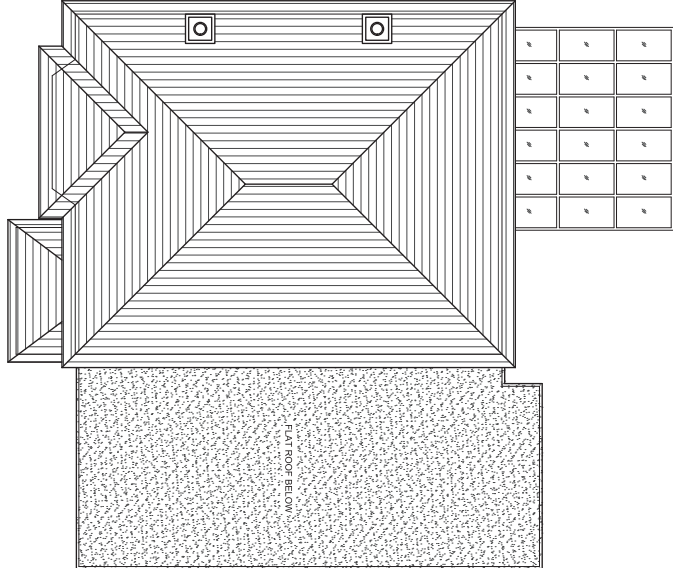
03 - SIDE ELEVATION



04 - GROUND FLOOR PLAN



05 - FIRST FLOOR PLAN



06 - ROOF PLAN

NOTES

- Dimensions are not to be scaled from this drawing
- Report any discrepancies to the client or architect
- Dimensions are approximate site dimensions and are to be verified by the contractor on site before any work commences
- Contractor is responsible for all temporary protection existing structure

Scale

012m34

Page 266

REVISIONS		
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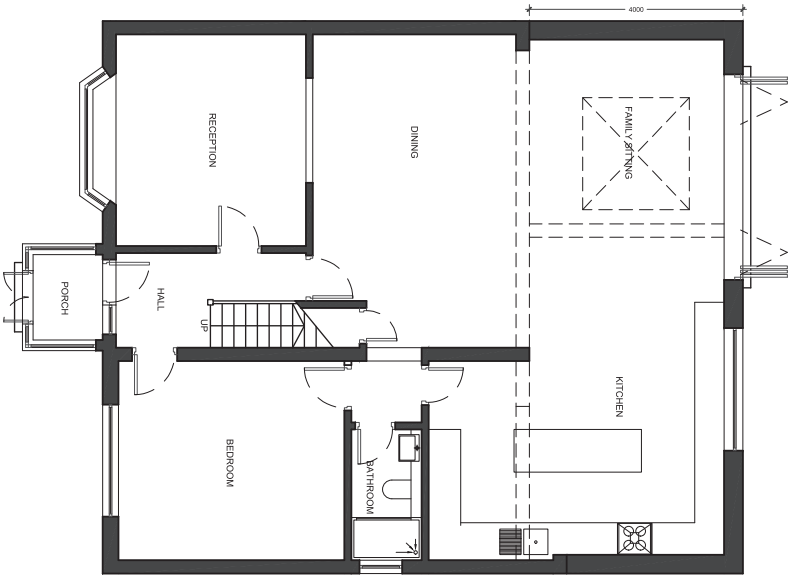
HOUSE-HOLDER
APPLICATION

DESIGN ENDEAVOURS LTD
M. 07824772076, 07896580774
E. design.enquiries@gmail.com

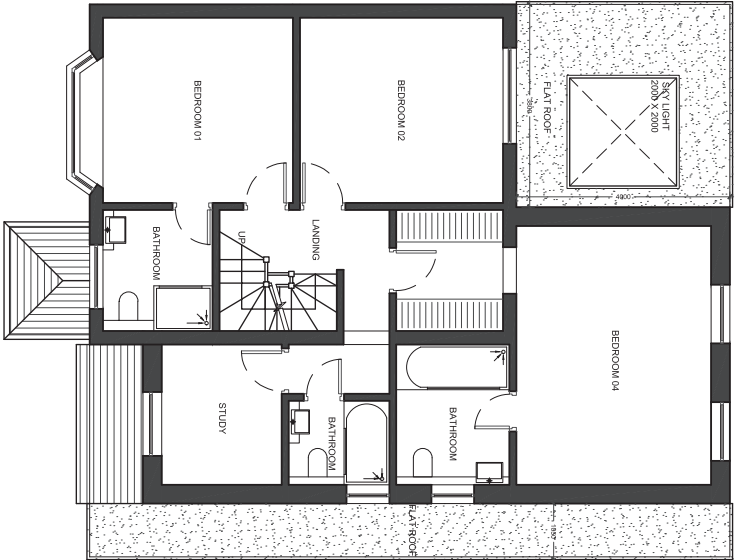
Project
155 SWAKELEY'S ROAD ICKENHAM
LONDON, LB16 6DL

Drawn
EXISTING PLANS & ELEVATIONS

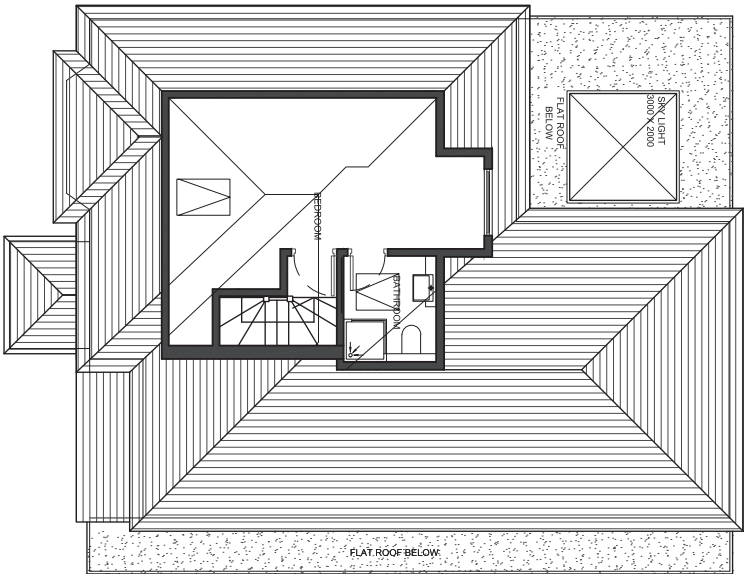
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Job No.	Drawing No.	Rev.	
DE-855	PH-155SR-02		



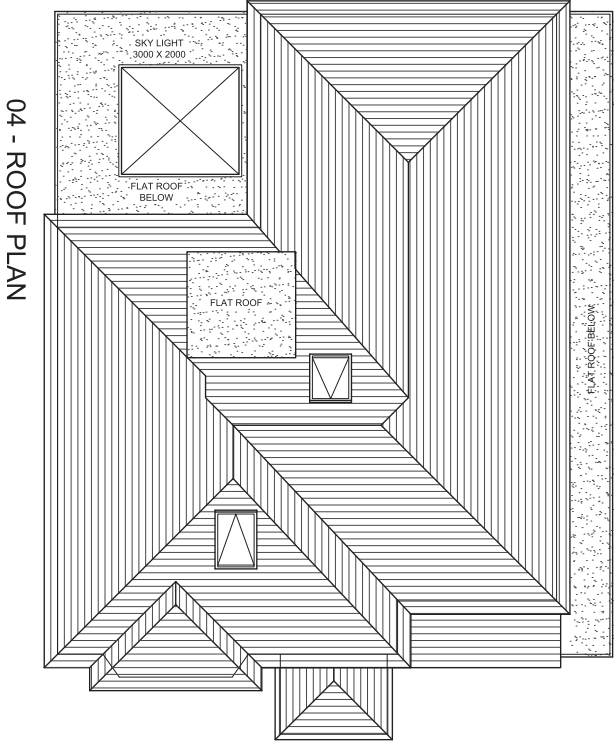
01 - GROUND FLOOR PLAN



02 - FIRST FLOOR PLAN



03 - LOFT FLOOR PLAN



04 - ROOF PLAN

NOTES
Dimensions are not to be scaled from this drawing



REVISIONS		
NO	DESCRIPTION	DATE

HOUSE-HOLDER
APPLICATION

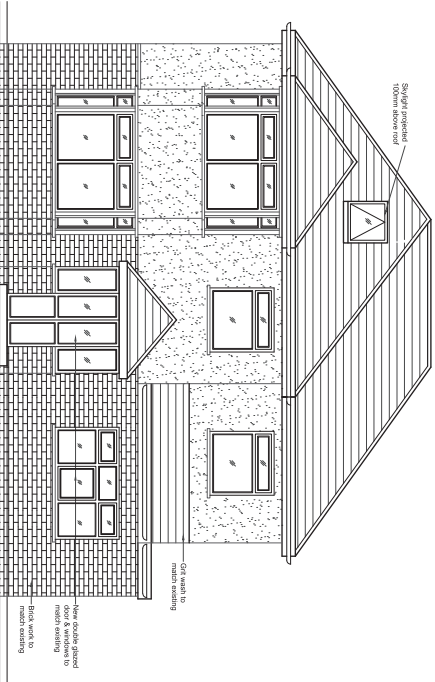
DESIGN ENDEAVOURS LTD
M. 07824772076, 07899588774
E. design.enquiries@design-endeavors.com

155 SWAKELEY'S ROAD ICKENHAM
LONDON, LB16 8DL

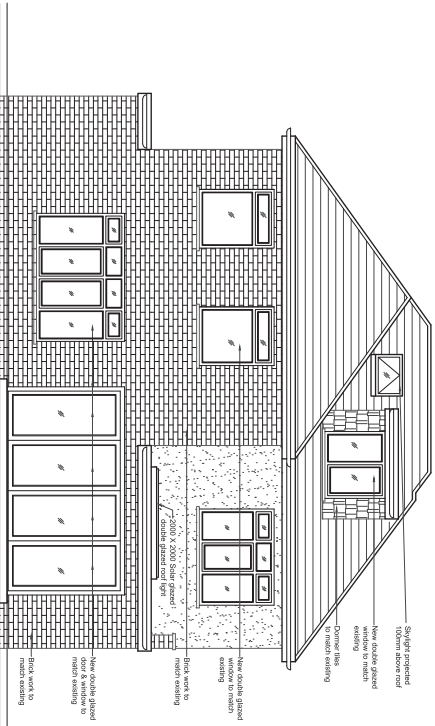
PROPOSED PLANS

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Job No.	Drawing No.	PH-155SR-03	Rev.
DE-855			

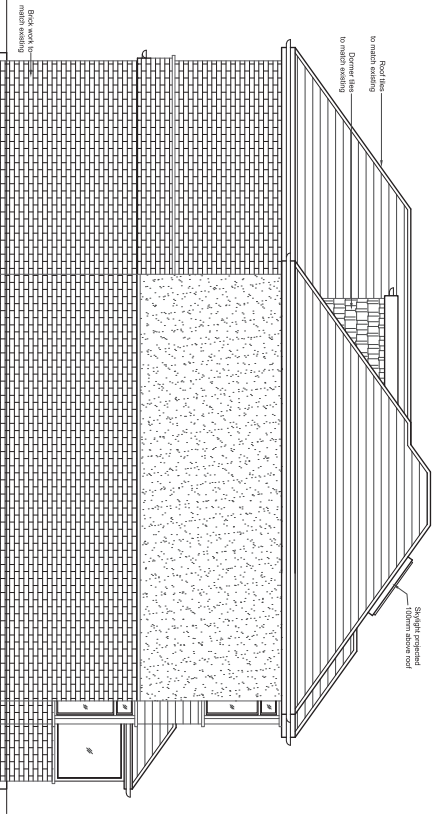
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 - Report any discrepancies to the client or architect before undertaking the work described in the drawings.
 - The drawings are for information only and are not to be used by the contractor or others for any other purpose.
 - Fabrication works (e.g. foundations etc) occur before the start of the construction of the building.
 - The contractor is responsible for all temporary propping to existing structures.



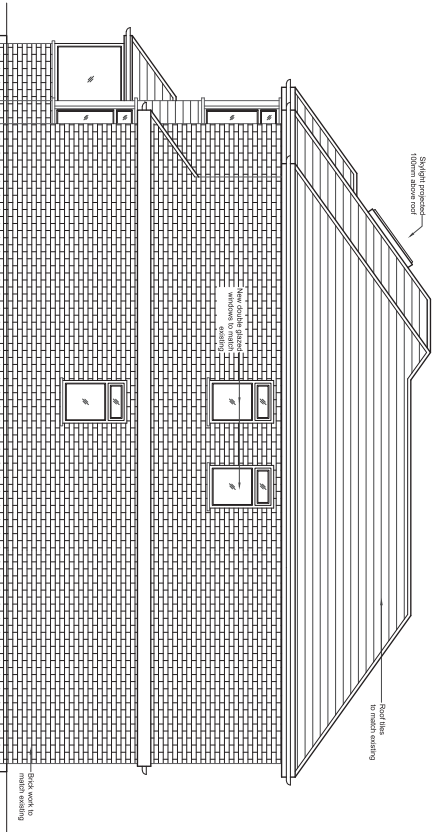
01 - FRONT ELEVATION



02 - REAR ELEVATION



03 - LEFT SIDE ELEVATION



04 - RIGHT SIDE ELEVATION

- NOTES
- Dimensions are not to be scaled from this drawing by dimensions before the work started.
 - Report any discrepancies to the client or architect.
 - Dimensions are approximate and are to be verified by the contractor on site before any Contractor is responsible for all temporary propping to existing structure

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Scale

REVISIONS		
NO	DESCRIPTION	DATE

HOUSE-HOLDER
APPLICATION

DESIGN ENDEAVOURS LTD

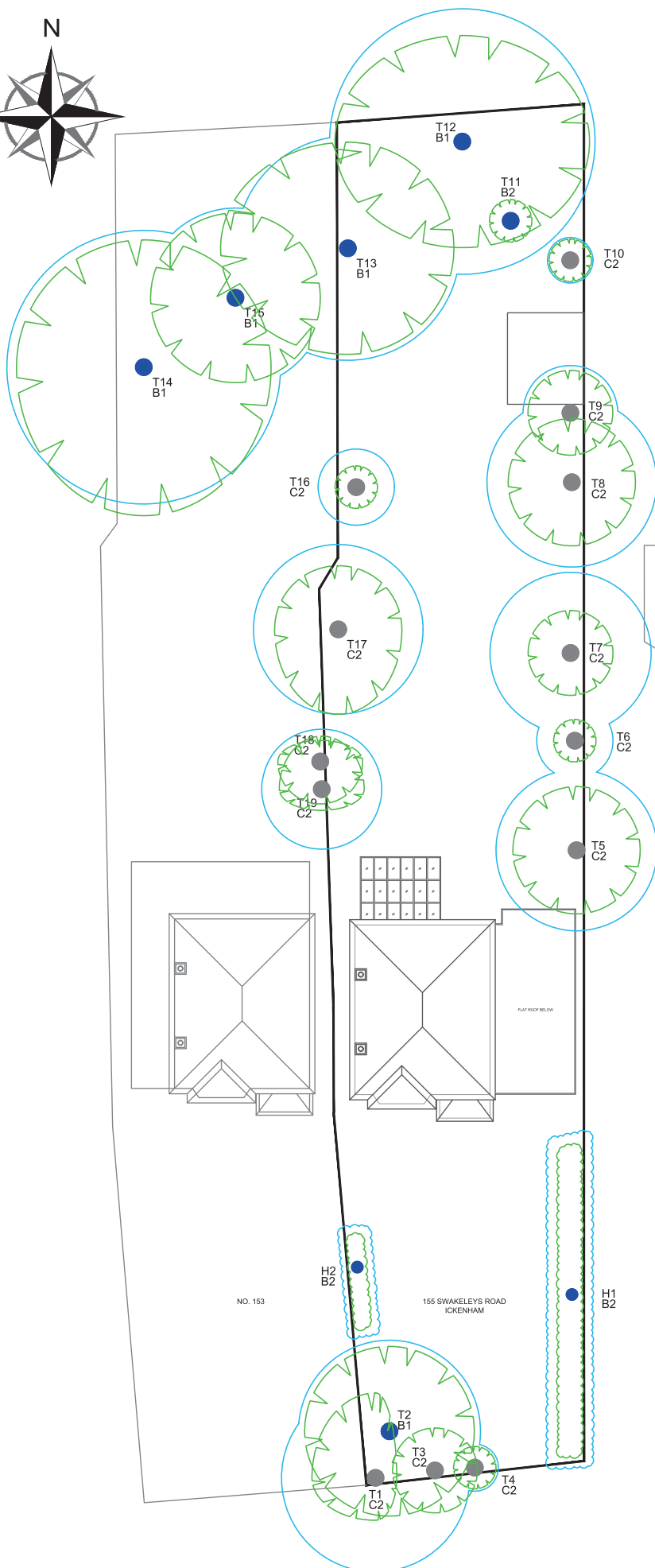
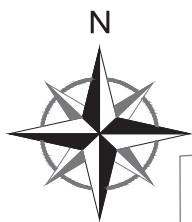
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E. design@endeavoursltd.co.uk

155 SWAKELEY'S ROAD ICKENHAM
LONDON, LB15 8DL

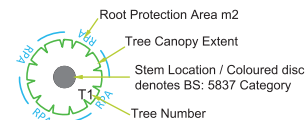
PROPOSED ELEVATIONS

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Job No.	Drawing No.	PH-155SR-04	Rev.
DE-855			

scale bar 1:200 1 0 5 10 15 Metres



Tree Survey Drawing Key



See EnviroArb Tree Survey for Individual Tree Details

KEY

Please refer to EnviroArb arboricultural report for details

- Category A - high quality and value
- Category B - moderate quality and value
- Category C - low quality and value
- Category U - removal

RPA - root protection area as defined by Table 2 BS 5837:2012

Category U - removal

Tree No	Species	DBH(m)	No of Stems	Ht (m)	BS Cat
T1	Apple	0.17	1	7	C2
T2	Plum (Purple leaved)	0.3	1	8.5	B1
T3	Golden Thuja	0.1	1	3	C2
T4	Blue Lawson Cypress	0.08	1	2	C2
T5	Lawson Cypress	0.32	1	11	C2
T6	Blue Lawson Cypress	0.15	1	4	C2
T7	Laurel (Bay)	0.38	2	2	C2
T8	Lawson Cypress	0.4	m/s	9	C2
T9	Holly (Common)	0.1	m/s	4	C2
T10	Blue Lawson Cypress	0.1	m/s	2	C2
T11	Maple (Japanese)	0.08	1	2.5	B2
T12	False Acacia	0.4	1	14	B1
T13	Birch (Silver)	0.39	1	15	B1
T14	Pine (Scots)	0.5	1	14	B1
T15	Birch (Silver)	0.3	1	15	B1
T16	Blue Lawson Cypress	0.15	1	4	C2
T17	Lawson Cypress	0.4	m/s	8.5	C2
T18	Holly (Common)	0.1	1	5	C2
T19	Variegated Holly	0.1	1	5	C2
H1	Yew / Hornbeam	0.1	m/s	3	B2
H2	Hornbeam	0.8	m/s	2	B2

REVISIONS

No	Description	By	Date	Chkd



**ENVIROARB
SOLUTIONS**

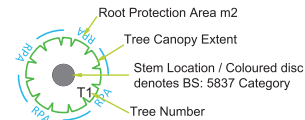
16 Compton Road, Colchester Essex
Tel 07734 715337
E-mail paul.allen@enviroarb-solutions.co.uk
www.enviroarb-solutions.co.uk

Drawing Title				This drawing, its contents and associated properties are the property of EnviroArb-Solutions Ltd. No unauthorised reproduction is permitted without prior written consent by the management.
Tree Constraints Plan (TCP)				
Client				
Mr Gulbir Dhillon				
Site Address				
155 Swakeleys Rd Ickenham Uxbridge UB10 8DL				
Project No. EAS-210		Drawg No.	EAS-210 TCP	Sheet 1 of 1
Drawn	Approved	Date	Scale	A3
S Blackwell	P Allen	11/12/2024	1:200	

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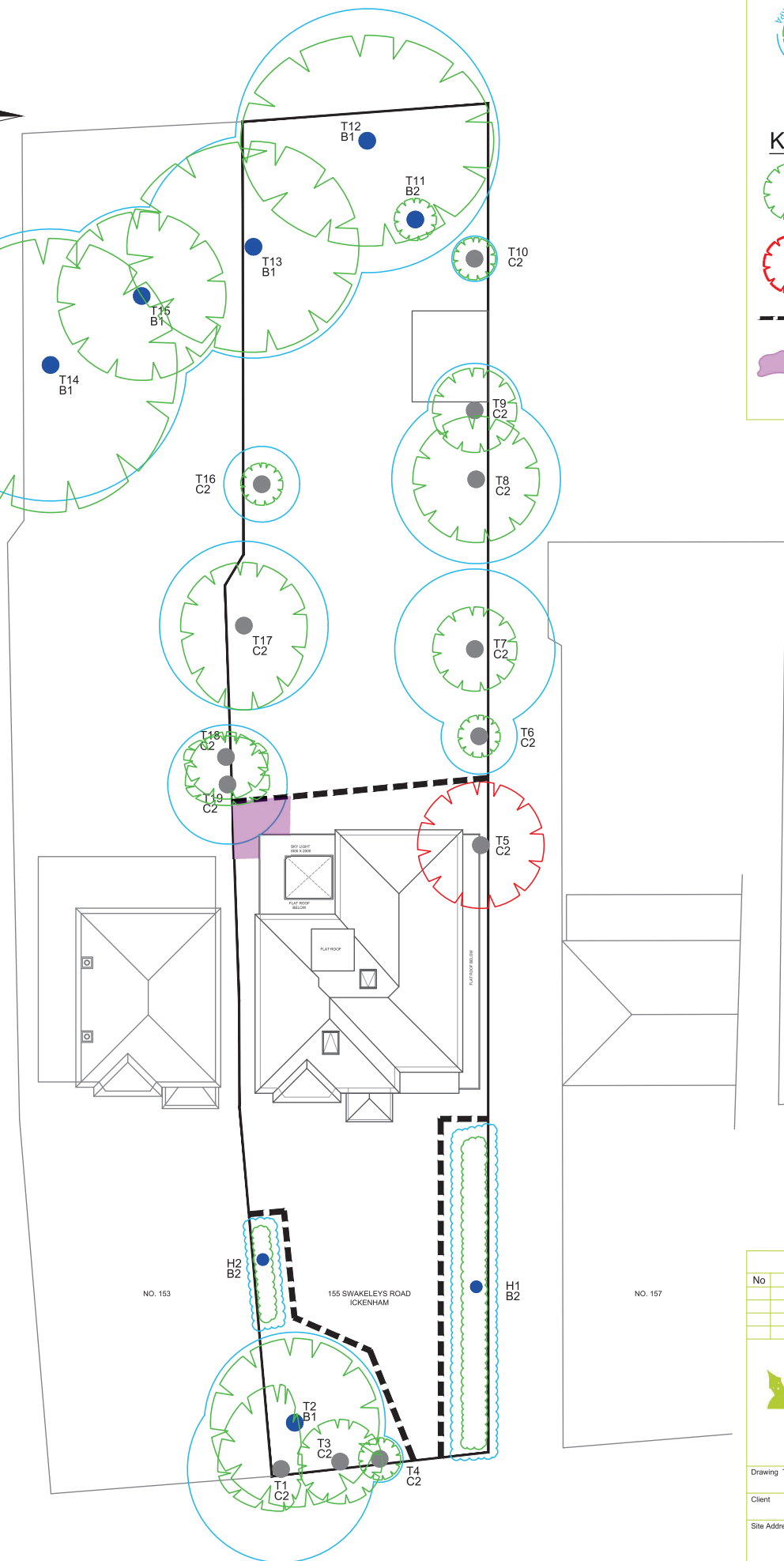
Tree Survey Drawing Key



See EnviroArb Tree Survey for Individual Tree Details

KEY

- Tree to be retained
- Tree to be removed
- Tree protective fencing
- Temporary Ground Protection



REVISIONS

No	Description	By	Date	Chkd



**ENVIROARB
SOLUTIONS**

16 Compton Road, Colchester Essex
Tel 07734 715337
E-mail paul.allen@enviroarb-solutions.co.uk
www.enviroarb-solutions.co.uk

Drawing Title	Tree Protection Plan (TPP)			This drawing, its contents and associated properties are the property of EnviroArb-Solutions Ltd. No unauthorised reproduction is permitted without prior written consent by the management.
Client	Mr Gulbir Dhillon			
Site Address	155 Swakeleys Rd Ickenham Uxbridge UB10 8DL			
Project No. EAS-210	Drawg No.	EAS-210 TPP	Sheet 1 of 1	A3
Drawn S Blackwell	Approved P Allen	Date 11/12/2024	Scale 1:200	



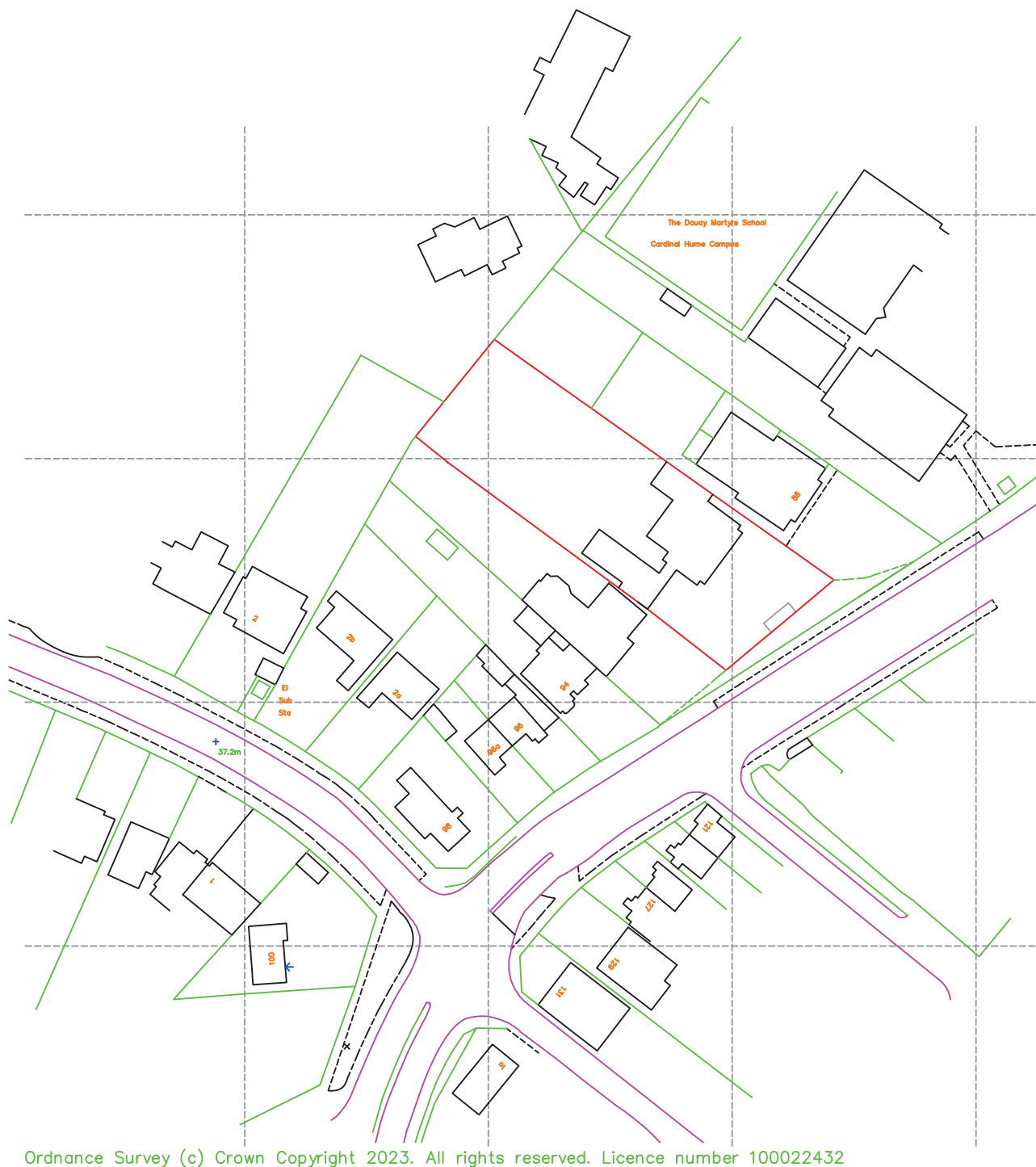
KEY : <div><div></div> Site Boundary</div>		ADDRESS : 155 Swakeleys Road		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION	
DISCLAIMER : <div>For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright</div>		PLANNING APPLICATION REFERENCE : 20345/APP/2024/3156	SCALE : 1:1,250	CIVIC CENTRE, UXBRIDGE, UB8 1UW	
		PLANNING COMMITTEE :	DATE : 7/04/2025	<div></div>	
© Crown copyright and database rights 2024 Ordnance Survey AC0000810857		Page 271			

Report of the Head of Development Management and Building Control

Address: 90 Long Lane

Development: Demolition of the existing detached, single dwelling and the erection of a building consisting of 4 no. three-bed flats and 5 no. two-bedroom flats, with associated parking and amenities.

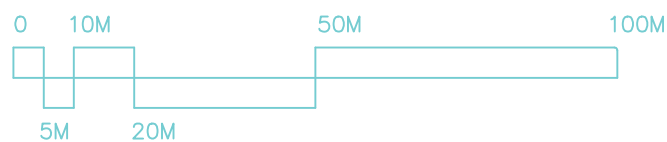
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Location plan

Dwg No 3321-SK1 Scale 1:1250

90 Long Lane, Ickenham
Middx. UB10 8SX

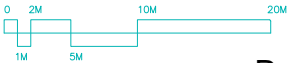




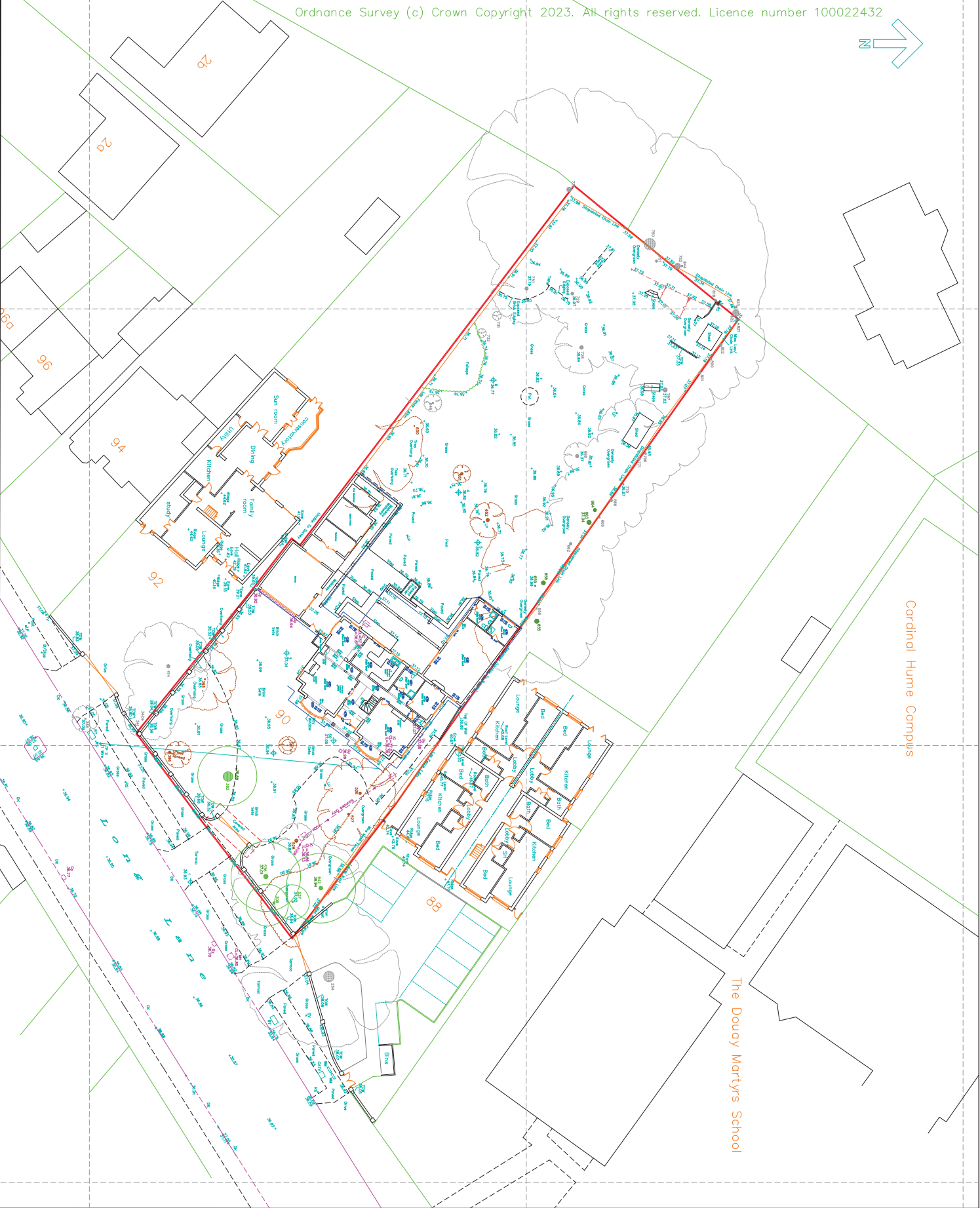
Cardinal Hume Campus

The Douay Martyrs School

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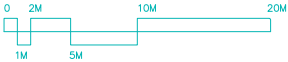


REV.	DATE	DESCRIPTION
JDB	90 Long Lane, Ickenham, UB10 8SX.	
TITLE		
Existing Block plan		
Dwg. No. 3321-BP2-01 REV.		
SCALE 1:200		
© Copyright 2024		
DATE Jun 24		
CHECKED PDN		
DATE Jun 24		
TOWERS ASSOCIATES		
Herefield Oil Terminal, Herefield Rd.,		
Herefield, MIDDX. UB9 6LJ.		
PAX 01895 814684		
TEL. 01895 812822		



Cardinal Hume Campus

The Douay Martyrs School



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REV.	DATE	DESCRIPTION
1	2020	Initial Design

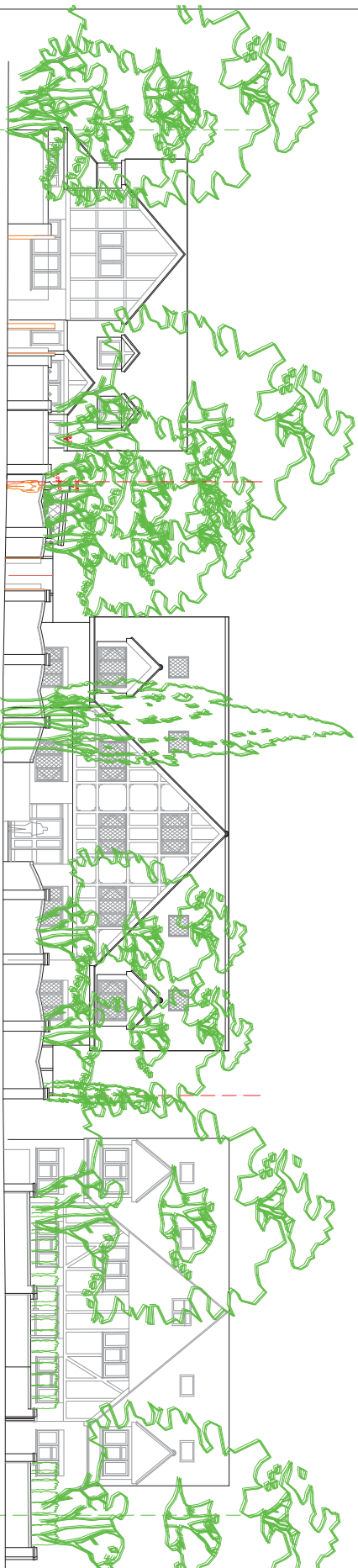
100 Long Lane,
Ickenham, UB10 8SX.

Existing Topo
Layout Plan

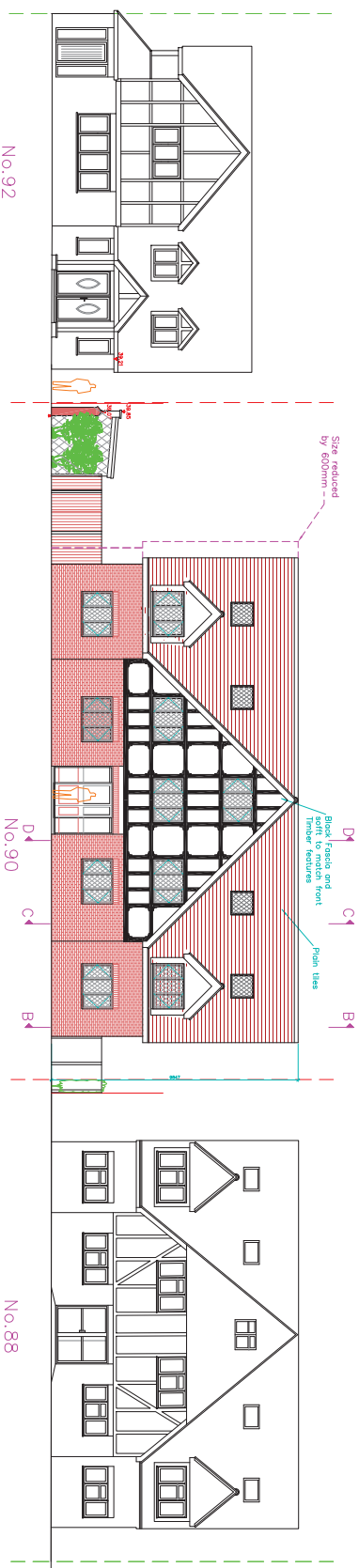
Proj. No. 3321-2-01 REV.

SCALE: 1:200 © Copyright 2023

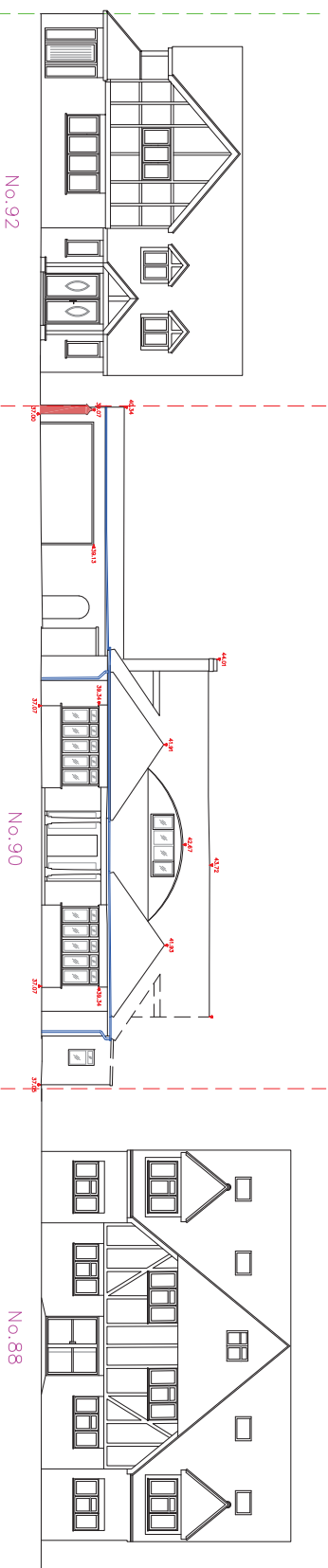
TOWERS ASSOCIATES LTD
100 Long Lane,
Ickenham, UB10 8SX.
TEL: 01895 812822
WEB: www.towersltd.co.uk



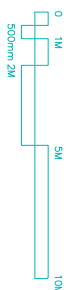
No.92
PROPOSED ROAD STREET SCENE. LONG LANE.



PROPOSED ELEVATION STREET SCENE. LONG LANE.



EXISTING ELEVATION STREET SCENE. LONG LANE.



- [illegible]

REV	DATE	DESCRIPTION
001	10/1/2010	90 Long Lane, Ickenham. UB10 8SX
TITLE Existing and Proposed Street Scenes		

DRG. No. 3321-2-03 REV.

SCALE: 1:100	© Copyright 2023	DSM BY JV
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DATE JUNE 2, 2014

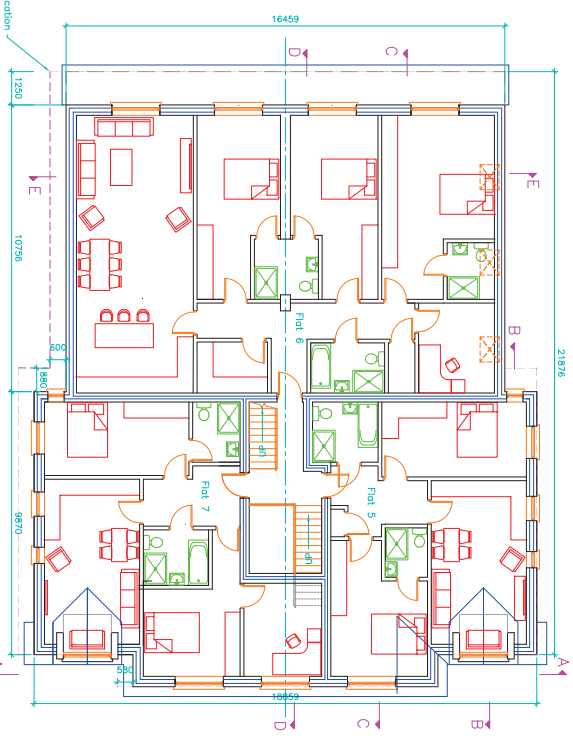
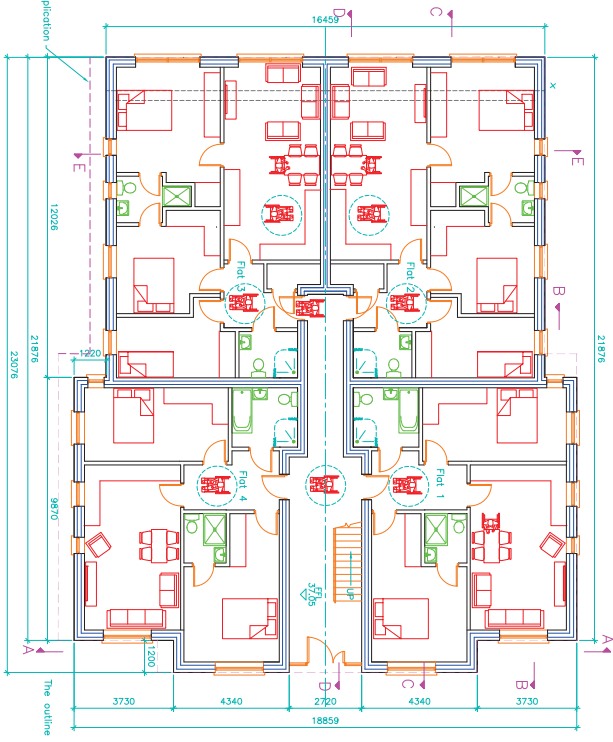
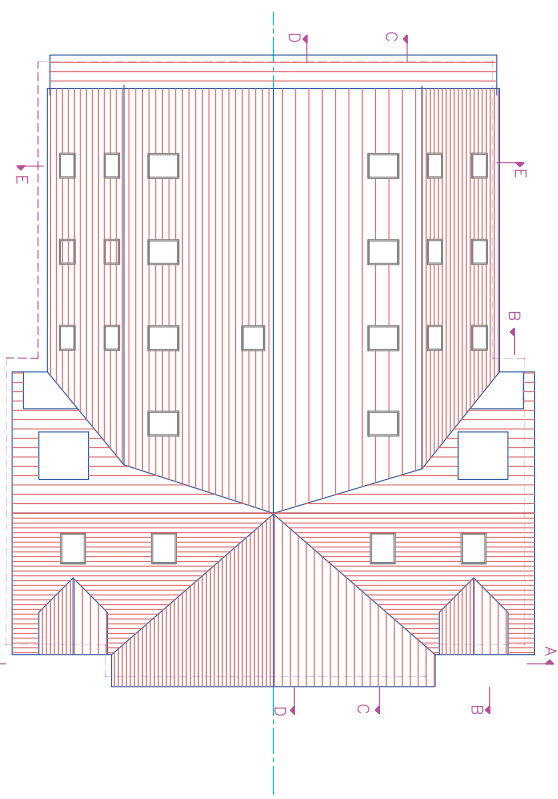
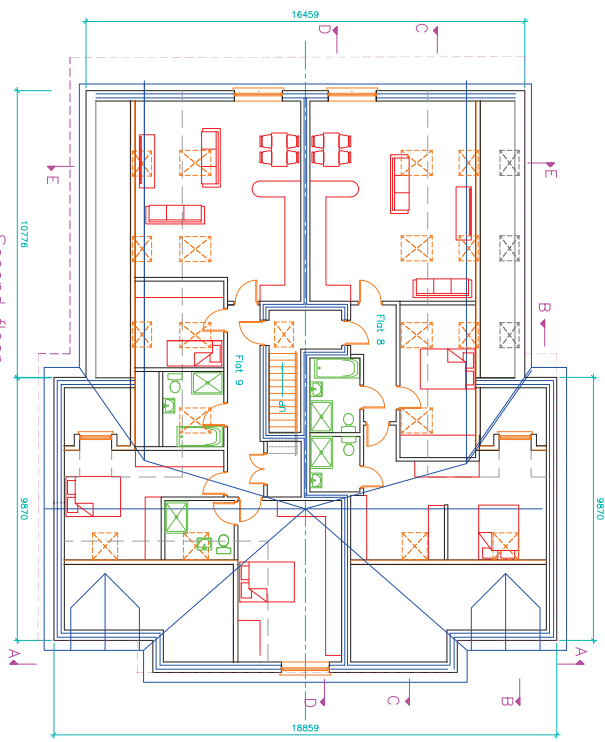
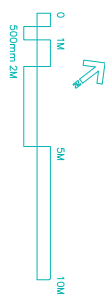
CHECKED PDM	DATE 11/11/20
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PALEONE 2	TOWERS ASSOCIATES LTD
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FLOWERS ASSOCIATES LTD
Harefield Oil Terminal Harefield Rd

Harefield, MIDD. UB9 6JL.

TEL. 01895 812822

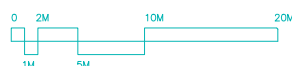


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REV.	DATE	DESCRIPTION
1	24 JUL 2024	90 Long Lane, Ickenham, UB10 8SX.
Proposed Floor layouts		
1	24 JUL 2024	90 Long Lane, Ickenham, UB10 8SX.
2	24 JUL 2024	90 Long Lane, Ickenham, UB10 8SX.
3	24 JUL 2024	90 Long Lane, Ickenham, UB10 8SX.
4	24 JUL 2024	90 Long Lane, Ickenham, UB10 8SX.
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The Douay Martyrs School

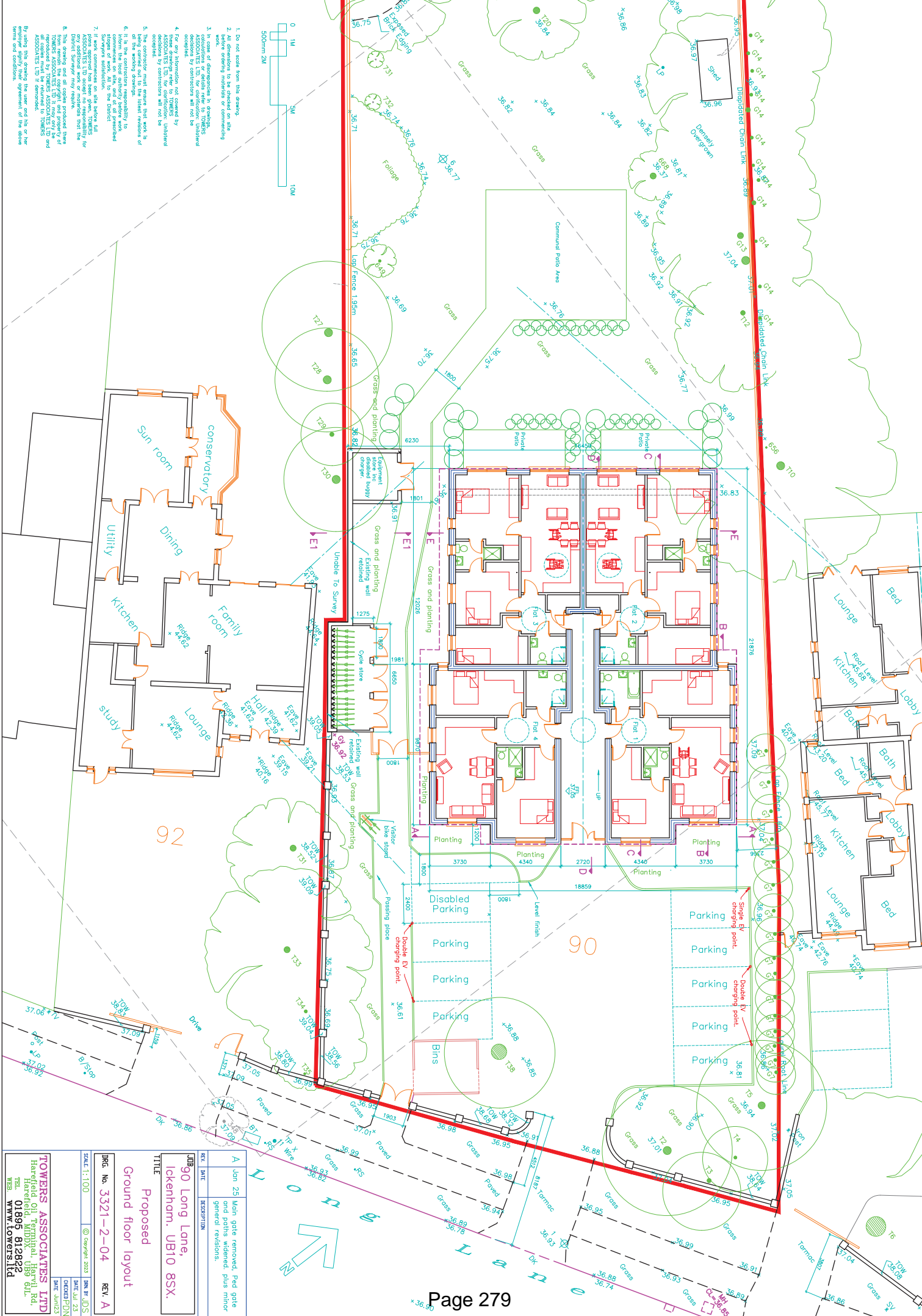


JOB	90 Long Lane, Ickenham. UB10 8SX.
TITLE	

Proposed
Layout plan

SCALE: 1:200	© Copyright 2023	DRN BY JDS
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TEL. 01895 812822
WEB. www.towers.ltd



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0 1M

500mm 2M

10M

90 Long Lane, Ickenham, UB10 8SX.

Proposed Ground floor layout

JPG. No. 3521-2-04

REV. A

DATE: Jan 25

BY: JDS

CHECKED: PDN

DATE: Jan 23

BY: JDS

TOWERS ASSOCIATES LTD

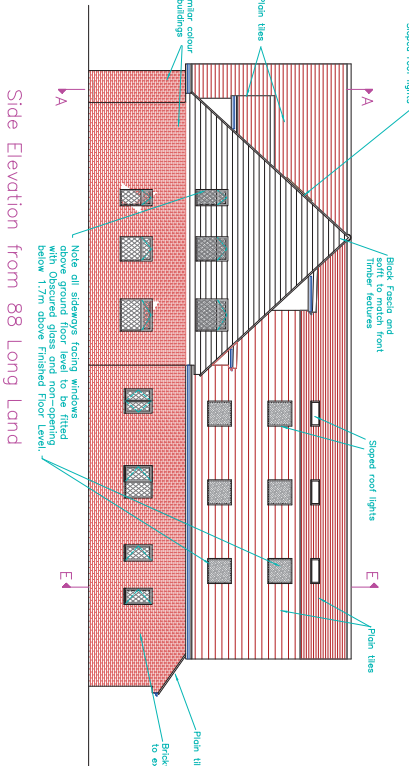
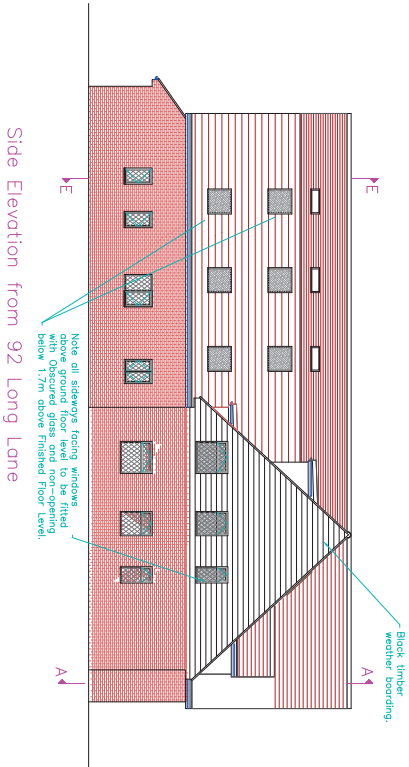
Harefield Oil Terminal, Harefield Rd.

Harefield, Wiltshire, Wiltshire, Wiltshire

TEL: 01895 812822

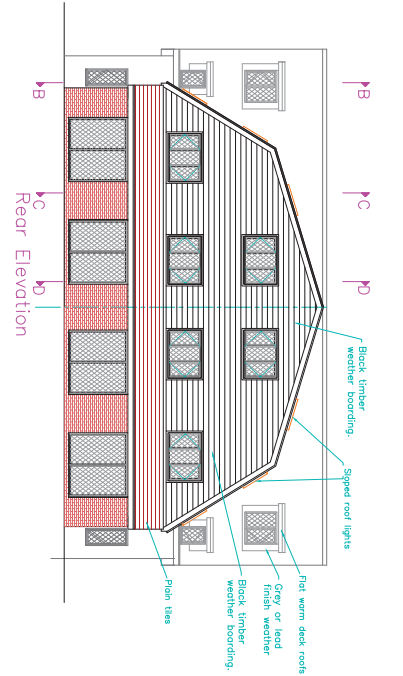
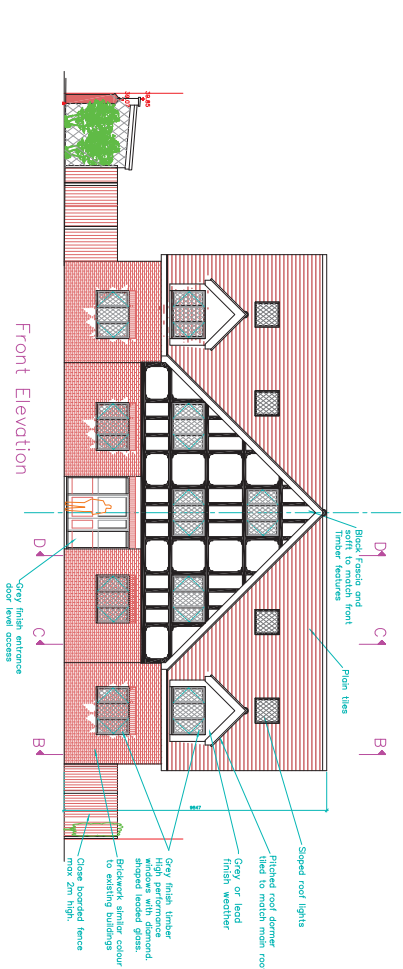
WEB: www.towers.co.uk

Page 279



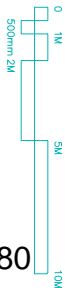
Side Elevation from 92 Long Lane

Side Elevation from 88 Long Lane



Front Elevation

Rear Elevation



REV.	DATE	DESCRIPTION
1	24 JUL 24	ISSUED FOR CONSTRUCTION

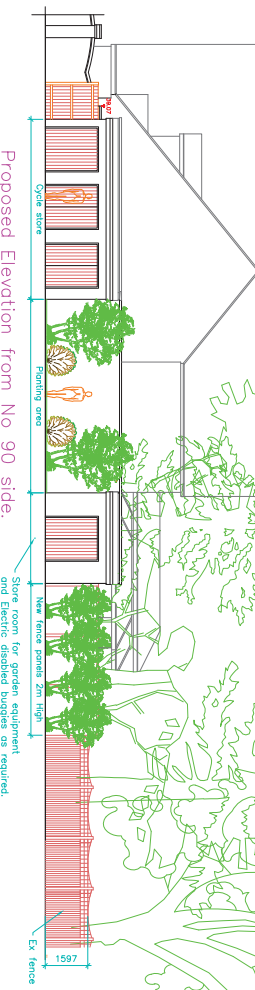
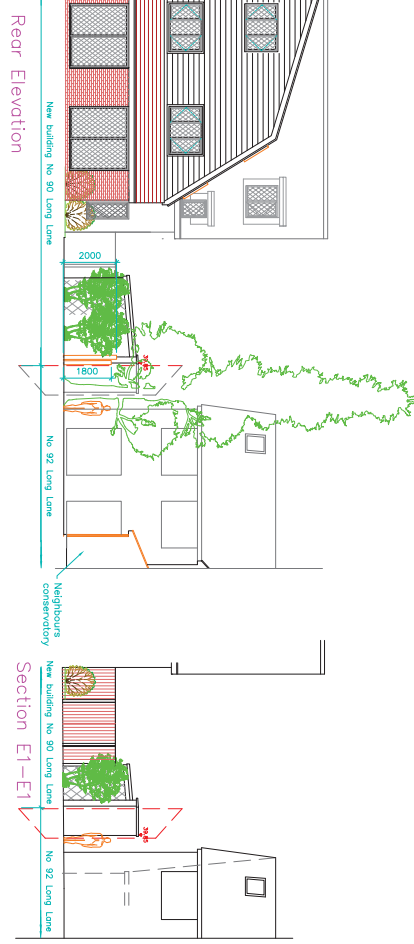
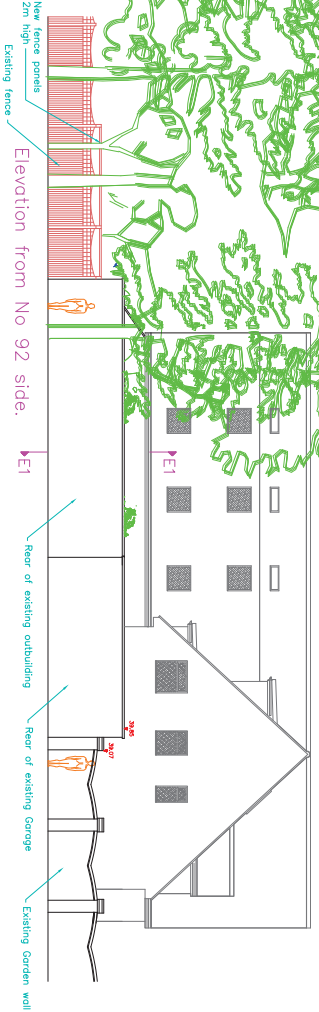
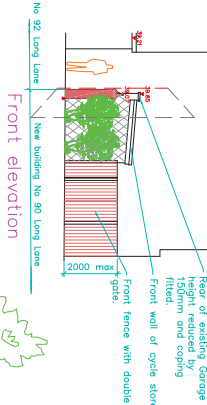
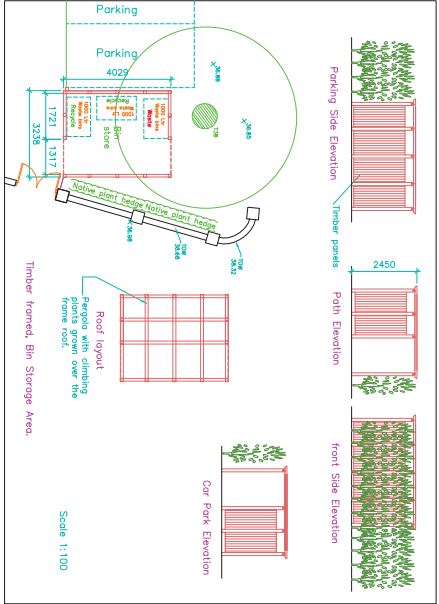
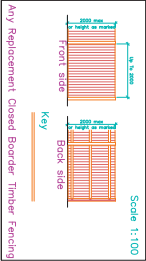
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90 Long Lane,
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Proposed
Elevations

DWG. No. 3321-2-07 REV.

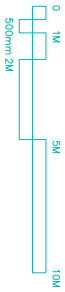
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DRW BY JDS
CHKD BY JDS
DATE JUL 24

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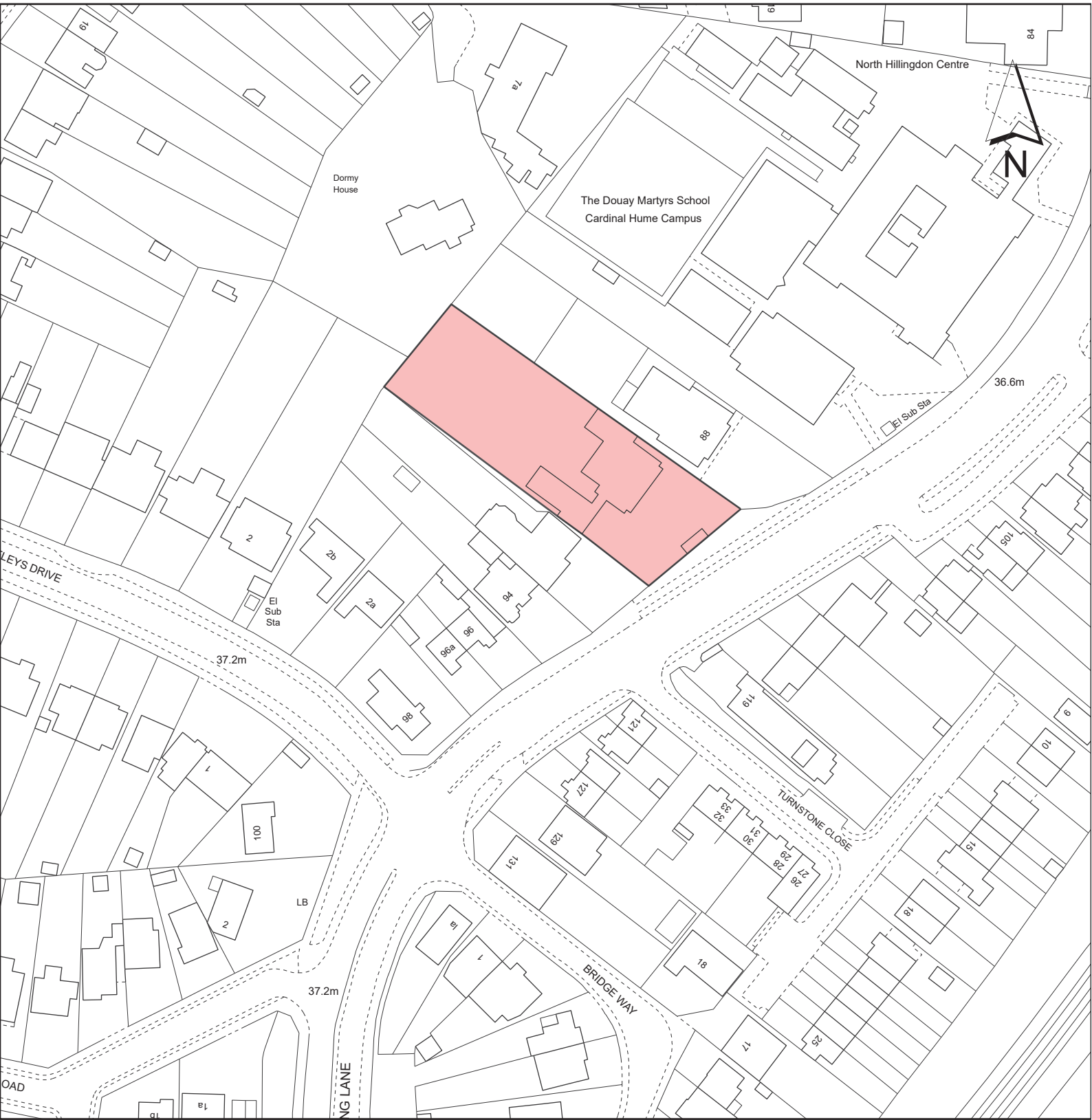



REV	DATE	DESCRIPTION
001	10/10/2024	Issue for construction

TOWERS ASSOCIATES LTD
Harefield Oil Terminal, Harefield Rd.
Harefield, Wiltshire, SN9 6LJ
TEL: 01895 812822

SCALE	1:100
DATE	10/10/2024
BY	JB
CHECKED	PDN
DATE	24/10/2024

PROPOSED outbuildings cycle and store room



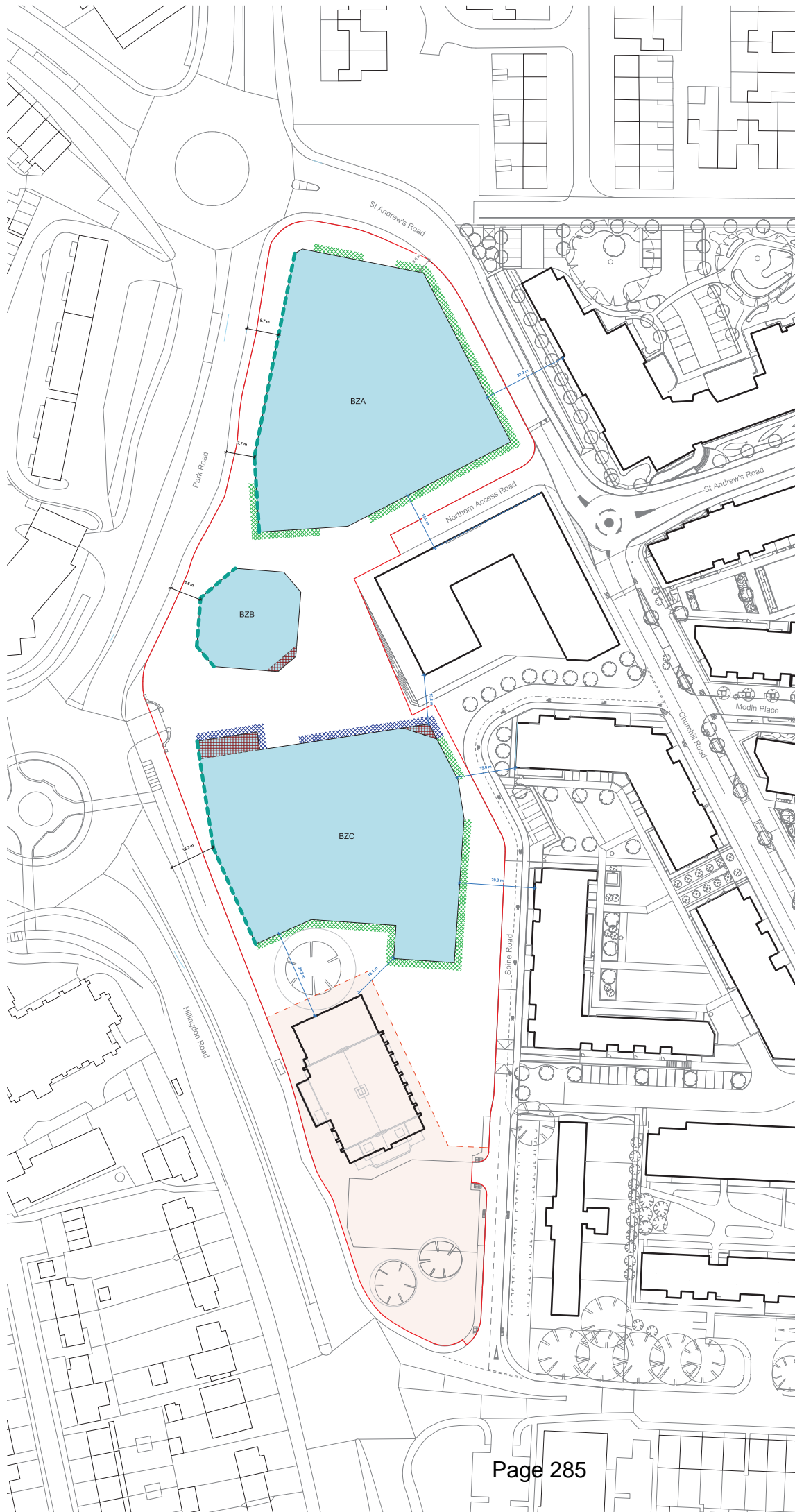
KEY : <div><div></div> Site Boundary</div>	ADDRESS : 90 Long Lane	LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION CIVIC CENTRE, UXBRIDGE, UB8 1UW 
DISCLAIMER : For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright	PLANNING APPLICATION REFERENCE : 8905/APP/2024/2478	
PLANNING COMMITTEE : Page 282	SCALE : 1:1,250 DATE : 07/05/2025	

Report of the Head of Development Management and Building Control

Address: St Andrews Park

Development: Hybrid planning application comprising: Outline planning permission (with all matters reserved) for residential development and commercial uses, to be occupied flexibly within Use Classes E(a), E(b), E(c), E(e), E(g)(i), E(g)(ii) and a convenience store (Use Class E(a)); plus car parking, hard and soft landscaping, and all other associated works; Plus, full planning permission for reinstatement of gym use (Use Class E(d)) and change of use to provide a cafe (Use Class E(b)) within the former cinema building; and external alterations; and associated car parking, hard and soft landscaping and all other associated works.

LBH Ref Nos: 585/APP/2024/1879



GENERAL NOTES:
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Use figured dimensions only. **DO NOT SCALE.**
All dimensions are in millimetres unless noted otherwise.
This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants.
If in doubt, ask.

SETTING OUT NOTES:
All setting out to be confirmed on site prior to construction - any discrepancy must be immediately reported to the Architect.
All setting out to face of structure or to grid.
All partitions set out to studwork or structure.
For setting out and specification of MSE services refer to MSE Consultants documents.
For setting out and specification of structure refer to Structural Engineer's documents.



- KEY**
- Site boundary for Hybrid planning application
 - - - Detailed Element (the Former RAF Cinema Building)
 - Building Zones +/- 500mm plot deviation allowed, except along Key Fixed Frontages
 - Key Fixed Frontages - no increase in footprint is permitted in terms of plot deviation
 - Permitted projection zone beyond limit of built form (+ max. 2m).
 - Permitted projection zone beyond limit of built form (+ max. 2m) from the 2nd floor.
 - Building overhang above Ground Floor
 - Minimum distance from Building Zone Edge to Neighbouring Built Form.
 - Minimum distance from Building Zone Edge to carriageway edge.

NOTES

The Building Zones identify the outer limits of development across the Outline Element.

Building Zones A (BZA) and C (BZC) show the locations where built development can occur, including buildings and residential parking areas in the form of podiums.

Building Zone B (BZB) shows the location where built development comprising of a single building (only) will be located.

This drawing should be read in conjunction with the other Parameter Plans and the Design Code.

Permitted projection zones are excluded from the minimum distance requirements stated on the plan.

C04	06.02.2025	Minor Updates	AA	WT
C03	06.02.2025	Minor Updates	AA	WT
C02	26.12.2024	Separation distance and additional notes added	AA	LB
C01	31.05.2024	Issued for Planning	FS	WT

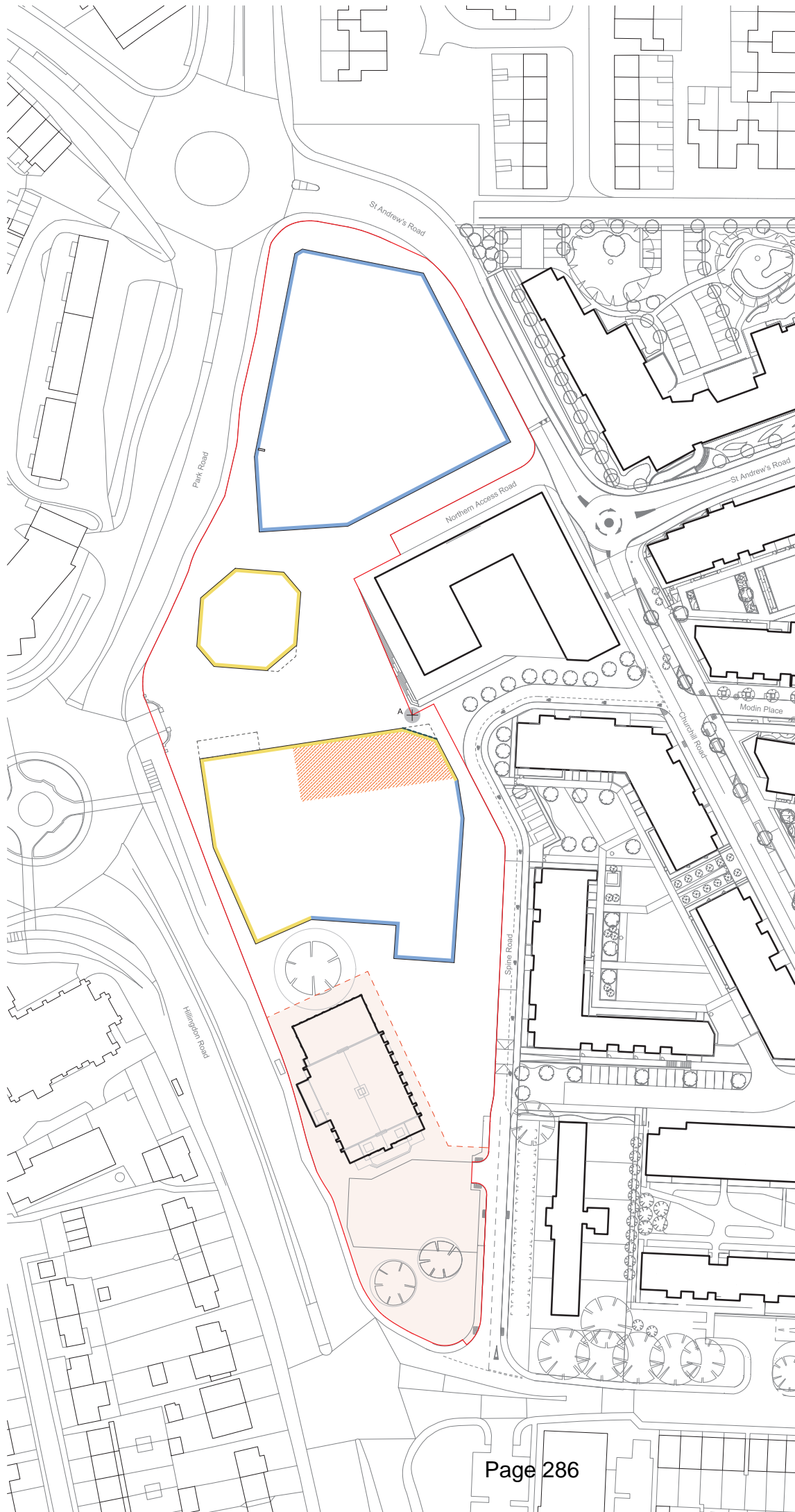
Rev: 0000 23/01/2025

ACCEPTED FOR PLANNING

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38 Graham Street
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020 7336 7777
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@ptearchitects
www.pollardthomasedwards.co.uk

Pollard Thomas Edwards

Project	23-012 FS	Scale	1:500@A1	Date created	Oct '23
Client	St Andrew's Gate, Town Centre Extension (TCE), Uxbridge	Drawing number	SAG-PTE-ZZ-XX-DR-A-10010	Revision	A3
Parameter Plan 1 - Building Zones					



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All dimensions are in millimetres unless noted otherwise.
This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants.
If in doubt, ask.

SETTING OUT NOTES:
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All partitions set out to studwork or structure.
For setting out and specification of MSE services refer to MSE Consultants documents.
For setting out and specification of structure refer to Structural Engineer's documents.



- KEY**
- Site boundary for Hybrid Planning Application
 - - - Detailed Element (the Former RAF Cinema Building)
 - Use Class C3
 - Use Class E(a), E(b), E(c), E(e), E(g)(i), E(g)(ii). The ground floor at these locations can include residential entrances and any ancillary uses associated with Use Class C3.
 - ▨ Illustrative location of Food Store (Use Class E(a)) of maximum area of 440m² (GIA)
 - - - Area where limit of built form at ground floor only should be set back from Building Zone edge to provide min. 4m distance to point A.

NOTES
This drawing should be read in conjunction with the other Parameter Plans and Design Code

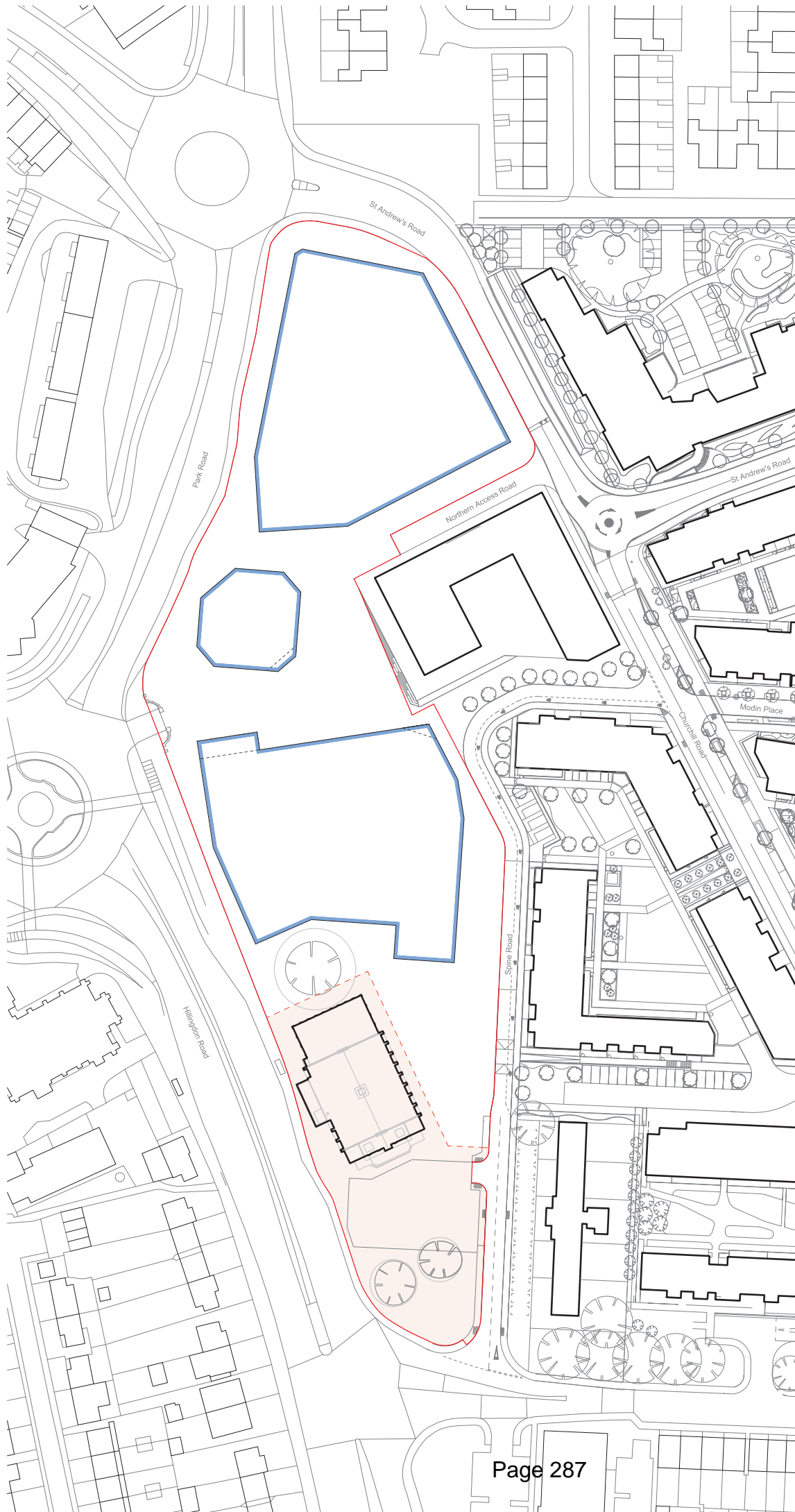
C02	06.02.2025	Minor updates	AA	WT
C01	31.05.2024	Issued for Planning	FS	WT
REV	0001	02/02/2021	Issue	Issued

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Thomas
Edwards**

Project	23-012	FS	1: 500@A1	Date created
St Andrew's Gate, Town Centre Extension (TCE), Uxbridge				Oct '23
Drawing title	Drawing number	Revision	Subsidiary	
Parameter Plan 2 - Building Uses Ground Floor	SAG- PTE- ZZ-XX-DR-A-10011	C02	A3	



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If in doubt, ask.

SETTING OUT NOTES:
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All setting out to face of structure or to grid.
All partitions set out to studwork or structure.
For setting out and specification of MSE services refer to MSE Consultants documents.
For setting out and specification of structure refer to Structural Engineer's documents.



- KEY**
- Site boundary for Hybrid Planning Application
 - - - Detailed Element (the Former RAF Cinema Building)
 - - - Building cut back at ground floor level
 - Use Class C3

NOTES
This drawing should be read in conjunction with the other Parameter Plans and Design Code

C01 31.05.2024 Issued for Planning

Rev: 000

Drawing status: 20/05/2024

FS

WT

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23-012 FS 1: 500@A1

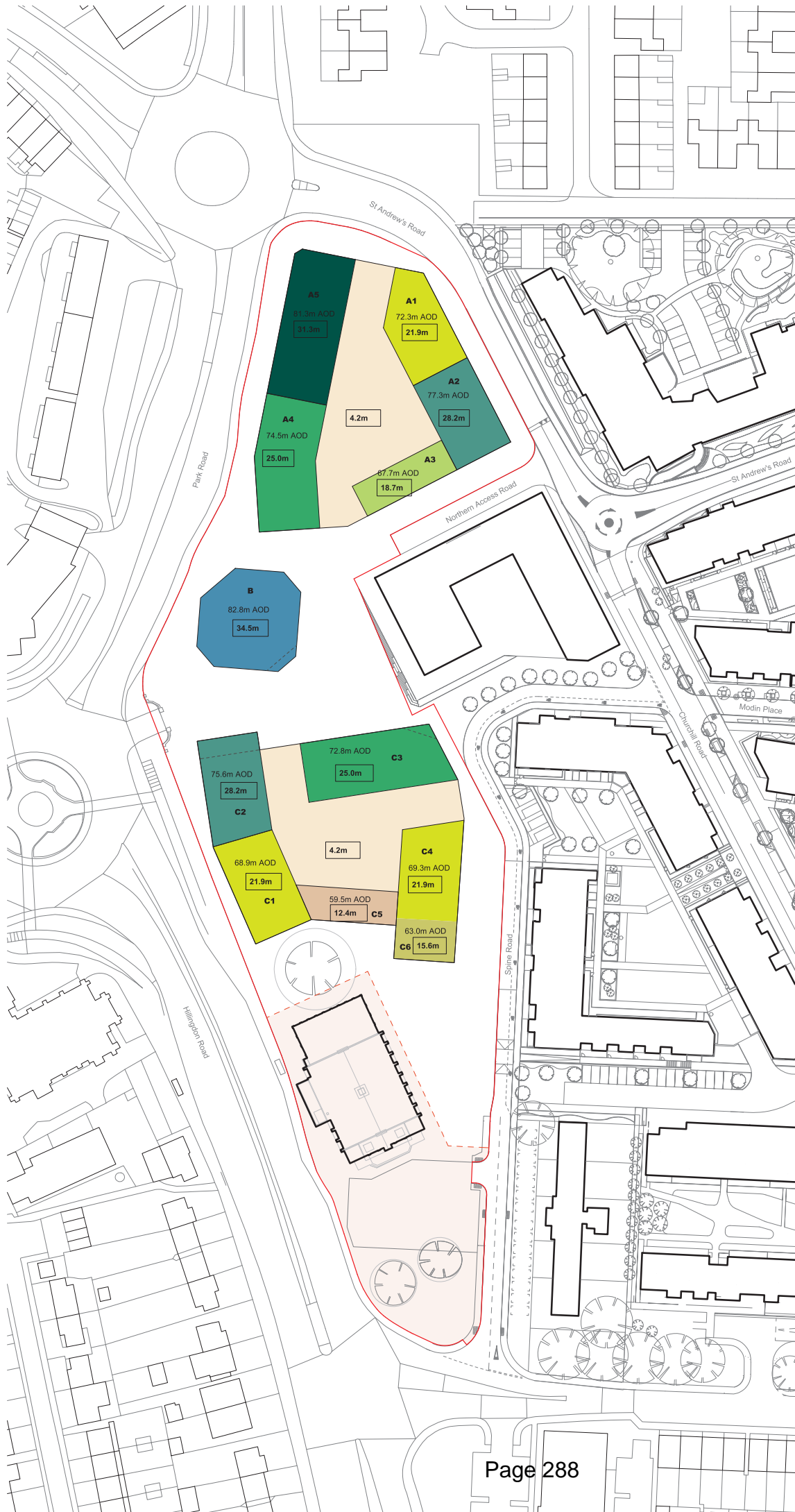
Oct '23

Project:
St Andrew's Gate, Town Centre
Extension (TCE), Uxbridge

Drawing number:
SAG-PTE-ZZ-XX-DR-A-10012

Client:
C01

Scale:
A3



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All partitions set out to studwork or structure.
For setting out and specification of MSE services refer to MSE Consultants documents.
For setting out and specification of structure refer to Structural Engineer's documents.



- KEY**
- Site boundary for Hybrid Planning Application
 - - - Detailed Element (the former RAF Cinema Building)
 - - - Building out back at ground floor level
 - XX.X m Maximum Roof or Parapet Level (measured from Ground FFL), excluding plant and associated screening.
 - XX Block Reference
 - Up to 1 storey
 - Up to 3 storey
 - Up to 4 storey
 - Up to 5 storey
 - Up to 6 storey
 - Up to 7 storey
 - Up to 8 storey
 - Up to 9 storey
 - Up to 10 storey

NOTES

This drawing should be read in conjunction with the other Parameter Plans and Design Code.

Heights and storeys include ground floor.

There must be a 2-storey difference between the heights of the following blocks:

- Blocks A1 and A2
- Blocks A2 and A3
- Blocks A4 and A5
- Blocks C1 and C2
- Blocks C4 and C5
- Blocks C4 and C6

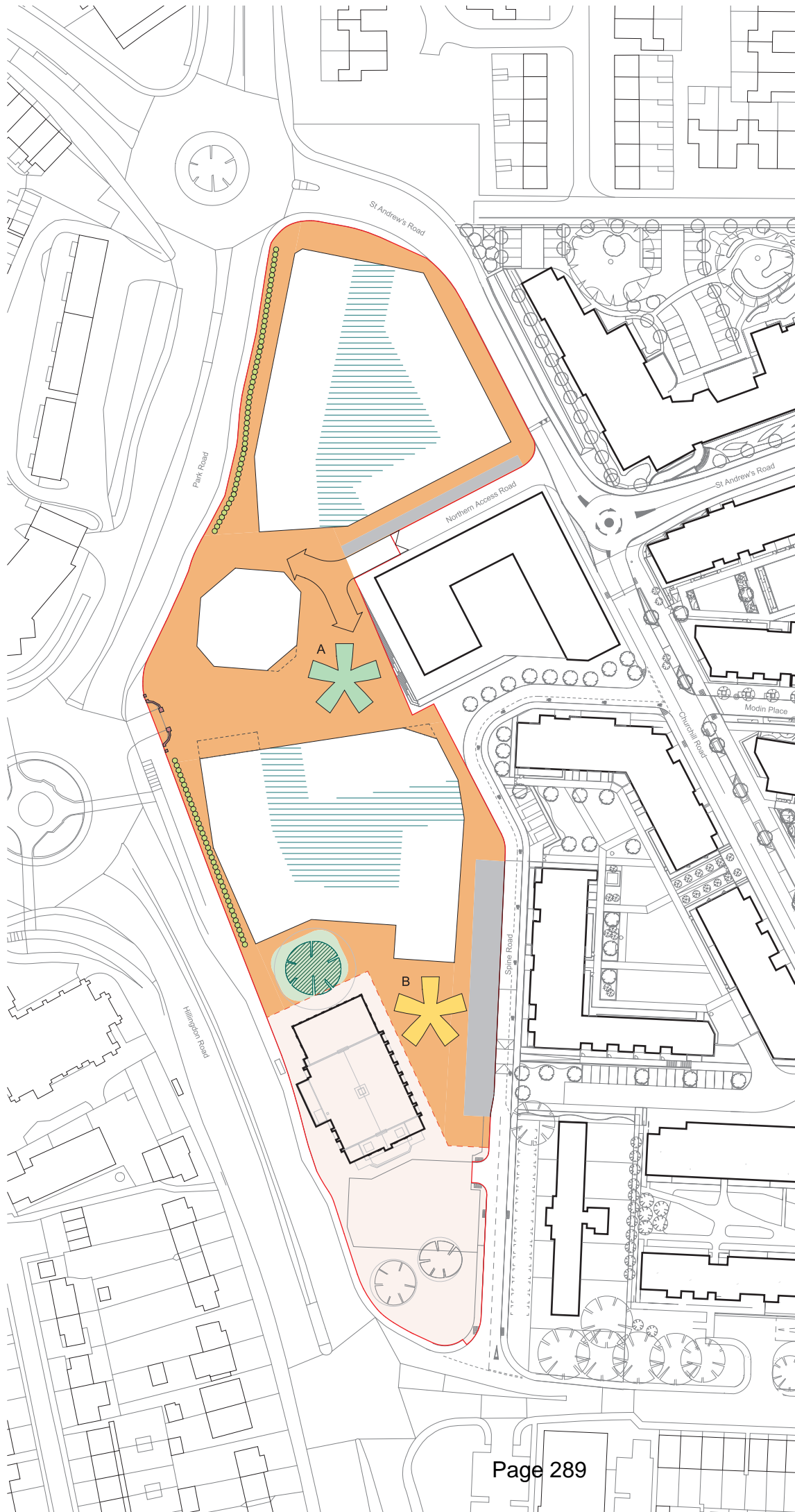
C02 06.02.2025	Minor updates	AA	WT	
C01 31.05.2024	Issued for Planning	FS	WT	
REV	DATE	DESCRIPTION	BY	CHECKED

ACCEPTED FOR PLANNING

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Pollard Thomas Edwards

Project	23-012-DR	Drawn	Scale	Date created
St Andrew's Gate, Town Centre Extension (TCE), Uxbridge	23-012 FS	1:500@A1		Oct '23
Drawing title	Drawing number	Revision	Subsidiary	
Parameter Plan 3 - Building Heights	SAG-PTE-ZZ-XX-DR-A-10013	C03	A3	



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All partitions set out to studwork or structure.
For setting out and specification of M&E services refer to M&E Consultants documents.
For setting out and specification of structure refer to Structural Engineer's documents.

KEY

- Site boundary for Hybrid Planning Application
- - - Detailed Element (the Former RAF Cinema Building)
- - - Building cut back at ground floor level
- New Public Realm and Streetscapes (including soft and hard landscaping)
- A ✱ Illustrative location of Public Square (Squadron Square)
- B ✱ Illustrative location of Pocket Park (Roundel Place) The Pocket Park must include play equipment
- ▬ Illustrative location of Residential Podium Gardens
- Retained St Andrew's Gate
- ↪ Illustrative location for turning head to provide servicing access
- ⊗ Existing Horse Chestnut tree to be retained (set in soft landscaping). The extent of the soft landscaping is shown illustratively.
- Soft landscape buffer to be provided as per Design Code requirements
- On street parking zone. Within these zones parking spaces must be supplemented by elements of soft landscaping as per the Design Code requirements

NOTES
This drawing should be read in conjunction with the other Parameter Plans and Design Code

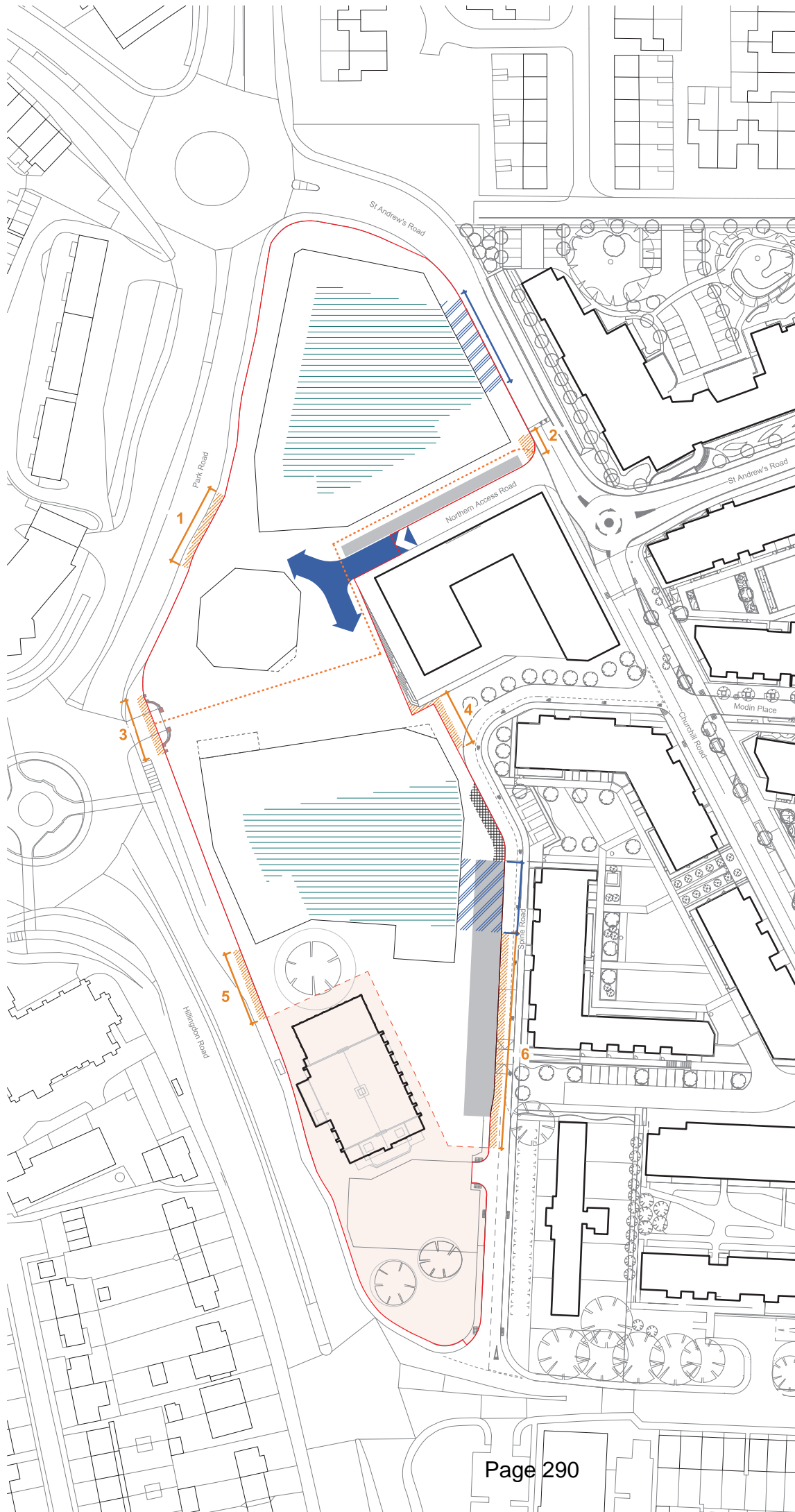
C02 26.02.2025 Minor Updates	AA	WT
C01 31.03.2024 Issued for Planning	FS	WT
BY: [signature]	DATE: 2024/03/01	FOR: [signature]

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Pollard Thomas Edwards

project	23-012 FS	scale	1:500@A1	date created	Oct '23
St Andrew's Gate, Town Centre Extension (TCE) Uxbridge					
drawing title	drawing number	revision	scale		
Parameter Plan 5 - Landscape and Public Realm	SAG- PTE- ZZ-XX-DR-A-10015	C02	A3		



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If in doubt, ask.

SETTING OUT NOTES:
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For setting out and specification of MSE services refer to MSE Consultants documents.
For setting out and specification of structure refer to Structural Engineer's documents.



- KEY**
- Site boundary for Hybrid Planning Application
 - Detailed Element (the Former RAF Cinema Building)
 - Building out back at ground floor level
 - Retained St Andrew's Gate
 - On-street Parking Zone
 - Servicing Bay Zone
 - Illustrative location of podium parking
 - Vehicle access point from extension of Northern Access Road
 - Illustrative location for turning head to provide servicing access
 - Area within which vehicular access into Building Zone podium parking areas should be provided
 - Pedestrian route connections. New pedestrian connections will be provided between the following points shown on the plan:
1 (Park Road) and 2 (St. Andrew's Road)
3 (St. Andrew's Gate) and 2 (St. Andrew's Road)
1 (Park Road) and 4 (Spine Road)
3 (St. Andrew's Gate) and 4 (Spine Road)
5 (Hillington Road) and 6 (Spine Road)
 - PROW (Public Right of Way)

NOTES
This drawing should be read in conjunction with the other Parameter Plans and Design Code

C01 31.05.2024 Issued for Planning

REV 000

ISSUED FOR PLANNING

FS

WT

ACCEPTED FOR PLANNING

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Thomas
Edwards**

Project

St Andrew's Gate, Town Centre
Extension (TCE), Uxbridge

23-012 FS 1: 500@A1

Oct '23

Drawing Number

Parameter Plan 4 -
Access and Movement

SAG-PTE-ZZ-XX-DR-A-10014

C01 A3

Page 290





LEGEND

GENERAL

- Outline Element of Hybrid Application Boundary
- Full Element of Hybrid Application Boundary
- Existing Surface Level
- Proposed Surface Level
- Stairs Up
- Falls

PAVING

- Permeable Paving
- Asphalt
- Cafe terrace paving
- Mulch bark
- Tactile paving

KERB

- K1 Pin kerb
- K2 Upstand kerb

FURNITURE

- Sheffield Cycle Stands
- Timber Clad Bin Store

PLANTING

- Planting Mix Type 1
- Planting Mix Type 2
- Planting Mix Type 3
- Grassland
- Planted Swale - SUDs
- Existing Trees
- Proposed Tree

STRUCTURES

- Proposed metal railing on perimeter parapet / wall
- Proposed Timber Knee Rail Fencing

Landscape General Arrangement Plan

Scale 1:200

rev	details	by	date
00	Issued for Planning	IA	17.06.2024

Notes

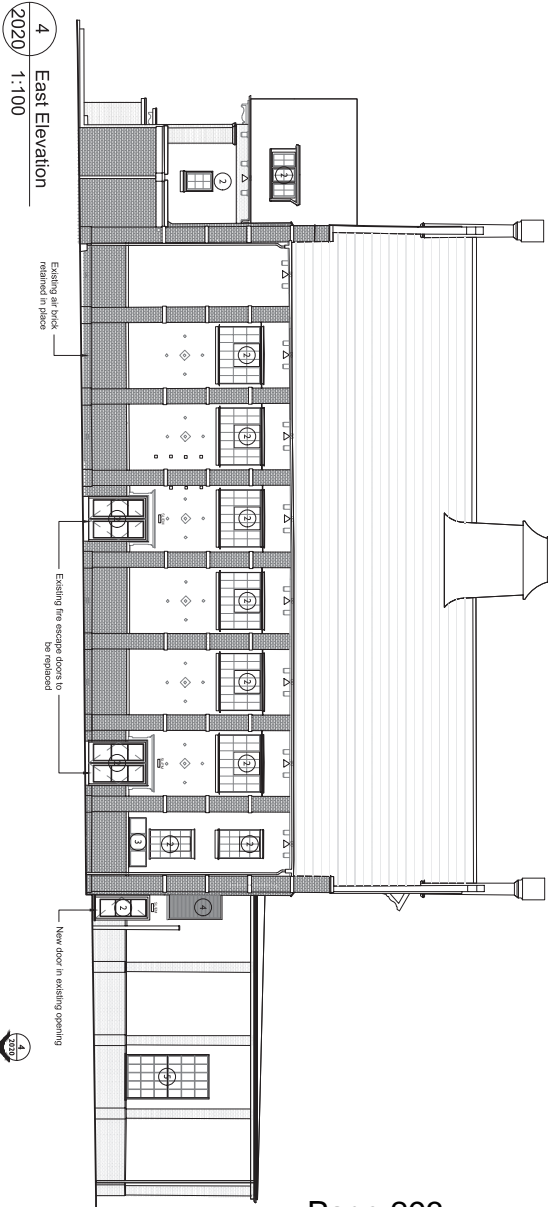
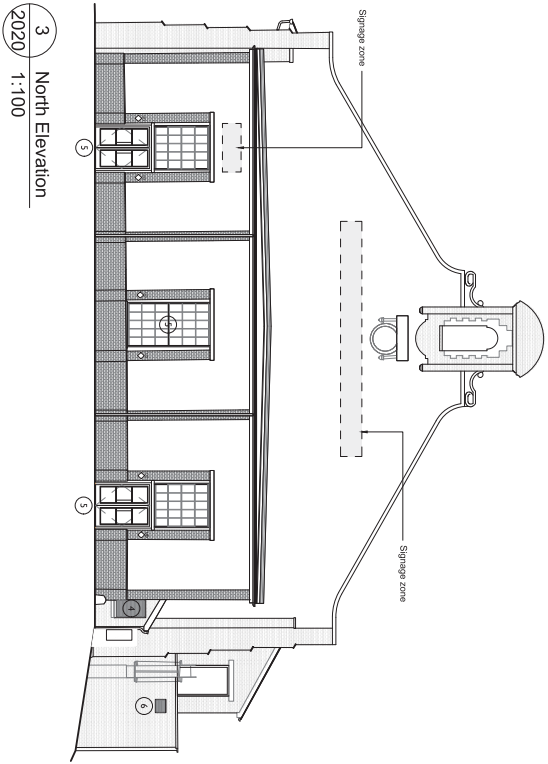
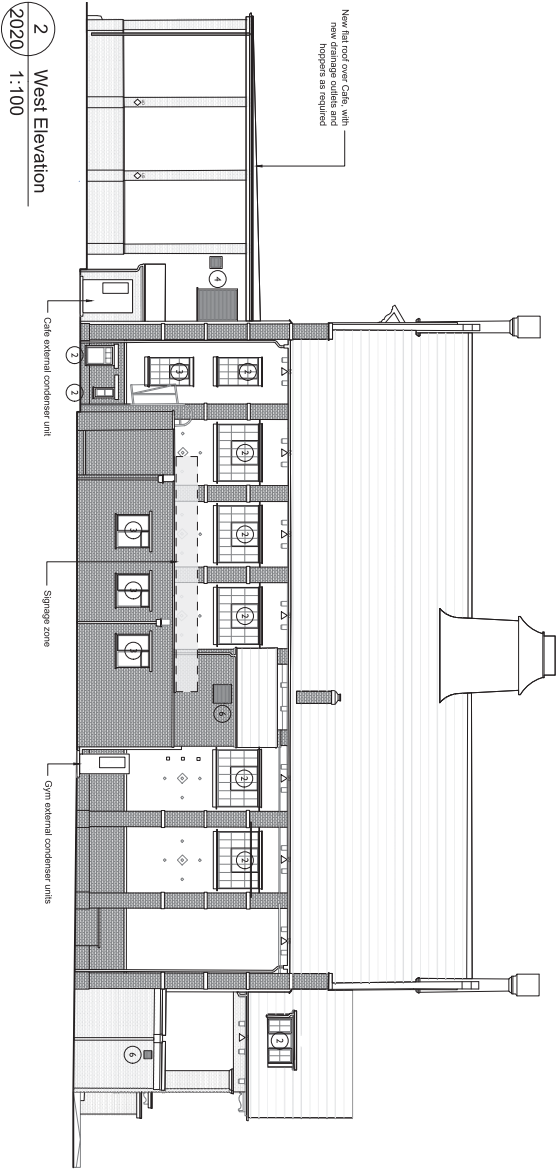
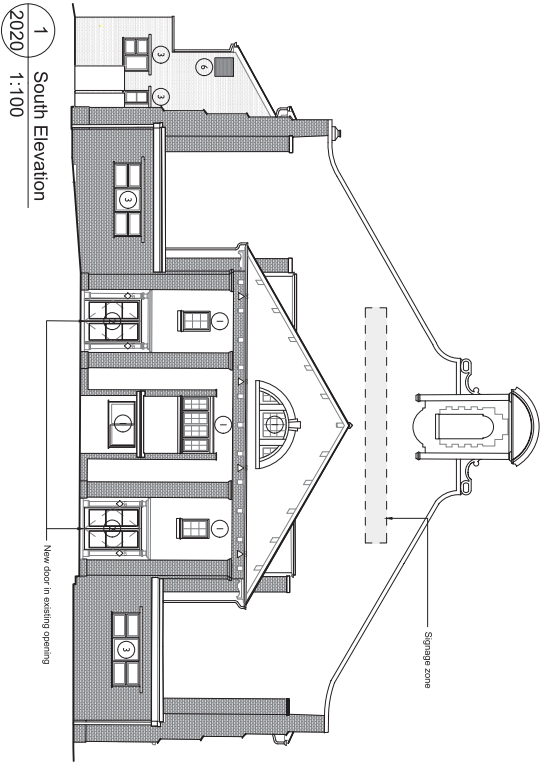
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- Do not scale from this drawing, use figured dimensions only where they are shown.
- Do not procure or manufacture materials, or undertake construction site works from this drawing unless the issue status is noted as 'for construction'.
- Any contractor that chooses to take forward this information for construction without full review process and sign-off does so at their own risk.
- All measurements are to be checked on site prior to construction.
- This drawing is to be read in conjunction with all other Gillespies drawings and specification and other consultants drawings as referred.
- Where any conflict or inconsistency occurs between drawing and specification information the Contractor is to immediately notify Gillespies prior to construction.
- Information to be used in coordination with Structural Engineer & M&E Engineer drawings & specs; Where any conflict or inconsistency occurs between drawings and specifications the Contractor is to immediately notify Gillespies prior to continuing working.

Project title
ST ANDREWS PARK
UXBRIDGE
Former Cinema Landscape
General Arrangement Plan

Drawing number	P20331-00-001-GIL-0110
Drawing Status	PLANNING
Date	17.06.2024
Scale	1:200
Drawn	MM
Checked	SS

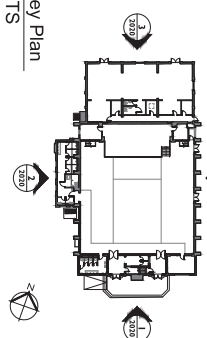
Vinci St Modwen
Two Devon Way, Longbridge, Birmingham, B31 2TS
T: 0121 222 9408

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- GENERAL NOTES:**
- All work to be carried out in accordance with the relevant standards and specifications as required. All external render to be painted following completion of repairs, colour to match existing.
 - All graffiti is to be removed.
 - All brickwork is to be cleaned and repaired with lime mortar.
 - All damaged or missing roof tiles are to be replaced with matching tiles.
 - Retained timber windows are to be fully repaired including replacement of broken panes with new to match, localised repairs to frames, refurbishment of joinery (replacement where required), full rubbing down and redecoration.

5 Key Plan



Notes:

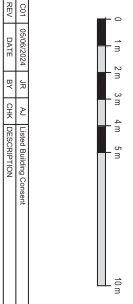
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Purcell shall be notified in writing of any discrepancies.

LEGEND	
	1 Refurbished window
	2 Replacement window/door
	3 Replacement window with obscured glazing
	4 MEP louvers in existing opening
	5 New window/door in new opening
	6 New louvre opening



CLIENT
VSM Estates (Uxbridge) Limited

PROJECT
Former RAF Uxbridge Cinema

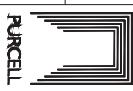
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243052

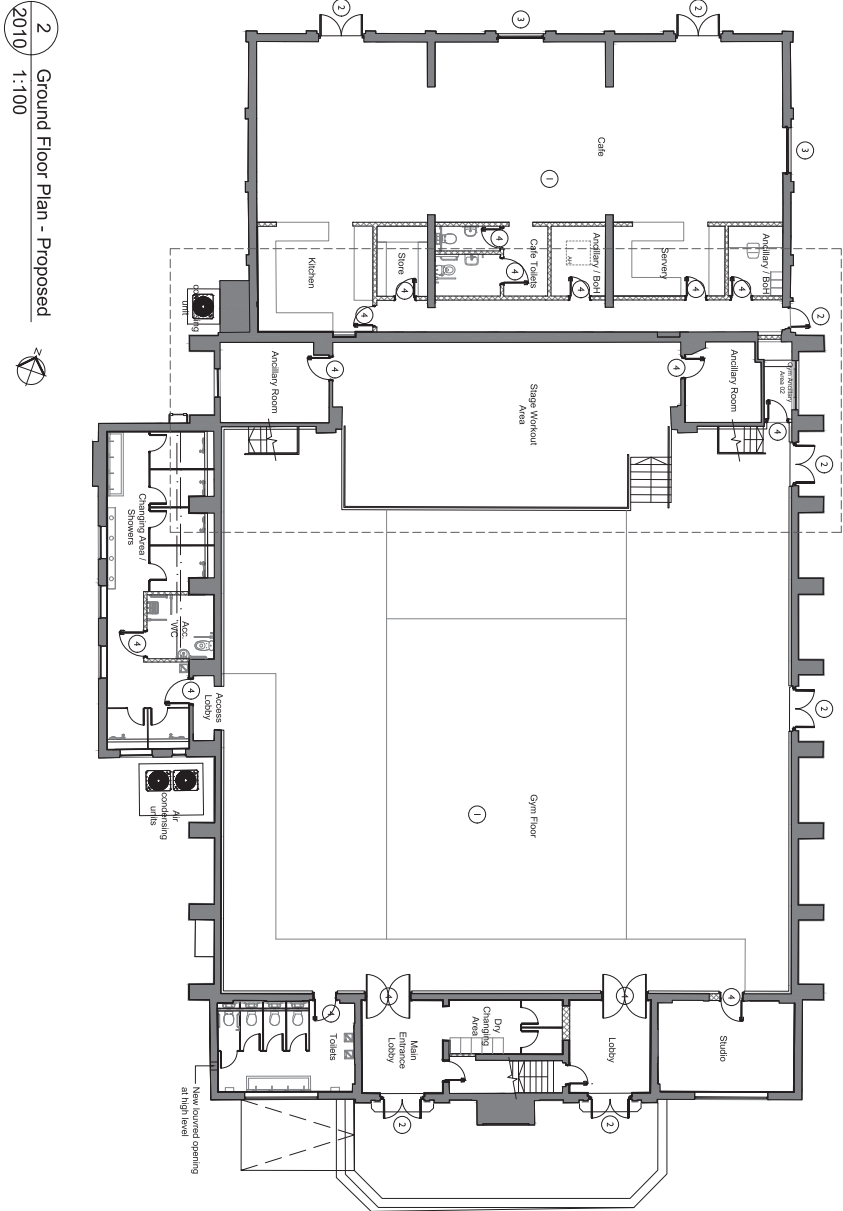
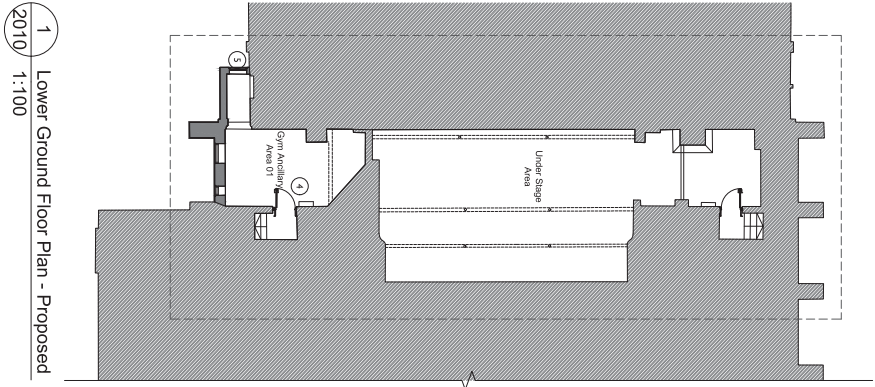
TITLE
Proposed External Elevations

DATE
ATL 1:100

REV
S01/REVISION FOR ISSUE

DRAWING NUMBER
243052-PUR-00-ZZ-DR-A-2020





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Key Plan

not to scale

LEGEND

- Existing fabric to be retained
- New internal partitions
- New concrete floor to be laid with floor finish
- New external door
- New window in new opening
- New internal door
- New doors in existing opening

KEY

- Linked Building Consent Application Boundary
- Full Element of Amended Hybrid Planning Application

Scale

0 1m 2m 3m 4m 5m 10m

CLIENT

VSM Estates (Uxbridge) Limited

PROJECT

Former RAF Uxbridge Cinema

JOB NUMBER

243052

TITLE

Proposed Lower Ground and Ground Floor Plans

DATE

2010

SCALE

A1/L 1:100

REVISION

REV. DATE BY CHK. DESCRIPTION

1. 2010.02.01 J.R. J.L. Linked Building Consent

DRAWING NUMBER

243052-PUR-00-ZZ-DR-A-2010

APPROVED

For Planning Purposes Only

DATE

2010

SCALE

A1/L 1:100

REVISION

REV. DATE BY CHK. DESCRIPTION

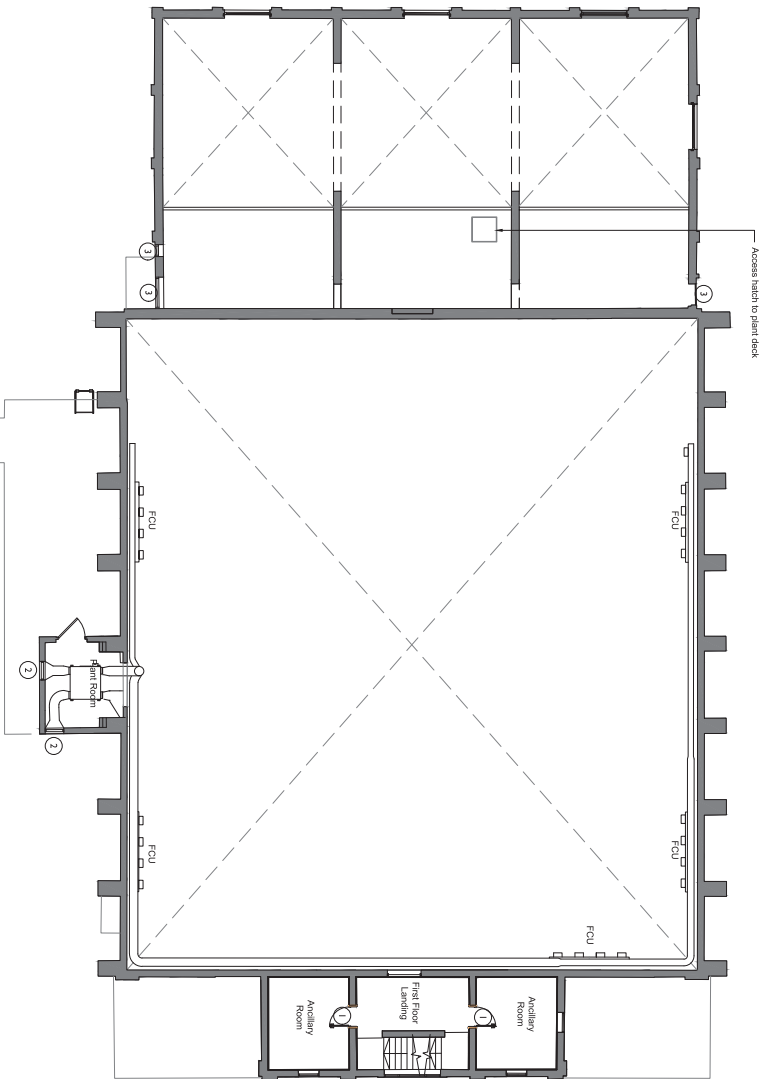
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NOTES

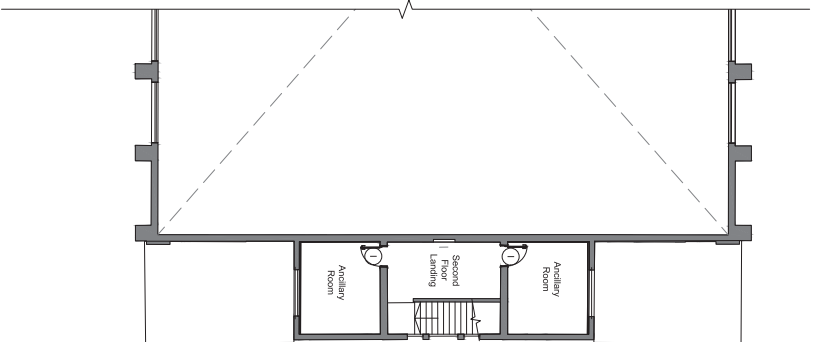
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1 First Floor Plan - Proposed
2011 1:100



2 Second Floor Plan - Proposed
2011 1:100



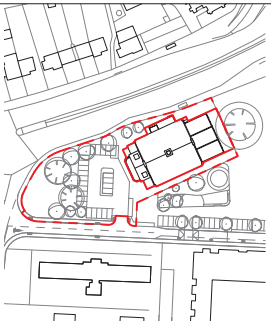
Notes:

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Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale



KEY

— Listed Building Consent Application Boundary

— Full Element of Amended Hybrid Planning Application

LEGEND

Existing fabric to be retained

New internal partitions

FCU

Walls-mounted fan coil unit

1 New internal door

2 New bourse in new opening

3 New bourse in existing opening

REV	DATE	BY	CHK	DESCRIPTION
001	20/06/2024	JL		Linked Building Consent

CLIENT

VSM Estates (Uxbridge) Limited

PROJECT

Former RAF Uxbridge Cinema

JOB NUMBER

243052

TITLE

Proposed First and Second Floor Plans

PURCELL

SIZE

A1: 1:100

SCALE

A1: 1:100

REV

AUTOMATIC REVISION FOR ISSUE

CU1 A5 - Spatial Coordination Approved

DRAWING NUMBER

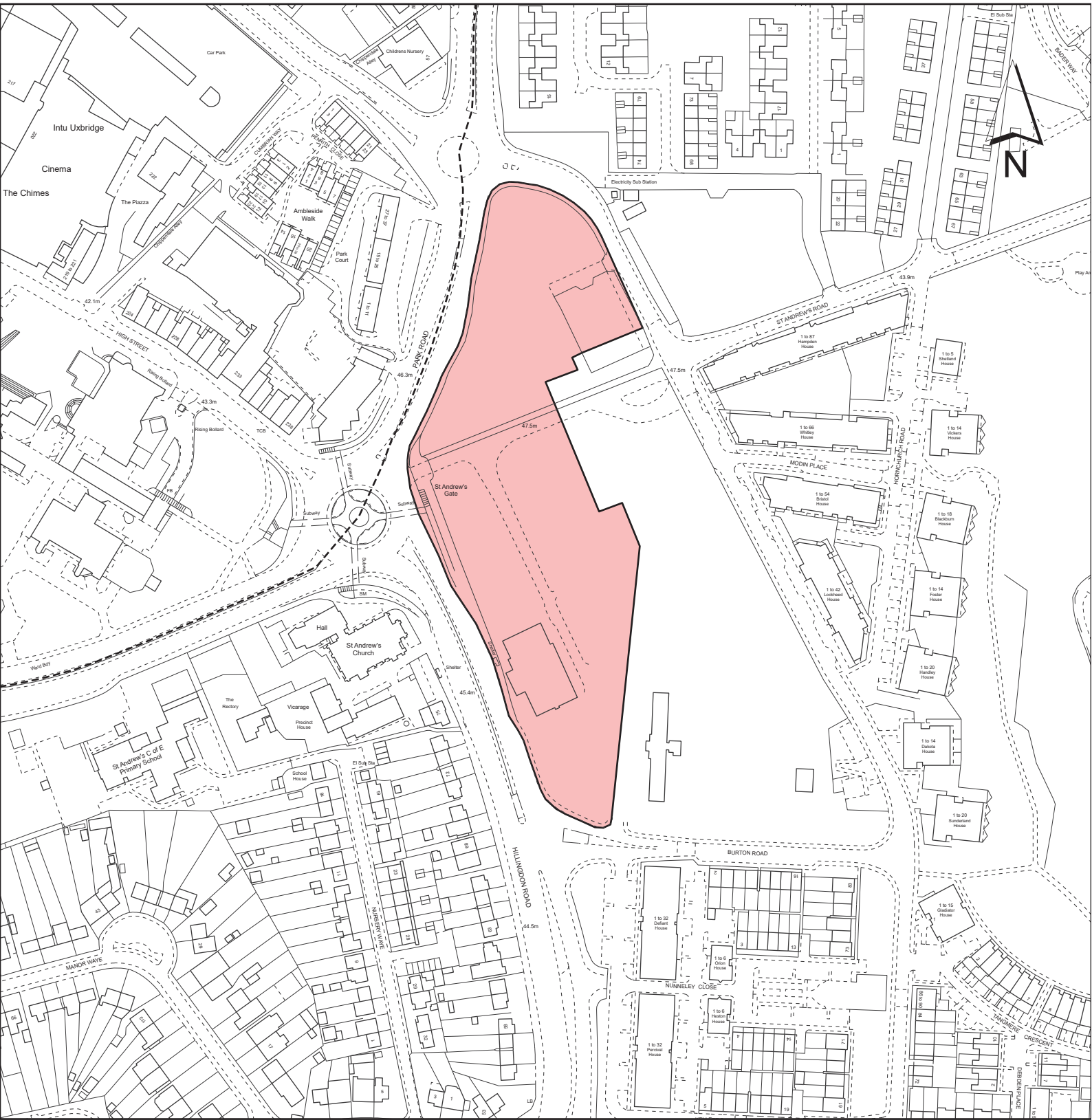
243052-PUR-00-ZZ-DR-A-2011


DATE

20/06/2024

PROJECT

Former RAF Uxbridge Cinema



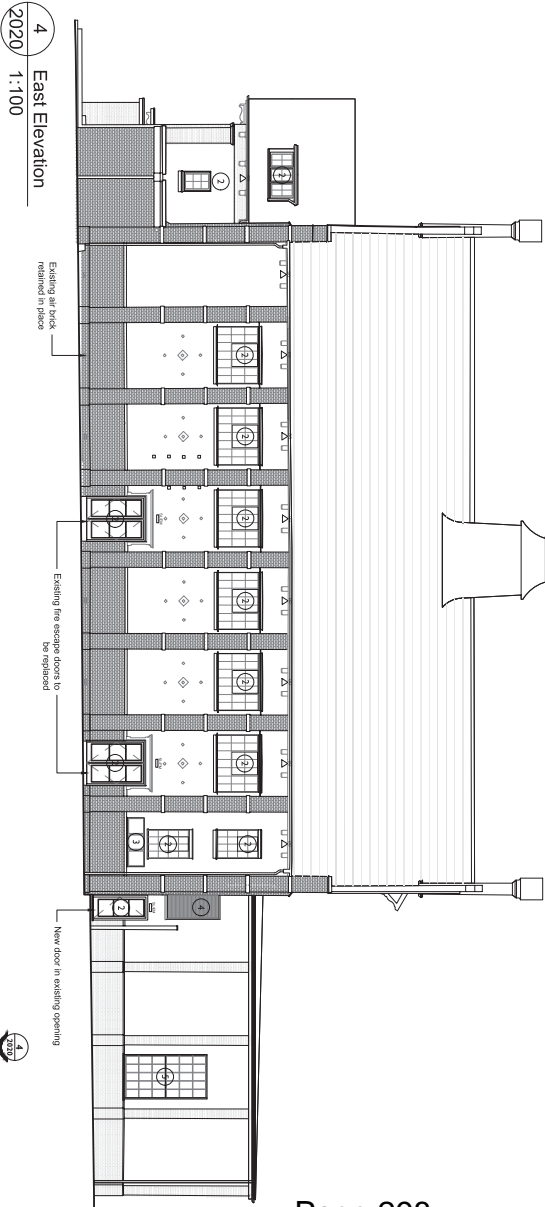
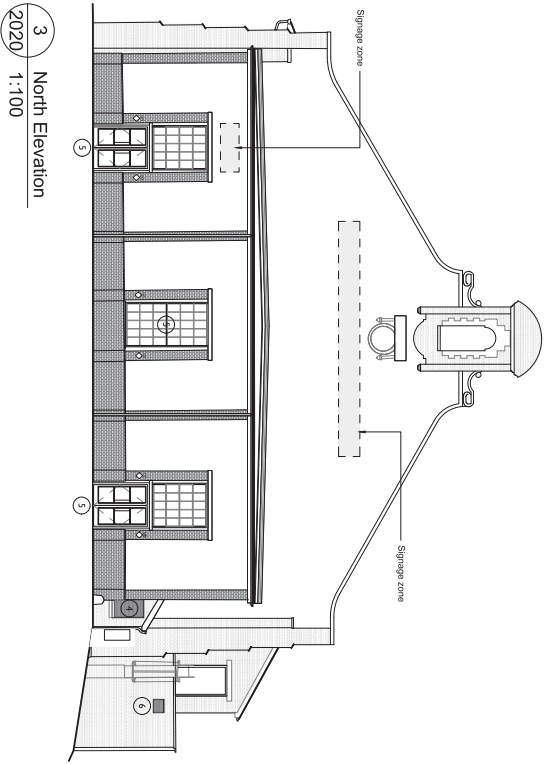
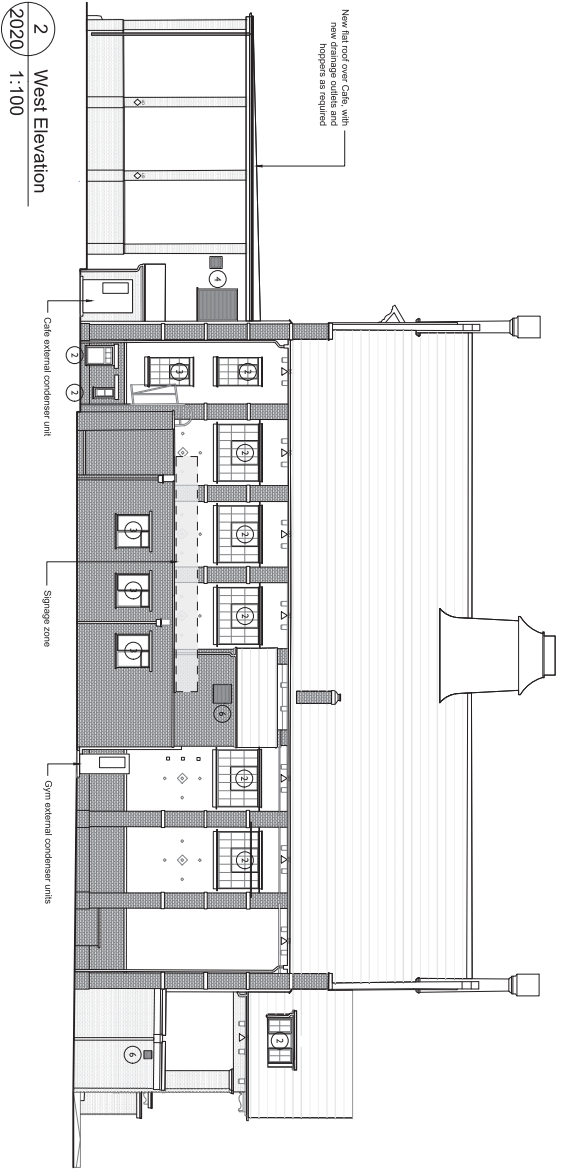
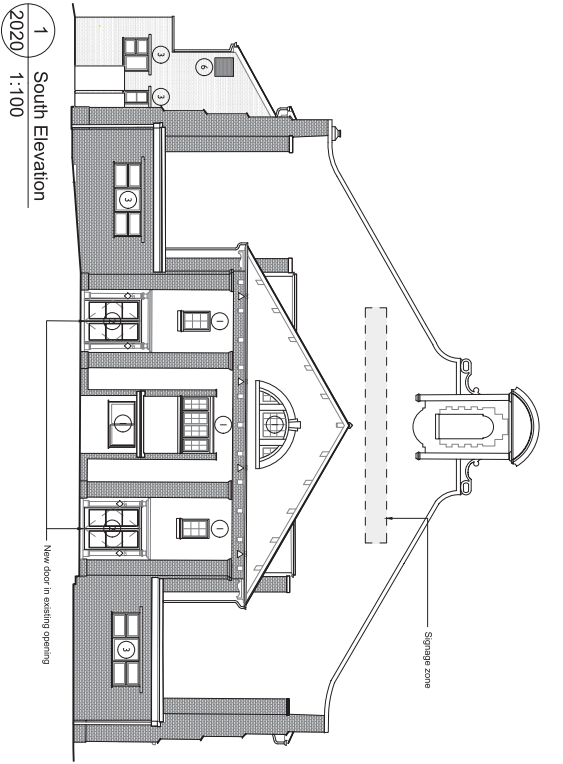
KEY : <div><div></div> Site Boundary</div>		ADDRESS : St Andrews Park		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION	
DISCLAIMER : For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright © Crown copyright and database rights 2024 Ordnance Survey AC0000810857		PLANNING APPLICATION REFERENCE : 585/APP/2024/1879		SCALE : 1:1,250	
		PLANNING COMMITTEE :		DATE : 05/07/2024	
					

Report of the Head of Development Management and Building Control

Address: Former Cinema Building, St Andrews Park

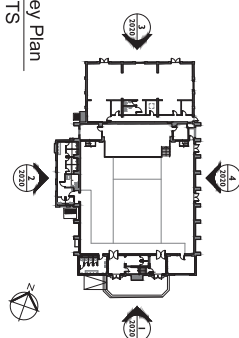
Development: Application for Listed Building Consent for internal and external alterations to former cinema building, to enable reinstatement of gym use (Use Class E(d)) and change of use to provide a cafe (Use Class E(b)).

LBH Ref Nos: 585/APP/2024/1799



- GENERAL NOTES:**
- All work to be carried out in accordance with the relevant standards and specifications as required. All external render to be painted following completion of repairs, colour to match existing.
 - All graffiti is to be removed.
 - All brickwork is to be cleaned and repaired with lime mortar.
 - All damaged or missing roof tiles are to be replaced with matching tiles.
 - Retained timber windows are to be fully repaired including replacement of broken panes with new to match, localised repairs to frames, refurbishment of joinery (replacement where required), full rubbing down and redecoration.

5 Key Plan



Notes:

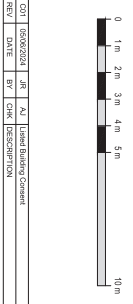
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LEGEND	
	External downlight
	External up and downlight
	Security emergency lighting
	Refurbished window
	Replacement window/door
	New window/door in new opening
	Replacement window with obscured glazing



CLIENT
VSM Estates (Uxbridge) Limited

PROJECT
Former RAF Uxbridge Cinema

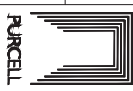
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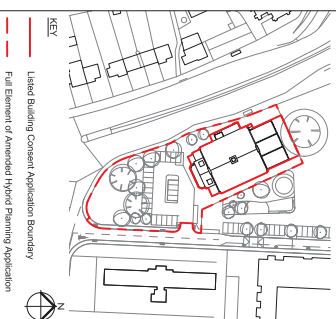
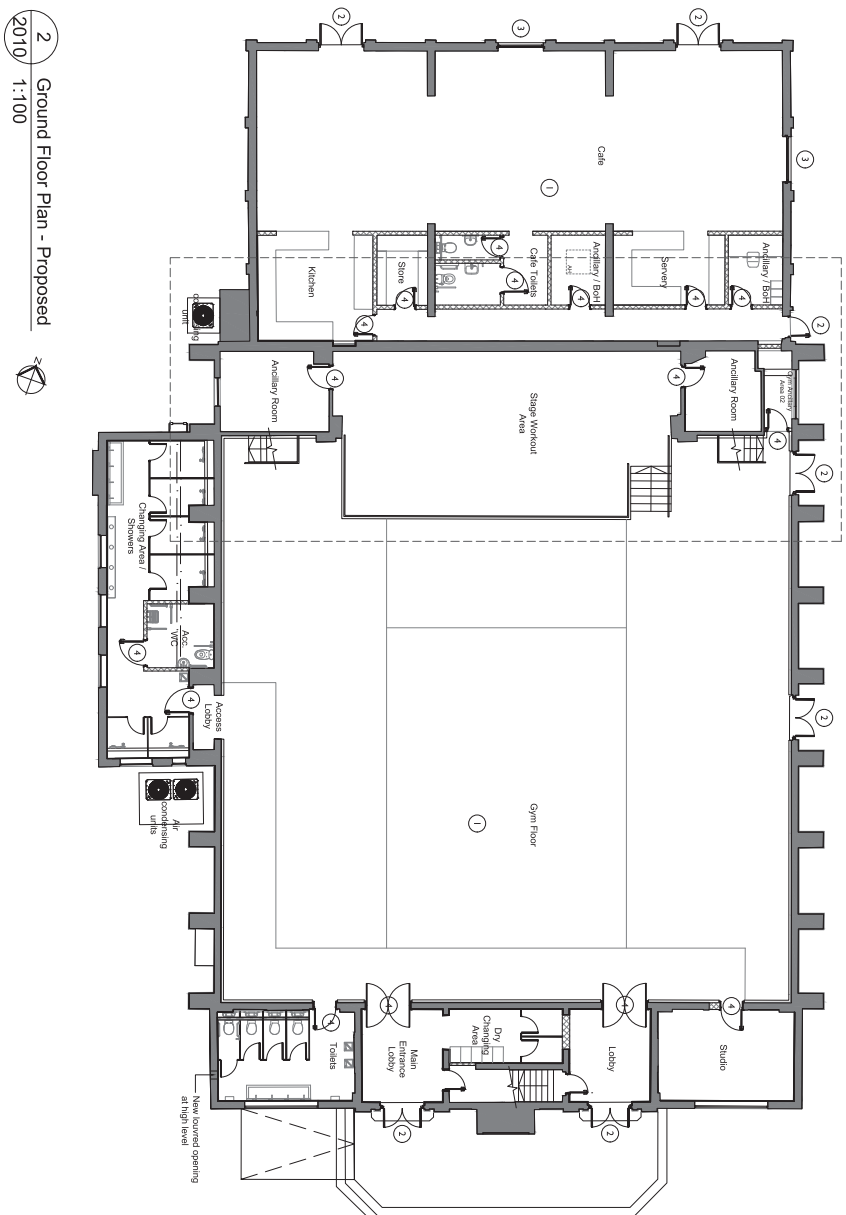
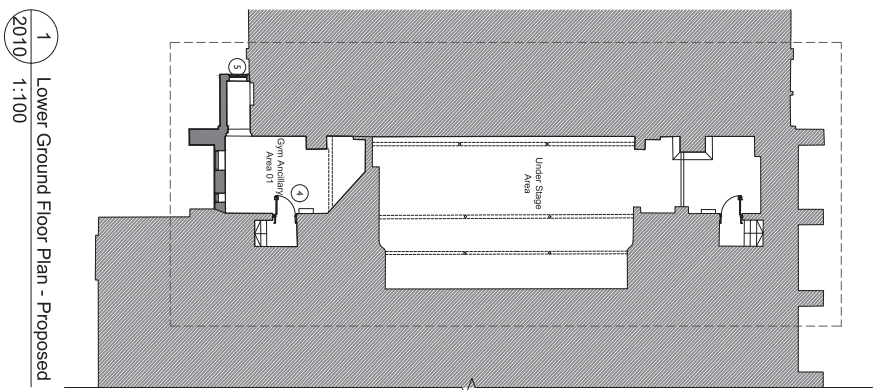
TITLE
Proposed External Elevations

SIZE
SCALE
A1/L 1:100

REV
S01/REVISION/ISSUE

DRAWING NUMBER
243052-PUR-00-ZZ-DR-A-2020





Key Plan

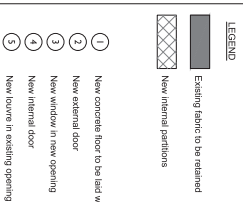
Notes:

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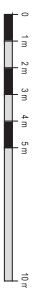
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Page 299



C01	05/06/2024	JR	AJ	listed Building Consent
REV	DATE	BY	CHK	DESCRIPTION

CLIENT
VSM Estates (Uxbridge) Limited

PROJECT
Former RAF Uxbridge Cinema

JOB NUMBER
243052

**PURCELL**

TITLE

Proposed Lower Ground and Ground Floor Plans

SIZE SCALE
 A1L 1:100
 REY SUITABILITY/REASON FOR ISSUE
 C01 A3 - Spatial Coordination Approved
 DRAWING NUMBER
 243052-PUR-00-ZZ-DR-A-2010

Drawings are based on survey data and may not accurately represent what is physically present.

what is physically present.

Drawing may be scaled from for planning purposes only. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimetres unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.



Full Element of Amended Hybrid Planning Application

Existing fabric to be retained

New internal partitions

FCU Wall-mounted fan coil unit

50

2 New lounge in new opening

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Rimoldo Giunco y el autor man

1	First Floor Plan - Proposed
2011	1:100



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Proposed First and Second Floor Plans

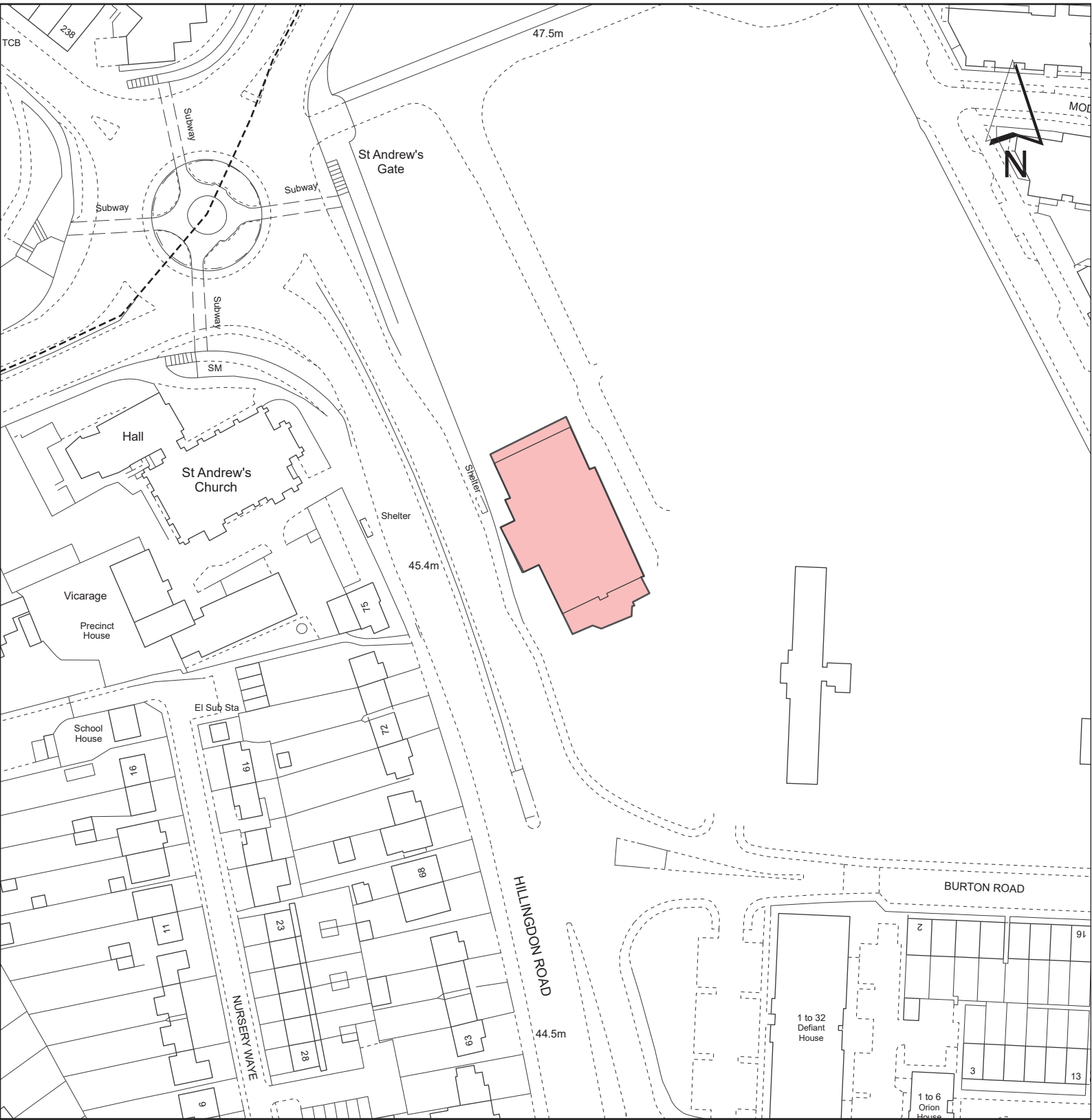
TOP SECRET COMINT

SIZE	SCALE
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REV	SUITABILITY/REASON FOR ISSUE

243052-PUR-00-ZZ-DR-A-2011

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KEY : <div><div></div> Site Boundary</div>		ADDRESS : St Andrews Park		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION	
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		PLANNING COMMITTEE :	DATE : 07/05/2025		

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