



Hillingdon Planning Committee

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

Date: THURSDAY, 17 JULY 2025

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE

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Published: 9 July 2025

Contact: Liz Penny
Email: democratic@hillingsdon.gov.uk

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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 - 6
- 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	14 Coteford Close, Eastcote – 78399/APP/2024/564	Eastcote	Erection of a part single, part two storey rear extension and single storey side extension. Conversion of extended house into 1 x 1-bedroom flat and 1 x 3-bedroom flat with associated parking, landscaping and private amenity space. (revised plans 04.07.24) Recommendation: Approval	15 – 50 188-192
7	18 & 20 Wilmar Close, Hayes – 67410/APP/2024/2641	Charville	Change of use of 2no. outbuildings to granny annexes Recommendation: Refusal	51 – 72 193-196

Applications without a Petition

8	The Island Site, Eskdale Road, Uxbridge – 957/APP/2024/2765	Uxbridge	Redevelopment of site to provide new commercial buildings for use within Classes E(g)(iii)/B2/B8 together with associated infrastructure on site, to include landscaping, access, servicing, and parking. Recommendation: Approval	73 – 116 197-218
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9	Playing Field Adjacent to Yeading Junior School, Carlyon Road – 17997/APP/2025/1032	Belmore	Placement of sports/recreation related containers/structures on playing field grounds, and all associated works. Recommendation: Approval	117-146 219-234
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Planning Committee Report Part 3_Policy Appendices

Plans for the Hillingdon Planning Committee – pages 187 – 234

Minutes

HILLINGDON PLANNING COMMITTEE

11 June 2025

Meeting held at Committee Room 5 - Civic Centre



	<p>Committee Members Present: Councillor Henry Higgins (Chair), Councillor Shehryar Ahmad-Wallana, Councillor Keith Burrows, Councillor Roy Chamdal, Councillor Raju Sansarpuri, Councillor Gursharan Mand and Councillor Jagjit Singh</p> <p>Officers Present: Roz Johnson – Head of Development Management & Building Control Katie Crosbie – Area Planning Service Manager Eoin Concannon – Planning Team Leader Chris Brady – Planning Team Leader Alan Corcoran – Deputy Team Leader Dr Alan Tilly – Transport, Planning & Development Team Manager Salleh Jobbi – Legal Advisor Ryan Dell – Democratic Services</p> <p>Also Present: Ward Councillor Peter Smallwood OBE Ward Councillor John Riley (item 7) Ward Councillor Philip Corthorne (item 7) Ward Councillor Ekta Gohil Councillor Richard Mills</p>
54.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Adam Bennett with Councillor Shehryar Ahmad-Wallana substituting.</p> <p>Apologies had also been received from Councillor Elizabeth Garelick with Councillor Raju Sansarpuri substituting.</p>
55.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
56.	<p>TO RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from the meeting on 07 May 2025 be approved.</p>
57.	<p>MINUTES OF THE AGM (<i>Agenda Item 4</i>)</p>

	RESOLVED: That the minutes from the meeting on 08 May 2025 be approved.
58.	MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 5</i>) None.
59.	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 6</i>) It was confirmed that all items would be heard in Part I.
60.	THE ORCHARD INN 62963/APP/2024/3371 (<i>Agenda Item 7</i>) Construction of a discount food store (Use Class E) with car parking, landscaping works, and other associated works, following the demolition of the existing building. Officers introduced the application. Councillor Peter Smallwood addressed the Committee as Ward Councillor: <ul style="list-style-type: none"> • 1,751 residents had signed the petition in objection to the proposal, one of the largest planning related petitions the Council had received in decades, showing the strength of opinion • The heritage of Ruislip was important, and The Orchard was now locally listed • Councillor Smallwood thanked Lidl for their openness throughout the process • The Orchard was once a refuge and a social haven for Polish airmen and there was a spitfire memorial in the garden • The proposal itself was flawed on multiple fronts including highways and road safety • There was a five-way roundabout and there was the potential for vehicles overhanging the roundabout • Delivery vehicles reversing through the car park or mounting the pavement could be dangerous • The car park was not in line with sustainable travel targets of outer London • The proposed development was not air quality neutral • The drainage consultation raised specific unresolved concerns particularly regarding runoff • There would be a loss of biodiversity • If this application was approved, a connection to the past would be lost • The Committee was urged to support officers' recommendations of refusal Councillor Philip Corthorne addressed the Committee as Ward Councillor: <ul style="list-style-type: none"> • Councillor Corthorne clarified that he was speaking only in his capacity as Ward Councillor • Officers were commended for their report, which highlighted the many ways in which the proposal failed from a planning policy perspective, including highways, site heritage, policy conflict impacts on the existing street scene, and residential amenity • Planning refusals must be robust • The Ward Councillors had met many residents in recent months about this

	<p>proposal, and the 1,700+ petition signatures were highlighted, showing the strength of local opinion</p> <ul style="list-style-type: none"> Any proposal must be appropriate for the site and respect its heritage, something which this application failed to do Residents were thanked for supporting the petition The Polish Armed Forces 303 squadron association was noted for their support The Committee was urged to support officers' recommendations of refusal <p>Councillor John Riley addressed the Committee as Ward Councillor:</p> <ul style="list-style-type: none"> There had been more engagement on this issue than almost any other The feeling locally was very strong in opposition There was another Lidl on Victoria Road in South Ruislip and one in Uxbridge There were also many similar shops in Ruislip High Street, and the need for an additional store was questioned The principal objection was highways The five-way roundabout was noted and often contributed to traffic congestion Officers were commended for their report <p>Members noted the strength of opinion through the number of petition signatures; the number of separate objections received; and the objection of the three Ward Councillors. There were substantial reasons for refusal.</p> <p>Members noted that while some of the points raised were not material planning considerations, officers had done a good job in highlighting issues.</p> <p>Members suggested that too much would be lost for little gain if the application was approved.</p> <p>Officers' recommendations were moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused as per officers' recommendations</p>
61.	<p>42 THE LARCHES 9197/APP/2025/239 (<i>Agenda Item 8</i>)</p> <p>Demolition of rear outbuilding and erection of a double storey side extension to form a new house with associated bin and cycle stores and separation of rear garden for private amenity space.</p> <p>Officers introduced the application.</p> <p>Members commended the officers' report.</p> <p>The Chair asked and officers confirmed that permitted developments rights had been removed, and there was no parking management scheme.</p> <p>Officers' recommendations were moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officers' recommendations</p>
62.	<p>12-18 PIELD HEATH ROAD & 2 PIELD HEATH AVENUE 76760/APP/2024/2720 (<i>Agenda Item 9</i>)</p>

Partially retrospective demolition of four dwellings (Nos. 12, 14, and 16 Pield Heath Road and 2 Pield Heath Avenue) and one Bed and Breakfast (No. 18 Pield Heath Road), and the subsequent erection of a part two storey, part three storey (plus basement) care home (Class C2), with car parking, landscaping, and associated works.

Officers introduced the application and highlighted the addendum which included a number of minor alterations post publication of the report.

Councillor Ekta Gohil addressed the Committee as Ward Councillor:

- Councillor Gohil was speaking in objection to the application
- There was an issue of highways and parking
 - A 33% increase in capacity with no additional parking was a concern
 - The Council's transport officer had noted that there may be instances of off-site parking
 - This was an area already struggling with parking stress, especially with the hospital and a GP practice nearby
 - Policy DMT6 stated that developments should not exacerbate existing parking problems or pose a risk to highway safety. This application would do both
 - Pield Heath Road was a main thoroughfare for ambulances
- Under policy DMH7 proposals for specialist housing such as care homes needed to show a demonstrated localised need
 - There was not a 33% increase in need, especially with two other care homes nearby
 - This questioned if the increase in need was in the local vicinity or borough vicinity
- There was an issue of the impact on neighbouring properties
 - Neighbours had experienced months of dust, noise, blocked access and muddy roads due to construction. This application would prolong that disruption
 - There would be an increase in visitors and deliveries post construction
 - Policy DMHV11 was backed up by paragraph 130 of the national policy framework, which said that development should secure a high standard of amenity for both existing and future users. Based on the disruption so far and the increased intensity proposed, this standard had not been, nor will be met
- It was recognised that the application was recommended for approval, however the Committee was urged to refuse, or to defer for a site visit

Members asked for clarification on the increase in parking. Officers clarified that the number of parking spaces would increase from 14 to 19, and that the ratio would remain at 0.2 spaces per unit.

Members noted a previous site visit and highlighted potential congestion problems. Most local roads had a parking management scheme, and five additional spaces appeared inadequate for a 33% increase in capacity. However, reasons for refusal needed to be robust and refusal on parking grounds alone may be overturned at appeal.

It was noted that a potential redevelopment of Hillingdon Hospital would likely include additional parking spaces.

	<p>Members asked about planting trees and natural electricity. Officers noted that there was a landscaping condition including a replanting scheme. There were also biodiversity net gain requirements.</p> <p>It was noted that a 33% increase in capacity was a large increase, and it was clarified that there would be an additional 21 units.</p> <p>Members asked for clarity on the policy points raised by the Ward Councillor. There was a parking management condition which required a plan to be submitted prior to any above ground works. This would also need to include details on disability compliant bays to address accessibility concerns. Additionally, there was a need for care homes in the borough. The Policy team supported the application.</p> <p>Officers added that the previous planning approval contained a parking ratio of 0.2 spaces per unit. The current application maintained the same ratio and so it may be unreasonable to reject the current application on parking grounds.</p> <p>Officers noted that the London Plan was silent on car parking standards for care homes and so they had referred to the Local Plan, which allowed 0.2 car parking spaces per unit. The Local Plan would not allow the development to provide any more car parking spaces and so the proposal was policy compliant.</p> <p>Members reiterated that they were lacking robust reasons for refusal.</p> <p>It was noted that any existing conditions could be lost if a refusal was overturned at appeal.</p> <p>Officers' recommendations were moved, seconded and, when put to a vote, agreed.</p> <p>RESOLVED: That the application be approved as per officers' recommendations</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.00 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Ryan Dell on democratic@hillingdon.gov.uk. 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



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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 Committee Report

Case Officer: Emilie Bateman	78399/APP/2024/564
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Date Application Valid:	28.03.24	Statutory / Agreed Determination Deadline:	21.07.25
Application Type:	Full	Ward:	Eastcote

Applicant: **S. Czerniawska**

Site Address: **14 Coteford Close, Eastcote**

Proposal: **Erection of a part single, part two storey rear extension together with a single storey side extension. Conversion of extended house into 1 x 1-bedroom flat and 1 x 3-bedroom flat with associated parking, landscaping and private amenity space.**

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, part two storey rear and single storey side extension. In addition, the application seeks permission for the conversion of the extended house into 1 x 1-bedroom flat and 1 x 3-bedroom flat with associated parking and landscaping.
- 1.2 A recent planning application was approved in February 2024 (ref. 78399/APP/2023/3408) for identical extensions. The key difference from this previously approved scheme involves the conversion of the property into two flats including subdivision of the rear garden, landscaping and associated parking.
- 1.3 The application is subject to a petition containing 63 signatures in objection to the proposal. The concerns raised within the petition are set out in more detail in Section 6 of this report, but in summary include impacts upon the local highway network and parking, crime and safety, noise and disturbance, environmental impact, overdevelopment of the site and loss of character and amenity to adjoining residents.
- 1.4 The principle of the conversion is considered to comply with both local, London Plan and National Planning Policies. An assessment of properties along Coteford Close confirms that less than 10 percent of the properties have been converted to flats (compliant with policy). Furthermore, the property would continue to provide a family sized 3-bedroom home with access to private rear garden space. The proposal would contribute towards local housing stock by adding an additional one-bed flat in a residential location, which is supported by strategic policies.
- 1.5 With regards to design, the scale, bulk and massing is considered to respect the residential character of the area. The external extensions mirror a recent approval which was granted in February 2024. In addition, the impact on residential amenity was fully assessed and would not give rise to any undue impacts. The internal living conditions for future residents meets the required standards and the outdoor private amenity space provided surpasses minimum requirements, ensuring a good standard of accommodation.
- 1.6 The level of parking, access, cycle parking and potential trip generation have all been reviewed by the Local Highway Authority who have raised no objection to the proposal.

Hillingdon Planning Committee – 17 July 2025

PART 1 – Members, Public & Press

- 1.7 Concerns were raised regarding the potential use of the property as a house of multiple occupancy. The property however is seeking permission for the conversion into two self-contained homes. In this instance, a condition is recommended restricting the conversion from C3 residential units to a Small HMO C4 unit. This is considered reasonable and further protects the larger unit for potential family occupancy.
- 1.8 Due regard has been given to residents' objections, including the petition against the application. However, it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken. 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 property is located to the northwest side of Coteford Close and consists of a two-storey end of terrace dwelling which has a main hipped roof with brick external facing. The property features soft landscaping to the front, with a side access road leading to parking to the rear of the site.
- 2.2 Coteford Close comprises terraced rows of properties parallel to the road, with two shorter rows set back at the head of the Close and a perpendicular terraced row at the head of the Close. It is noted that the locally listed Keepers Cottage is located to the west of the site.
- 2.3 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. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site lies in Flood Zone 1 (low risk) and is designated within a Critical Drainage Area.

Figure 1: Site Location (Application site edged in red)

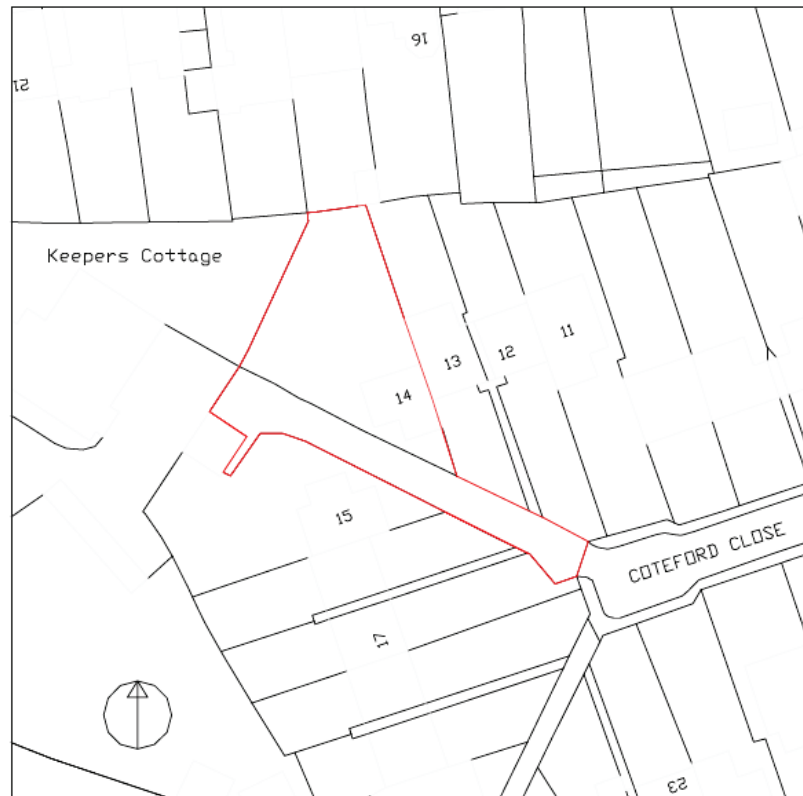


Figure 2: Street View Images of the Application Property



Figure 3: View of existing rear elevation



Figure 4: Access route from Coteford Close (Application site on right)



3 Proposal

- 3.1 Planning permission is sought for a part single, part two storey rear extension together with a single storey side extension. In addition, the application seeks permission for the conversion of the extended house into 1 x 1-bedroom flat and 1 x 3-bedroom flat with associated private amenity, parking and landscaping.
- 3.2 The proposed external extensions match previously approved extensions in February 2024 (ref. 78399/APP/2023/3408). The single storey side and rear extension would essentially wraparound the host dwelling. The proposed single storey side would measure a width of 2.55m, a length of 7.6m, and would feature a lean-to roof measuring a maximum ridge height of 3.3m. The proposed single storey side would be set back 4.6m from the main front building line. The proposed single storey rear would measure a depth of 4.5m, a width of 9.9m and would feature a pitched roof measuring a maximum height of 3.3m. The proposed first floor rear extension would measure a depth of 3m, a width of 3.6m, and would feature a pitched hipped roof set down 0.5m from the ridge line of the host dwelling.
- 3.3 During the application assessment, revisions were sought to retain a 3-bed family-sized unit. The original submission involved 3 x 1-bedroom flats. This has been amended with a reduction of numbers of flats and inclusion of a larger-sized 3-bedroom home. The amendments also ensure that both proposed flats would have adequate external and internal amenity space.
- 3.4 The larger 3-bed unit would be sited on the ground floor with direct access immediately to the rear garden. It comprises of two bedrooms and a kitchen facing the rear garden with a further living and dining space and third bedroom fronting the cul-de-sac. As part of the application, the internal access would be altered with the staircase repositioned adjacent to the entrance door and foyer. This would provide direct access to the second floor comprising a 1-bed 2-person flat. The main kitchen and living space would be dual aspect with a bedroom facing onto the rear garden.
- 3.5 A revised location plan was also received which included the side access road for parking and as a result a 21-day re-consultation took place. This access is under the ownership of Hillingdon Council and ownership certificate B has been completed. The relevant department of the Council do not object to 14 Coteford Close having access rights through this route. Consequently, the determination of the application has been delayed for the progression of a legal deed of variation signed with Hillingdon's Property Estates services to ensure residents of 14 Coteford Close have the right of access over this route to park their vehicles to the rear of the dwellings at 14 Coteford Close. This deed of variation will be finalised and completed if planning permission is granted.

Figure 5: Existing and Proposed Floor 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. However, of relevance to this application are the two applications set out below.
- 4.2 Planning permission was recently granted for the erection of a part single, part two storey rear extension and a single storey side extension, with installation of new first floor side window (ref. 78399/APP/2023/3408).
- 4.3 As can be seen in Figure 6 below, the proposed elevations and external changes to the building previously approved are identical in size, scale and design as the current scheme subject of this committee assessment. The key difference from the previous scheme involves the change of use from a single dwelling house into two residential flats.

Figure 6: Approved Plan (under ref. 78399/APP/2023/3408)



- 4.4 An application for a Certificate of Lawful Development for the proposed change of use from a single dwellinghouse (Use Class C3) to a 3-bedroom House of Multiple Occupancy accommodation (Use Class C4) was also recently approved under ref. 78399/APP/2024/1255 on 12 June 2024.
- 4.5 Within the General Permitted Development Order in Schedule 2, Part 3, Class L, it allows existing C3 Dwelling Houses to change use to a small C4 House of Multiple Occupancy of up to six persons without the need for planning permission.
- 4.6 It must be noted that if this current application were to be granted planning permission for two self-contained residential units, a condition would be included removing permitted development rights for these dwellings to be used as a small House of Multiple Occupancy (Use Class C4).

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 Ten neighbouring properties and Eastcote Residents Association were consulted on 2nd April 2024.

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- 6.2 A re-consultation took place on 4 June 2024 following revised plans and a final re-consultation took place on 4 July 2024 following receipt of the final set of plans and updated Location Plan. A further updated location plan was requested in July 2025. This was principally to require a scale of 1:1250. Given the red-lined boundary area did not change, it was not considered necessary to re-consult.
- 6.3 The consultation period expired on 25 July 2024.
- 6.4 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 63 signatures has been received against the application.	1. Crime and safety and the potential use as an HMO.	Whilst this is a material consideration, the proposal is for an additional one-bed residential unit. It would not lead to a significant intensification of the site that may lead to increased crime and disturbance. It is acknowledged that a certificate of lawful development has been previously granted for a House in Multiple Occupancy (Use Class C4) under permitted development (ref. 78399/APP/2024/1255). Were this current scheme approved; a condition would be attached removing permitted development rights for the use of the flats as an HMO (Use Class C4).
	2. Parking and traffic.	Discussed at Paragraphs 7.34-7.43 of this report.
	3. Noise and disturbance.	Discussed at Paragraphs 7.22-7.24 and 7.44 of this report.

	4. Environmental impact.	Discussed at Paragraphs 7.52-7.57 of this report.
	5. Overdevelopment, loss of character.	Discussed at Paragraphs 7.10 – 7.14 of this report.
	6. No other flats or House in Multiple Occupancy on the street.	The principle of the residential conversion is discussed at Paragraphs 7.1-7.9 of this report. It must be noted that the planning application does not seek permission for a House in Multiple Occupancy. As discussed in point 1, a previous lawful development certificate has been granted for a lawful HMO C4 use. Were the current scheme approved; a condition would be attached removing permitted development rights for the use of the flats as a C4 HMO.
6 individual letters of objection have been received.	I. Impact on character and the quiet enjoyment of the area.	Discussed in paragraphs 7.10-7.14 of this report.
	II. Parking and traffic concerns.	Discussed in Paragraphs 7.37-7.43 of this report.
	III. Overcrowding.	The principle of the conversion is discussed in paragraphs 7.1-7.9. The internal amenity standards are discussed in paragraphs 7.25-7.29 of this report. Overall, the proposal would result in an additional 1-bed unit and would not lead to an over intensification of the site in terms of people.
	IV. Concerns regarding water pressure and	This is not a material planning consideration. The applicant would need to meet Building

	sewage due to additional dwelling.	Regulations. These matters would be dealt with outside the planning legislation.
	V. Access road ownership concerns.	The location plan has been revised to include the access route down the side of the dwelling and Certificate B has been completed confirming that notice has been served to the owner. Evidence has been provided showing the Council retains ownership of the access route to the proposed car parking. A legal agreement has been agreed with the Council's Estates Team to ensure the applicant benefits from the right to access over this route/road to use the parking located to the rear.
	VI. Loss of outlook, light and overlooking / loss of privacy into garden spaces.	The impact on neighbouring amenities is discussed in paragraphs 7.15-7.24 of the report. It is also worth noting that the extensions have previously been approved under planning application ref. 78399/APP/2023/3408, and this is a material planning consideration.
	VII. Against an HMO onsite.	The current planning application does not propose the use as an HMO. In any respect a condition has been included removing permitted development rights for use as an HMO (C4 use class).
	III. Concerns regarding tenants that may rent the property.	This is not a material planning consideration.
	IX. Concerns regarding refuse and waste	Discussed in

	control, their location and impact on neighbours.	paragraphs 7.58-7.59 of this report.
	X. Concerns regarding emergency services	Discussed in paragraphs 7.60-7.63 of this report.
	XI. Queries regarding ongoing maintenance of the property(s) and review of landlord credentials.	This is not a material planning consideration.
	XII. Removal of hedging to rear garden and concerns regarding loss of tree.	Discussed in paragraphs 7.46-7.49 of this report.
	III. Communal garden not in keeping.	The application has since been revised to show its division into two private gardens, one private garden serving each flat.
	IV. Noise and disturbance.	Discussed at paragraphs 7.22-7.24 and 7.44 of this report.
	V. Visibility of parking spaces (noise concerns, quality of life concerns and light pollution).	It is noted that there are two existing parking spaces to the rear. The application proposes the addition of one space which would not have a material impact on noise, quality of life or light pollution.
	VI. Strain on local infrastructure including sewage, water pressure, and electric.	The application proposes an increase in 1 residential unit which would have a limited impact on local infrastructure. The permission granted would be subject to regulations outside the planning legislation which would deal with sewage, water and electricity provisions.

	II. Environmental Impact and increase in energy consumption.	Discussed at Paragraphs 7.54 - 7.57 of this report.
	III. Disruption from building works and safety concerns.	A construction management plan has been recommended which would provide some comfort in ensuring the building works would have a limited impact on adjacent residents.
	IX. Devalue neighbouring properties.	This is not a material planning consideration.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Highways Officer</p> <p>The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, subject to a parking allocation plan and construction management plan.</p>	<p>A full and detailed assessment of the material highway considerations are set out in paragraphs 7.34 – 7.43 of this report. The recommended conditions have been adopted in this report.</p>
<p>Access Officer</p> <p>This proposal has been reviewed against the requirements of the 2021 London Plan policy D7 which should not be applied to the extension and conversion of this existing dwelling constructed prior to the application of accessible housing standards. There would be no loss of accessible housing stock as a result of this conversion if approved. No objections raised from an accessibility perspective.</p>	<p>Noted.</p>
<p>Cadent Gas</p> <p>Cadent Gas has been notified of the planning application near its medium and low-pressure gas assets. They have no objection from a planning perspective but request that an Informative Note be</p>	<p>The requested informative has been added.</p>

included in the Decision Notice. This note advises the applicant to ensure that proposed works do not infringe legal rights, access restrictions, or covenants related to Cadent's infrastructure. If development is planned above gas apparatus, a diversion may be required. The applicant should apply for diversions via Cadent's website and register planned works on the LinesearchbeforeUdig platform before commencing.	
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7 Planning Assessment

Principle of Development

- 7.1 The Development Plan recognises the need for new housing and provides support for the optimisation of site capacity. At local level, Policy DMH 1 of Hillingdon's Local Plan Part 2 (LPP2) seeks to safeguard existing housing, in particular family sized housing (3-bed and above). This is supported at regional level by Policy H10 of the London Plan which also recognises the need to provide a broad mix of residential properties in order to meet demand.
- 7.2 As the application proposes the conversion of a single family dwellinghouse to two flats, the proposal will need to demonstrate compliance with Policy DMH 4 of the Local Plan (2020). Policy DMH 4 of the LPP2 aims to address these issues by controlling the number of residential conversions and the size of the original residential units from which conversions are achieved. Criterion (iii) of the policy only permits the redevelopment of dwellings into new flats where the internal floor area is at least 120sqm.
- 7.3 The explanatory text at paragraph 4.11 of the LPP2 states that, in recent years, large concentrations of flats have resulted in a range of problems, including increased on-street parking and resultant congestion on roads, the loss of front gardens, reductions in privacy, significant changes to the street scene, and loss of family accommodation.
- 7.4 From the Council's Planning Records and Council Tax data, the proposed conversion would not result in more than 10% of properties within the street to be converted to flats. On review of the planning records, there are no current applications converted to flats. The street contains over 30 dwelling houses and with no existing conversions, there is scope to provide a conversion in this instance while remaining below the 10% policy requirement.
- 7.5 The extensions approved at the property in 2023 (ref: 78399/APP/2023/3408) ensures that the development would be of a suitable size for conversion with the threshold of 120sqm being met. It must also be noted that the residential unit sizes proposed are compliant with the London Plan (2021) and the parking provision would be adequate to serve one 3-bed flat and one 1-bed flat.

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- 7.6 Furthermore, and key to the acceptability of the principle of development would be the re-provision of a family sized 3-bed unit. The scheme has been revised during the submission to reduce the number of residential units from 3 to 2 and provide a larger family size unit. The housing mix is further discussed in paragraphs 7.7-7.9 and provides sufficient justification for the change of use. Overall, the level of conversions along the street is below the 10% threshold and therefore the principle of a conversion is deemed acceptable.

Housing Mix

- 7.7 Paragraph 4.6 of the Hillingdon LPP2 (2020), based on the 2016 Strategic Housing Market Assessment (SHMA), identifies a significant borough-wide need for larger affordable and private market homes, particularly three-bedroom properties. Policy DMH 2 requires residential developments to provide a mix of housing sizes that align with the Council's latest housing need data.
- 7.8 The proposed development would replace an existing family-sized dwelling with 1 x 1-bedroom unit and 1 x 3-bedroom unit. The 3-bedroom ground floor residential unit would provide a suitably sized family home option with two single bedrooms and a double bedroom. The unit would be dual aspect containing a kitchen, two bedrooms facing a private rear garden space and a separate living space and bedroom to the front. Given that the overall size would be over and above 74 square metres, it would meet the minimum London Plan floorspace standards for a three-bedroom unit. The upper floor flat would be a dual aspect, 1 bedroom unit which would also be over and above the minimum internal floor space standard. It would also have access to a private amenity space in the form of a rear garden.
- 7.9 As the proposal would retain a three-bedroom property, it does not result in a net loss of family-sized housing. The property would not lead to over-intensification of the site with the provision of one additional unit (1-bedroom flat) over and above the existing number. To safeguard the housing tenure in particular the larger unit, it is considered reasonable to include a planning condition to remove permitted development rights to convert the dwelling units to C4 small scale HMOs. This would support the provision of larger residential units targeted at families thereby meeting the intent of the policy requirements. On this basis the proposed housing mix is considered acceptable.

Design / Impact on the Character and Appearance of the Area

- 7.10 The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden, trees and landscaping, flood risk impact and car parking provision.
- 7.11 The single storey side and rear extension would essentially wraparound the host dwelling. The proposed single storey side extension would measure a width of 2.55m, a length of 7.6m, and would feature a pitched roof measuring a maximum ridge height of 3.3m. The proposed single storey side extension would be set

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back 4.6m from the main front building line. The proposed side extension does not exceed half the width of the original property (please see figure 8) and complies with Policy DMHD 1 in terms of the parameters. The side extension, by virtue of the curvature of the plot, would be significantly set back from the highway (approx. 30m) and would be largely screened by the host dwelling from public views. In this regard, there are no design concerns in relation to the proposed side extension.

Figure 8: showing single storey side extension (proposed front elevation)



Figure 9: showing part two storey part single storey rear/side extension (proposed rear elevation left and proposed flank elevation on right)



- 7.12 The proposed single storey rear extension would measure a depth of 4.5m, a width of 9.9m and would have a pitched roof measuring a maximum height of 3.3m. It is acknowledged that the depth of the extension would not comply with

Policy DMHD 1. However, in design terms, due to the original forward projection of this end of terrace property, coupled with the generous rear garden, the proposed single storey rear extension would not appear disproportionate to the associated plot. The rear extension at No. 13 (the adjoining neighbour) would project approximately 0.8m beyond the proposed rear extension, therefore the proposal would not breach the established rear building line. Moreover, given its location to the rear, it would not be readily visible from the street scene. Taking the above into consideration, whilst not strictly compliant with Policy DMHD 1, on balance the proposed rear extension is considered acceptable. Furthermore, the depth of the rear extension has been previously approved under application reference 78399/APP/2023/3408.

- 7.13 The proposed two storey rear extension would measure a depth of 3m, a width of 3.6m, and would feature a hipped roof set down 0.5m from the main ridge line of the host property. The proposed first floor rear extension, by virtue of its modest scale, would appear subservient to the host dwelling. The overall design and roof form would continue to reflect the main character of the building with the architecture and materials reflective of the existing dwelling. It complies with Policy DMHD 1 and is considered to have an acceptable impact on the subject property.
- 7.14 Taking the above into consideration, and given the extensions proposed are identical to previously approved extensions (ref. 78399/APP/2023/3408) there are no design objections to the proposed scheme. Conditions have been attached to ensure that the materials match the existing building. It is therefore considered that the proposal would not cause harm to the character and appearance of the host property and the surrounding area, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11, DMHB 12 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity

- 7.15 Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) seek to ensure a satisfactory relationship with adjacent dwellings with no unacceptable loss of outlook, amenity, daylight and sunlight to neighbouring occupiers.
- 7.16 It is important to note that the extensions have been previously assessed and approved under application reference 78399/APP/2023/3408 and the assessment is still relevant.
- 7.17 Nos. 13 and 15 Coteford Close and Keepers Cottage are the principal properties that need to be considered in terms of residential amenity. The properties along Wood Rise (Nos 16-18) would be sufficient distance away to not have an impact on their amenity space (approximately 40m distance from rear walls).
- 7.18 No. 13 Coteford Close is located to the east of the site and comprises the adjoining property. This neighbouring property benefits from a single storey rear

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extension. The proposed single storey rear extension would not project beyond the neighbouring extension but be set back approximately 0.8m. The proposed first-floor rear extension would be located 3.8m from the boundary of the neighbouring property. The first-floor rear extension would not breach the 45-degree line taken from the first-floor rear habitable window at No. 13. In this regard, the proposed extensions would not result in unacceptable overshadowing or a loss of light. The positioning of the extension in the context to this adjoining neighbour would also ensure that the development does not compromise the outlook from No. 13 or lead to a sense of enclosure. There are no windows proposed on the eastern elevation which would result in overlooking or a loss of privacy. The windows proposed would face onto the rear garden area of the application site. Any views onto the rear garden of No. 13 Coteford Close from the rear elevation would be commensurate to the existing situation. The impact upon No. 13 Coteford Close is therefore considered acceptable.

- 7.19 No. 15 Coteford Close is located to the southwest of the site and comprises an end of terrace two-storey property. The two properties are currently separated by the access road. Due to the orientation of the two properties, the front of this neighbouring property faces the access road and the flank of the application property. Along this flank elevation the application proposes a single storey side and rear extension. This extension would not have any windows facing No 15 Coteford Close and is set a sufficient distance from this neighbour to not impact their amenity. The rear elevation and garden area of this neighbour does not adjoin the application site and would not be impacted upon in terms of loss of light or outlook, overlooking or a sense of enclosure. It is not considered that No. 15 would be adversely affected by the proposed development. There are no windows proposed that would result in unacceptable overlooking or a loss of privacy.
- 7.20 Keepers Cottage is located to the west of the site and comprises a detached two-storey property. This neighbouring property is located to the rear of the application site and the properties are currently separated by the access road and boundary treatments. The proposed extensions would be located approximately 21m from the front elevation wall of this neighbouring property. Due to the orientation of the two properties and the separation distance, it is not considered that the proposal would result in overshadowing or a loss of light. The private amenity gardens associated with the proposed units, would also be a sufficient distance away to not cause noise and disturbance or loss of amenity to the occupant of this neighbouring dwelling.
- 7.21 The proposed window on the first-floor rear extension would primarily overlook the private rear garden of the application site. Whilst some oblique views may be achieved of neighbouring properties, these would not be dissimilar to views achieved from the existing first floor windows. There is a window proposed on the existing first floor west elevation to serve the proposed 'Shower Room'. Given the nature of this room, in the event of an approval a condition would be secured to ensure the window is obscurely glazed and non-opening below 1800mm. It is therefore not considered that the proposal would result in undue overlooking to neighbouring properties.

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Noise and Disturbance

- 7.22 In terms of additional noise, the proposal is for the conversion of the existing dwelling into 2 self-contained flats. It is recognised that the conversion to two flats is a different type of occupation to use of the property as a single dwelling house. However, it is considered that the level of activity associated with the proposed conversion, would not be significantly different to the trip patterns of individuals in one large household. It is therefore considered that any operational noise and disturbance that might result from the proposed conversion into two flats is unlikely to be significantly different to that from one large household that could currently occupy the property.
- 7.23 It is therefore considered that any increase in noise and its transmission to the adjoining neighbouring property is unlikely to be more significant than if the property were to be used as a large family dwelling.
- 7.24 Having regard to the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Quality of Residential Accommodation (Internal and External)

- 7.25 Regarding internal accommodation, Policy D6 of the London Plan (2021) at table 3.1 sets out the requirements for the gross internal floor area of new dwellings at a defined level of occupancy. These are the same gross internal area space standards set out in the technical housing standards - nationally described space standard (2015). Policy DMHB 16 of the Local Plan (2020) aligns with this policy.

Internal Accommodation

- 7.26 The proposed development comprises the following internal accommodation:
- Flat 1 (3-bedroom, 4 person): 77.47sqm including 2.8sqm of built in storage.
 - Flat 2 (1 bedroom, 2 person): 53.75 sqm including 1.5sqm of built in storage
- 7.27 Both flats proposed would exceed the minimum floorspace requirements set out in Policy D6 of the London Plan (2021) and would be dual aspect. Furthermore, habitable rooms within the property would have access to outlook and natural light. All habitable rooms would benefit from a principal window fitted in either the front or rear elevations of the property.
- 7.28 A separate kitchen and lounge (rather than open plan) is proposed for the family sized flat with the large open plan kitchen/living space proposed for the upper floor flat. Each habitable room within both properties would have good ingress of natural daylight/sunlight and be afforded satisfactory outlook and ventilation

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through the positioning of windows and doors. It is therefore considered that future residents of the proposed flats would have satisfactory internal living accommodation.

- 7.29 Accordingly, the proposal is considered to comply with the relevant planning policies referred to above.

External Amenity Space

- 7.30 Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Table 5.3 of the Hillingdon Local Plan: Part 2 Development Management Policies (2020) states that flats with 1 bedroom should have a minimum of 20 square metres of private usable amenity space and 3-bedroom flats should have a minimum of 30 square metres of private usable amenity space.

- 7.31 The proposed development comprises the following private amenity space:

- Flat 1 (3-bedroom): 86sqm
- Flat 2 (1 bedroom): 67.3 sqm

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

- 7.33 The proposed ground floor flat would have their own private garden immediately next to their rear windows, ensuring that their privacy would be protected.

Highways and Parking

- 7.34 Policies T4, T6, T6.2 of the London Plan (2021), DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) are all directly relevant to the proposed development. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to deliver development which is sustainable in transport terms and safeguards highway and pedestrian safety.

- 7.35 Policy DMT 6 states 'Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity.'

- 7.36 Similarly, the London Plan (2021) seeks to provide adequate parking for new residential development and to avoid harm to highways networks.

Parking Provision

- 7.37 The maximum parking requirement for the residential units as proposed equates to a total of up to 1.5 on-plot spaces per unit in compliance with the overriding regional plan. A minimum of 1 space per flat is proposed (3 are proposed in total) which falls in line with this standard. It is noted that the private access road is relatively narrow, however, it currently serves two existing on-plot spaces without known detriment and therefore the additional proposed space does not give rise for concern.
- 7.38 The allocation of parking space/s per flat would be secured by planning condition (Condition 6).

Vehicular Trip Generation

- 7.39 As a consequence of the relatively small scale of development and limited on-plot parking, any vehicular trip generation uplift is predicted to be negligible and therefore does not raise any specific highway concerns.

Construction Management Plan

- 7.40 A full and detailed Construction Management Plan would be required given the constraints and sensitivities of the immediate 'classified' nature of the road network in order to avoid/minimise potential detriment to the public realm. This would be secured by planning condition (Condition 4).

Cycle Parking

- 7.41 In terms of cycle parking, there would be a requirement to provide a total of 3 secure and accessible spaces. The proposed block plan demonstrates there would be 3 secure and accessible spaces located within each dwelling's private amenity space. This level of provision and location proposed is acceptable and details of the cycle storage would be secured by planning condition (Condition 5).

Electric vehicle Charging Points (EVCPs)

- 7.42 In line with the London Plan (2021), within any final parking quantum there is a requirement for a minimum 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. The applicant has confirmed that all 3 spaces would be designated as 'active' provisions which is therefore policy compliant, the details would be secured by planning condition (Condition 5).

Conclusion

- 7.43 The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with

Local Plan: Part 2 Development Management Policies (2020) - Policy DMT 1, DMT 2 and DMT 6 and Policies T4, T5 and T6 of the London Plan (2021).

Noise

- 7.44 Potential noise impacts have been addressed in paragraphs 7.22 – 7.24 with respect to the operational phase of the development. However, with respect to the construction phase, in the event of an approval, a construction management plan would be conditioned to mitigate any disturbances during construction.

Accessibility

- 7.45 The proposal has been reviewed against the requirements of the 2021 London Plan policy D7 which should not be applied to the extension and conversion of this existing dwelling constructed prior to the application of accessible housing standards. There would be no loss of accessible housing stock because of the proposed conversion.

Trees and Landscaping

- 7.46 Policy DMHB 14 advises that all development will be expected to retain or enhance existing landscaping, trees, biodiversity or other features of merit.
- 7.47 The site is not subject to a Tree Preservation Order nor are any trees protected by a Conservation Area. The public consultation raised concerns regarding the removal of vegetation from the existing site. Whilst the application being assessed does not indicate landscaping would be removed from the site, as the site is outside the conservation area and not subject to protections for existing trees, there are no restrictions to maintain the current landscaping on site. Were the current scheme to be approved, a landscaping condition would secure further landscaping to both gardens which would help enhance the aesthetics of the gardens and provide some visual enhancement to local character. This is covered within Condition 5.
- 7.48 The applicant has provided details of refuse storage, cycle storage and boundary treatments which are all considered to be acceptable in terms of their design and impact to neighbouring properties. The positioning of these storage facilities would be sufficient distance away from the neighbouring properties to not impact their amenity. Condition 5 also includes the finer details of these structures to be submitted prior to commencement.
- 7.49 Overall, the proposed development would comply with Policy DMHB 14 of the Hillingdon Local Plan, Part 2 (2020) and a condition would be added to ensure the details are built out and maintained accordingly.

Biodiversity Net gain

- 7.50 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the

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Environment Act 2021). It became mandatory for major developments on 12 February 2024 and small sites on 2 April 2024. Developers must deliver a BNG of at least 10%. This means a development will result in more or better-quality natural habitat than there was before development. The landowner is legally responsible for creating or enhancing the habitat and managing that habitat for at least 30 years to achieve the target condition.

- 7.51 This application was validated on 28 March 2024, prior to this requirement becoming mandatory. Therefore, the BNG requirements are not applicable.

Flooding and Drainage

- 7.52 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.
- 7.53 The site is within Flood Zone 1 (low risk) and is in a critical drainage area. An informative will be added with regards to incorporating a water butt onsite.

Sustainability

- 7.54 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.
- 7.55 The proposed development is a minor application to convert an existing single dwelling to two flats and associated extensions. 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 extensions would provide sufficient energy savings itself and therefore, the development would comply with the principles of the carbon saving development plan policies.
- 7.56 A condition (Condition 7) would 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.
- 7.57 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

- 7.58 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.
- 7.59 The proposed landscaping plan shows the provision of secure and enclosed refuse storage to the rear of the dwellings. The storage is covered and would be well located for the occupiers of the flats. Occupiers would then bring their waste to the adopted highway kerbside on collection days. This is considered an acceptable arrangement. The storage would be sited away from the front of neighbouring properties and as such would not have an impact on amenity.

Fire Safety and Emergency Services

- 7.60 Policy D12 of the London Plan states that all developments must achieve the highest standards of fire safety. However, it is major developments that require the submission of a supporting Fire Statement.
- 7.61 The application relates to a modest sized residential conversion with the overall height of property quite low rise at 7.7m to the ridge line. The ground floor flat would have direct access to the rear garden and direct access from the main entrance. Similarly, the upper floor flat would have a separate entrance off the main landing with potential access points from the rear in the case of an emergency.
- 7.62 From a planning perspective, this would provide sufficient comfort that the site has suitable access arrangements in the case of an emergency. Notwithstanding this, a separate Building Regulations application would also need to be secured to ensure that both units align with the Approved Document B of the Building Regulations 2022.
- 7.63 The site is also at the end of a cul-de-sac and the street is wide enough to accommodate emergency vehicles in the event of an emergency. The Highways Officers has raised no objections to the accessibility of such vehicles.

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

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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 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 extensions and an additional dwelling. Therefore, it is CIL liable if planning permission is granted.

9 Conclusion / Planning Balance

- 9.1 The bulk, scale and footprint of the development would be in line with policy requirements. The development would have an acceptable unit mix, including one family sized three-bedroom unit, and would contribute to the supply of housing in the borough. The development would be acceptable in highway and amenity terms.
- 9.2 Therefore, 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@hillingsdon.gov.uk.

APPENDICES

Planning Application

78399/APP/2024/564

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 the submitted plans, Revised Location Plan, 3645.FS.4b and 3645.FS5.b and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

4. OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).

- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that all parking spaces are served by active electrical charging points)
 - 2.e Hard Surfacing Materials
3. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DME1 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

6. RES22 Parking Allocation

The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Policy T6 of the London Plan (2021).

7. RES15 Sustainable Water Management

The approved dwellings shall achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement defined within Approved Document G of the Building Regulations). The measures to achieve this standard shall be implemented prior to first occupation and maintained for the lifetime of the development.

REASON

To ensure the use of water resources in a sustainable manner, in accordance with Policy SI 5 of the London Plan (2021).

8. HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The proposed first floor window on the western elevation serving the 'Shower Room' 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 2 (2020).

9. HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

10. HO5 No additional windows or doors

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

REASON

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

11. NONSC HMO Use - Prior Consent

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking or re-enacting that Order with or without modification, the residential units hereby approved shall remain in use as dwellinghouses falling within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended), and shall not be used as Houses in Multiple Occupation falling within Use Class C4 without the prior written permission of the Local Planning Authority.

Reason:

To ensure the retention of family-sized housing and to prevent an overconcentration of Houses in Multiple Occupation in the area, in the interest of maintaining a balanced and sustainable community and protecting residential amenity, in accordance with policies DMH1, DMH4 and DMH5 of the Hillingdon Local Plan Part 2 (2020).

Informatives

1. I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

2. I2 Encroachment

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

3.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions. Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

4.

The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. Therefore you should minimise the water from your site entering the sewers.

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, must be permeable or be collected and directed to a permeable area, or it would need an additional permission.

A water butt should be incorporated.

No drainage to support the extensions should be connected to any existing surface water network, other than as an overflow.

5. 147 **Damage to Verge - For Council Roads:**

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

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

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

For Private Roads: Care should be taken during the building works hereby approved to

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

6. I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

Appendix 2: Relevant Planning History

78399/APP/2023/3408 14 Coteford Close Eastcote

Erection of a part single part two storey rear extension and a single storey side extension, with installation of new first floor side window.

Decision: 09-02-2024 Approved

78399/APP/2024/1255 14 Coteford Close Eastcote

Change of use of a single dwellinghouse (Class C3) to a 3 x bedroom HMO accommodation (Class C4) (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 12-06-2024 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
PT1.H1	(2012) Housing Growth

Part 2 Policies:

DMH 1	Safeguarding Existing Housing
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D14	(2021) Noise
LPP T5	(2021) Cycling
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF5 -24	NPPF5 2024 - Delivering a sufficient supply of homes
NPPF2 -24	NPPF2 2024 - Achieving sustainable development

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

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

Case Officer: **Mike Kemp**

Date Application Valid:	20.12.2024	Statutory / Agreed Determination Deadline:	21.07.2025
Application Type:	Householder	Ward:	Charville

Applicant: **Mr Suty Bharrich**

Site Address: **18-20 Wilmar Close, Hayes, UB4 8ET**

Proposal: **Change of use of 2no. outbuildings to granny annexes**

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 The application proposes to change the use of the space inside two linked outbuildings constructed within the rear garden of Nos.18 and 20 Wilmar Close to use the space as ancillary annex accommodation to the main houses.
 - 1.2 The living accommodation within both outbuildings is proposed to be used by the parents of the applicant who are understood to have specific healthcare needs. The specific need for the accommodation has been set out within a supporting statement provided by the applicant, and within submitted statutory declarations. The accommodation is not specifically proposed to be used as independent living accommodation, separate to the main properties at Nos.18 and 20 Wilmar Close rather it would be used as annex accommodation ancillary to the use of the main dwellings at Nos.18 and 20 Wilmar Close.
 - 1.3 The application was presented to committee members on 9th April 2025, whereby a resolution was reached to defer determination of the planning application to allow for committee members to carry out a site visit. Following the committee resolution, the applicant has submitted revised drawings at the request of officers as it was identified that the position of the rear facing windows serving the annexe building were incorrectly plotted on the proposed plans. Further detail has been included on the proposed drawings which now show the provision of a kitchenette. The plans had previously indicated the floor layout would contain a lounge and separate bedroom.
 - 1.4 Officers have reviewed the amended plans submitted and consider that the proposed development, by reason of the provision of facilities within the outbuilding and independent access to the outbuilding, would be tantamount to the creation of separate self-contained residential units in a position where such dwellings would be unacceptable. Consequently, the proposed development would harm the area's character and appearance and the amenity of neighbouring residents. The proposal is, therefore, contrary to the National Planning Policy Framework (2024), Policies D1, D3, D4, and D6 of the London Plan (2021), and Policies DMH 6, DMHD 2, and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
-

2 The Site and Locality

- 2.1 Nos.18 and 20 are a semi-detached pair of two storey houses located at the end of Wilmar Close, a residential cul-de-sac in Hayes. The properties benefit from off-street parking to the front and relatively large rear gardens. There is currently no boundary treatment between the two houses. An attached pair of single storey outbuildings has been constructed to the rear of the properties. The

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outbuildings are constructed from red brick materials and feature a flat roof. The outbuildings are currently unused.

- 2.2 The site adjoins Nos.16 and 19 Wilmar Close to the south west and north respectively; as well as No.6 Pillions Lane to the south; and Nos.53 to 61 Hayes End Road to the east.
- 2.3 The application site is not within a conservation area or area of special local character. The site is located within Flood Zone 1 and is at a low risk of flooding.

Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of the front of Nos. 18 to 20 Wilmar Close



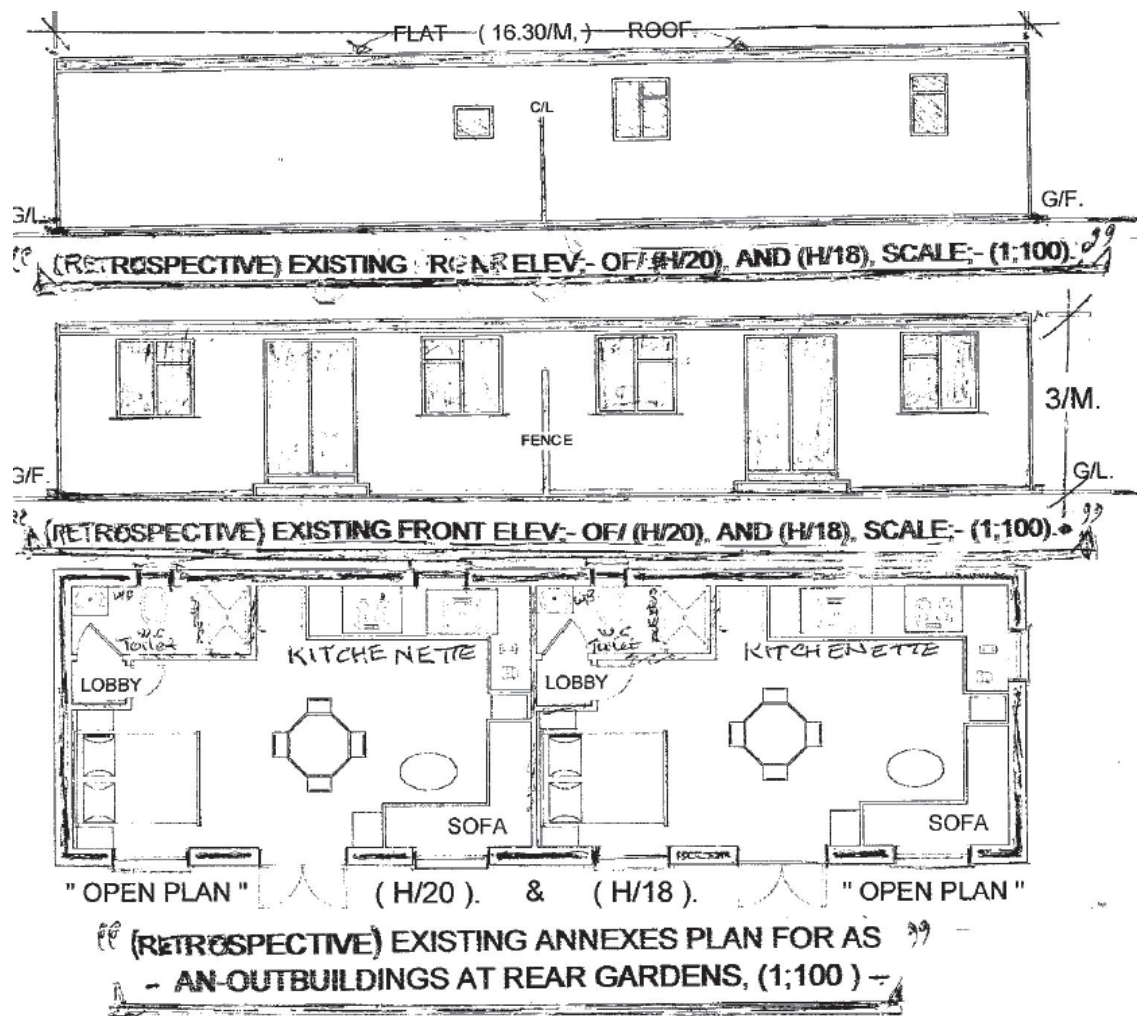
Figure 3: Photograph of Constructed Outbuildings to Rear of 18-20 Wilmar Close



3 Proposal

- 3.1 Planning permission is sought to change the use of the two outbuildings constructed to the rear of Nos.18 and 20 Wilmar Close to use the buildings as annexes to the main houses. The amended plans submitted show the provision of an open plan living area containing a kitchenette, lounge/living space and a bed. A separate W.C is proposed. No external changes are proposed.

Figure 3: Revised 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.
- 4.2 A lawful development certificate was granted in July 2023 for the conversion of the roof space to a habitable use to include hip to gable extensions, rear dormers, gable end windows, front rooflights and removal of chimneys and erection of outbuildings for both 18 and 20 Wilmar Close (67410/APP/2023/1632). The plans accompanying this application included two detached outbuildings located to the rear of Nos.18 and 20 Wilmar Close. The space inside both outbuildings is described as a 'games room', a use that would be classed as ancillary to the main dwelling.
- 4.3 An application for the erection of a two-storey rear extension with the insertion of 2no. side facing windows and the demolition of existing garages and erection of two garages was refused in March 2024 for the following two reasons:

1. *The proposed development, by reason of its cumulative width, size, scale, bulk and design, would fail to harmonise with the architectural composition*

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of the original properties and would be detrimental to the character, appearance and visual amenities of the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

2. *The proposed layout, in particular, Bedroom 2 for Nos. 18 and 20 Wilmar Close at first floor, would fail to provide an adequate outlook and natural light resulting in poor quality and substandard accommodation for future occupiers of the dwellings. The proposal is therefore contrary to Policy DMHB 11 and 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) as well as Policy D6 of the London Plan (2021).*

4.4 A subsequent planning appeal against the refusal of this planning application was dismissed in October 2024 with the appeal inspector agreeing with the Council's two reasons for refusing planning permission.

4.5 Planning permission was refused on 20th May 2025 for the erection of a part single part two storey rear extension to No. 18 Wilmar Close, and a first floor rear extension to 20 Wilmar Close for the following reason:

1. *By virtue of their first floor flat roofed design the proposed rear extensions would result in a dominant, incongruous and visually obtrusive form of development which would cause significant harm to the character, appearance and visual amenities of the pair of semi-detached dwellings and the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020), Policies D1, D3 and D4 of the London Plan and the National Planning Policy Framework (2024).*

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 10 adjoining properties were directly notified regarding the proposed development.

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
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A petition with 45 signatures has been received in objection to the planning application.	1. Unclear and inaccurate plans.	Officers consider that the plans provide an acceptable level of detail, are accurate in scale and adequately represent the development constructed on site.
	2. The properties are currently rented out as HMO's.	Officers have found no evidence to substantiate this comment. The applicant has confirmed that the properties are currently rented. A statutory declaration has been submitted stating that the properties will be occupied by the applicant and another family member. This matter is further addressed in the section of the report that relates to the principle of development (Section 7).
	3. If approved the buildings would be converted in independent dwellings.	This matter is addressed in Section 7 of this report (Principle of Development).
	4. Increased pressure on local waste services and amenities.	Based on the proposed ancillary use of the outbuildings, the impact on local waste services is considered to not be material.
	5. Time allowed for requesting a change of use has recently been changed to 10 years from 4 years.	This comment appears to refer to updated legislation relating to timescales where an existing use may be deemed to be lawful if continuous use can be demonstrated for a period of 10 years. This legislation has no material relevance as the application is to obtain planning permission rather than to certify that the use of the building as an annex is lawful.

	6. The outbuildings have never been used for their intended use as a gym/games room.	The buildings are currently unused and as such this would not constitute a breach of the permitted use.
	7. The outbuildings would be used as an extension to the existing unlicensed HMO.	The applicants supporting statutory declarations state that the outbuilding would be occupied by a family member ancillary to the use of the main dwelling.
	8. The applicant or their extended family have not lived in the property since purchase.	The applicant has indicated within their supporting statement that he and his brother would be occupying the two properties whilst the annex buildings would be used as accommodation for their parents.
	9. Issues of traffic/parking if additional rooms are created as residential accommodation.	This matter is addressed in paragraph 7.17 of the report below, which deals with highways matters.
	10. The application would be contrary to the Hillingdon Borough Local Plan Part 2 Development Management Policies which states that an annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted.	This matter is addressed in Section 7 of the report below (Principle of Development).
A total of 13 individual letters of objection have	11. The properties are currently rented out as HMO's.	See above response in relation to petition comments.

been received in relation to the planning application.	II. Increased activity would result in a loss of privacy to adjoining neighbours.	This matter is addressed in Paragraph 7.16 below, relating to neighbouring amenity.
	III. The owner/applicant has never lived at the property.	The applicant has indicated within their supporting statement that he and his brother would be occupying the two properties whilst the annex buildings would be used as accommodation for their parents.
	IV. The proposal would have a negative impact on traffic/parking.	This matter is addressed in paragraph 7.17 of the report below, which deals with highways matters.
	V. The application would be contrary to the Hillingdon Borough Local Plan Part 2 Development Management Policies which states that an annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted.	This matter is addressed in Section 7 of the report below (Principle of Development).
	VI. If approved the buildings would be converted into use as independent dwellings.	This matter is addressed in Section 7 of this report (Principle of Development).
	VII. The outbuildings have not been used for their intended purpose.	The buildings are currently unused and as such this would not constitute a breach of the permitted use.

7 Planning Assessment

Principle of Development and Amenity Impact

- 7.1 Policy DMHD 2 of the Local Plan states that 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

- 7.2 Paragraph A1.17 with Appendix A of the Local Plan Part 2 - Development Management Policies (Development Management Policies) sets out specific guidance relevant to the provision of residential annexes. It is stated that:

“Annexes designed specifically for the use of disabled or dependent elderly family members should be located at ground floor level and be fully accessible. An Access Statement should be submitted with the planning application. An annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted.”

- 7.3 The subtext to Policy DMHD 2 sets out that

An outbuilding which is considered to be ‘incidental’ does not require the provision of facilities such as a bathroom, bedroom or kitchen. These facilities are considered to be primary living accommodation located within the main house.

The Council will aim to safeguard the character and appearance of an area and the amenity of local residents from inappropriate development, such as ‘beds in sheds’. The Council will strongly resist proposals for detached outbuildings which are considered to:

- i) be capable of independent occupation from the main dwelling and which effectively constitute a separate dwelling in a position where such a dwelling would not be accepted; or*
ii) result in an over dominant and visually obtrusive form of development and as a result have an adverse effect on the character and appearance of the dwelling and the wider locality.

As a general guide, an outbuilding should be no greater than 30 square metres and should not significantly reduce private amenity space or the landscape and

ecological value of the garden. Outbuildings should respect neighbouring properties and should not result in the excessive loss of residential amenity, privacy, outlook and overshadowing/sunlight.

- 7.4 As noted above the outbuildings have already been constructed on site and use of the outbuildings for purposes that are incidental to the main dwellings (games room) has been certified as lawful under an application to obtain a lawful development certificate application (67410/APP/2024/2641). Given that the buildings have already been constructed, and the structures are lawful, this application only considers whether the intended use is acceptable given that no external alterations are proposed.
- 7.5 The proposed outbuildings each measure 20sqm in terms of internal floor area and would function as two separate annexes to the main houses (18 and 20 Wilmar Close). The internal living space is small, compared with the guideline minimum space standards for a studio flat (37sqm) allowed for within the Governments Nationally Described Space Standards. Notwithstanding this, the outbuildings contain facilities that could lend their use to independent living, particularly given their detachment from the main houses. Following some uncertainty at the previous committee meeting expressed regarding which facilities would be provided within the outbuilding, the applicant has amended the plans to include the provision of kitchenette facilities, which further emphasises the extent to which both spaces could be used as independent dwellings. Both annexes can be accessed to the side of the respective host dwellings without the need to pass through the main property, allowing for potential subdivision to create separate units of accommodation independent of the main dwelling.
- 7.6 A supporting statement regarding the need for the annex accommodation has been provided which outlines that the applicant purchased both properties with the intention that one of the dwellings would be occupied by himself and the other by his brother. It is stated that the annexes would be occupied by parents of both family members. Further information has been provided stating that the applicants' parents have specific health needs which necessitate care, and this has been put forward as a reason to justify provision of separate self-contained accommodation on the site. Two separate GP letters have been provided which state that the provision of ground floor cooking, toilet and washing facilities is essential for the wellbeing of both applicants' parents. It is noted that neither the applicant nor any other family members are currently residing at Nos.18 to 20 Wilmar Close.
- 7.7 Whilst the submitted petition refers to the properties being in use as HMO's, no specific evidence has been provided to show that this is the case. In any event, providing that the properties are not being occupied by more than 6 occupants then use of the property as an HMO would not require planning permission given that the site does not fall within an area of the borough subject of an Article 4 direction restricting change of use of a Class C3 dwelling to use as an HMO. The applicant provided a copy of a Section 21 notice sent to the existing occupiers noting an intention to terminate the existing tenancies, noting the applicant and their family's intention to occupy both dwellings in June 2025. Officers having visited the site on 3rd July 2025 noted that the properties were still being occupied by the previous tenants which runs contrary to previous information provided.

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- 7.8 Four signed and dated statutory declarations have been submitted by the applicant, his brother and both parents. The statutory declarations submitted by the applicant, and his brother confirm their intention to occupy the main dwellings at Nos.18 and 20 Wilmar Close, whilst the two statutory declarations submitted by the applicants' parents confirm their intention to occupy the two annex buildings once the previous tenants had vacated the property, however as noted above this has not happened in line with the timescales previously suggested by the applicants.
- 7.9 Officers note that there is a policy conflict regarding the intended use of the outbuildings and their internal layout, where assessed against Policy DMHD 2 and Paragraph A1.17 of the Local Plan Part 2. This is because the outbuilding is detached from the main house and contains primary living accommodation, namely a living room and bed space and may theoretically be capable of independent occupation.
- 7.10 The primary aim of parts iii and iv of Policy DMHD 2 is to prevent the use of outbuildings as independent living accommodation in unsuitable locations, where such uses may impact negatively on the character of the area, residential amenity or present other negative implications such as increasing parking pressure or affecting access. Given the siting of the outbuildings to the rear of the main houses, use of the outbuildings as separate dwellings would not be acceptable as the size of the internal living spaces would be inadequate for use as an independent unit separate to the main dwelling and would not be provided with separate external amenity spaces.
- 7.11 Furthermore, the siting of two separate dwellings to the rear of Nos.18 and 20 would have an unacceptable impact on the amenity of adjoining properties by reason of increased activity, noise and disturbance given the siting of the outbuilding which adjoins the private gardens of several properties. Access to the outbuildings immediately adjoins the side elevation of Nos.16 and 19 Wilmar Close and any use of the outbuildings as separate living accommodation would have a particularly negative impact on the amenity of the occupiers of these properties. There would also be a notably negative impact on the amenity of the occupiers of No.6 Pillions Close which adjoins the outbuilding and includes habitable windows, serving living spaces which face the site.
- 7.12 Paragraph 56 of the NPPF 2024 makes clear that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Given that the application is not submitted on the basis that outbuildings would be occupied as separate living accommodation and would instead be linked to the use of the main dwellings at Nos.18 and 20, due regard must be given as to whether an appropriately worded planning condition could be applied to ensure that use of the outbuildings remains ancillary to the residential use of Nos.18-20 Wilmar Close.
- 7.13 In assessing whether a condition could reasonably control the use of the outbuilding, officers have reviewed four comparable examples of applications for detached annex buildings in the borough considered at appeal since the adoption

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of the Local Plan Part 2 in January 2020 where a refusal reason was given relating to the suitability of the outbuildings for use as independent living accommodation separate to the host properties. The appeal references are listed below:

- 7.14
- APP/R5510/W/22/3303091 - 76 Long Lane, Hillingdon – decision issued 6th January 2023
 - APP/R5510/D/22/3296373 – 50 St Martins Approach, Ruislip – decision issued 9th August 2022
 - APP/R5510/D/22/3292279 – 24 Wood Lane, Ruislip – decision issued 3rd May 2022
 - APP/R5510/D/20/3263868 - 8 Thornhill Road, Ickenham – decision issued 8th March 2021

- 7.15 The first three appeals listed above were each allowed, and whilst the fourth appeal at 8 Thornhill Road was dismissed, the appeal inspector considered that refusing permission on the basis that the outbuilding would be capable of use as independent living accommodation was not justified. In each of the above cases it is considered that an appropriately worded condition requiring that the use of the outbuildings remained ancillary to the use of the primary dwelling would ensure that control is retained over the use of the outbuildings to ensure that they are not occupied as separate dwellings. It should however be noted that the proposals contained in the current application differ from the above appeal cases as two attached annexe spaces are proposed, both of which are capable of occupation as self-contained living accommodation. The inclusion of kitchen accommodation which has been added to the amended plans would make it very difficult to enforce that the accommodation is used for purposes ancillary to the host dwellings.

- 7.16 On this specific matter officers would draw attention to appeal decision reference APP/R5510/D/23/3319518 which relates to the refusal of an application to convert an outbuilding at 41 Grange Road, Hillingdon to annex accommodation in addition to a later appeal on this site APP/R5510/D/24/3336869. The former of these decisions provides an assessment of whether it would be appropriate and workable to apply a planning condition to prevent use of the outbuilding as self-contained living accommodation. The inspector in this case commented that:

“a condition would be very difficult to enforce. Detecting a self-contained use would be problematic for the Local Planning Authority the building would have its own kitchen living area and a WC and shower room and independent front door. A condition would not therefore overcome concerns or meet policy tests for conditions”

- 7.17 Given the nature of the facilities provided within both living spaces proposed at 18-20 Wilmar Close, alongside the independent nature of the access to the annexes controlling that occupation is limited to a use ancillary to the respective properties would fail the test of enforceability applied to planning conditions as set out in Paragraph 57 of the NPPF. Whilst use of the outbuildings for ancillary purposes would not have a substantially negative impact on the amenity of adjoining properties, their use as separate independent living accommodation would have a clearly negative impact. In the absence of the ability to impose a

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suitably robust planning condition limiting occupation to a use ancillary to 18-20 Wilmar Close, the amenity of adjoining properties cannot be adequately safeguarded. As such the proposals would be contrary to Policies D1, D3, D4, and D6 of the London Plan (2021), and Policies DMH 6, DMHD 2, and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Highways and Parking Provision

- 7.18 Hardstanding exists to the front of Nos. 18 and 20 Wilmar Close providing off-street parking. Parking is not clearly laid out and access appears to overlap with the boundary of the adjoining properties, however there would be at least one parking space per existing dwelling. The provision of additional ancillary annex space would be treated as an extension to the existing living accommodation and as such would not require additional parking. No alterations are proposed to the parking or access to the front of the dwellings.
- 7.19 As set out within this report, the scheme would allow for completely independent living accommodation without the requirement to use the amenities within the main dwelling. This would be contrary to DMHD 2 and warrants a wider assessment in terms of the impact upon neighbour amenity and local highway network as each unit should be provided with off street parking. In the absence of parking provision on site or information to demonstrate that there is capacity on street, the development is contrary to DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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 The development would not be liable for a CIL contribution.

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9 Conclusion / Planning Balance

- 9.1 For the reasons set out in this Committee Report, it is recommended that planning permission be refused.

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

67410/APP/2024/2641

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

Reasons for Refusal

1. NON2 Non Standard reason for refusal

The proposed development, by reason of the provision of facilities within the outbuilding and independent access to the outbuilding, would be tantamount to the creation of separate self-contained residential units in a position where such dwellings would be unacceptable. Consequently, the proposed development would harm the area's character and appearance and the amenity of neighbouring residents. The proposal is, therefore, contrary to the National Planning Policy Framework (2024), Policies D1, D3, D4, and D6 of the London Plan (2021), and Policies DMH 6, DMHD 2, and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Informatives

1. I52 Compulsory Informative (1)

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

I53 Compulsory Informative (2)

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

DMH 1	Safeguarding Existing Housing
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking

LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes

Appendix 2: Relevant Planning History

1777/APP/2018/1151 18 Wilmar Close Hayes

Single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 31-05-2018 Approved

1777/APP/2019/168 18 Wilmar Close Hayes

Hip to gable roof extension, rear dormer window and single storey rear extension and proposed use as a six person House in Multiple Occupation (HMO) (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 14-03-2019 Approved

67410/APP/2023/1632 18 And 20 Wilmar Close Hayes

Conversion of roof space to habitable use to include hip to gable extensions, rear dormers, gable end windows, front rooflights and removal of chimneys and erection of outbuildings for both no.s 18 and 20 Wilmar Close (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 27-07-2023 Approved

67410/APP/2024/208 18 And 20 Wilmar Close Hayes

Erection of a two storey rear extension with the insertion of 2no. side facing windows. Demolition of existing garages and erection of an outbuilding.

Decision: 21-03-2024 Refused **Appeal:** 29-10-2024 Dismissed

67410/APP/2025/878 18 & 20 Wilmar Close Hayes

Erection of part single part two storey rear extension to No. 18 Wilmar Close, and a first floor rear extension to 20 Wilmar Close.

Decision: 20-05-2025 Refused

78150/APP/2023/2276 18 And 20 Wilmar Close Hayes

Erection of a two storey rear extension and 1 rear roof light at each property. Erection of outbuildings following demolition of garages (AMENDED DESCRIPTION).

Decision: 01-12-2023 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.H1	(2012) Housing Growth

Part 2 Policies:

DMH 1	Safeguarding Existing Housing
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D14	(2021) Noise
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes

NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

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

Case Officer: Alan Corcoran	957/APP/2024/2765
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Date Application Valid:	19.11.2024	Statutory / Agreed Determination Deadline:	18.06.2025
Application Type:	Full	Ward:	Uxbridge

Applicant: **PJN Properties Ltd**

Site Address: **Island Site, Eskdale Road, Uxbridge, UB8 2RT**

Proposal: **Redevelopment of site to provide new commercial buildings for use within Classes E(g)(iii) / B2 / B8 together with associated infrastructure on site, to include landscaping, access, servicing, and parking.**

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 conditions set out in Appendix 1.

Section 106 Heads of Terms are as follows:

1. Air Quality Mitigation contribution of £91,413.
2. A Carbon Offset contribution of £41,850.
3. An Employment/Construction Training Scheme secured in accordance with the Council's Planning Obligations SPD.
4. 'Be Seen' post-construction energy monitoring to be carried out in accordance with the GLA 'Be Seen' Energy Monitoring Guidance London Plan Guidance Documents (2021).
5. A Project Management and Monitoring Fee, equalling 5% of the total financial contributions to be paid under this agreement.

1 Executive Summary

- 1.1 The Site ('Island Site') consists of an existing block of single-storey buildings with a floor area of 3,571 sq. m. facing Eskdale Road. The Site is within the wider Uxbridge Industrial Estate, which is designated as a Strategic Industrial Location (SIL). It is on Potentially Contaminated Land and within an Air Quality Management Area (AQMA) and Archaeological Priority Areas (Colne Valley).
- 1.2 The proposal consists of demolishing the existing 3,571 sq. m. buildings and constructing 2,850 sq. m. of replacement warehouse floor space (two units), including 445 sq. m. of ancillary office accommodation. The proposed built footprint would be 721 sq. m. less than the existing, and there would be no change of use. These would be two equally sized warehouse-style units with mezzanine levels.
- 1.3 The principle of redeveloping commercial buildings for use within Classes E(g)(iii)/B2/B8 within a Strategic Industrial Location (SIL) is supported. The building's height, scale, and mass are well-suited to the surrounding industrial estate context. The Local Planning Authority has worked with the Applicant to refine the development's design during the full planning application process, securing additional planting and relocation and reduction of car parking to ensure highway safety. Following receipt of revisions, there are no objections from the Council's Urban Design Officer, Landscape Officer, or Highways Officers. While located on Potentially Contaminated Land, the Council's Land Contamination Officer has no concerns subject to the recommended condition. Similarly, whilst within an Archaeological Priority Area (Colne Valley), Historic England's Greater London Archaeological Advisory Service (GLAAS) has no objection subject to recommended conditions. Noting the Air Quality Management Area (AQMA), which the Site is within, the Council's Air Quality Officer has no objections subject

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to an air quality mitigation contribution of £91,413 (contained within the Section 106 Heads of Terms) and planning conditions, which have been recommended.

- 1.4 The Local Planning Authority received no comments from the public regarding the proposal.
- 1.5 The proposal is acceptable and would be consistent with the National Planning Policy Framework, The London Plan, and the Hillingdon Local Plan.
- 1.6 The planning application is therefore recommended for approval subject to the conditions contained in Appendix 1 and Section 106 Heads of Terms detailed on the previous page.

2 The Site and Locality

- 2.1 The Site ('Island Site') consists of an existing block of single-storey buildings facing Eskdale Road. The existing buildings (3,571 sq. m.) consist of an ad-hoc arrangement of dated brick-built warehouse buildings. Various commercial operators, including offices, light industrial, general industrial, and warehousing/distribution, have previously occupied the units.
- 2.2 The entirety of the Site is within the wider Uxbridge Industrial Estate, which is designated as a Strategic Industrial Location (SIL). It is on Potentially Contaminated Land and within an Air Quality Management Area (AQMA) and Archaeological Priority Area (Colne Valley). The Site is not Listed nor located within a Conservation Area or Area of Special Local Character. The Environment Agency's Flood Map confirms it is within Flood Zone 1 - the lowest probability of flooding.
- 2.3 There is no on-site parking. Pavement parking is prevalent in the area. The closest bus stop is along St John's Road (circa eight-minute walk), which supports the Number 3 and 583 bus routes. The Site has a Public Transport Accessibility (PTAL) of 0, where a score of 0 indicates very poor access to public transport and 6 indicates excellent access.
- 2.4 The Industrial Estate comprises a mix of commercial uses of varying designs and massings, including new warehouses to the east of the Site and south of Ashely Road, along with older-style warehouses surrounding the Site.
- 2.5 The closest residential is located to the east of the Site adjacent to Cowley Mill Road (approximately 100 metres north).
- 2.6 The nearest residential properties are Cowley Mill Road (approximately 100 metres north) and Hilton Close (approximately 120 metres north-east).

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Figure 1: Location Plan (application site edged red)

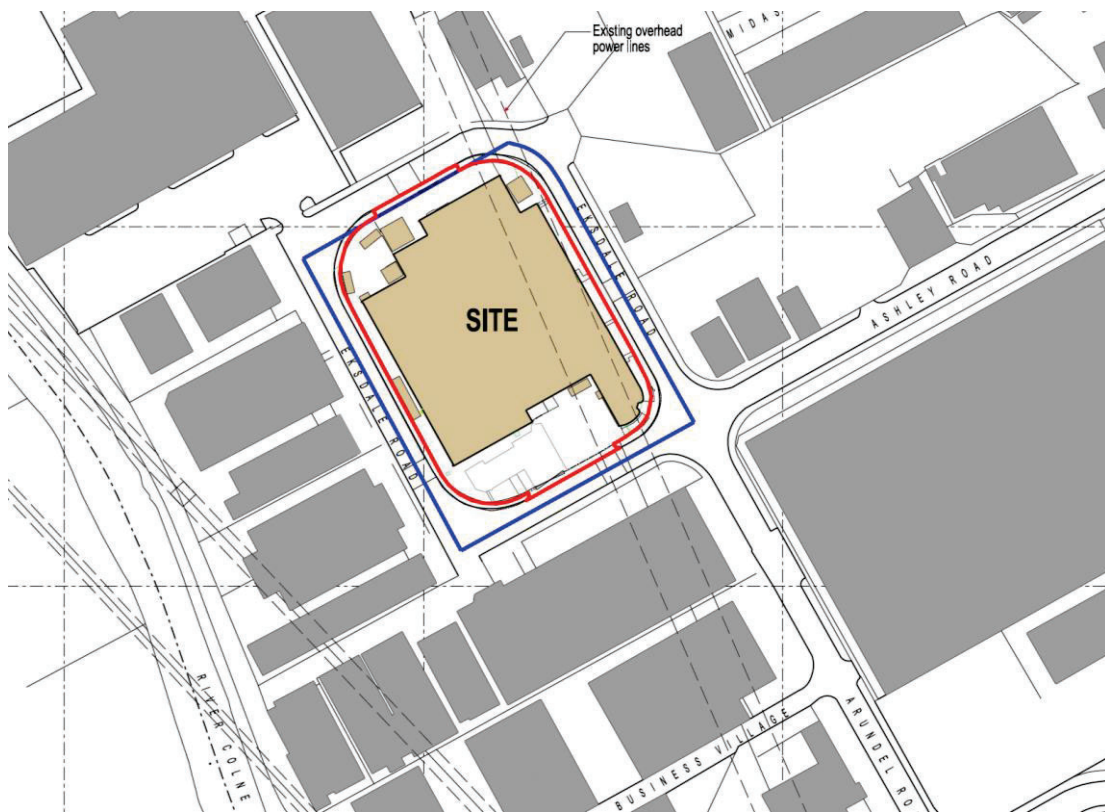


Figure 2: Aerial View of the Application Site

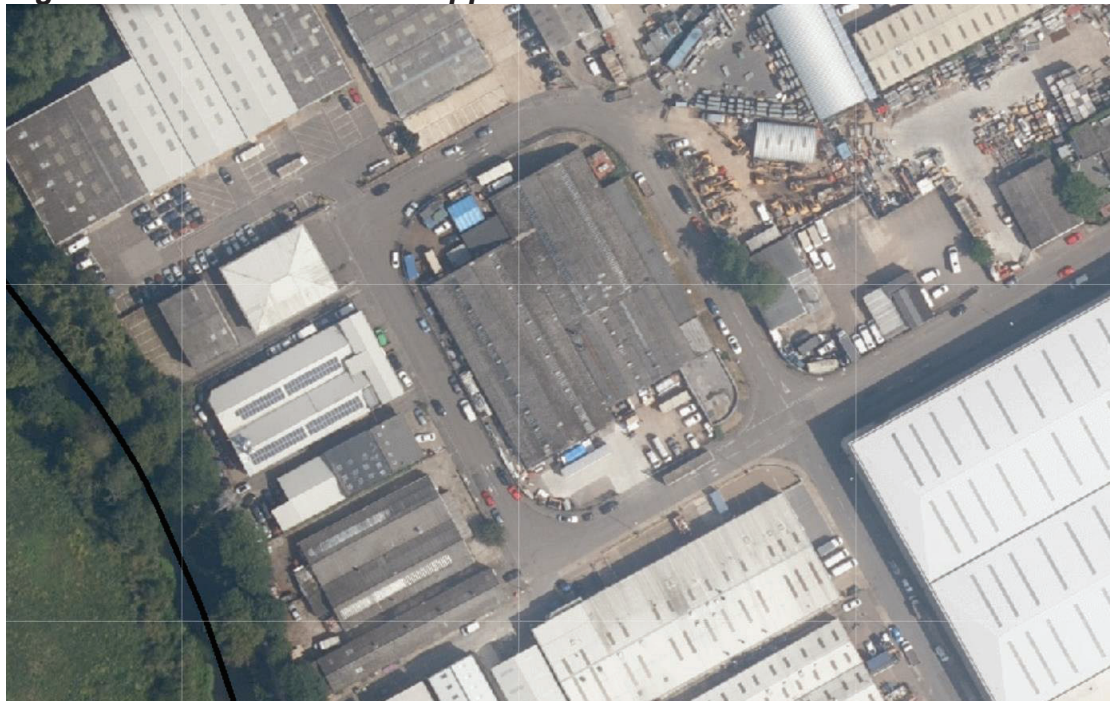


Figure 3: Street View Images of the Application Property



View from Eskdale Road



View from Eskdale Road

3 Proposal

- 3.1 The application seeks planning permission to redevelop the Site to provide new commercial buildings for use within Classes E(g)(iii)/B2/B8 together with associated infrastructure on site, to include landscaping, access, servicing, and parking.
- 3.2 The Applicant would demolish the existing 3,571 sq. m. buildings and construct 2,850 sq. m. of replacement warehouse floor space (two units), including 445 sq. m. of ancillary office accommodation. As such, the proposed built footprint would be 721 sq. m. less than the existing, and there would be no change of use. These would be two equally sized (approximately 43 metres wide and 29 metres deep) warehouse-style units with mezzanine levels (approximately 237 sq. m. each). The building heights would be approximately 11.5 metres to the ridge (an increase in height of 2.75m from the existing ridge height) and 9.7 metres to the eaves height. The units would be clad with Micro Rib composite cladding (charcoal RAL 7024 and silver RAL 9006) and Curvewall composite cladding (charcoal RAL 7024) and

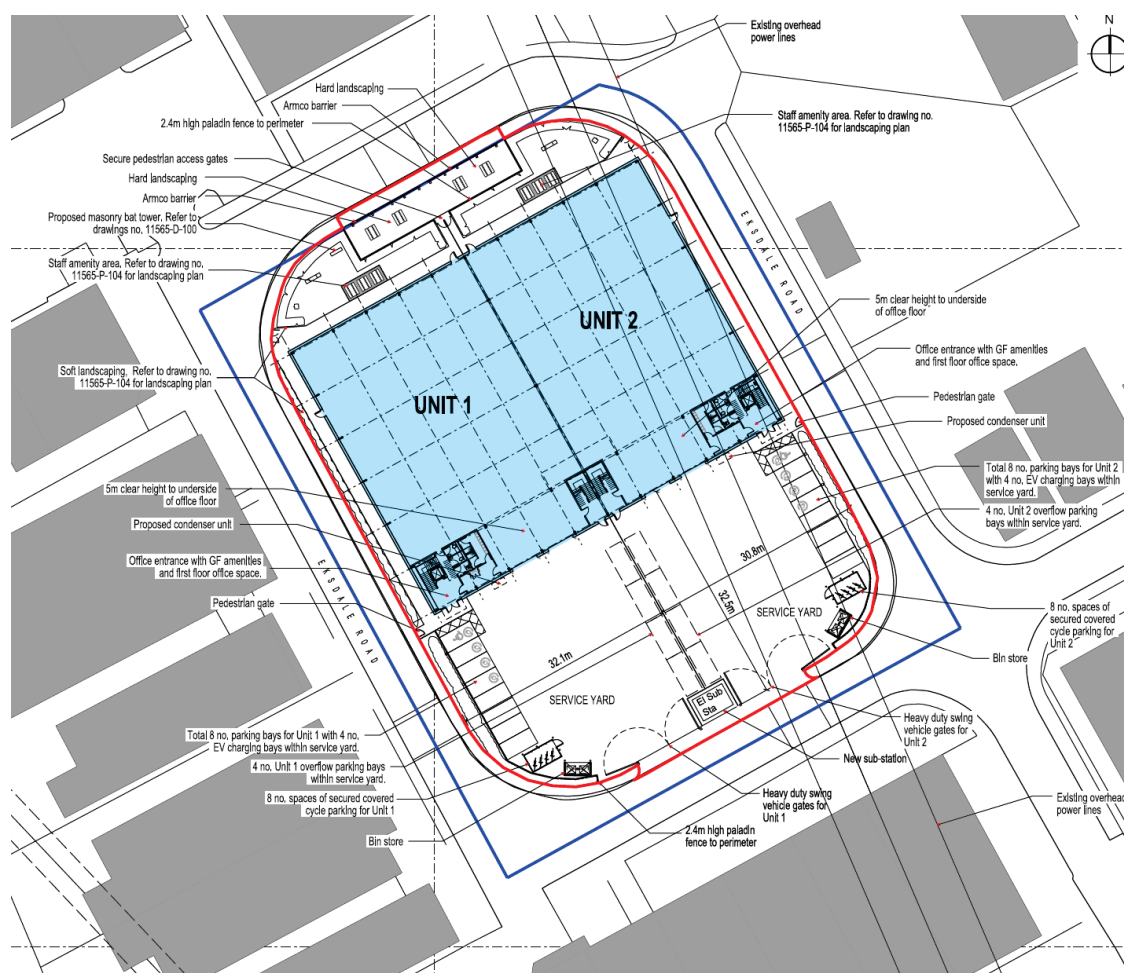
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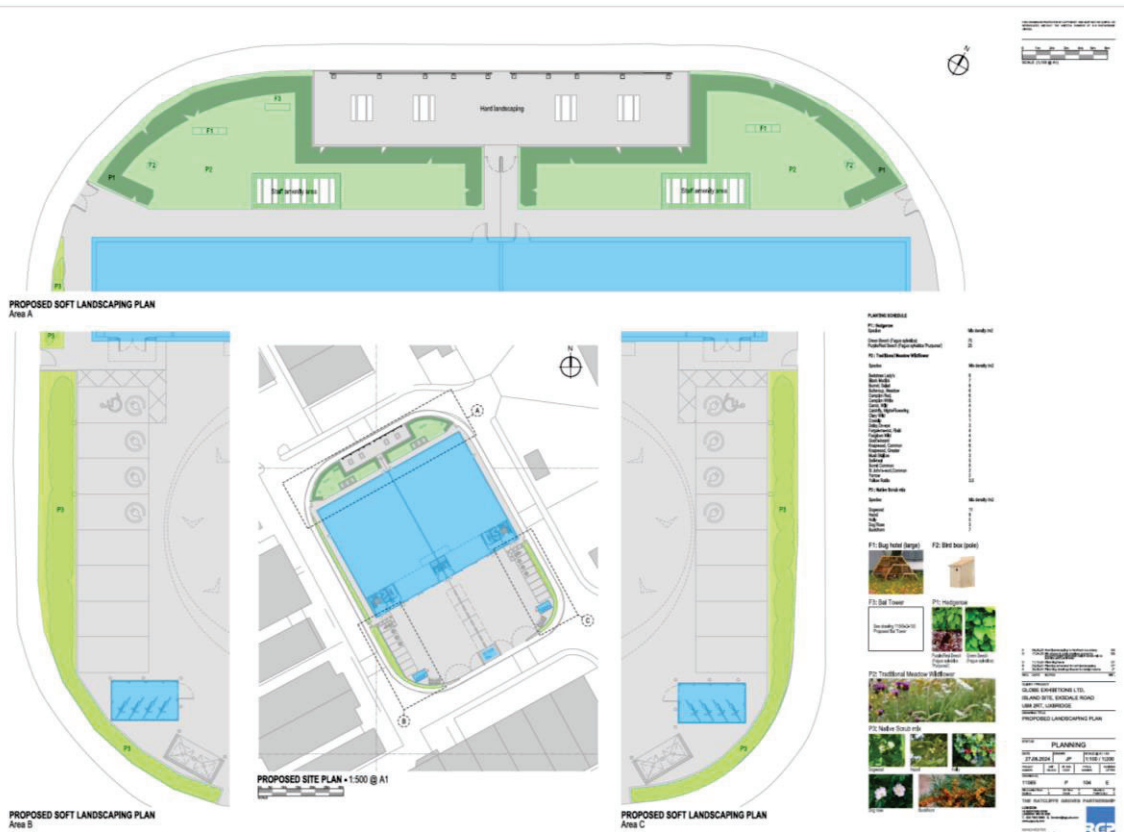
have profiled roof cladding (grey). There would be powder-coated aluminium-framed windows and doors (basalt RAL 7012).

- 3.3 Each of the two service yards (Unit 1 and Unit 2) would contain 12 car parking spaces, including one disable person bay and four active electric vehicle charging points. Each service yard would also contain sixteen secure and covered cycle parking spaces and a bin enclosure. Additional planting is proposed to the north and south of the Site. The Site would be enclosed by a 2.4m high perimeter paladin fence. Alterations to the access arrangements are proposed, with the one existing access closed and two points of access created on Eskdale Road.

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



Proposed Site Plan



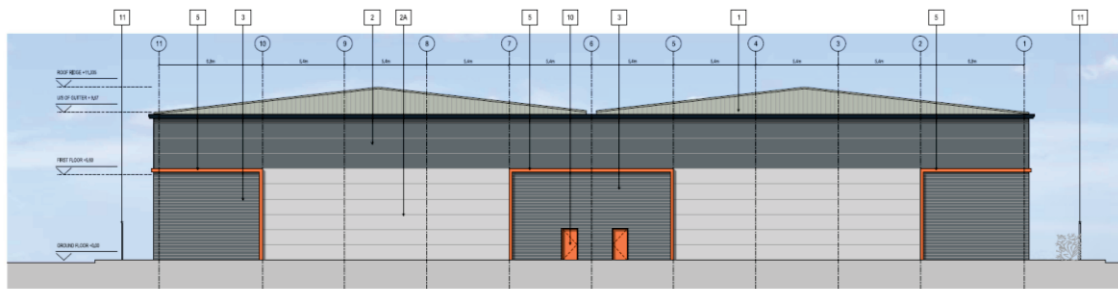
Proposed Landscape Plan



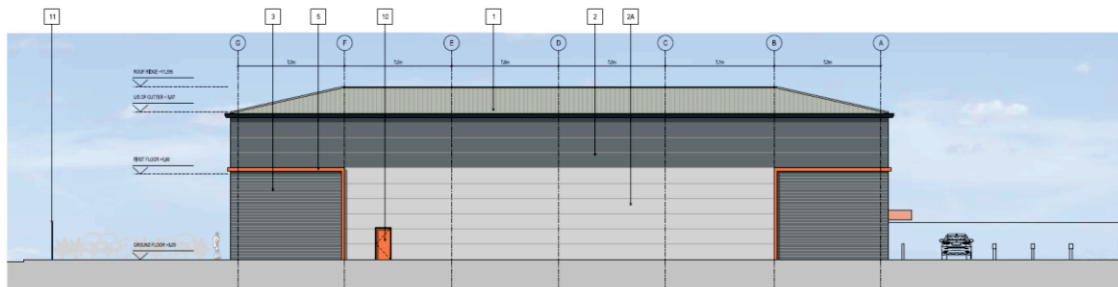
Proposed Front and Side Elevations

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PROPOSED NORTH WEST ELEVATION (REAR)



PROPOSED SOUTH WEST ELEVATION (SIDE)

Proposed Rear and Side Elevations



Proposed 3-D Visual from the Service Yard

4 Relevant Planning History

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

5 Planning Policy

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

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6 Consultations and Representations

- 6.1 The Council sent consultation letters to 91 neighbouring properties on 22-11-24. The Council also advertised the application with a site notice and press notice on 04-12-24. The initial consultation expired on 27-12-24.
- 6.2 The Council received no representations in response to public consultation. 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
N/A	N/A	N/A

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<u>External Consultee Comments</u>	
Greater London Archaeological Advisory Service (GLAAS): No objection subject to condition and informative regarding a Written Scheme of Investigation.	A condition and informative have been recommended in line with GLAAS' recommendations.
<u>Internal Consultee Comments</u>	
Urban Design Officer: No objection. Request to amend boundary treatment.	A condition has been recommended in line with the Urban Design Officer's request.
Landscape Officer: No objection subject to landscape maintenance plan.	A condition has been recommended in line with the Landscape

	Officer's recommendations.
Economic Development: No objection subject to an Employment/Construction Training Scheme secured in accordance with the Council's Planning Obligations SPD via a S106 Agreement.	This request is a recommended Heads of Terms to be secured in the S106 Agreement.
Accessibility Officer: No objection subject to a condition regarding one fire evacuation lift per unit.	A condition has been recommended in line with the Accessibility Officer's recommendations.
Refuse and Recycling Officer: No objection.	Noted.
Planning Policy Officer: No objection subject to condition regarding use restriction.	A condition has been recommended in line with the Planning Policy Officer's recommendations.
Highways Officer: No objection subject to a condition regarding vehicle access to the south.	A condition has been recommended in line with the Highways Officer's recommendations regarding the vehicle access to the south.
Air Quality Officer: No objection subject to an Air Quality Mitigation contribution of £91,413 secured by a Section 106 Agreement and conditions regarding a Low Emission Strategy (LES) and reducing emissions from demolition and construction.	A S106 financial contribution is included in the recommended Heads of Terms and conditions have been

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	recommended in line with the Air Quality Officer's recommendations.
Noise Pollution Officer: No objection subject to conditions regarding the noise impact of the proposed development on the existing environment, as well as an informative regarding external noise.	A condition has been recommended in line with the Noise Officer's recommendations.
Environmental Health Officer (Land Contamination): No objection subject to a condition regarding land contamination.	A condition has been recommended in line with the Land Contamination Officer's recommendations.
Environmental Specialist (Energy and Biodiversity): No objection subject to a carbon offset contribution of £41,850 and 'be seen' energy monitoring obligation secured by a S106 Agreement and condition regarding energy, biodiversity, and habitat management.	A S106 financial contribution and 'be seen' obligation are included in the recommended Heads of Terms. Recommended conditions secure energy, biodiversity, and habitat management.
Flood Risk and Drainage Consultant: No objection subject to Sustainable Water Management and Sustainable Drainage Scheme Evidence planning conditions.	Conditions have been recommended in line with the Flood Risk and Drainage Consultant's recommendations.

7 Planning Assessment

Principle of Development

- 7.1 The Site ('Island Site') consists of an existing block of single-storey buildings with a floor area of 3,571 sq. m. facing Eskdale Road. The Site is within the wider Uxbridge Industrial Estate, which is designated as a Strategic Industrial Location (SIL).
- 7.2 The proposal consists of demolishing the existing 3,571 sq. m. buildings and constructing 2,850 sq. m. modern replacement warehouses (two units), including 445 sq. m. of ancillary office accommodation. The proposed built footprint would be 721 sq. m. less than the existing, and there would be no change of use.
- 7.3 SIL areas are suitable for intensification and enhancement of land for industrial purposes. The Council's Policy Team has reviewed the proposal and have no policy objections subject to a condition regarding a use restriction to ensure no wider use within Use Class E is permitted other than light industrial E(g)(iii). An appropriate condition is recommended in line with the Policy Team recommendation.
- 7.4 The principle of redeveloping commercial buildings for use within Classes E(g)(iii)/B2/B8 within a Strategic Industrial Location is supported and in accordance with Policy E5 of The London Plan and Policies DME 1 and DME 2 of Hillingdon Local Plan - Part 2.

Design / Impact on the Character and Appearance of the Area

- 7.5 The Site is within an area of mixed commercial and industrial units. The existing buildings onsite appear as piecemeal developments that are dated and have reached or are approaching the end of their operational life. The proposed industrial units would harmonise with the local context and would be a significant improvement to the existing Site. While the proposed development would be one of the taller buildings in the immediate area, its height would be respectful of its context and comparable to neighbouring developments, e.g. a modern warehouse opposite at the former Trimite Site, which is 16 metres tall. Further, the proposed buildings would not compromise the amenity of the surrounding buildings or the public realm. Therefore, the height, scale, and mass are acceptable. The design intent outlined in the submitted Design and Access Statement and drawing number 11565-M-101 is for high-quality materials consistent with large warehouses. The proposed design, appearance, and external materials are supported.
- 7.6 The Council's Urban Design Officer has been consulted and has no objections regarding the proposed design.
- 7.7 The proposal complies with Paragraph 131 of the NPPF, Policies D3 of The London Plan, Policy BE1 of the Local Plan Part 1, and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan - Part 2.

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Residential Amenity

- 7.8 The Site is located centrally within the Uxbridge Industrial Estate, a designated Strategic Industrial Location (SIL), separated by Eskdale Road from surrounding industrial buildings and use. It is approximately 115 metres from the nearest residential properties located northeast of the Site. Furthermore, there would be no change to the nature of the permitted use onsite, with it continuing to be used within Class E(g)(iii)/B2/B8. As such, it would continue to integrate with the uses in the vicinity.
- 7.9 The proposal would not impact the outlook, privacy, daylight, or sunlight of adjacent properties or open spaces, given its height, scale, mass, use, and location in the centre of an industrial estate away from residential properties.
- 7.10 Please see relevant sections below regarding noise.
- 7.11 The proposed scheme is supported and complies with Policy D3 of The London Plan and Policy DMHB 11 of the Hillingdon Local Plan - Part 2.

Highways and Parking

- 7.12 Eskdale Road is a two-way single carriageway road that encircles the Site with a speed hump on each of the four sides of the Site. There are no on-street parking restrictions and pavement parking is prevalent in the area. There is no formal on-site car parking. The closest bus stop is along St John's Road (circa eight-minute walk), which supports the number 3 and 583 bus routes. The Site has a Public Transport Accessibility (PTAL) of 0, where a score of 0 indicates very poor access to public transport and 6 indicates excellent access.
- 7.13 The Council's Highways Team has been consulted and raise no objection to the proposed development subject to conditions regarding vehicular access. Appropriate highways conditions are recommended in this planning assessment and recommendation.
- 7.14 The proposed development would have 24 on-site car parking spaces within the service yards towards the south of the Site – 12 per unit. Two of these bays would be allocated for disabled person parking – one per unit. The Applicant proposed fitting eight of the 24 spaces with active Electric Vehicle Charging infrastructure – four per unit. Sixteen secured and covered cycle parking spaces would also be provided within the service yard – eight per unit.
- 7.15 The proposed car parking and cycle parking provision align with The London Plan and Hillingdon Local Plan standards. Conditions are recommended to ensure their delivery and ongoing availability.
- 7.16 The proposed car park would provide onsite spaces that would otherwise continue to occur along pavements around the Site. This is supported given the PTAL 0. However, the development would result in pedestrians walking across the site

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access, where vehicles would be coming in and out. To reduce highway safety risks and ensure an acceptable pedestrian environment, a condition is recommended for the Applicant to provide a section of footway in front of the electric substation on the southern side of the Site along with a speed hump across the full width of the service yard accesses.

- 7.17 Subject to the recommended conditions, the proposal complies with Paragraph 116 of the NPPF, Policies T2, T4, T5, T6, and T7 of The London Plan, and Policies DMT 1, DMT 2, DMT 5, and DMT 6 of the Hillingdon Local Plan - Part 2.

Air Quality

- 7.18 The Site is within an Air Quality Management Area (AQMA) and 240 metres south of an Air Quality Focus Area.
- 7.19 The Applicant submitted an Air Quality Assessment (Rev-P02, reference ISU-BWB-ZZ-XX-LA-RP-0001_AQA, prepared by BWB Consulting, dated 11.10.2024).
- 7.20 The proposed development would not be air quality neutral. Therefore, further appropriate mitigation is required.
- 7.21 Mitigation measures to reduce emissions can be applied on-site or off-site. Where this is not practical or desirable, pollutant off-setting will be applied. The level of mitigation required associated with the operation phase of the proposed development is calculated using Defra's Damage Cost Toolkit in this instance. Any mitigation measures proposed will be evaluated in terms of likely emission reductions onto local air quality. Wherever quantifiable, these are calculated and subtracted from the overall value due. When no quantification is possible, a flat rate discount is applied. Mitigation required to offset the proposed development's traffic emissions is £91,413.
- 7.22 The Council's Air Quality Officer has been consulted and raised no objection subject to an air quality mitigation contribution of £91,413 secured by a Section 106 Legal Agreement and conditions regarding a Low Emission Strategy (LES) and reducing emissions from demolition and construction. This S106 financial contribution is included in the recommended Heads of Terms and conditions have been recommended to be attached should Members determine to approve the application in line with the Air Quality Officer's recommendations. Details of electric vehicle charging spaces are also recommended to be secured by condition.
- 7.23 Subject to legal agreement and the recommended conditions, the proposal complies with Policies SI 1 and GG3 of The London Plan, Policy EM8 of the Local Plan Part 1, and Policy DME1 14 of the Hillingdon Local Plan - Part 2.

Noise

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- 7.24 The Applicant submitted a Noise Impact Assessment (Project No 2422643, prepared by Sharps Redmore, dated 26.11.2024) assessing the acceptability of noise regarding plant and delivery activity. It concludes that 'having assessed the noise impact against national design guidance, including BS 4142:2014 and WHO Guidelines for Community Noise, the proposed development would comply with the requirements of paragraph 191 of the National Planning Policy Framework, to avoid significant adverse impact.'
- 7.25 The Council's Noise Pollution Officer has reviewed the submission and raised no objection subject to conditions regarding the noise impact of the proposed development on the existing environment, as well as an informative regarding external noise. An appropriate condition and informative are recommended as part of the planning assessment and planning recommendation.
- 7.26 A further Construction Management Plan condition is recommended to mitigate and manage potential disturbance to residents.
- 7.27 The proposal complies with Policies D13 and D14 of The London Plan.

Accessibility

- 7.28 The supporting Design and Access Statement, and plans demonstrate inclusive access; however, it is unclear how the Applicant would achieve means of escape for older and disabled people from the proposed first floor. The installation of fire evacuation lifts to ensure acceptable means of escape is secured by condition.
- 7.29 Each of the proposed two units would have 12 car parking spaces located solely within their service yards. This car parking provision includes one disabled person parking space per unit. This level of disabled person parking is supported.
- 7.30 The Council's Accessibility Officer has reviewed the proposal and raised no objection subject to a condition requiring a minimum of one fire evacuation lift per each of the two units. An appropriate accessibility planning condition is recommended as part of the planning assessment and planning recommendation.
- 7.31 Subject to compliance with the recommended conditions, the proposed development complies with Policies D5 and D12 of The London Plan.

Urban Greening, Landscaping, and Public Realm

- 7.32 The existing site suffers from an evident lack of greening. It consists of buildings and hardstanding encircled by paladin fencing.
- 7.33 During the planning process, the Council worked with the Applicant to secure revised landscaping, namely additional planting to the south of the Site and removal of car parking from the north of the Site. The Applicant proposes greening around the Site's edge, including hedgerow, traditional meadow wildflower, and native scrub mix. The proposed plans would be a notable improvement on the existing Site. Notwithstanding, the proposed 2.4-metre-tall paladin fence would not

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be appropriate around the entire Site, nor would the large, paved staff amenity area enclosed by an Armco barrier (which replaced previously propose car parking). Accordingly, a revised landscape plan condition is recommended to secure appropriate revised boundary treatment and additional soft landscaping. Additionally, a Landscape Management Plan to ensure appropriate landscaping and urban greening maintenance is recommended by condition.

- 7.34 Policy G5 of The London Plan (2021) sets a target Urban Greening Factor Score (UGF) score of 0.3 for predominately commercial development. The Plan explicitly states that this UGF target excludes B2 and B8 uses, which the Site is within. The initial proposed UGF was 0.05. The Applicant submitted a revised scheme, following collaboration with the Council. The revised plan proposed an UGF of 0.06. The UGF is acceptable given the Site's industrial use and the proposed increase in green cover.
- 7.35 Policy DMEI 1 of the Local Plan Part 2 requires all major development to incorporate living roofs and/or walls. The proposal would not incorporate these features and would not be strictly in accordance with Policy DMEI 1. Notwithstanding, on balance, the omission of green roof and living walls is accepted given the site's constraints, considered planting proposal, and improved onsite urban greening.
- 7.36 Subject to conditions, the proposal would comply with the aims Policy G5 of The London Plan and Policy DMHB 14 of the Hillingdon Local Plan - Part 2.

Biodiversity

- 7.37 The Applicant submitted an Ecological Impact Assessment (Rev-01, report number 17240_R01_CS_CC_TC, prepared by Tyler Grange Group Limited, dated 08.10.2024), which details that the existing Site comprises developed land of negligible ecological importance.
- 7.38 The proposal would result in a gain of 0.03 habitat units and 0.15 hedgerow units. This would be a Biodiversity Net Gain of 40.41 per cent, exceeding requirements for onsite biodiversity gain requirements.
- 7.39 The Applicant identified roosting bats onsite following three surveys. The ecology report identifies the roost as being of local ecological importance. It further states that 'a detailed bat mitigation strategy will need to be designed with the client to compensate for the loss of the roost. If Natural England grants a licence, and a maternity roost is confirmed present the works to demolish the building will need to be timed to be outside of maternity season and only carried out between March-April and September-October. Appropriate mitigation will be put in place pre- and post-development, such as bat bricks and boxes and/or offsite compensation. Full planning permission will be needed prior to a licence being applied for and a licence application typically takes a minimum of 30 working days to process.' As recommended within the Applicant's report, the Applicant has proposed an external bat structure. Provision of this structure is recommended by condition.

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- 7.40 The Council's Environmental Specialist (Energy and Biodiversity) reviewed the submitted biodiversity details and raised no objection regarding the proposed development. A condition has been recommended regarding BNG and habitat management.
- 7.41 The proposed development complies with Policy 15 of the NPPF, Policy G6 and Paragraph 8.6.6 of The London Plan, and Policy DMEI 7 and Paragraph 6.28 of the Hillingdon Local Plan - Part 2.

Flooding and Drainage

- 7.42 The Site is in Flood Zone 1 (lowest flood risk). It is not within a Critical Drainage Area or impacted by Surface Water Flooding.
- 7.43 The Applicant submitted a Sustainable Urban Drainage Strategy and Flood Risk Assessment (Rev-P01, report number 8393-FUR-ZZ-XX-RP-D-0901, prepared by Furness Consulting Engineers, dated 04.10.2024).
- 7.44 The site's location within Flood Zone 1 means it is unlikely to be affected by fluvial flooding. The existing site comprises buildings and hardstanding. As such, there are no natural forms of attenuation within the site boundary. The submission states that 'the proposed surface water drainage strategy comprises a series of siphonic rainwater pipes, linear drains and gullies which pick up the surface water from the roof and external hard landscaping area, respectively. The collected surface water would then be stored within the proposed below ground attenuation tank located to the south of the building under the parking and service yard area. The water from the tank would be pumped at a rate of 3L/s to an SDS Aqua Filter (or similar) before discharging to the public sewer under Eskdale Road to the west of the site. This sewer then outfalls to the River Colne.' During the application's assessment, the volume of the attenuation tank has increased to 465 cubic metres. There would still be some flooding in the 1 in 100-year event (+40 per cent climate change); however, this is acceptable.
- 7.45 The Council's Flood Risk and Drainage Consultant has reviewed the submission and raised no objection subject to Sustainable Water Management and Sustainable Drainage Scheme Evidence planning conditions. Appropriate drainage conditions are recommended as part of this planning recommendation.
- 7.46 Subject to the recommended conditions, the proposed development complies with Policies SI12 and SI13 of The London Plan, Policy EM6 of the Hillingdon Local Plan - Part 1, and Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan - Part 2.

Water Efficiency

- 7.47 To ensure the development would minimise the use of mains water, a compliance planning condition is recommended for it to achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent (commercial

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development), and incorporate measures such as smart metering, water saving, and recycling measures, including retrofitting.

- 7.48 Subject to the recommended condition, the proposal complies with Policy SI 5 of The London Plan.

Energy and Sustainability

- 7.49 The Applicant has submitted an Energy and Sustainability Statement (Rev-B, prepared by Envision, dated October 2024).
- 7.50 Air Source Heat Pumps (ASHP) would be used to generate heating, cooling, and hot water for the proposed development. 340 sq. m. of photovoltaic roof-mounted panels are also proposed. To bring the development's carbon savings up to 100 per cent, the remaining carbon emissions are to be offset through a carbon offset payment. A carbon offset payment, priced at £95 per tonne of CO2 per year (over 30 years) to be paid via a Section 106 to the Council is £41,850.
- 7.51 The Council's Environmental Specialist (Energy and Biodiversity) reviewed the submitted details and raised no objection subject to a carbon offset contribution of £41,850 and 'be seen' energy monitoring obligation secured by a S106 Agreement and condition regarding energy.
- 7.52 Subject to legal agreement and the recommended conditions, the proposal would comply with Policies SI2 and SI3 of The London Plan, Policy EM1 of the Hillingdon Local Plan - Part 1, and Policies DMEI 2 and DMEI 3 of the Hillingdon Local Plan - Part 2.

Waste Management

- 7.53 The Applicant proposes sufficient provision for waste and recycling within timber-clad bin enclosures towards the vehicle entrance/exit of each of the two service yards.
- 7.54 The Council's Waste Services Team has reviewed the submitted documents and raised no objection to the proposed development.
- 7.55 Subject to condition, the proposal would comply with Policy SI 7 of The London Plan and DMHB 11 of the Hillingdon Local Plan - Part 2.

Land Contamination

- 7.56 The Site is within a Potentially Contaminated Land area.
- 7.57 The Applicant submitted a Contamination Assessment (Desk Study/Preliminary Risk Assessment Report, prepared by Jomas Associates LTD, dated 21.08.2024) that concluded 'an intrusive investigation is recommended to confirm the preliminary geo-environmental risks identified and to provide geotechnical information for use in design. The investigation should assess the thickness of any

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Made Ground and allow samples of Made Ground and natural soils to be taken for laboratory analysis. A programme of soil gas monitoring should be undertaken due to the proximity of historic landfill sites.'

- 7.58 The Council's Land Contamination Officer has been consulted and advised that they have no objection to the proposed development. The Officer recommended a land contamination condition which has been attached.
- 7.59 Subject to condition, the proposal complies with Policies DMEI 11 and DMEI 12 of the Hillingdon Local Plan - Part 2.

Fire Safety

- 7.60 The Applicant submitted a Fire Safety Statement (prepared by The Ratcliffe Groves Partnership, dated 11.10.2024), detailing the key fire safety features of the building. This is based on compliance with Approved Document B (fire safety) Volume 2: Buildings other than dwellings, 2019 edition incorporating 2020 and 2022 amendments and incorporates additional amendments not yet in use typically 2025 and 2026 amendments to Volume 2.
- 7.61 The technical aspects of the materials to be used in any development, in relation to fire safety, are considered under the Building Act (1984) and specifically the Building Regulations, Approved Document B amended version (2022). These require minimum standards for any development, although the standards would vary between residential and commercial uses and in relation to new build and change of use/conversions. The Regulations cover a range of areas including structure and fire safety. Any person or organisation carrying out development can appoint either the Council's Building Control Service or a Private Approved Inspector to act as the Building Control Body (BCB), to ensure the requirements of the Building Regulations are met. The BCB carry out an examination of drawings for the proposed works and make site inspections during construction work to ensure the works are carried out correctly. On completion of work the BCB would issue a Completion Certificate to confirm that the works comply with the requirement of the Building Regulations.
- 7.62 The fire strategy will be subject of further review during the detailed design stages to ensure compliance with relevant building design requirement including the relevant Building Regulations and other recommendations, including BS 9999: 2017, Fire safety in the design, management and use of buildings - Code of practice.

- 7.63 The proposal complies with the aims of Policy D12 of The London Plan.

Archaeological Impact

- 7.64 The Site is within an Archaeological Priority Areas – Colne Valley.

- 7.65 Accordingly, the Applicant submitted a Desktop Archaeological Statement, (prepared by First Plan, dated November 2024) and an Archaeological Desk-Based Assessment, (prepared by Compass Archaeology, dated 31.01.2025).
- 7.66 The Local Planning Authority consulted Historic England's Greater London Archaeological Advisory Service (GLAAS), which reviewed the submission and stated that 'the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a two-stage archaeological condition could provide an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.' GLAAS concluded they had no objection to the proposed development subject to condition and informative regarding a Written Scheme of Investigation.
- 7.67 A Written Scheme of Investigation condition and informative is recommended.
- 7.68 Subject to condition, the proposal complies with the NPPF, Policy HC1 of The London Plan, and Policy DMHB 7 of the Hillingdon Local Plan - Part 2.

Planning Obligations

- 7.69 Policy DMCI 7 of the Local Plan Part 2 states 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). 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.
- 7.70 The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6 April 2010) to request planning obligations that do not meet the following tests:
- i. necessary to make the development acceptable in planning terms
 - ii. directly related to the development, and
 - iii. fairly and reasonable related in scale and kind to the development
- 7.71 The effect of the Regulations is that the Council must apply the tests much more strictly and can only request planning obligations that are genuinely necessary and directly related to the development. Should the Council request planning

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obligations that do not meet the policy tests, the Council would have acted unlawfully and could be subject to a High Court challenge.

7.72 Section 106 Heads of Terms are as follows:

1. Air Quality Mitigation contribution of £91,413.
2. A Carbon Offset contribution of £41,850.
3. An Employment/Construction Training Scheme secured in accordance with the Council's Planning Obligations SPD.
4. 'Be Seen' post-construction energy monitoring to be carried out in accordance with the GLA 'Be Seen' Energy Monitoring Guidance London Plan Guidance Documents (2021).
5. A Project Management and Monitoring Fee, equalling 5% of the total financial contributions to be paid under this agreement.

Environmental Impact Assessment

- 7.73 No EIA Screening Opinion Request was submitted to the Council; however, given the scale, nature, and location of the proposal an EIA would not be required as its impact would be local.

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 As of 1 April 2012, all planning approvals for schemes with a net additional internal floor area of 100 sq. m. or more were liable for the Mayoral Community Infrastructure Levy (CIL), as legislated by the CIL Regulations 2010 and The CIL (Amendment) Regulations 2011. From April 2019, the liability payable is £60 per sq. m. The MCIL2 charging schedule rate, including indexation for calendar year 2025, is £71.09 per sq. m.

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- 8.4 The London Borough of Hillingdon Council is a collecting authority for the Mayor of London, and this liability shall be paid to the London Borough of Hillingdon Council in the first instance.
- 8.5 In addition to MCIL2, the development represents Chargeable Development under the Hillingdon CIL, which came into effect on 1 August 2014. The liability payable is as follows:
- Industrial - £5 per sq. m.
- 8.6 This CIL liability is in addition to the Section 106 planning obligations.
- 8.7 The proposed development consists of the following floor areas:
- 8.8 Commercial/general industrial/storage and distribution (Use Class E(g)(iii)/B2/B8) – 2,850 sq. m. (721 sq. m. less than the existing Site in the same use).
- 8.9 As there would be a 721 sq. m. loss of Use Class E(g)(iii)/B2/B8 floor space, there would be no CIL charge required.

9 Conclusion / Planning Balance

- 9.1 The principle of redeveloping commercial buildings for use within Classes E(g)(iii)/B2/B8 within a Strategic Industrial Location (SIL) is supported. The building's height, scale, and mass are well-suited to the surrounding industrial estate context. The Local Planning Authority has worked with the Applicant to refine the development's design during the full planning application process, securing additional planting and relocation and reduction of car parking to ensure highway safety. Following receipt of revisions, there are no objections from the Council's Urban Design Officer, Landscape Officer, or Highways Officers. While located on Potentially Contaminated Land, the Council's Land Contamination Officer has no concerns subject to the recommended condition. Similarly, whilst within an Archaeological Priority Area (Colne Valley), Historic England's Greater London Archaeological Advisory Service (GLAAS) has no objection subject to the attached conditions. Noting the Air Quality Management Area (AQMA), which the Site is within, the Council's Air Quality Officer has no objections subject to an air quality mitigation contribution of £91,413 (contained within the Section 106 Heads of Terms) and planning conditions, which have been recommended.
- 9.2 The proposal is acceptable and would be consistent with the National Planning Policy Framework, The London Plan, and Hillingdon Local Plan.
- 9.3 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1 and Section 106 Heads of Terms detailed on the previous page.

10 Background Papers

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- 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

957/APP/2024/2765

Appendix 1: Recommended Conditions and Informatives

Conditions

1. COM3 Time Limit

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

REASON

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

2. COM4 Accordance with Approved Plans

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

11565-P-100-Rev-H
11565-P-101-Rev-C
11565-P-102-Rev-C
11565-P-103-Rev-C
11565-S-101-Rev-C
11565-E-101-Rev-D
11565-E-102-Rev-D
11565-M-101
11565-P-109-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 of The London Plan (2021) and the Local Plan Parts 1 (2012) and 2 (2020).

3. COM5 General compliance with supporting documentation

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

Planning Statement-V2, reference 24322/MM/TH, prepared by First Plan, dated 14.10.2024;
Environmental Noise Assessment, Project No 2422643, prepared by Sharps Redmore, dated 26.11.2024;
SuDs Strategy and Flood Risk Assessment-Rev-P01, report number 8393-FUR-ZZ-XX-RP-D-0901, prepared by Furness Consulting Engineers, dated 04.10.2024;
Fire Safety Statement, prepared by The Ratcliffe Groves Partnership, dated 11.10.2024;
The Statutory Biodiversity Metric, prepared by C Stewart, dated 08.10.2024;

Air Quality Assessment-Rev-P02, reference ISU-BWB-ZZ-XX-LA-RP-0001_AQA, prepared by BWB Consulting, dated 11.10.2024;
Transport Statement, prepared by ttp Consulting, dated October 2024;
Framework Travel Plan, prepared by ttp Consulting, dated October 2024;
Energy and Sustainability Statement-Rev-B, prepared by Envision, dated October 2024;
Ecological Impact Assessment_Rev-01, report number 17240_R01_CS_CC_TC, prepared by Tyler Grange Group Limited, dated 08.10.2024;
Desk Study/Preliminary Risk Assessment Report, prepared by Jomas Associates LTD, dated 21.08.2024;
Archaeological Desk-Based Assessment, prepared by Compass Archaeology, dated 31.01.2025;
Letter, reference 8393/HP/HC-P1:12.02.25, RE Drainage, prepared by Furness Consulting Engineers, dated 12.02.2025;
Letter, reference: 8393/HP/HC-P1:03.04.25, RE Drainage, prepared by Furness Consulting Engineers, dated 04.04.2025;

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

REASON

To ensure that the development complies with the objectives of The London Plan (2021) and the Local Plan Parts 1 (2012) and 2 (2020).

4. OM19 Construction Management Plan

Prior to the commencement of development (including demolition, site clearance, and initial ground investigation works), a Construction Management Plan shall be submitted to, and approved by the Local Planning Authority. The plan shall detail:

- (i) The phasing of development works.
- (ii) The hours during which development works will occur.
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.
- (ix) Measures to demonstrate compliance with the GLA's Control of Dust and Emissions from Construction and Demolition SPG.

The approved details shall be implemented and maintained throughout the demolition and construction process.

REASON

To reduce the impact on air quality during construction, protect amenity, and ensure highways safety and to ensure that construction work and construction equipment on the site in compliance with Policies T7, GG3, and SI 1 of The London Plan (2021) and the GLA's Control of Dust and Emissions during Construction and Demolition SPG.

5. NONSC Construction Logistics Plan (CLP)

Prior to the commencement of development (including demolition, site clearance, and initial ground investigation works) a Detailed Construction Logistics Plan (CLP) shall be submitted to and approved by the Local Planning Authority. The approved CLP shall be implemented and monitored throughout the demolition and construction programme.

REASON

To protect amenity and ensure highways safety in compliance with Policy T7 of The London Plan (2021).

6. NONSC Delivery and Servicing Plan

Prior to the first use of the development hereby approved, a Delivery and Servicing Plan shall be submitted to, and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the lifetime of the development.

REASON

To ensure appropriate delivery and servicing arrangements in compliance with Policy T7 of The London Plan (2021).

7. NONSC Cycle Parking

Prior to the first use of the development hereby approved, at least 16 cycle parking spaces (eight per unit) shall be installed in accordance with the approved plans and shall be made available for use. The 16 cycle parking spaces shall thereafter be permanently retained on site, maintained, and be kept available for use.

REASON

To ensure appropriate cycle parking provision in accordance with Policy T5 of The London Plan (2021) and Policies DMT 2 and DMT 5 of the Local Plan Part 2 (2020).

8. NONSC Electric Vehicle Charging Points

(i) Prior to the first use of the development hereby approved, active electric vehicle charging facilities shall be installed and made available for use at eight car parking spaces (four per unit). The active electric vehicle charging infrastructure shall thereafter be permanently retained on site, maintained, and be kept available for use.

(ii) Prior to the first use of the development hereby approved, passive electric vehicle

charging facilities shall be installed at 16 car parking spaces (eight per unit). The passive electric vehicle charging infrastructure shall thereafter be permanently retained on site and be available for upgrading to active electric vehicle charging.

REASON

To ensure an appropriate level of onsite electric vehicle charging facilities are provided in accordance with Policy T6 of The London Plan (2021).

9. NONSC Disabled Person Parking

Prior to the first use of the development hereby approved, two disabled person car parking spaces (one per unit) shall be provided in accordance with the approved plans and made available for use. The two disabled person parking spaces shall be available for use upon first use and thereafter be permanently retained on site and be kept available for use.

REASON

To ensure an appropriate level of onsite disabled person parking is provided in accordance with Policy T6 of The London Plan (2021).

10. NONSC Landscape Plan

Notwithstanding the details shown on plans hereby approved:

(a) Prior to the first use of the development hereby permitted, a revised Landscape Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall include:

- (i) a pedestrian refuge in the centre of the vehicular site accesses to the south of the Site.
- (ii) a speed hump across the full length of the vehicular Site accesses to the south of the Site.
- (iii) revised boundary treatment.
- (iv) revised staff amenity area to the north of the Site.

The approved landscaping scheme (except planting, seeding, and turfing) shall be implemented prior to the first use and thereafter retained as such in perpetuity.

(b) All planting, seeding, and turfing in the approved landscaping scheme shall be implemented in the nearest planting season (1 October to 28 February inclusive) following first use of the approved development. The new planting and landscape operations shall comply with the requirements specified in BS3998:2010 - 'British Standard Recommendations for Tree Work'.

Thereafter, areas of amenity space shall be permanently retained and any trees or other planting which die within a period of five years from the completion of development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species in accordance with the details approved by the Local Planning Authority.

REASON

To ensure the development delivers high-quality design to enhance visual amenities of the locality, improved landscaping and urban greening, a safe pedestrian environment, and mitigates transport impacts in accordance with Policies G5, G7, T5, and D8 of The London Plan (2021) and Policies DMHB 11, DMHB 12, and DMHB 14 of the Local Plan Part 2 (2020).

11. NONSC Landscape Management Plan

Prior to first use of the development hereby approved, a Landscape Management Plan for a minimum period of five years from the implementation of final planting, shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be managed and maintained strictly in accordance with the approved details.

REASON

To ensure landscaping and urban greening measures are appropriately maintained in accordance with Policy G5 of The London Plan (2021) and Policies DMHB 12 and DMHB 14 of the Local Plan Part 2 (2020).

12. NONSC Urban Greening Factor

(a) Urban Greening Factor measures to achieve a minimum Urban Greening Factor score of at least 0.06 shall be implemented in the nearest planting season (1 October to 28 February inclusive) following first use of the approved development at the latest.

(b) Within six months of implementation of Urban Greening Factor measures, details of onsite green infrastructure shall be submitted to, and approved in writing by the Local Planning Authority to verify the UGF score of at least 0.06 has been attained.

The approved Urban Greening Factor measures to achieve a score of at least 0.06 shall permanently be maintained as such thereafter.

REASON

To ensure appropriate levels of high-quality landscaping and urban greening measures are provided in accordance with Policy G5 of The London Plan (2021).

13. NONSC Ecology

(a) Prior to the commencement of development (including demolition, site clearance, and initial ground investigation works), a Natural England licence confirming permission to demolish the buildings shall be submitted to and approved by the Local Planning Authority. Thereafter, demolition shall only occur outside of bat maternity season and be carried out between March to April and/or September to October.

(b) A Bat Mitigation Strategy shall be submitted to and approved by the Local Planning

Authority prior to the commencement of development (including demolition, site clearance, and initial ground investigation works). Approved mitigation measures shall be implemented in accordance with the Strategy and permanently retained thereafter.

(c) Any bird nesting clearance shall be carried out in accordance with Ecological Impact Assessment_Rev-01, report number 17240_R01_CS_CC_TC, prepared by Tyler Grange Group Limited, dated 08.10.2024.

(d) At least two bird boxes shall be installed onsite prior to the first use of the development hereby permitted. Thereafter, the bird boxes shall be retained onsite in perpetuity.

REASON

To mitigate potential harm to bats and enhance the site for roosting bats in accordance with Policies G5 and G6 of The London Plan (2021), Policy EM7 of Hillingdon's Local Plan Part 1 (2012), and Policy DMEI 7 of Hillingdon's Local Plan Part 2 (2020).

14. NONSC Biodiversity and HMP

(a) Biodiversity measures to achieve a 40.41 per cent onsite Biodiversity Net Gain Assessment shall be implemented in the nearest planting season (1 October to 28 February inclusive) following the first use of the approved development.

(b) Prior to the first use of the development hereby permitted, a 30-year site Habitat Management Plan (HMP) shall be submitted to, and approved in writing by the Local Planning Authority. The HMP shall include:

- (i) Description and evaluation of the features to be managed;
- (ii) Aims, objectives, and targets for management;
- (iii) Description of the management operations necessary to achieving aims and objectives;
- (iv) Prescriptions for management actions;
- (v) Preparation of a works schedule, including annual works schedule;
- (vi) Details of the monitoring needed to measure the effectiveness of management;
- (vii) Details of the timetable for each element of the monitoring programme; and
- (viii) Details of the persons responsible for the implementation and monitoring.

The approved HMP shall be strictly adhered to, and development shall commence and operate in accordance with it.

(c) The Applicant shall report the state of the Biodiversity Net Gain requirements of the development to the Council in years one (post-completion), three, five, ten, 20 and 30, with biodiversity reconciliation calculations at each stage.

REASON

To ensure the development delivers onsite biodiversity net gain and secures the protection and effective management of on-site habitat in accordance with Policy G6 of The London Plan (2021), Policy EM7 of the Local Plan Part 1 (2012), and Policies DMEI 7 and DMHB 14

of the Local Plan Part 2 (2020).

15. NONSC Accessibility

The development hereby approved shall include a minimum of one fire evacuation lift per unit, designed to meet the technical standards detailed in BS EN 81-76, BS 9991 and/or BS 9999, which shall be operational upon first use of the development and maintained and retained for the life of the development.

REASON

To ensure the development can accommodate robust emergency evacuation procedures, including measures for those requiring step-free egress in accordance with Policies D5 and D12 of The London Plan (2021).

16. NONSC Energy Strategy

Prior to first use of the development hereby approved, the development shall incorporate measures detailed within Energy and Sustainability Statement-Rev-B, prepared by Envision, dated October 2024. Thereafter, the approved measures shall be maintained in perpetuity.

REASON

In the interest of addressing climate change and to secure environmentally sustainable development in accordance with Policies SI2 and SI3 of The London Plan (2021).

17. NONSC Photovoltaic Panels

The 340 sq. m. of Photovoltaic Panels shall be installed and operational prior to first use of the development hereby approved, and thereafter shall be maintained in good working order in accordance with the manufacturer's instructions and cleaned at least annually unless self-cleaning panels are installed.

REASON

To ensure that the installed Photovoltaic Panels generate renewable energy at their full potential in accordance with Policy SI2 of The London Plan (2021).

18. NONSC Non-Road Mobile Machinery

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

REASON

To ensure compliance with Policy SI1 and GG3 of The London Plan (2021), London's Low Emission Zone for non-road mobile machinery, the Mayor of London, London Local Air Quality Management Policy Guidance (2019), and The GLA's Control of Dust and Emissions during Construction and Demolition SPG.

19. NONSC Noise Impacts on Surrounds

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 protect the residential amenity of neighbouring occupants with windows open for the purposes of ventilation and cooling in accordance with Policies D3, D13, and D14 of The London Plan (2021), Policy EM8 of the Local Plan Part 1 (2012), and Policy DMHB 11 of the Local Plan Part 2 (2020).

20. NONSC Land Contamination

(a) Prior to the commencement of development hereby approved (excluding demolition, site clearance, and initial ground investigation works), a scheme to deal with unacceptable contamination, (including asbestos materials detected within the soil), shall have been submitted to, and approved in writing by the Local Planning Authority (LPA). All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the LPA 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 desk-top study carried out by a suitably qualified and accredited consultant/contractor to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site:

(ii) A site investigation, including where relevant soil, soil gas, surface water and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report shall also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(iii) 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 the commencement development (excluding demolition, site clearance, and initial ground investigation works), 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.

(b) 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

(c) 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.

(d) 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 LPA.

REASON

To ensure that risks from land contamination are minimised and that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors in accordance with Policies DMEI 11 and DMEI 12 of the Local Plan Part 2 (2020).

21. NONSC Digital Connectivity Infrastructure

Prior to first use of the development hereby approved, sufficient ducting space for full fibre connectivity infrastructure shall be provided to all end users within the development, unless an affordable alternative 1GB/s-capable connection is made available to all end users. Thereafter, the Digital Connectivity Infrastructure shall be retained in perpetuity.

REASON

To ensure appropriate Digital Connectivity Infrastructure would be installed in accordance with Policy SI6 of The London Plan (2021).

22. NONSC Sustainable Urban Drainage

Prior to the commencement of development hereby approved (except for demolition, ground and enabling work), a scheme for the provision of sustainable water management shall be submitted to and approved in writing by the Local Planning Authority in consultation with the relevant stakeholders. 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 shall identify the proposed method and location of discharging collected surface water from the whole site area in accordance with the hierarchy detailed in Policy SI 13 of The London Plan (2021). Where the proposal does not utilise the most sustainable solution, justification shall be provided.
- (ii) Sustainable Drainage System (SuDS) - the submitted drainage strategy shall incorporate 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.
- (iii) Runoff rates - provide the greenfield and proposed runoff rates for a variety of return periods, including one in one year, one in 30, one in 100, and one in 100 plus 40 percent climate change. The development shall aim to meet greenfield runoff rates unless a suitable justification can be provided and shall not exceed 13 l/s.
- (iv) Drainage calculations - include calculations to demonstrate that the volume of storage and size of drainage features provided is appropriate to control surface water for a range of storm duration and rainfall intensities for the entire site area for events up to and including the critical one in 100 plus 40 percent 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 one in 100 year event. Where it is intended to store water on the ground surface, the maximum extent of overland flooding shall be mapped, and the depth of the flooding shall be confirmed. Safe access and egress for the site shall 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 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.

(c) No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all the proposed drainage components.

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

REASON

To ensure that surface water run off is controlled and the development does not increase flood risk, in compliance with the National Planning Policy Framework (2024), Planning Practice Guidance (Flood Risk and Coastal Change (2014), Policies SI12 and SI13 of The London Plan (2021), Policy EM6 of the Hillingdon Local Plan Part 1 (2012), and Policies

DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020).

23. NONSC Sustainable Drainage Evidence

No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to and approved by the Local Planning Authority, which demonstrates that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

REASON

To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (2024), Policies SI12 and SI13 of The London Plan (2021), and Policy EM6 of Hillingdon Council's Local Plan Part 1 (2012).

24. NONSC Water Efficiency

The development hereby approved shall achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent (commercial development), and incorporate measures such as smart metering, water saving, and recycling measures, including retrofitting.

REASON

To help to achieve lower water consumption rates and to maximise futureproofing in accordance with Policy SI5 of The London Plan (2021).

25. NONSC Use Restriction

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) the permitted use shall solely be within Use Class E(g)(iii)/B2/B8.

REASON

To ensure no wider use within Use Class E is permitted other than light industrial and that the Council manages the quality, impacts, and provision of any change of use thereby safeguarding amenities of the occupants, occupiers of neighbouring properties, and transport capacity in accordance with Policies D14, T4, and T7 of The London Plan (2021).

26. NONSC Archaeology

No demolition or development shall take place until a Stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved by the Local Planning Authority. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the

agreed works.

If heritage assets of archaeological interest are identified by Stage 1 then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved by the Local Planning Authority. For land that is included within the Stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed Stage 2 WSI which shall include:

- (i) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
- (ii) Where appropriate, details of a programme for delivering related positive public benefits.
- (iii) Details of the foundation design and construction method to protect archaeological remains.
- (iv) The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI.

REASON

To safeguard the archaeological interest on this site in accordance with Policy HC1 of The London Plan (2021) and Policy DMHB 7 of the Local Plan Part 2 (2020).

Informatives

1. I52 Compulsory Informative (1)

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

2. I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. 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.

4. 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.

5.

It is considered that a condition based on fixed noise levels is consistent with noise and planning policy by relating external noise levels to the point at which adverse effects on health and quality of life start to be observed. The limit values are intended to be consistent with the evidence base that is reflected in guidance: 'Guidance on Sound Insulation and Noise Reduction for Buildings' BS8233 2014. This is combined with the assessment principles and procedures detailed in guidance: 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.' This is used to set reference time periods for the assessment and adjust measured or calculated LAeq values for character as detailed in BS4142 to determine the rating level.

6.

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

7.

Given the presence of bats onsite, a licence is required from Natural England before the demolition of the buildings.

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), including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DME 1	Employment Uses in Designated Sites
DME 2	Employment Uses Outside of Designated Sites
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 3	Road Safeguarding
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D12	(2021) Fire safety
LPP D13	(2021) Agent of change
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach

LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D8	(2021) Public realm
LPP E5	(2021) Strategic Industrial Locations (SIL)
LPP G5	(2021) Urban greening
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP GG3	(2021) Creating a healthy city
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 SI6	(2021) Digital connectivity infrastructure
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.5	(2021) Non-residential disabled persons parking
LPP T7	(2021) Deliveries, servicing and construction

Appendix 2: Relevant Planning History

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.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise

Part 2 Policies:

DME 1	Employment Uses in Designated Sites
DME 2	Employment Uses Outside of Designated Sites
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMT 1	Managing Transport Impacts

DMT 2	Highways Impacts
DMT 3	Road Safeguarding
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D12	(2021) Fire safety
LPP D13	(2021) Agent of change
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D8	(2021) Public realm
LPP E5	(2021) Strategic Industrial Locations (SIL)
LPP G5	(2021) Urban greening
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP GG3	(2021) Creating a healthy city
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 SI6	(2021) Digital connectivity infrastructure
LPP T4	(2021) Assessing and mitigating transport impacts

LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.5	(2021) Non-residential disabled persons parking
LPP T7	(2021) Deliveries, servicing and construction

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

Case Officer: **Haydon Richardson**

17997/APP/2025/1032

Date Application Valid:	19-04-25	Statutory / Agreed Determination Deadline:	31/07/25
Application Type:	Full	Ward:	Belmore

Applicant: **Mr M Hall**

Site Address: **Playing Field Adjacent to Yeading Junior School, Carlyon Road**

Proposal: **Placement of sports/recreation related containers/structures on playing field grounds, and all associated works.**

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

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



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 placement of two sports/recreation related containers/structures on playing field grounds, and all associated works.
- 1.2 The buildings have already been purchased and are waiting in storage. In terms of size, they would be approximately 2.6m high, 2.5m deep and 12m wide (each). In terms of location, they would be sited upon a concrete base, which would be positioned on a parcel of playing field that the applicant advises is currently underutilised. In terms of use, they would house changing rooms, toilets, showers, drying facilities and storage space for sports related equipment (see figure 4).
- 1.3 The provision of the sports containers would improve the school's ability to deliver physical education, by providing equipment storage and sanitation facilities directly on the field where they are needed. Drying facilities will ensure equipment is ready for use more quickly, increasing its availability for students. The overall position of the building also improves time and labour efficiency as students and staff would not need to move equipment from the main school buildings to the field anymore. Although the development would result in a minor reduction in playing field size, the new facilities would improve the field's overall usability.
- 1.4 Furthermore, due to their limited height, location behind a bank of trees (within a field), purpose of serving an existing school, and significant separation distance from neighbours and public vantage points, the proposed structures would have no adverse impact on the character and appearance of the area, neighbouring amenities or the local highways network.
- 1.5 Conditions are recommended to ensure that important trees are protected, BNG requirements are met, and appropriate drainage is provided.
- 1.6 For the reasons set out within this report, it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken. 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 development site is located southeast of Yeading Junior School and to the south of Yeading Infant & Nursery School. The site comprises the Junior School's playing field.

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- 2.2 The wider school campus comprises numerous single and two storey buildings some of which are Locally Listed. It also includes MUGA's, playgrounds, car parks, greenery and other associated school infrastructure.
- 2.3 The site has a Public Transport Accessibility Level (PTAL) of 1b and based on the Council's GIS system, the proposed development would be in Flood Zone 1, however parts of the wider site are located within Flood Zone 2.



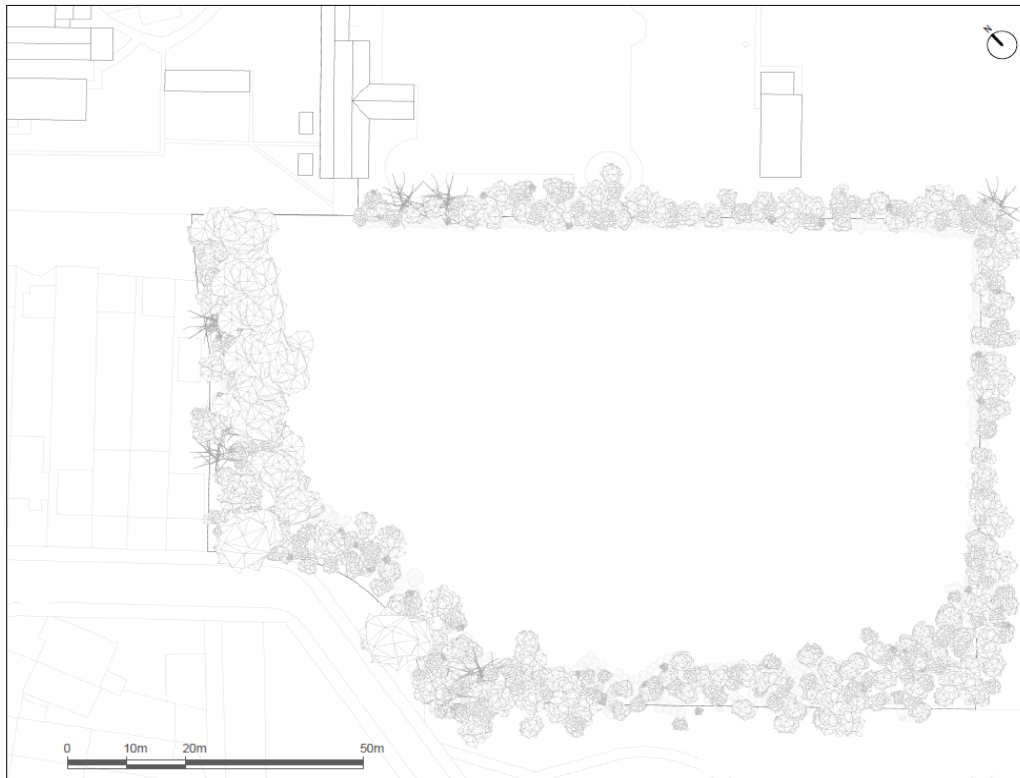
Figure 1: Location Plan (application site edged red with owned land in blue)



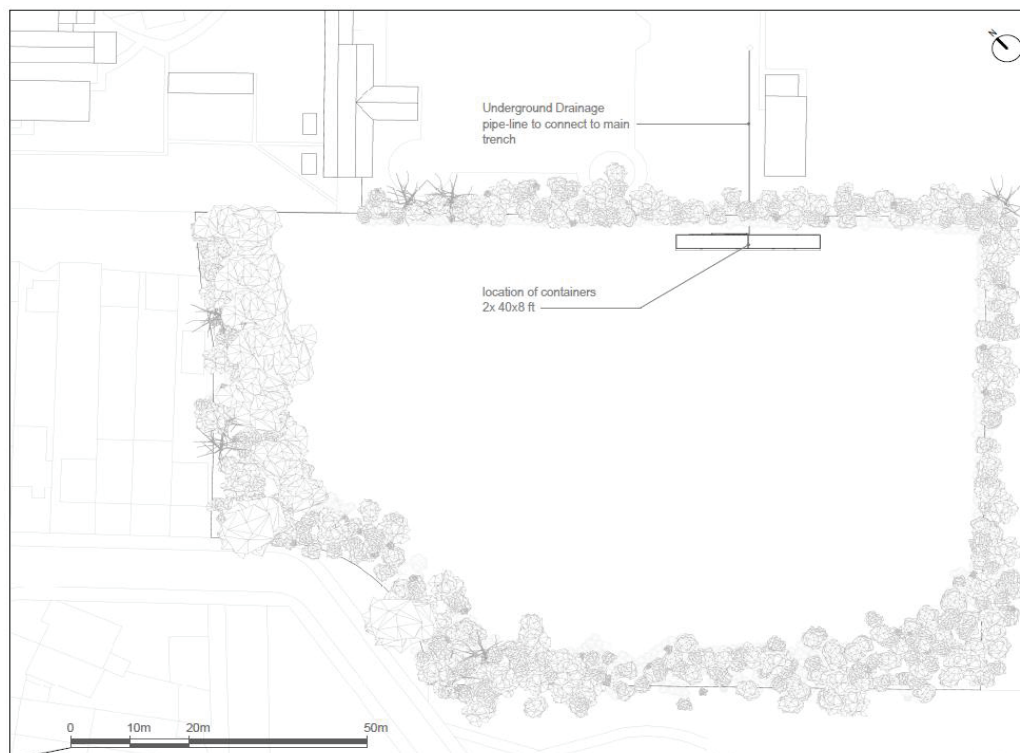
Figure 2: Development site

3 Proposal

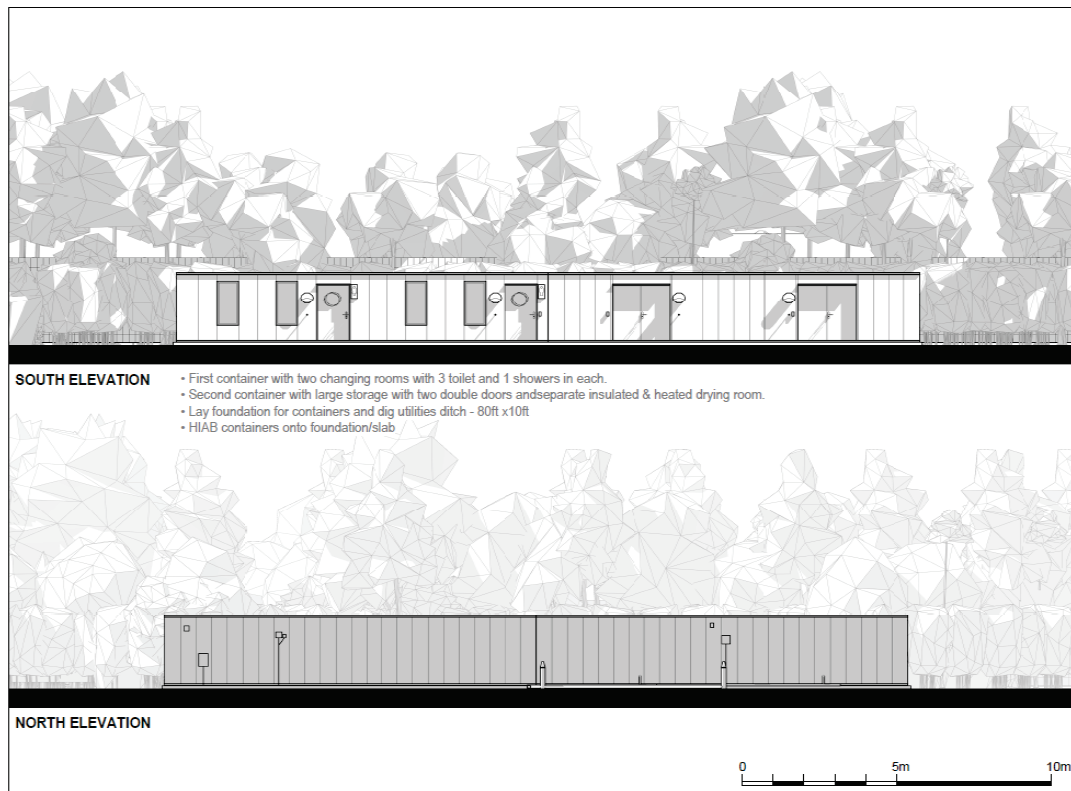
- 3.1 Planning permission is sought for the placement of sports/recreation related containers/structures on playing field grounds, and all associated works.



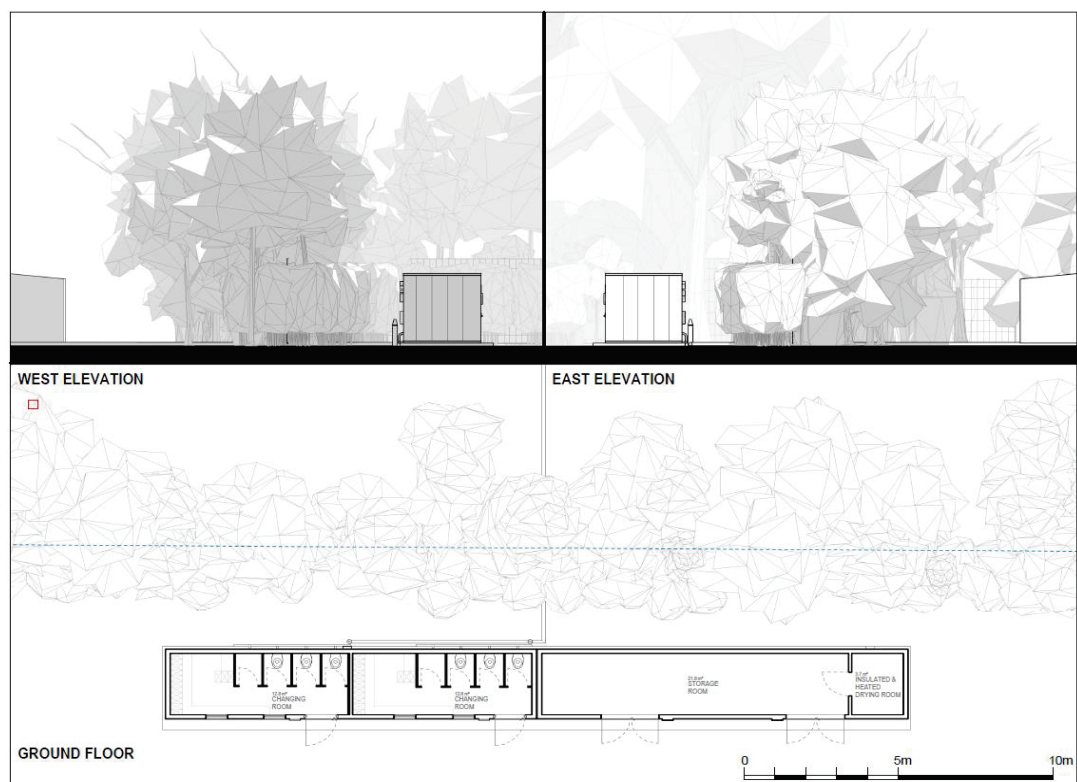
Existing Site Plan



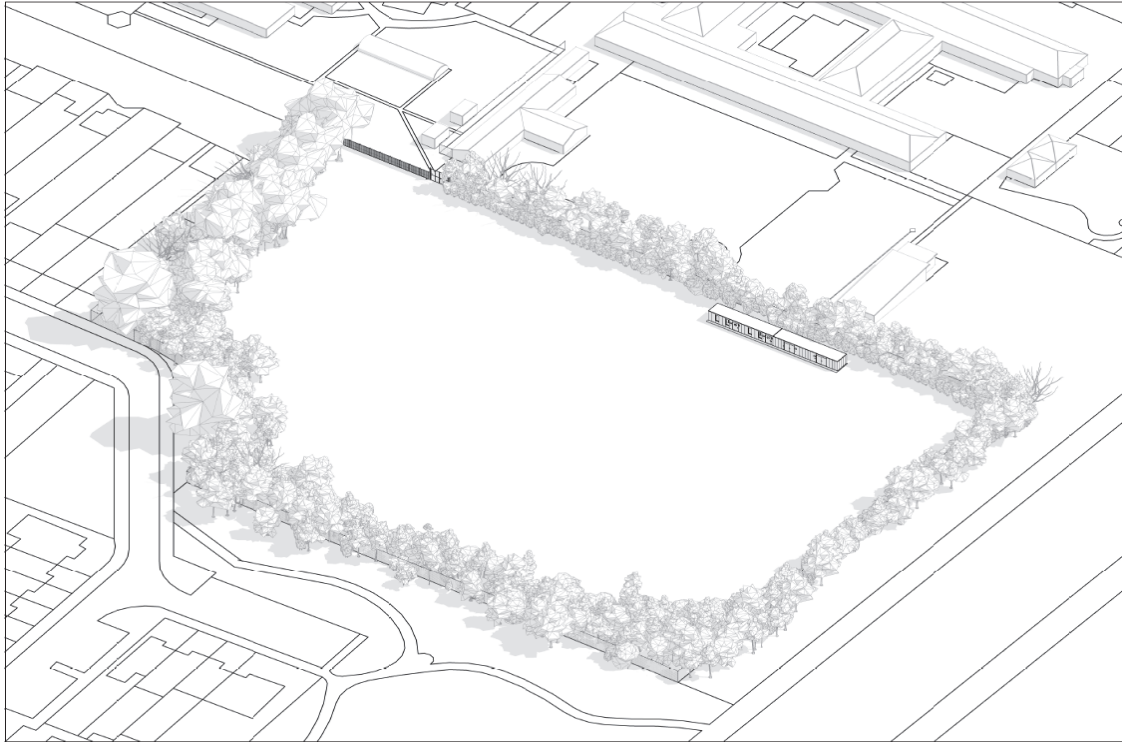
Proposed Site Plan



Proposed Front and Rear Elevation Plan



Proposed Side Elevation and Floor Plan



Proposed 3D Graphic

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



Figure 4: Images of Proposed Containers (External and Internal)

4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2

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 Twelve neighbouring properties were consulted on 1stth May 2025.

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- 6.2 No representations were received in response to public consultation. Consultee responses received are summarised in Table 1 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Sports England</p> <p>The proposed storage containers would be used to support the use of the playing field and would be located in an area to minimise the impact on the playing field, and the playing field's ability to mark a range of pitches. It does not, therefore, appear that the proposed storage containers will have a detrimental impact on the playing field.</p> <p>Sport England raises no objection to the application because it is considered to accord with Exception 2 of our Playing Fields Policy and paragraph 104 of the NPPF.</p>	<p>Sports England's comments have been discussed at paragraph 7.1-7.4 of this report.</p>
<p>Access Officer</p> <p>No objection, subject to a condition requiring step free access.</p>	<p>The Officer's comments have been discussed at paragraph 7.19 of this report.</p>
<p>Tree Officer</p> <p>No objection, however there appears to be some risk of compaction so please can a tree protection plan be conditioned other than that I think it looks ok.</p>	<p>The Officer's comments have been discussed at paragraph 7.21-7.22 of this report.</p>
<p>Highways Officer</p> <p>No objection.</p>	<p>The Officer's comments have been discussed at paragraph 7.16-7.18 of this report.</p>
<p>Design Officer</p> <p>No objection.</p>	

7 Planning Assessment

Principle of Development

Loss of playing field to provide improved education facilities

- 7.1 The development plan provides significant support at national, regional and local level for the safeguarding and enhancement of both educational and sports facilities. The proposed development seeks to place two sports/recreation related containers on the playing field of Yeading Junior School. The structures will house changing rooms, toilets, showers, drying facilities and storage space for sports related equipment.
- 7.2 These new provisions will significantly enhance the school's ability to deliver and facilitate physical education for its students. By placing washing facilities and changing rooms closer to the playing field, students won't need to walk back to the main building to get ready, saving time. It also eliminates the time-consuming and labour-intensive task of repeatedly transporting sports equipment from the main building to the field. Furthermore, the inclusion of drying facilities means equipment can be used more quickly, improving its availability for students. The considered placement of these buildings on the field will also support existing after-school sports clubs, ultimately making physical education more accessible for the entire school community.
- 7.3 The submitted plans suggest that the combined footprint of the proposed containers (including base) would be approximately 74m² and that they would be placed in an underutilised area of the playing field near a bank of trees. Due to their location, they would result in no loss of usable playing field which would reduce the sites sporting capacity. On the contrary, the buildings are considered to enhance and improve usage of the field due to the facilities they would provide as mentioned above.
- 7.4 Given the policy support for enhancements to education facilities, the fact that Sports England have raised no objection to the proposed development and that proposal would result in underutilised grass being replaced with facilities which would enhance use of the playing field, the principle of development is considered acceptable.

Impact on Locally Listed Buildings

- 7.5 The main buildings serving Yeading Junior School and Yeading Infant and Nursery School are Locally Listed buildings.
- 7.6 The proposed containers/structures would be approximately 2.6m high, 2.5m deep and 12m wide (each). Due to their limited height, location behind a bank of trees and significant separation distance from the mentioned buildings, the proposal would not give rise to detrimental harm to the locally listed buildings or their setting.

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Design / Impact on the Character and Appearance of the Area

- 7.7 The application site is the school field located to the south of the school buildings. The playing field is almost entirely screened by dense mature vegetation which lines the boundaries of the field.
- 7.8 The proposed containers would be single storey structures. Due to their limited height, location behind a bank of trees and significant separation distance from the public vantage points, their placement would cause no harm to the character and appearance of the area or surrounding street-scenes.
- 7.9 Further to the above, the structures would be a considerable distance from other buildings on the site and would therefore have no adverse impact on their collective appearance. Additionally, existing buildings on the site are of various size, age, colour and design and therefore the proposed buildings would not be out of keeping with the mixed character of built development on the site. It should also be noted that the colour scheme for the school is predominantly blue and therefore the container colour as proposed would be appropriate (see figure 5).



Figure 5 - Other buildings and structures on site

- 7.10 To ensure that the proposal has an acceptable visual impact on the site, a condition is recommended to ensure that the bank of trees to the rear of the site

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are protected and that any new landscaping compliments the site, its use and its existing buildings.

- 7.11 Taking into consideration the above, the development is considered to have an acceptable impact on the character and appearance of the site and wider area and to accord with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020), Policy D3 of the London Plan and National Planning Policy Framework (2024).

Residential Amenity

- 7.12 The proposed containers/structures would be approximately 100m away from properties on Carlyon Road, 85m away from those on Shaftesbury Waye and over 100m from those on Yeading Lane. Due to their limited height, separation distance from the mentioned properties and position within a field bounded by trees, the new structures would cause no adverse loss of light or outlook to neighbouring properties. Nor would it cause any harmful loss of privacy.
- 7.13 The proposal includes no increase in pupil or staff numbers, nor does it include any change to the hours of use of the school or playing field. The development is therefore unlikely to lead to any harmful increase in activity or noise generation from the site.
- 7.14 It should also be noted that construction works are temporary and therefore so are the associated impacts. The Environmental Protection Act (1990) and Pollution Act (1974) are in place to ensure that construction works are carried out in an appropriate and environmentally friendly manner.
- 7.15 For these reasons and given the site context, it is considered that the proposed development would not unduly impact the residential amenity of the adjoining properties, in terms of daylight/sunlight, outlook, privacy and overbearing effect, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Highways and Parking

- 7.16 The site has a PTAL Rating of 1B.
- 7.17 The proposal includes no increase in pupil or staff numbers and therefore requires no additional parking. The structures are to be positioned in a location where they would have no impact on existing parking provisions. Due to the nature of the development the proposal is not considered to increase traffic generation or to have a highways impact. A condition requiring a construction management plan is not considered to be reasonable or necessary considering the distance of the buildings from neighbours and fact that they are prefabricated.

- 7.18 Taking into consideration the above the proposal is considered to have an acceptable impact on the local highways network and to be in accordance with policy.

Accessibility

- 7.19 In terms of location, the new containers would be sited within the playing field of Yeading Junior School. Due to their siting and the fact that pathways exist from the main school to the field, the containers would be appropriately accessible for their intended use and users. Internally, all of the new facilities (changing rooms, toilets, showers, drying facilities and storage space for sports related equipment) would be at ground floor and therefore they would be accessible to their users. The submitted plans suggest that the entrances and exits of the building would be built above ground level, and therefore a condition is recommended to ensure that step free access is provided.
- 7.20 No objection has been raised by the Council's Access Officer and the conditions recommended have been included in the decision should planning permission be granted.

Trees and Landscaping

- 7.21 There are no Tree Preservation Orders or Conservation Area designations affecting the site and its trees. Nevertheless, the proposed containers/structures are located in proximity to a mature bank of trees within the site. The trees are of high amenity value. To ensure that the trees are protected during construction and retained thereafter, conditions are recommended requiring the submission of a tree protection plan prior to the construction of the development.
- 7.22 As mentioned previously, the proposal would result in the loss of approximately 74m² of grass. The loss is limited and to cause no harm to the usability of the field or wider site. As mentioned above, a condition is recommended to ensure that trees on the site are retained. Conditions relating to BNG would ensure that any loss of grassland would be replaced with enhanced landscaping. The proposal is therefore considered to be acceptable in terms of its tree and landscaping impacts.

Biodiversity Net Gain

- 7.23 Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.
- 7.24 In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.
- 7.25 Under the statutory framework for biodiversity net gain, subject to some exceptions, every consent of planning permission is deemed to have been granted

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subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

- 7.26 There are exemptions and the BNG planning condition does not apply to planning permission for development that is below a de minimis threshold, i.e:

does not impact an onsite priority habitat; and

-the development impacts less than 25sqm of onsite habitat that has biodiversity value greater than zero; and

-the development impacts less than 5m in length of onsite linear habitat

- 7.27 The development is not considered to meet any of the exemptions listed above. A BNG statement has been submitted but is not supported by the statutory metric which is used to establish the pre-development value of the existing site and the proposed value post development. Without the metric it is not possible to determine the biodiversity requirements to achieve the required 10% net gain. Notwithstanding this point, it is clear that the site is capable of delivering the 10% net gain. The site to be developed is mown grass and is likely to have limited existing biodiversity value, the increase in net gain could be achieved through additional planting which would be of a higher value. Given the scale of the site area and that which is shown within the blue line illustrated on the location plan, there is a considerable area available to deliver the 10% net gain.

- 7.28 Ordinarily the applicant would be expected to provide the statutory metric and the BNG report prior to the determination of the application. However, in this instance it is considered that a condition could be added to the decision notice to secure the biodiversity 10% net gain. This will ensure that building work to move the units on to the field and any prep or facilitating works can take place over the summer holiday period with work being completed in time for the new academic year to start in September 2026.

- 7.29 An appropriately worded pre-commencement condition has been added to the decision notice along with the Management Plan standard condition.

Ecology

- 7.30 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.

- 7.31 The site does not contain any significant trees, ponds, open woodland, dense scrub or shrubbery. There are no protected sites of ecological interest adjacent to or near to the site. It is therefore considered that the likelihood of protected species

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being present at the site is low. Like the existing site, the resulting site would be predominantly soft landscaping, as such the ecological value of the site would be similar post development, especially considering the BNG requirement set out above.

- 7.32 In the event of an approval, an informative would be secured advising that should protected species be found at the site, the applicant(s) must fulfil their duties under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.
- 7.33 The proposal is therefore considered to be acceptable.

Air Quality

- 7.34 The proposed development includes no increase in student numbers or staff and is therefore unlikely to cause increased traffic which would reduce air quality. The development includes no loss of trees which would reduce carbon capture. Overall, due to the factors mentioned above and the nature of the proposed development (placement of containers to support sports and recreation related activities at the school), the development is considered to have no adverse air quality related impacts.

Flooding and Drainage

- 7.35 The proposed development is located entirely within Flood Zone 1, although other parts of the site are within Flood Zone 2. In Flood Zone 1 there is a low probability of risk of flooding from rivers or seas. As such, all forms of development are acceptable in this location.
- 7.36 The development site is not located in a critical drainage area or an area prone to surface water flooding.
- 7.37 Taking into consideration these points, the requirement to submit an FRA is considered to be unreasonable. Furthermore, due to its proposed use, limited size and siting within Flood Zone 1, the proposed development is not considered to have any adverse impact on the storage capacity of the floodplain or the flooding related safety of its users or those surrounding the site.
- 7.38 In the event of approval, a sustainable water management scheme would be secured by condition to ensure compliance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

Security

- 7.39 The development would not compromise the security of the school site and would be located within a contained area of the site. The buildings would be lockable protecting their contents. The development is considered to accord with Policy

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DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) and Policy D11 of the London Plan (2021).

Renewable Energy and Sustainability

- 7.40 The provision of prefabricated buildings will reduce on site emissions as no significant construction works would take place. Due to the design of the building, less materials would need to be transported to and from the site, again reducing emissions. The buildings themselves would need to meet building control standards and would therefore have a reasonable level of energy efficiency. Overall, due to the points mentioned above and the proposed use of the building the development is considered to be acceptable in this regard.

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 The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked.
- 8.4 Paragraph 6 (1)(d) of the Community Infrastructure Levy Regulations 2010 (as amended) states that a conversion from one into two or more dwellings is not 'development' for the purposes of CIL. The development is 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,

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the application is recommended for approval subject to the conditions set out in Appendix 1 (below).

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

17997/APP/2025/1032

Appendix 1: Recommended Conditions and Informatives

Conditions

1. RES3 Time Limit

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

REASON

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

2. RES4 Accordance with Approved Plans

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

4D-560-P02A

4D-560-P02B

4D-560-E00 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 of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3. NONSC Sustainable Drainage and Water Management

No development above ground level shall take place until a scheme for the provision of sustainable water management and water efficiency shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- i. Provide information about the the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. Include a timetable for its implementation; and
- iii. Provide a management and maintenance plan for the lifetime of the development

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

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

development;

vi. Provide details of how the buildings will achieve water efficiency standards defined within Approved Document G of the Building Regulations).

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies SI2 and SI 13 of the London Plan (2021).

4. RES8 Tree Protection

Prior to any development on site, details shall be submitted to, and approved in writing by, the Local Planning Authority with respect to:

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

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

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

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

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

5. Where necessary the tree protection measures for the 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).

5. RES10 Tree to be retained

The trees, hedges and shrubs shown to be retained (as part of details pursuant to condition 6 of this application) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

6. NONSC Accessibility

Prior to first use of the development hereby details of access into and within the building (to include step-free access, internal doorways and passageways, and accessible toilet facilities) to meet the needs of people with disabilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities should thereafter be provided and permanently retained for the life time of the development.

REASON: To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5. .

7. NONSC Non Standard Condition

No development shall take place on any part of the site until a Biodiversity Gain Plan for the site, demonstrating compliance with the 10% biodiversity net gain requirement in accordance with the Environment Act 2021, has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan should include:

- i. Baseline Biodiversity Assessment: Using the latest Defra Biodiversity Metric, a report of the site's pre-development biodiversity value; and
- ii. On-Site Enhancement and 30-year Habitat Management Plan (HMP) detailing measures to achieve BNG on-site, including species protection, habitat creation, and ongoing management strategies to maintain gains for a minimum of 30 years. 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 an 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.
 - h) Details of the persons responsible for the implementation and monitoring.
 - i) Report to the Council routinely regarding the state of the Biodiversity Net Gain requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage.

Where a biodiversity net gain of 10% is not achievable on site, in addition to the Baseline Biodiversity Assessment (i), the following shall be included in the BGP:

- iii. Off-Site Biodiversity Credits or Statutory Credits: Where on-site measures do not achieve the 10% net gain, confirmation of the purchase of off-site biodiversity credits or statutory credits must be provided, including a receipt or proof of transaction as part of the Plan

The approved Biodiversity Gain Plan shall be strictly adhered to, and development shall commence and operate in accordance with it.

REASON

To ensure the development delivers a Biodiversity Net Gain and secures the protection and effective management of the remaining habitat on site in accordance with Policy 15 of the National Planning Policy Framework, Policy G6 of The London Plan, and Policy DME1 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part 2 Development Management Policies.

Informatives

1. I52 Compulsory Informative (1)

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

2. I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

4.

Accessibility

- a. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
- b. Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- c. Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate d cor to ensure that doors and door furniture can be easily located by people with reduced vision.
- d. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
- e. Care must be taken to ensure that overspill and/or other interference from induction loops- in different/adjacent areas- does not occur.
- f. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

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 (2021) and national guidance.

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 1A	Development of New Education Floorspace
DMCI 2	New Community Infrastructure
DMEI 10	Water Management, Efficiency and Quality
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP S3	(2021) Education and childcare facilities
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T6	(2021) Car parking

Appendix 2: Relevant Planning History

17997/AA/98/2214	Yeading Junior School Carlyon Road Hayes Erection of a single storey extension to provide an assembly hall addition, two changing rooms and toilet Decision: 09-03-1999	Approve Deemed Hill.
17997/AB/99/0138	Yeading Junior School Carlyon Road Hayes Renewal of planning permission ref.17997M/93/1919 dated 25/01/94; Retention of double mobile classroom Decision: 23-02-1999	Approve Limited Time
17997/APP/2001/252	Yeading Infant School Carlyon Road Hayes ERECTION OF A SINGLE STOREY EXTENSION WITHIN THE SCHOOL COURTYARD Decision: 09-04-2001	Approve Deemed Hill.
17997/APP/2002/2443	Yeading Junior School Carlyon Road Hayes ERECTION OF A TWO STOREY AND SINGLE STOREY EXTENSION (INVOLVING DEMOLITION OF EXISTING MODULAR CLASSROOM) Decision: 21-01-2003	Approve Deemed Hill.
17997/APP/2007/159	Yeading Junior School Carlyon Road Hayes CHANGE OF USE OF CARETAKERS DWELLING (CLASS C3) TO ANCILLARY EDUCATION USE TO PROVIDE MEETING ROOM, CRÈCHE FACILITY FOR 4/5 CHILDREN AND OFFICE Decision: 14-06-2007	Approved
17997/APP/2007/2169	Yeading Junior School Carlyon Road Hayes ERECTION OF A SINGLE STOREY SIDE EXTENSION TO THE SOUTH-EAST ELEVATION OF THE EXISTING JUNIOR SCHOOL BUILDING. Decision: 13-09-2007	Approved

17997/APP/2007/2334 Yeading Junior School Carlyon Road Hayes

DETAILS OF HOURS OF USE - CONDITION 2, ACCESS ARRANGEMENTS -
CONDITION 3, AND SECURITY MEASURES - CONDITION 8 IN COMPLIANCE WITH
PLANNING PERMISSION REF.17997/APP/2007/159 DATED 14/06/2007:
CHANGE OF USE OF CARETAKERS DWELLING (CLASS C3) TO ANCILLARY
EDUCATION USE TO PROVIDE MEETING ROOM, CRECHE FACILITY FOR 4/5
CHILDREN AND OFFICE.

Decision: 17-09-2007 Approved

17997/APP/2011/2029 Yeading Junior School Carlyon Road Hayes

Erection of single storey rear extension to educational premises (former caretaker's house).

Decision: 01-11-2011 Approved

17997/B/84/1220 Yeading Infant & Junior Schools Carlyon Road Hayes

Formation of access (P)

Decision: 12-09-1984 Approve
Deemed Hill.

17997/C/84/1950 Yeading Infant & Junior Schools Carlyon Road Hayes

Householder dev. (small extension,garage etc) (P)

Decision: 04-01-1985 Approve
Deemed Hill.

17997/E/86/2194 Yeading Infant & Junior Schools Carlyon Road Hayes

Installation of self closing doors

Decision: 21-01-1987 Approve
Deemed Hill.

17997/F/87/2179 Yeading Infant & Junior Schools Carlyon Road Hayes

Erection of chain link fence to a height of 3.6M along the frontage of school to Carlyon Road

Decision: 14-12-1987 Approved

17997/K/92/0515 Yeading Junior School Carlyon Road Hayes

Erection of a radio base station including a prefabricated equipment cabin, 2 microwave
dishes and security fencing

Decision: 08-07-1992 Approved

17997/L/93/1850 Yeading Junior School Carlyon Road Hayes

Erection of a front boundary wall

Decision: 10-01-1994 Approved

17997/X/95/1836 Yeading Infant & Junior Schools Carlyon Road Hayes

Improvements to existing educational premises involving a single storey extension to Infants School, part single storey, part two storey extension to Junior School, toilet block extension, demolition of old nursery and Junior School single buildings, construction of hard play areas, formation of vehicular turning circle on Carlyon Road and change of use of vacant land to form enlarged school playing field

Decision: 16-02-1996 Approved

17997/Y/96/1082 Yeading Infant & Junior Schools Carlyon Road Hayes

Details of landscaping scheme including siting of hard play areas in compliance with condition 3 of planning permission ref.17997X/95/1836 dated 16/02/96; Improvements to existing educational premises involving a single storey extension to Infants School, part single storey, part two storey extension to Junior School, toilet block extension, demolition of old nursery and Junior School single buildings, construction of hard play areas, formation of vehicular turning circle on Carlyon Road and change of use of vacant land to form enlarged school playing field

Decision: 24-09-1999 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
PT1.CI1	(2012) Community Infrastructure Provision

Part 2 Policies:

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 1A	Development of New Education Floorspace
DMCI 2	New Community Infrastructure
DMEI 10	Water Management, Efficiency and Quality
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D14	(2021) Noise
LPP S3	(2021) Education and childcare facilities
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design

LPP T6

(2021) Car parking

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.
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	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
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Design (Including Heritage, Trees / Landscaping and Accessibility)	LP D3: Optimising site capacity through the design-led approach	13
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	LP HC1: Heritage conservation and growth	18
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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

Thursday 17th July 2025



HILLINGDON
LONDON

www.hillingdon.gov.uk

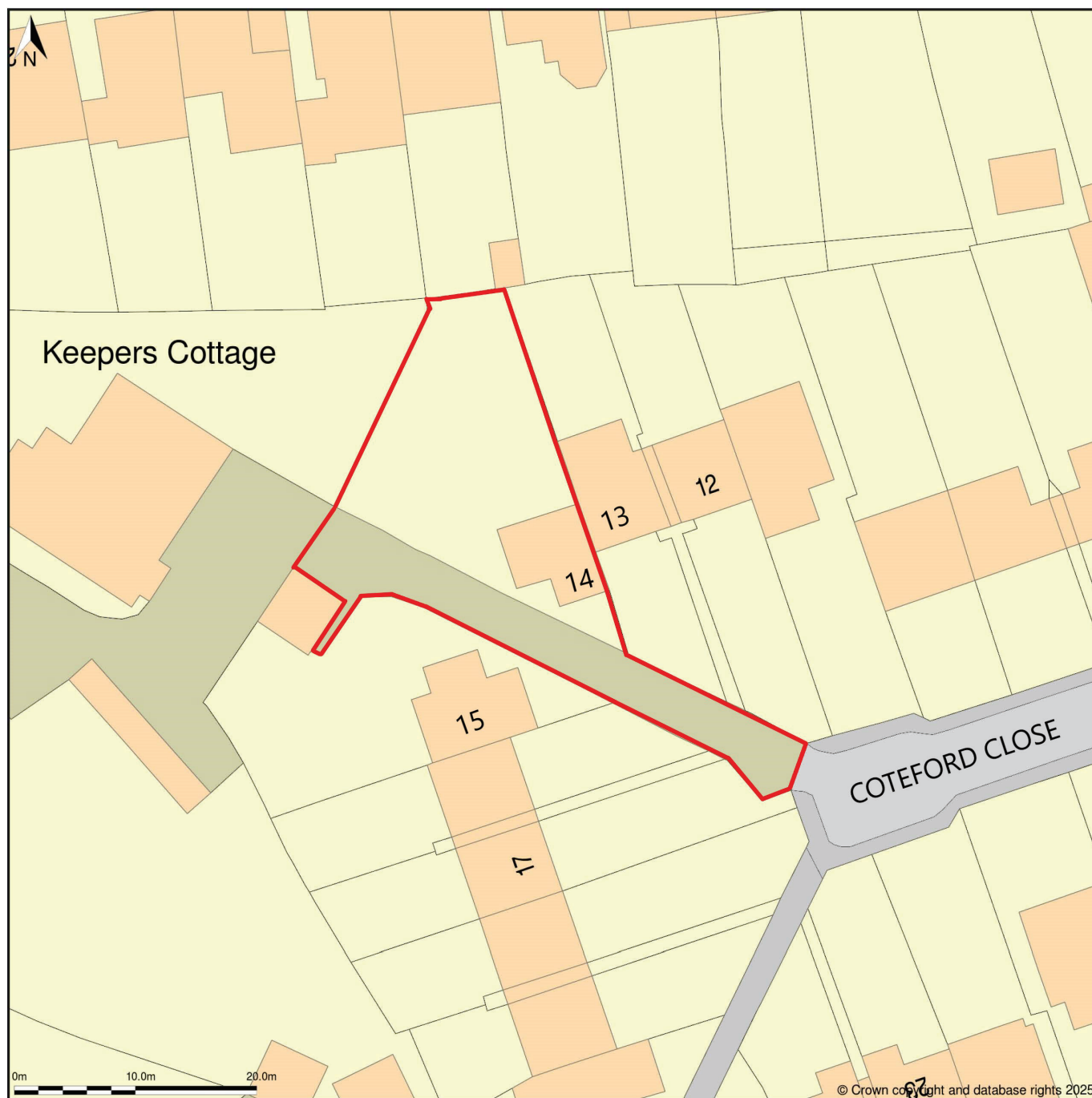
Report of the Head of Development Management and Building Control

Address: 14 COTEFORD CLOSE EASTCOTE

Development: Erection of a part single, part two storey rear extension and single storey side extension. Conversion of extended house into 1 x 1-bedroom flat and 1 x 3-bedroom flat with associated parking, landscaping and private amenity space. (revised plans 04.07.24)

LBH Ref Nos: 78399/APP/2024/564

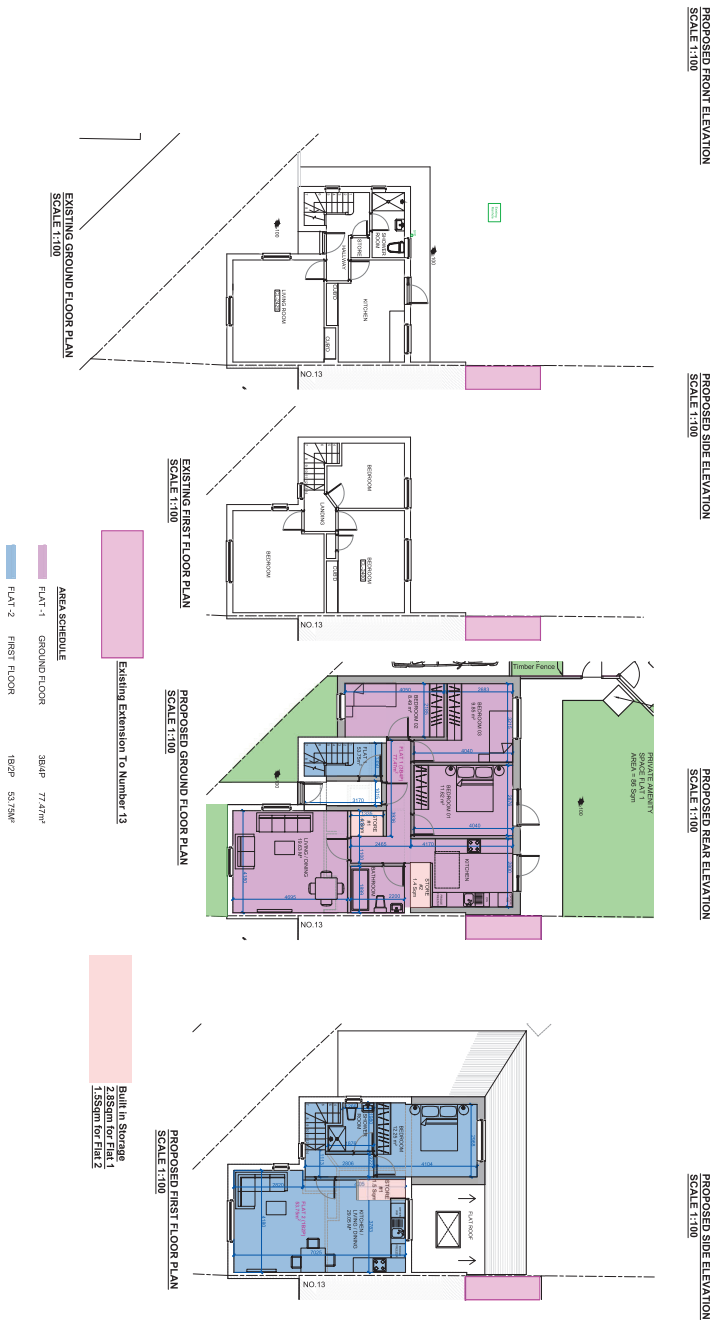
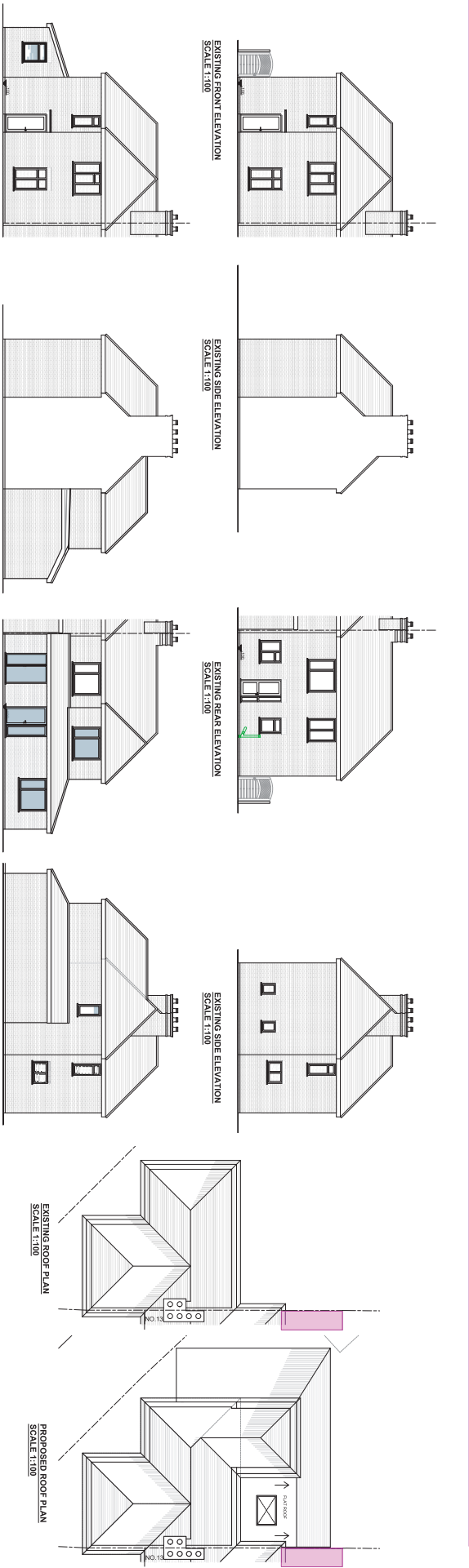
14, Coteford Close, Eastcote, Hillingdon, HA5 2JA



Site Plan (also called a Block Plan) shows area bounded by: 510010.66, 188557.56, 510100.66, 188647.56 (at a scale of 1:500), OSGridRef: TQ10058860. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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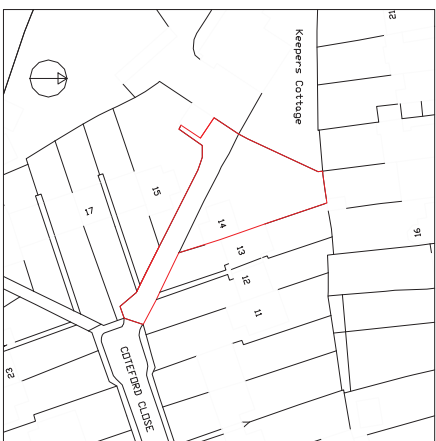
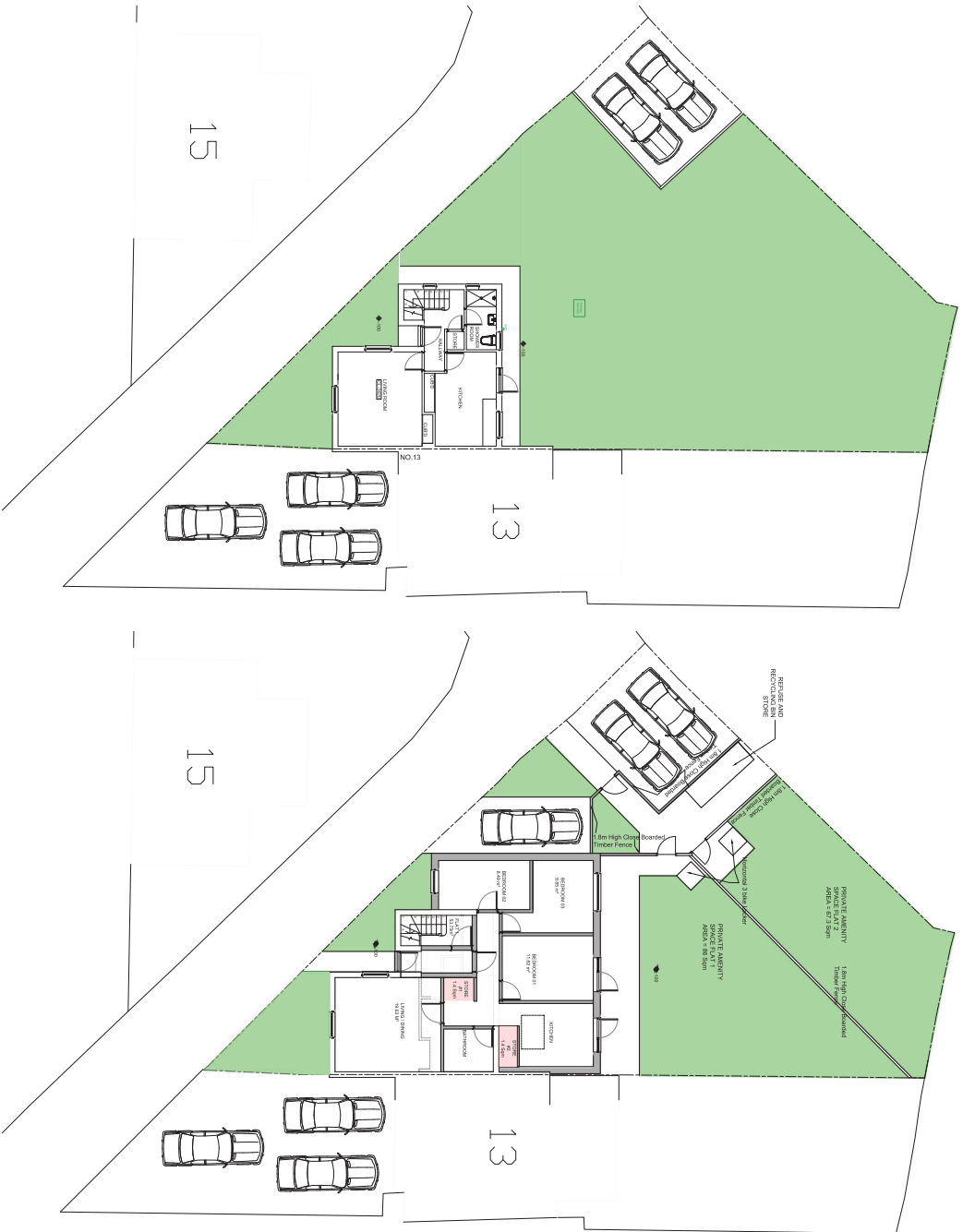


AREA SCHEDULE

PLAT-1	GROUND FLOOR	384P	77.47m ²
PLAT-2	FIRST FLOOR	182P	53.79m ²

Existing Extension To Number 13

Built in Storage
2.85m for Flat 1
1.55m for Flat 2



EXISTING SITE PLAN
SCALE 1:100

PROPOSED SITE PLAN
SCALE 1:100

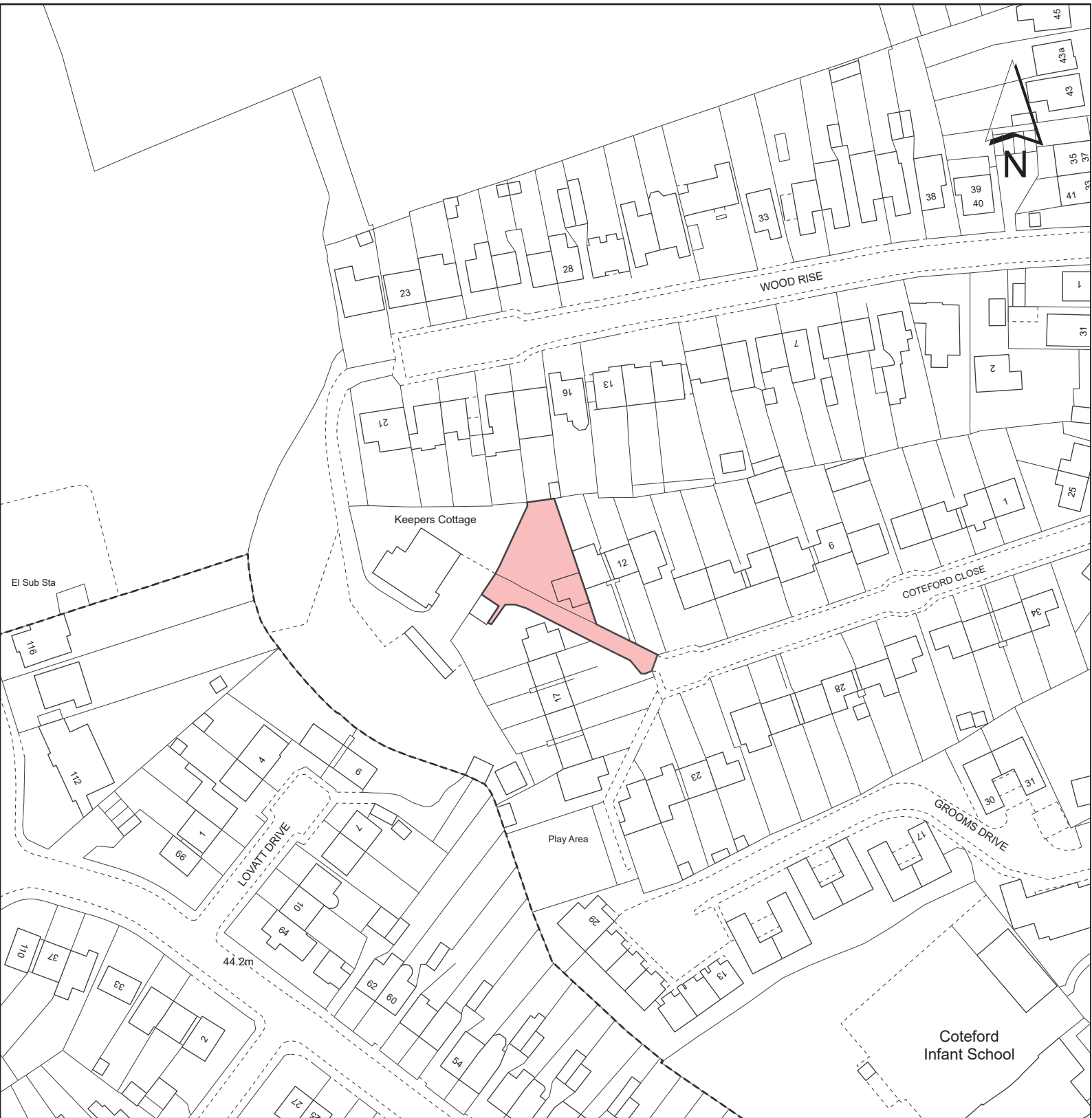
LOCATION PLAN
SCALE 1:500


3645 | FS | 50

PROJECT:
1 COTEDON CLOSE
PROPOSED
MIDDX
H45 2JA
TITLE:
EXISTING AND PROPOSED SITE
PLAN, LOCATION PLAN
FOR PLANNING PURPOSES ONLY
SCALE: 1:100@A1
DATE: 27.06.24



REVISIONS:



KEY : <div><div></div> Site Boundary</div>		ADDRESS : 14 COTEFORD CLOSE EASTCOTE		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		PLANNING APPLICATION REFERENCE : 78399/APP/2024/564	SCALE : 1:1,250	CIVIC CENTRE, UXBRIDGE, UB8 1UW	
		PLANNING COMMITTEE :	DATE : JULY 2025	 HILLINGDON LONDON	
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Report of the Head of Development Management and Building Control

Address: 18 & 20 WILMAR CLOSE HAYES
Development: Change of use of 2no. outbuildings to granny annexes
LBH Ref Nos: 67410/APP/2024/2641

DRAW IT
Architectural Technician/Consultant

Mr. Money Qadri

Agent

#13/WD5/OTR
Herts.

Mobile: 07949 035 715

draw_it@hotmail.com

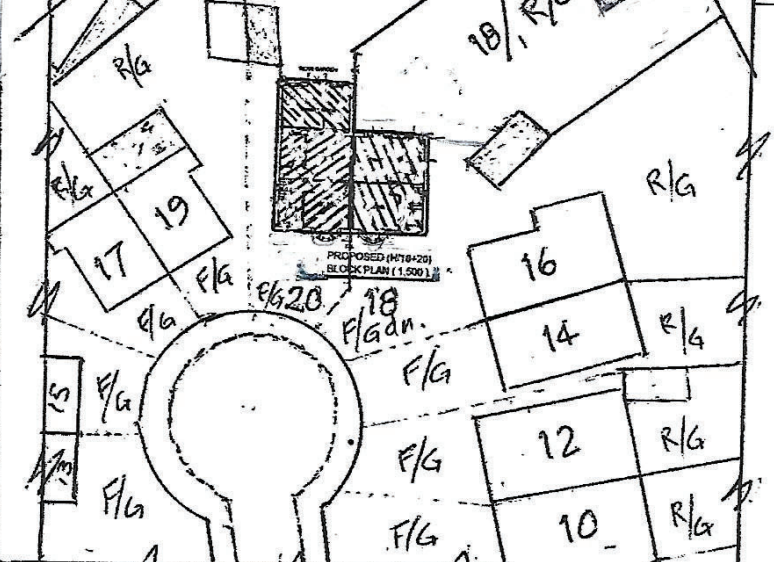
COUNCIL REF/ # 18/20/

0m 5m 10m 15m 20m 25m 30m 35m 40m

NOTE - 1. SCALE BAR,
PROPOSED 1:500, on A-4.

SITE PLAN WITH
POSITIONS OF THE
OUTBUILDINGS -
CLEARLY SHOWN
IN THE BOTH
GARDENS.

HOUSES OF HAYES END ROAD



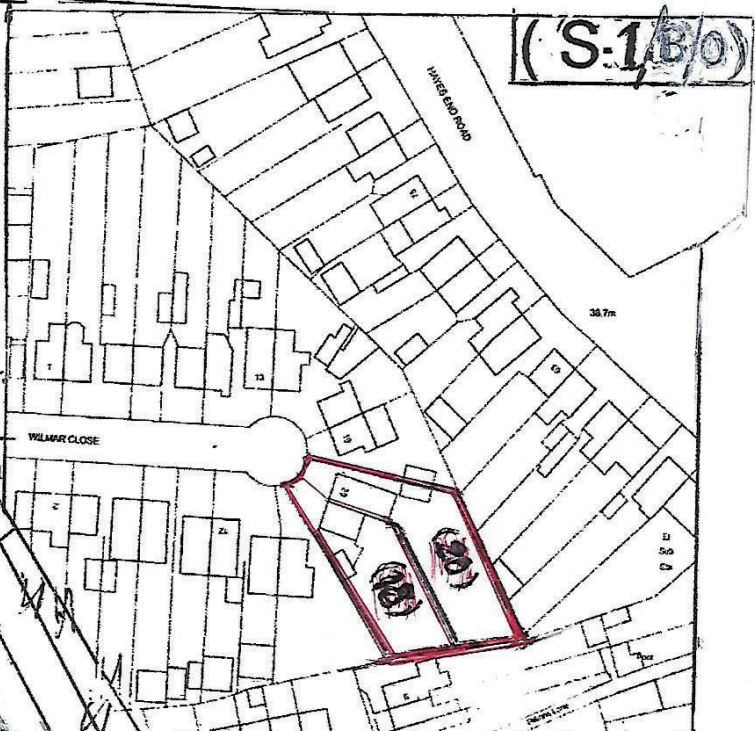
EXISTING SITE PLAN (1:500)
(RETROSPECTIVE)

ReQuestaPlan

Plan Produced for: MR. SUTY BHARRICH

Date Produced: 02 May 2023

(S-1/B-0)



LOCATION PLAN (1:1250)

PLANNING PORTAL REF/ #

PP.

OWNER:-
MR. SUTY
BHARRICH

H/18-20,
WILMER
CLOSE,
HAYES
MIDDX:-
LONDON
UB4 8ET.

SCALE
AS
SHOWN

DATE:-
25/09/2024

DWG/ #
S/18+20/A-4

SHT/ #, (S-1/B-0)
OF, S-3/B-0.

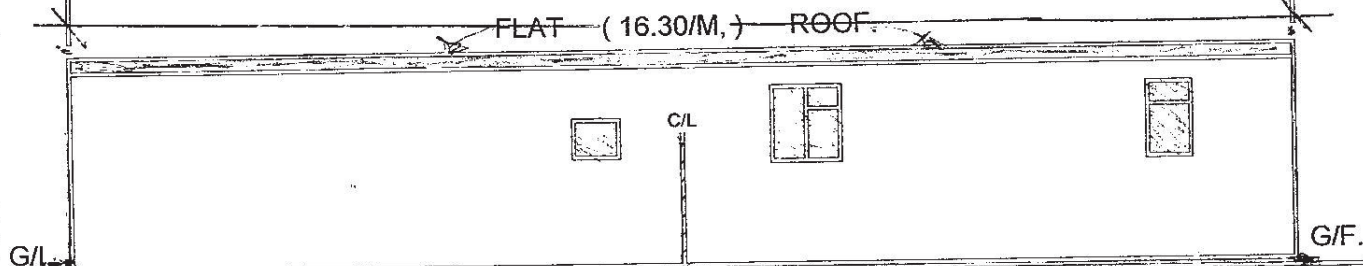
REVISED
DATE
03/10/24



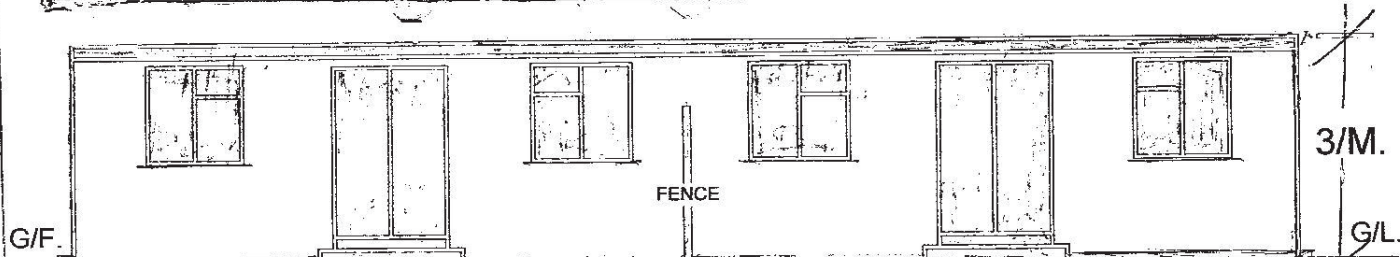
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(DWG / #, S/20+18/A-4). (COUNCIL/REF: - #, 67410/2024/2641/DATE: - 09/19/2024)

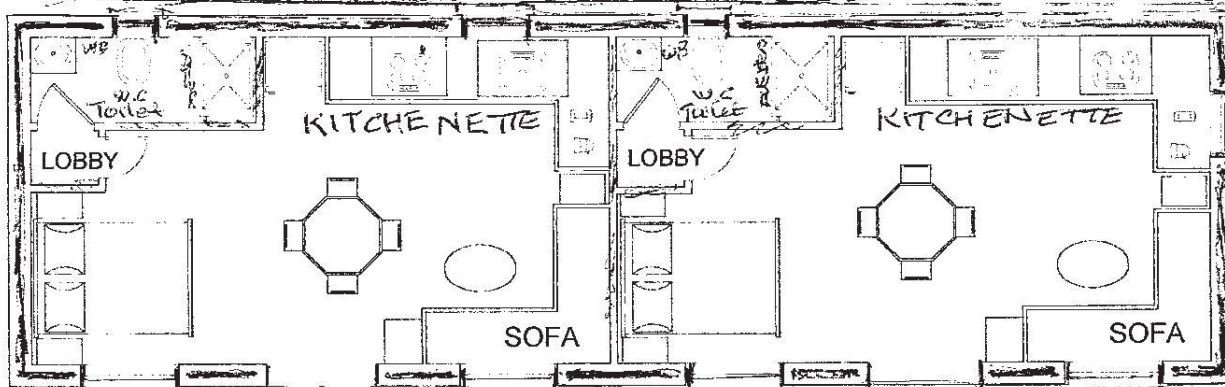
8-20
(S-2/B-A)



(RETROSPECTIVE) EXISTING REAR ELEV. OF (H/20) AND (H/18), SCALE: - (1:100)



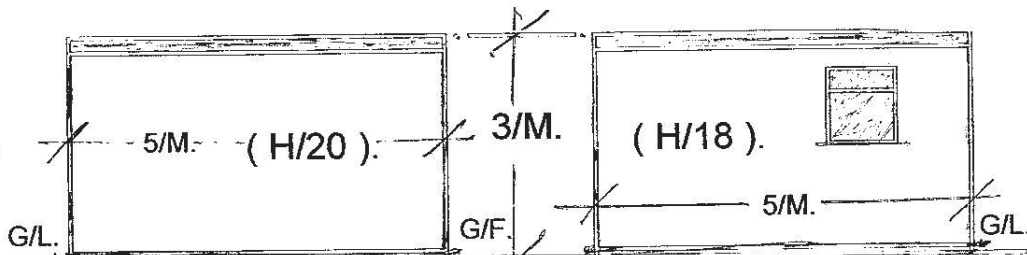
(RETROSPECTIVE) EXISTING FRONT ELEV. OF (H/20) AND (H/18), SCALE: - (1:100)



"OPEN PLAN" (H/20) & (H/18) "OPEN PLAN"

(RETROSPECTIVE) EXISTING ANNEXES PLAN FOR AS
- AN OUTBUILDINGS AT REAR GARDENS, (1:100) -

OWNER:- MR.
SUTY BHARRICH
OF H/18+20,
WILMAR CLOSE,
HAYES, MIDDX:-
LONDON, UB4 8ET



(RETROSPECTIVE) EXISTING SIDE ELEV. OF, H/20, (1:100)

(RETROSPECTIVE) EXISTING SIDE ELEV. OF, H/18, (1:100)

DRAW IT

Architectural Technician/Consultant

MR. MONEY QADR
Agent

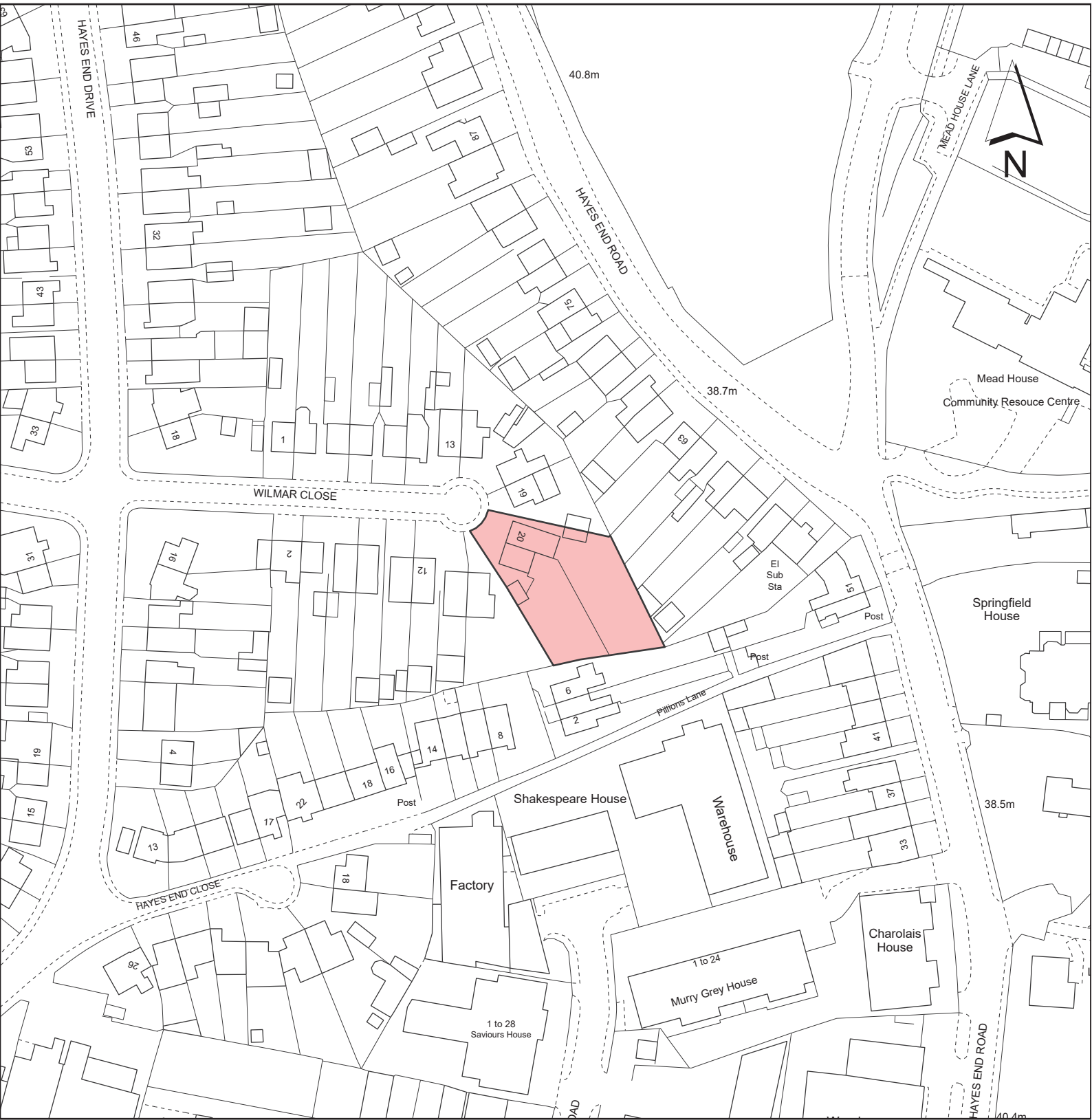
3, CHERRY HOLLOW,
ABBOTS LANGLEY,
WD5 0TR. Herts

Mobile: 07949 035 715

Email: draw it@hotmail.com

Scale as shown

10 5m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m 19m 20m
Scale (1:100) 2m
NOTE:- ALL REAR FACING WINDOWS TO BE FITTED WITH OBSCURED GLASS
DWG#:- S/18+20/A-4
SHEET# = (S-2/B-A),
OF, (S-3/B-A)=====



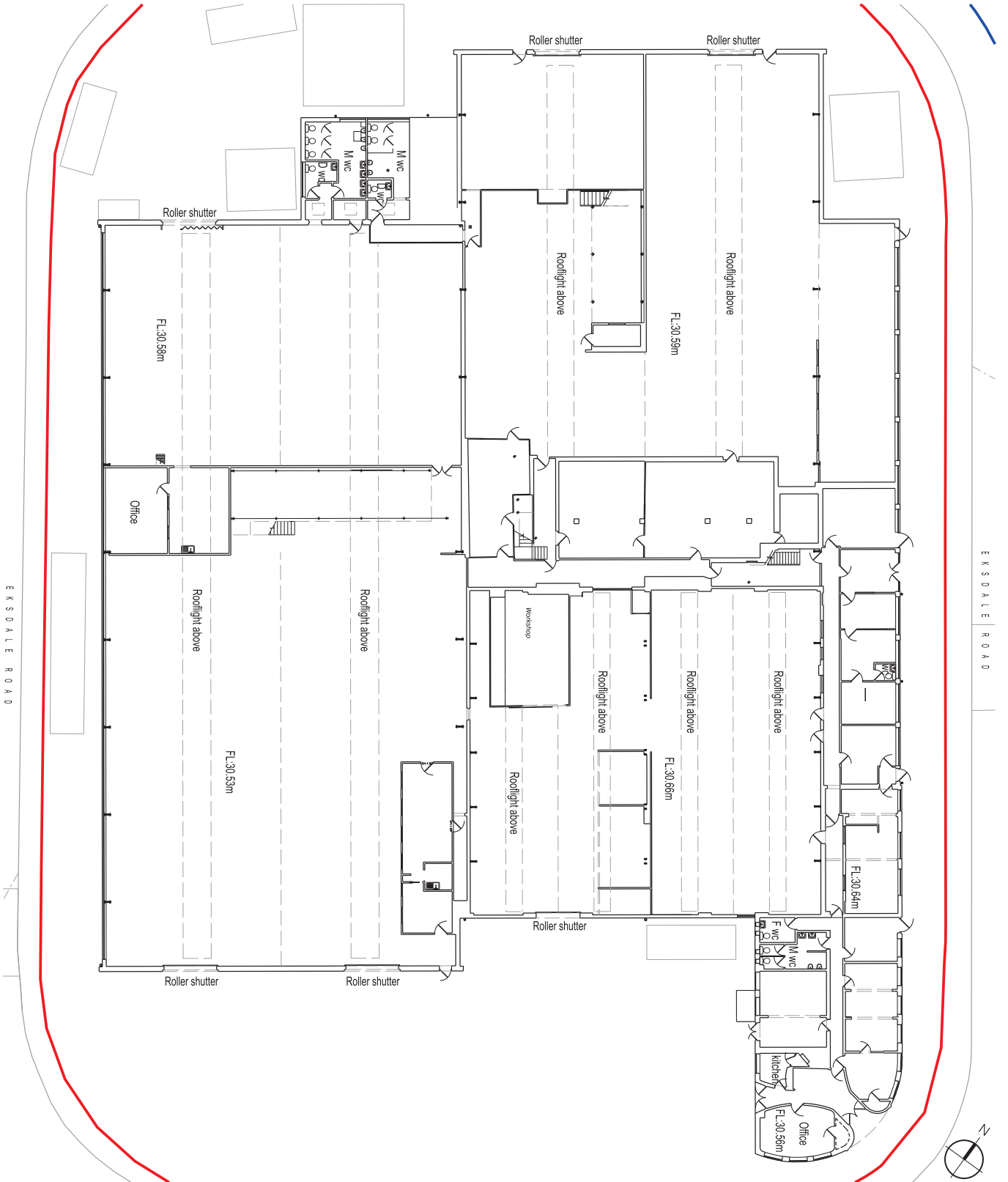
KEY : <div><div></div> Site Boundary</div>		ADDRESS : 18 & 20 WILMAR CLOSE		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION	
DISCLAIMER : <div>For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright</div>		PLANNING APPLICATION REFERENCE : 67410/APP/2024/2641	SCALE : 1:1,250	CIVIC CENTRE, UXBRIDGE, UB8 1UW	
		PLANNING COMMITTEE :	DATE : JULY 2025		
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Report of the Head of Development Management and Building Control

Address: THE ISLAND SITE ESKDALE ROAD UXBRIDGE

Development: Redevelopment of site to provide new commercial buildings for use within Classes E(g)(iii)/B2/B8 together with associated infrastructure on site, to include landscaping, access, servicing, and parking.

LBH Ref Nos: 957/APP/2024/2765



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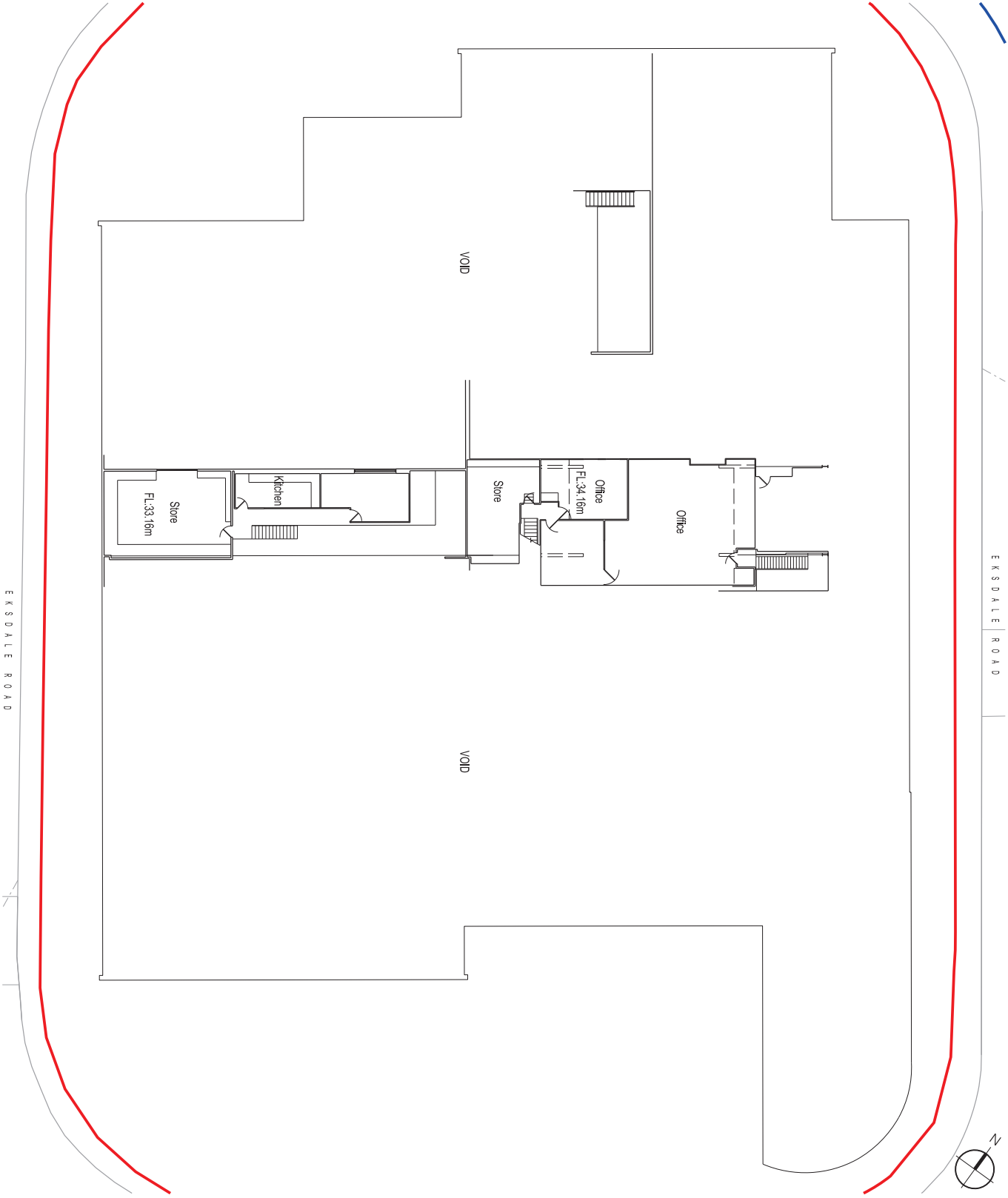
Ownership boundary	Application boundary
	

REV.	DATE	NOTES	CF INT.
A.	11.10.24	Planning Issue	
CLIENT / PROJECT GLOBE EXHIBITIONS LTD. ISLAND SITE, EKSDALE ROAD UB8 2RT, UXBRIDGE			
DRAWING TITLE EXISTING GROUND FLOOR PLAN			

STATUS				PLANNING			
DATE		IDRMMN		SCALE @ A3			
16.09.2024		CF		1:250			
PROJECT NUMBER	UNIT	1/800	1/4150	TYPE & NUMBER	REVISION LETTER		
DRAWING NO.							
115655		P		003 A			
Site Location Plans		L	GA Plans	P	Elavations		
		L	P	P	E		

THE RATCLIFFE GROVES PARTNERSHIP
LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
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0m 4m 8m 12m 16m

SCALE

Ownership boundary

Application boundary

11/10/24 Printed Issue

CF INIT.

REV. DATE NOTES

CLIENT / PROJECT

GLOBE EXHIBITIONS LTD.

ISLAND SITE, EKSDALE ROAD

UB8 2RT, UXBRIDGE

DRAWING TITLE

EXISTING FIRST FLOOR PLAN

STATUS

PLANNING

DATE 16.09.2024 DRAWN CF SCALE @ A3 1:250

PROJECT UNIT C/SFB TYPE S REVISION NUMBER /BLOCK CODE NUMBER LETTER

DRAWING NO. 11565 P 004 A

Site Location Plans L GA Plans P Elevations E Sections S Details D Plots Clear C

THE RATCLIFFE GROVES PARTNERSHIP

LONDON

18 BEDFORD ROAD

ISLAND SITE, EKSDALE ROAD

UB8 2RT, UXBRIDGE

T. 020 7600 6666 E. london@rpkuk.com

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MANCHESTER

18 BEDFORD ROAD

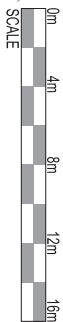
ISLAND SITE, EKSDALE ROAD

UB8 2RT, UXBRIDGE

T. 0161 797 6000 E. manchester@rpkuk.com

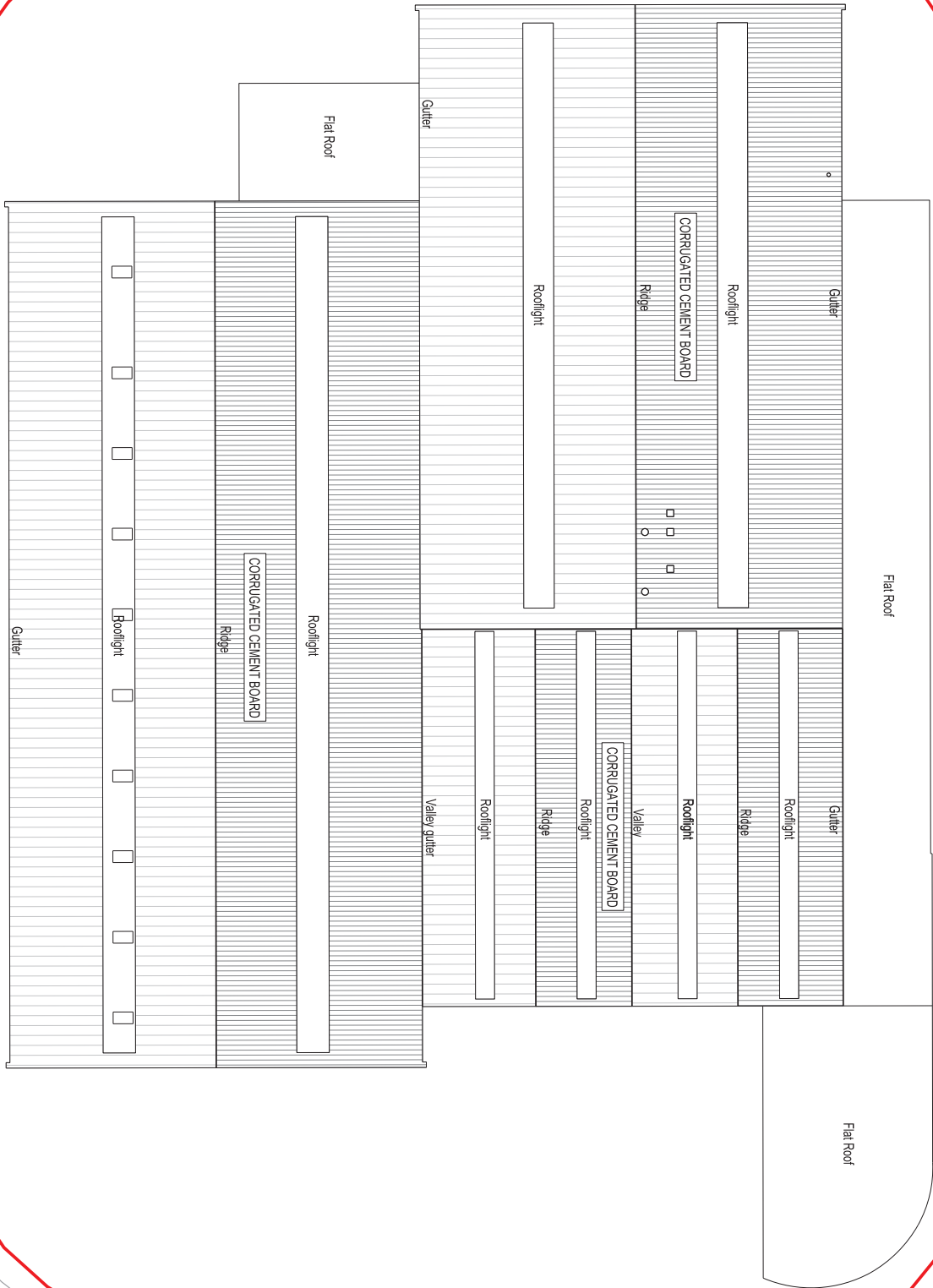
architects

E K S D A L E R O A D



Ownership boundary

Application boundary



A. 11.10.24 Planning Issue
REV. DATE NOTES
CLIENT / PROJECT
GLOBE EXHIBITIONS LTD.
ISLAND SITE, EKSDALE ROAD
UB8 2RT, UXBRIDGE
DRAWING TITLE
EXISTING ROOF PLAN

STATUS

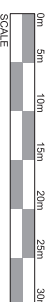
PLANNING

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PROJECT NUMBER	UNIT / BLOCK	C / S/B CODE	TYPE & NUMBER	REVISION	
DRAWING NO.					
11565	P		005	A	
Site Location Plans					
L	GA Plans	P	D	Elevations	
S	Details			Profile Colour	
				E	

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LONDON N1 1JF
T: 0161 797 6000 E: manchester@rgrpuk.com





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OWNERSHIP BOUNDARY	
UNIT 1 (same to Unit 2)	
Gf-Warehouse G/A	1,094 sqm
Gf-Assembly G/A	25 sqm
Gf-Circulation	268 sqft
Gf-Internal Wall	74 sqm
	5 sqm
	54 sqft
Total Gf G/A	1,198 sqm
	12,896 sqft

1F-Office GIA	119.54 sqm	1,287 sqft
1F-Amenity GIA	18.30 sqm	197 sqft
1F-Circulation	56.9 sqm	612 sqft
1F-Internal Wall	4 sqm	43 sqft
Total 1F GIA	198.74 sqm	2,139 sqft

TOTAL UNIT 1 GIA	1,396.74 sqm	15,035 sqft
TOTAL SITE GIA (UNIT 1 & 2)	2,850.24 sqm	30,680 sqft

Car Parking Total (Unit 1 & 2)	24
Cycle Parking Total (Unit 1 & 2)	16
EV Charging Total (Unit 1 & 2)	8
Rooflights	10% of warehouse area

REV.	DATE	NOTES	INT
A	08.05.25	Overhead parking area replaced with hard landscaping.	DS
B	17.04.25	Northey parking compromised	DS
C	17.04.25	Bus stores & cycle shelters moved to accommodate extended north side north to service yard perimeter	DS
D	04.03.25	Perimeter increased north to south boundary	DS
E	14.02.25	Planning received following highways officer comments	DS
F	11.01.24	Planning issued	DS
G	08.09.24	Minor amendments to entrance door	DS
H	10.09.24	Minor amendments to TTV comments	DS
I	30.08.24	Planning drawings issued to design teams	DS

CLIENT / PROJECT
GLOBE EXHIBITIONS LTD.
ISLAND SITE, EKSDALE ROAD
UB8 2RT, UXBRIDGE

DRAWING TITLE
PROPOSED SITE PLAN

STATUS

PLANNING

DATE 22.07.2024

DRAWN JT

SCALE @ A3 1:500

PROJECT NUMBER	UNIT / BLOCK	C / SPS CODE	TYPE & NUMBER	REVISION LETTER
11565	P	100	H	

DRAWING NO.

Site Location Plans

1

Sections

5

Details

P

Elevations

8

Plinth Colour

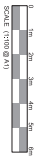
C

THE RATCLIFFE GROVES PARTNERSHIP

LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7600 6666 E. london@rgp.uk.com
www.rgp.uk.com

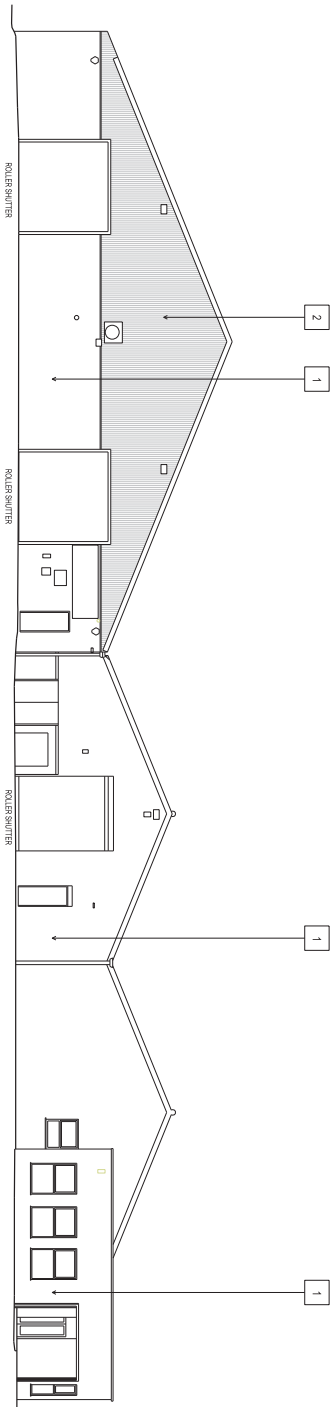
MANCHESTER
105 MANCHESTER ROAD
BURY, LANCASHIRE BL9 0TD
T. 0161 797 6000 E. manchester@rgp.uk.com

 **architects**

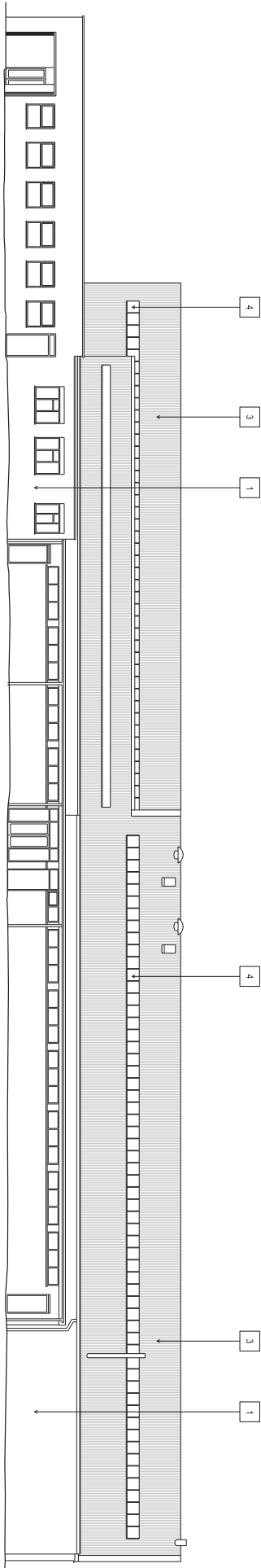


SCALE (1:100 @ A1)

- 1 Finish walls
- 2 Roof Cladding
- 3 Concrete ground floor slab
- 4 Foundations

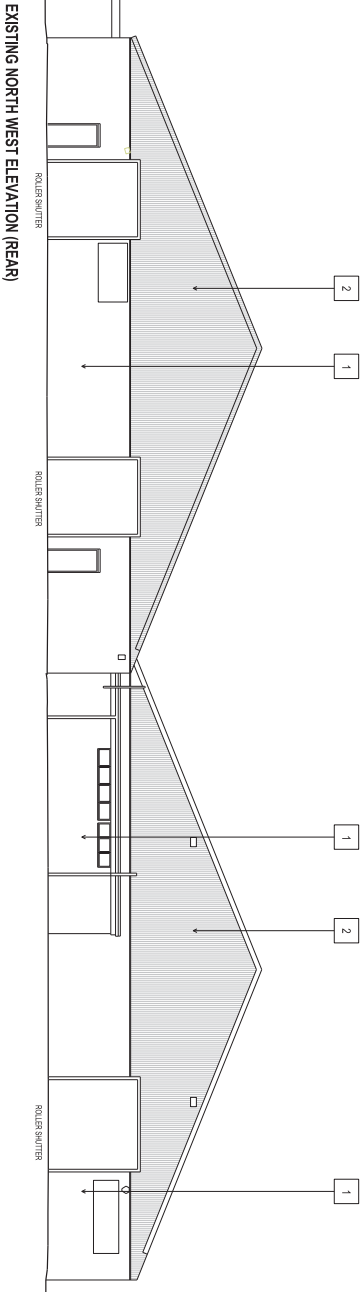


EXISTING SOUTH EAST ELEVATION (FRONT)

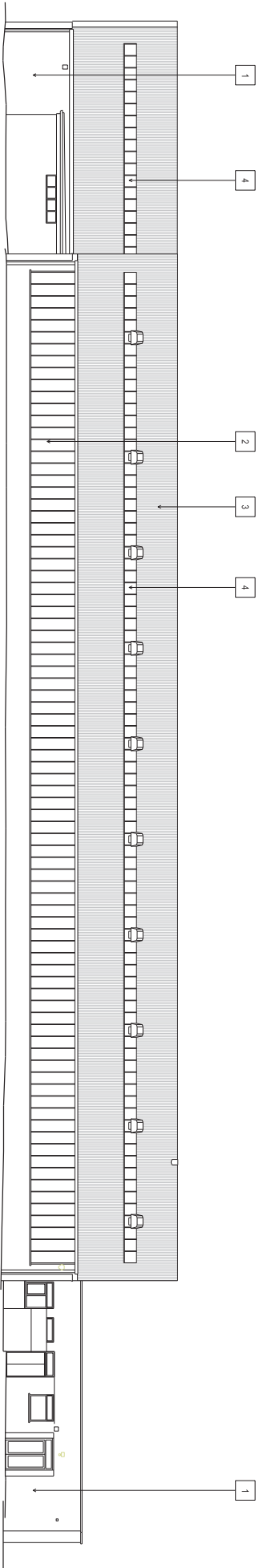


EXISTING NORTH EAST ELEVATION (SIDE)

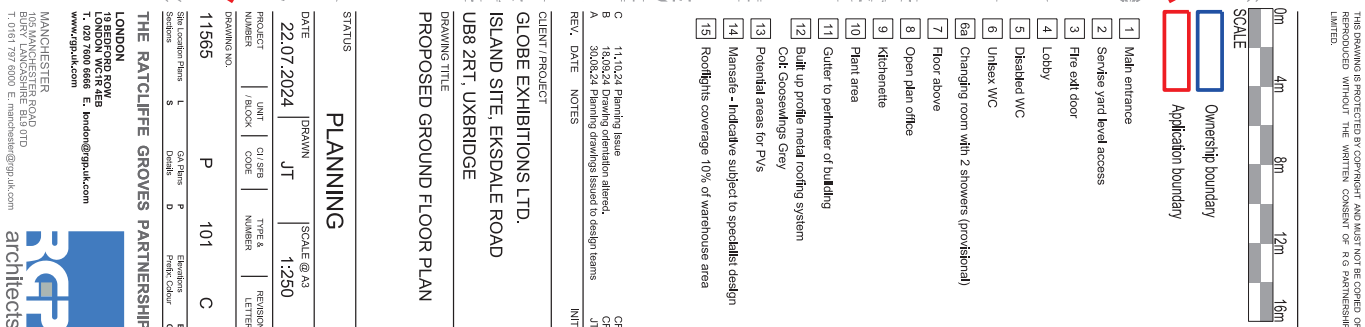
- 1 Finish Siding
- 2 Hard Cladding
- 3 Composite Cement Board Siding
- 4 Insulation

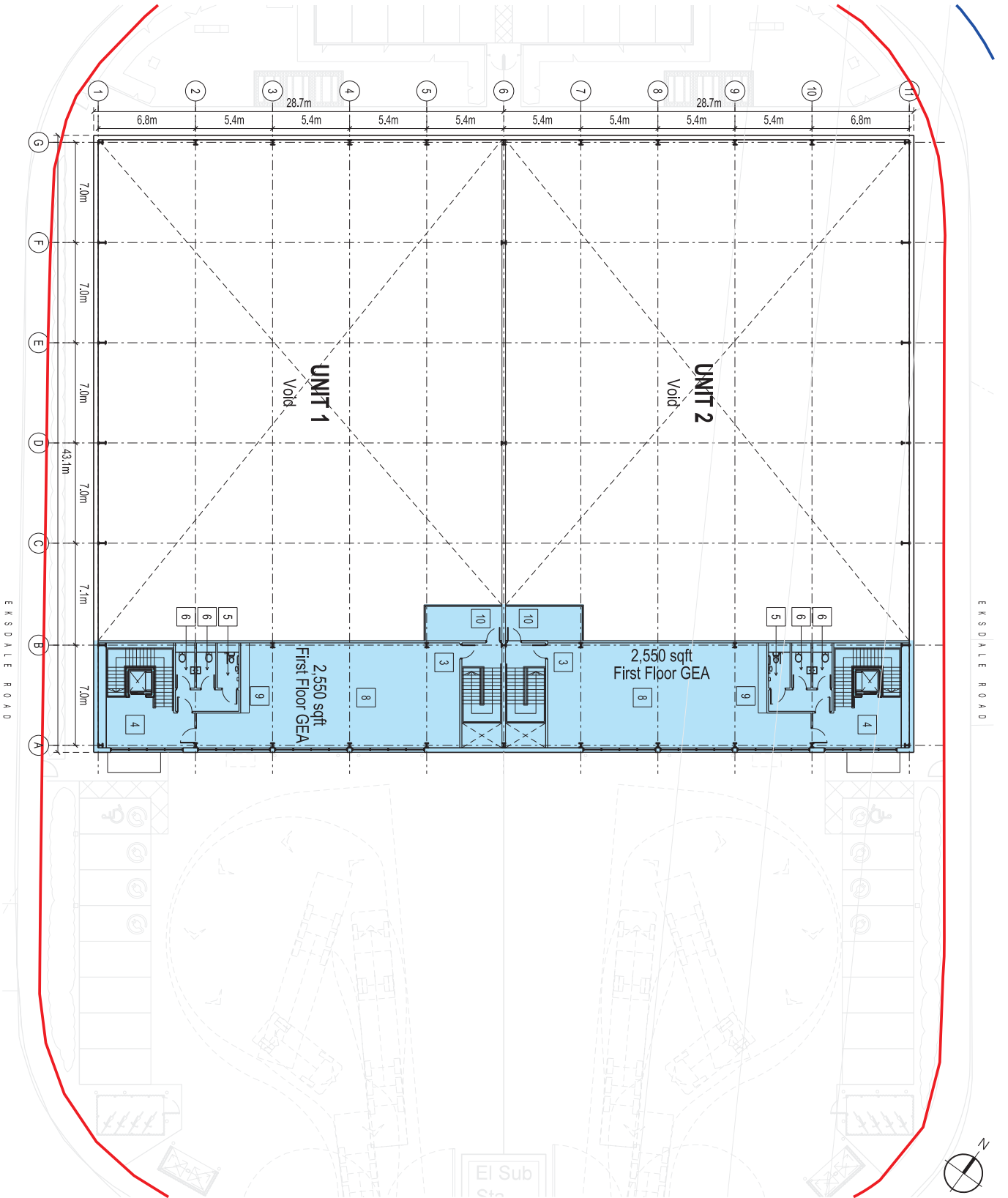


EXISTING NORTH WEST ELEVATION (REAR)



EXISTING SOUTH WEST ELEVATION (SIDE)





- SCALE**
- Ownership boundary
 - Application boundary

- 3 Fire exit door
- 4 Lobby
- 5 Disabled WC
- 6 Unisex WC
- 8 Open plan office
- 9 Kitchenette

11.10.24 Planning Issue
30.08.24 Planning drawings issued to design team
REV. DATE NOTES
INIT.

CLIENT / PROJECT
GLOBE EXHIBITIONS LTD.
ISLAND SITE, EKSDALE ROAD
UB8 2RT, UXBRIDGE

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

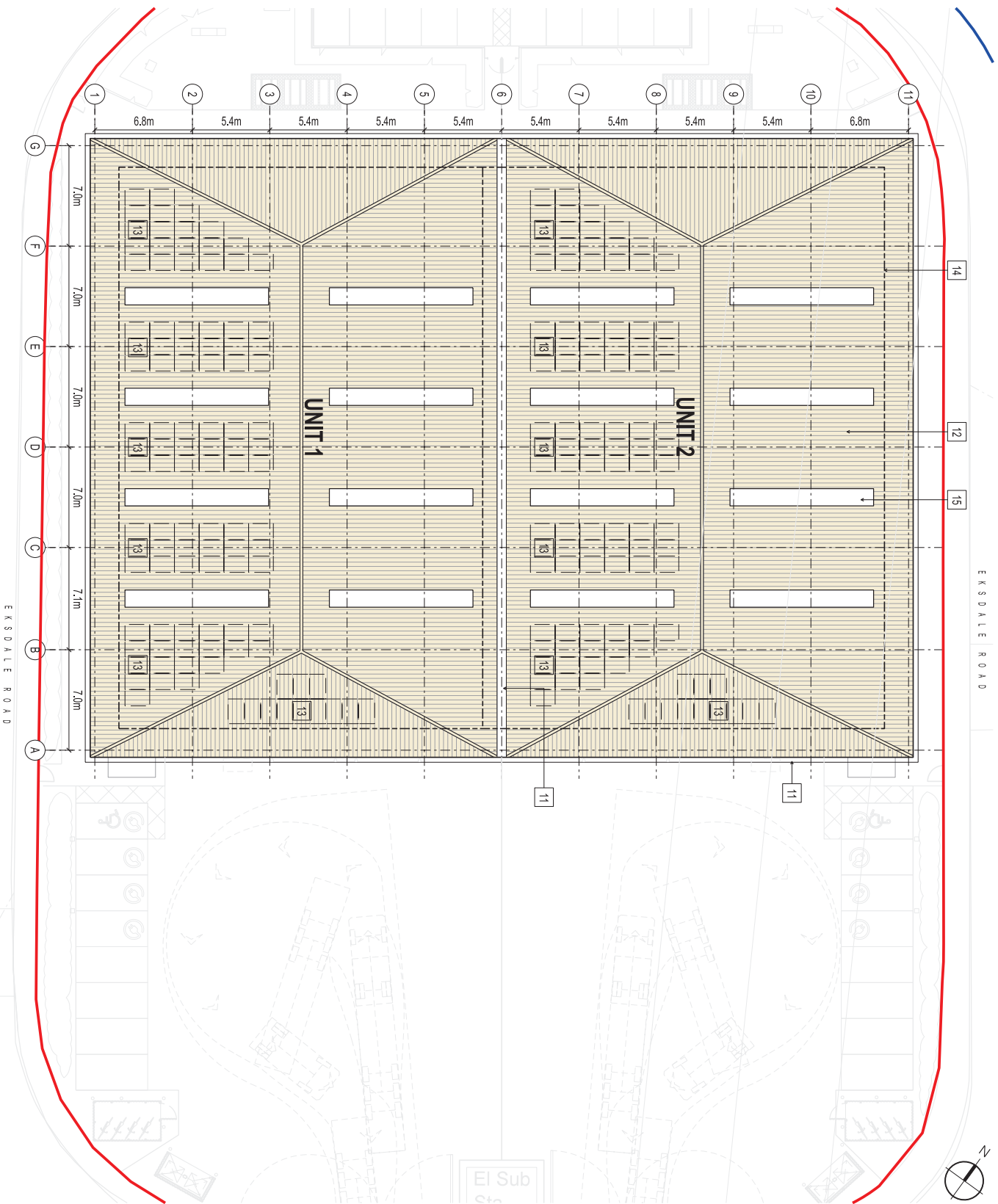
PLANNING

DATE	DRAWN	SCALE @ A3
22.07.2024	JT	1:250
PROJECT	UNIT	TYPE & REVISION
11565	P	102 C

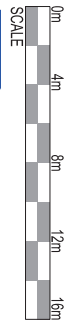
THE RATCLIFFE GROVES PARTNERSHIP
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SCALE
0m 4m 8m 12m 16m

- 11 Gutter to perimeter of building
- 12 Built up profile metal roofing system
- 13 Cork Gorsewings Grey
- 14 Potential areas for PVs
- 15 Mansard - indicative subject to specialist design
- 16 Rooflights coverage 10% of warehouse area

11.10.24 Planning Issue
11.10.24 Planning Application Approved
30.08.24 Planning drawings issued to design team
REV. DATE NOTES INIT.

CLIENT / PROJECT
GLOBE EXHIBITIONS LTD.
ISLAND SITE, EKSDALE ROAD
UB8 2RT, UXBIDGE
DRAWING TITLE
PROPOSED ROOF PLAN

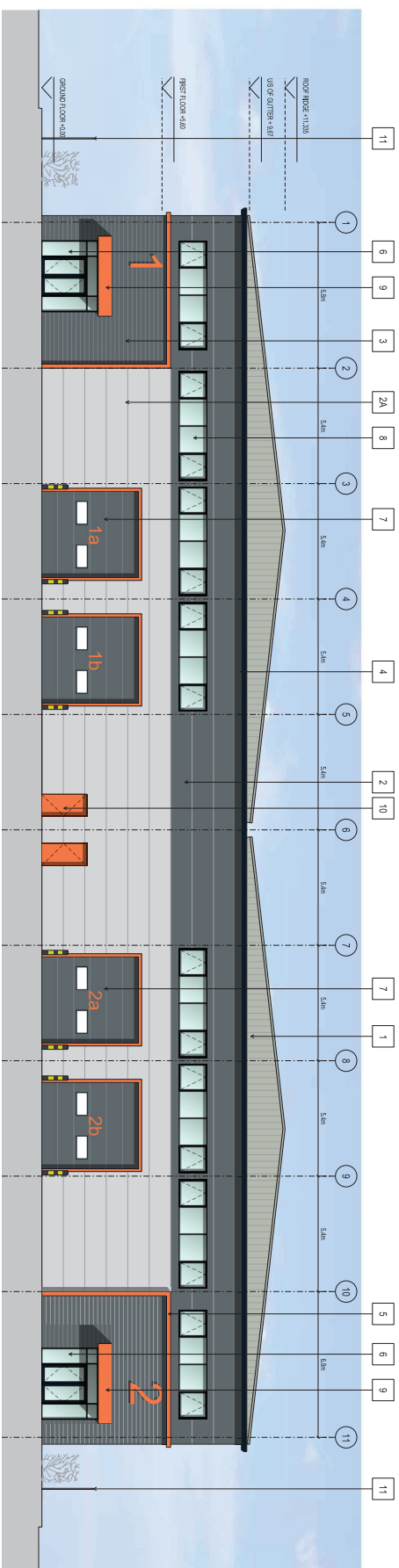
PLANNING

DATE		DRAWN		SCALE @ A3	
22.07.2024		JT		1:250	
PROJECT	UNIT	CI / SFB	TYPE &	REVISION	
NUMBER	/ BLOCK	CODE	NUMBER	LETTER	

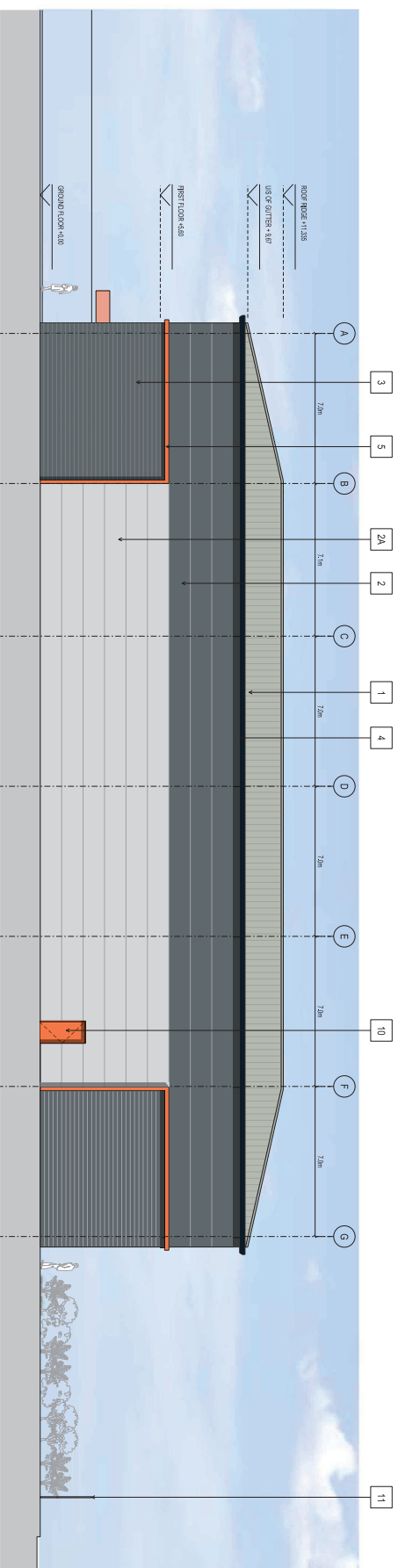
DRAWING NO.
11565
Site Location Plans
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LONDON W1G 9DQ
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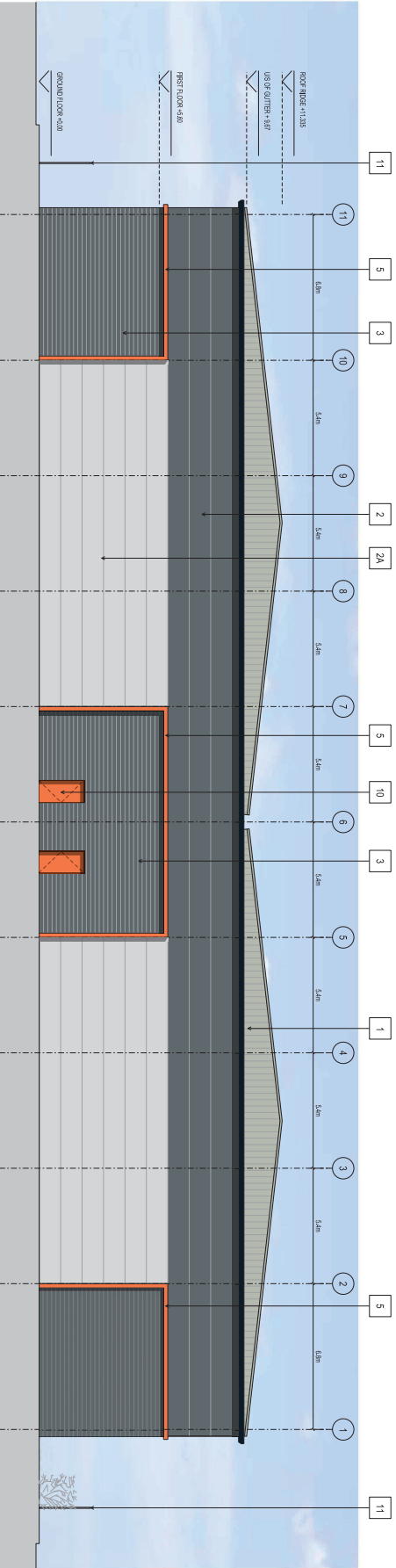




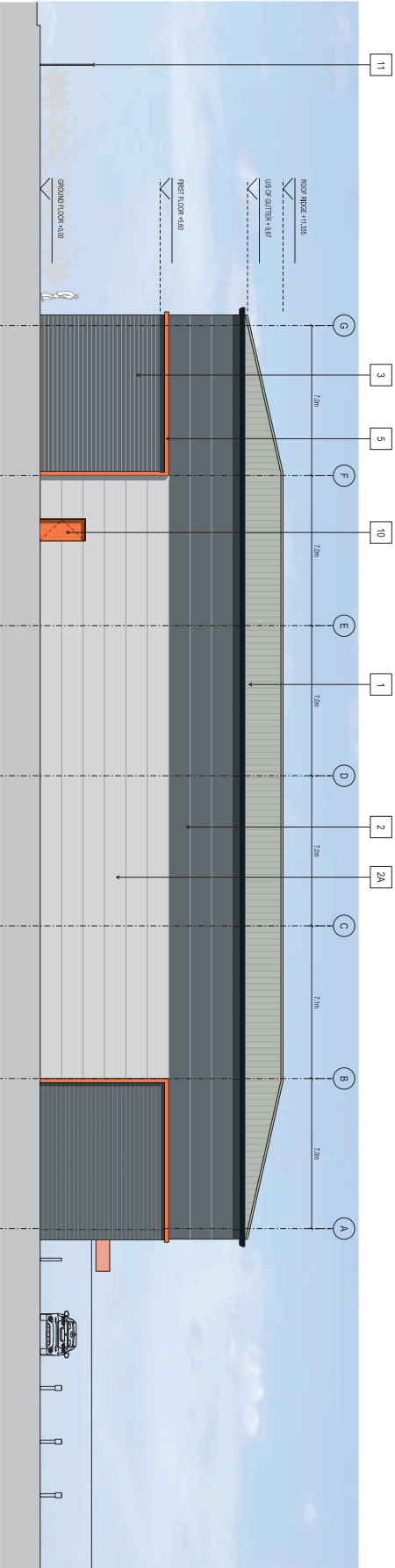
PROPOSED SOUTH EAST ELEVATION (FRONT)



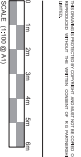
PROPOSED NORTH EAST ELEVATION (SIDE)



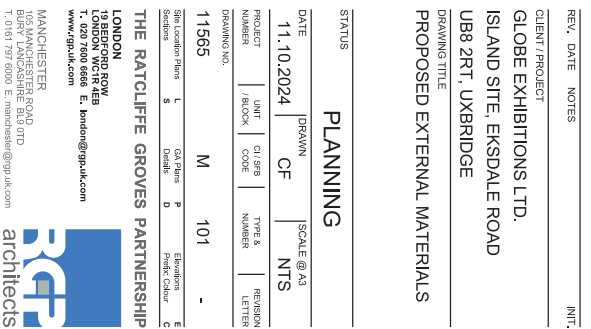
PROPOSED NORTH WEST ELEVATION (REAR)



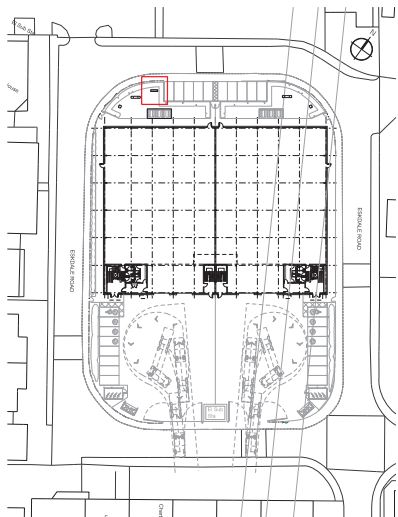
PROPOSED SOUTH WEST ELEVATION (SIDE)



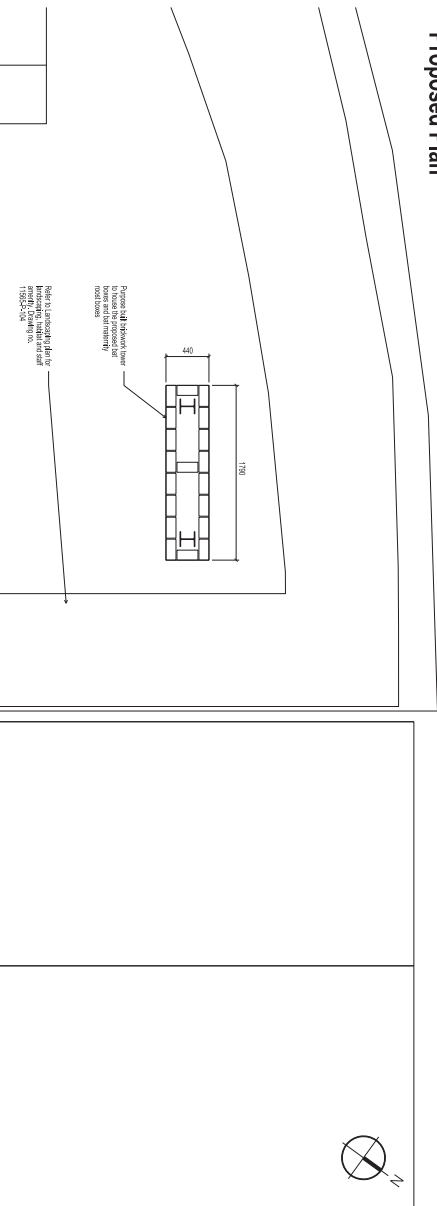
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- 2. CofC Documentation Only
- 3. CofC Documentation Only
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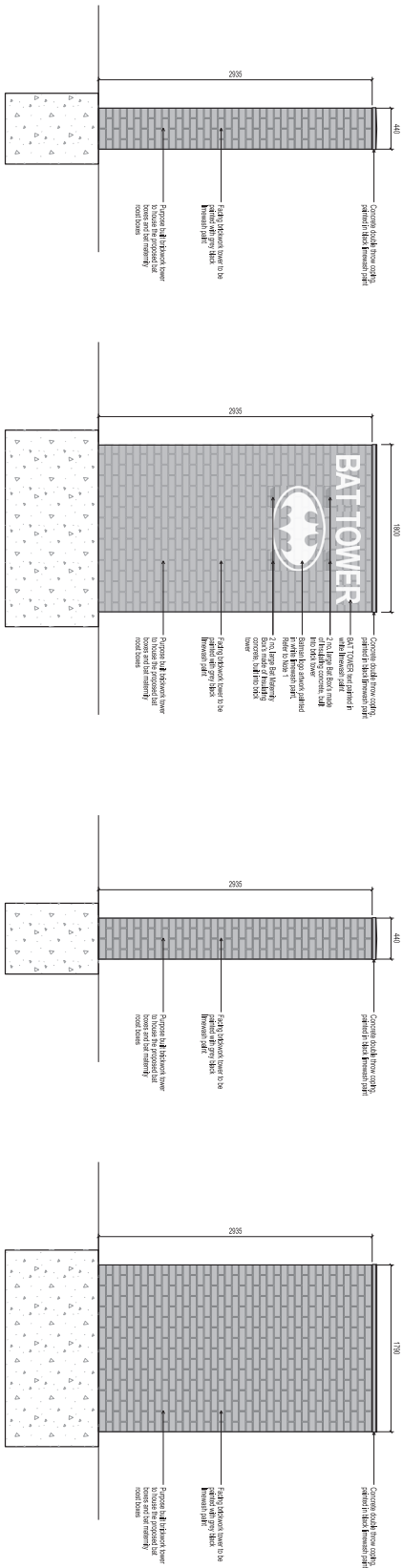
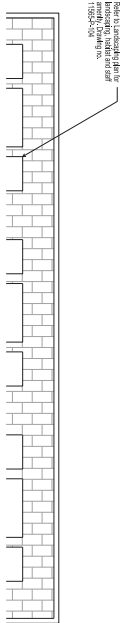
Proposed Plan



Proposed site plan (NTS)



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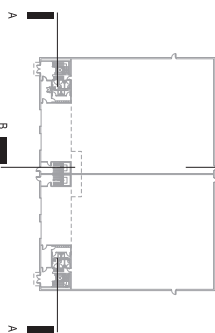
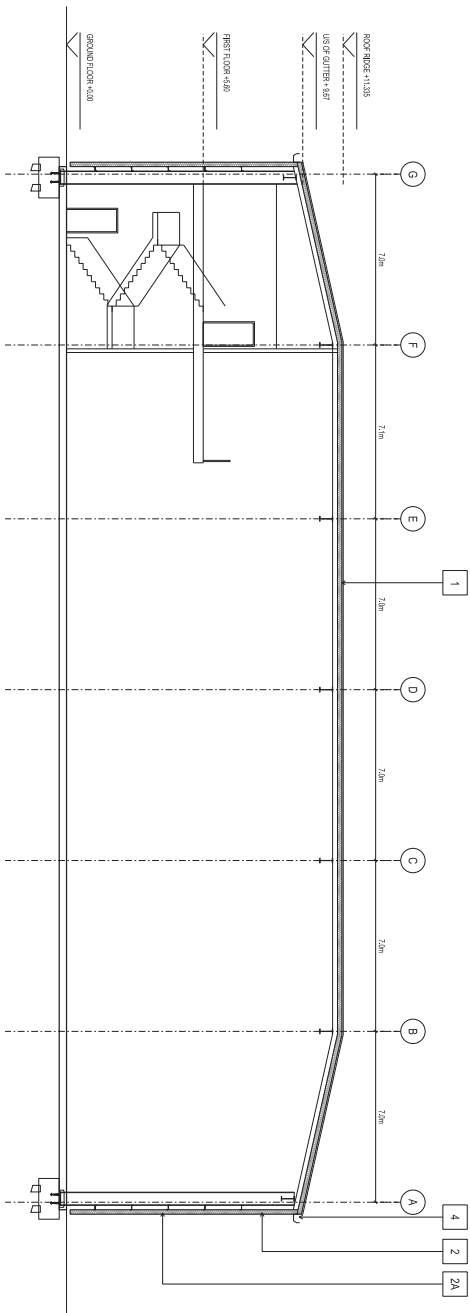
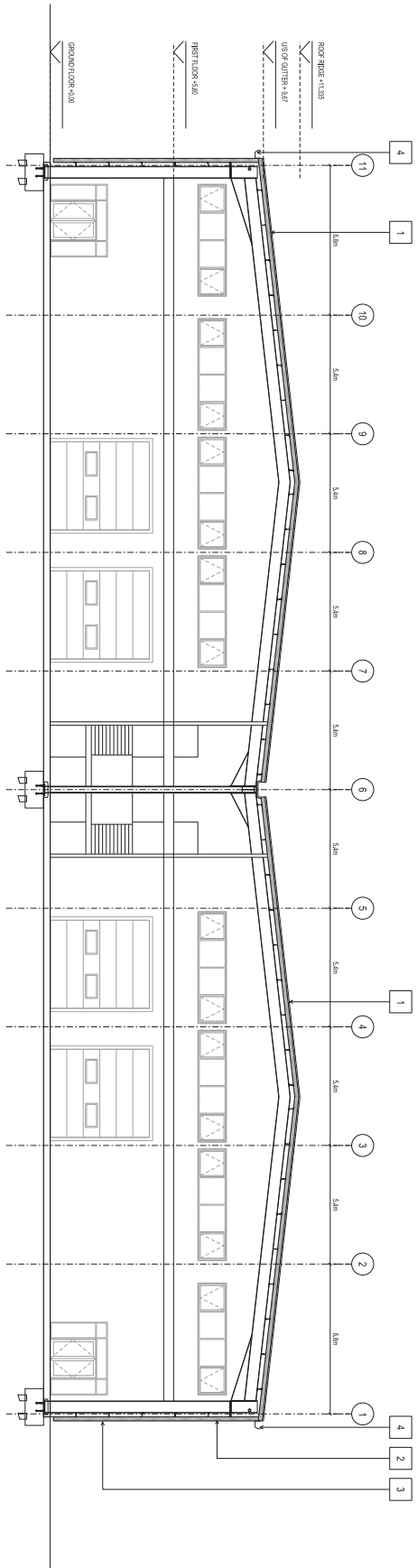
Proposed Elevation 1

Proposed Elevation 2

Proposed Elevation 3

Proposed Elevation 4

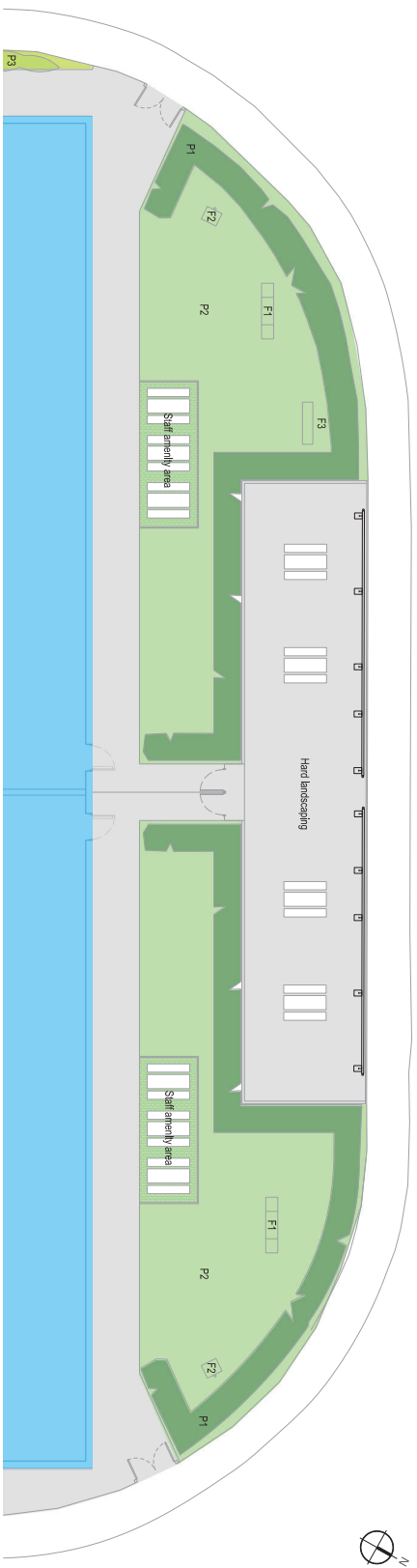
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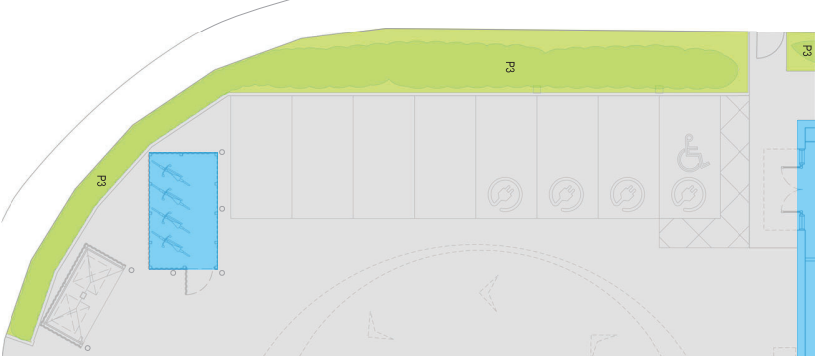
KEY PLANS

PLANNING

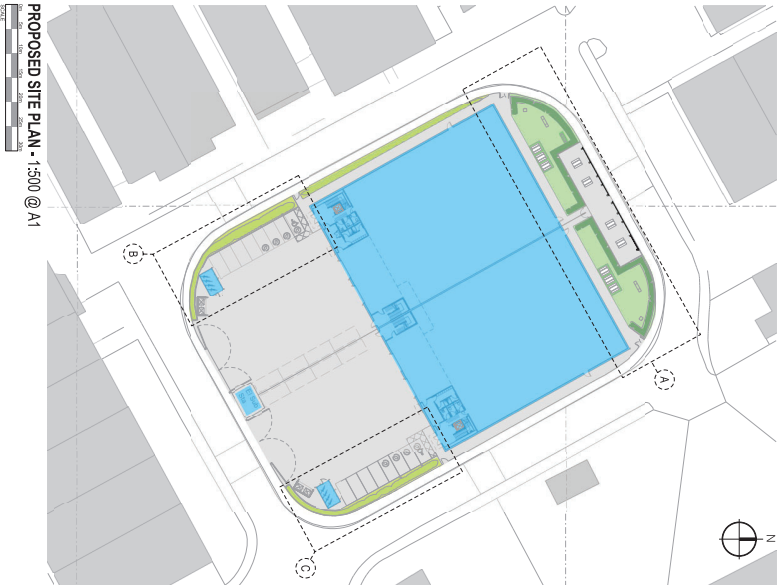
22.07.2024 JT 1:100 / 1:200



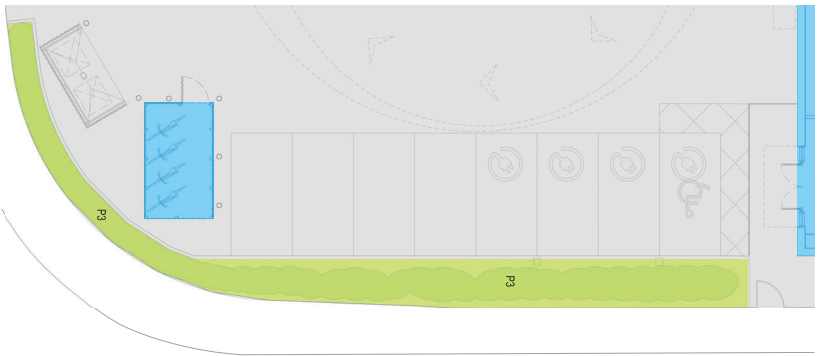
PROPOSED SOFT LANDSCAPING PLAN
Area A



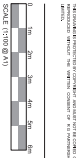
PROPOSED SOFT LANDSCAPING PLAN
Area B



PROPOSED SITE PLAN - 1:500 @ A1



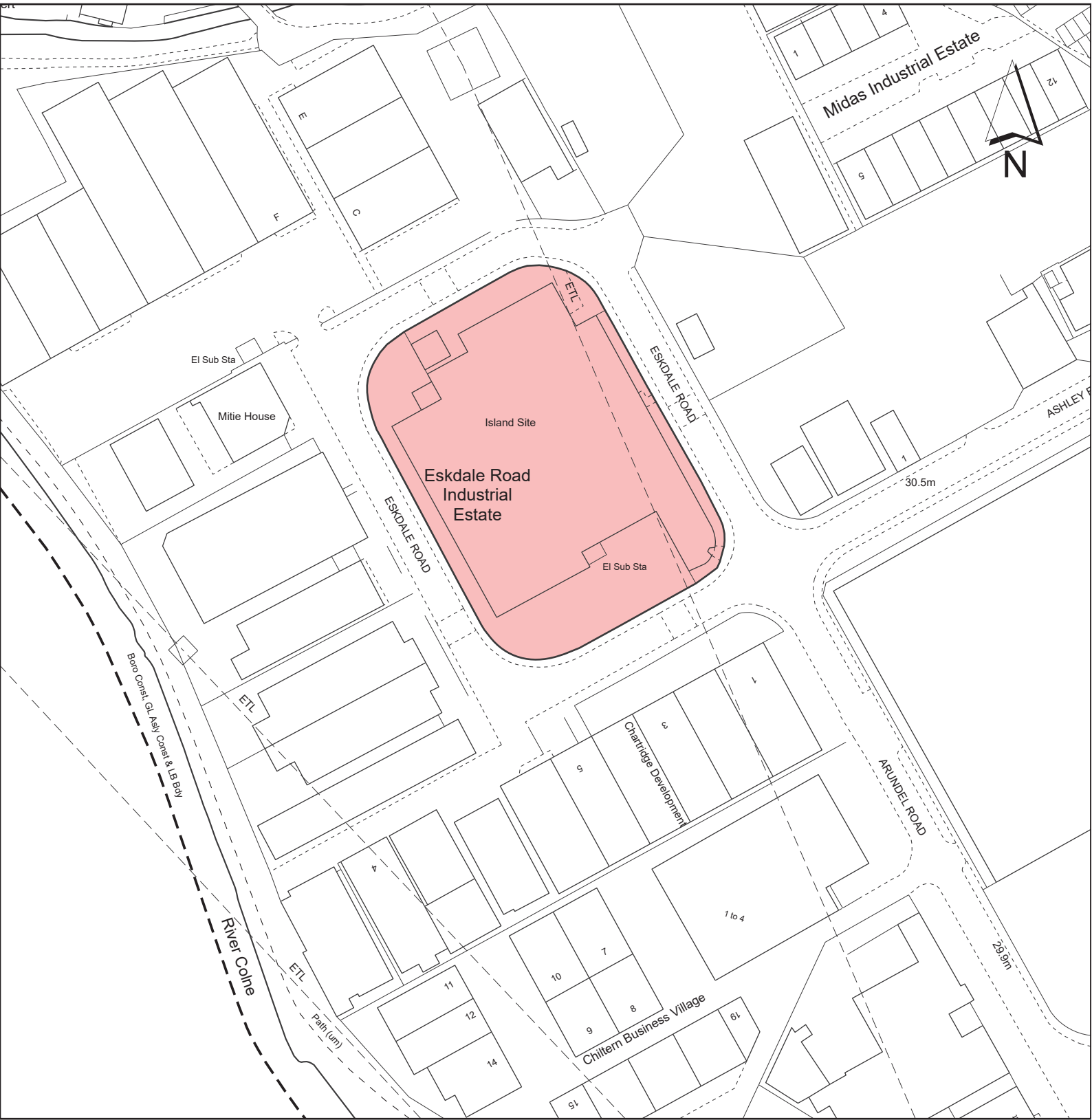
PROPOSED SOFT LANDSCAPING PLAN
Area C




PLANTING SCHEDULE

P1: Hedgerow	Native shrub / m2
Species	20
Planting	20
P2: Traditional Meadow Wildflower	Native shrub / m2
Species	20
Planting	20
P3: Native Scrub mix	Native shrub / m2
Species	11
Planting	11
F1: Bird table (large)	Native shrub / m2
Species	11
Planting	11
F2: Bird box (pole)	Native shrub / m2
Species	11
Planting	11





KEY : <div><div></div> Site Boundary</div>		ADDRESS : THE ISLAND SITE ESKDALE ROAD UXBRIDGE		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION	
<div>DISCLAIMER :</div> <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> <div>© Crown copyright and database rights 2024 Ordnance Survey AC0000810857</div>		PLANNING APPLICATION REFERENCE : 957/APP/2024/2765	SCALE : 1:1,250	CIVIC CENTRE, UXBRIDGE, UB8 1UW	
		PLANNING COMMITTEE :	DATE : JULY 2025	<div> HILLINGDON LONDON</div>	
Page 218					

Report of the Head of Development Management and Building Control

Address: PLAYING FIELD ADJACENT TO YEADING JUNIOR SCHOOL CARLYON ROAD HAYES

Development: Placement of sports/recreation related containers/structures on playing field grounds, and all associated works.

LBH Ref Nos: 17997/APP/2025/1032



Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.
All work is to be carried out to the requirements, and to the satisfaction of the Local Planning Authority.
These drawings are for planning purposes only.
Any discrepancies to be brought to the attention of 4D Planning Consultants immediately.

Description

Rev	Date	Description	By	CHK

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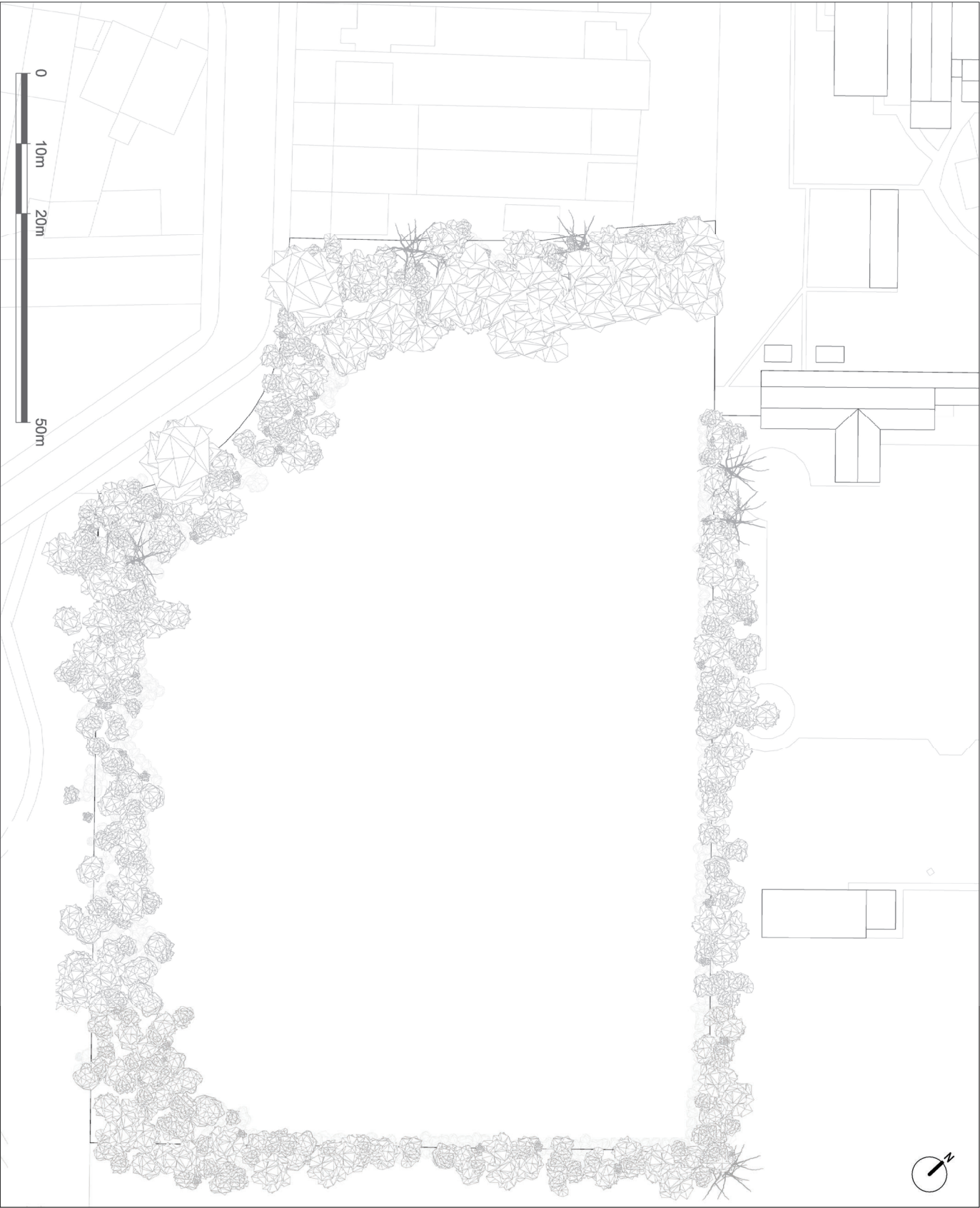
www.4dplanning.com

Client
Michael Hall

Project
Yeading Junior School,
Carlyon Rd, Hayes UB4 0NR

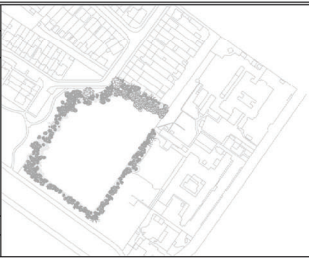
Title
EXISTING DRAWINGS
LOCATION PLAN

Date:	26.02.2025	Rev:	REV A
Scale:	1:1250 @ A3	Drawing No:	4D-580 E-00
Drawn by: MAX		01.07.2025	



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Project
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Carlyon Rd, Hayes UB4 0NR

Title
EXISTING DRAWINGS
SITE PLAN

Date:	26.02.2025	Rev:	
Scale:	1:500@A3		
Drawing No:	4D-560		
Drawn by:	MAX		



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Not for construction.

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Description

No	Date	Description	By	Date

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Project
Yeading Junior School,
Canyon Rd, Hayes UB8 0NR

Title
PROPOSED DRAWINGS
SITE PLAN

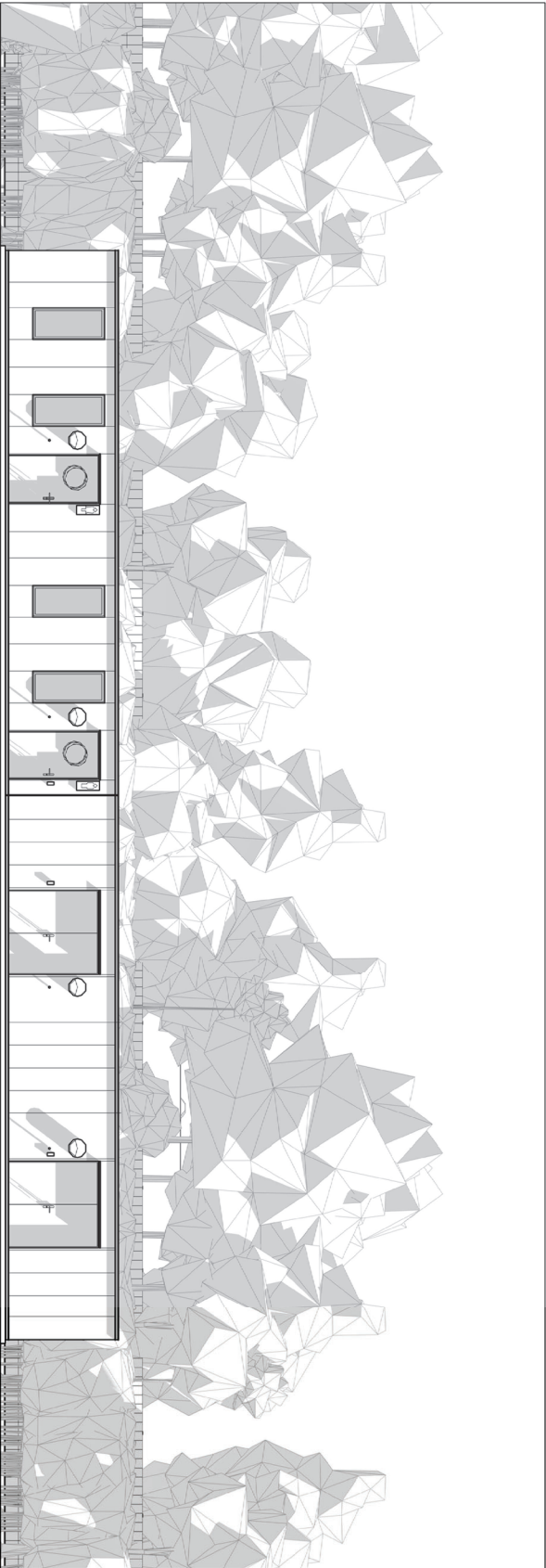
Date: 26.02.2025 Rev:

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Drawing No: 4D-560 P 01

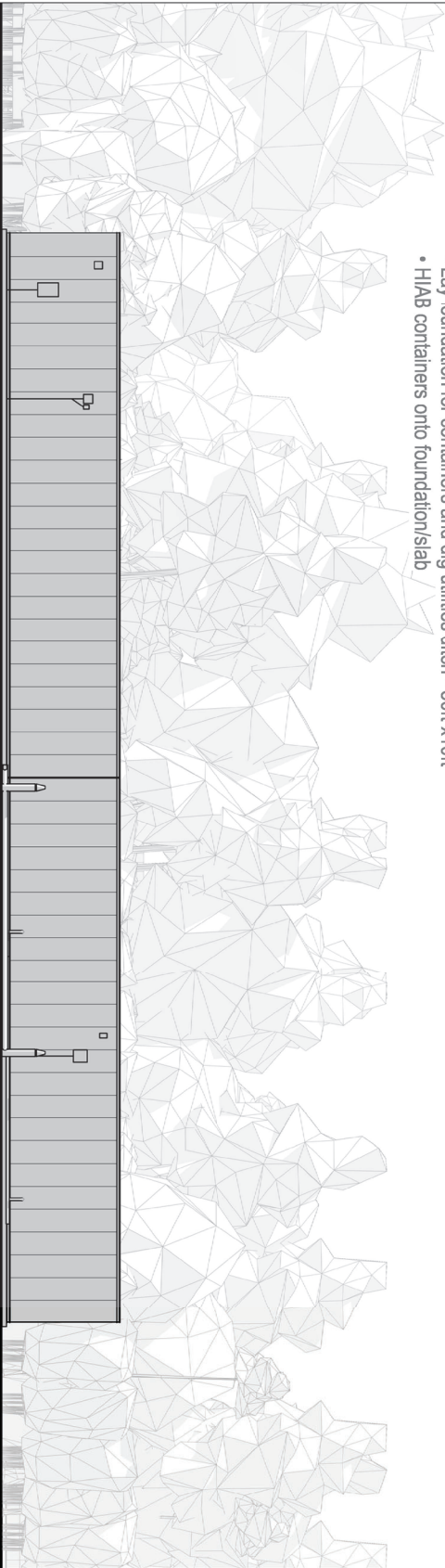
Drawn by : MAX

Client
Michael Hall



SOUTH ELEVATION

- First container with two changing rooms with 3 toilet and 1 showers in each.
- Second container with large storage with two double doors and separate insulated & heated drying room.
- Lay foundation for containers and dig utilities ditch - 80ft x10ft
- H1AB containers onto foundation/slab



NORTH ELEVATION



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Description

Rev	Date	Description	By	CHK

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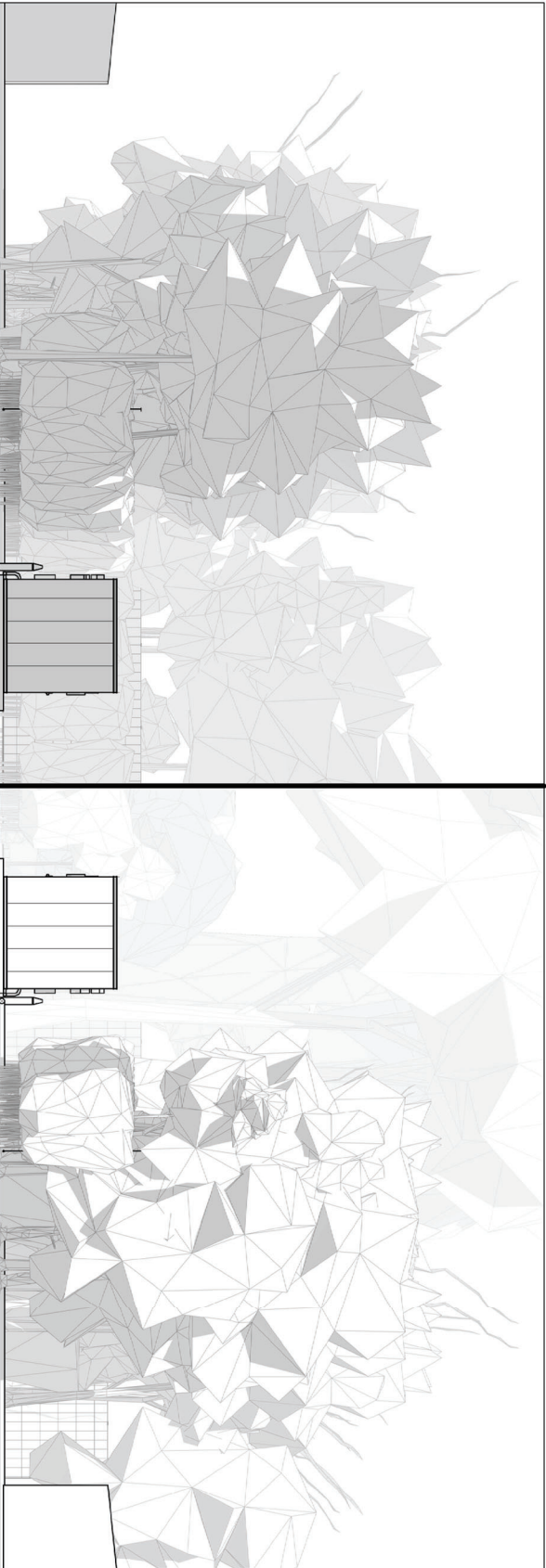
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Carlton Rd, Hayes UB4 0NR

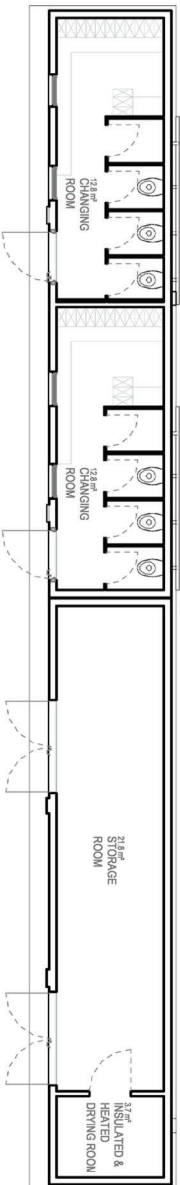
Title
PROPOSED DRAWINGS
CONTAINER

Date: 26.02.2025 **Rev:**
Scale: 1:100@A3
Drawing No: 4D-560 **P:02A**
Drawn by: MAX



WEST ELEVATION

EAST ELEVATION



GROUND FLOOR



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Description

Rev	Date	Description	By	Date

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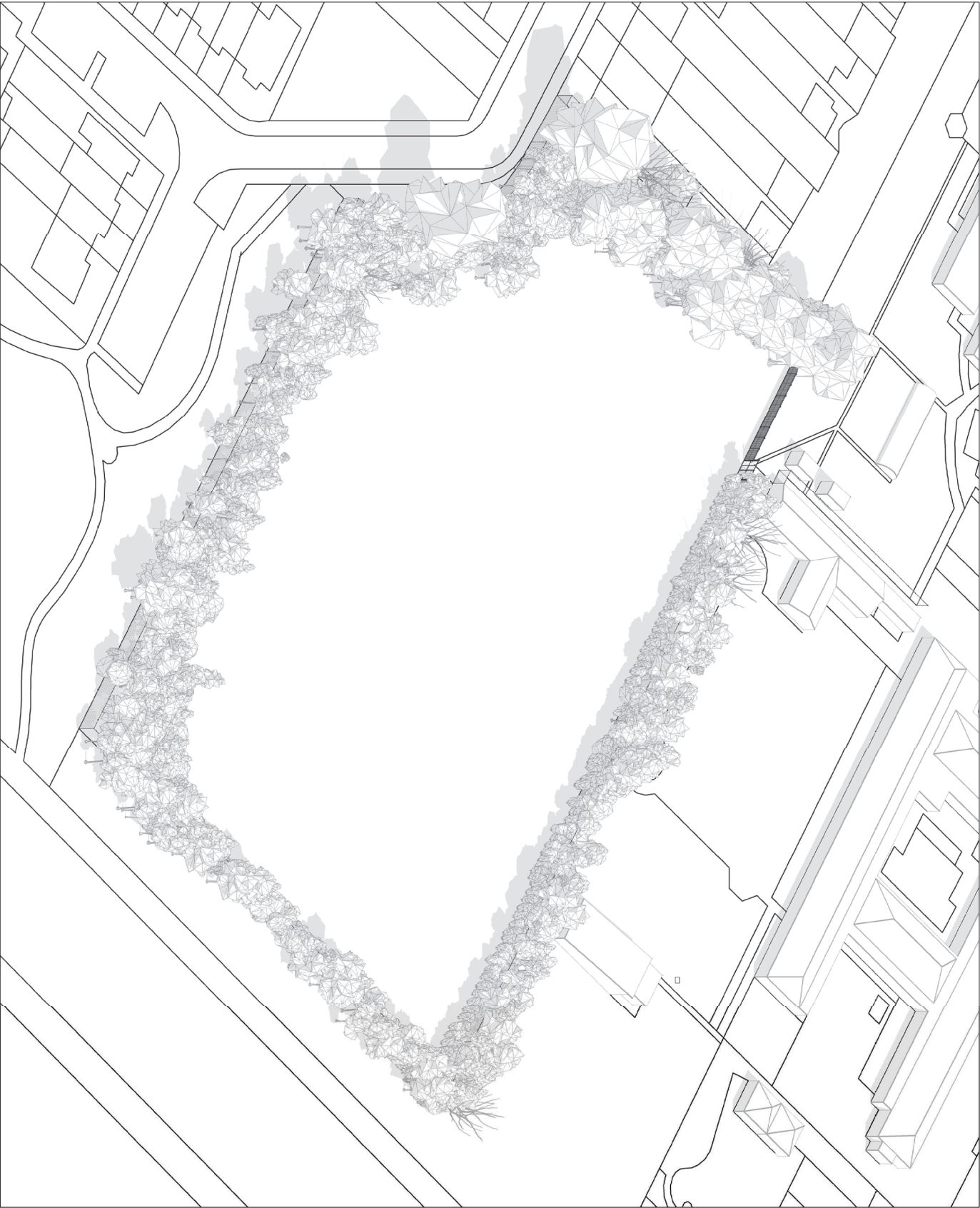
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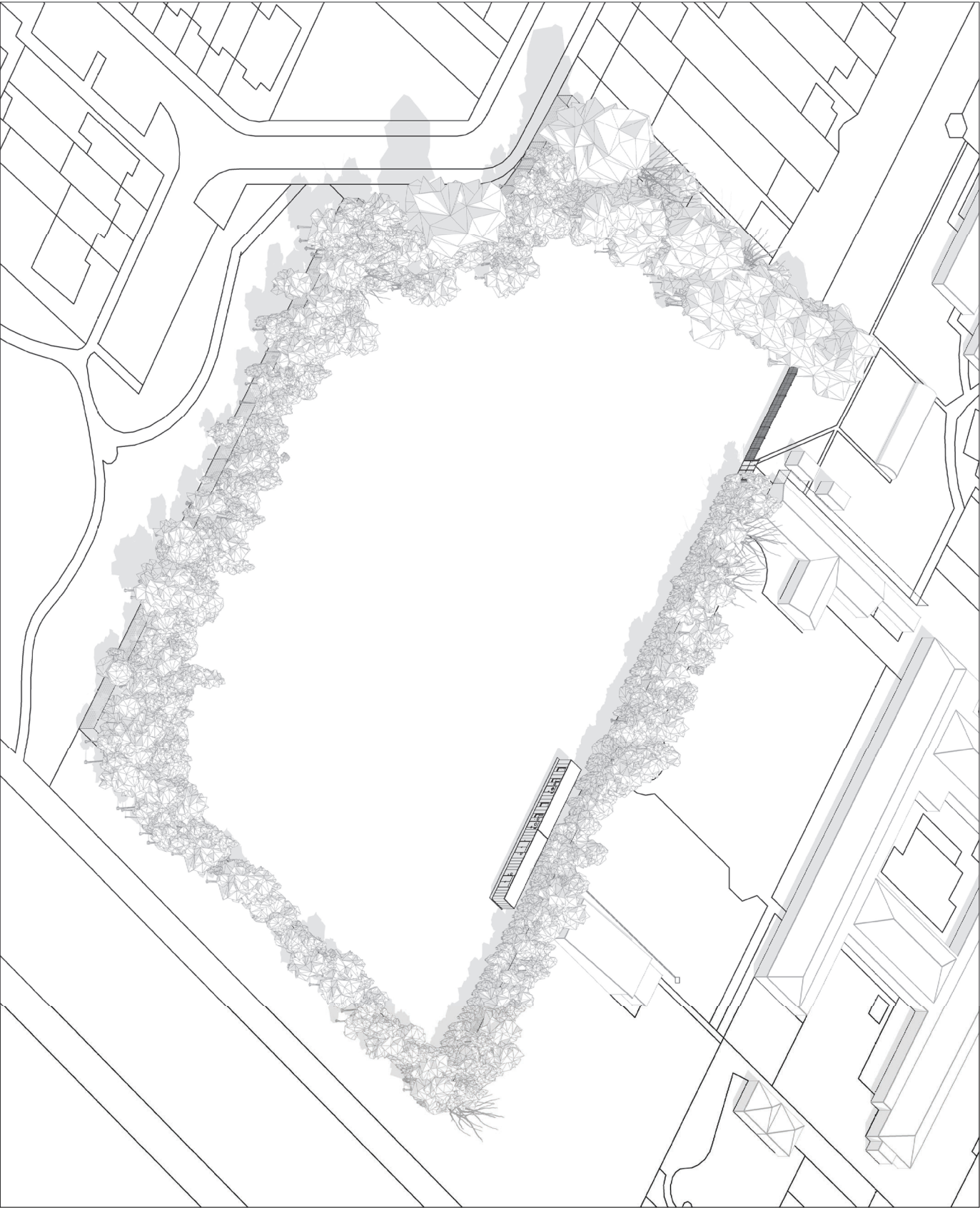
Project
Yeading Junior School,
Caylton Rd, Hayes UB4 0NR

EXISTING DRAWINGS
CONTAINER

Date:	26.02.2025	Rev:	
Scale:	1:100@A3		
Drawing No:	4D-560		
Drawn by:	MAX		



<p>Within dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.</p> <p>All work is to be carried out to the requirements, and to the satisfaction of the Client and the Planning Consultants. These drawings are for planning purposes only.</p> <p>Any discrepancies to be brought to the attention of 4D Planning Consultants immediately.</p>			
Description			
Rev	Date	Description	By Date
<div><div><div>4D PLANNING™</div><div>Chartered Town Planners & Architectural Technicians</div></div><div>Architecture Town Planning</div><div>T: 0203 1900 183 www.4dplanning.com</div><div>www.4dplanning.com</div></div> <div><div>Client</div><div>Michael Hall</div></div> <div><div>Project</div><div>Yeading Junior School, Caydon Rd, Hayes UB4 0NR</div></div> <div><div>Title</div><div>EXISTING DRAWINGS ISOMETRIC VIEW</div></div> <div><div>Date:</div><div>26.02.2025</div><div>Rev:</div><div> </div></div> <div><div>Scale:</div><div>Drawing No: 4D-560 E 03</div></div> <div><div>Drawn by:</div><div>MAX</div></div>			



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These drawings are for planning purposes only.
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Description

Rev	Date	Description	By	Date

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Project
Yeading Junior School,
Cayton Rd, Hayes UB4 0NR

Title
PROPOSED DRAWINGS
ISOMETRIC VIEW

Date: 26.02.2025

Rev:

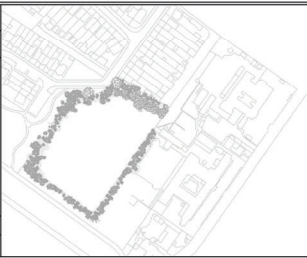
Scale: No 4D-560 P 03

Drawn by : MAX



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Description



Rev	Date	Description	By	Date

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Client
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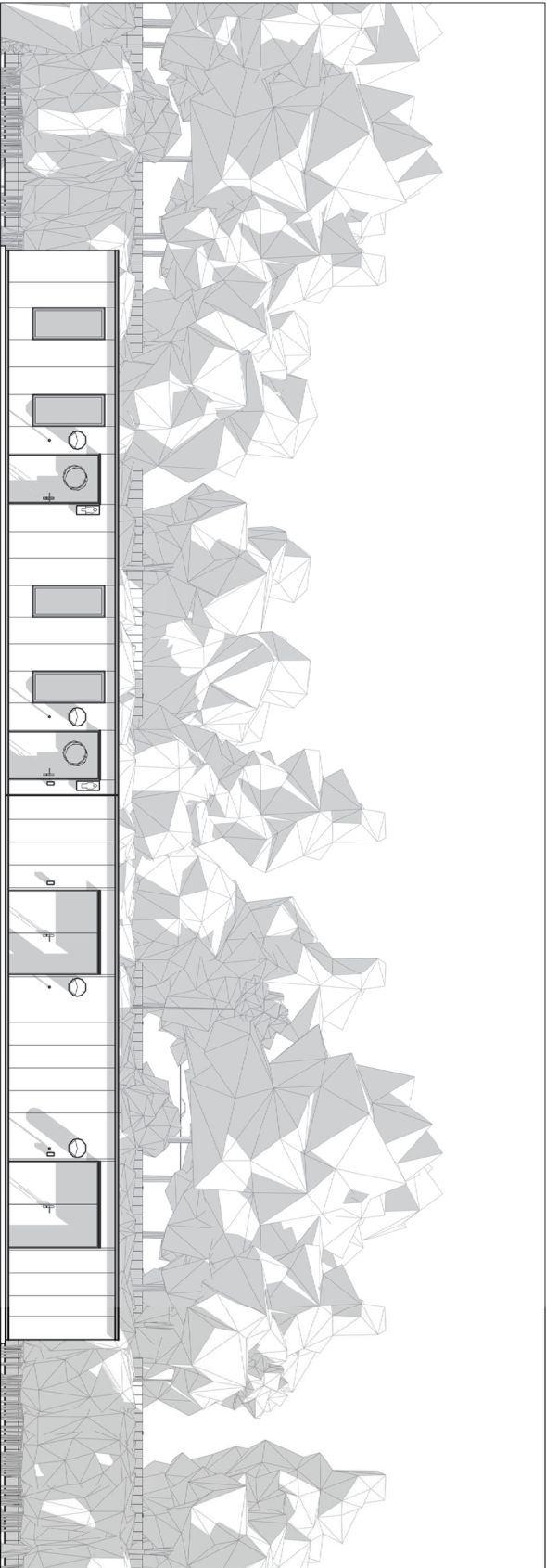
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SITE PLAN

Date: 26.02.2025 **Rev:**

Scale: 1:500@A3

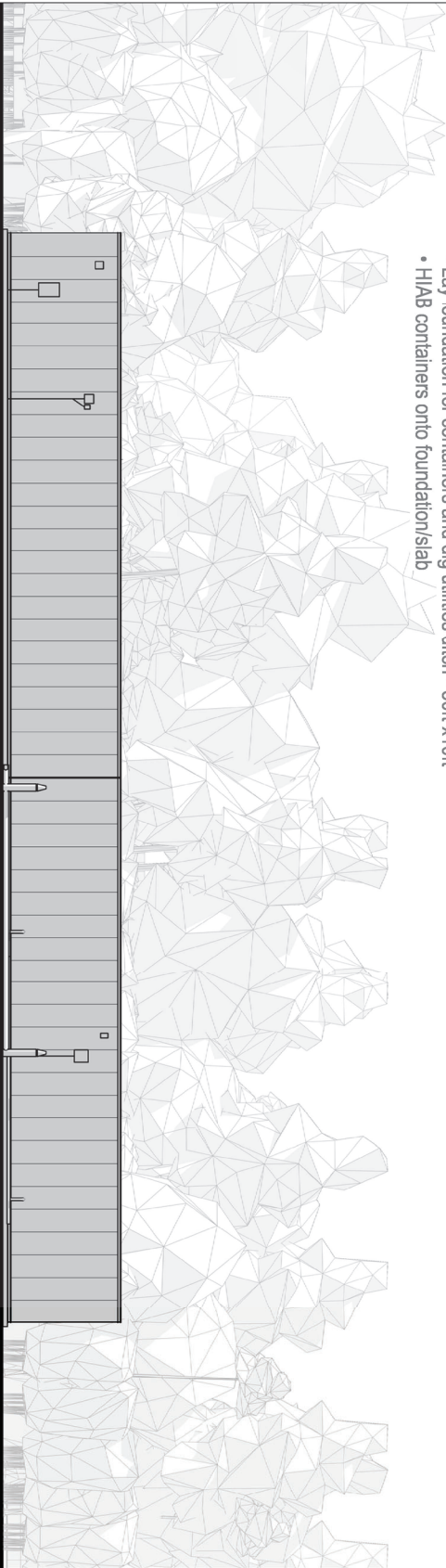
Drawing No: 4D-560 **E01**

Drawn by: MAX



SOUTH ELEVATION

- First container with two changing rooms with 3 toilet and 1 showers in each.
- Second container with large storage with two double doors and separate insulated & heated drying room.
- Lay foundation for containers and dig utilities ditch - 80ft x10ft
- H1AB containers onto foundation/slab



NORTH ELEVATION



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Any discrepancies to be brought to the attention of 4D Planning Consultants immediately.

Description

Rev	Date	Description	By	CHK

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Client
Michael Hall

Project
Yeadon Junior School,
Carlton Rd, Hayes UB4 0NR

Title
PROPOSED DRAWINGS
CONTAINER

Date: 26.02.2025

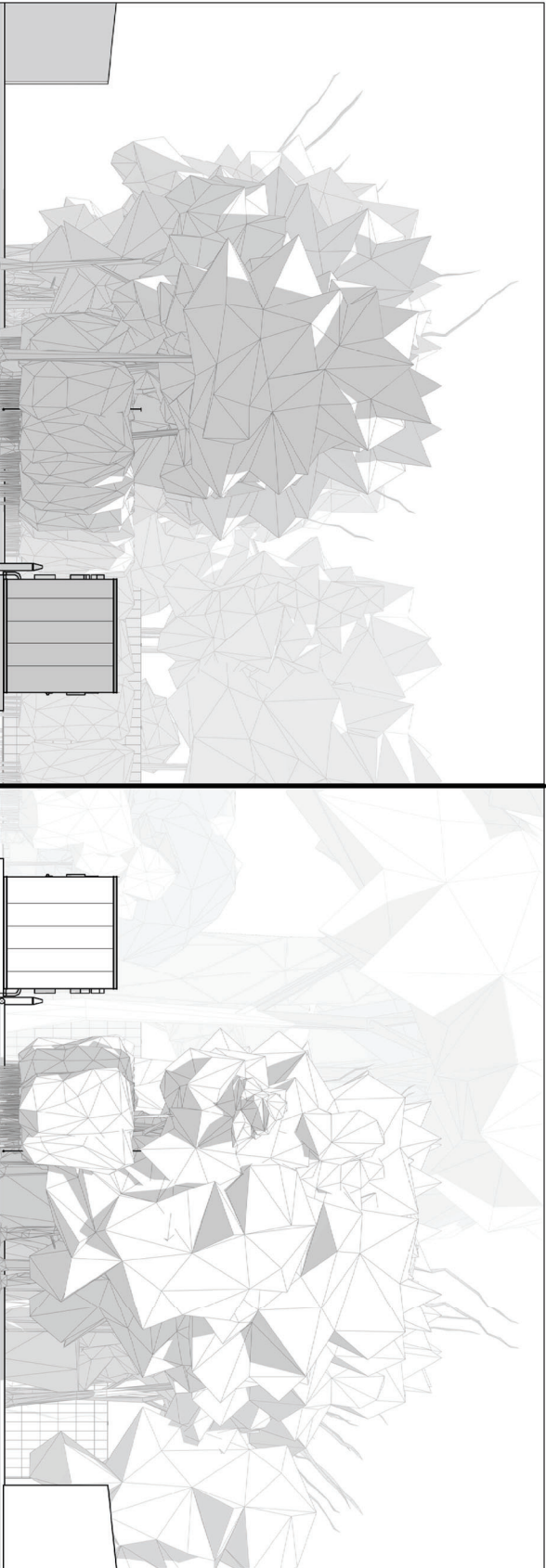
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Drawing No: 4D-560

Drawn by: MAX

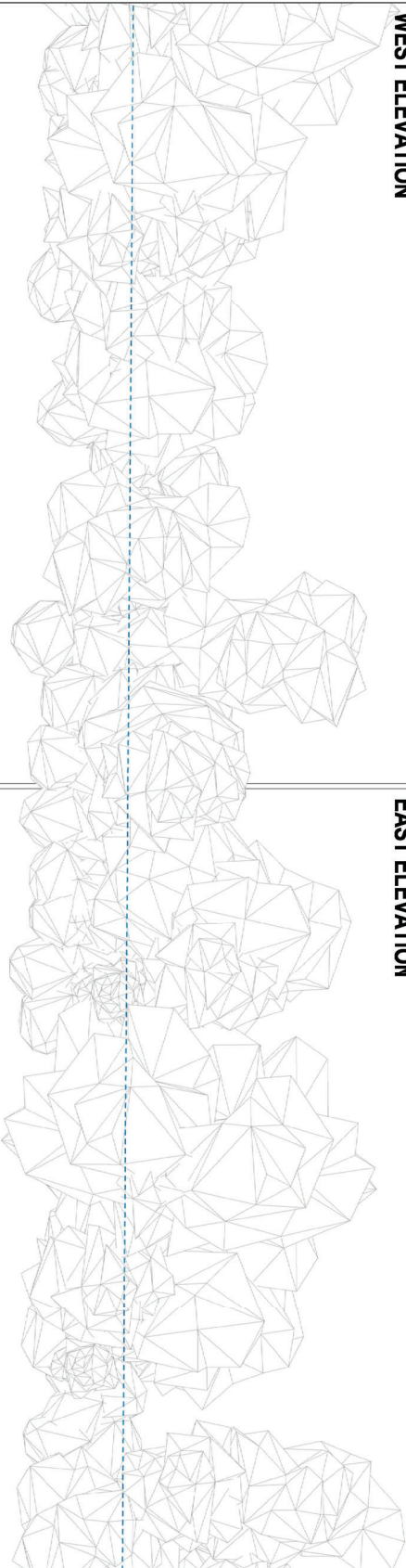
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P 02A

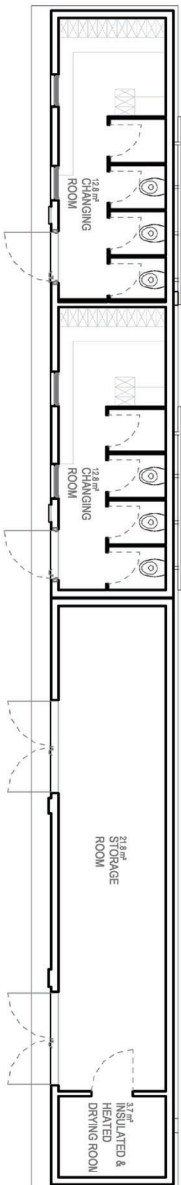


WEST ELEVATION

EAST ELEVATION



GROUND FLOOR



Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts. All work is to be carried out to the requirements, and to the satisfaction of the Client. These drawings are for planning purposes only. Any discrepancies to be brought to the attention of 4D Planning Consultants immediately.

Description

Rev	Date	Description	By	Date

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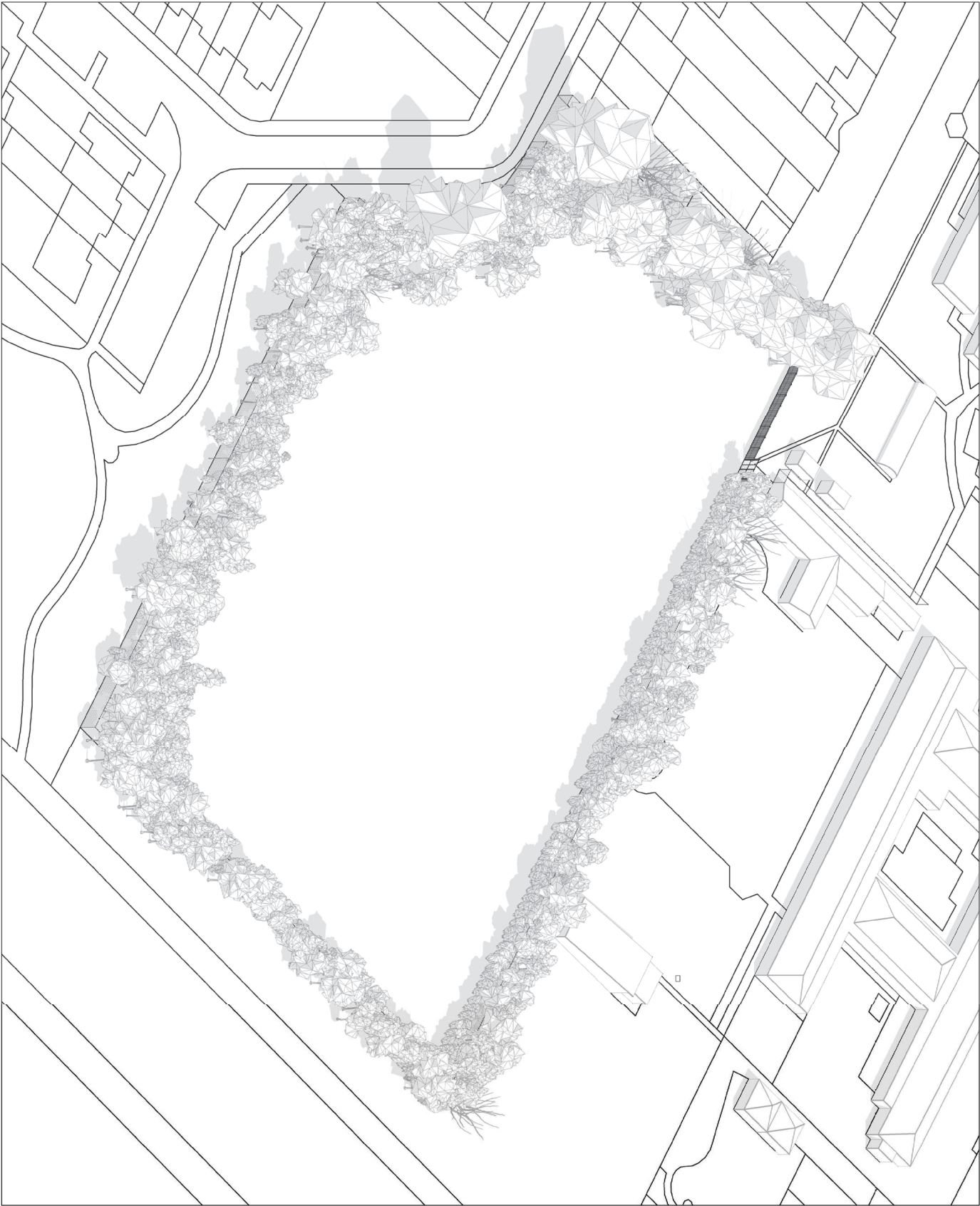
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Project
Yeading Junior School,
Caylton Rd, Hayes UB4 0NR

EXISTING DRAWINGS
CONTAINER

Date: 26.02.2025 Rev:
Scale: 1:100@A3
Drawing No: 4D-560 P 028
Drawn by: MAX



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All work is to be carried out to the requirements, and to the satisfaction of the Planning Consultants.
These drawings are for planning purposes only.
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Description

Rev	Date	Description	By	Date

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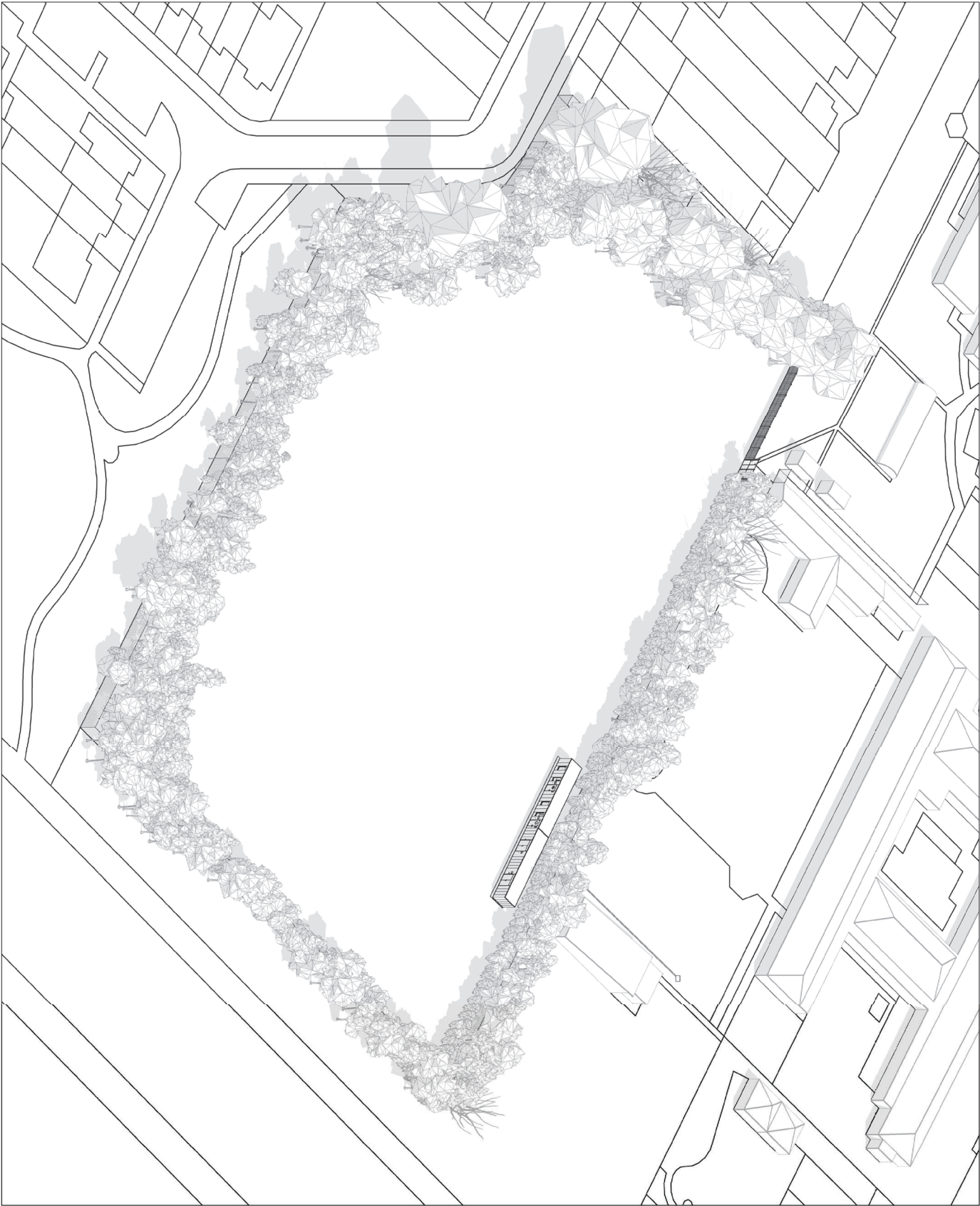
Project
Yeading Junior School,
Caydon Rd, Hayes UB4 0NR

Title
EXISTING DRAWINGS
ISOMETRIC VIEW

Date: 26.02.2025 **Rev:**

Scale: No:4D-560 **E 03**

Drawn by: MAX



Within dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.
All work is to be carried out to the requirements, and to the satisfaction of the Client.
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Description

Rev	Date	Description	By	Date

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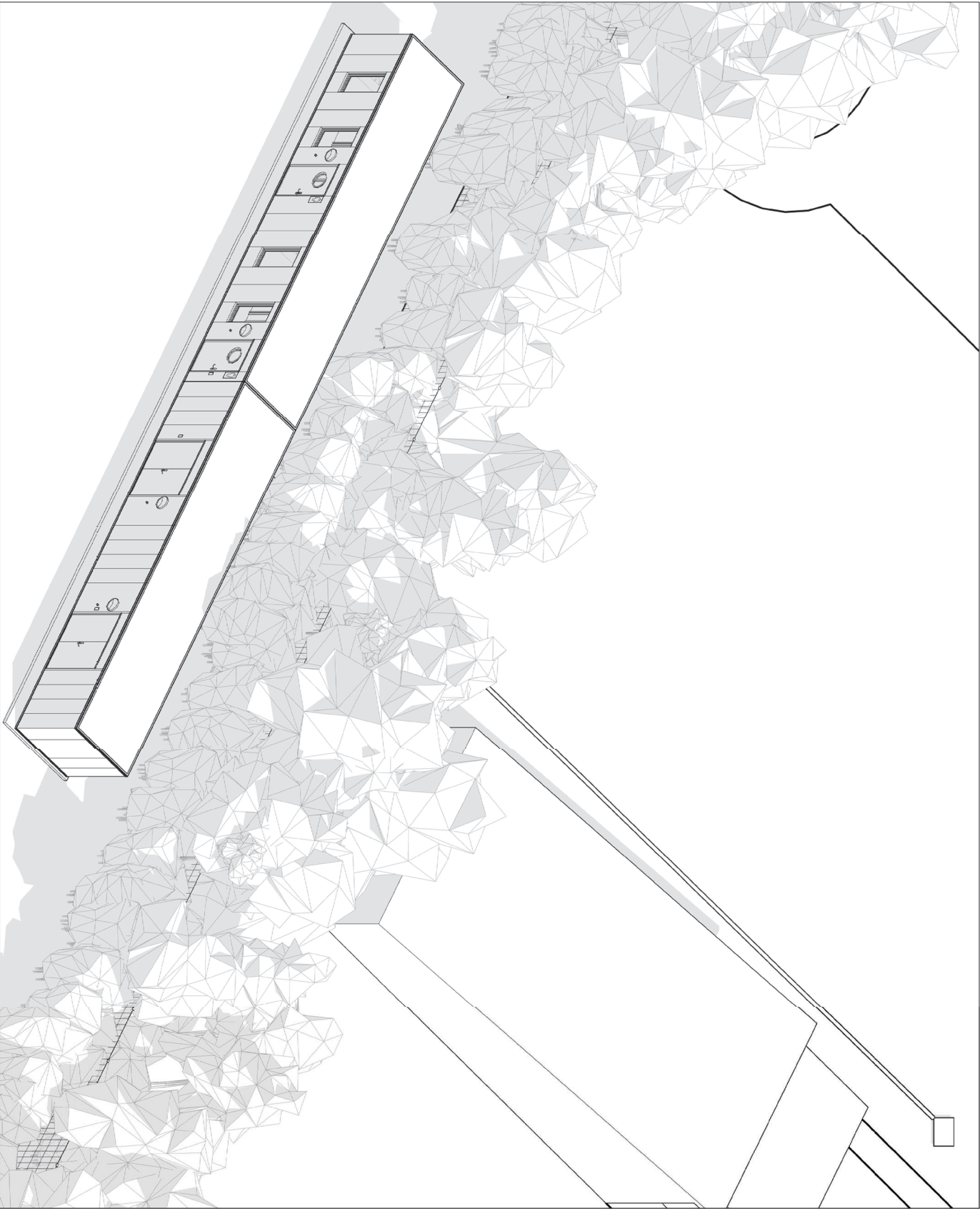
Title
PROPOSED DRAWINGS
ISOMETRIC VIEW

Date: 26.02.2025

Rev:

Scale: No 4D-560 P 03

Drawn by: MAX



Within dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.
All work is to be carried out to the requirements, and to the satisfaction of the Client and the Planning Consultant. These drawings are for planning purposes only. Any discrepancies to be brought to the attention of 4D Planning Consultants immediately.

Description

Rev	Date	Description	By	Date

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Title
EXISTING DRAWINGS
ISOMETRIC VIEW

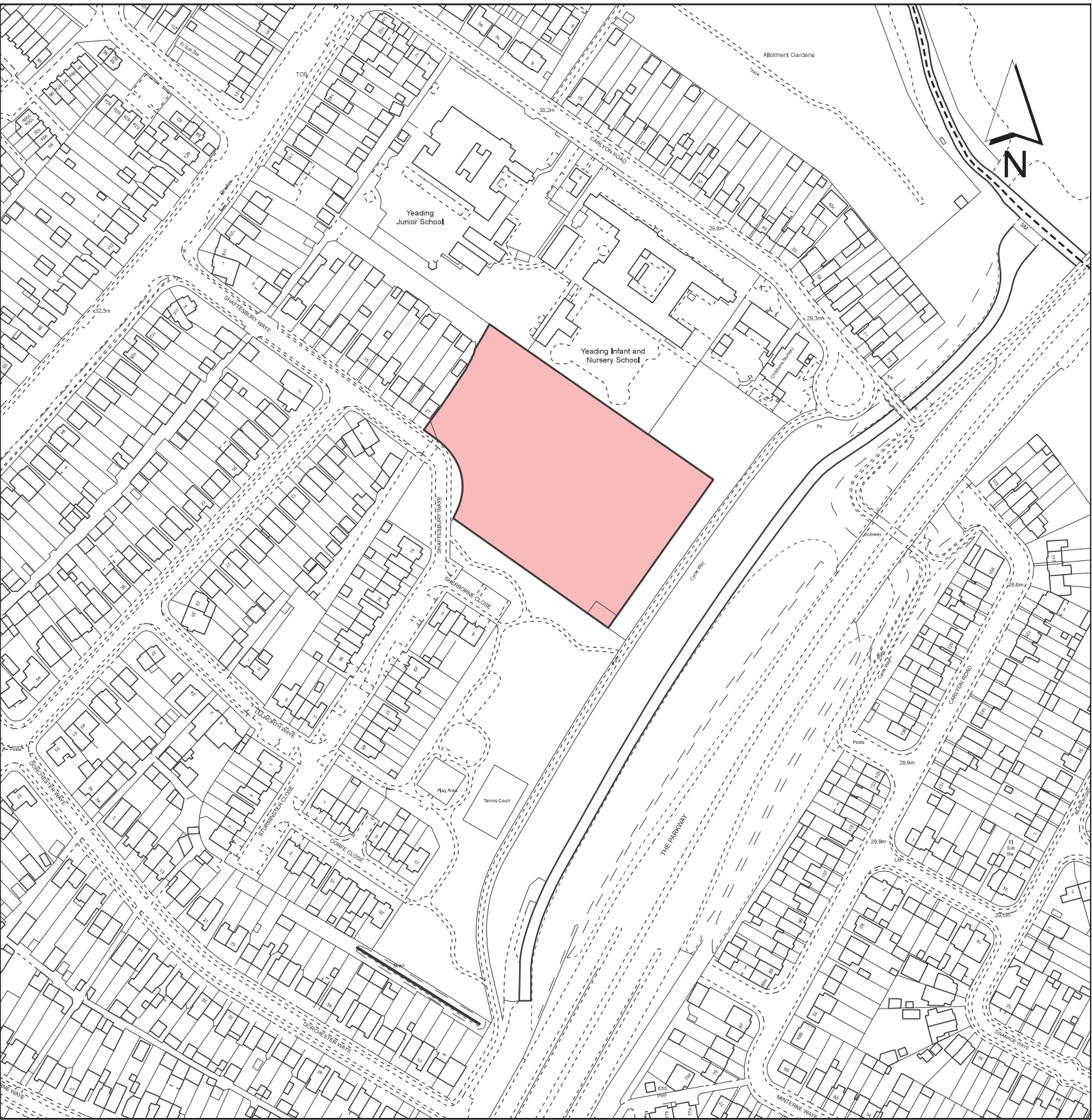
Date: 26.02.2025

Rev:

Scale: Drawing No: 4D-560

P 04

Drawn by: MAX



KEY : <div><div></div> Site Boundary</div>		ADDRESS : PLAYING FIELD ADJACENT TO YEADING JUNIOR SCHOOL, CARLYON ROAD		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION	
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		PLANNING COMMITTEE :	DATE : JULY 2025		
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