



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 15 JULY 2010

Time: 7.00 PM

Venue: COMMITTEE ROOM 5
CIVIC CENTRE
HIGH STREET
UXBRIDGE
UB8 1UW

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

To Councillors on the Committee

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
David Allam (Labour Lead)
Anita MacDonald
Michael Markham
Carol Melvin
David Payne

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=737&Ver=4>

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Useful information

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

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

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;

3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

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

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

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

Agenda

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

Reports - Part 1 - Members, Public and Press

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

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	81 Abbotsbury Gardens, Eastcote – 38458/APP/2009/1527	Eastcote & East Ruislip	Part single storey, part two storey side/rear/front extensions, involving demolition of existing side/rear extensions. Recommendation: Approval	7 - 18

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	The Bungalow, New Years Green Lane, Harefield – 29665/APP/2010/617	Harefield	Construction of a temporary Civic Amenity Facility for use during redevelopment of the Harefield Civic Amenity Site, including temporary change of use of bungalow to office and staff welfare facility. Recommendation: Approval	19 - 54

8	White Heath Farm, Hill End Road, Harefield – 21558/APP/2009/1949	Harefield	Erection of a detached cattle shed. Recommendation: Approval	55 - 66
9	36 Highfield Drive, Ickenham – 12536/APP/2009/1896	Ickenham	Erection of a two storey four-bedroom detached dwelling with habitable roofspace and associated parking, involving demolition of existing dwelling. Recommendation: Approval	67 - 82
10	18 Church Road, Northwood – 6532/APP/2010/235	Northwood	Single storey side and rear extension involving the demolition of existing garage to rear. Recommendation: Refusal	83 - 90
11	20 Joel Street, Northwood – 66826/APP/2010/358	Northwood Hills	Change of use from retail (Class A1) to cafe (Class A3). Recommendation: Refusal	91 - 98
12	Builders Yard, Joel Street, Northwood – 16194/APP/2009/2214	Northwood Hills	Single storey building for use as office sales desk, showroom and storage facility, external storage racking and associated parking (involving demolition of existing buildings and telecommunications mast and compound). Recommendation: Approval	99 - 120
13	24 Croft Gardens, Ruislip – 45820/APP/2010/1061	West Ruislip	Single storey side extension, first floor side extension and single storey rear extension. Recommendation: Approval	121 - 132
14	1 The Greenway, Ickenham – 66229/APP/2010/460	West Ruislip	Part single storey, part two storey rear extension and first floor side extension with ground floor drive through. Recommendation: Approval	133 - 144

Other

	Address	Ward	Description & Recommendation	Page
15	S106 Quarterly Monitoring Report - up to 31 March 2010			145 - 152

Part 2 - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Par 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

	Address	Ward	Description & Recommendation	Page
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16 ENFORCEMENT

Plans for North Planning Committee

Minutes

NORTH PLANNING COMMITTEE

22 June 2010

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), David Allam (Labour Lead), Jazz Dhillon, Mike Markham, Carol Melvin, David Payne and Brian Stead.</p> <p>LBH Officers Present: Natasha Dogra (Democratic Services Officer) Meg Hirani (Planning Officer) Syed Shah (Planning Officer) Keith Lancaster (Legal Advisor) James Rodger (Head of Planning)</p>	
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Councillor Brian Stead substitutes Councillor Allan Kauffman. Councillor Jazz Dhillon substitutes Councillor Anita MacDonald.</p>	Action by
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor David Payne declared a non-prejudicial interest in the following items:</p> <p>Item 6: RAF Eastcote, Lime Grove, Ruislip. Item 7: RAF Eastcote, Lime Grove, Ruislip. Item 12: 41 Rushdene Road, Eastcote.</p> <p>Cllr Payne left the room while these items were considered and did not vote on any of the three items.</p>	Action by
3.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of 20th May 2010 and 1st June 2010 were agreed by the Committee.</p>	Action by
4.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>	Action by
5.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda</i></p>	Action by

	<p><i>Item 5)</i></p> <p>It was confirmed that all items marked 6 – 13 would be considered in public, while items marked 14 – 16 would be considered in private.</p>	
6.	<p>RAF EASTCOTE, LIME GROVE, RUISLIP 10189/APP/2010/736 <i>(Agenda Item 6)</i></p> <p>Officers presented the report to Members. Members did not have any comments.</p> <p>It was moved and seconded that the application be approved for the reasons listed below. On being put to the vote, approval was unanimously agreed.</p> <p>Resolved – That the application be approved as set out in the officer’s report and addendum.</p>	Action by
7.	<p>RAF EASTCOTE, LIME GROVE, RUISLIP 10189/APP/2010/737 <i>(Agenda Item 7)</i></p> <p>Officers presented their report to Members. Members did not have any comments.</p> <p>It was moved and seconded that the application be approved for the reasons listed below. On being put to the vote, approval was unanimously agreed.</p> <p>Resolved – That the application be approved as set out in the officer’s report and addendum.</p>	Action by
8.	<p>LAND FORMING PART OF 11 AND 11 HOYLAKE GARDENS, RUISLIP 66856/APP/2010/518 <i>(Agenda Item 8)</i></p> <p>In accordance with the Council’s Constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> • The new dwelling would negatively affect the street scene. • Parking would be a problem for residents of the street, as more cars would need to be parked on the street. • The current visual gap between the houses would be lost if the new dwelling was erected. <p>A Ward Councillor addressed the meeting and raised the following points:</p> <ul style="list-style-type: none"> • The new dwelling would cause the street to become overcrowded • Available parking spaces would be reduced leading to problems for current residents. • The visual spacing in the street scene would be damaged 	Action by

	<ul style="list-style-type: none"> The new dwelling would cause overshadowing on neighbouring houses. <p>Further issues raised by Members included the lack of space on the street to erect a large dwelling as requested.</p> <p>It was moved and seconded that the application be refused for the reasons listed in the report. On being put to the vote, refusal was unanimously agreed.</p> <p>Resolved – That the application be refused as set out in the officer’s report and addendum.</p>	
9.	<p>232 WOODLANDS AVENUE 66932/APP/2010/793 (<i>Agenda Item 9</i>)</p> <p>In accordance with the Council’s Constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> The current street was currently occupied by families – the introduction of flats would lead to a fundamental change to the street culture. Street parking would become an issue for current residents as the availability of parking would decline. The plans for the flats did not meet the Council’s requirements and so should be deemed unfit for living in. <p>A Ward Councillor addressed the meeting and raised the following points:</p> <ul style="list-style-type: none"> The current dwelling seemed too small to be divided into flats The conversion would damage the street scene layout. <p>It was moved and seconded that the application be refused for the reasons listed in the report. On being put to the vote, refusal was unanimously agreed.</p> <p>Resolved – That the application be refused as set out in the officer’s report and addendum.</p>	Action by
10.	<p>2 HILLIARD ROAD, NORTHWOOD 34684/APP/2010/841 (<i>Agenda Item 10</i>)</p> <p>This application was withdrawn by the applicant prior to the meeting, and was therefore not considered by the Committee.</p>	Action by
11.	<p>40 ELGOOD AVENUE, NORTHWOOD 2276/APP/2010/811 (<i>Agenda Item 11</i>)</p> <p>Members discussed the application and decided that the porch of the dwelling was very large and out of character with the other dwellings in the street. Members agreed that extensions must keep in character</p>	Action by

	<p>with surrounding dwellings.</p> <p>It was moved and seconded that the application be refused for the reasons listed in the report. On being put to the vote, refusal was unanimously agreed.</p> <p>Resolved – That the application be refused as set out in the officer’s report and addendum.</p>	
12.	<p>41 RUSHDENE ROAD, EASTCOTE 51162/APP/2010/817 (<i>Agenda Item 12</i>)</p> <p>Officers informed Members that the height of the single storey rear extension had been altered since the application was heard last time.</p> <p>It was moved and seconded that the application be refused for the reasons listed in the report. On being put to the vote, refusal was unanimously agreed.</p> <p>Resolved – That the application be refused as set out in the officer’s report and addendum.</p>	Action by
13.	<p>1 LICHFIELD ROAD, NORTHWOOD 14701/APP/2009/2154 (<i>Agenda Item 13</i>)</p> <p>Officers presented their report to the Committee. Members found that the application did not meet the Council’s requirements. Parking availability would decline should this application be approved. The design and appearance of the application failed to keep in character with the surrounding dwellings.</p> <p>Officers informed Members that the spelling of the address, 1 <i>Lichfield</i> Road, would be amended in refusal reason 1, should the application be refused.</p> <p>It was moved and seconded that the application be refused for the reasons listed in the report. On being put to the vote, refusal was unanimously agreed.</p> <p>Resolved – That the application be refused as set out in the officer’s report and addendum.</p>	Action by
14.	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</i>)</p> <p>The enforcement report was presented to Members.</p> <p>It was moved and seconded that the enforcement be imposed. On being put to the vote, enforcement was unanimously agreed.</p> <p>Resolved – That the enforcement be imposed as set out in the officer’s report and addendum.</p>	Action by
15.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p>	Action by

	<p>The enforcement report was presented to Members.</p> <p>It was moved and seconded that the enforcement be imposed. On being put to the vote, enforcement was unanimously agreed.</p> <p>Resolved – That the enforcement be imposed as set out in the officer’s report and addendum.</p>	
16.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p> <p>The enforcement report was presented to Members.</p> <p>It was moved and seconded that the enforcement be imposed. On being put to the vote, enforcement was unanimously agreed.</p> <p>Resolved – That the enforcement be imposed as set out in the officer’s report and addendum.</p>	Action by
17.	<p>ANY ITEMS TRANSFERRED FROM PART 1 (<i>Agenda Item 17</i>)</p>	Action by
18.	<p>ANY OTHER BUSINESS IN PART 2 (<i>Agenda Item 18</i>)</p>	Action by
	<p>The meeting, which commenced at 7.00 pm, closed at 8.30 pm.</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Natasha Dogra on 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning & Enforcement

Address 81 ABBOTSBURY GARDENS EASTCOTE PINNER

Development: Erection of a two storey side and part single, part two storey rear extensions (involving demolition of part side garage and rear extensions).

LBH Ref Nos: **38458/APP/2009/1527**

Drawing Nos: Location Plan to Scale 1:1250
KS/2009/01 Rev. D
KS/2009/02 Rev. D
KS/2009/03 Rev. D
KS/2009/04 Rev. E
KS/2009/05 Rev. E

Date Plans Received: 14/07/2009	Date(s) of Amendment(s): 22/02/2010
Date Application Valid: 14/07/2009	01/03/2010
	15/03/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north west side of Abbotsbury Gardens and comprises a two storey semi-detached house with a front/side extension, a double garage along the side and a rear conservatory. The attached house, 83 Abbotsbury Gardens lies to the north east and has a two storey side extension. To the south west lies 79 Abbotsbury Gardens, a two storey semi-detached house with a two storey side extension. The street scene is residential in character and appearance comprising a mix of two storey detached and semi-detached houses, some of which have two storey side extensions, and the application site lies within the 'Developed Area' as identified in the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

Planning permission is sought for the erection of a two storey side and part single, part two storey rear extension, involving the demolition of the front/side extension, one of the side garages and the rear conservatory. The front porch would be retained.

The proposed two storey side extension would be set flush with the front wall of the application property and would extend to the flank wall of the retained side garage. It would measure 4.25m wide, 8.3m deep, set flush with the rear wall of the main house, and finished with a hipped roof matching the roof ridge of the application property.

The proposed single storey rear element would measure 12.9m wide for the full width of the application property, the two storey side extension and to the rear of the remaining garage, retaining a 1m gap to the side boundary with 79 Abbotsbury Gardens. The retained garage would extend 1.9m rearwards along the side boundary with that property and would be set 2.7m behind the rear wall of the single storey rear extension. The proposed single storey rear element would be 3.6m deep and finished with a flat roof 3m high.

The proposed part two storey rear extension would be set flush with the flank wall of the two storey side extension. It would measure 4.5m wide, 3.6m deep and finished with a hipped roof set 1m below the roof ridge of the two storey side extension.

The proposal would also result in the loss of a non-protected semi-mature Acacia tree.

1.3 Relevant Planning History

38458/86/0712 81 Abbotsbury Gardens Eastcote Pinner
Section 53 certificate

Decision Date: 07-05-1986 Refused **Appeal:**

38458/A/86/0922 81 Abbotsbury Gardens Eastcote Pinner
Householder development (small extension, garage etc.)

Decision Date: 04-07-1986 Approved **Appeal:**

38458/APP/2000/467 81 Abbotsbury Gardens Eastcote Pinner
ERECTION OF A SINGLE STOREY FRONT EXTENSION

Decision Date: 20-04-2000 Approved **Appeal:**

Comment on Planning History

None

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

17 adjoining owner/occupiers have been consulted. 15 letters of objection and a petition with 45 signatories has been received making the following comments:

Letters of objection:

Objections from 83 Abbotsbury Gardens:

- (i) The length of projection of the rear extension would be deeper than others in the terrace and as such is not in keeping with neighbouring properties;
- (ii) The proposed rear extension would reduce sunlight entering 83 Abbotsbury Gardens;

- (iii) The position of the boundary line is such that the development would encroach on land in the ownership of 83 Abbotsbury Gardens;
- (iv) There are inconsistencies in the submitted plans;
- (v) The proposal would double the original size of the application property and this would be visually unacceptable in the street scene;
- (vi) The increase in floor area represents an overdevelopment of the site and would exceed the 2/3rds rule in the HDAS: Residential Extensions;
- (vii) The rear extension including gutter and overhang should not encroach onto 83 Abbotsbury Gardens; and
- (viii) Noise from the development would be disruptive. We require an agreement on hours of work.

Objections from 79 Abbotsbury Gardens:

- (i) The submitted block plan incorrectly shows the side boundary, a wooden fence delineates the boundary and not the garage;
- (ii) The proposed rear extension and the utility room would be 1m from the side boundary and will result in the loss of light entering 79 Abbotsbury Gardens;
- (iii) The increase in footprint would result in an overdevelopment of the site and should be reduced to comply with the HDAS: Residential Extensions;
- (iv) The proposed two storey side extension should be set 1m behind the front wall and 0.5m below the roof ridge to comply with the HDAS: Residential Extensions;
- (v) We would object to the conversion of the loft to habitable use as this would lead to overdevelopment;
- (vi) We object to any outbuilding at the bottom of the rear garden.

Other letters of objection:

- (i) Overdevelopment of the site;
- (ii) The two storey rear extension would be out of character with the surrounding area;
- (iii) The proposal would exceed the current building line;
- (iv) The width of the two storey side extension exceeds the 2/3rds rule in the HDAS: Residential Extensions;
- (v) The proposal would result in an unneighbourly development harming the residential amenities of adjoining and nearby residential properties through, overdominance, visual intrusion, overlooking and overshadowing;
- (vi) The proposed extension would render 81 Abbotsbury Gardens out of proportions with 83 Abbotsbury Gardens;
- (vii) The proposal would set an unfortunate precedent;
- (viii) The two storey side extension would be out of keeping with the street scene;

Petition:

'We (the undersigned) object to the planning application ref: 38458/APP/2009/1527 RE: 81 Abbotsbury Gardens'

Eastcote Residents' Association:

"This dwelling is part of a pair of modest 3 bedroom semi-detached houses. To extend one half of this pair of semi-detached houses to the extent proposed will produce a visually unacceptable form of development, and will out of keeping with the street scene.

The above proposal does not comply with HDAS sections 5.6 and 5.8.

5.8. The proposed extension roof is at the same ridge height as the main building, whereas, it should be subordinate to the main ridge.

5.6 The ground and first floor are not set back the required 1m from the main front building line.

In this current form we consider that it will be detrimental to street scene, and we ask that the application is refused."

Officer Comments:

83 Abbotsbury Gardens:

Points (i), (ii), (v) and (vi) have been addressed in the report. On points (iii) and (iv), amended plans have been submitted which have addressed these discrepancies. On point (vii), the proposal does not encroach onto 83 Abbotsbury Gardens and on point (viii), construction working hours are set out in the Environmental Protection Acts. A site construction informative is therefore recommended.

79 Abbotsbury Gardens:

Points (ii), (iii) and (iv) have been addressed in the report. On point (i), amended plans have been submitted which have addressed this discrepancy. On points (v) and (vi), this application does not involve the conversion of the loft space or the erection of an outbuilding at the bottom of the rear garden.

Other letters of objection and the comments of the Eastcote Residents' Association:

These are addressed in the report.

INTERNAL:

Trees/Landscape:

There are several trees on and close to the site. Collectively, these trees, some of which have been pollarded or pruned, contribute to the visual amenity and arboreal character of the locality, as well as providing vegetative screening. On that basis, most of the trees should be retained if possible and considered as part of this scheme. There are also some mature shrubs, which should be selectively retained. However, they do not constrain the development, because they are small and have low or negligible amenity values.

The amended plans show most of the vegetation, but do not show the semi-mature specimen (dwarf) Sycamore in the middle of the lawn (this tree should not be affected by the proposed development) and, whilst they show only one small Ash tree (in fact a False Acacia) to be removed to facilitate the development and imply that the other trees/shrubs are retained, they do not show (notes or key) the other existing trees/shrubs to be retained nor provide details of protective measures. These deficiencies can, however, be addressed by planning conditions.

There is no objection to the removal of the semi-mature Acacia tree, because the loss of

this tree will not be detrimental to the visual amenity of the locality. Therefore, subject to conditions TL1, TL2 and TL3, the proposed development is acceptable in terms of Saved Policy BE38 of the UDP.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey 5.0 Side and First Floor Side Extension: Two Storey 6.0 Rear and First Floor Rear Extensions: Two Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, on the street scene and surrounding area, and on residential amenity.

The street scene is characterised by predominantly two storey semi-detached houses some with two storey side extensions. The two storey side extensions to those houses are either set flush with the front wall and are equal to the roof ridge of the original house, notably at nos. 77, 79 and 83 Abbotsbury Gardens, or are set below the roof ridge.

Paragraphs 5.6 and 5.8 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions advises that for semi-detached houses, two storey side extension should be set behind the front wall and below the roof ridge of the original house. Paragraph 5.10 advises that the width of two storey side extensions should be between half and 2/3rds of the main house width, depending on the size of the plot and the character of the area.

The proposed two storey side extension has been designed to integrate with the

appearance of the original house, in that it would be set flush with the front wall and be equal to the roof ridge. This would be contrary to paragraphs 5.6 and 5.8 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions, which states that the ridge should be 0.5 lower. However, the extension to No.83 already goes up to the ridge. It is considered that a reduced ridge height, in this case, would look awkward given the extension to No.83, resulting in an unbalancing effect to the extension when read in conjunction with the other half of this pair of semi detached properties. It is, therefore considered that the proposed design would be more appropriate in this particular case as it would reintroduce the symmetry of the pair of semi-detached house at nos. 81 and 83 Abbotsbury Gardens.

Concerns have been raised regarding the overall width of the two storey side extension. In regards to paragraph 5.10 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions, 2/3rds of the width of the main house would equate to some 4.1m. The proposed extension measures 4.25m wide. The 150mm difference is very slight and in this particular case, is not considered to result in an adverse impact on the enlarged house or the appearance of the pair of semi-detached houses, nos. 81 and 83 Abbotsbury Gardens, such that a refusal could be justified. The circumstances of this site are that the other half of the pair (No. 83) has been extended already. Of relevance is the fact that No.83 has a narrower plot width. The effect of this is that even though the proposed extension is marginally wider than that already erected to No.83 it actually will have its flank wall set further off the side boundary. This is important in considering the visual impact of the extension. HDAS highlights that plot width is relevant in considering appropriate width for extensions. The fact that a larger plot exists for No.81 is considered to contribute towards the site specific circumstances which make the width of the extension although not strictly HDAS complaint nonetheless not harmful to the streetscene.

The proposed part two storey, part single storey rear extension by reason of its overall size, siting, design, appearance and length of projection, is considered to harmonise with the character, proportions and architectural composition of the original house. It would not project more than 3.6m deep, in accordance with paragraphs 3.3 and 6.4 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions. Furthermore, it is considered to appear subordinate as the two storey rear element would be set below the roof ridge of the main house and a sufficient proportion of the original rear wall of the main house would be maintained.

There does not appear to be any part two storey rear extensions on this side of Abbotsbury Gardens, however, such extensions are characteristic of residential areas and it is considered that this element of the scheme would not appear out of keeping with the surrounding area.

Overall, it is considered that the proposed extensions would not result in an overdevelopment of the site and would harmonise with the character and visual amenities of the street scene and surrounding area generally, in accordance with policies BE13, BE15 and BE19 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0, 5.0 and 6.0 of the Hillingdon Design & Accessibility Statement(HDAS):Residential Extensions.

Paragraph 5.1 of the Hillingdon Design & Accessibility Statement: Residential Extensions advises that two storey side extensions should retain a 1m set-in from the side boundary. The proposed two storey side extension would maintain a 3.5m gap to the side boundary

with 79 Abbotsbury Gardens and this would be sufficient to maintain the open character and visual amenities of the street scene in accordance with policies BE13, BE19 and BE22 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The attached house, 83 Abbotsbury Gardens would not be adversely affected by the two storey side extension as it lies on the opposite side of the application property. The proposed part single storey rear extension would not be more than 3.6m deep and 3m high in accordance with paragraphs 3.3 and 3.6 of the Hillingdon Design & Accessibility Statement(HDAS): Residential Extensions. Furthermore, the proposed part two storey rear extension would be some 5.9m from the side boundary with that house. Therefore, it is considered that at these distances and height, the proposed extension would not breach a 45 degree line of sight taken from the rear habitable room windows at 83 Abbotsbury Gardens closest to the side boundary with the application property.

The flank wall of 79 Abbotsbury Gardens would be some 6m from the flank wall of the two storey side and part two storey rear extension. Furthermore, the utility room (rear extension) would be some 3.7m from that flank wall. These distances are sufficient to ensure that the proposal would not breach a 45 degree line of sight taken from the rear habitable room windows at 79 Abbotsbury Gardens closest to the side boundary with the application property. As such, the proposal would not have a visually intrusive and overdominant impact on the residential amenities of the occupiers of the adjoining houses.

No windows are proposed facing 79 and 83 Abbotsbury Gardens. Furthermore, the properties to the rear in Deane Croft Road would be over 60m from the proposed extensions. Therefore, the proposal would not result in a overlooking and loss of privacy.

With regards to overshadowing, the proposal would result in a slight increase in overshadowing during the morning hours, however as 79 Abbotsbury Gardens lie to the south west of the application property, the increase in overshadowing would be contained in the rear garden of that house and would not exceed BSE daylight/sunlight guidelines. The proposed single storey rear extension would result in an increase in overshadowing onto 83 Abbotsbury Gardens during the afternoon hours. However given its length of project and height, it is considered that this increase is not considered to be so significant as to justify a refusal of planning permission. The proposed part two storey rear extension would also result in an increase in overshadowing the rear garden of No.83, however this increase again would be within BSE guidelines.

As such, the proposal would not harm the residential amenities of the adjoining occupiers and would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Over 400sqm of private amenity space would be retained and two off-street parking spaces are retained within the remaining garage and hardstanding, in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Finally, The loss of a non-protected semi-mature Acacia tree is acceptable and would not harm the appearance of the surrounding area.

In conclusion, it is considered that the proposal would relate satisfactorily with the appearance of the street scene and the character of the surrounding area and would not harm the residential amenities of the adjoining and nearby residential properties. As such, this application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

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 HH-M2 External surfaces to match existing building

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.

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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 79 and 83 Abbotsbury Gardens.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

Standard Informatives

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

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey 5.0 Side and First Floor Side Extension: Two Storey 6.0 Rear and First Floor Rear Extensions: Two Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

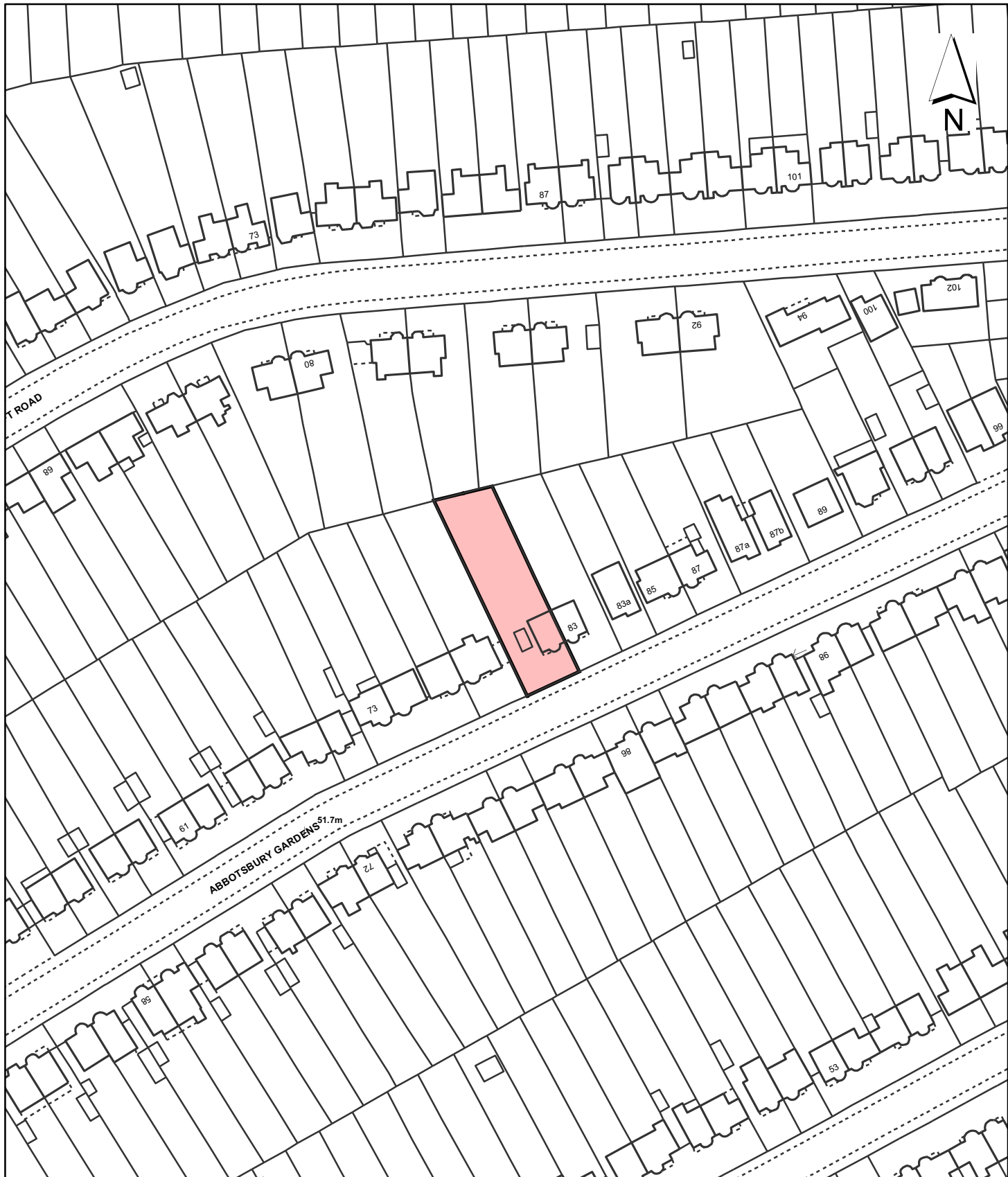
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result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

11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**81 Abbotsbury Gardens
Eastcote**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:

38458/APP/2009/1527

Scale

1:1,250

Planning Committee

North Page 18

Date

July 2010



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement

Address THE BUNGALOW NEWYEARS GREEN LANE HAREFIELD

Development: Construction of a temporary Civic Amenity Facility for use during redevelopment of the Harefield Civic Amenity Site, including temporary change of use of bungalow to office and staff welfare facility.

LBH Ref Nos: 29665/APP/2010/617

Drawing Nos: CV8100125/105
Figure 6 Rev. A, Landscape Proposals
CV8100125/112 Rev P1
CV8100125/100
Planning Statement Ref:18405/P2/A5/TB/cjh Dated March 2010
Design and Access Statement Ref:CV8100125/TF/DW/006 Issue 1
Landscape Assessment Report
Flood Risk Assessment Ref: CV8100125/MT/DW/009 Issue 1 Dated 8 March 2010
Flood Risk Assessment Ref: CV290319/JB/LR/012 Issue 1 Dated 24 September 2009
Preliminary Risk Assessment Ref: CV8100125/MT/DW/014 Issue 1 Dated 18 May 2010
Ecological Data Search Ref: 09/372
Baseline Ecological Survey Dated March 2010
Tree Survey Ref:160 Dated 8 March 2010
CV8100125/01 Rev. P2
CV8100125/111 Rev. P3
CV290319/MT/015 Page 29

Date Plans Received:	19/03/2010	Date(s) of Amendment(s):	19/03/0010
Date Application Valid:	12/04/2010		09/04/0010
			12/04/0010
			21/05/0010
			14/06/0010

1. SUMMARY

Planning permission is sought for the construction of a temporary civic amenity facilities on land adjacent to the existing Civic Amenity site at Newyears Green Lane. The temporary facility is required for a period of one year, to allow for a continuity of service to residents, for domestic waste and recycling disposal during the construction and refurbishment of the main Civic Amenity site. The proposal will involve the construction of a temporary access road, concrete slab, together with associated drainage and landscaping. The scheme will utilise a temporary single storey modular building and existing buildings on the site, including the vacant bungalow, and will involve the demolition of various dilapidated out buildings.

Civic amenity sites such as this facility are not normally considered appropriate in a Green Belt location and the proposal does not conform to the types of development allowed by national and local policy. However, the proposal will provide a facility necessary to ensure that the Borough can make a full and uninterrupted contribution to sustainable waste management and civic functions. In addition, this is a temporary facility

required for a period of only one year, after which it is proposed to restore the land to its original condition. As such, in the medium to long term, the proposal would not materially increase the built up nature of the site, or harm the openness of the Green Belt It is therefore considered that very special circumstances have been established as to why normal Green Belt Policies should not prevail. No objections are therefore raised to the principle of the development.

Highway and ecological issues have been satisfactorily addressed and subject to the suggested conditions, there would be no material loss of amenity to neighbouring properties, the risk of flooding will be minimised and the quality of the water environment will be protected. Approval is therefore recommended for a temporary period.

2. RECOMMENDATION

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall endure only for the benefit of the land.

APPROVAL subject to the following conditions:

1 T8 Time Limit - full planning application 3 years

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 T5 Temporary Use - Discontinuance and Reinstatement

The use hereby permitted shall be discontinued, the temporary building, hard standing and access road removed on or before one year from the date of commencement of the use hereby approved. The date of the commencement of use shall be confirmed in writing to the Local Planning Authority. The land shall be restored in accordance with a scheme to be approved in writing by the Local Planning Authority.

REASON

The use of the site for a Civic Amenity Site is not considered to be acceptable on a permanent basis because the use represents inappropriate development in the Green Belt and it has not been demonstrated that there are very special circumstances or material considerations that would override the provisions of the development plan or Government policy, or mitigate against the loss of this Green Belt site, contrary to Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and PPG2 Green Belts.

3 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works for the operational phase of the development has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The schemes shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Non Standard Condition

Within three months of the date of implementation of this permission, a land restoration scheme providing full details of hard and soft landscaping works for the restoration phase of the development, required by condition 2, shall be submitted for the approval in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include details of the following: -

- a) the sequence and phasing of the restoration
- b) the spreading of an even layer of top soil, specifying the depth and method of placement, in order to achieve final levels which may marry in with those of the surrounding land
- c) the ripping of any layers of final cover to ensure adequate drainage and aeration
- d) the restoration of hard standing (concrete slab) and decommissioning of the access road,
- e) the removal of plant, buildings, structures and machinery
- f) The re-instatement of the planted bund along the southern boundary of the permanent Civic Amenity site.
- g) drainage of the restored land
- h) the seeding of the restored land with appropriate grass mix
- i) the proposed finishing levels or contours,
- j) the programme of implementation of the scheme
- k) measures to protect and enhance the existing nature conservation interest of the site
- l) means of enclosure
- m) planting plans (at not less than a scale of 1:100),
- n) written specification of planting and cultivation works to be undertaken,
- o) schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,

The scheme shall thereafter be implemented in accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with Policies OL1 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 TL6 Landscaping Scheme - implementation

All hard and soft landscaping for the operational phase of the development shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. All hard and soft landscaping for the restoration phase of the development shall be completed within the first planting and seeding seasons following the cessation of the use hereby approved.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

7 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced or in accordance with a timetable agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 NONSC Non Standard Condition

The stockpiles of top soil and sub soil shall not exceed 2.0 metres in height.

REASON

To protect the visual amenities of the Green Belt, in compliance with Policies OL1 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 NONSC Non Standard Condition

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority.

REASON

To prevent contaminated surface runoff water entering the inner source protection zone beneath the site, to improve water quality and prevent pollution of the water environment, in compliance with Policy 4A.17 of the London Plan (February 2008).

11 ST1 Standard Condition

The construction of the site drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

REASON

To prevent the increased risk of flooding to third parties, to the site itself, to improve water quality and prevent pollution of the water environment, in compliance with Policies OE7 and OE8 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

12 OM7 Refuse and Open-Air Storage

Details of on-site refuse storage (including any open-air storage facilities) for waste material awaiting disposal, including details of any screening, shall be indicated on plans to be submitted to and approved by the Local Planning Authority. Such facilities shall be provided prior to occupation of the development and thereafter permanently retained for as long as the use remains on the site.

REASON

To ensure that visual amenities are not prejudiced, in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies

with Policies OL5 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 NONSC Non Standard Condition

Development shall not begin until details of all traffic arrangements, including where appropriate, method of carriageway and footway construction, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time, for so long as the use hereby approved remains.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan.

15 NONSC Non Standard Condition

Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained for as long as the use remains on the site.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 NONSC Non Standard Condition

All construction vehicles servicing the development hereby approved shall enter and depart the site using the western section of New Years Green Lane, via Harvil Road.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan.

17 NONSC Non Standard Condition

Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway in accordance with Policy AM2 of the Hillingdon Unitary Development Plan (Saved Policies (September 2007).

18 NONSC Non Standard Condition

The site shall only operate between the hours of 07:00 and 20:00.

REASON

In order to comply with the terms of the application and to safeguard the residential amenity of the occupiers of surrounding properties, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 NONSC Non Standard Condition

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and if contamination is found in the site survey or during development a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the future site users and the environment when the site is developed. In the event that contamination is found at the site, it shall be recorded within a watching brief and reported in writing to the Local Planning Authority and the measures identified in the approved scheme shall be implemented, following which verification information must be submitted in writing for approval by the Local Planning Authority. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority).

REASON

- (i) To ensure that the users of the site and the environment are not subjected to any risks from land contamination associated with the tipped ground in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
- (ii) To prevent pollution of the water environment, in compliance with Policy 4A.17 of the London Plan (February 2008).

20 NONSC Non Standard Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON:

To protect the groundwater in the inner source protection zone beneath the site from the effects of unsuspected contamination, in compliance with Policy 4A.17 of the London Plan (February 2008).

21 NONSC Non Standard Condition

Prior to commencement of any works, details of the secure cycle storage and motor bike parking arrangements shall be submitted to and approved by the Local Planning Authority. These facilities shall be provided prior to the occupation of the development and thereafter permanently retained for as long as the use remains on the site.

REASON

To ensure that adequate facilities have been provided, in accordance with the Council's parking standards and Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

NONSC

~~22~~ ~~Before any part of the development commences, the applicant shall carry out and submit details of a landfill gas survey in the ground at the development site. The gas survey shall include areas below the footprint of the building and/or within existing confined spaces, where gas may build up. The applicant shall assess the risks from gas migration and if gas migration is identified in the site survey or during development, a remediation scheme for measures to prevent gas ingress to any buildings on the development site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of gas migration and provide in detail the remedial measures to be taken to avoid risk to the future site users and the environment when the site is developed. In the event that landfill gas is found at the site, it shall be recorded within a watching brief and reported in writing to the Local Planning Authority and the measures identified in the approved remediation scheme shall be implemented, following which verification information must be submitted in writing for approval by the Local Planning Authority. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). No new gas migration pathways shall be introduced as a result of the development, without adequate mitigation measures in place.~~ **22 Before any part of the development commences, the applicant shall carry out and submit details of a landfill gas survey in the ground at the development site. The gas survey shall include areas below the footprint of the building and/or within existing confined spaces, where gas may build up. The applicant shall assess the risks from gas migration and if gas migration is identified in the site survey or during development, a remediation scheme for measures to prevent gas ingress to any buildings on the development site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of gas migration and provide in detail the remedial measures to be taken to avoid risk to the future site users and the environment when the site is developed. In the event that landfill gas is found at the site, it shall be recorded within a watching brief and reported in writing to the Local Planning Authority and the measures identified in the approved remediation scheme shall be implemented, following which verification information must be submitted in writing for approval by the Local Planning Authority. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). No new gas migration pathways shall be introduced as a result of the development, without adequate mitigation measures in place.**

REASON

The Council's records show that the development site is within 250 metres of a landfill site, which continues to generate landfill gas. A gas survey is required to clarify that there is no significant gas migration from the landfill to the development site, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

23 NONSC Non Standard Condition

Before development commences, details of the position and design of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of underground works and measures to eliminate vertical and horizontal light spillage for the car park areas, roads, areas immediately around the buildings and courtyards.

REASON

To ensure that the development presents a satisfactory appearance. To safeguard the amenities of nearby residential properties and to ensure that the work does not undermine landscaping proposals, in accordance with Policies BE13, BE38 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

24 NONSC Non Standard Condition

The facilities hereby permitted shall be used only for purposes ancillary to the existing civic amenity site operations.

REASON

To enable the Local Planning Authority to retain control over the use in terms of HGV movements and waste input, so as to ensure that it complies with Policies OL1 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25 NONSC Non Standard Condition

No development shall take place until the applicant has submitted to and agreed in writing with the Local Planning Authority an Ecological Management Plan (EMP) for the site, in accordance with the recommendations set out in the Baseline Ecological Survey Report dated March 2010. The scheme shall incorporate a landscape restoration planting

strategy for the site, alongside measures for habitat enhancement. The scheme should include a plan clearly showing the areas and types of planting and where the habitat enhancement measures will be located. The scheme shall be carried out in accordance with the approved Ecological Management Plan.

REASON

To ensure the protection of European Protected Species and that the proposed development will not have unacceptable ecological effects on the locality in accordance with Policies EC1 and E5 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

26 NONSC Non Standard Condition

Bat and nesting bird surveys shall be undertaken prior to implementation of works on the site, to ascertain the presence of any protected species, estimate the size of the population present (if any) and assess the distribution of the species and their habitats across and adjacent to the application site. Where protected species are found to be present, an assessment shall be made of the likely impacts the development would have on the species concerned. This should be accompanied by a set of any additional mitigation measures necessary to comply with relevant legislation. Where appropriate, the scheme shall be carried out in accordance with the approved mitigation measures.

REASON

To ensure the protection of a European Protected Species and to benefit local wildlife, in compliance with Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3D.14 of the London Plan (February 2008) and the Conservation (Natural Habitats etc) Regulations 1994.

27 NONSC Non Standard Condition

Details of a Construction and Operational Site Working Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. The scheme shall specify overall management procedures at the site and addresses the following issues (where appropriate):

- (i) types of waste accepted and operating hours;
- (ii) arrangements for site security, staffing and communications;
- (iii) arrangements for control of litter, vermin and insects;
- (iv) arrangements for control of dust and odours. These include the specification for the odour control system in use at the site;
- (v) fire equipment and procedures;
- (vi) procedure for handling liquefied petroleum gas (LPG) cylinders;
- (vii) arrangements for potentially hazardous wastes;
- (viii) arrangements for handling batteries;
- (ix) technical competency of staff.
- (x) Details of the dust suppression sprinkler system.

Development shall be carried out in accordance with the approved Construction and Operational Site Working Plan.

REASON

To ensure that potential pollution risks are well managed and controlled and to safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies

(September 2007).

28 NONSC Non Standard Condition

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures including and lighting and any CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority. Any security measures to be implemented in compliance with this condition shall reach the necessary standard necessary to achieve the Secure by Design accreditation award by the Metropolitan Police and be implemented prior to the first occupation of the development.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Councils SPG on Community Safety By Design.

29 NONSC Non Standard Condition

Prior to commencement of use of the development hereby approved, details of mitigation measures to off set any deterioration in air quality as a result of the development shall be submitted to and approved by the Local Planning Authority. The mitigation strategy shall be integrated within the development and thereafter permanently retained and maintained.

REASON

In order to protect the amenities of local residents, in compliance with Policy 4A.19 of the London Plan (February 2008).

30 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

2 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

3 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

4 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

5 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

6

You are advised that the proposed development may require a Waste Management Licence in accordance with the requirements of the Environmental protection Act 1990.

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

8 I16 **Directional Signage**

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

9 I19 **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

10 I25 **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

11 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.

12 I45 **Discharge of Conditions**

Your attention is drawn to conditions 3, 6, 7, 9, 11, 14, 15, 19, 21, 22, 23, 25, 26, 27 and 29, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning Environment & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

13

Advice on the land gas fill condition (condition 20) can be obtained from the Environmental Protection Unit on 01895 277440.

14

Handling or storage of any hazardous substance accepted on site should be handled in accordance with the Hazardous Waste (England and Wales) Regulations 2005.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Processing of demolition arising must be in conformity with the Waste Management Licensing Regulations 1994 Schedule 3, exemption from licensing stipulations.

Particular attention needs to be given to avoid the contamination of any asbestos as it is removed in the demolition phase as to avoid contamination of the site from this source.

15

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact Natural England (Tel: 020 7831 6922) if you require further information.

16

Advice on the gas migration condition can be obtained from the Environmental Protection Unit on 01895 250155 or Building Control.

17

You are advised that the temporary access road should be constructed on top of a permeable membrane to ensure that the construction layers can be cleanly removed at the end of its 12 month life.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is owned by the Council and located in the Metropolitan Green Belt. The site is largely made up of a bungalow and a series of redundant single-storey farm buildings constructed in a mix of corrugated iron, wood and asbestos cement sheets. These buildings are arranged around the outside of a broadly rectangular area of open land which is in part hard surfaced and was previously used as a farm yard. To the north, east and west of the site lies open countryside. Further to the west lies the existing civic amenity facility. To the south is New Years Green Lane, beyond which lies the Dogs' Trust complex.

3.2 Proposed Scheme

Planning permission is sought for the construction of a temporary civic amenity facility on land adjacent to the existing Civic Amenity Site at Newyears Green Lane. The temporary facility is required to facilitate service continuity during the construction and refurbishment of the main Civic Amenity site, for which planning permission has recently been granted.

The proposals include the construction of a short section of access road across open

land, from the existing entrance to the Civic Amenity Site to the existing group of dilapidated farm buildings to the east. The majority of these buildings would be demolished, with only two retained to provide temporary storage, to aid on-site operations. The existing bungalow would also be retained and used temporarily as office and welfare accommodation for staff, associated with the operation of the temporary civic amenity facility.

The proposal will also involve the construction of a concrete slab (60 x 40 metres) to provide access and a base for skips. The site will be accessed via a temporary access road across open fields from the permanent site to the west. The concrete slab would be marked out as a loop road around a central area, accommodating 12 roll-on roll-off skips. Seven staff parking spaces and a new single storey modular building would also be provided on the site, as well as appropriate security enhancements.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

Planning Statement

The planning supporting statement deals with the planning policy context, the description of the site, the need for the development, Green Belt considerations, environmental and amenity issues, infrastructure and access and hazardous waste matters.

Design and Access Statement

This report outlines the context for the development and provides a justification for the design and appearance for the proposed development, benefits of proposed Scheme, amount and scale of development, layout and site and building accessibility.

Landscape and Visual Assessment

The scope of the assessment is to report on the impacts of the temporary facility on the local landscape and visual receptors. The report also briefly considers impacts on landscape designations, most notable of which is the Green Belt. The overall conclusions are that with careful thought to the restoration and reinstatement of the grassland and interim infrastructure installed as part of the temporary facilities, the basic appearance of the site surrounds can be restored and the long term impacts on the landscape and visual amenity can be minimised.

Transport Assessment

Addresses the accessibility and Highway implications of the development proposals at the site.

Flood Risk Assessment

The report considers the risk of flooding arising from the development and concludes that the proposals will not increase flood risk either on, or in the vicinity of the site.

Ecological Data Search

The report provides ecological information for the site and includes information on statutory sites, non statutory sites, species records, habitat or open space information.

Baseline Ecological Survey

The report includes a baseline ecological survey, an assessment of the potential of the survey area to contain protected species, conclusions and recommendations.

Tree Survey & Tree Protection Plan

The tree survey assesses the quality and value of 21 individual and groups of trees and shrubs on the site

Preliminary Risk Assessment, (CV8100125/MT/DW/014), dated 18 May 2010

The report submitted is an initial risk assessment, which consists of a desktop study. The report aims to develop an outline conceptual model and establish whether or not there are any potentially unacceptable risks to controlled waters and other receptors arising from contamination at the site. The report indicates previous studies in the area were not received in time to be reviewed, and further investigation information for the site is due to be produced, looking at soil contamination and ground gas. It concludes that the risk of contamination of controlled waters from the proposed use is extremely low.

Although that application was advertised as a departure from the Development Plan, the scheme does not trigger any requirement to refer this application to either the Mayor of London or Government Office for London, as the application site is less than one hectare in extent, less than 1,000 sq. of floor space is to be created and there will be a through put of less than 50,000 tonnes per annum of waste.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was granted in 2008 (Ref.8232/APP/2008/564) for the improvement and expansion of the main civic amenity site to enable the existing facilities to be upgraded. The approved scheme included a new office building, improved access arrangements and enhanced recycling and waste collection facilities.

In addition to the above, two subsequent planning applications were approved for further expansion of the site both of which received permission in January 2010. The first (Ref. 8232/APP/2009/2224), secured permission for the erection of additional office accommodation and internal storage for street lighting equipment, external storage and vehicle parking. The second (8232/APP/2008/2225) secured permission for the erection of a dome to provide weatherproof storage for road salt on the site.

At the time of submission of these applications, it was envisaged that the civic amenity site would cease operating during the redevelopment. However, it is now proposed to provide a small temporary civic amenity facility to the north east of the existing site, which would remain operational during the construction phase for the existing Civic Amenity facility. This temporary facility, which is the subject of this application, would receive only domestic waste and recycling rather than the combination of domestic and trade waste accepted by the existing facility.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|--|
| PT1.1 | To maintain the Green Belt for uses which preserve or enhance the open nature of the area. |
| PT1.12 | To avoid any unacceptable risk of flooding to new development in areas already |

liable to flood, or increased severity of flooding elsewhere.

PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.

Part 2 Policies:

AM14 New development and car parking standards.
AM15 Provision of reserved parking spaces for disabled persons
AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7 Consideration of traffic generated by proposed developments.
BE13 New development must harmonise with the existing street scene.
BE19 New development must improve or complement the character of the area.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC2 Nature conservation considerations and ecological assessments
EC3 Potential effects of development on sites of nature conservation importance
EC5 Retention of ecological features and creation of new habitats
OE1 Protection of the character and amenities of surrounding properties and the local area
OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE7 Development in areas likely to flooding - requirement for flood protection measures
OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1 Green Belt - acceptable open land uses and restrictions on new development
OL2 Green Belt -landscaping improvements
OL4 Green Belt - replacement or extension of buildings
OL5 Development proposals adjacent to the Green Belt
PPG13 Transport
PPG2 Green Belts
PPS1 Delivering Sustainable Development
PPS10 Planning for Sustainable Waste Management
PPS20 Renewable Energy
PPS23 Planning and Pollution Control

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th May 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised under Article 8 of the Town and Country Planning Act (1990) as a departure from the development plan. A site notice was erected on the site and the application was advertised in a local paper on 5 May 2010. 9 adjoining premises and organisations were notified by letter. No responses have been received.

NATURAL ENGLAND

Natural England has concern over the justification of the proposed access route which will require development on Green Belt land. In light of this, we recommend that the land should be reinstated as soon as possible back to its original state (as stated in Section 5.3 of the Design and Access Statement). We are not comfortable for the access route to be left and so strongly recommended that the reinstatement of land be completed as soon as possible and that this be included as a condition of development if the council is minded to grant planning permission.

The Ecology Report states that the Bungalow was only externally assessed for bat potential as is currently boarded up. Although the building is to be retained and reused, we recommend that a bat specialist be present when work is carried out on the bungalow in case bats are present.

It is not clear whether the makeshift modern outbuildings scheduled to be demolished have been physically surveyed for bats. We advise that if the Council is unsure as to the potential of these buildings to support bats, that a survey be completed of these buildings to determine whether bats are present.

We also advise that the mitigation and enhancement recommendations outlined on pages 6-7 of the Ecology Report are secured through use of a planning condition and that the Council secures, if possible, the retention of the two mature oak trees referenced on page 6 which have been identified as having the potential to support bat roosts.

In order to comply with the legislation, you should ensure that the development is timed to avoid disturbing/damaging works in the bird nesting period or the site should be surveyed for the presence of nesting birds at regular intervals prior to any potentially disturbing works taking place. This is especially important with regards to the potential presence of Barn Owls as identified in the Ecology Report.

ENVIRONMENT AGENCY

Initial Response

We object to the proposed development as submitted because there is insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable. There are three strands to this objection. These are that:

(i) We consider the level of risk posed by this proposal to be unacceptable.

(ii) The application fails to provide assurance that the risks of pollution are understood, as a preliminary risk assessment (including a desk study, conceptual model and initial assessment of risk) has not been provided. Planning Policy Statement 23 (PPS23) takes a precautionary approach. It requires a proper assessment whenever there might be a risk, not only where the risk is known.

(iii) Under PPS23, the application should not be determined until information is provided to the satisfaction of the Local Planning Authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. This is not currently the case.

We believe there is a potential for contamination to be present at the site and possible risk to controlled waters as the site's previous use is listed as a stable yard and has been marked as suspected contamination for all or part of site, but no preliminary risk assessment has been submitted with the application. Further, the site is located over sensitive controlled waters receptors such as Source Protection Zone 1. The risk is considered unacceptable because there is no evidence to indicate otherwise. It should be possible to withdraw the objection if sufficient information is submitted prior to determination.

(Officer's Note: This objection has been withdrawn).

Further response dated 09-06-2010

We OBJECT to this application as submitted because the proposed development would pose an unacceptable risk of pollution of groundwater and recommend that planning permission should be refused on this basis.

Government policy as set out in Planning Policy Statement 23 notes the key role that the planning system plays in determining the location of development which may give rise to pollution, either directly or indirectly, and in ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution. Our approach to groundwater protection is set out in our policy 'Groundwater Protection: Policy and Practice GP3.' In implementing our policy we will oppose development proposals that may pollute groundwater especially where the risks of pollution is high and the groundwater asset is of high value. In this case we consider that the proposed development poses an unacceptable risk of causing a detrimental impact to groundwater quality because:

(i) The proposed waste development lies within a major aquifer and source protection zone one in conditions that contravene the GP3 landfill position policy.

(ii) The development poses a risk of pollution to groundwater resources that supply potable water.

(Officer's Note: This objection has been withdrawn).

Additional Response dated 24-06-2010

We have now been assured that the development is temporary and an essential part of an upgrade to the existing facility. Following the submission of additional information we remove our objection subject to the following conditions being applied. Without these conditions, the proposed development in this location poses an unacceptable risk to the environment and we would maintain an objection.

Condition 1: No infiltration of surface water drainage into the ground is permitted other than with the

express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason To prevent contaminated surface runoff water entering the inner source protection zone beneath the site.

Condition 2: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the groundwater in the inner source protection zone beneath the site from the effects of unsuspected contamination.

(Officer's Note: These conditions have been imposed)

METROPLITAN POLICE CRIME PREVENTION OFFICER - No objections.

ICKENHAM RESIDENTS' ASSOCIATION - No response.

HAREFIELD RESIDENTS' ASSOCIATION - No response.

HAREFIELD VILLAGE CONSERVATION PANEL

The Panel has no objection to the application as improvements to the Amenity Site would be most welcome.

However, Planning Services and Highways were urged to replace the width restrictions in New Years Green Lane, just past the site with a more robust installation, in order to reduce the heavy use of the Lane by heavy goods vehicles.

Officers' Note: The request is noted. However, the width restriction in New Years Green Lane falls outside the application site boundary and falls outside the remit of the current application.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

Noise

No objections are raised to this proposal, subject to a condition controlling the hours of use to those imposed for the main site and the standard construction site informative.

Land Contamination

The application site is adjacent to the New Years Green Lane landfill site. The limited gas monitoring available for the application site suggests there is not a great deal of gas migrating to the site. No monitoring of the bungalow itself appears to have been undertaken.

A Preliminary Risk Assessment, dealing with land contamination has been submitted as part of this application, following objections from the Environment Agency. The report comprises an initial risk assessment, which consists of a desktop study. The report indicates since previous studies in the area were not received in time to be reviewed, further investigation information for the site will be

produced looking at soil contamination and ground gas.

The ground investigation information indicates there is made ground present in the north eastern corner and the western part of the site. The made ground is described as containing carbonaceous deposits (northeast), and brick and concrete fragments. The other trial pits and boreholes indicated natural ground. Based on the proposed use, with the site to be largely covered in hard standing, the landfill has been identified as the potential source of contamination, and the risk to the development site at worst has been identified as medium to low.

The report indicates they do not think any piling will be required as part of the development, however as the site is adjacent to a landfill and the development is located on a source protection zone, it is advisable to consult with the Environment Agency on this application.

The Environmental Protection Unit (EPU) considers that landfill gas is the primary concern with regard to this development. The Preliminary Risk Assessment Report indicates that some gas monitoring has been carried out. Information available in EPU indicates there is very little gas migration onto the site. However, no monitoring within confined spaces within the existing building was undertaken. This monitoring could provide added assurance, as it is assumed this building, thought to date from the 1970s, does not have gas protection built in.

The Environmental Protection Unit therefore recommends contaminated land conditions requiring a site survey to assess the land contamination levels and a landfill gas survey, in order to ensure

- (i) the site is suitable for its proposed use
- (ii) no further contamination of the site occurs as a result of the development
- (iii) that the occupants and users of the development are not subject to any risks from contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: The Environmental Protection Unit (EPU) must be consulted at each stage for their advice when using this condition. Supplementary Planning Guidance on Land Contamination provides some general guidance on the information required to satisfy the condition. The Environment Agency, (EA), should be consulted when using this condition. Contaminates may be present in the soil, water (ground/surface) and gas within the land, or exist on the surface of the land.

HIGHWAY ENGINEER

The proposals are for a temporary civic amenity facility. The existing site accepts both domestic and trade waste. As per the Transport Statement, approximately 60% of the waste is trade and the remaining 40% is domestic.

The temporary site is proposed to accept only domestic waste, therefore cutting the level of traffic generated by the site by approximately 60%.

The overall impact of the traffic associated with the temporary site and the construction traffic associated with the main civic site are not considered to result in a detrimental highways impact.

The temporary site would have a long access road and a loop road, which is considered adequate to contain any vehicles queuing without overhanging on the highway. Parallel and angled parking spaces (including one disabled bay) have also been proposed off the loop road.

No objection is raised on the highways aspect of the proposals.

TREE AND LANDSCAPING OFFICER

Tree Survey

The tree survey assesses the quality and value of 21 No. individual and groups of trees (and shrubs) on the site, in Appendix B. Most of them have been rated 'C' quality trees, a category indicating low quality and value which are not normally considered to be a constraint on development. One of the trees, T5 on the schedule, is rated 'R', which justifies removal in the interests of sound management. No objections are raised to the assessment of the trees on site.

Tree implications

The tree survey concludes (section 4.1.1) that access will be provided via a new route, cutting across paddocks from just inside the access gate. This will require the removal of an earth bund containing a number of low quality trees. At 4.1.2 the report notes that the young Western Red Cedar hedge, together with some low quality Elder and Thorn, need to be removed to create the new facilities. The tree removal strategy is shown on SJ Stephens's drawing no. 160/001 Rev A.

Landscape assessment

The Landscape Assessment Report, by Anthony Stiff Associates, describes the method of assessment (including desktop and site surveys), the landscape and visual context, a landscape assessment and visual assessment, before reaching conclusions in section 6.0. These sections are supported by site proposal drawings, details of the topography, photo locations, visual receptor locations and the landscape proposal plans.

In the section on landscape assessment, at 4.1 the report notes that the duration of the activities at the temporary facility is expected to last approximately 12 months after which the site will be decommissioned. There is therefore a slight adverse short term impact. At 4.3 the effects on landscape character is considered and, again, summarised that due to the temporary nature of the activity, it is considered that the impacts should only be described as slight adverse.

The landscape mitigation strategy is described (4.4) as little more than replace what was there before, but do ensure that some element of native vegetation, appropriate to the surrounds is restored and is justified for aesthetic and biodiversity reasons. In 4.5 the residual effects are assessed: consider that the adequate decommissioning of this infrastructure is key to the proposal being deemed to be acceptable. The road will be restored to grassland and the remaining buildings may still have some residual use. This is not certain.

In the visual assessment (section 5) it is noted that much of the site (the yard) is hidden in a dip in the landform. However, it is acknowledged that: vehicle movements along the access road would be more visible due to the fact that they are partly at a higher elevation and there would be greater visibility. The impact is considered to be slight to medium adverse.

The report concludes (6.6) that: with careful thought to the restoration and re-instatement of the grassland and interim infrastructure installed as part of the temporary facilities, the basic appearance of the site and surrounds can be restored and the long term impacts on the landscape and visual amenity can be minimised. It also notes that the long- term future of the site is unknown.

Glanville drawing No. TR290319/111 indicates the nature and extent of work including the new access road from the existing civic amenity site.

Anthony Stiff drawing Fig.6 indicates a new (permanent) hedgerow wrapping around the north and east boundaries. This hedge will comprise a mix of native species, 99 metres in length. In addition, 15No. specimen trees (native species) will be planted around the edges of the yard.

No landscape screening has been proposed in association with the new access road. This is understandable because the access road is due to be removed after 12 months and no appropriate screening could be achieved within that period of time. Topsoil will be scraped off the road line and

stored in low bunds along the northern edge of the temporary road. The subsoil is to be stored in a bund to the south of the road.

The road should be constructed on top of a permeable membrane to ensure that the construction layers can be cleanly removed at the end of its 12 month life. The re-instatement of the planted bund along the southern boundary of the permanent Civic Amenity site should be secured as part of the re-instatement proposal.

Saved policy BE38 seeks to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments. In this case, the onus should be on the control/restriction of access to the essential areas which are the subject of the application and the provision of mitigation measures for the short-term impacts and appropriate landscape restoration.

Detailed planting plans have been submitted as part of this application. Further details, including any amendments and a management/maintenance plan should be conditioned to ensure that appropriate landscape buffers are established and maintained in accordance with the design objectives.

Details of boundary fencing, lighting, road construction and de-commissioning of the roadway should be secured.

ECOLOGY

Saved policy EC2, EC3 and EC5 relate to ecological considerations.

Ecological survey

A baseline ecological survey by Anthony Stiff Associates has been submitted, which details the methodology, results, conclusions and recommendations.

The recommendations (section 5) include:

- The removal of outbuildings outside the bird nesting season (March-September) following a visual check for nests.
- The removal of trees and shrubs outside the nesting season.
- The installation of Schwegler bird boxes on north and east facing sides of mature trees.
- The installation of a Barn Owl box.
- The fencing of fields to minimise of fields to restrict unplanned access over, or damage to, the grassland sward.
- The retention (and protection) of hedgerow 1 on the east boundary.
- Controlled lighting to minimise the impact on wildlife.
- New native hedgerow planting around the site peripheries.

The recommendations should be secured by condition.

Should the application be approved, no objections are raised, subject to conditions TL2, TL3, TL5, TL6, TL7, TL21 and the securing of the specific recommendations set out in the ecology report.

Please note that the above comments are based on the information and recommendations submitted in support of a temporary permission. The reports repeatedly refer to short-term impacts. It should be noted that if an extension of time is requested, or a subsequent change of land use, new landscape and visual impact assessments may be required and further mitigation measures may be necessary.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy 3D.9 of the London Plan seeks to maintain the protection of London's Green Belt,

with a presumption against inappropriate development except in very special circumstances. The reference to inappropriate development flows directly from Planning Policy Guidance Note 2 (PPG2), which sets out national planning policy on Green Belt. Saved UDP Policy OL1 defines the types of development which is considered acceptable within the Green Belt. These include

- (i) agriculture, horticulture, forestry and nature conservation;
- (ii) open air recreational facilities;
- (iii) cemeteries. Policy OL4 establishes criteria where replacement or extension of buildings within the Green Belt would be considered appropriate.

Civic amenity sites such as this facility are not normally considered appropriate in a Green Belt location and the proposal does not conform to the types of development allowed by Policy OL1. The use of the Bungalow and its curtilage as a Civic Amenity site is therefore contrary to Policy OL1 of the UDP Saved policies (September 2007) and constitutes inappropriate development within the Green Belt. Planning Policy Guidance Note 2 Green Belts (PPG2) states that there is a general presumption against inappropriate development and the construction of new buildings within Green Belts. It goes on to state that:

'It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'.

In terms of the very special circumstances case for this application, the applicant has put forward the following justifications:

1. The temporary civic amenity facility will allow the Council to provide a continuity of service for domestic waste and recycling disposal during the redevelopment of the existing civic amenity site.
2. The total closure of the New Years Green Lane site would place considerable strain upon the Council's other civic amenity sites across the Borough and therefore the creation of the temporary facility is considered to make the most efficient use of the Council's existing resources.
3. The proposed temporary development will make the construction phase on the main site safer, cleaner and more efficient by removing any potential conflict between construction activities and members of the public visiting the site to dispose of waste. Furthermore by closing the site in its entirety, it will facilitate construction to be undertaken more intensively by removing the need to maintain functionality on the site.
4. The proposed temporary facility will greatly improve the experience of visitors and staff using the site during the construction phase by virtue of the fact that there will be no sharing of facilities or conflict of activities. Whilst a civic amenity site is not consistent with Policy OL1, this is a temporary facility, which will facilitate the upgrading of an existing and long established use on the adjoining site, already in use as a civic amenity site for over 30 years. The proposal will provide a facility necessary to ensure that the Borough can make a full and uninterrupted contribution to sustainable waste management and civic functions (both within the Authority's administrative boundary and toward London's self-sufficiency aspirations).

In addition, it is noted that this is a temporary facility required for a period of only one year, after which it is proposed to restore the land to its original condition. As such, in the medium to long term, the proposal would not result in any further material encroachment (physical or visible) into the Green Belt. Given these factors, it is considered that very special circumstances have been established as to why normal Green Belt Policies should

not prevail. No objections are therefore raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this application.

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

The site does not fall within a conservation area and there are no archaeological issues associated with this application.

7.04 Airport safeguarding

The application does not breach the airport safeguarding restrictions and no wind turbines are proposed as part of this development.

7.05 Impact on the green belt

Whilst a civic amenity facility is not consistent with Policy OL1, this is a temporary facility which is likely to result in only short term impacts on the amenity of the Green Belt. The proposal should therefore be considered in relation to Policy OL2 which seeks comprehensive landscaping improvements to enhance visual amenity, Policy OL4, which allows extensions or replacement of buildings in the Green Belt, subject to certain criteria and OL5 which seeks to ensure that development conspicuous from the Green Belt would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The quantum of development proposed on the temporary site has been so designed to reuse as many of the existing buildings on site as possible. As such, the two largest buildings on the site will be retained and utilised primarily as weatherproof storage, while the unoccupied bungalow will be utilised as office space and staff welfare facilities. The only new construction on the site will be the access road and concrete slab upon which a temporary modular building will be placed, to be used as a site hut, in addition to 12 roll-on roll-off skips and 7 staff parking bays. The treatment of the elevations of the existing buildings on the site will remain unchanged, with only minor internal changes made to improve their functionality for the period that they are utilised as part of the operation of the temporary site.

The temporary building will be fabricated using a polyester powder coated frame (colour - grey) fitted with double glazed laminated safety glass to resist vandalism. Following the completion of the improvement works on the existing civic amenity site, the temporary site will be vacated and all new structures removed therefore returning the site, as far as is practical, to its original state.

An assessment of the likely landscape and visual impacts of the proposals based on the main potential visual receptors (zones of visual influence), are set out in the Landscape and Visual Assessment. The assessment provides the following conclusions:

Effects on Landscape Fabric

The effects on the landscape fabric will mainly arise from the demolition of the stable block and effective end of this land use connected with the bungalow. It is considered that this link is likely to be permanently lost and therefore this is a local, but significant, adverse impact. The loss of grassland is temporary and the reinstatement of the access road back to grassland should be implemented after the temporary facility has been closed down.

Effects on Landscape Character

There will be a local impact on the countryside and this will be of a temporary nature, though the permanent loss of the stable block will lose some of the character and

desirability of the property as a potential dwelling and use as a stables. The removal of the infrastructure and restoration of the grassland and suitable surfaces within the courtyard and the removal of security lighting will be important factors in making the proposals acceptable.

Effects on Visual Amenity

Visual impacts are limited to few receptors and these have limited views to the site. The most open views are from the footpath to the north and north east, but these views are from some distance away thus reducing their impact. Other glimpsed views from property are likely to be slight as the main views are screened by intervening vegetation. Also the temporary duration of the activities means that the impact magnitude is limited to slight.

In the visual assessment, it is noted that much of the site is hidden in a dip in the landform. However, it is acknowledged that vehicle movements along the access road would be more visible, due to the fact that they are partly at a higher elevation and there would be greater visibility. The impact is considered to be slight to medium adverse in the short term.

Overall, the conclusions are that with careful thought to the restoration and reinstatement of the grassland and interim infrastructure, installed as part of the temporary facilities, the basic appearance of the site surrounds can be restored and the long term impacts on the landscape and visual amenity can be minimised.

It is considered that the scale and design of the temporary site has been limited to minimise the overall visual impact of the site when viewed from surrounding areas. It is not considered that the sole addition of a single storey temporary building will affect the topography of the area or dominate the skyline, as the height of the proposed temporary building is less than the height of those existing buildings, which are to be retained and that form part of the farm yard. Impacts on Green Belt are considered to be slight or negligible, provided that on decommissioning, the urbanising effects of hard surfacing and lighting are removed.

Subject to a condition limiting the temporary facility to one year and a condition requiring a land restoration scheme, it is considered that the visual impacts of the proposal in this area of moderate landscape quality are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt, in accordance with PPG2, and Policies pt 1.29 and Saved Policies OL2, OL4 and OL5 of the UDP.

7.06 Environmental Impact

The application site is adjacent to the New Years Green Lane landfill site. A Preliminary Risk Assessment for land contamination has been submitted as part of this application, following concerns raised by the Environment Agency. The report submitted is an initial risk assessment, which consists of a desktop study. The report indicates previous studies in the area were not received in time to be reviewed, and further investigation information for the site will be produced to look into at soil contamination and ground gas.

Land Contamination

The ground investigation information indicates there is made ground present in the north eastern corner and the western part of the area to be developed. The contamination test data for this has not been provided, however the made ground is described as containing carbonaceous deposits (north east), and brick and concrete fragments. The other trial pits and boreholes indicated natural ground. Based on the proposed use with the site to be

largely covered in hard standing, the landfill has been identified as the potential source of contamination, and the risk to the development site at worst has been identified as medium to low.

The report indicates piling will not be required as part of the development as the site is adjacent to a landfill and the development is located on a source protection zone.

The Environmental Protection Unit recommends a contaminated land condition requiring the submission of a site survey to assess the land contamination levels and a remediation scheme for removing or rendering innocuous all contaminants from the site, in order to ensure the site is suitable for its proposed use and no further contamination of the site occurs as a result of the development.

The Environment Agency has also requested a condition requiring a remediation strategy detailing how unsuspected contamination not previously identified is found to be present at the site shall be dealt with.

These conditions are considered necessary, in order to ensure that the site is suitable for its proposed use, that no further contamination of the site occurs as a result of the development and that the occupants and users of the development are not subject to any risks from contamination. Subject to these conditions, it is considered that land contamination issues can be satisfactorily addressed. The proposals are therefore considered to accord with Policies and OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

Gas Migration

The Environmental Protection Unit advise that limited gas monitoring available for the application site suggests there is not a great deal of gas migrating to the site. However, no monitoring within confined spaces or of the bungalow itself appears to have been undertaken and landfill gas is the primary concern with regard to this development.

The Environmental Protection Unit notes that the existing bungalow does not have any gas protection built in and recommend that any structures are designed and constructed to prevent/minimise the possible entry of any migrating landfill gas and that no new gas pathways should be created within existing structures. The Environmental Protection Unit recommends a condition requiring the submission of a landfill gas survey to assess the land gas migration levels and if landfill gas is found, the installation of remediation measures to prevent gas ingress to any buildings on the development site.

Subject to this condition, it is considered that construction and operational staff and users of the facility would not be subject to risks from gas migration, in accordance with Saved Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Ground water protection issues are dealt with elsewhere in the report.

7.07 Impact on the character & appearance of the area

The impact on the character and appearance of the area has been covered in section 7.05 of this report.

7.08 Impact on neighbours

The proposed temporary facility would be over 95 metres away from the nearest residential property. It is not therefore considered that the proposal would result in an over

dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 of the UDP saved policies September 2007. Similarly, it is not considered that there would be a material loss of privacy, daylight or sunlight to neighbouring properties, as the proposed building would be sited a sufficient distance away from adjoining properties. The proposal is therefore considered to be consistent with the aims of Policies BE20 and BE24 of the UDP Saved Policies September 2007 and relevant design guidance.

In terms of activity, the facility will be used in a similar but less intense manner to the existing Civic Amenity site. There have been no reported noise complaints from local residents relating to the existing site activities. The site has been in operation for at least 30 years and is therefore a well established feature of the local environment. Traffic to the proposed development would utilise the new temporary road layout and given that there will be a reduction in vehicle movements compared with the existing situation, it is not considered that the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Policy OE1 of the UDP Saved Policies September 2007.

Noise and air quality issues are dealt with in detail elsewhere in the report.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Saved Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, on-site parking and access to public transport. A Transport Statement has been submitted in support of the development proposals covering highway issues relating to access, traffic generation and parking provision. These issues are addressed below.

Traffic generation

The existing Civic Amenity site accepts both domestic and trade waste. The Transport Statement states that currently, approximately 60% of the waste is trade and the remaining 40% is domestic. Since the temporary site will only accept domestic waste, the level of traffic generated by the site will be reduced by approximately 60%, compared with the current situation. The Highway Engineer considers that the overall effect of the traffic associated with the temporary site, including the construction traffic associated with the main Civic Amenity site would not result in detrimental highways impact.

Vehicular Access

The existing civic amenity site access off New Years Green Lane will be retained and used to provide access to the temporary facility. The consented scheme for the expansion of the civic amenity facilities includes the widening of New Years Green Lane to provide a dedicated lane for vehicles queuing to enter the site at busy times and prevent queues forming back to Harvil Road. These works have already been carried out.

A new temporary access will be cut through the existing embankment to the east of the current civic amenity site. The 7m wide access road will then run broadly east-west, linking the existing and temporary sites. Vehicle routes will be marked within the site, with two lanes provided past the skips to prevent congestion while members of the public are depositing their rubbish. Circulation within the site will be one-way in a clockwise direction. The Highway Engineer notes that the temporary site would have a long access road and a loop road, which is considered adequate to contain any vehicles queuing without backing onto the public highway.

Car Parking

The Council's parking standards do not stipulate the parking requirements for this type of use. However, considering the proposed number of staff, the Highway Engineer considers that the 7 parking spaces for the office use and site staff, including one disabled bay is acceptable. The car parking spaces and manoeuvring areas accord with the Council's standards.

Although details of secure cycle storage have not been provided, adequate space exists on site to provide these and can be secured by condition.

Overall, the Highway Engineer raises no objection to the highways aspect of the proposals, which subject to a condition requiring details of surfacing and drainage and secure cycle storage, are considered to comply with Saved Policies AM2, AM7 AM9, AM14 and AM15 of the UDP.

7.11 Urban design, access and security

These issues have been dealt with elsewhere in the report.

7.12 Disabled access

The nature and use of this site means that visitors and staff will usually arrive by vehicle. Occasional pedestrian visitors will have to share the new access road to achieve access into the site. The office staff parking area, which will include one disabled parking space, will be located in close proximity to the site hut and on the same level. Access will comply with Part M of the Technical Standards and BS8300 and be maintained to these standards. The new temporary building, under the terms of the DDA, is to be fully compliant with Part M of the Building Regulations.

The site will be divided into two broad areas of operation. The first being an area of public access for refuse disposal and recycling of materials where visitors normally arrive in cars laden with rubbish/recyclables. Footways will be provided for pedestrians and disabled access, but this will not be encouraged, because of the conflict with vehicle traffic. The applicants submit that site staff are trained to help the disabled in these situations. The second operational area of the civic amenity facility will be limited to staff and authorised operators who will manoeuvre the waste skips and recycling containers.

The hard landscaping will be designed and constructed to meet the needs of both able bodied and disabled users and visitors. Car parking within, and transport to and within the site are considered to be in accordance with the Local Plan Policies. Overall, it is considered that the provision of facilities designed for people with disabilities is considered to be adequate, in compliance with Policies R16 and AM13 of the UDP Saved Policies September 2007.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

Saved Policies OL1, OL2 and OL5 address Green Belt issues and the need to retain and enhance the existing landscape to achieve enhanced visual amenity and open land objectives. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments.

The site currently has very little vegetation within it. The tree survey submitted with the application assesses the quality and value of 21 individual and groups of trees and shrubs

on the site. Most of them have been rated 'C' quality trees, (low quality and value), whilst one of the trees is rated 'R', which justifies removal. The Tree and Landscape Officer raises no objection to the assessment of the trees on site.

In terms of the implication of the proposals on existing vegetation on the site, the access will be provided via a new temporary road, cutting across paddocks from just inside the access gate of the existing Civic amenity site. This will require the removal of an earth bund containing a number of low quality trees. The young Western Red Cedar hedge, together with some low quality Elder and Thorn will need to be removed to create the new facilities.

The Landscape Assessment Report submitted in support of the application notes that the duration of the activities at the temporary facility is expected to last approximately 12 months, after which the site will be decommissioned. There is therefore a slight adverse short term impact. In terms of the effects on landscape character, the report concludes that due to the temporary nature of the activity, the impacts should only be described as slight adverse.

The landscape mitigation strategy is described as land restoration, with some element of native vegetation, appropriate to the surrounds. The report notes that in terms of the residual effects, adequate decommissioning of this infrastructure is key to the proposal being deemed to be acceptable. The road will be restored to grassland and the remaining buildings may still have some residual use, although this is unclear.

The report concludes with careful thought to the restoration and re-instatement of the grassland and interim infrastructure installed as part of the temporary facilities, the basic appearance of the site and surrounds can be restored and the long term impacts on the landscape and visual amenity can be minimised.

A new permanent hedgerow, 99 metres in length, wrapping around the north and east boundaries is proposed, comprising a mix of native species. In addition, 15 specimen trees (native species) will be planted around the edges of the yard. No landscape screening has been proposed in association with the new access road. However, the Tree and Landscape Officer considers that this is acceptable as the access road is due to be removed after 12 months and no appropriate screening could be achieved within that period of time. Topsoil will be scraped off the road line and stored in low bunds along the northern edge of the temporary road. The subsoil is to be stored in a bund to the south of the road. A condition is recommended limiting the maximum height of these bunds to 2 metres, in order to protect the visual amenities of the Green Belt. It is anticipated that these temporary bunds will be seeded with a suitable grass mix. The Tree and Landscape Officer raises no objections to the landscape proposals, subject to standard landscape conditions and conditions requiring land restoration, including the re-instatement of the planted bund along the southern boundary of the permanent Civic Amenity site.

Subject to these conditions, it is considered that visual amenity, open land and landscape objectives will be achieved, in accordance with relevant UDP and London Plan Policies and Central Government guidance.

ECOLOGY

Saved Unitary Development Plan Policies EC2, EC3 and EC5 relate to ecological considerations. PPS9 (Planning Policy Statement 9), which is nationally recognised guidance for local authorities, seeks to find opportunities for biodiversity gain rather than

loss through the planning process.

A Baseline Ecological Survey Report has been submitted as part of this application. The survey notes that the makeshift outbuildings to be demolished contained evidence of smaller nesting birds while Building 1, a larger asbestos roofed building contained evidence of roosting Barn Owl, (although there were no nesting opportunities here). Barn Owls are listed on Schedule 1 of the Wildlife and Countryside Act 1981, which means they receive special protection. Although the building will be retained, there will be issues pertaining to disturbance. In order to comply with relevant legislation, Natural England advise that development is timed to avoid disturbing/damaging works in the bird nesting period, or the site should be surveyed for the presence of nesting birds at regular intervals, prior to any potentially disturbing works taking place. This is especially important with regard to the potential presence of Barn Owls as identified in the Ecology Report.

The Ecological Survey Report identifies the bungalow as the only building which has any suitability for roosting bats and even here, opportunities for bats to gain entry on the exterior of the building appeared very limited, (although it was not possible to search the interior during the survey). Even though it is intended to retain this building to be used as offices, the Report includes precautionary recommendations. Natural England recommends that a bat specialist be present when work is carried out on the bungalow, in case bats are present and that if it is unclear as to the potential of the outbuildings buildings to support bats, that a survey be completed of these buildings to determine whether bats are present. This has been covered by conditions.

The report does not consider that there are likely to be any other protected species issues pertaining to the proposals.

The fields to be traversed by the access route appear not to have been greatly agriculturally improved. However it has not been possible to determine the species diversity based on a winter survey assessment. Nevertheless, the Ecological Survey Report recommends that damage to these fields caused by the access route is limited as much as possible. This also applies to field 1 to the east of the bungalow where the northern edge of the field will be lost to hard standing. Natural England has concern over the justification of the proposed access route, which will require development on Green Belt land. In light of this, Natural England recommends that the land should be reinstated as soon as possible back to its original state. This has been secured by condition.

Hedgerow 1 forming the eastern boundary of the site should not be affected by the proposals. As a native hedgerow with mature trees, a Local Authority Consent would be needed for its removal. The hedge would not qualify under the 1997 hedgerow regulations criteria as an important hedge, but has a local value for nesting birds and other wildlife. The Ecological Report concludes that there are no other significant habitats affected by the proposals.

The Baseline Ecological Survey makes 9 specific recommendations which provide compensation for loss of habitat and identify opportunities for biodiversity gain. These measures are:

1. Prior to demolition the outbuildings should be checked for nests in use due to their legal protection and works carried out outside the bird nesting season.
2. Ornamental trees and shrubs to be removed should also be removed as soon as possible for the same reasons.
3. Bird boxes suitable for smaller nesting birds are mounted in north and east facing locations on

mature trees in boundary hedgerow 1 by way of compensation for the loss of nesting opportunities in the outbuildings to be demolished.

4. Whilst building 1 will be retained, it will be subject to much greater disturbance than currently. It is therefore recommended that a Barn Owl box be mounted alongside hedgerow 1 or alongside another hedgerow in an undisturbed location as a compensatory measure.

5. Should any internal roof voids in the bungalow be disturbed, a dedicated bat survey be carried out before any works are carried out. This could only be undertaken between May and September.

6. It is recommended that damage to the fields traversed by the access route and field 1 (to the east of the bungalow), be minimised by appropriate fencing in order to reduce damage to the grassland sward which is semi-improved.

7. Hedgerow 1 along the site boundary should be retained for its value to wildlife.

8. Lighting of the new civic amenity facility should be minimised wherever possible and should be directional so as to minimise impacts on birds and other wildlife in the surrounding habitats.

9. Native hedgerow planting around the site peripheries to replace fencing.

A condition requiring the submission of an Ecological Management Plan, incorporating the above mitigation and surveys is recommended, in the event of an approval.

Given the temporary nature of the development, together with the incorporation of mitigation outlined above and the land restoration strategy, it is not considered that there would be significant impact on nature conservation in the long-term. None of the statutory or non-statutory designated sites within a 2km radius of the site boundary will be directly affected by the development proposal. It is considered that subject to conditions, the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Policies EC2, EC3 and EC5 of The Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

This proposal will allow for the continued disposal or recycling route for household waste that cannot be collected as part of the usual weekly waste collection service and are provided by the Council under the auspices of the Refuse Disposal (Amenity) Act 1978. If any particular waste cannot be recycled then the Civic Amenity Site operations can ensure it is appropriately disposed of. The proposal will allow for the rationalisation of the main Civic Amenity site, thereby enabling that facility to continue providing the necessary means to ensure that the Borough can make a full contribution to sustainable waste management, both within the Authority's administrative boundary and toward London's self-sufficiency aspirations, in compliance with relevant London Plan Policies.

7.16 Renewable energy / Sustainability

The energy performance minimum requirements of Building regulations Part L will be met for the new development

7.17 Flooding or Drainage Issues

Flooding

A Flood Risk Assessment has been submitted as part of the application. The report provides:

- a) An assessment of whether the proposed development is likely to be affected by flooding and whether it would increase the risk of flooding elsewhere; and
- b) Details any measures necessary to mitigate any flood risk identified, to ensure that the proposed development would be safe and that flood risk would not increase elsewhere.

The flood Zone mapping published by the Environment Agency shows the entire site located within Flood Zone 2 (1% to 0.1% annual probability of flooding). However, hydraulic modelling carried out by the Environment Agency indicates that the site is approximately 11 metres above the nearest watercourse, and hence would not be at risk of flooding from this source.

The existing site is predominantly permeable with hard standing and buildings covering 30% of the total area. The remaining site consists of permeable soft landscaping and gravel. Currently impermeable areas of the site and open fields drain directly to the adjacent soft landscape. Roof drainage is believed to go to unmarked soakaways. It is proposed that surface water will be collected and pumped to the existing civic amenity site, where it will discharge into the surface water drainage system. Although the proposals increase the amount of hard standing area on the site, storage will be provided, to ensure a low rate of discharge into the main site. From the main site, water will be discharged by pump to the Thames Water foul sewer, under consented discharge. There will therefore be no increase in peak run-off rates above the existing situation.

The Environment Agency has raised no objections in terms of flood risk.

Controlled Water Protection.

The Environment Agency originally objected to the proposed development as submitted, because there was insufficient information to demonstrate that the risk of pollution to controlled waters was acceptable. The Environment Agency's concerns were based on the potential for contamination to be present at the site and possible risk to controlled waters, as the site's previous use is listed as stable yard and has been marked as suspected contamination for all or part of site, but no preliminary risk assessment had been submitted with the application. Further, the site is located over sensitive controlled waters receptors such as Source Protection Zone 1. The risk was considered unacceptable, because no evidence had been submitted to indicate otherwise. The Agency however stated that it should be possible to withdraw the objection, if sufficient information was submitted prior to determination.

In response to the Environment Agency's objection, the applicant submitted a Preliminary Risk Assessment. This assessment concluded that for the proposed land use, possible pathways for contamination to controlled waters and exposure to future occupants would be extremely low. However, the Environment Agency raised a further objection to the application as submitted, because the proposed development would pose an unacceptable risk of pollution of groundwater for the following reasons:

- (a) The proposed waste development lies within a major aquifer and source protection zone one in conditions that contravene the Ground Water Protection Policy (GP3) landfill position policy.
- (b) The development poses a risk of pollution to groundwater resources that supply potable water.

Following the submission of additional information, stating that all roads and hard standings shall be constructed to form an impermeable surface and that all surface water will be collected so that no water discharges to the adjacent soft landscape, the Environment Agency has now removed its objection, subject to conditions:

- (i) preventing infiltration of surface water drainage into the ground, other than with the express written consent of the Local Planning Authority, (which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters) and

(ii) requiring a remediation strategy detailing how unsuspected contamination not previously identified is found to be present at the site shall be dealt with.

These conditions are considered necessary, in order to protect the groundwater in the inner source protection zone beneath the site from contaminated surface runoff and the effects of unsuspected contamination.

Subject to these conditions and a condition requiring the submission of details of surface water source control measures being imposed and discharged, it is considered that ground water contamination issues can be satisfactorily addressed, the risk of flooding will be minimised and that the statutory functions of the Environment Agency will not be compromised. The proposals are therefore considered to accord with Policies OE7, OE8 and OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

7.18 Noise or Air Quality Issues

NOISE

Policy OE3 seeks to ensure that uses which have the potential to cause noise be permitted only where the impact is appropriately mitigated.

The site will be used generally in a similar manner to the existing Civic Amenity site, with the exception that commercial vehicles will not be allowed to use the temporary facility. The proposals are not anticipated to result in any significant changes to noise levels at the site, over that of the existing facility. Additional noise impacts associated with the construction phase are anticipated to be negligible.

The activities and traffic movements associated with the operational phase of the development are not anticipated to generate any noise impact, over and above the noise levels generated by the existing Council facility operations.

The Council's Environmental Protection Unit has raised no objections, subject to limiting the hours of use. This has been covered by condition.

Given that the level of activity for the temporary facility will not exceed that of the existing Civic Amenity site, and that proposed facility is not required beyond the completion of the main works, it is not considered that adverse noise or vibration impacts are likely from the temporary site, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

AIR QUALITY

An Air Quality Assessment was not considered necessary for the current proposals, as the level of activity for the temporary facility will not exceed that of the existing Civic Amenity site and the proposed facility is not required beyond the completion of the main works.

The impacts to air quality as a result of construction of the proposed development are likely to be limited to impacts from dust from construction activity and emissions from construction traffic. Impacts on sensitive receptors are expected to be negligible, provided that good practice regarding the minimising of the impact from construction dust, as detailed in recent guidance is adhered to. Assuming the adherence to this guidance, it is considered unlikely that the nearest sensitive receptors will experience significantly

adverse negative impacts as a result of construction dust, or from the re-suspension of road dust from construction traffic.

In relation to dust and odour from the operational phase of the development, emissions from on-site generators and similar equipment are expected to be insignificant, because of the typically small quantity of pollutants released from such sources and the distance to sensitive receptors. Operational traffic is not predicted to generate sufficient dust to cause an adverse impact. In addition, the surface of the roads that vehicles will be travelling along will be tarmac and the site will be covered in hard-standing, therefore minimising the likelihood of re-suspension of dust. Furthermore, no commercial waste is to be accepted at the temporary facility, which will be limited to domestic waste.

It is noted that currently, a sprinkler system is in place and is the primary mitigation measure for dust suppression at the main site. It is also noted that basic mitigation measures are to be included in the upgraded main facility, including dust suppression techniques, the control of numbers of vehicle movements to/from the site, the covering of waste, cleaning of site hard standings and vehicles. However, no details of dust suppression techniques have been submitted with this application for the temporary facility. Although the effects on air quality are expected to be negligible, given the lack of detail concerning dust and odour suppression measures during the operational phase, it is recommended that a condition be imposed, requiring details of mitigation to off set any deterioration in air quality as a result of the development. Subject to compliance with this condition, it is considered that the amenities of local residents will be protected in terms of air quality, in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.19 of the London Plan (February 2008).

7.19 Comments on Public Consultations

No responses have been received from surrounding occupiers.

7.20 Planning Obligations

There are no planning obligations relating specifically to this proposal and improvements to the adjoining highway have already been secured on the previous application for the wider Civic Amenity site.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

This proposal will provide for a temporary domestic waste recycling facility, while the existing civic amenity site is being refurbished. It is considered that the proposed development provides very special circumstances, which are considered to outweigh that fact that the proposal is inappropriate development in the Green Belt. It is not considered that the visual amenities or the open character of the Green Belt would be adversely affected by the proposal, particularly in the medium to long term, as the land is to be restored after 12 months. It is not considered that highway safety would be prejudiced by vehicular activity to and from the site, whilst ecological interests will be safeguarded. It is considered that issues relating to the increased risk of flooding and ground water pollution can be satisfactorily addressed by the imposition of the recommended conditions. Approval is recommended accordingly.

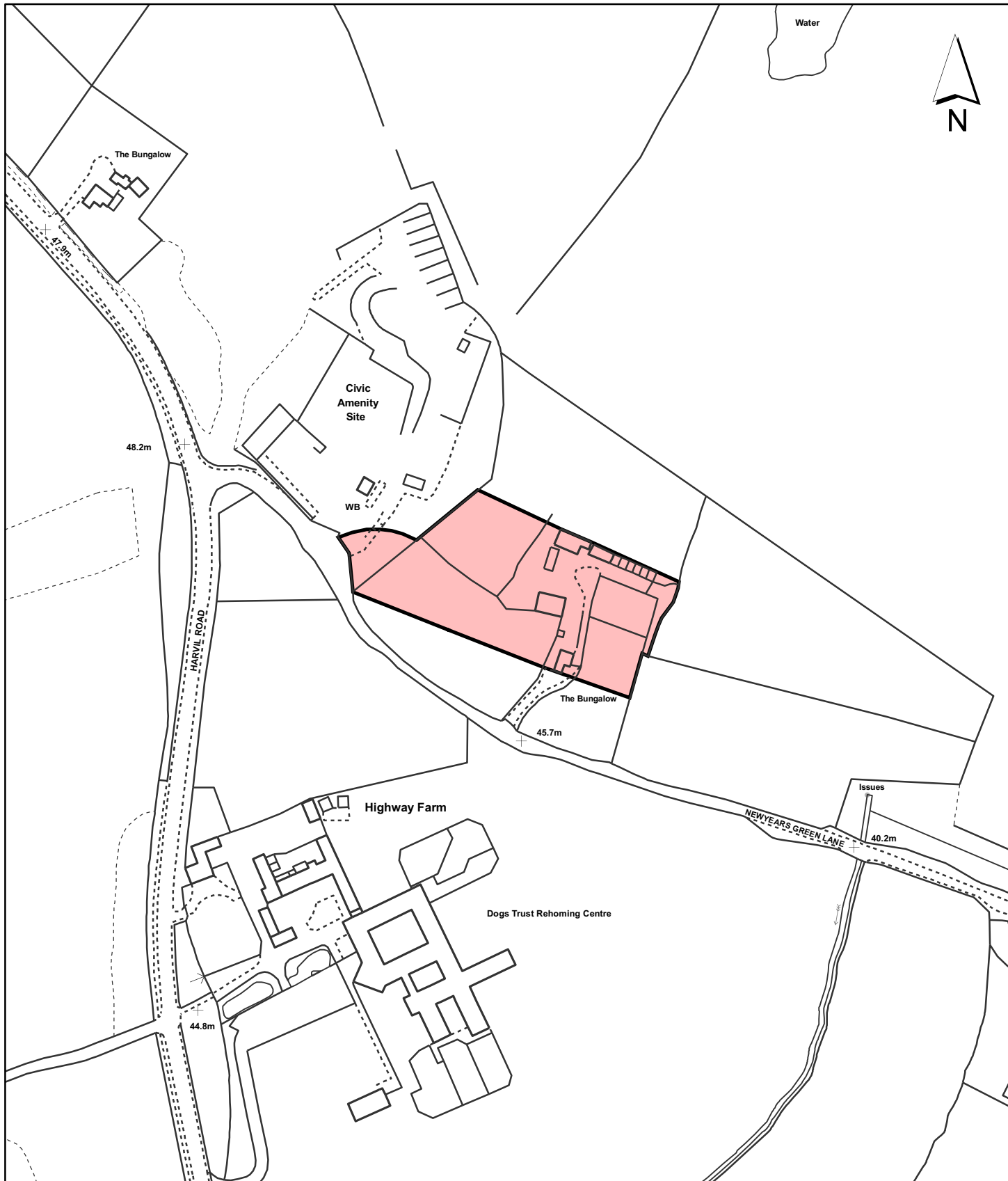
11. Reference Documents

London Plan (February 2008)
PPS 1 (Planning Policy Statement)
PPS9: Biodiversity and Geological Conservation
Planning Policy Statement 10: Planning for Sustainable Waste
PPS23: Contaminated Land

PPS25: Development and Flood Risk
Planning Policy Guidance Note 13 Transport
Planning Policy Guidance Note 24 Planning and Noise
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Supplementary Planning Document Accessible Hillingdon
Supplementary Planning Guidance Community Safety by Design
Supplementary Planning Guidance Air Quality
Supplementary Planning Guidance Noise
Supplementary Planning Guidance Planning Obligations
Groundwater Protection Policy and Practice (GP3)(Environment Agency)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**The Bungalow
New Years Green Lane
Harefield**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
29665/APP/2010/617

Scale
1:2,500

Planning Committee
North Page 54

Date
June 2010



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement

Address WHITE HEATH FARM HILL END ROAD HAREFIELD

Development: Erection of a detached cattle shed.

LBH Ref Nos: 21558/APP/2009/1949

Drawing Nos: Design & Access Statement Received 18th June 2010

Date Plans Received: 08/09/2009 **Date(s) of Amendment(s):** 18/06/2010

Date Application Valid: 13/09/2009

1. SUMMARY

Planning permission is sought for the erection of a cattle shed. The proposed shed in terms of its overall size, siting, design and appearance, would not unduly impact on the visual amenities of the Green Belt and would not harm the setting of the listed farmhouse building.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Hard surfacing materials proposed,
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved

schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

7 AR3 Sites of Archaeological Interest - scheme of investigation

No development shall take place until the applicant, their agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall only take place in accordance with the approved scheme. The archaeological works shall be carried out by a suitably qualified body acceptable to the Local Planning Authority.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

OL4	Green Belt - replacement or extension of buildings
BE9	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
OL1	Green Belt - acceptable open land uses and restrictions on new development
BE3	Investigation of sites of archaeological interest and protection of archaeological remains

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building

Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 115 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 should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

6 143 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises White Heath Farm, a dairy farm comprising a series of detached buildings surrounding an open yard. The Farm is some 200m north of Hill End Road, accessed by a driveway. The Farmhouse is a Grade II listed building and the application site is surrounded by open green meadows and lies within the Green Belt, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

At present, the dairy herd is fed in the open yard and the existing building No.2, located to the east of the yard is far too small to house the herd. It is therefore proposed to erect a steel portal frame building for use as a cattle shed.

The proposed building would be located to the east of the existing yard and would measure 27.5m wide by 55m deep and finished with a gable end ridged roof, 4.25m high at eaves level and 7.9m high at ridge level. The proposed building would comprise 2m high concrete panels on the elevations with boarding above and a fibre cement clad roof with rooflights. The ends would have steel sheet gates and internally, the building would provide 154 cow cubicles, feed barriers and water troughs on either side of the tractor driveway.

A new hedge screen is proposed along the southern and western sides of the building.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

OL4	Green Belt - replacement or extension of buildings
BE9	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
OL1	Green Belt - acceptable open land uses and restrictions on new development
BE3	Investigation of sites of archaeological interest and protection of archaeological remains

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **11th November 2009**

6. Consultations

External Consultees

17 adjoining owner/occupiers and the Ickenham Residents' Association have been consulted. The application has been advertised as a development that affects the special architectural or historic interest of a listed building known as White Heath Farm. No comments have been received.

English Heritage: This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation officer.

Environment Agency: We have assessed this application as having a low environmental risk within our remit. Therefore we will not be providing comments on this application.

Internal Consultees

Urban Design/Conservation (Comments on original submission):

This is a Grade II listed farmhouse in Harefield, and along with the existing ancillary buildings, is still used for agricultural purposes.

The proposed structure is very large in size and standard in its design and appearance. Given its close location to the listed building, the shed would have a detrimental impact on the setting of the listed building. From a listed building point of view, the structure should be relocated away from the listed building and should be reduced in size.

In terms of design, it is felt that the materials should be traditional, so that it appears more sympathetic to the character of the listed building. We would like to see a brick base rather than concrete with a darker coloured roof.

CONCLUSION: Unacceptable at present.

Revised Comments:

This scheme has been revised following previous discussions and site visits. It is noted, that sections of the wall, curtilage to the listed building, have not been annotated on the drawings. The drawings should be amended accordingly.

The new location is considered to be an improvement and as such would be further away from the listed building and would be acceptable in principle. Given its height and bulky appearance, the structure would have a considerable visual impact on the setting of the listed building. It is, therefore, vital that appropriate landscaping is introduced to mitigate the same. The bunding and associated landscaping should be much less formal and more extensive, aiming to create a gentle swath of semi-woodland with varied tree and shrub planting to screen the new building. Please refer to comments made by the Principal Landscape Officer re the same.

To screen the immediate setting of the listed building, landscaping should also be introduced along the existing hedge boundary to the rear/side garden area of the building (east of the listed building).

In terms of materials, the proposed Yorkshire boarding is acceptable; the stain colour should be dark and should be conditioned. The proposed roof in fibre cement, whilst not ideal, would be acceptable in this instance. This, however, should be darker in colour, and sample colour should be conditioned for further consideration.

It is suggested that GLAAS should be notified of the scheme as the site may be of archaeological interest.

CONCLUSION: Amended drawings required. Conditions re materials as above.

Trees/Landscape (Comments on original submission):

White Heath Farm is a dairy farm situated to the north of Hill End Road and east of Plough Lane. The proposed siting of the new barn is to the north of the farmhouse and to the west of the existing farm yard, which is used for feeding and sheltering the herd. The farm lies within the Green Belt and some of the fields are defined by trees and hedgerows. There are no TPO's or Conservation Area designations affecting the farmland.

The proposal is to erect a new barn for use as a cubicle feed building / covered yard. The Design & Access Statement confirms that the side walls will be clad in hit and miss timber boarding. The shallow pitched roof will be constructed of fibre cement cladding with profiled roof lights. Section 5 refers to the need to remove some scrub / hedgerow in order to accommodate the new structure. No significant trees or other landscape features will be affected. The Design & Access Statement also proposes to replace the sacrificed vegetation with a new native hedgerow using an appropriate mix of species. It is not clear, at this stage where this hedgerow will be planted but any new hedgerow - possibly including some native trees - planted to the west of the barn will help to reduce the visual impact of the new structure when viewed from the footpath and residential properties in Plough Lane. Tree/hedgerow planting will also provide additional shelter and encourage biodiversity.

If minded to approve this application, no objections are raised subject to conditions TL5, TL6 and TL7.

Revised Comments:

The new location has the benefit of being slightly further away from the houses to the west/south-west of the field. The visual impact of the height (and mass) of the barn will be further reduced by its lowered floor level, compared with the level of the adjoining field, and the use of the excavated material to form a bund running parallel to the west elevation. I confirm that:

- . The southern end of the bund should stop short of the remnant hedgerow/trees and be well outside their root protection area;
- . The bund, as indicated on plan, appears to be very artificial (resembling a disused railway embankment). The east-facing slope (next to the building) may be as steep as shown on plan (slope ratio 1:3. However, the west-facing slopes should be feathered out into the adjacent land form (generally flat), preferably no steeper than 1:6;
- . A hedge is currently proposed along the top of the bund. This will be difficult to manage/maintain and will only part-screen the new barn. A wider shelter belt of young woodland is recommended. This will have the advantages of both screening the new barn, providing a windbreak and camouflaging the artificial slopes. The woodland planting should be a matrix of suitable native trees and shrubs;
- . Finally, if there are other off-site visual receptors, the opportunity should be taken to plant more trees/small copses to mitigate the visual impacts.

Officer Comments: In relation to the revised comments of the Conservation Officer and the Landscape Officer revised drawings have been submitted which have taken account of their recommendations.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

National policy guidance in relation to development within Green Belts is set out in PPG2 - Green Belts. Advice contained in this document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is to be achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

Planning Policy Statement 7 (PPS7) sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas. The section relating to agricultural development states

"The Government recognises the important and varied roles of agriculture, including in the

maintenance and management of the countryside and most of our valued landscapes, and Local Authority Policies should recognise these roles and support development proposals that will enable farming and farmers to:

- (i) Become more competitive, sustainable and environmentally friendly;
- (ii) Adapt to new and changing markets;
- (iii) Comply with changing legislation and associated guidance;
- (iv) Diversify into new agricultural opportunities (e.g. renewable energy crops); or
- (v) Broaden their operations to add value to their primary produce.

Policy 3D.9 (Green Belts) of the London Plan (2008), comments that the Mayor will and boroughs should maintain the protection of London's green belt. There is a general presumption against inappropriate development in the green belt, and such development should not be approved except in very special circumstances, and Policy 3D.18 (Agriculture in London), states the Mayor will and boroughs should seek to encourage and support a thriving agricultural sector in London.

Policy OL1 of the UDP (Saved Policies September 2007) states that within the Green Belt, certain open land uses will be considered acceptable, and Policy OL2 states where uses are considered acceptable the Local Planning Authority will seek comprehensive Landscape Improvements to achieve enhanced visual amenity and other open land objectives.

It is clear from the above policies and documents that the principle of the development of buildings within the Green Belt for agricultural purposes is acceptable, subject to their impact on the openness of the Green Belt and adjoining occupiers.

7.02 Density of the proposed development

This is not applicable to this application.

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

This is addressed at section 07.07.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

The application site comprises 6 detached farm related buildings along the eastern side of the yard with the Grade II listed farmhouse building located to the south. The proposed building would result in a considerable increase on the existing built footprint. However, this is a working farm and the proposed buildings are to facilitate the continued use and improvement for the rearing of cattle and in this context and also given the proposed improvements to the landscaping around the site, it is considered that the size and height of the proposed building would not result in a disproportionate change in the bulk and character of the existing buildings. The proposal would therefore comply with Policies OL1 and OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed building would be located some 50m from the listed Farmhouse building. This distance is considered to be sufficient to prevent the development from harming the setting of the listed building. The proposed materials are also considered to relate satisfactorily with the appearance of the listed building. It should be noted that the Conservation Officer does not object to the siting of the building or, subject to submission

of samples for approval, the materials.

Overall, the proposal would not be detrimental to the setting of the listed building and the character and appearance of the surrounding area generally and would comply with policies BE9, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

There are no residential properties nearby that would be adversely affected by the proposed development.

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This is not applicable to this application.

7.11 Urban design, access and security

This is not applicable to this application.

7.12 Disabled access

This is not applicable to this application.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposal would incorporate landscaping to the requirements of the Council's Landscape Officer. This is considered to provide sufficient screening and would go some way to enhance the appearance of the site. This element of the scheme would comply with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

There are no third party comments.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

This is not applicable to this application.

10. CONCLUSION

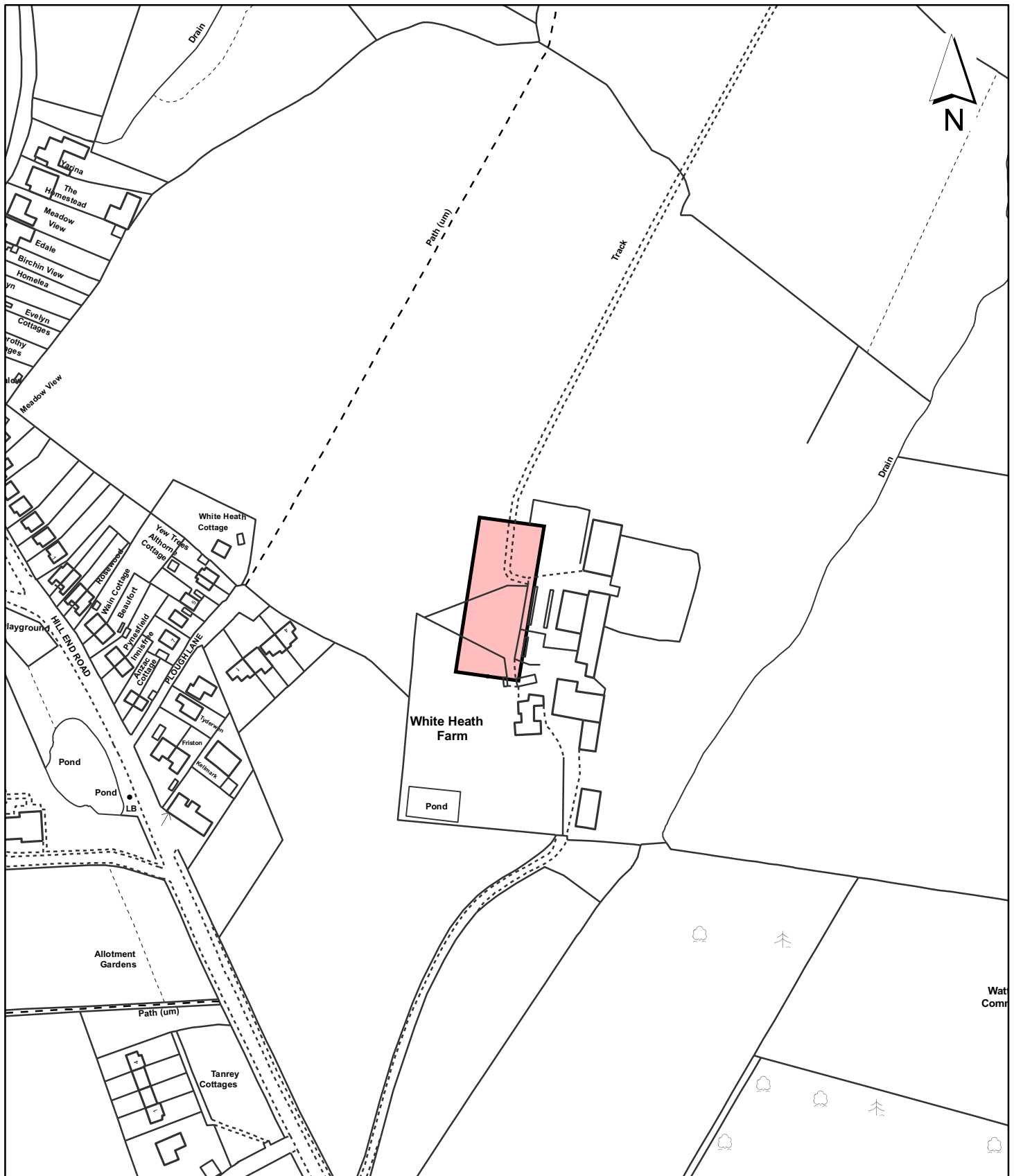
The proposed development would not have a detrimental impact on the setting of the listed building, would not injure the visual amenities of the Green Belt and would not detract from the surrounding area generally. Therefore, this application is recommended for approval.

11. Reference Documents


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
White Heath Farm Hill End Road Harefield	
Planning Application Ref:	Scale
21558/APP/2009/1949	1:2,500
Planning Committee	Date
North Page 65	April 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

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Report of the Head of Planning & Enforcement

Address 36 HIGHFIELD DRIVE ICKENHAM

Development: Erection of a two storey four-bedroom detached dwelling with habitable roofspace and associated parking, involving demolition of existing dwelling.

LBH Ref Nos: 12536/APP/2009/1896

Drawing Nos: 02A
01A
03A
04A

Date Plans Received: 28/08/2009

Date(s) of Amendment(s): 17/05/2010

Date Application Valid: 10/09/2009

1. SUMMARY

PLanning permission is sought for the erection of a detached dwellinghouse. The proposed house would relate satisfactorily with the character and appearance of the street scene and would not harm the residential amenities of the adjoining properties.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September

2007).

4 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 34 and 38 Highfield Drive.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor side windows facing 34 and 38 Highfield Drive shall be glazed with permanently obscured glass and 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 BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 OM5 Provision of Bin Stores

No development shall take place until details of facilities to be provided for the screened, secure and covered storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to the dwellinghouse nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 RPD6 Fences, Gates, Walls

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected other than those expressly authorised by this permission.

REASON

To protect the open-plan character of the estate in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

11 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

The proposed dwellinghouse hereby approved shall be built in accordance with 'Lifetime Homes' Standards

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5 and 4B.5.

12 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place 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 3998 (1989) 'Recommendations for Tree Work' 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 BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.12

13 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, 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. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage,

power cables or communications equipment, indicating lines, manholes or associated structures),

· Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 SUS4 Code for Sustainable Homes details (only where proposed as

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

18 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 4.1 Density 4.6 Unit Size 4.9 Sunlight/Daylight 4.12 Privacy 4.15 Garden Space for Houses 4.23 Elevation Treatment

Hillingdon Design & Accessibility Statement (HDAS): Accessible

	Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents)
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
BE19	New development must improve or complement the character of the area.

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 I6 Property Rights/Rights of Light

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

9 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.

10 I45 **Discharge of Conditions**

Your attention is drawn to conditions 2, 6 10, 14, 15, 17, 18 & 19 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of this conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

11 I46 **Renewable Resources**

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the west side of Highfield Drive and comprises a large detached house with a front gable projection, part single storey/part two storey side

extension, two storey rear extension and two conservatories, set within a spacious plot. To the north lies 34 Highfield Drive, a two storey detached house with a full width rear conservatory and canopy extension along the side boundary with the application property. To the south lies 38 Highfield Drive, a two storey detached house set behind the front wall of the application property. The street scene is residential in character and appearance comprising large detached houses of varying designs set within spacious plots and the application site lies within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The proposed house would be set on the front building line of the original house, some 7m from the road. It would measure 12.4m wide, 15.5m deep at ground floor level, 14m deep at first floor level, and finished with a crown roof, 5.5m high at eaves level and 8.7m high at ridge level.

At the front, two gable end wings are proposed 4.5m wide with the roofs set 0.5m below the roof ridge of the house. These would be on either side of a front slope.

At the rear, the proposed part single storey rear projection would be finished with a mono-pitched roof 2.6m high at eaves level and 3.25m high at its highest point. French windows with Juliette balconies are proposed at first floor and 3no. dormers are proposed on the rear roof slope, set 1.8m apart. They would each measure 1.3m wide, 2m deep and finished with flat roofs 1.2m high. A chimney stack is proposed on the south west elevation of the new house.

3.3 Relevant Planning History

12536/APP/2008/1231 36 Highfield Drive Ickenham

ERECTION OF A TWO STOREY REAR EXTENSION INVOLVING RAISING OF THE MAIN ROOF HEIGHT INCLUDING ONE FRONT AND TWO REAR DORMERS, AND FIRST FLOOR PART FRONT EXTENSION (INVOLVING DEMOLITION OF PART OF REAR GROUND FLOOR AND CONSERVATORIES).

Decision: 21-07-2009 Refused

Comment on Relevant Planning History

A previous application for extensions to the existing property (ref: 12536/APP/2008/1231) was refused for the following reasons:

1. The proposed extensions by reason of their overall size, scale, bulk, and detailed design, would represent incongruous and unsympathetic additions that would fail to harmonise with the character and proportions of the original house. The enlarged property would appear visually overdominant detracting from the character and appearance of the street scene and locality. The proposal would therefore be contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The rear dormer windows by reason of their overall size and scale are considered to be excessive and visually intrusive contrary to policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|----------|--|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| AM14 | New development and car parking standards. |
| HDAS | Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
4.1 Density
4.6 Unit Size
4.9 Sunlight/Daylight
4.12 Privacy
4.15 Garden Space for Houses
4.23 Elevation Treatment

Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents) |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |
| LPP 4B.5 | London Plan Policy 4B.5 - Creating an inclusive environment. |
| BE19 | New development must improve or complement the character of the area. |

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 adjoining owner/occupiers and the Ickenham Residents' Association (x2) consulted. 1 letter received objecting on the grounds that the proposed first floor would extend beyond the rear wall of 34 Highfield Drive resulting in a loss of sunlight to that property.

Ickenham Residents' Association:

This is another proposal for a massive new dwelling to replace an already large dwelling, which

would have to be demolished. Paragraph 1 of your Schedule of Reasons for Refusal dated 21.07.09 for the previous application 2008/1231 still fully apply. Paragraph 2 of the same schedule has now been changed from two rear dormer windows to three.

The current plot has already been maximized and the new development would certainly dwarf the bungalow at no.38.

No dimensions have been submitted with the drawings, and your Planning Team will no doubt consider the proposed rear extension to the existing conservatory on the left, which appears to be more than the allowed 4m and should be taken from the rear wall of the original house.

Added to this is the fact of a proposed first floor extension over the entire length and more of the existing conservatory. This will have a negative impact on the bungalow at no.38.

We object to this application.

Ward Councillor

Requests that this application is determined by the North Planning Committee, that the sunlight to 34 Highfield Drive is fully assessed, that the first floor of the proposed development does not impair the privacy of 34 Highfield Drive and that the rear building line is not compromised.

Internal Consultees

TREES/LANDSCAPE

The applicants have indicated on the application form that there are no trees/hedges on or close to the site, and have not therefore submitted a tree survey.

There are small trees and shrubs at the front of the site and it seems that there are trees on/close to the site (rear garden).

The applicants should submit a corrected application form and a site/tree survey to BS 5837:2005, and a layout plan showing the retention (or removal) of the existing vegetation and the protection measures (to BS 5837).

HIGHWAYS

Highfield Drive is a no through road. The site currently has up to 2-3 off-street car parking spaces, which will be retained. The proposals are not considered to be detrimental to highway safety. Consequently, no objections are raised on the highway aspect of the proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of a new dwellinghouse within a residential area is acceptable subject to its compliance with the Council's policies and standards.

7.02 Density of the proposed development

The proposal is for a single dwelling on a large plot, the density of the development is not considered to be relevant to the consideration of the proposal.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

This is not applicable to this application.

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

The street scene is characterised by large two storey houses set within spacious plots. Many of the houses have front and rear dormer windows and although there appears to be a uniform front building line, there is no uniform building line at the rear.

The proposed house would be comparable in terms of size, scale, bulk and height to some of the existing houses in the street and would not project beyond the established front building line on this side of the road. Furthermore, Highfield Drive is characterised by a variety of designs, including properties with front gables and front dormers and a variety of building heights. In this context, it is considered that the proposed house would harmonise with the character and appearance of the street scene and surrounding area generally, in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.23 and 4.27 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

At the rear, as there is no uniform building line, the rear projection and ground floor level is considered to be acceptable and would not be disproportionate to the main house. The rear dormer windows would appear subordinate on the roof slope within which they would be set and are acceptable.

A 1m and 1.2m gap would be retained to the side boundaries with 34 and 38 Highfield Drive respectively, in accordance with policy BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 5.1 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

7.08 Impact on neighbours

The proposed house would not project beyond the front building line of the existing house and as such, would be in line with the front wall of 34 Highfield Drive. It would however, project 1.4m beyond the front wall of 38 Highfield Drive, however the high hedge between the two properties would screen the impact of the proposed development from that house.

At the rear, the ground floor element would not project beyond the rear conservatory at 34 Highfield Drive but would project beyond the rear wall of 38 Highfield Drive. However, the 3m gap that would be retained between the proposed house and 38 Highfield Drive is sufficient to ensure that this element of the scheme would not breach a 45 degree line of sight taken from the rear corner of that house closest to the side boundary with the application site.

The proposed first floor would project 1.2m beyond the first floor rear wall of 34 Highfield Drive, however, it would not breach a 45 degree line of sight taken from the rear first floor habitable room window at that property closest to the side boundary with the application site. The proposed first floor of the house would not project beyond the rear wall of 38 Highfield Drive.

The sun on ground diagrams as at 21st March, shows that as 38 Highfield Drive lies to the south west, there would be no increase in overshadowing onto that house. With regards to 34 Highfield Drive, the proposal would result in an increase in overshadowing onto the rear garden and over part of the rear conservatory at approximately 10.00 hours, over the main house and part of the rear conservatory at approximately midday, over the main house and over part of the front driveway at approximately 14.00 hours and over the main

house and most of the front driveway at 16.00 hours. These increases would be consistent with the current overshadowing of similarly large houses over adjoining houses to the north east on this side of the road, notably at 34 Highfield Drive over 32 Highfield Drive. It is therefore considered that the proposed increase in overshadowing onto 34 Highfield Drive is not so significant as to justify a refusal of planning permission.

It is therefore considered that the proposal would accord with policies BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.9 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

The existing boundary fencing would prevent overlooking from the new ground floor side windows. The first floor side windows would provide natural light to bathrooms and therefore can be fitted with obscure glass to prevent overlooking. The rear dormer and first floor French windows would overlook the rear garden and will not result in a significant increase in overlooking over and above that from the first floor windows of the application property. Therefore, the proposal would comply with policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3.

7.09 Living conditions for future occupiers

The proposed dwellinghouse would provide approximately 177sq.m of accommodation on the ground floor comprising lounge, TV room, kitchen, living/dining room and utility room, with 158sq.m of accommodation on the first floor comprising 4 bedrooms, 2 ensuite, a gallery and a bathroom. This would meet the recommended standards relating to floorspace as set out in paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

With regards to the Lifetime Home Standards the proposed house would comply with these standards, in particular, the width of the hallway and corridors are over 900mm wide. The living room areas are of a sufficient size for wheelchair turning and there is a large hall entrance area and living space at entrance level. A wheelchair accessible WC is proposed at ground level. There is a 900mm clear width adjacent to the main stairs to accommodate a stair lift if required in the future. However, the first floor door widths are all below 900mm. However this could be overcome with the imposition of a suitable condition. Therefore, subject to this condition, the proposal would comply with policy 4B.5 of the London Plan, and the Hillingdon Design and Accessibility Statement Accessible Hillingdon.

Over 300m² of private amenity space would be provided for the proposed house, which would meet the requirements of paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layout. Therefore the proposal would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would maintain two off-street parking spaces in the front driveway, in accordance with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

This is addressed at section 07.07.

7.12 Disabled access

The proposal is designed to provide an accessible dwelling.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

The application site is not covered by a tree preservation order. There are small trees and shrubs at the front of the site and in the rear garden.

The applicants have not submitted a site/tree survey to BS 5837:2005, however the small trees and shrubs are of limited amenity value and replacement trees/landscaping is dealt with by way of conditions.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

A condition requiring sustainable urban drainage for the driveway is recommended. There are no flooding issues associated with the site.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

The third party comments are addressed in the report.

7.20 Planning Obligations

The existing house has some 11 rooms. The proposed house would also have some 11 rooms as such, the proposal would not result in a net increase of 6 or more rooms and therefore a contribution towards additional school facilities in the Ickenham Ward is not sought.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

This is not applicable to this application.

10. CONCLUSION

For the reasons outlined above and that the proposal would comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.

11. Reference Documents

London Plan 2008

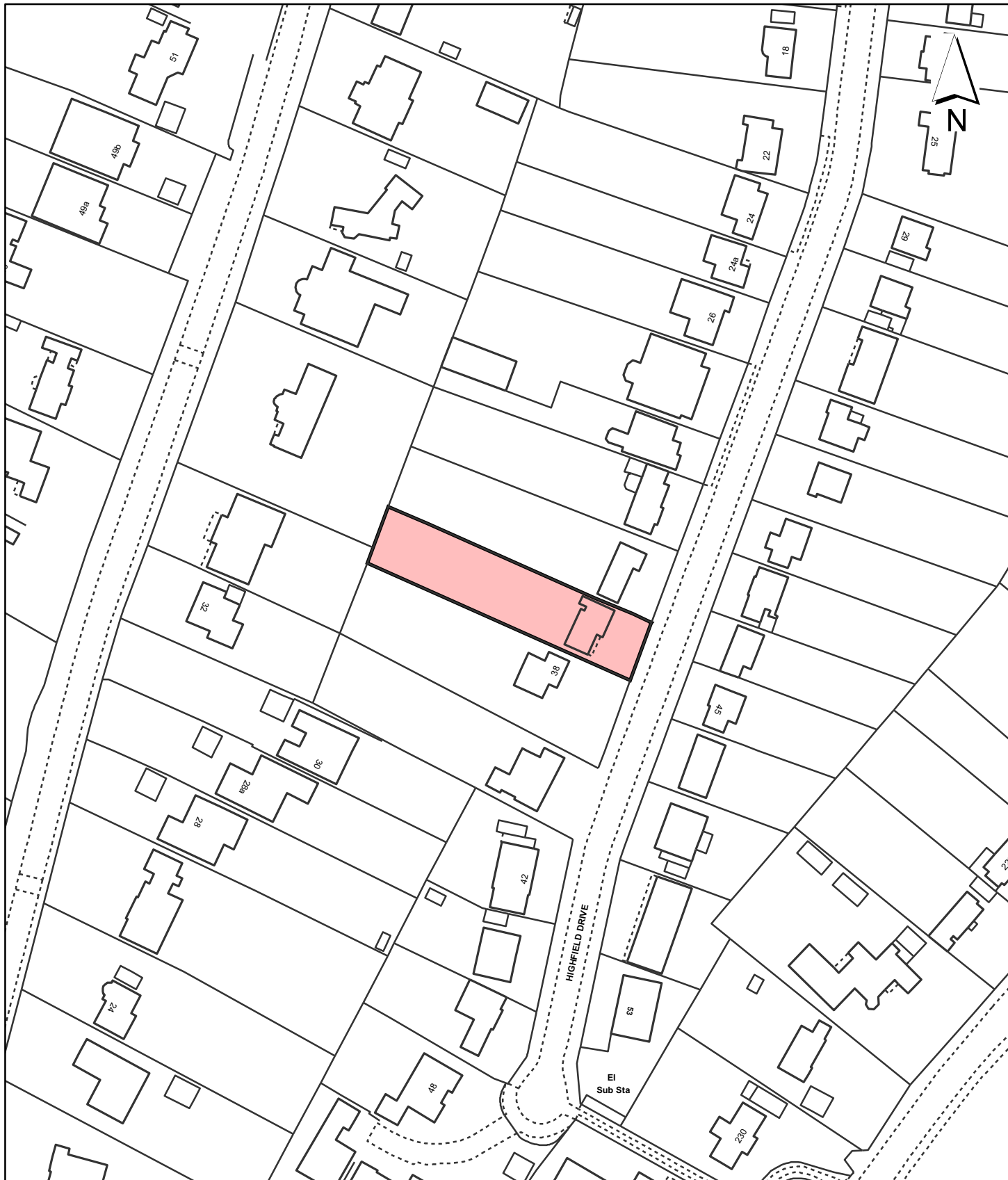
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement(HDAS):Residential Layouts


Hillingdon Design & Accessibility Statement(HDAS):Accessible Hillingdon

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**36 Highfield Drive
Ickenham**

Planning Application Ref:

12536/APP/2009/1896

Planning Committee

North Page 82

Scale

1:1,250

Date

July 2010

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement

Address 18 CHURCH ROAD NORTHWOOD

Development: Single storey side and rear extension involving the demolition of existing garage to rear.

LBH Ref Nos: 6532/APP/2010/235

Drawing Nos: EBS 1852

Date Plans Received: 08/02/2010 **Date(s) of Amendment(s):**

Date Application Valid: 27/04/2010

1. CONSIDERATIONS

1.1 Site and Locality

The site is situated on the east side of Church Road and comprises a semi-detached property with a hipped roof and front projecting gable. Set just behind and to the side of the property is an existing detached garage building with a vehicular access/driveway leading to that building. There is a shared party wall running between the two properties demarcating the boundary line and the neighbouring property has constructed a similar proposal to their property, although slightly shallower. The frontage has been laid to hardstanding, which provides limited off street parking for the dwelling. The site is within the Old Northwood Area of Special Local Character as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

1.2 Proposed Scheme

The application seeks planning permission to erect a single storey side/rear extension. The side extension would be 2.4m wide and 16.3m deep, involving a 7.85m rear projection, which would replace an existing garage in this position. This 7.85m rear projection would be 3.2m wide. The remainder of the rear elevation would be finished with a shallower (3.3m deep) 5m wide extension. The side extension would project forward of the original property, using the same building line as the porch element. The extensions are shown to be finished with various pitched and hipped roof forms, at a maximum height of 3.6m.

1.3 Relevant Planning History

6532/D/98/0723 18 Church Road Northwood
Erection of a single storey side and rear extension

Decision Date: 10-06-1998 Approved **Appeal:**

Comment on Planning History

This application is identical to a proposal approved in 1998 (6532/D/98/0723). However, since that 1998 approval the area has been designated as an Area of Special Local Character (March 2005). The new scheme should be assessed against its impact on the character of the area and the guidance on Residential Extensions adopted in July 2006 (revised Dec 2008).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

9 neighbours and the Northwood Residents Association consulted, 4 responses have been received which raise the following issues:

1. We are against this application - as it will detract from the character of the street, and also could put a strain on the sewage/drainage systems.
2. I have already had 2 lots of super structure work carried out to my property and I am worried about the further damage this could cause to my foundations and boundary.
3. The new extension would extend past my conservatory, blocking my light and making my dining room even darker.
4. The whole extension appears to double the floor area, making it overbearing and an overdevelopment of the site.
5. Parking is also an issue as they have two big vehicles at the moment.
6. There will also be a problem with bins as there will be no rear access - will they be left out the front all the time?
7. I think the extension is not in-keeping with the rest of the properties in the road, if No.18 and 16 both do an extension with an adjoining party wall, this will mean my property will be an end of terrace rather than a semi - reducing its value.
8. These are 1930's houses, so the foundations are not as deep as used today - will this extension cause damage?
9. There would also be a problem with builders vehicles, which has not been dealt with
10. The other issue is light - these extensions will fill most of the rear garden and due to the proposed heights will block out light to our habitable rooms
11. Could some measures be put in place to stop the residents of this road using the area as a car park - perhaps the development of a red route could be an effective way of stopping the area becoming a car park zone.

Ward Councillor - The extensions are disproportionate to the original dwelling and would result in the loss of light to No.20. Therefore, requests that application is determined at North Planning Committee.

INTERNAL:

Conservation Officer:

This is a semi-detached property within the Old Northwood Area of Special Local Character. The scheme is identical to the one approved previously in 1998. Since then,

the area has been designated as an Area of Special Local Character (March 2005). The new scheme should be assessed against its impact on the character of the area and the guidance on Residential Extensions adopted in July 2006 (revised Dec 2008).

COMMENTS: The drawings submitted are very poor in quality and lack details. There are no existing plans to compare the new scheme against what has been approved in the past.

It is understood, that the scheme proposes to demolish an existing garage and create a wrap around side and rear single storey extension part 3.3m deep and part 7.9 m deep. Since the existing garage is being demolished, any new extension would need to comply with the Hillingdon Design and Accessibility Statement, Residential Extensions- Dec 2008 which prescribes a maximum depth of 4m for rear extensions. The proposed rear extension would, therefore, be unacceptable at present.

To the side, the extension is forward of the front of the bay window. This would be unacceptable in principle and the extension should be set back by a minimum of 1m from the original main frontage of the property, i.e. beyond the brick porch.

The roof form of the extension is also not clear and does not appear to integrate with the rear extension. The roof appears to show a lean to roof to the side but appears to have a dual pitched roof to the rear, joined with the mono pitch roof to the remaining section of the rear extension. This would be unacceptable in design terms and needs to be resolved.

Overall, the proposed side extension, due to its position and roof form, would be considered visually intrusive to the character and appearance of the area and would be unacceptable. The rear extension is over large and excessively deep and does not accord with our design guidance. It is, therefore, unacceptable. The overall roof form is also unacceptable in design terms.

CONCLUSION: Unacceptable at present.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The main considerations are design and impact upon the dwelling, the Area of Special Local Character, the impact upon the amenities of adjoining occupiers, the adequacy of retained amenity space and car parking considerations.

Policy BE15 of the UDP (Saved Policies September 2007) requires extensions to harmonise with the scale, form, architectural composition and proportions of the original building. The adopted Supplementary Planning Document (SPD): Residential Extensions: Section 3.0 on rear extensions and conservatories: single storey states that careful thought must be given to the size, depth, location, height and overall appearance of the extension. Section 3.1 emphasises that the extension should always be designed so as to appear subordinate to the original house. Section 4.0 in relation to single storey extensions states again that careful thought should be given to the size, depth, location, height and overall appearance of any side extension. The design should not dominate the existing character of the original property but appear subordinate to the main a house.

It is considered that the proposal would not cause an unacceptable loss of light or outlook to adjoining occupiers. The main properties to be affected would be the immediate neighbours to either side (Nos. 16 and 20). No.16 (on the south side) has a similar extension on the shared boundary, at a similar depth, and therefore would not be materially affected by this proposal. With regard to No.20 (on the north side), this property has a conservatory. The SPD: Residential Extensions: Section 3.1, states, in order that an extension would not cause an unacceptable loss of light or outlook to adjoining occupiers it should not exceed 3.6m deep and the element on this boundary would comply with this advice, at 3.3m in depth. With regard to the height of the proposed extension Section 3.7 of the SPD: Residential Extensions states this type of roof should not exceed 3.4m in height. This proposal would again comply with this advice at 3.4m. Therefore, the proposal is considered to comply with the intentions of Policy BE20 and BE21 of the UDP (Saved Policies September 2007) and the advice contained within the SPD: Residential Extensions (2006).

With regard to loss of privacy, it is considered that the proposal would not have an adverse effect. There are no openings shown in the flank elevations of the extension save the patio doors that would open onto the applicants garden area and it is considered due to the single storey nature of the proposal any overlooking concerns could be overcome by a screen fence condition. Therefore, subject to condition the proposal would accord with Policy BE24 of the UDP Saved Policies September 2007 and with HDAS Supplementary Planning Document: Residential Extensions.

It is considered, that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

In terms of design and appearance of the extension, the proposed doors and windows would reflect the proportions and style of the existing property. However, whilst the conservation officers concerns (above) are noted in relation to the depth of the proposed rear extension, it is considered the proposed additional depth on the south side of the site

would replace an existing garage building in this position and therefore would not result in the worsening of an existing situation and as such would not warrant the refusal of planning permission on these grounds alone. Whilst this is the case there are issues in relation to the front projection, the proposed roof form and the overall design of the proposal. With regard to the roof form, it is not clear how this would work, the roof area finishing the rear projection does not appear to integrate with the remaining rear extension and in relation to the side extension the roof appears to show a lean to roof on the side elevations but appears to have a dual pitched roof to the rear. Again it is not clear how the dummy pitch to the front would tie in with the mono-pitched roof behind. Therefore this would be unacceptable in design terms. The forward projection of the side extension beyond the front building line of the original dwelling would not be considered acceptable, as it would detract from the original frontage of the dwelling with its bay window feature.

It is therefore considered that the design of the extension is at odds with the architectural merit of the host dwelling. As such, the extension would result in an overly dominant and incongruous addition in relation to the original property, the Area of Special Local Character and the wider street scene, and therefore would be contrary with Policies BE5, BE13, BE15 and BE19 of the UDP (Saved Policies September 2007) and the Supplementary Planning Document HDAS: Residential Extensions.

The existing garage at the rear of the site would be lost as a result of this development. The layout plan shows the provision of two off street parking spaces on the frontage. However, there are inaccuracies in the layout and dimensions on these plans. Officers consider that there is insufficient distance between the front of the property and the footway (ie. less than 4.8m) for vehicles to park at a 90 degree angle to the pavement edge without overhanging the footway. It is considered, therefore, that the proposals would not provide satisfactory parking provision to comply with Policy AM14 of the UDP (Saved Policies September 2007).

A garden of more than 100sq.m would be retained and therefore the proposals would comply with policy BE23 of the UDP (Saved Policies September 2007).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey side extension, by reason of its siting, size, bulk, roof design, would result in an incongruous addition which would be detrimental to the character and appearance of the existing building, the street scene and the Old Northwood Area of Special Local Character. The proposal would therefore be contrary to policies BE5, BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and to the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal fails to demonstrate that sufficient off street car parking can be provided to accord with the Council's policies and standards, thereby resulting in on-street parking to the detriment of highway and pedestrian safety. The proposal is therefore contrary policy AM14 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Documents HDAS: Residential

Extensions.

3 NON2 Non Standard reason for refusal

Despite the lack of accurate and consistent drawings of the original property and proposed single storey rear/side extension, it is considered that there is sufficient information before the Local Planning Authority to satisfy it that the proposal would have an adverse impact upon the upon the character and appearance of the original dwelling, the street scene and the Area of Special Local Character and the proposed car parking. The proposal is therefore contrary to Policies BE5, BE13, BE19, and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

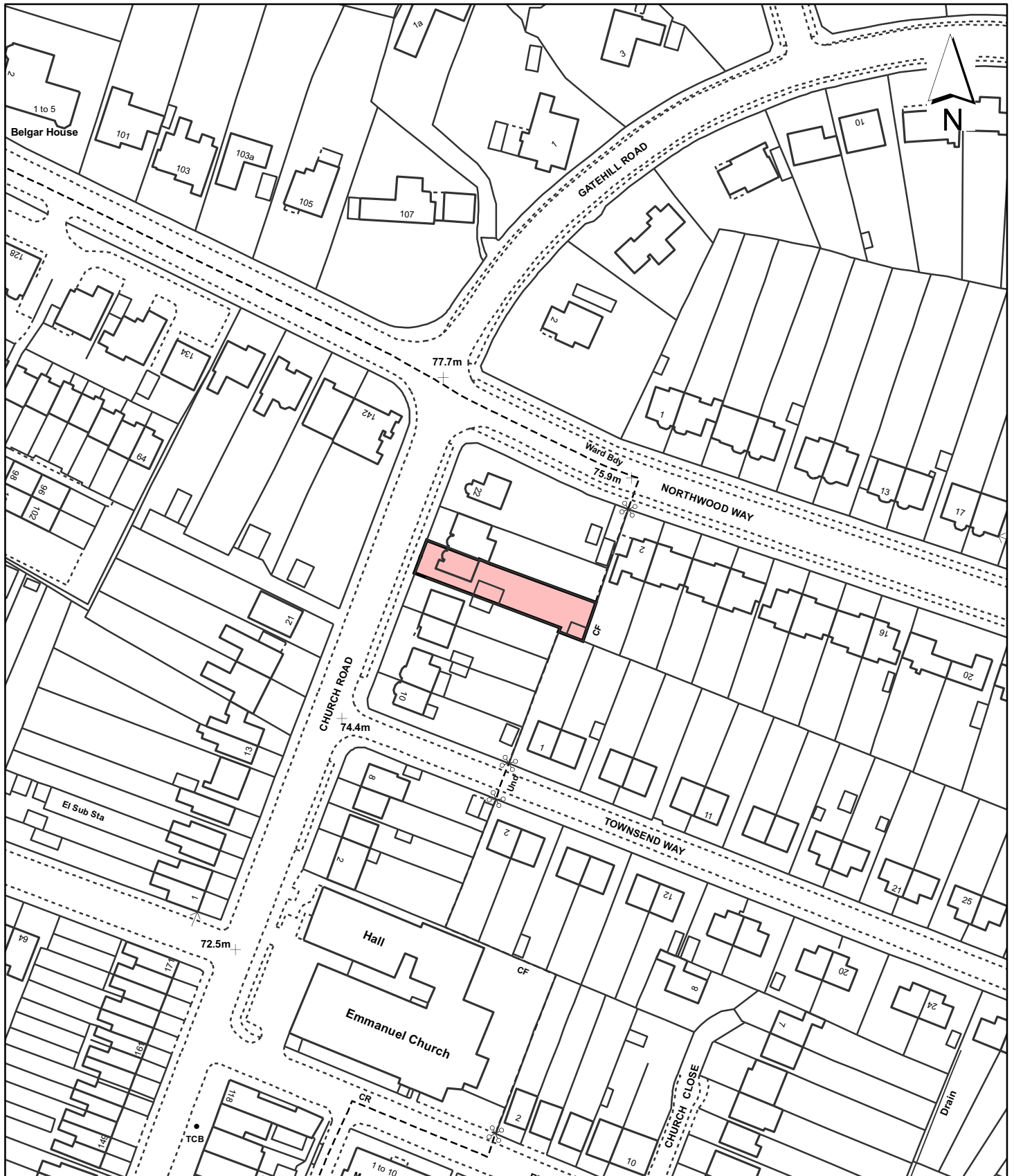
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights,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

- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.


BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**18 Church Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
6532/APP/2010/235

Scale
1:1,250

Planning Committee
North Page 89

Date
July 2010



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement

Address 20 JOEL STREET NORTHWOOD
Development: Change of use from retail (Class A1) to cafe (Class A3)
LBH Ref Nos: 66826/APP/2010/358
Drawing Nos: 02
Design & Access Statement
01
Plan 2

Date Plans Received: 23/02/2010 **Date(s) of Amendment(s):**
Date Application Valid: 18/03/2010

1. **SUMMARY**

Planning permission is sought for the change of use of the premises from retail to a restaurant/cafe within Use Class A3. It is considered that the proposed change of use will harm the vitality and attractiveness of the Northwood Hills Town Centre as the proposed use would further erode the retail character and function of the shopping centre and would result in an over concentration of non-shop uses within this part of the primary frontage.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed loss of the retail units would further erode the retail function and attractiveness of the primary shopping area of the Northwood Hills Town centre, to the detriment of its vitality and viability. The proposal is therefore contrary to Policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

2 NON2 **Non Standard reason for refusal**

The proposal would result in a concentration of non-retail uses within this part of the primary shopping frontage which would be detrimental to the vitality and viability of the Northwood Hills Shopping Centre. The proposal is therefore contrary to Policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the

policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE28	Shop fronts - design and materials
OE1	Protection of the character and amenities of surrounding properties and the local area
S6	Change of use of shops - safeguarding the amenities of shopping areas
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
S11	Service uses in Primary Shopping Areas

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the ground floor of a 3 storey mid terrace property situated on the west side Joel Street, close to its Junction with Pinner Road. The ground floor of the property is currently vacant but formerly comprised a costcutter retail outlet.

The application site lies within the primary shopping centre of the Northwood Hills Town Centre, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The application seeks permission to change the use of the ground floor from retail use within Class A1 of the Town & Country Planning Use Classes Order 1987, as amended, to Restaurant/Cafe within Class A3.

The application involves internal alterations to the layout to create a seated cafe area and counter to the front and toilet facilities and a food preparation area to the rear.

External alterations are also proposed in the form of a new shopfront with a glazed frontage with central double doors and red lettering featuring the name of the cafe on the glass.

Advertisements are also proposed, however an application for advertisement consent has not been submitted and in the event of an approval an informative could be included advising the applicants of the need for advertisement consent.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE28	Shop fronts - design and materials
OE1	Protection of the character and amenities of surrounding properties and the local area
S6	Change of use of shops - safeguarding the amenities of shopping areas
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
S11	Service uses in Primary Shopping Areas

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

55 neighbouring residents and businesses and the Northwood Hills Residents Association consulted. Three replies received objecting to the proposal on the following grounds:

- i) There are sufficient cafes and restaurants in The Broadway/Joel Street;
- ii) The Broadway needs a variety of viable businesses not more of the same;
- iii) There is a problem with fly tipping and vermin already;
- iv) The proposed cafe is in front of a zebra crossing so there are no facilities for deliveries or customer parking;
- v) Tables and chairs outside will cause problems for the old and disabled.

Internal Consultees

Waste Strategy:

- a) The plan does not appear to indicate a space for a bulk bin. The intended business is a restaurant/takeaway so I would recommend 1 x 1,100 litre bulk bin to provide sufficient storage capacity for waste arising from this type of business.
- b) An extra bin of the smaller dimensions should be considered to contain dry recyclable waste from the premises.
- c) The surface of the bin storage area should be even and level, with an appropriate coating, for

ease of cleaning and washing.

d) The collectors should not have to cart the bulked bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard). This would be possible if the collection vehicle could access the alleyway leading off Windsor Close or the business presented the bin at an agreed location on collection day.

e) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20.

Environmental Protection Unit:

No objections subject to conditions relating to operating hours, air extraction systems, control of noise from the site, litter and deliveries.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 8.24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) defines primary shopping areas as areas which are the focus of retail activity in the centres and are either already generally dominated by retail shops or are areas which the Local Planning Authority considers have prime retail potential. Paragraph 8.26 states that as a guideline, the Council will normally seek to prevent a separation or an increase in the separation of class A1 units of more than approximately 12m which is broadly the width of two typical shop fronts. Class A1 shops should remain the predominant use in primary areas and the Local Planning Authority will expect at least 70% of the frontage to be in class A1 use.

Policy S11 establishes that the change of use from class A1 to non-class A1 uses in primary frontages is acceptable where there remains adequate retail facilities to accord with the character and function of the shopping centre in order to maintain the vitality and viability of the town centre, but that such changes of use should be limited to uses within Classes A2, A3, A4 and A5.

The Council's most recent shopping survey, undertaken in July 2009, shows that retail uses within class A1 within the primary frontage of the Northwood Hills Town Centre is at 51.5%. It is acknowledged that the application unit is vacant. However it is not known whether attempts have been made to let the units as retail units. Notwithstanding this, the application premises have the potential to provide retail uses to maintain the retail character, variety and choice in the town centre. As such, the loss of the application premises would further erode the retail character, vitality and viability of the Northwood Hills Town Centre.

The application unit is flanked by non-retail uses, with No.18 being in use as a mini-cab office (sui generis use) and No.22 being in use as a restaurant. The loss of the application property would result in a 19.5m long break in the retail frontage. On this basis, the proposed change of use would result in an unacceptable concentration of non-retail uses to the detriment of the vitality and viability of the town centre.

Overall, it is considered that the proposed change of use will harm the vitality and attractiveness of Northwood Hills Town Centre as the proposed use would further erode the retail character and function of the shopping centre and would result in an over concentration of non-shop uses within this part of the primary frontage, contrary to policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.02 Density of the proposed development

This is not applicable to this application.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

This is not applicable to this application.

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE28 states that new shop fronts will only be permitted where their design and materials harmonise with the architectural composition of individual buildings or improve the character of the area.

The Council's Supplementary Planning Document HDAS: Shopfronts provides guidance on the design of shop fronts and forms part of the development plan. This states that to respect its context a shop front should be proportionate and relate well to the building facade, the fabric and the features of the building above, in terms of materials, colours and appropriate size and extent of advertising material.

The shop front design and proposed materials would be in context with the architectural form of the building. It would be predominantly glazed with an awning and would be modest in appearance, this is considered to be an improvement on the existing shopfront which is in a state of disrepair and the proposed shopfront would not have a harmful impact on the overall appearance of the street scene.

The proposed development is, therefore considered to be acceptable and would not have a harmful impact on the character of the building or the surrounding street scene in accordance with policies BE13, BE15 and BE28 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Supplementary Planning Document HDAS: Shopfronts.

7.08 Impact on neighbours

In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, smell and disturbance. The nearest residential properties lie above the application premises. No details of mechanical equipment such as air conditioning units have been submitted. It is considered that planning conditions requiring details of the mechanical equipment, the installation of appropriate sound attenuation and insulation between floors and the imposition of limitations on hours of operation and deliveries would be sufficient to maintain the residential amenity of the occupiers of adjoining and nearby residential properties, should planning permission be granted. The proposal would therefore comply with policies OE1 and S6 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

No off-street parking spaces are associated with the application site. The application site has a PTAL score of 3 and on street parking is available with restrictions at certain times of the day to discourage commuter parking. The nearest underground station, Northwood Hills, is within easy walking distance. Given this it is not considered that the proposal would result in undue on-street parking.

7.11 Urban design, access and security

See Section 7.

7.12 Disabled access

The proposed cafe would have double glazed doors to the frontage to allow access for wheelchair users and a disabled access toilet area.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

This is not applicable to this application.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

The proposed use could be restricted in terms of its opening hours by way of condition, which would limit the impact on adjoining residential properties in terms of noise and thus the proposed use as a cafe would not create a significant increase in noise and would not harm amenity.

7.19 Comments on Public Consultations

Points i), ii) and iv) are covered in the main report. Point iii) is not a planning matter and with regards to point v) the proposal does not involve the provision of tables and chairs outside.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

This is not applicable to this application.

10. CONCLUSION

For the reasons outlined above and that the proposal would be contrary to the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies (September 2007)

Contact Officer: Eleanor Western

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
20 Joel Street Northwood	
Planning Application Ref:	Scale
66826/APP/2010/358	1:1,250
Planning Committee	Date
North Page 98	June 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

Report of the Head of Planning & Enforcement

Address BUILDERS YARD JOEL STREET NORTHWOOD

Development: Single storey building for use as office sales desk, showroom and storage facility, external storage racking and associated parking (involving demolition of existing buildings and telecommunications mast and compound).

LBH Ref Nos: 16194/APP/2009/2214

Drawing Nos: 1728/PL/03
1728/PL/02
1728/PL/01 Rev G
1728/PL/04 Rev G
Design & Access Statement Revision D1

Date Plans Received: 12/10/2009 **Date(s) of Amendment(s):** 12/10/2009
Date Application Valid: 06/11/2009 09/06/2010
29/06/2010

1. SUMMARY

The proposal is for a replacement building on a builders yard within the Green Belt. Although the new building represents inappropriate development within the Green Belt, it is considered that on balance, very special circumstances have been demonstrated to justify the proposal in terms of the proposed improvements to the appearance of the site and its impact upon the character and openness of the Green Belt. Furthermore, the building would be sufficiently remote from surrounding residential properties so that their amenities would not be adversely affected. Although the access into the site is not ideal for lorries, this is an existing situation and the proposal should improve access arrangements. It is recommended accordingly.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 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).

6 HLC5 Industrial and Commercial Development

The premises shall not be used except between 07:30 hours and 20:00 hours Mondays to Saturdays and at no time on Sundays and Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 NONSC Non Standard Condition

Deliveries and collections, including waste collections, shall be restricted to between 07:00 and 18:00 hours Monday to Saturday and not at all on Sundays and Bank/Public Holidays.

REASON

To safeguard the amenity of surrounding residential properties, in accordance with Policies BE19 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 N12 Air extraction system - noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the development is occupied/the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

9 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

10 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,

- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

13 MCD8 Height of External Storage

No goods or materials shall be stacked or deposited above 3 metres as measured from

existing ground level, within the storage areas shown on Drw. No. 1728/PL/04 Rev. G received on the 9th June 2010.

REASON

In order to safeguard the visual amenities of the area in accordance with Policies OL4 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policy (February 2008) 4B.1.

14 MCD9 No External Storage

No display, placing or storage of goods, materials, plant or equipment shall take place other than within the building or within the storage areas shown on Drw. No. 1728/PL/04 Rev. G received on the 9th June 2010.

REASON

In the interests of amenity and to ensure that external areas are retained for the purposes indicated on the approved plans in accordance with Policies OL4 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

15 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

16 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the covered, secure and screened storage of refuse and recycling at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policies OL4 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

17 RPD12 Restrictions - Enlargement of Industrial/Warehouse Buildings

Notwithstanding the provisions of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall not be extended without the prior written consent of the Local Planning Authority.

REASON

To enable the Local Planning Authority to assess the implications of the development in terms of the openness of the Green Belt in accordance with policy OL4 of the Hillingdon

Unitary Development Plan Saved Policies (September 2007).

18 H13 Installation of gates onto a highway

No gates shall be installed which open outwards over the highway/footway.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

19 NONSC Non Standard Condition

When the site is open, the entrance gates shall be secured/locked in an open position at all times.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

20 H11A Visibility Splays

Notwithstanding the details shown on Drw. No. 1728/PL/04 Rev. G received 9/6/10, unobstructed sight lines above a height of 1 metre shall be maintained on both sides of the entrance to the site, at a depth of 2.4m and for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

21 H8 Surfacing and marking out of access/parking/servicing areas

The development shall not be occupied until the parking and servicing areas shown on the approved plans have been provided and marked out and thereafter these areas shall be permanently retained and used for no other purpose.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

22 RCU2 Use Within Same Use Class

The premises shall only be used as a builders yard and for no other purpose.

REASON

To ensure that the Local Planning Authority maintain control of the use of the premises in order to safeguard the openness of the Green Belt, in compliance with Policy OL4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

23 NONSC Non Standard Condition

No showroom or retail floor space shall be provided on site.

Reason

To ensure that the operation of the site does not generate significant additional traffic from members of the public, in order to safeguard highway and pedestrian safety, in accordance with policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
LE1	Proposals for industry, warehousing and business development
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP	London Plan (2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	Accessible Hillingdon
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 I3 **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 I6 **Property Rights/Rights of Light**

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

7 I13 **Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

9 I25 **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

10 I34 **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

11 I45 Discharge of Conditions

Your attention is drawn to condition(s) 2, 4, 5, 9, 10, 12, 15 and 16 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

12 I46 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

13 I47 Damage to Verge

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of Joel Street opposite its junction with Norwich Road and comprises a builder's merchants yard. The site is approximately 0.13 hectares and is surrounded to the north, east and south by open fields. Adjoining the site to the west, on the opposite side of Joel Street, are residential properties. The application site slopes down from the road frontage by approximately 1.75m to the rear boundary of the site. The main sales/office building is located in the north east corner of the site, with open storage mainly on the north, rear and southern boundaries. There is a 15m high telecommunications mast within the centre of the site, sited towards the northern boundary. Storage racking has also been sited at the entrance of the site and the site lies within the Green Belt as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a single-storey building to replace the existing main building on the builder's yard. It would provide storage, offices, staff room/toilets and a customer service counter area.

The proposed building would be sited to the rear of the site, towards its north-east corner, at least 24m from the Joel Street road frontage and at its nearest point, 1m from the rear boundary (similar to the two previously refused schemes). It would be sited, on average, at 1.5m and 13.5m distances from the northern and southern boundaries respectively.

The proposed building would measure 25.4m by 9.3m, with a hipped roof. Due to the sloping ground levels, the eaves would be 2.9m to 3.2m high above ground level at the front of the building, increasing to 3.2 to 3.7m at the rear with a 6.3m to 6.7m high ridge height. This compares to the previously refused scheme (16194/APP/2009/580) where the building was 26m long, 13m wide with a maximum roof height of 7.5m. Parking provision is shown for 8 cars, including 1 disabled person space.

Amended plans have also been received which now omit the side dormers, to be replaced with 8 rooflights (4 on each side) to serve the internal storage area. The building is to be constructed in brick up to one metre high, with an internal steel frame and roof truss. The remaining wall would be covered in timber boarding and the building would have a sedum green roof.

The application is supported by a Design and Access Statement which describes the site and the proposal. In particular it advises that the existing buildings have far outlived their usefulness and are in a very poor state of repair. The proposed building footprint is 236m², which compares with the 225m² or 5% increase in the footprint of the existing buildings, including an element of external covered storage, which the proposed building would replace. It is also proposed to remove the existing telecommunications mast and the associated building structures from the site, upon the expiry of the current lease agreement in mid 2011. The external racking system, currently painted blue would be repainted silver/grey to blend with the sky and its height is to be reduced to 3m. All long lengths of piping will be laid horizontally to reduce storage height. Additional trees will be planted on the east/south boundary to screen the storage and parking areas.

3.3 Relevant Planning History

Comment on Relevant Planning History

16194/APP/2008/401 - Erection of 2.1m and 3.0m high green palisade security railings and gate to front and part side boundary (retrospective application) - Approved 8th May 2008.

16194/APP/2008/1279 - Erection of a two storey building for storage, offices, staffroom/toilets and customer service area, erection of 2.5m high metal railings to side/rear of site and retention of 4m high freestanding metal racking system (involving the demolition of all existing buildings on site) - Refused 9th October 2008.

16194/APP/2009/580 - Erection of a single storey building for storage, offices, staffroom/toilets and customer service area plus general store (involving demolition of all existing buildings on site including the Vodaphone plant and mast) - Refused 30th June 2009, for the following reasons:

1. The proposal represents inappropriate development within the Green Belt for which no case of very special circumstances has been made by the applicant to justify its approval. The proposal is therefore contrary to Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Planning Policy Guidance 2 (PPG2) - Green Belts.
2. The proposed building by reason of its height, scale, bulk, design, discordant and

unsympathetic materials and prominent location, would result in a disproportionate change to the bulk and character of the original building(s), which would be visually intrusive and detrimental to the open character and purpose of the Green Belt. The proposal is therefore contrary to Policy OL4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Planning Policy Guidance 2 (PPG2) - Green Belts.

3. No visual or landscape impact analysis has been submitted and no landscape proposals made to mitigate the impact of the proposal on its surroundings. The proposal therefore fails to enhance the landscape quality of the site, and as such is detrimental to the character of the Green Belt contrary to Policies OL2 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Planning Policy Guidance 2 (PPG2) - Green Belts.

4. The proposed development would result in an increase in scale and site coverage of structures and buildings, and as a result fails to indicate the provision of off-street parking or manoeuvring areas for large vehicles, staff and customers. The proposal would therefore be detrimental to highway and pedestrian safety and the free flow of traffic on the public highway, and as such is contrary to Policies AM2 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Car Parking Standards (September 2007).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- BE13 New development must harmonise with the existing street scene.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local

	area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
LE1	Proposals for industry, warehousing and business development
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP	London Plan (2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	Accessible Hillingdon
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th December 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Original Plans

40 neighbouring properties were consulted and a site notice was displayed on site. A total of 9 responses received (5 responses from the same objectors, making additional points), raising the following concerns:-

- (i) Whilst the existing structure is far from attractive it is at least unobtrusive. The proposed industrial design and elevations of the building are not appropriate for a rural area, close to the edge of green belt farmland;
- (ii) Proposed building would cover almost 150% of the currently built up area and existing building almost twice the height of the current building in the Green Belt and includes 'rooms' above the office space;
- (iii) Proposed elevations do not allow impact upon the locality to be assessed;
- (iv) The planning application suggests that the existing storage racking units, erected without permission, will be reduced to 3m, re-painted to suit environment and moved to back of the site, but the plans show it in exactly the same position. Reducing height of units would still allow stacked pallets, lengths of timber to protrude above surrounding stock, which is highly unattractive;
- (v) Other stock piled on site to over 8ft;
- (vi) Existing lights, erected without permission, are intrusive. The planning application promises to replace them, but no details given;
- (vii) The development would allow for the enlargement of the business. Large articulated lorries exiting and entering the site already cause major disruption/stopping of traffic on adjoining roads, often having to reverse and pass on the wrong side of the central bollards to access the site due to complex and time consuming reversing manoeuvres involving Norwich Road. Traffic can queue back to the roundabout on Pinner Road, adding to problems at petrol filling station/Tesco Express at junction of Tolcarne Drive. Lorries often block drives while waiting to deliver, mount pavements causing damage. Increase to sales area would greatly exacerbate existing problems, which would prejudice safety of residents, pedestrians, including school children and road users at this bend in the road at the bottom of a hill;

- (viii) Staff currently park on Joel Street, as site too congested;
- (ix) Applicants have already failed to apply for planning permission for fencing and racking, so not difficult to imagine they will stretch the legality or extent of any permission;
- (x) Proposal would undermine the residential nature of the local area;
- (xi) Proposal could result in need to fell trees and bushes. Tree survey should be undertaken to safeguard trees bordering the site, particularly during construction;
- (xii) Result in increase in carbon footprint;
- (xiii) The proposal would be likely to make the site and adjoining areas, including route of a public footpath susceptible to flooding;
- (xiv) Activities on site, together with a general lack of any segregation presents a health and safety risk;
- (xv) Loss of privacy to properties on opposite side of Joel Street;
- (xvi) Building may be extended in the future;
- (xvii) Increased activity will increase noise (existing large delivery lorries often sound horn on arrival), vibration, fumes and pollution;
- (xviii) Proposal would result in overshadowing;
- (xix) Loss of ecological habitats;
- (xx) Residents need to be consulted on any amended plans;
- (xxi) Signs have been erected on site.

Northwood Hills Residents' Association: No response received.

Ickenham Residents' Association: No response received.

Burial Society Federation of Synagogues: No response received.

Ruislip and Northwood Co-operative Small Holding & Allotment Society Ltd: No response received.

Amended Plans

42 neighbouring properties consulted on the amended plans. 4 responses have been received, making the following points:-

- (xxii) The changes to the building have no impact upon residents in Norwich Road;
- (xxiii) Since change in ownership of yard, have had huge lorries delivering to the site, causing the problems such as parking on the bus stop, parking on yellow lines at junction of Norwich Road, blocking drives and pavement, lorries passing on wrong side of the keep left bollards. This is causing problems for traffic which comes to a halt when deliveries are made. If new plans do not include adequate on-site and off-road delivery waiting and parking areas then problems are only going to get worse as yard develops, including threat to school children who cross Joel Street here,
- (xxiv) Proposal not suitable for this residential area and company should move to industrial area to expand their business.
- (xxv) Proposed building will be almost twice the height of the existing building. The plans describe it as single storey but there is space above the offices. Some changes have been made to make building a little less of an eyesore but these do not camouflage its overall size in the Green Belt.
- (xxvi) There is not space for larger vehicles to turn around now. Increase in size of building will reduce the possibility of small lorries and vans being able to turn.
- (xxvii) Activity at the builders yard has been increasing with additional noise. Lorries blow horns on arriving, causing disturbance.
- (xxviii) Application suggests that lack of parking will be solved by moving stock. Is there any guarantee that stock will be moved? Realistically, additional customers will have to park on surrounding roads and this is a dangerous bend in Joel Street. Increase in activity will only increase accidents and the road has been closed by the police at least twice in recent years,
- (xxix) Some stock exceeds height of racking. Even if racking reduced I height, stacked pallets and

lengths of timber would still protrude above other piles of stock,
(xxx) Lighting has been erected without planning permission. New lighting not detailed on the plans,
(xxxi) There are serious health and safety issues with the operation of this site.
(xxxii) Proposal will ruin green view from house
(xxxiii) Impact upon wildlife

Northwood Hills Residents' Association: No response received.

Ickenham Residents' Association: No response received.

Burial Society Federation of Synagogues: No response received.

Ruislip and Northwood Co-operative Small Holding & Allotment Society Ltd: No response received.

Internal Consultees

TREES AND LANDSCAPE OFFICER:

Original Comments:

THE SITE

There are no trees or other significant landscape features within the site and no Tree Preservation Orders or Conservation Area designations which might constrain development. However, the site lies within the area of designated Green Belt to the east of Joel Street.

THE PROPOSAL

The proposal follows previous planning refusals for the development of a new sales and storage building. The current proposal is to demolish the existing buildings within the builders yard and erect a new single-storey building for use as an office sales desk, showroom and storage facility, with external racking and associated parking. The Design & Access Statement confirms that there is no proposal for landscape enhancement 'due to the nature of the business,' except for the extension of the existing fencing down the west side of the site to replace some of the existing buildings which have provided boundary security at this location.

Drawing No. 01 Rev C provides sections and levels which indicate that the building will be sited in the north-east corner of the site at a low point in the site (spot height approximately 61.76) with a finished floor level of 62.21 metres. The site slopes down from the entrance at Joel Street (approximately 63.4 metres). The sloping roof is specified as an extensive green (Sedum) roof which will help the building to sit more comfortably within the landscape, albeit the roof line is punctuated by shallow dormer windows. This detail is inconsistent with drawing 04 Rev C, and the DAS (cl.1.5) which specifies the use of a Cedar shingle roof.

Drawing No. 04 Rev C shows thin strips of grass which, at < 500mm in width (on the southern boundary), will be difficult to establish and maintain.

The site is currently dependent on the existing off-site woodland to the north, which effectively screens the site from the north. To the south, east and (part of) the west boundary, there are off-site hedges < 3.0 metres in height which provide low level screening. However, these hedges are not within the ownership/control of the applicant and do not screen views into the site from the surrounding higher land.

KEY LANDSCAPE ISSUES

No visual, or landscape impact analysis has been submitted and no landscape enhancement is

proposed to mitigate the visual impact of the proposal, contrary to saved policy BE38. I note that regardless of the impact of the proposed building, the external storage and existing high storage racks within the yard (south-west corner) already create a cluttered and detrimental visual impact on the Green Belt setting.

RECOMMENDATION

I object to this proposal which fails to enhance the landscape quality of the site in accordance with saved policy BE38.

Revised Comments:

AMENDED PROPOSALS

Further to the receipt of the revised D&AS Rev D (dated 9 June 2010) and drawing Nos. 1728/PL/01 Rev G and 04 Rev G, the submission now incorporates the 8 No. semi-mature trees along the south and east boundaries, together with the hedging along the Joel Street frontage.

RECOMMENDATION: No objection subject to conditions TL5, TL6 and TL7.

HIGHWAY OFFICER:

Joel Street is a Classified Road (B472) and is designated as a Local Distributor Road in the Council's Unitary Development Plan. The site is located opposite the junction of Joel Street and Norwich Road, both of which are on bus routes, and in addition, the site is also on a school route. Lorry movements in/out of the site have been observed to be dangerous due to awkward manoeuvring on this busy road and at/close to the junction. However, given the proposals are not considered to result in a significant increase (if any) in lorry movements in/out of the site, the proposals are not considered to merit refusal on this ground.

The existing gates, railings and hedges at the front of the site are proposed to be retained. Suitable conditions should be attached for the gates not to open on to the highway and shall remain open all times during the site is opening hours. Pedestrian visibility splays of 2.4mx2.4m should be provided on both sides of the access.

The existing site has no dedicated/marked parking area. Random parking takes place on site due to the random storage areas on site. The proposed reorganisation of the site would provide improved parking and vehicle manoeuvrability on site. The proposed plans show 4 customer car parking spaces (including a disabled car parking bay) and 4 staff car parking spaces. In addition there will be space for some staff tandem parking. A suitable condition should be attached requiring the parking to be completed, available for car parking all times and maintained thereafter.

Subject to no showroom being proposed and the above issues being covered through suitable planning conditions there are no objections on the highways aspect of the development.

ENVIRONMENTAL PROTECTION UNIT:

No objections are raised to this proposal, but recommend conditions to control hours of use, delivery times and any air conditioning units to be installed.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is a non-conforming use in the Green Belt and thus for a building to be acceptable on the site the applicant needs to demonstrate that there are very special circumstances. This issue is considered in Section 7.05.

7.02 Density of the proposed development

Not applicable to this development.

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

Not applicable to this development.

7.04 Airport safeguarding

Not applicable to this development.

7.05 Impact on the green belt

Planning Policy Guidance Note 2: Green Belts (PPG2) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for a limited range of uses including agriculture, forestry, recreation, cemeteries, limited alteration/re-building of existing dwellings, and limited infilling of villages and major developed sites as identified in adopted plans.

PPG2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. Policy OL4 of the saved UDP relates to replacement buildings and advises that proposals should not result in the disproportionate change in the bulk and character of the building, the proposal would not significantly increase the built up appearance of the site and the visual amenities of the Green Belt would not be injured by reason of siting, materials, design, traffic or activities generated.

Although the existing use does not form part of those acceptable uses within the Green Belt, the application site is an established builder's merchant yard with associated buildings and open storage within the Green Belt. The applicant has advised that the proposed building is to replace "a collection of older structures on the site which have reached the end of their useful life and are generally unsightly." The applicant goes on to advise that the existing original buildings on site have a floor area of 163m², which includes a number of covered storage areas. This figure does not include all of the covered storage areas on site, but as the proposed building would have a footprint of 236m², the net increase in the footprint would be less than 50%, which is generally taken to be the rule of thumb floor area figure taken to be indicative of disproportionate development.

The builder's merchant is generally well screened from the north by woodland, but the yard with open and covered storage is out of character with the rural appearance of the open fields when viewed from the west and south of Joel Street and other vantage points. This site appears to have originated from a small group/yard area of agricultural buildings and has slowly evolved, making a definitive assessment of the original floor space difficult. However, a 1981 aerial photograph of the site suggests that the sales building, together with a side extension and outbuildings at the rear of this building, and the storage buildings at the rear of the site were present at this time, which would equate to a maximum building floor area of 118m². Also as part of this proposal, an authorised telecommunications mast would be removed, together with its built-up compound which has a floor area of 19m. Including the removal of the mast, the proposal represents an overall 72% increase in the building footprint as compared to the situation on site in 1981. However, the concept of materiality is not to be determined merely by a mechanical calculation and it is necessary to consider the development scheme as a whole, in terms of its impact upon the Green Belt.

The proposed building would have a similar siting as the existing buildings, in the north eastern corner of the site and would not generally extend beyond the footprint of these buildings, the additional floor area mainly being attributable to the building upon the yard areas between the existing buildings. Although the proposal is single storey with a hipped roof, the overall eaves and ridge heights of the building would be taller than the height of the existing main sales/staff building on site and the bulk of the building would be increased. However, it is considered that the proposed green sedum roof would significantly reduce the visual impact of the building and assist with its assimilation with the surrounding open farmland and adjoining woodland. As the proposed building is sited away from the road and at a low point within the plot, the roof would appear at eye level from the road, enhancing the impact of the green roof. Furthermore, the use of timber boarding above a height of 1 metre on the walls, with brickwork below would also assist, giving the building a rural character and appearance.

As mentioned above, this scheme involves the removal of the 15m high telecommunications mast, which does have an impact upon the Green Belt and its removal weighs in favour of the proposal. Furthermore, as part of this scheme, a total of 8 semi-mature trees will be planted on the southern and eastern boundaries of the site which will supplement the existing 2.5m - 3.0m high hedging in the adjoining field and in the longer term, will provide structural screening for the site and the open yard area.

In terms of the use of the site, the proposed building would mainly replace existing facilities on site, with the rear part of the building providing internal storage, to replace some of the existing external storage. The open storage of bricks, tiles and pavements on the northern site boundary at the front of site would remain, as would the storage of sand, gravel, cement and loose material on the southern part of the rear boundary. However, with the exception of an 18m long length towards the lower rear part of the site, much of the material storage along the 52m long southern, more exposed boundary would be removed. The existing racking set back 5.6m from this boundary would be retained, although it would be repainted silver/grey and storage height would be reduced to 3m. Conditions are recommended to ensure that no external storage takes place outside of the areas shown on Drw. No. 1728/PL/04 Rev. G and external storage does not exceed 3m in height. The front of the building would provide improved office and staff facilities, with a small public counter being provided, with no showroom/traditional retail floor area for customers. As such, the proposal would not increase the range of services to the public.

The proposal would result in a building with a larger floor area than the existing, somewhat dilapidated buildings on site, with an increased height and bulk. However, the siting and design of the building, incorporating a green roof, would reduce the visual impact of the building, and together with the overall improvements to the site, including reduced open storage, removal of a 15m high telecommunications mast and provision of semi-mature structural tree planting, it is considered that on balance, the scheme represents an overall improvement in terms of the existing impact of the site upon the openness of the Green Belt and the applicant has been able to demonstrate very special circumstances to justify the proposal, in accordance with PPG2 and Policy OL4 of the adopted Unitary Development Plan Saved Policies (September 2007).

7.06 Environmental Impact

Not applicable to this development.

7.07 Impact on the character & appearance of the area

See Section 7.5 above.

7.08 Impact on neighbours

There are residential properties on the west side of Joel Street that face the application property. However, given the nature of the development and the distance to the nearest residential property, which would be over 50m away from the nearest part of the proposed building, the residential amenities of the surrounding properties, in terms of loss of light, overshadowing or loss of privacy, would not be adversely affected by the proposal in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The servicing and access arrangements at the site are clearly not ideal, but this is an existing situation. The proposed building would not provide any additional facilities on site, with much of the floor space being used to provide internal storage to replace existing external storage. As a consequence of the reorganisation of the overall site, servicing arrangements will be rationalised and off-street parking will be formalised with the provision of 8 marked parking bays, 4 for staff and 4 for customers, to include a disabled space.

The Council's Highway Engineer advises that providing there is no significant increase in the storage floor space and no showroom is proposed, which would otherwise result in increased vehicular and pedestrian activity, there are no objections on the highways aspect of the development. The proposal should improve parking and vehicle manoeuvrability on site.

The proposal is therefore considered to comply with Policies AM2 and AM14 of the Hillingdon UDP Saved Policies (September 2007).

7.11 Urban design, access and security

7.12 Disabled access

The plans show a ramped access to the customer counter and a disabled person parking space close to the ramp. A condition has been attached to ensure that these facilities are provided.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, Landscaping and Ecology

There are no trees or other significant landscape features within the site. Furthermore, the Council's Tree Officer does not raise any concerns regarding the impact of the proposed works on surrounding trees. Revised plans have now been submitted which include a 2m high hawthorn hedge along the front boundary of the site and a total of 8 semi-mature trees along the southern and eastern site boundaries. It is considered that these trees would supplement the existing hedging within the adjoining field along these boundaries, and in the longer term, will provide the structural planting that will greatly enhance the screening of the site within the Green Belt from the more exposed eastern and southern boundaries and reduce the visual impact of the use from adjoining residential properties. The Council's Tree Officer raises no objection to the scheme in terms of policy BE38 of the Saved UDP.

7.15 Sustainable waste management

A condition requires appropriate provision to be made within the site for the secure and screened storage of waste and recycling.

7.16 Renewable energy / Sustainability

This scheme would need to satisfy the minimum energy performance requirements of Part L of the Building Regulations.

7.17 Flooding or Drainage Issues

Almost the entire site is currently hardsurfaced. The Design and Access Statement advises that it is proposed to lift 70% of the existing concrete surfacing and replace the ground cover with a more permeable finish of interlocking block-work and permeable tarmac. The green roof will also help to regulate surface water runoff from the site. A condition is recommended to ensure that a sustainable drainage system is submitted and approved, in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

7.18 Noise or Air Quality Issues

Not applicable to this development.

7.19 Comments on Public Consultations

As regards the comments on the original plans, the plans are to scale and do allow an assessment of the proposal to be made (point iii). In terms of point (ix), this viewpoint is noted, but all applications have to be treated on their individual merits. In terms of point (xiv), health and safety is not a planning consideration and the proposal should help to formalise activities on site. As regards point (xvii), permitted development rights to extend the building have been removed so that any extension would need permission and would be assessed at such a time. As regards point (xix), this is an existing builders yard which is almost completely hardsurfaced. There would be no loss of ecological habitat. As regards point (xxi), neighbours have been re-consulted on the amended plans. Point (xxi) regarding signs that have been erected, this is being investigated. All the other points have been dealt with in the main report.

As regards the comments on the revised plans, points (xxii) and (xxiii) are noted. Points (xxiii) and (xxv) (xxvi) (xxviii) (xxx) (xxxi) (xxxii) have been dealt with in the main report. As regards Point (xxvii), EPU raise no objections to the proposal, subject to various conditions controlling hours of use and the behaviour of lorry drivers is not something that can be controlled under planning legislation.

7.20 Planning Obligations

Given the nature of the proposal, a specific requirement for a S106 contribution does not arise, in accordance with Policy R17 of the saved UDP.

7.21 Expediency of enforcement action

Not applicable to this development.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The

specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this development.

10. CONCLUSION

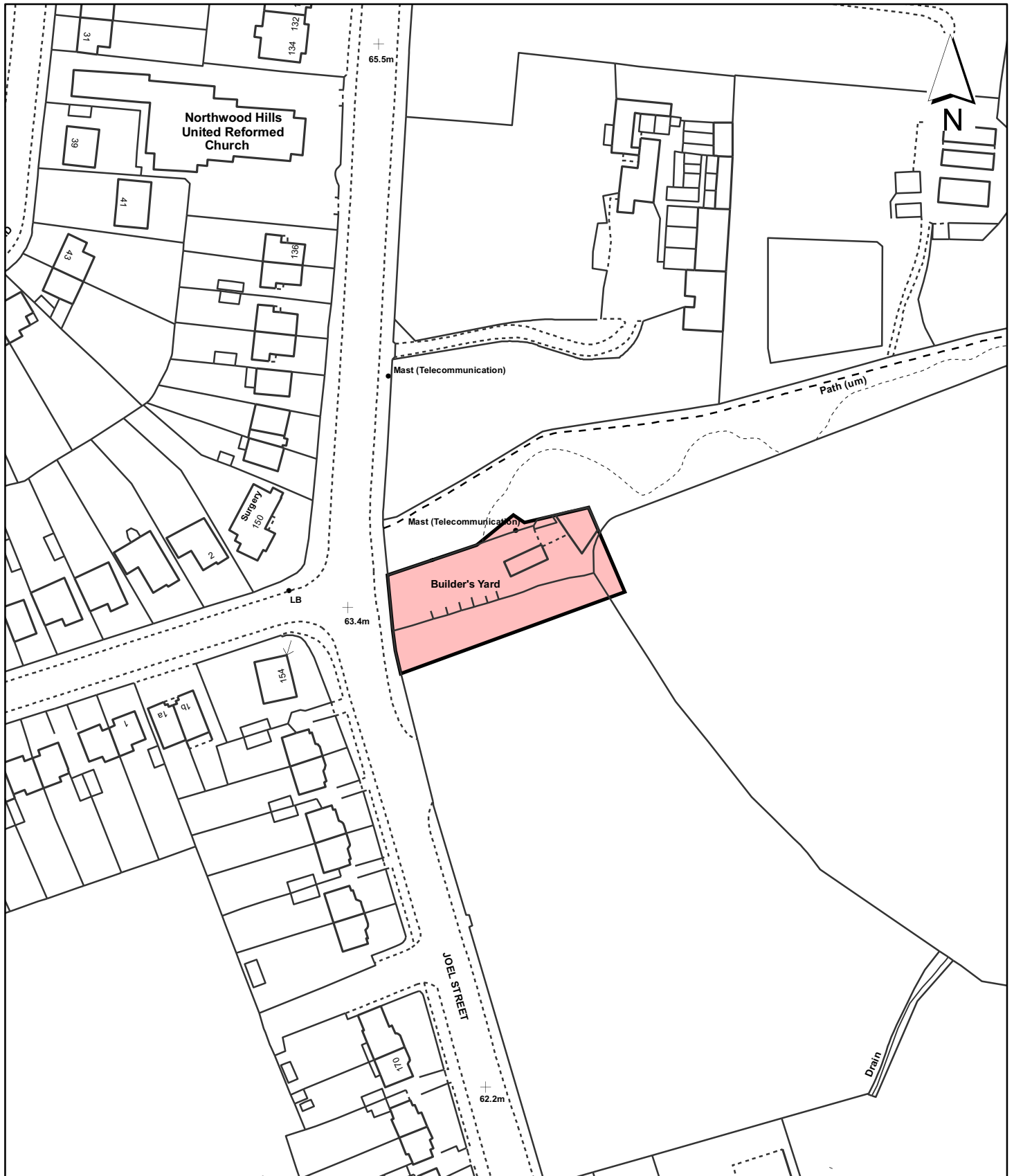
It is considered that the scheme would assist with the tidying of the site. The present somewhat dilapidated buildings and covered storage sheds/areas would be replaced with a purpose built building that would have brick and timber boarded walls and a sedum green roof to assist with its assimilation within this rural setting within the Green Belt. The rear of the building would allow materials to be stored internally and the height of open storage on site would be restricted to the specified areas and to no more than 3m in height. Furthermore, the open storage of materials would be reduced by the new building, existing open storage would be reduced in height and the proposal also results in the removal of an unsightly telecommunications mast. Overall, therefore the proposal is not considered to be detrimental to the open character of the Green Belt and visual amenities of the street scene and the application is therefore recommended for approval.

11. Reference Documents


PPG2: Green Belts
London Plan (February 2008)
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).
HDAS: Accessible Hillingdon
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Builders Yard
Joel Street
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
16194/APP/2009/2214

Scale
1:1,250

Planning Committee
North Page 120

Date
July 2010



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement

Address 24 CROFT GARDENS RUISLIP

Development: Single storey side extension, first floor side extension and single storey rear extension.

LBH Ref Nos: 45820/APP/2010/1061

Drawing Nos: Location Plan at Scale 1:1250
2812/01 Rev. A
2812/02 Rev. A

Date Plans Received: 11/05/2010 **Date(s) of Amendment(s):** 08/06/2010

Date Application Valid: 11/05/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a corner plot situated at a 90 degree bend in Croft Gardens and comprises a two storey detached house. To the north lies 22 Croft Gardens and to the west lies 26 Croft Gardens, both detached houses. The street scene is residential in character and appearance comprising two storey detached and semi-detached houses and the application site lies within Midcroft Ruislip Area of Special Local Character and the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The application involves the erection of a single-storey rear extension (the rear window of which has been re-aligned), a first floor-side extension above an existing single storey element at the property on the north-western elevation. The application has been amended so that the proposed side extension on the south-eastern elevation has been reduced from two-storey to single-storey. This extension has also been set back by 1m. All of the extensions will have pitched roofs.

1.3 Relevant Planning History Comment on Planning History

None

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

Site Notice Expiry Date:- Not applicable

2.2

3. **Comments on Public Consultations**

EXTERNAL:

14 local residents and the Ruislip Residents association consulted, one letter received objecting on the following grounds:

- i) A development of this scale and magnitude would negate the designation of Croft Gardens as an Area of Special Local Character;
- ii) No.24 is situated in the most prominent position in Croft Gardens;
- iii) There is already a single storey side extension and the property can already house quite a large family;
- iv) The amenity space would be reduced and there are minimum requirements for this. The back garden is relatively small;
- v) The additions would destroy the visual character of the road;
- vi) Increase in parking need;
- vii) Potential increase in air and noise pollution.

Ward Councillor - The application is an overdevelopment and out of character in the existing street scene and if it is recommended for approval then it is requested that it is reported to committee.

Officer Comment: The scheme was revised following consultation responses.

INTERNAL:

Trees/Landscape Officer

This site is not covered by a TPO nor inside a Conservation Area and is bordered on its southern and western boundaries by a line of young Lawson cypresses. The trees are moderately visible and will screen the proposed extension. The application states that no trees are to be removed as part of the scheme and the Lawson cypresses warrant protection and retention during development. Protection could be achieved by laying plywood boards across the root protection zones of the trees or temporary fencing could be erected in the rear garden approximately 2-3 away from the trees (or just beyond the canopy line). The plans should therefore be amended to show the trees as retained and show the position/type of protection to be used.

Subject to the revision of the plans and conditions TL2 and TL3 (amended to remove first part which requests detailed drawings of protective fencing) this scheme is considered acceptable in terms of Saved Policy BE38 of the UDP.

Conservation Officer

Background: This is an attractive 1930s detached property within the Midcroft Area of Special Local Character, located at a prominent corner location. The area is characterised by similar detached or semi-detached properties in brick or render with projecting two storey bay

windows and gables. Most of the properties have attached single storey garages.

Comments: The scheme proposes a two storey side extension along with a first floor extension over the existing garage and a single storey rear extension. The proposed side extension to the existing lounge and kitchen would be highly visible from the street scene, and whilst set back from the front line of the house at first floor level, it is suggested that the ground floor should also be set back by 1m. The proposed roof height would be lower than the existing property and is acceptable. Whilst the extension would be acceptable in principle on its own, it should be assessed in relation to the other proposed side extension. To the other side elevation, the scheme proposes to demolish the existing single storey garage and replace it with a two storey extension, set back only at the first floor. This would close the gap between the dwelling and the adjacent property and would be considered detrimental to the character and appearance of the conservation area. Taken together, the proposed side extensions would lead to a very wide frontage, not in keeping with

the character and appearance of the area. This would not be subordinate to the original foot print of the house and is therefore unacceptable. The rear extension generally accords with the design guidance, and is acceptable. The proposed window to the extension should be aligned with the window directly above.

Recommendation: Given the location of the site, there is scope to extension the property to one side only. This extension should be setback from the main house for its full height.

Conclusion: Scheme should be revised with only one two storey side extension. No objections to rear extension.

Case Officer Comments: The plans have been amended in line with the recommendations of both the Tree and Conservation officers.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions - section 3.0, 4.0 and 5.0.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The main issues for consideration with this application are the design of the proposed development (including the impact on the Area of Special Local Character) and impact on residential amenity.

Design

Policy BE13 of the UDP Saved Policies September 2007 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE15 goes on to note that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE5 states that within Areas of Special Local Character new development should harmonise with existing design features.

The Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions offers guidance that must be accorded with if extensions are to be considered satisfactory.

Sections 3, 4 and 5 of the SPD set out the criteria against which to assess single-storey side, single-storey rear and first-floor side extensions and includes guidance on appropriate scale and design.

The proposed rear extension has a pitched roof of 3.4m in height and has a depth of less than 1.5m, which is acceptable under the SPD. The proposed ground floor side extension is subservient to the dwelling in terms of width, has been set back by 1m from the main frontage of the property, to be more sympathetic to the existing dwelling and has a pitched roof measuring 3.4m in height. It is also set in a minimum of 1m, increasing to 1.5m from the side boundary with the road, thereby retaining the open character of the side area. The first-floor side extension on the south-eastern elevation was removed to ensure that the footprint of the proposal was subservient to the main dwelling and to ensure that the proposal would not dominate the Area of Special Local Character. The proposed first-floor side extension on the north-western elevation would be constructed over an existing single-storey side element. The first floor side extension would be set in from the boundary by at least 1m and has a hipped roof that is sympathetic to the roof on the existing dwelling. Furthermore, the width of the first-floor side extension is subservient to the size of the original dwelling.

As such, the proposal is considered acceptable with regard to policies BE5, BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and all the criteria within the SPD.

Amenity

With regards to impact on amenity, Policy BE21 of the UDP Saved Policies September 2007 is relevant and must be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Sections 3, 4 and 5 of the SPD offer further criteria against which single-storey side, single-storey rear and first-floor side extensions can be assessed against to consider the impact on neighbouring properties.

The plans illustrate that the eaves and guttering would not encroach upon neighbouring properties and the proposal would retain a rear garden space of over 150sq.m, which would comply with the Council's standards as set out in the Supplementary Planning Document (SPD) HDAS: Residential Extensions.

The proposal has no side windows that will overlook the neighbouring properties and the first-floor side extension would not harm the residential amenity enjoyed by the residents of no.22 as there is a garage at this property along the boundary with no.24, resulting in a separation distance of 4.5m between the extension and No.22. Furthermore, No.22 is set further back than No.24. Thus, the extension would not encroach within a 45 degree line of sight of any habitable room window within the adjoining property at No.22. The proposal would be primarily hidden from the property to the rear of the site, no.26, by existing mature vegetation and although the separation distance to this property is 10m, the windows in the proposed extension would be looking at the side wall of No.26 and its front garden area. Thus there would be no undue impact on the amenity of No.26 from overlooking, overshadowing or loss of light or outlook.

The extension would be constructed using materials to match those on the existing building and the proposal accords with the criteria for single-storey side, single-storey rear and first floor side extensions and is therefore not considered to unreasonably impact on the amenity currently enjoyed by neighbouring properties.

It is considered, that all the proposed habitable rooms and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

There is sufficient hard standing space at the front of the site for 2 cars, in compliance with Policy AM14 of the UDP Saved Policies September 2007.

The site is not covered by a TPO and the Council's tree officer has no objections to the proposal subject to conditions. The proposal would thus comply with Policy BE38 of the UDP Saved Policies September 2007.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

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 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies

with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 22 Croft Gardens.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-M2 External surfaces to match existing building

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.

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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place 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 3998 (1989) 'Recommendations for Tree Work' 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 BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, 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. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

Standard Informatives

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

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions - section 3.0, 4.0 and 5.0.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

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

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

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

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

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

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

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

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

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

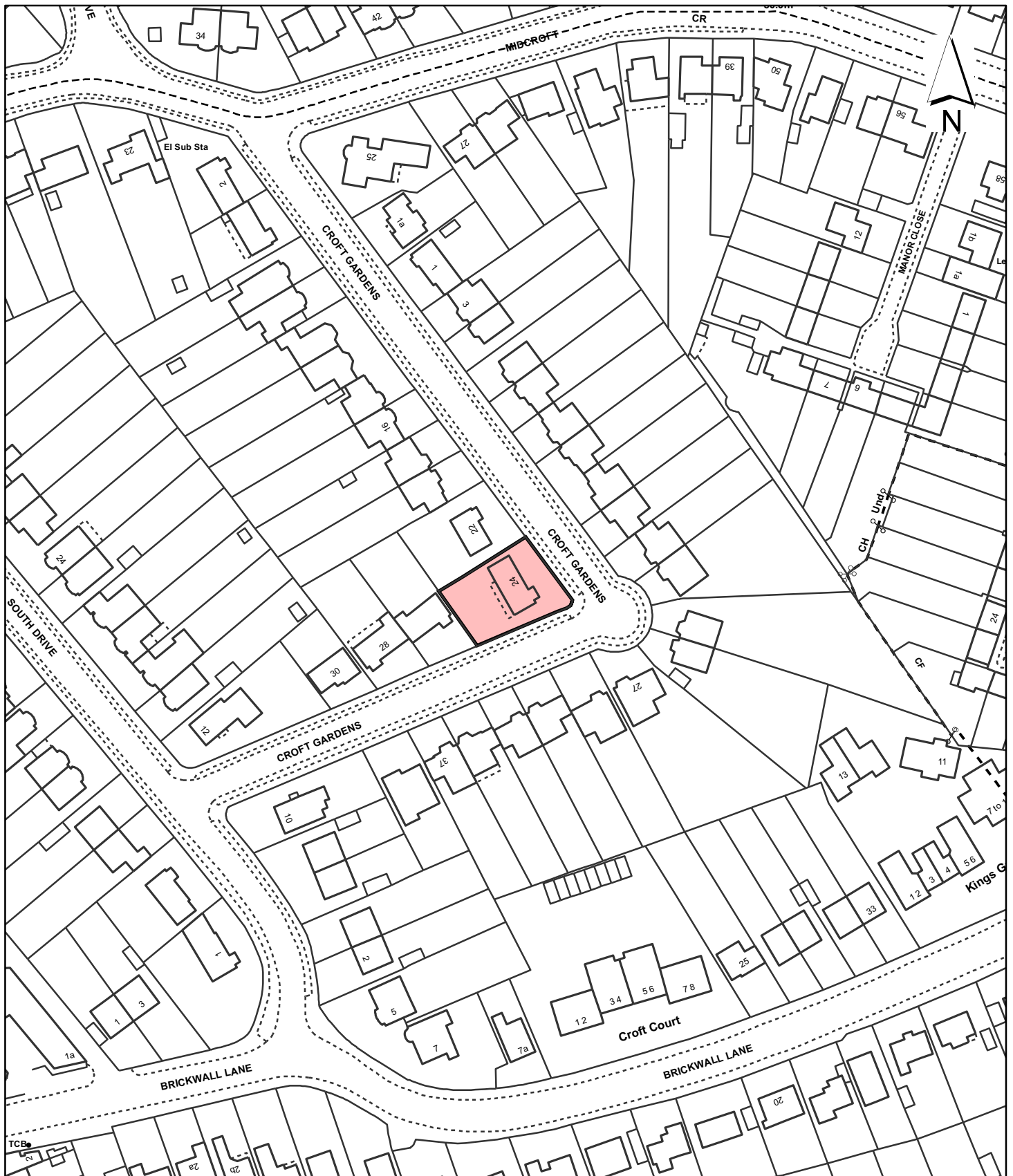
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the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

hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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

Contact Officer: James Stone

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**24 Croft Gardens
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:

45820/APP/2010/1061

Scale

1:1,250

Planning Committee

North Page 131

Date

July 2010



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement

Address 1 THE GREENWAY ICKENHAM

Development: Part single storey, part two storey rear extension and first floor side extension with ground floor drive through.

LBH Ref Nos: **66229/APP/2010/460**

Drawing Nos: RP:01
RP:04/4A
RP:02 Received 18th May 2010
Title Register and Title Plan for 1 The Greenway Received 25th May 2010 and 3rd June 2010
RP:03/4A Received 18th May 2010

Date Plans Received:	01/03/2010	Date(s) of Amendment(s):	01/03/2010
Date Application Valid:	03/06/2010		18/05/2010
			26/05/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site consists of a two-storey semi-detached dwelling that lies to the south-west of The Greenway. To the south east of the site are properties located along High Road. The site lies within a residential area. There are three garages at the rear of the property, of which the applicant owns the middle garage. The applicant also owns the land providing access to these garages but is legally required to provide other owners of the garages right of way.

1.2 Proposed Scheme

The application seeks planning permission for the erection of:

- i) A two-storey side extension, with a drive-thru at ground floor level, measuring 7.4m deep x 3.2m wide, set back 1.7m from the front of the property and with a hipped, pitched roof matching the original, set down approximately 500mm from the main ridge;
- ii) A single-storey rear extension measuring 3.6m deep x 7m wide, with a mono-pitch roof at a maximum height of 3.3m;
- iii) A part two-storey rear extension 1.5m deep x 4.1m wide with a hipped pitched roof set some 1.9m below the ridge of the main dwelling.

1.3 Relevant Planning History

66229/APP/2009/1687 1 The Greenway Ickenham

Two storey side extension with drive-thru and part two storey, part single storey rear extension

Decision Date: 16-11-2009 **Refused** **Appeal:**

Comment on Planning History

Planning permission was refused under ref: 66229/APP/2009/1687 for a two-storey side extension with drive-thru and a part-single storey, part-two storey rear extension for the following reasons:

1. The proposed two storey rear extension, by reason of its siting, size and overall design incorporating a flat roof, would represent an incongruous addition to the original house, detrimental to its appearance and architectural composition. The extension would detract from the visual amenities of the street scene and surrounding area. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed single storey extension, by reason of its size, scale, bulk and height in relation to the host dwelling, would result in an incongruous addition which would be detrimental to the character and appearance of the existing building and the amenity of neighbouring residents at 1A the Greenway. The proposal would therefore be contrary to policies BE13, BE15 BE19 and BE21 of the Hillingdon Unitary Development Plan (Saved Polices, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The side extension was greater in length and the first floor rear extension was much greater in size with regard to the 2009 application, when compared to the current application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

16 adjoining residents and the Ickenham Residents Association x 2 consulted. 5 letters received, including two from the Ickenham Residents Association, objecting to the proposal on the following grounds:

- i) The proposal will interfere with the access to the garages;
- ii) The proposal does not conform with the requirement of HDAS: Residential Extensions that a two storey extension must be set in 1m from the side boundary;
- iii) Nos. 67-79 High Road probably constitute the largest group of pre-WW1 houses in Ickenham and the proposed extension will destroy the open aspect in which they were built;
- iv) Will result in an open suburban aspect being converted to an intensively developed urban environment;
- v) Loss of light to adjoining gardens;

- vi) Will cause damage to hedge and trees on boundary with No.77 High Road;
- vii) The proposal is an overdevelopment and out of scale with its surroundings;
- viii) The passageway is not large enough for vans and larger vehicles;
- ix) Gap from boundary not enough to prevent encroachment;
- x) Boundary window serves no purpose/could not be cleaned;
- xi) Legal issues will arise if this is allowed.

Ward Councillor - Has requested that the application is determined by the planning committee if recommended for approval.

INTERNAL:

Highway Engineer:

It is unclear to which properties the existing garages belong to. The access way leading to the garages has overgrown vegetation. The application site and other properties in close proximity to the site have off-street car parking. The proposed drive-thru would be adequate for a car to pass. As long as the applicant has followed the right procedures, the matter of ownership and/or right of access would not be a planning matter but would instead be a legal matter for the parties involved.

Trees and Landscape Officer:

This site is not covered by a Tree Preservation Order nor inside a Conservation Area, however there are several trees on site that are features of merit and relevant to Saved Policy BE38 of the UDP. In the front garden of 1 The Greenway, there is a mature Box Elder and Hawthorn. The trees are prominent features in the landscape and, because construction-related activity and storage of machinery/materials is likely to cause soil compaction, warrant protection and retention during development. In this case protective fencing should be erected around the front lawn. In the rear garden of 1 The Greenway there is a Silver Birch, a Eucalyptus and a group of trees consisting of Cherry, Ash and Mountain Ash. The closest tree, the Silver Birch, is within 9m of the house, however it is a low value tree and not a constraint to development. All other trees are far enough away from the proposed extension to not be a constraint. In the rear garden of 77 High Road Ickenham (to the south-east of 1 The Greenway) there are several mature shrubs and a young blue atlas cedar (8 m from the house - 1 The Greenway). These trees are not a constraint to development. The plans should be amended to show all trees on site and should show the Box Elder and Hawthorn in the front garden as retained. The plans should also show the position of protective fencing, in the front garden, as described above.

Subject to these amendments and conditions TL1, TL2 and TL3, this scheme is considered acceptable in terms on Saved Policy BE38 of the UDP.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS	Residential Extensions - sections 3.0, 5.0 and 6.0.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The main issues for consideration with this application are the design of the proposed development and impact on residential amenity.

Design

The proposed two storey side extension would not retain a minimum gap of 1.0m to the side boundary as required by policy BE22 of the UDP saved policies September 2007. However, paragraph 5.3 of the Council's Supplementary Planning Document HDAS: Residential Extensions states that a relaxation of the 1m set in may be considered where the openness of the corner plot would be maintained. Whilst not strictly a corner plot, No.1 The Greenway adjoins the rear gardens of properties in the High Road and, as such, the lack of a set in from the boundary would not compromise the existing visual opening between the application property and the adjoining properties. The extension would not, therefore, appear unduly cramped in the street scene and a departure from policy BE22 of the UDP saved policies September 2007 would be acceptable in this instance.

The two storey side extension would be set back from the front wall and below the roof ridge of the existing house, in compliance with paragraph 5.6 of the HDAS: Residential Extensions. The two storey side extension would not be more than 2/3rds of the width of the application property, in compliance with paragraph 5.10 of the HDAS: Residential Extensions. The extension would be finished with a hipped roof, subordinate to the main roof, in compliance with paragraph 5.9 of the HDAS: Residential Extensions. The two storey side extension, by reason of its proportions, scale and form is considered to harmonise with the character and appearance of the original house and would not detract from the character and appearance of the street scene and/or the visual amenities of the surrounding area. This design element of the application proposal would be in compliance with the objectives of section 5.0 of the HDAS: Residential Extension and policies BE13, BE15 and BE19 of the UDP saved policies September 2007.

The depth dimension of the ground floor rear extension would be consistent with that as set out in paragraph 3.3 of the HDAS: Residential Extensions and the finished height of the roof would also be consistent with that as set out in paragraph 3.7 of the above HDAS.

Therefore, the extension would not appear disproportionate to the scale and form of the original house and would not appear over-dominant within its rear elevation. The ground floor rear extension, by reason of its scale, form and design would harmonise satisfactorily with the character and appearance of the original house and would not detract from the visual amenities of the surrounding area. This design element of the application proposal would be in compliance with section 3.0 of the HDAS: Residential Extension and policies BE13, BE15 and BE19 of the UDP saved policies September 2007.

The depth dimension of the part two storey rear extension would be consistent with those as set out in paragraph 6.4 of the HDAS: Residential Extensions. The extension would set well below the roof ridge of the main house, in compliance with paragraph 6.6 of the HDAS: Residential Extensions. The extension, in terms of its size would not appear disproportionate to the scale and form of the existing house and would harmonise with its character and appearance satisfactorily. The two storey part rear extension is not considered to detract from the visual amenities of the surrounding area. This design element of the application proposal would be in compliance with the objectives of section 6.0 of the HDAS: Residential Extension and policies BE13, BE15 and BE19 of the UDP saved policies September 2007.

Amenity

No.1a The Greenway would not be affected by the two storey side extension as it lies on the other side. The Council's Supplementary Planning Document HDAS: Residential Layouts states that where a two or more storey building abuts a property or its boundary, adequate distance should be maintained to avoid possible over-domination, and 15m is normally the required distance. In this case the proposed two storey side extension would be approximately 14 metres from the rear elevation of No.77 High Road, which would not comply with the Council's normal standards, however, there is considerable vegetation within the adjoining properties and on the boundary with the application property and the application property is sited on a slightly lower level, thus reducing the impact. Taking these factors into account, the distance of 14m is considered to be sufficient in this case.

The ground floor rear extension would project marginally (500mm) beyond the depth of the rear extension at 1a The Greenway and it is not considered that it would harm the residential amenities of this property from increased over-shadowing, visual intrusion and/or over-dominance. The first floor rear extension would maintain a separation gap of some 2.9m to the side boundary with 1a The Greenway and some 17.3m from the rear elevation of 77 High Road, and would be clear of the 45 degree line of sight taken from the centre of the nearest first floor rear habitable room window on No.1a. The separation gaps are also considered to be adequate in order to prevent the first floor rear extension from harming the residential amenities of these properties from increased over-shadowing, visual intrusion and/or over-dominance. The first floor side window, facing 77 High Road, is a secondary window and has been conditioned to be fitted with obscure glass. The ground and first floor front windows on the two storey side extension would overlook the road and the residential properties to the rear of the site are well in excess of the required distance of 21m and would thus not result in overlooking from the first floor rear bedroom windows on the extension. The windows and doors on the extensions would provide an adequate outlook and natural light to the rooms they would serve.

As such, the application proposal would not represent an unneighbourly form of development and would be in compliance with policies BE20, BE21, and BE24 of the UDP

saved policies September 2007 and sections 3.0, 4.0, 5.0 and 6.0 of the HDAS: Residential Extensions as well as Policy 4A.3 of the London Plan (2008).

Over 100sqm of private amenity space would be retained, in accordance with paragraphs 3.13, 5.13 and 6.18 of the HDAS: Residential Extensions and policy BE23 of the UDP saved policies September 2007.

With regard to parking, the applicant has confirmed that they own the right of way leading to the garages at the rear of their garden and documentation has been provided to support this. The applicant also owns the middle garage, and is required to provide access to the other owners of the garages, thus the reason for the design of the two storey side extension, with a drive-thru at ground floor level. The council's highways officer considers the access in the side extension to be of a sufficient width (it should be noted that the passageway is larger in size than the garage doors to the garages at the rear of No.1 The Greenway) to allow passage to the garages and does not object to the proposal on either highway safety or parking grounds.

The site is not covered by a Tree Preservation Order and is not located within a Conservation Area, but there are several trees on site that are features of merit and require protection during construction. A number of conditions are recommended to ensure that the trees are identified and protected prior to and during development.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

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 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

The first-floor window facing 77 and 79 High Road, Ickenham, shall be glazed with permanently obscured glass and 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 BE24 of the

Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 77/79 High Road and 1a The Greenway.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 HH-M2 External surfaces to match existing building

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.

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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) A clear indication of trees, hedges and shrubs to be retained and removed.
- (ii) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place 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 3998 (1989) 'Recommendations for Tree Work' 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 BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, 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. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

Standard Informatives

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

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS	Residential Extensions - sections 3.0, 5.0 and 6.0.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

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

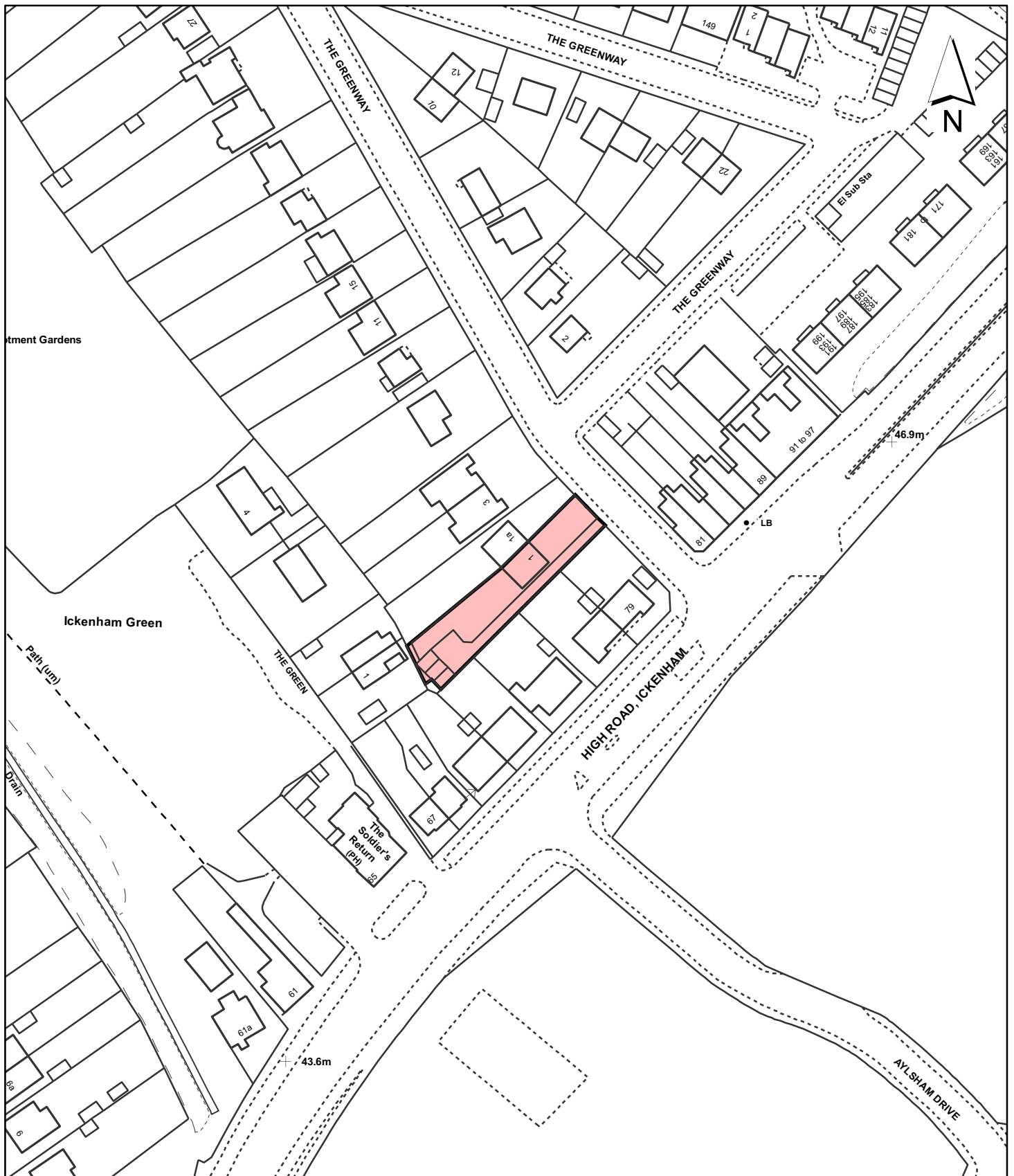
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.
 - D) No bonfires that create dark smoke or nuisance to local residents.



You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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

Contact Officer: James Stone

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p align="center">1 The Greenway Ickenham</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Planning & Community Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">66229/APP/2010/460</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North Page 144</p>	<p>Date</p> <p align="center">July 2010</p>	

NORTH PLANNING
COMMITTEE

REPORT OF THE DIRECTOR OF PLANNING AND
COMMUNITY SERVICES

15th July 2010

CONTACT OFFICER: Nikki Wyatt
EXTENSION: 6227

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

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2010, where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Circular 05/05 and the accompanying best practice guidance requires local planning authorities to consider how they can inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution.
2. The information contained in this report was reported to Cabinet on 24 June 2010 and updates the information received by Cabinet in March 2010. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2010, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of April 2010 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/03/10' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/12/09" and "Total Income as at 31/03/10".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of Circular 05/2005. The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 31 March 2010. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

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

EXTERNAL CONSULTATIONS CARRIED OUT

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

BACKGROUND DOCUMENTS

ODPM Circular 05/2005 'Planning Obligations'

District Auditor's "The Management of Planning Obligations" Action Plan May 1999

Monitoring Officers Report January 2001

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009 / June 2009 / September 2009 / December 2009 / March 2010 / June 2010.

Planning Obligations Supplementary Planning Document Adopted July 2008.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2010)
			AS AT 31/3/10	AS AT 31/12/09	AS AT 31/3/10	AS AT 31/12/10	To 31/3/10	AS AT 31/3/10	AS AT 31/3/10	
SECTION 278										
PORTFOLIO: PLANNING AND TRANSPORTATION										
PT/278/46/135*32	Northwood	10A Sandy Lodge Way Northwood 54671/AP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A*49	South Ruislip	BFFO, R.A.F Northolt 189/AP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed. Spend towards engineering fees transferred to PT/278/48.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/AP/2004/1781	14,200.00	14,200.00	12,201.13	12,201.13	12,201.13	1,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending. (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works.
PT/278/72*66	West Ruislip	R.A.F West Ruislip Design check on S278 Designs 38402/AP/2007/1072	53,986.57	30,500.00	12,500.00	12,500.00	12,500.00	41,486.57	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders.
PT/278/73	South Ruislip	R.A.F Northolt, South Ruislip/Main Gate 189/AP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/75	Harefield	The Harefield Academy, Harefield 1109/AP/2006/825	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing S278 agreement and technical approval pending. Fees received for design checks for pedestrian crossing.
PT/278/77/197*62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/AP/2632	24,000.00	24,000.00	1,000.00	1,000.00	1,000.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
SECTION 278 SUB - TOTAL			110,644.64	87,158.07	28,159.13	28,159.13	25,701.13	82,485.51	0.00	
SECTION 106										
PORTFOLIO: PLANNING AND TRANSPORTATION										
PT/11/45	Harefield	Springwell Lane - Cycle Way / 6679/A/Z98/0887	3,283.20	3,283.20	2,121.57	2,121.57	0.00	1,161.63	0.00	Towards traffic calming in Springwell Lane. Funds earmarked/ committed towards traffic calming to benefit a cycle way. Delegated authority granted to advertise for 20m/hr speed zone. Works complete. Officers chasing confirmation of final s106 expenditure amount. Interest accrued. Unexpended funds at January 2011 to be returned to the owner.
PT/25/56*24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/1970684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE FUNDS NOT ALLOCATED	COMMENTS (as at mid May 2010)
			AS AT 31/3/10	AS AT 31/12/09	AS AT 31/3/10	AS AT 31/12/10	To 31/3/10	AS AT 31/3/10	AS AT 31/3/10	
PT/57/27C (see: EYL35 & E18)	South Ruislip	Carmichael Close, Ruislip - Highway Works / 55989/AP/2000/2736	1,371.00	1,371.00	1,371.00	1,371.00	0.00	0.00	0.00	For highway improvements including a temporary waiting scheme. Designs received from HEC - currently looking at feasibility. Unexpended funds after 5 years of the sale/renting of the last housing unit (30 July 2008) to be repaid to the developer. No progress due to uncertainties associated with proposed development at RAF Normolt. RAF Normolt application approved which if implemented will include these highways works enabling these funds to be returned. Interest accrued. Expenditure is on HEC designs. TTL have requested revisions. Revised detailed design for the new signalised junction agreed. Officers to seek an alternative scheme to be the basis for a gift funding request if appropriate. Request declined, funds including interest returned.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900LU/991077	35,253.56	35,253.56	4,597.00	1,097.00	4,060.00	30,656.56	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TTL. Deed of variation not required. Site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of "Driver Feedback Sign". Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Anti-skid can be implemented following 3 months after completion of utilities works. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid.
PT/97/142A	Northwood	3 Reginald Road, Northwood 58866/AP/2005/1087	1,049.35	1,049.35	0.00	0.00	0.00	1,049.35	0.00	For the introduction and maintenance of white lines on the highway adjacent to the development. Funds not spent within 7 years of receipt of PO1 Form to be returned. Scheme completed and final invoices received. Expenditure charged to non-s106 code. Officers investigating whether spend can be recharged.
PT/112/204A	Eastcote	RAF Eastcote Lime Grove, Ruislip. 10189/AP/2004/1781	7,502.15	7,502.15	0.00	0.00	0.00	7,502.15	0.00	Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013
		PLANNING & TRANSPORTATION SUB - TOTAL	85,884.35	85,884.35	8,089.57	4,589.57	4,060.00	77,794.78	0.00	
		PLANNING & TRANSPORTATION TOTAL	196,528.99	173,042.42	36,248.70	32,748.70	29,761.13	160,280.29	0.00	
		PORTFOLIO: CULTURE, SPORT AND LEISURE								
CSL/5/184A	West Ruislip	31-46, Pembroke Road, Ruislip 59816/AP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	Funds have been allocated to the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned.
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46289/AP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/7/195A	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/AP/2006/2494	9,578.00	9,578.00	0.00	0.00	0.00	9,578.00	9,578.00	Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/A/PP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/AP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/AP/2004/1781	277,131.54	277,131.54	0.00	0.00	0.00	277,131.54	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. Earmarked towards Highgrove pool improvement programme. Subject to formal allocation of funds.
		CULTURE, SPORT AND LEISURE SUB - TOTAL	358,523.98	358,523.98	0.00	0.00	0.00	358,523.98	9,578.00	

FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 31 MARCH 2010 (NORTH AREA)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2010)
			AS AT 31/3/10	AS AT 31/12/09	AS AT 31/3/10	AS AT 31/12/10	To 31/3/10	AS AT 31/3/10	AS AT 31/3/10	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										
EYL19/44	Harefield	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0897	32,595.93	32,595.93	32,595.93	0.00	32,595.93	0.00	0.00	Towards the provision of primary school places in Harefield. Earmarked for a nursery scheme at Harefield Infants School. Interest accrued. Unexpended funds by January 2011 to be repaid to the developer. Funds spent towards Harefield Nursery.
EYL39/65A	Harefield	Land at North Works, Summerhouse Lane, Harefield 201AJ/98/2472	121,675.43	121,675.43	121,675.43	102,605.08	19,070.35	0.00	0.00	Primary School places in Harefield (103K). Funds spent on the Hillgton Rising Fives Programme at Harefield Infant and Junior School. 3K spent towards CCTV at Harefield Primary with additional match funding of £10,000 from the £250,000 capital funds (see Cabinet Lead Member report March 2004). No time constraints. -Balance spent towards Harefield Nursery.
EYL66/144	Northwood	68 Ducks Hill Road 11900/APP/2005/1087	183,044.65	183,044.65	99,819.57	99,819.57	0.00	83,225.08	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School. £75,852.85 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School. £3,000 spent towards Sacred Heart Primary School modernisation.
EYL87/143B	Harefield	Dairy Farm, Breakspear Rd, Harefield 27314/APP/2005/844	103,122.52	103,122.52	74,935.52	74,935.52	0.00	28,187.00	28,187.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014 are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £28,187 received as an additional contribution for provision of educational places in the borough. No time limits on spend.
EYL102/196	Harefield	19, Vernon Drive, Harefield. 57498/APP/2008/3031	739.00	739.00	0.00	0.00	0.00	739.00	739.00	Funds received towards the provision of nursery school places in the Borough. No time limits.
EYL103/197A	Ruislip Manor	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632	68,689.00	68,689.00	34,980.79	34,980.79	0.00	33,708.21	68,689.00	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014). £34,980.79 spent towards Ruislip High School.
EYL105/199B	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	37,459.20	37,459.20	0.00	0.00	0.00	37,459.20	37,459.00	Funds received towards the cost of providing education places within the Borough. No time limits on spend.
EYL106/200A	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	3,519.00	3,519.00	0.00	0.00	0.00	3,519.00	3,519.00	Funds received towards improvements to nearby educational facilities arising from the needs of the development. No time limit on spend.
EYL108/202	Ickenham	179, Swakeleys Road, Ickenham. 52293/APP/2006/2360	8,037.00	8,037.00	0.00	0.00	0.00	8,037.00	8,037.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
EYL110/205C	Eastcote	RAF Eastcote Lime Grove, Ruislip. 10189/APP/2004/1761	1,830,551.09	1,830,551.09	0.00	0.00	0.00	1,830,551.09	1,830,551.09	First and second instalments towards the cost of providing educational places in or improvements to primary, primary or secondary schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,998.38). Funds to be spent within 7 years of receipt of the first contribution (September 2016).
EYL112/208	Northwood	10, Green Lane, Northwood 48543/APP/2005/2687	4,085.75	4,085.75	0.00	0.00	0.00	4,085.75	4,085.75	Funds received towards additional or improved education facilities in the Northwood area. No time limits.
EYL113/211	Ickenham	1a, Woodstock Drive, Ickenham. 65754/APP/2009/200	8,953.00	8,953.00	0.00	0.00	0.00	8,953.00	8,953.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site. No time limits.
EYL117/213	Northwood	1, Oakhurst, Northgate, Northwood. 30779/APP/2009/2036	4,441.00	4,441.00	0.00	0.00	0.00	4,441.00	4,441.00	Funds received towards additional or improved education facilities to accommodate primary and nursery places within a 3 mile radius of the development. No time limits.
PORTFOLIO: FINANCE AND CORPORATE SERVICES			2,406,912.57	2,393,518.57	364,007.24	277,360.17	86,647.07	2,042,905.33	1,994,660.84	

FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 31 MARCH 2010 (NORTH AREA)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2010)
			AS AT 31/3/10	AS AT 31/12/09	AS AT 31/3/10	AS AT 31/12/10	To 31/3/10	AS AT 31/3/10	AS AT 31/3/10	
PORTFOLIO: IMPROVEMENT, PARTNERSHIPS AND COMMUNITY SAFETY										
		FINANCE & CORPORATE SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
PORTFOLIO: ENVIRONMENT										
E/46/176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27/17/AP/2007/1440	21,195.00	21,195.00	0.00	0.00	0.00	21,195.00	0.00	Funds received towards the costs of providing environmental improvements at 'The Gravel Pits' within the vicinity of the Development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site.
E/47/177B	Manor	41-55 Windmill Hill, Ruislip planning ref.48283/AP/2006/2353	38,258.39	38,258.39	0.00	0.00	0.00	38,258.39	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £9k for bins and benches and £20k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park.
E/48/181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/AP/2007/3269	2,030.70	2,030.70	1,315.31	1,315.31	0.00	715.39	0.00	Funds received for an interpretation sign to be located in the nearby plot of land known as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalised to show for March quarter. Journal completed.
E/50/180B	Northwood Hills	16,Watford Rd and 36, Brookend Drive, Northwood planning ref. 62535/AP/2007/2726	20,253.00	20,253.00	0.00	0.00	0.00	20,253.00	0.00	Funds received towards the costs of providing local open space facilities at Firthwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Firthwood Park.
E/56/200C	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14639/AP/2008/2102	5,652.00	5,652.00	0.00	0.00	0.00	5,652.00	5,652.00	Funds received towards improvements to nearby open space facilities. No time limits for spend.
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/AP/2004/1781	118,803.95	118,803.95	0.00	0.00	0.00	118,803.95	118,803.95	Contribution received towards the provision or improvement of outdoor sports facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/58/205E	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/AP/2004/1781	28,275.50	28,275.50	0.00	0.00	0.00	28,275.50	0.00	Contribution received to improve the High Grove Nature Reserve and upgrade the path network. Works are specified in the agreement. Funds to be spent by Sept 2011.
		ENVIRONMENT SUB -TOTAL	234,468.54	234,468.54	1,315.31	1,315.31	0.00	233,153.23	124,455.95	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/AP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/AP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/AP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 31/3/10	TOTAL INCOME AS AT 31/12/09	TOTAL EXPENDITURE AS AT 31/3/10	TOTAL EXPENDITURE AS AT 31/12/10	2009 / 2010 EXPENDITURE To 31/3/10	BALANCE OF FUNDS AS AT 31/3/10	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/3/10	COMMENTS (as at mid May 2010)
H15/205F *65	Eastcote	RAF Eastcote, Lime Grove, Ruislip 10189/AP/2004/1781	184,653.23	184,653.23	0.00	0.00	0.00	184,653.23	0.00	Funds received towards the cost of providing primary healthcare facilities within the Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014.
		HOUSING SUB-TOTAL	220,924.33	220,924.33	0.00	0.00	0.00	220,924.33	0.00	
		SECTION 106 SUB - TOTAL	3,306,713.77	3,293,319.77	373,412.12	283,265.05	90,707.07	2,933,301.65	2,128,694.79	
		GRAND TOTAL ALL SCHEMES	3,417,358.41	3,380,477.84	401,571.25	311,424.18	116,408.20	3,015,787.16	2,128,694.79	
NOTES										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Bold figures indicate changes in income and expenditure										
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (total £309,349.42):										
*24: PT25 £37,425.09 reasonable period for expenditure without owner's agreement has lapsed										
*32: PT27/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*49: PT27/8/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*55: H9/164C £21,675.10 funds have been received to provide health care facilities in the borough therefore are for the Hillingdon PCT to spend.										
*57: H11/195B £3,156.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.										
*58: H12/197B £11,440.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.										
*62: PT27/197 £23,000.00 held as security for the due and proper execution of the works.										
*65: H15/205F £184,653.23 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.										
*66: PT27/8/72 £16,000.00 funds received as a security deposit to ensure proper execution of works										
£309,349.42										

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for North Planning Committee

15th July 2010



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Page 161

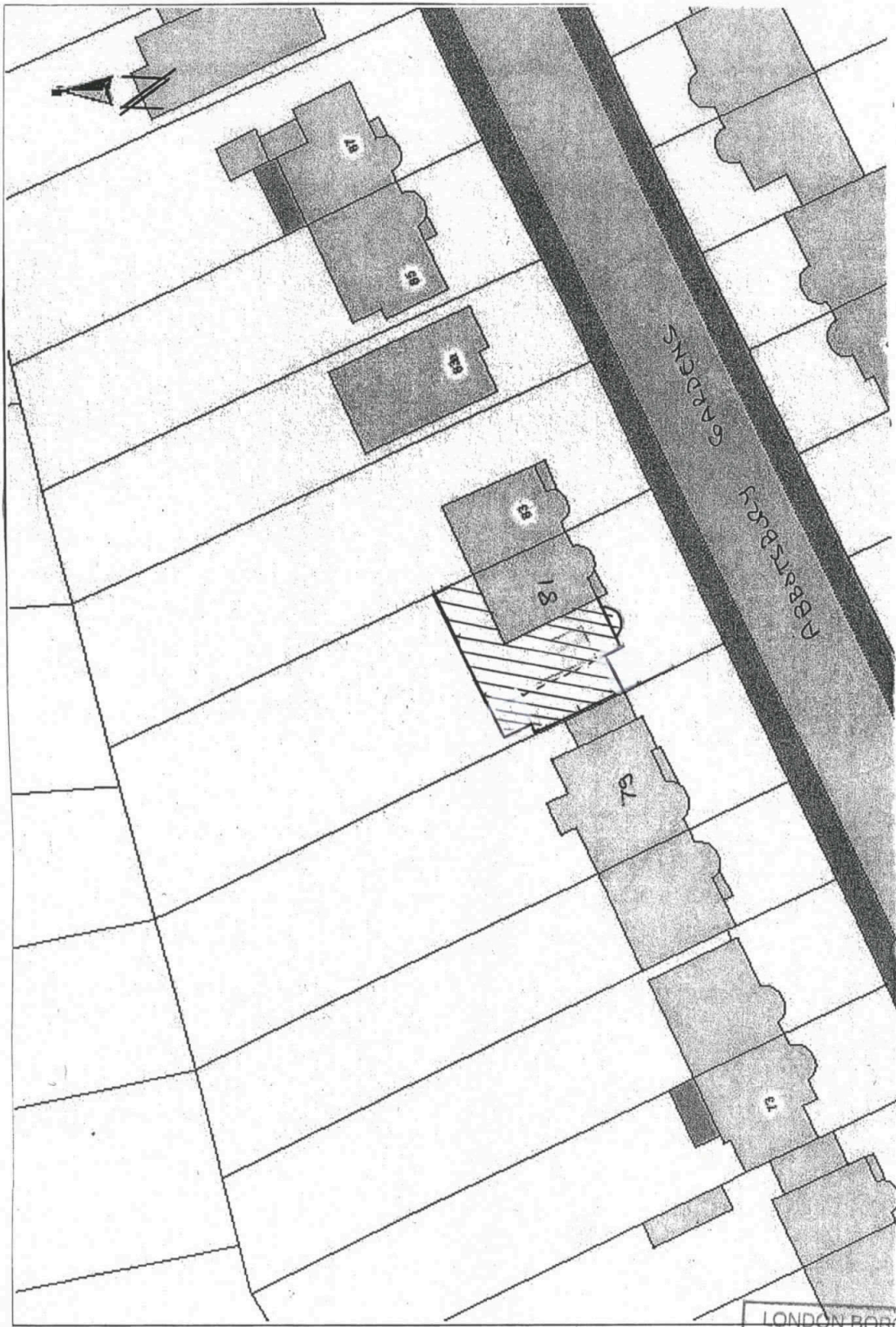
Report of the Head of Planning & Enforcement

Address 81 ABBOTSBURY GARDENS EASTCOTE PINNER

Development: Erection of a two storey side and part single, part two storey rear extensions (involving demolition of part side garage and rear extensions).

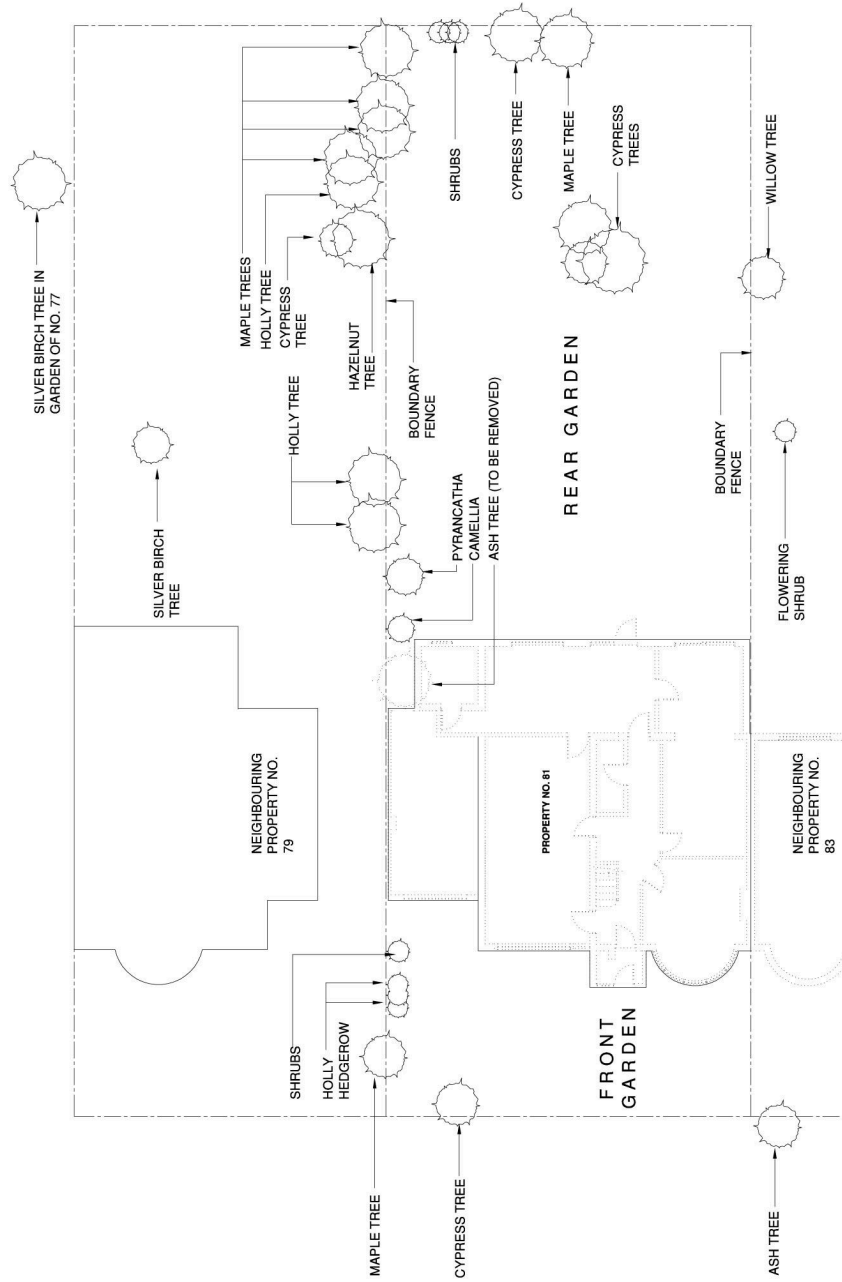
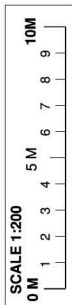
LBH Ref Nos: 38458/APP/2009/1527

Date Plans Received:	14/07/2009	Date(s) of Amendment(s):	22/02/2010
Date Application Valid:	14/07/2009		01/03/2010
			15/03/2010



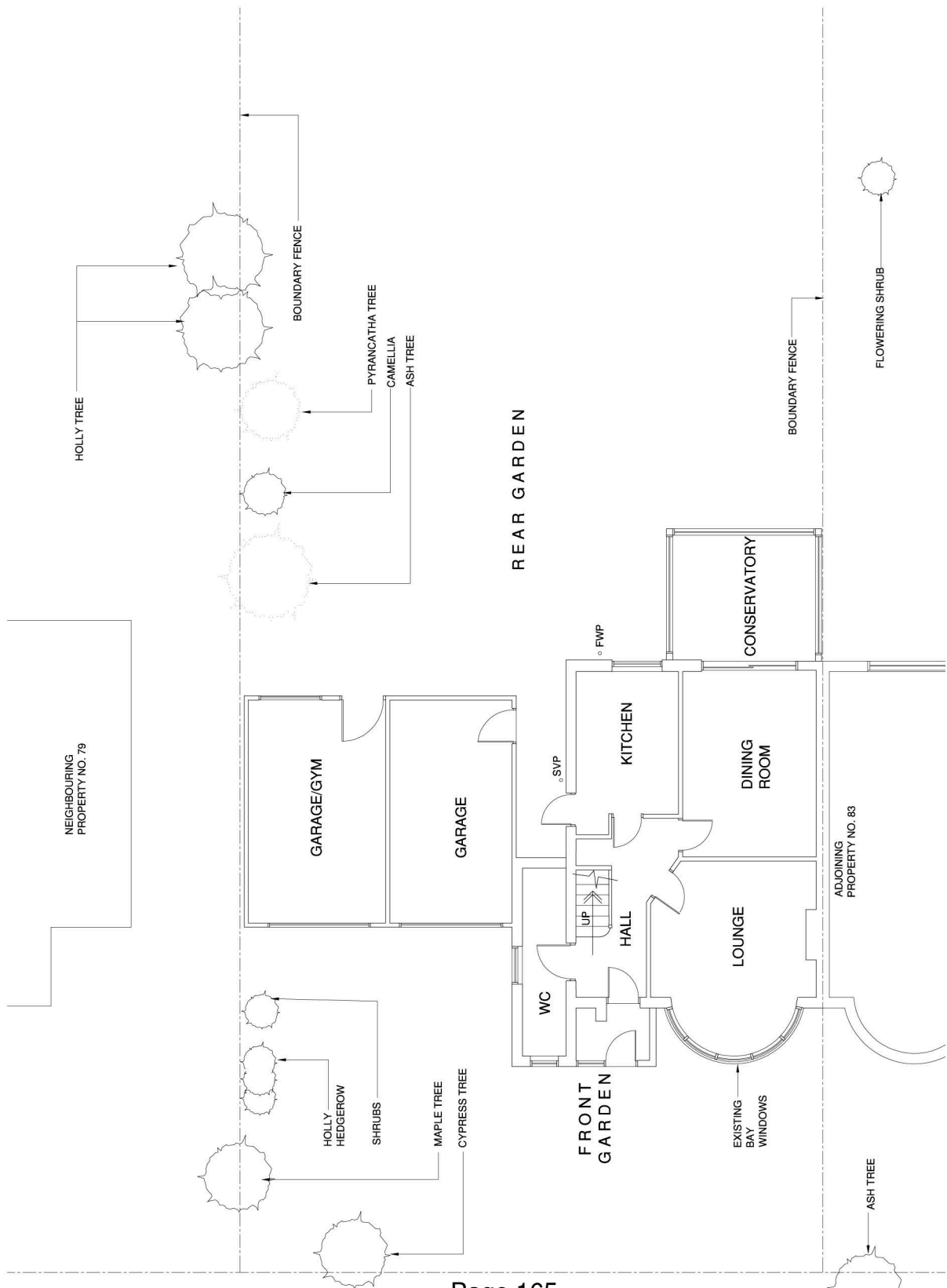
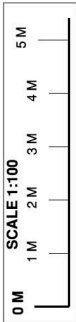
BLOCK PLAN 1:500

LONDON BOROUGH OF
HILLINGDON
RECEIVED
14 JUL 2009
PLANNING & COMMUNITY
SERVICES



PROPOSED SITE PLAN - LOCATION OF TREES
SCALE 1:200

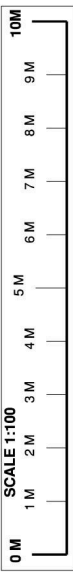
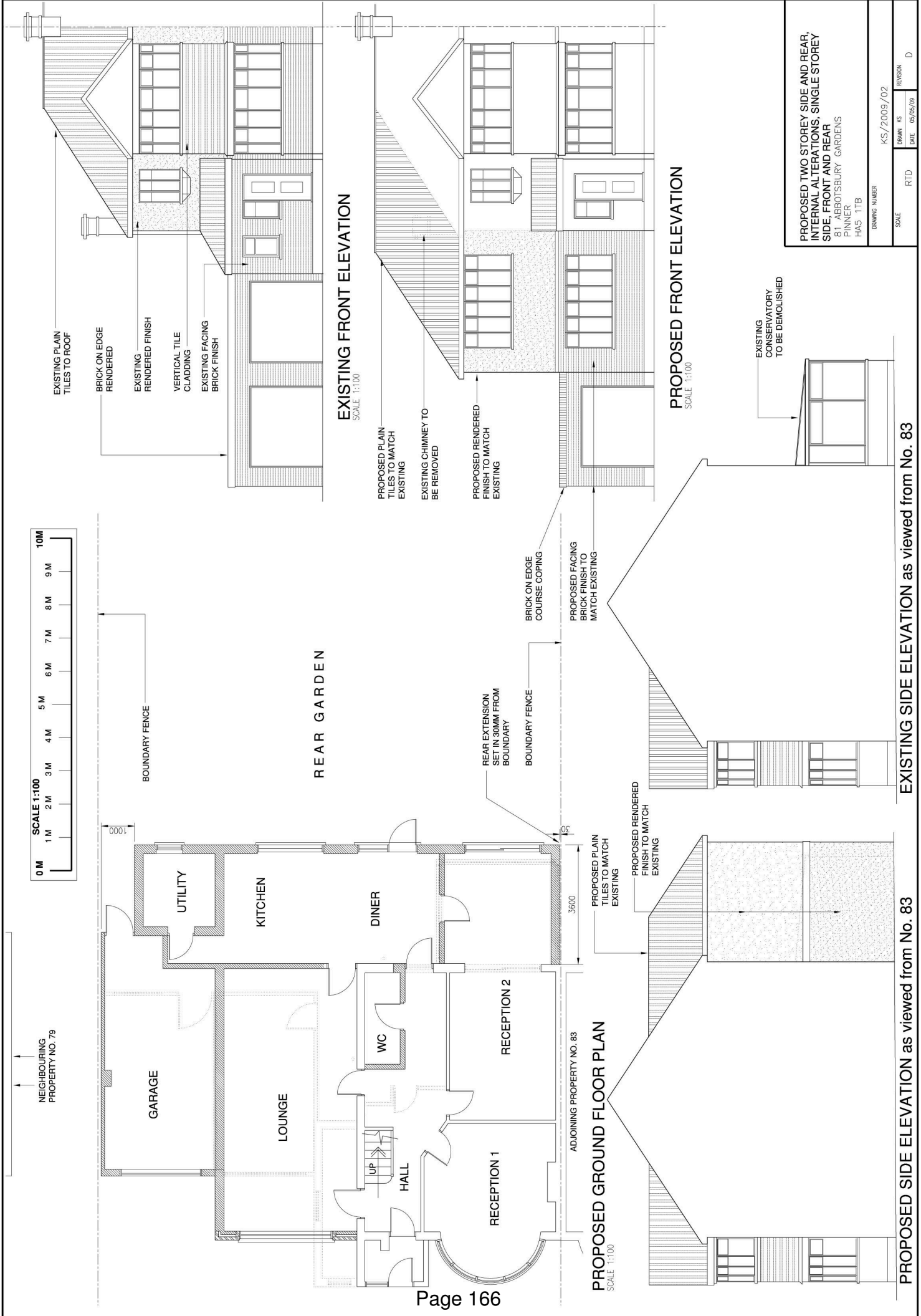
PROPOSED TWO STOREY SIDE AND REAR, INTERNAL ALTERATIONS, SINGLE STOREY SIDE, FRONT AND REAR 81, ABBOTSBURY GARDENS PINNER HA5 1TB			
DRAWING NUMBER	KS/2009/05	DATE	05/05/09
SCALE	RTD	DRAWN BY	KS
		REVISION	E



EXISTING GROUND FLOOR PLAN
SCALE 1:100

**PROPOSED TWO STOREY SIDE AND REAR,
INTERNAL ALTERATIONS, SINGLE STOREY
SIDE, FRONT AND REAR**
81, ABBOTSBURY GARDENS
PINNER
HAS 11B

DRAWING NUMBER: KS/2009/01
SCALE: RTD
DRAWN: KS
DATE: 05/05/09
REVISION: D



NEIGHBOURING PROPERTY NO. 79

BOUNDARY FENCE

REAR GARDEN

UTILITY

KITCHEN

DINER

GARAGE

LOUNGE

WC

HALL

RECEPTION 1

RECEPTION 2

ADJOINING PROPERTY NO. 83

PROPOSED GROUND FLOOR PLAN
SCALE 1:100

EXISTING FRONT ELEVATION
SCALE 1:100

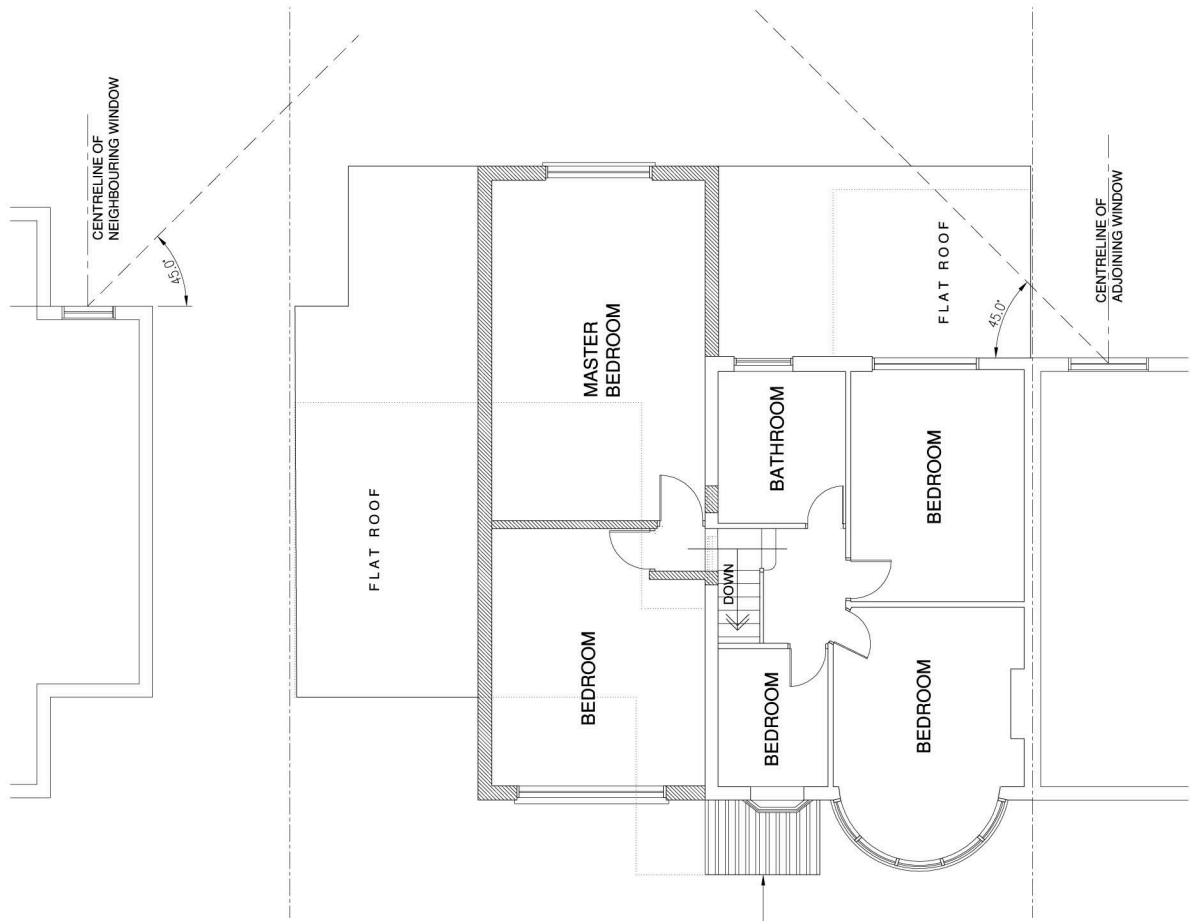
PROPOSED FRONT ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION as viewed from No. 83

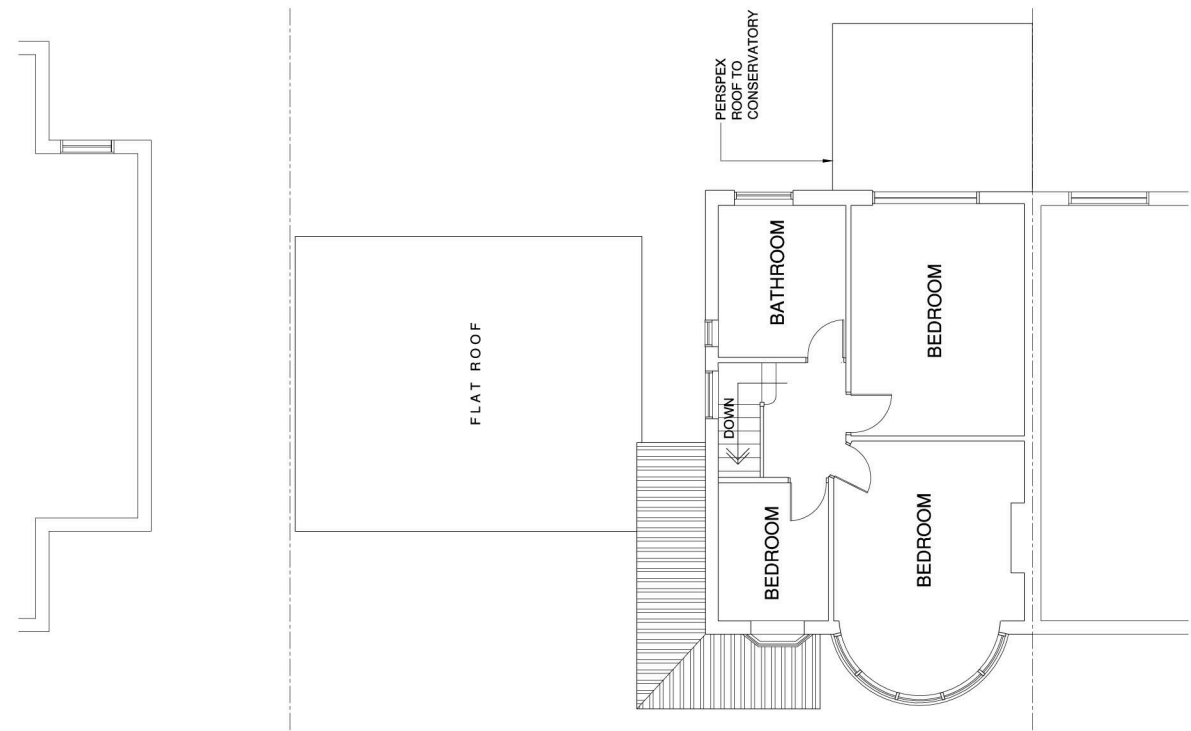
EXISTING SIDE ELEVATION as viewed from No. 83

PROPOSED TWO STOREY SIDE AND REAR INTERNAL ALTERATIONS, SINGLE STOREY SIDE, FRONT AND REAR
81 ABBOTSBURY GARDENS
PINNER
HA5 1TB

DRAWING NUMBER		KS/2009/02	
SCALE	RTD	DATE	05/05/09
DRAWN	KS	REVISION	D

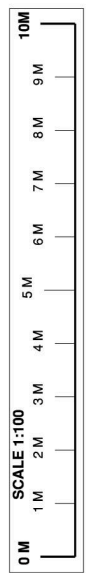


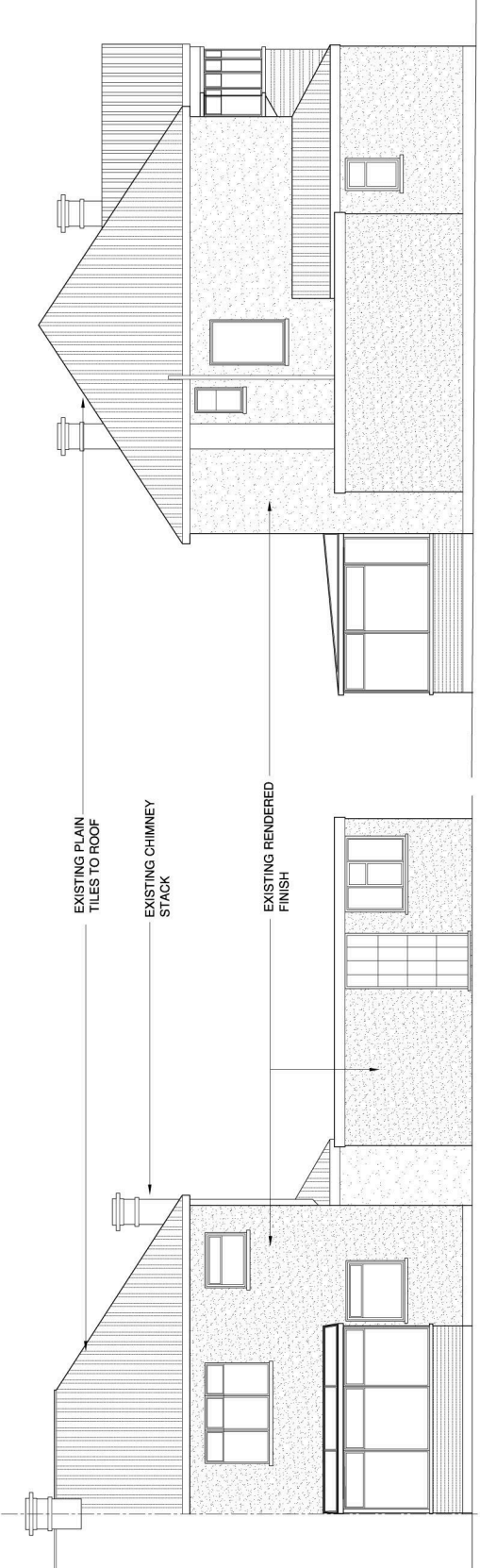
PROPOSED FIRST FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100

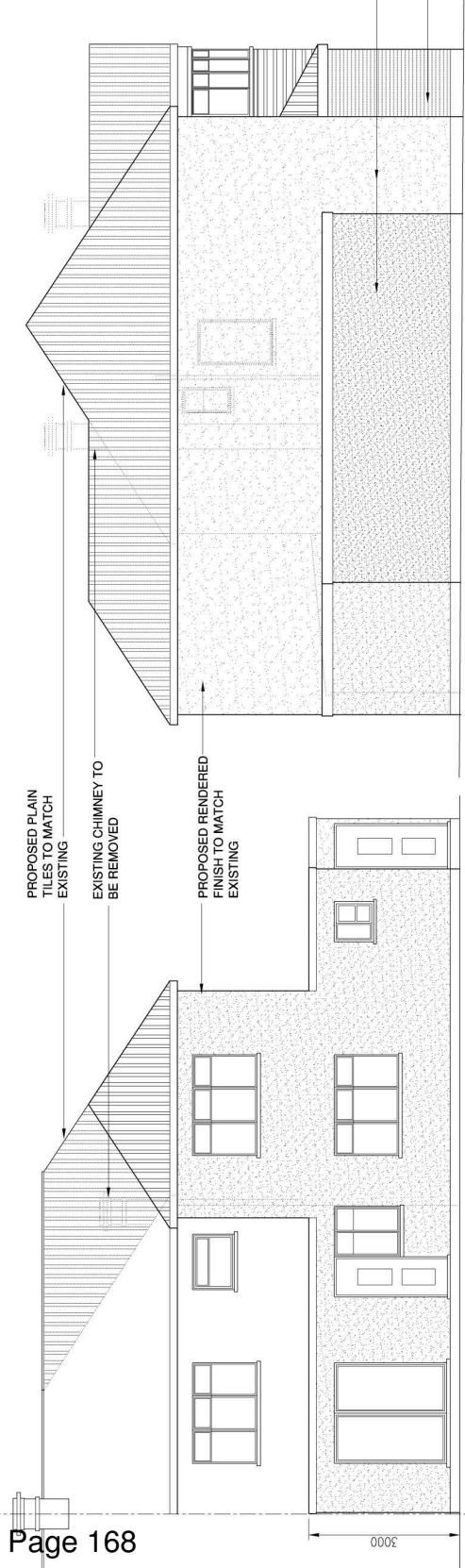
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81, ABBOTSBURY GARDENS PINNER HAS 11B			
DRAWING NUMBER	KS/2009/03	DATE	05/05/09
SCALE	RTD	REVISION	D





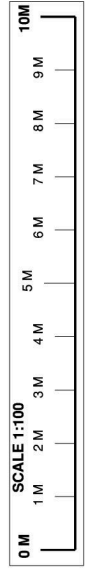
EXISTING REAR ELEVATION
SCALE 1:100

EXISTING SIDE ELEVATION as viewed from No. 79
SCALE 1:100

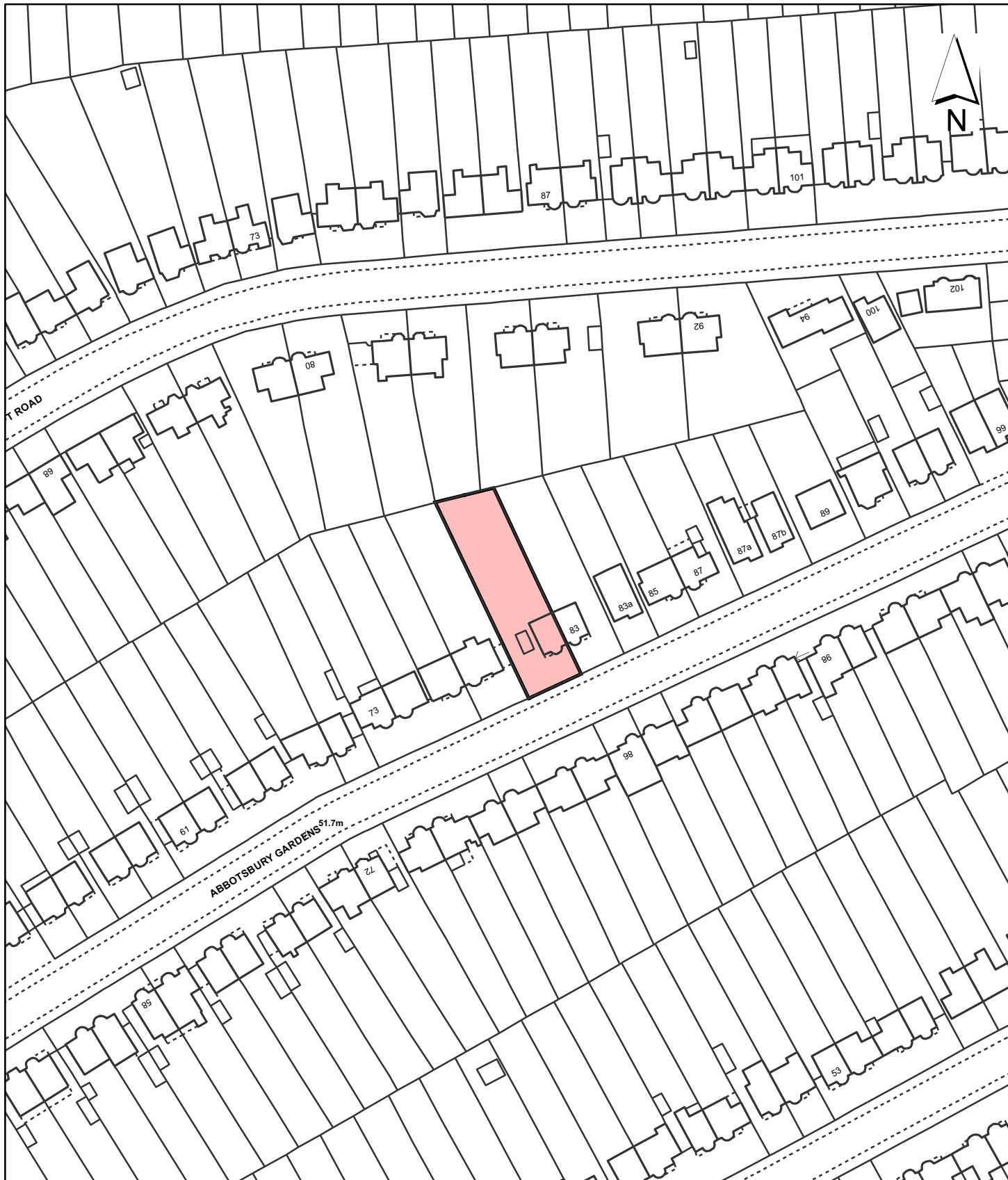


PROPOSED REAR ELEVATION
SCALE 1:100


PROPOSED SIDE ELEVATION as viewed from No. 79
SCALE 1:100



DRAWING NUMBER				KS/2009/04	
SCALE		RTD	DRAWN BY	REVISION	
PROPOSED TWO STOREY SIDE AND REAR, INTERNAL ALTERATIONS, SINGLE STOREY SIDE, FRONT AND REAR			DATE	E	
81 ABBOTSBURY GARDENS PINNER HA5 1TB			DATE	05/05/09	



Notes

 Site boundary

For identification purposes only.

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Site Address

**81 Abbotsbury Gardens
Eastcote**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:

38458/APP/2009/1527

Scale

1:1,250

Planning Committee

North Page 169

Date

July 2010



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement

Address THE BUNGALOW NEWYEARS GREEN LANE HAREFIELD

Development: Construction of a temporary Civic Amenity Facility for use during redevelopment of the Harefield Civic Amenity Site, including temporary change of use of bungalow to office and staff welfare facility.

LBH Ref Nos: 29665/APP/2010/617

Date Plans Received:	19/03/2010	Date(s) of Amendment(s):	19/03/0010
Date Application Valid:	12/04/2010		09/04/0010
			12/04/0010
			21/05/0010
			14/06/0010

1.

Note:

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Rev.	Description	Date	Chkd
P2	Red line revised	1.04.10	MT



Glanville

Cornerstone House
62 Foxhall Road, Didcot
Oxon, OX11 7AD
Tel: (01235) 516550 Fax: (01235) 817799
postbox@glanvillegroup.com www.glanvillegroup.com



Client:

Project:

**New Years Green Lane
Civic Amenity Site
Site Improvements**

Title:

**Temporary Civic Amenity Site
Location Plan**

Project Engineer:	M. Taylor	Scale:	1:2500 @ A4
Project Director:	J. Birch	Date:	Jan 2010
Status:	PLANNING		

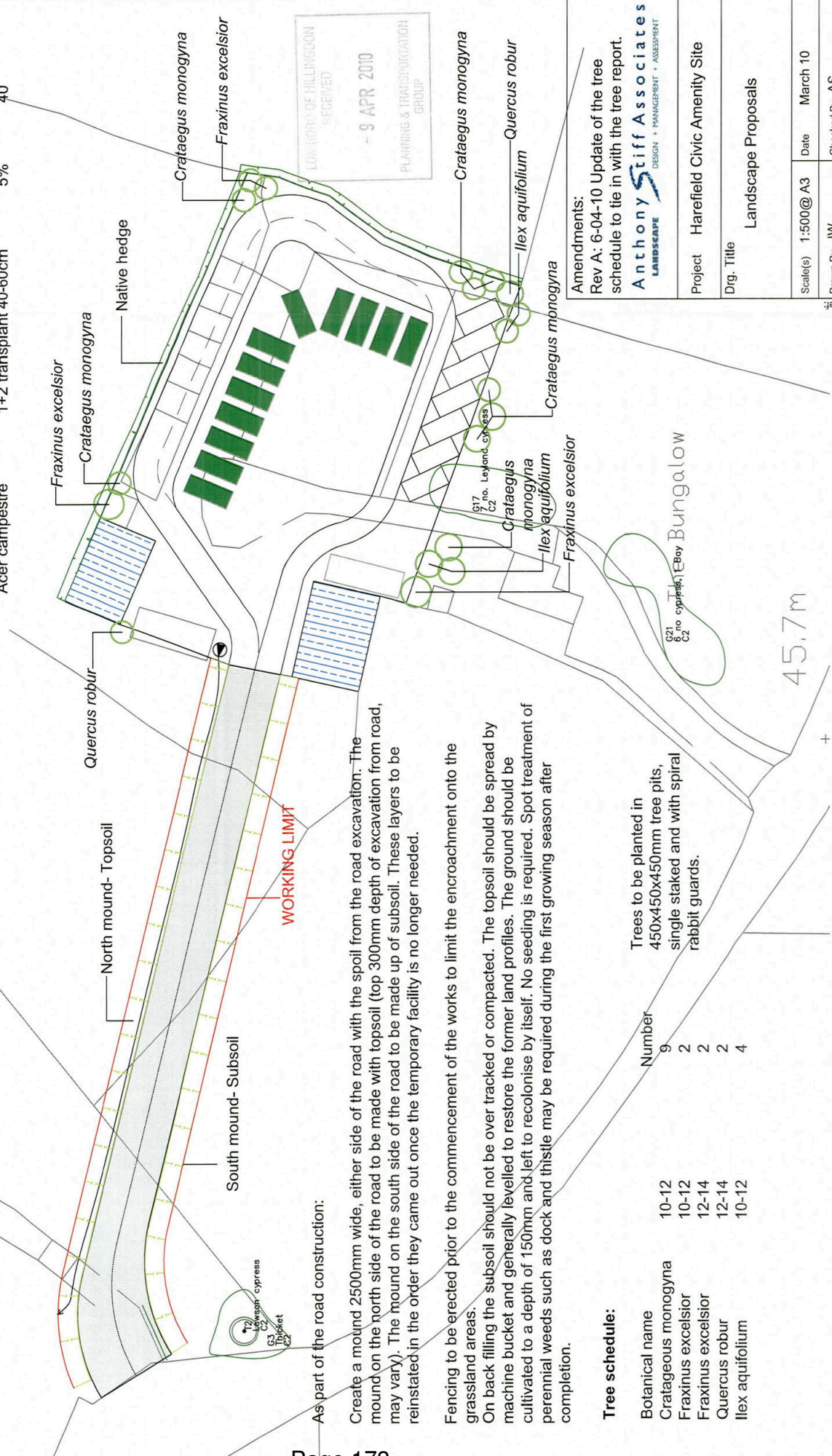
Drawing No.	CV8100125/01	Rev	P2
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Native Hedgerow: Total Length New Hedge 99m

Botanical name	Quantity	Percentage	Number
Crataegus monogyna	1+2 transplant 40-60cm	40%	316
Prunus spinosa	1+2 transplant 40-60cm	20%	158
Sambucus nigra	1+2 transplant 40-60cm	20%	158
Viburnum opulus	1+2 transplant 40-60cm	15%	120
Acer campestre	1+2 transplant 40-60cm	5%	40

Native hedgerow to be planted in double staggered rows 250mm apart at 250mm centres with canes and tree shelters, in a prepared trench with minimum of 300mm topsoil.



As part of the road construction:

Create a mound 2500mm wide, either side of the road with the spoil from the road excavation. The mound on the north side of the road to be made with topsoil (top 300mm depth of excavation from road, may vary). The mound on the south side of the road to be made up of subsoil. These layers to be reinstated in the order they came out once the temporary facility is no longer needed.

Fencing to be erected prior to the commencement of the works to limit the encroachment onto the grassland areas.

On back filling the subsoil should not be over tracked or compacted. The topsoil should be spread by machine bucket and generally levelled to restore the former land profiles. The ground should be cultivated to a depth of 150mm and left to recolonise by itself. No seeding is required. Spot treatment of perennial weeds such as dock and thistle may be required during the first growing season after completion.

Tree schedule:

Botanical name	Number
Crataegus monogyna	9
Fraxinus excelsior	2
Fraxinus excelsior	2
Quercus robur	2
Ilex aquifolium	4

Trees to be planted in 450x450x450mm tree pits, single staked and with spiral rabbit guards.

Amendments:

Rev A: 6-04-10 Update of the tree schedule to tie in with the tree report.


Anthony Stiff Associates
LANDSCAPE DESIGN + MANAGEMENT + ASSESSMENT

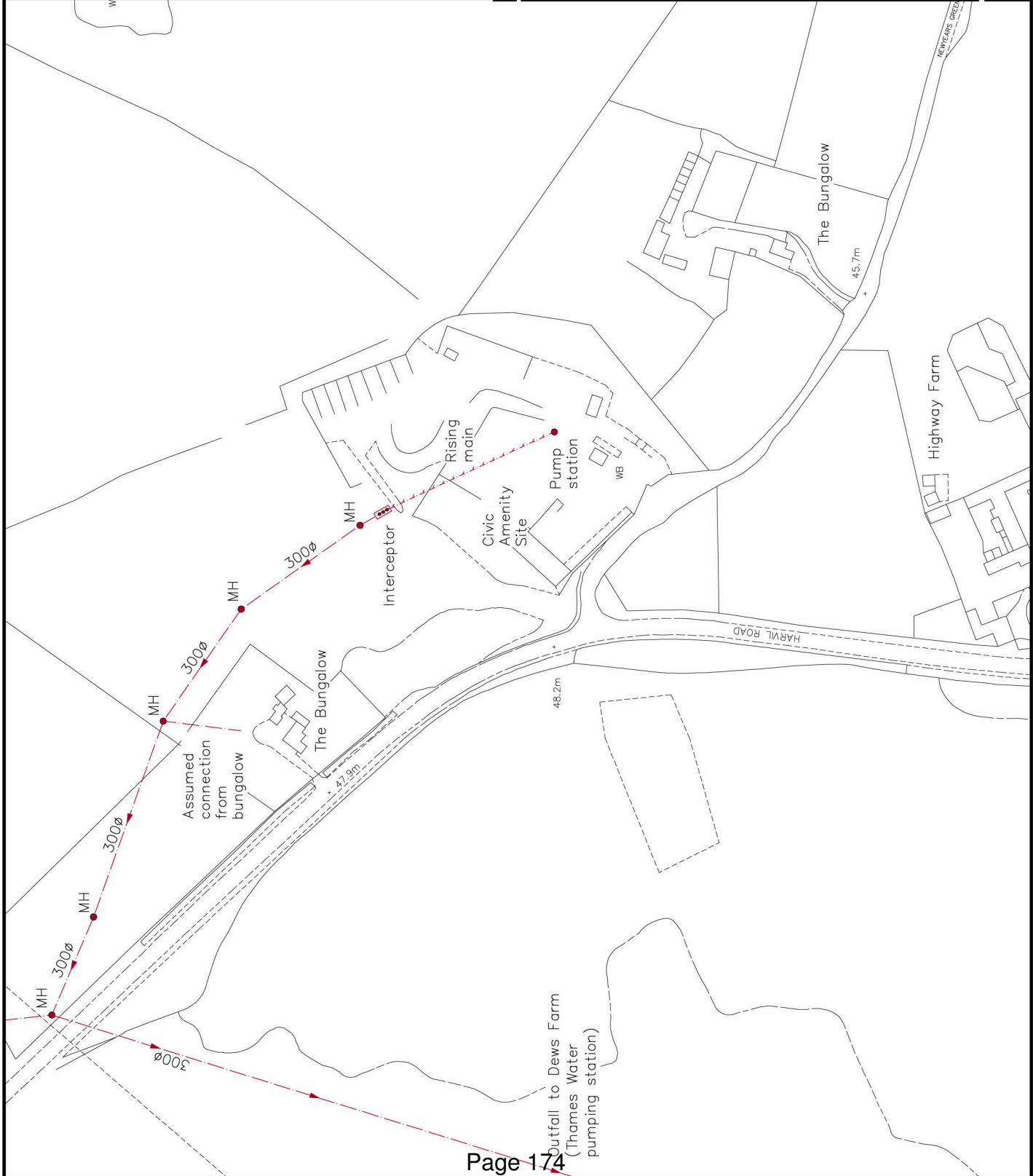
Project	Harefield Civic Amenity Site
Drig. Title	Landscape Proposals
Scale(s)	1:500@A3
Date	March 10
Drawn By	JW
Checked By	AS
Drig No	Figure 6
Rev.	A

Note:

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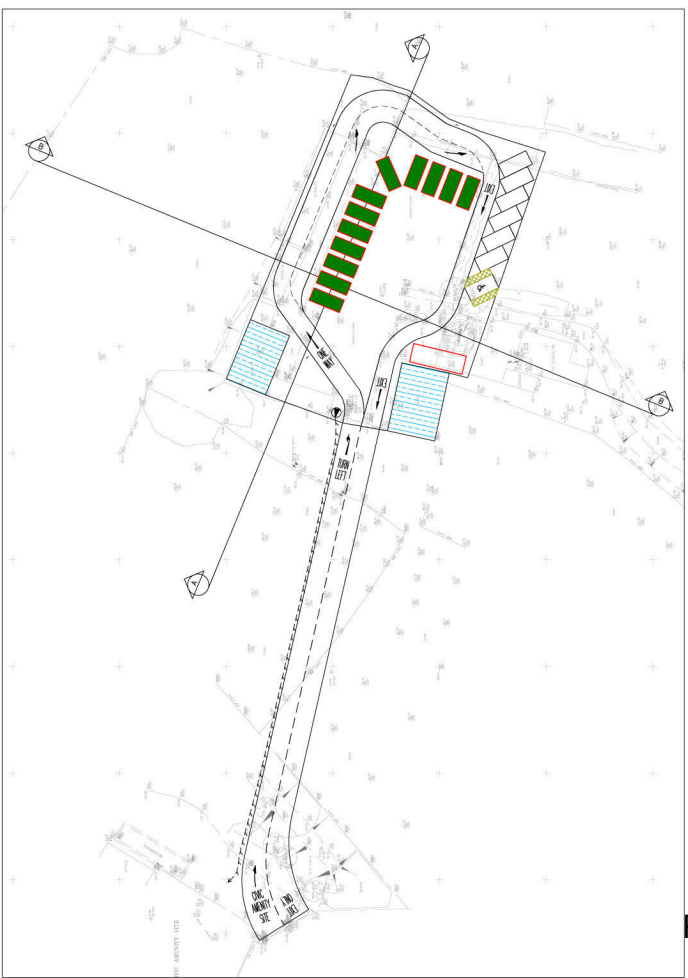


Rev.	Description	Date	Chkd
 <p>Glanville Cornerstone House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: (01235) 515560 Fax: (01235) 817799 postbox@glanvillegroup.com www.glanvillegroup.com</p>			
<p>Client: </p>			
<p>Project: New Years Green Lane Civic Amenity Site Site Improvements</p>			
<p>Title: Existing Drainage Outfall</p>			
<p>Project Engineer: J. Blenkinsop</p>		<p>Scale: 1:2500 @ A4</p>	
<p>Project Director: J. Birch</p>		<p>Date: September 2009</p>	
<p>Status: PLANNING</p>			
<p>Drawing No. CV290319/105</p>		<p>Rev</p>	

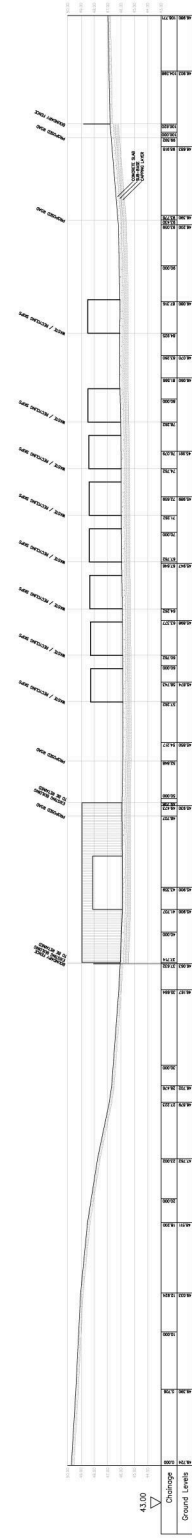


NOTES

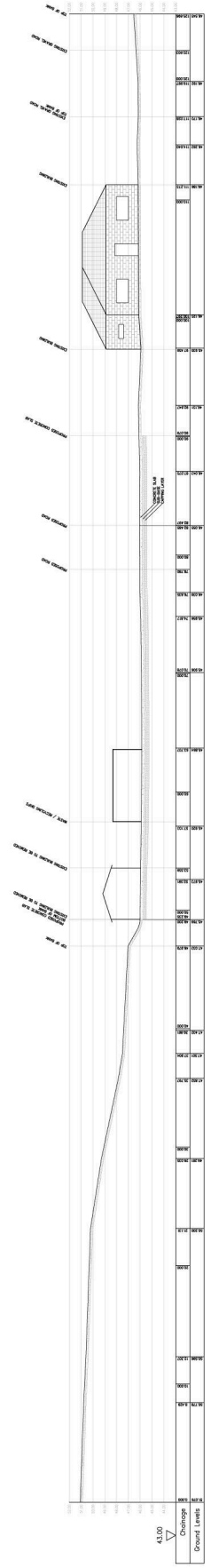
1. This drawing is to be read in conjunction with all relevant drawings, documents and specifications.
2. Dimensions not to be scaled.



Section Locations
Scale 1:500

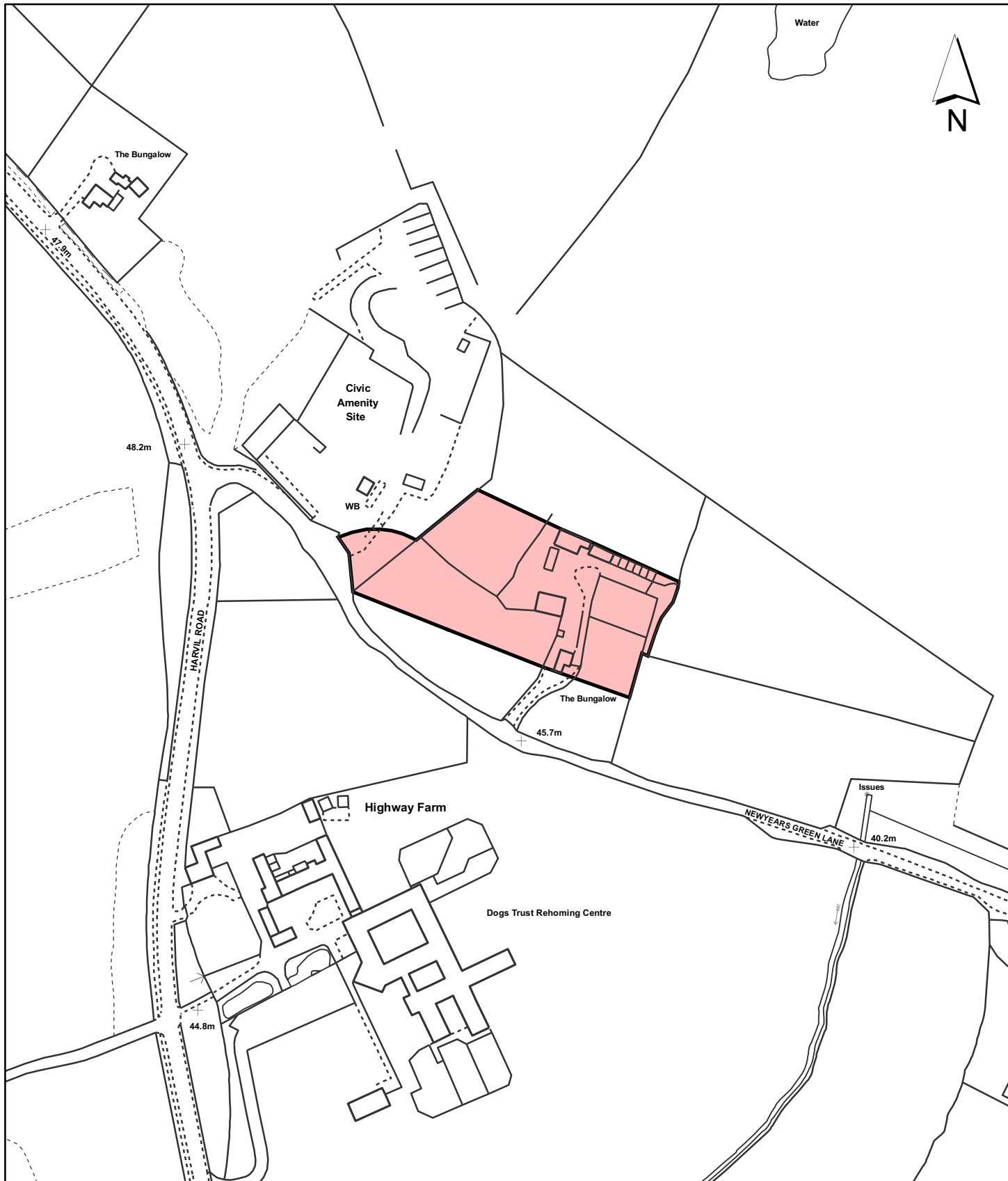


Section A-A
Scale 1:200




Section B-B
Scale 1:200

Rev	Description	Date	Checked
 Glanville Conversions Houses 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: (01235) 516550 Fax: (01235) 817799 postbox@glanville.co.uk www.glanville.co.uk			
Client:  HULLUSCOTTON			
Project: New Years Green Lane Civic Amenity Site Site Improvements			
Title: Temporary Civic Amenity Site Site Sections			
Project Engineer: M. Taylor		Scale: As Shown @ A1	
Project Director: J. Barn		Date: March 2010	
PLANNING			
Drawing No. CV/8100125/112			Rev P1



Notes

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London Borough of Hillingdon
100019283 2009

Site Address	
The Bungalow New Years Green Lane Harefield	
Planning Application Ref:	Scale
29665/APP/2010/617	1:2,500
Planning Committee	Date
North Page 177	June 2010

LONDON BOROUGH OF HILLINGDON
Planning & Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement

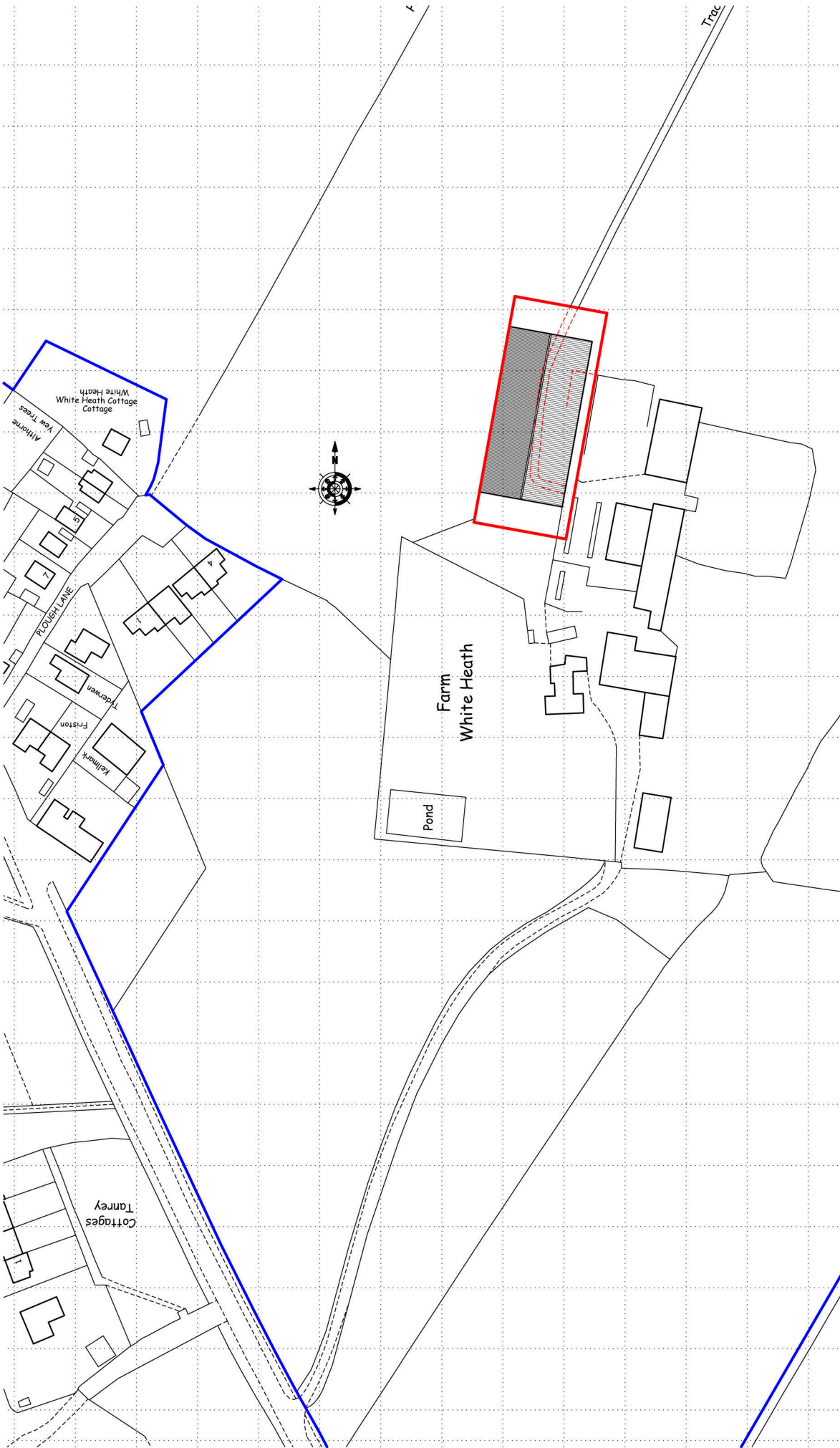
Address WHITE HEATH FARM HILL END ROAD HAREFIELD

Development: Erection of a detached cattle shed.

LBH Ref Nos: 21558/APP/2009/1949

Date Plans Received: 08/09/2009 **Date(s) of Amendment(s):** 18/06/2010

Date Application Valid: 13/09/2009



Rev. A: Building Relocated - 16/6/10

Project: NEW CUBICLE FEED BUILDING

WHITE HEATH FARM

HILL END ROAD

HAREFIELD

On Behalf of:

London Borough of Hillingdon

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Scale for Planning Purposes Only

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Use For Decision Making Only

Any Discrepancies to be Notified Immediately

Chartered Institute of Architectural Technicians

Scale Bar - 1:1250

0 25 50 75 100

Drawing Title:

PLANNING APPLICATION
Site Location Plan

Scale: 1:1250

Date: 1st September 2005

Drawn by:



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Scale for Planning Purposes Only

Not to be Used for Construction Use

Use For Decision Making Only

Any Discrepancies to be Notified Immediately

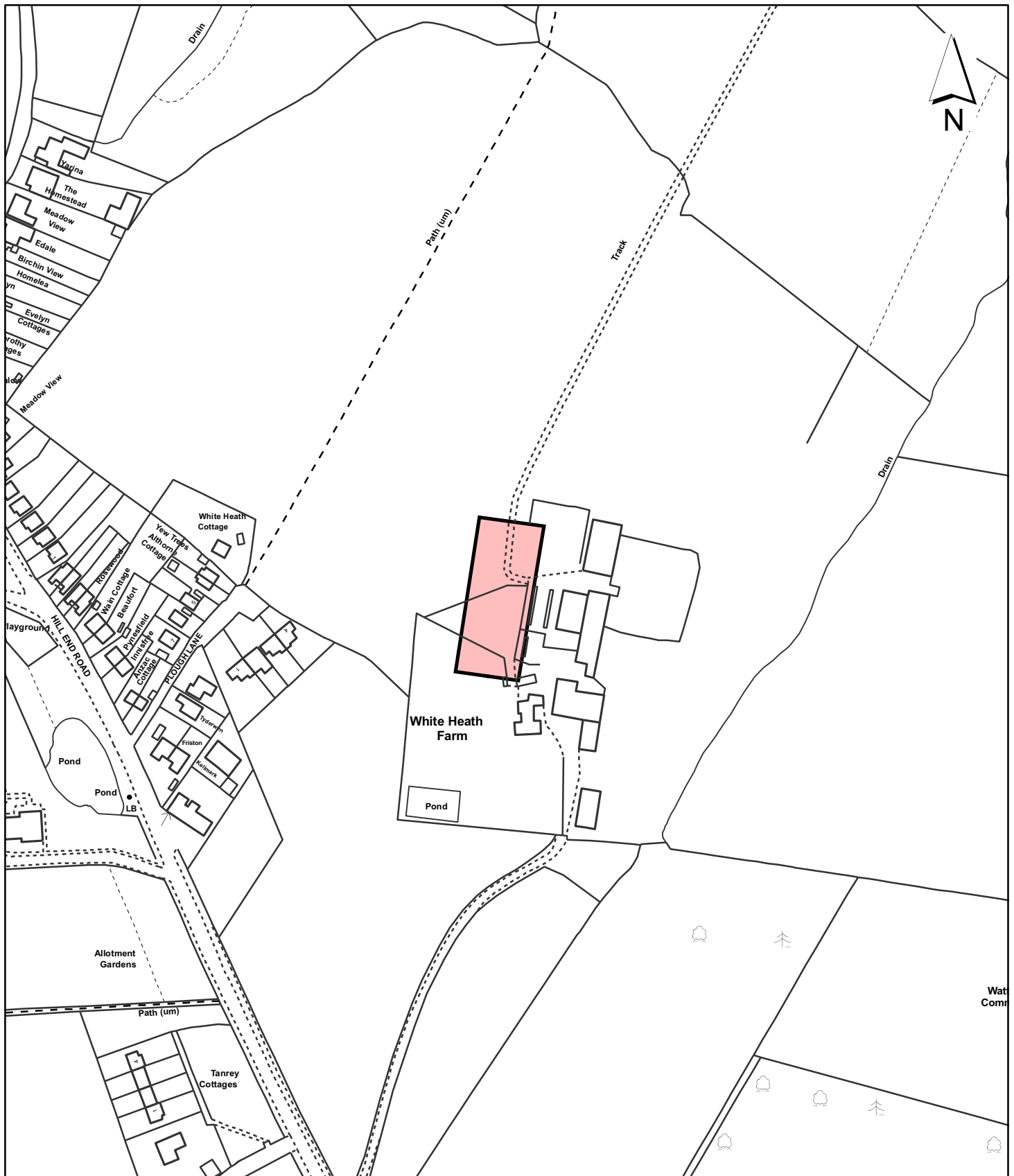
Chartered Institute of Architectural Technicians

PAMPLIN ARCHITECTURAL CONSULTANTS
A S O C I A T E S


Telephone: +44 (0) 1935 840 759
Facsimile: +44 (0) 8708 555 409
Mobile: 07976 442 097
Email: info@pamplin.co.uk
Web Site: www.pamplin.co.uk

• Regg Farm Studios
• Llantrisant
• TEGVIL
• S.A.S.
• B.A.22 REG.

Project Ref.:	222/01	Drawing No.:	P01	Rev.:	A
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Notes

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Site Address	
White Heath Farm Hill End Road Harefield	
Planning Application Ref:	Scale
21558/APP/2009/1949	1:2,500
Planning Committee	Date
North Page 182	April 2010

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



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Report of the Head of Planning & Enforcement

Address 36 HIGHFIELD DRIVE ICKENHAM

Development: Erection of a two storey four-bedroom detached dwelling with habitable roofspace and associated parking, involving demolition of existing dwelling.

LBH Ref Nos: 12536/APP/2009/1896

Date Plans Received: 28/08/2009

Date(s) of Amendment(s): 17/05/2010

Date Application Valid: 10/09/2009



Client	MR & MRS MALHI
Details	LOCATION & BLOCK PLAN
Job Title	36 HIGHFIELD DRIVE
Drawing	REPLACEMENT DWELLINGHOUSE
	ICKENHAM
	MIDDLESEX
	UB10 8AN
Date	AUGUST 2009
Dwg No	02A
Scale	1:200



LOCATION PLAN
scale 1:1250



SIGHT LINES & OUTLOOK

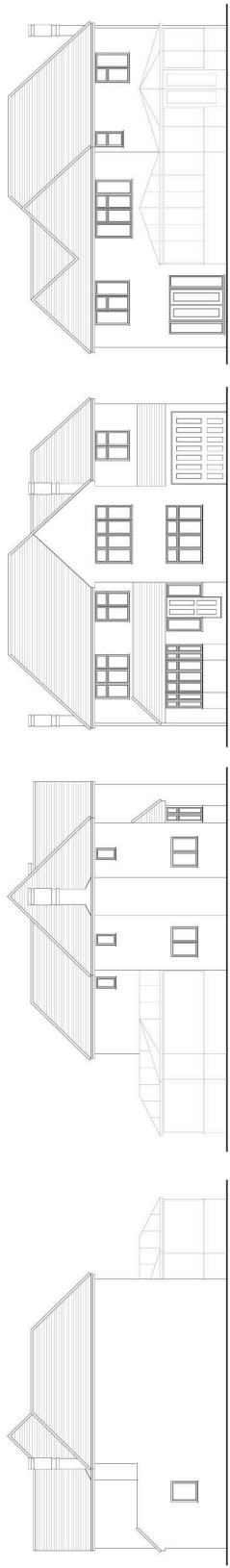
The plan illustrates the proposed house in relation to the existing dwelling. In addition, 45 degree lines have been marked on the corners of neighbouring buildings, which demonstrate the extent of the scheme. They show that the new dwelling does not cross the lines. According to the BRE guidelines on day and sunlight, these lines should be placed in the centre of neighbouring windows to assess light. On that basis, the scheme would not impact on neighbouring houses.

This application is prompted by the refusal of extensions to the existing dwellinghouse to provide a clearer definition to the house rather than the existing situation which has a mark of several additions. The new scheme is larger in depth but is now set away from common boundaries. The principal of the scheme follows the Council's UDP and guidance which has been applied to several other schemes in the estate.

It is hoped that the new dwelling, proposed of traditional materials, stock brick, plain tiles would contribute positively to the area. The new standards of build will also greatly improve its efficiency.



Client	MR & MRS MALHI	Details	BLOCK PLAN
Job Title	36 HIGHFIELD DRIVE ICKENHAM MIDDLESEX UB10 8AN	Drawing	REPLACEMENT DWELLINGHOUSE
Date	DECEMBER 2009	Dwg.No	05A
		Scale	1:200



REAR ELEVATION

FRONT ELEVATION

SIDE ELEVATION

SIDE ELEVATION

FIRST FLOOR PLAN



GROUND FLOOR PLAN



Design

Highfield Road is characterised, predominantly by large single family dwellings widely spaced on large individual plots of land. The design of properties in the street mark varying periods of development and the more recent developments pick up on colonial, Edwardian and Mock Tudor features.

The proposed house picks up on the features of properties in the area. The staggering in heights of properties further exaggerates the detached appearance in the street scene.

Access

The proposed house illustrates level access into the front door and a ground floor wc which conforms with Part M of building Regulations. This has been clearly noted on plan 02A.

Off street parking is available in the front and would provide wheel chair access from the parking area to and within the house.

Whilst the upper floors are not accessible, provision is made so that a stair lift can be easily installed if required in the future.

Client	MR & MRS MALHI	Details	EXISTING PLANS & ELEVATIONS
Job Title	36 HIGHFIELD DRIVE ICKENHAM MIDDLESEX UB10 8AN	Drawing	REPLACEMENT DWELLINGHOUSE
Date	AUGUST 2009	Dwg No	01A
		Scale	1:100 & 1:200



FIRST FLOOR PLAN

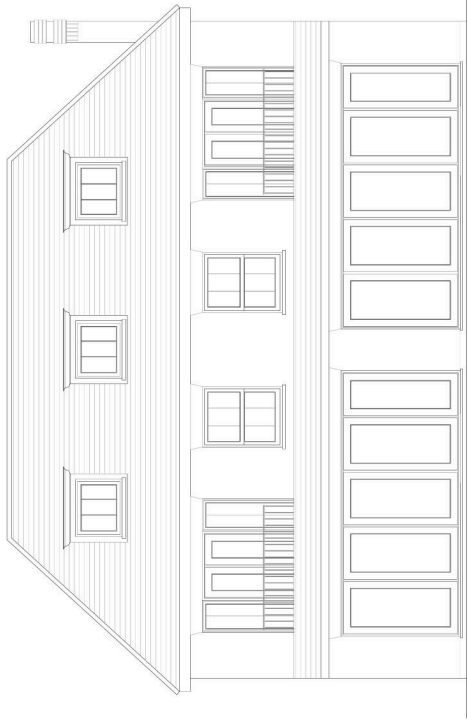
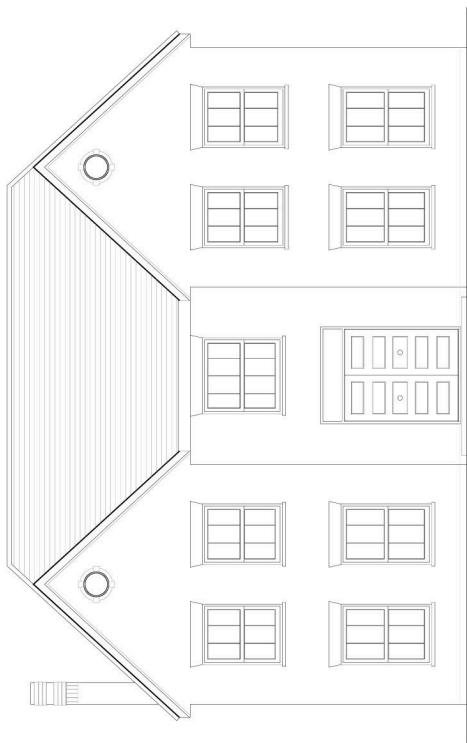


GROUND FLOOR PLAN

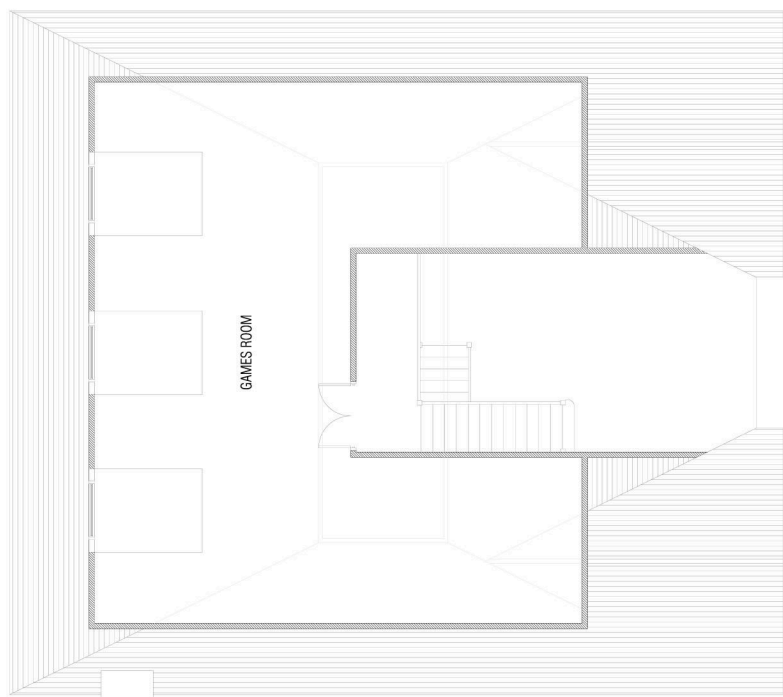


Client	MR & MRS MALHI	Details	PROPOSED PLANS
Job Title	36 HIGHFIELD DRIVE ICKENHAM MIDDLESEX UB10 8AN	Drawing	REPLACEMENT DWELLINGHOUSE
Date	AUGUST 2009	Dwg.No	03A
		Scale	1:100 & 1:200

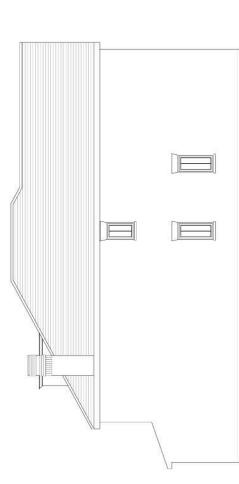




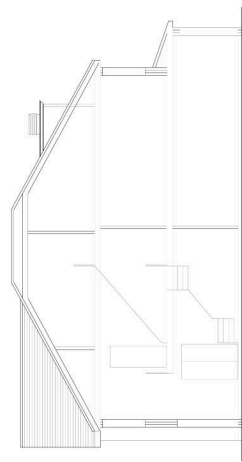
REAR ELEVATION



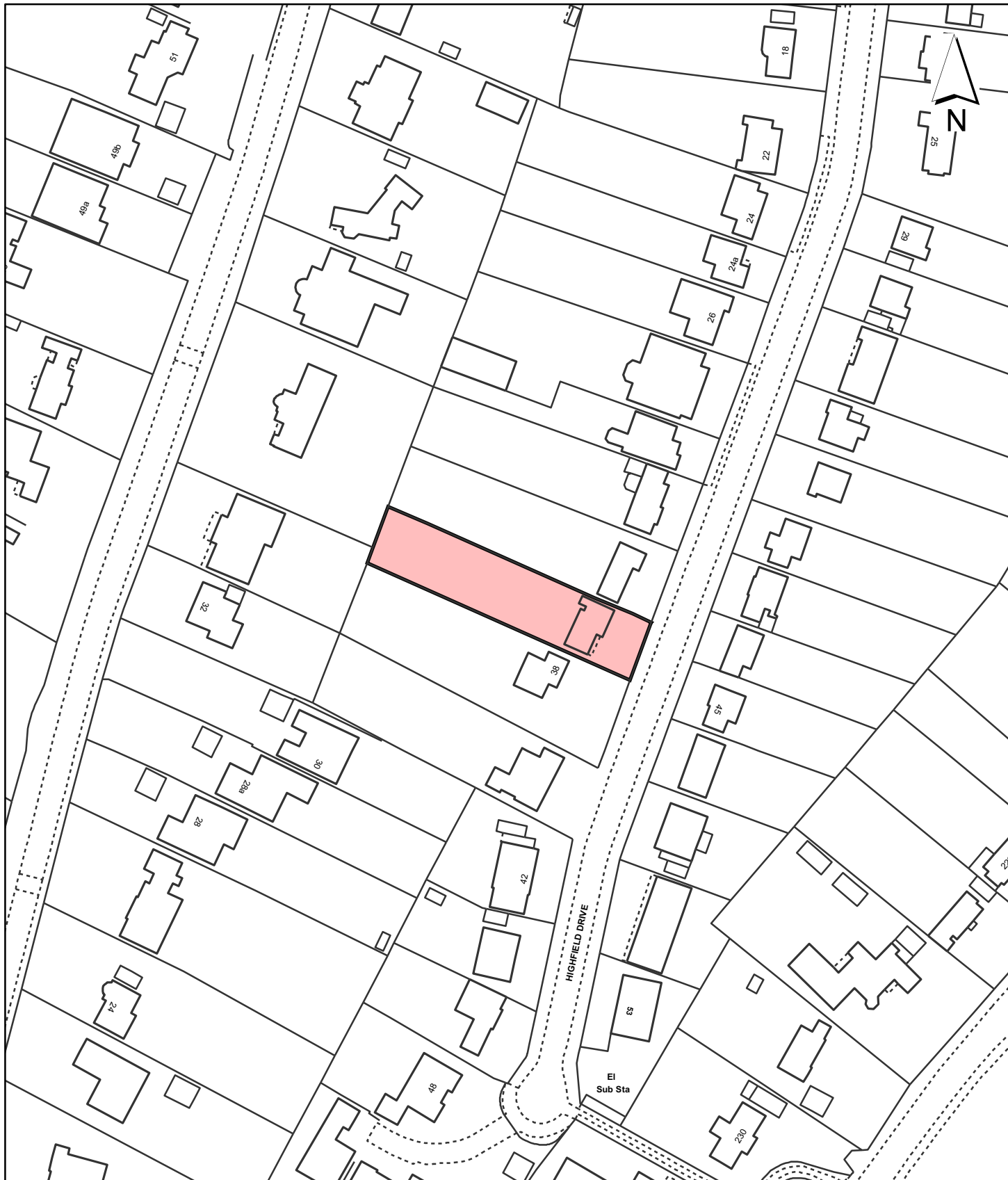
SECOND FLOOR PLAN





SIDE ELEVATION



Client	MR & MRS MALHI	Details	PROPOSED PLANS & ELEVATIONS
Job Title	36 HIGHFIELD DRIVE ICKENHAM MIDDLESEX UB10 8AN	Drawing	REPLACEMENT DWELLINGHOUSE
Date	AUGUST 2009	Dwg No	04A
		Scale	1:100 & 1:200



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	<p>Planning Application Ref:</p> <p>12536/APP/2009/1896</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 189</p>	<p>Date</p> <p>July 2010</p>	
			

Report of the Head of Planning & Enforcement

Address 18 CHURCH ROAD NORTHWOOD

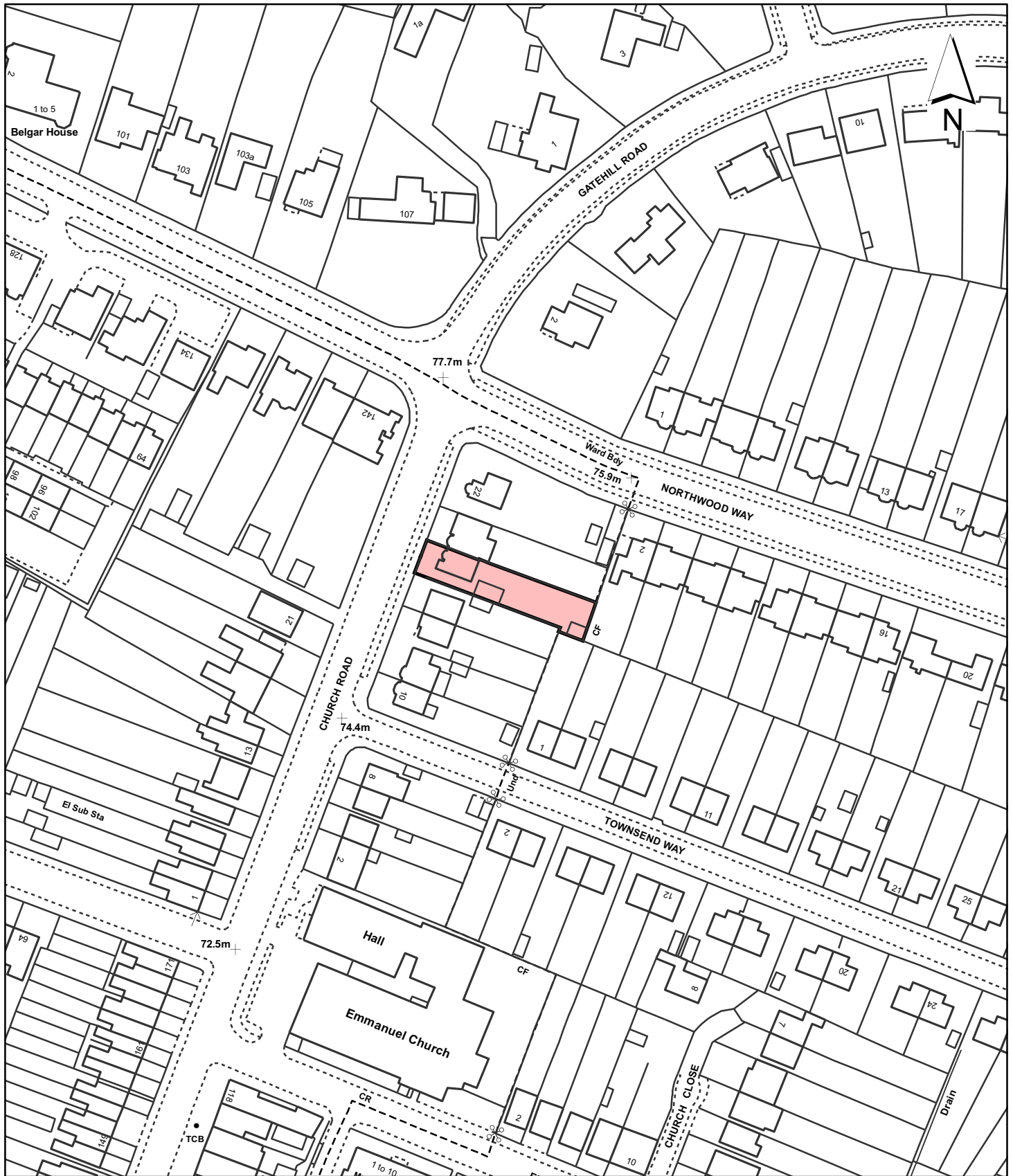
Development: Single storey side and rear extension involving the demolition of existing garage to rear.

LBH Ref Nos: 6532/APP/2010/235


Date Plans Received: 08/02/2010

Date(s) of Amendment(s):

Date Application Valid: 27/04/2010



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Site Address

**18 Church Road
Northwood**

Planning Application Ref:

6532/APP/2010/235

Planning Committee

North Page 192

Scale

1:1,250

Date

July 2010

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



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Report of the Head of Planning & Enforcement

Address 20 JOEL STREET NORTHWOOD

Development: Change of use from retail (Class A1) to cafe (Class A3)

LBH Ref Nos: 66826/APP/2010/358

Date Plans Received: 23/02/2010

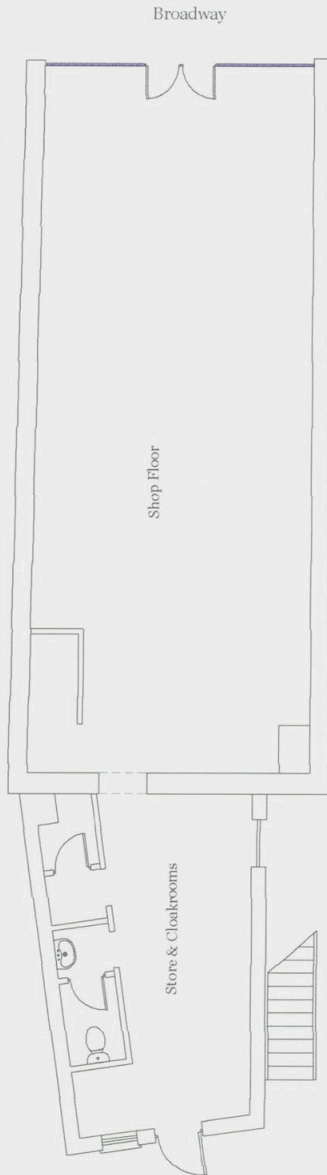
Date(s) of Amendment(s):

Date Application Valid: 18/03/2010



Existing Front Elevation

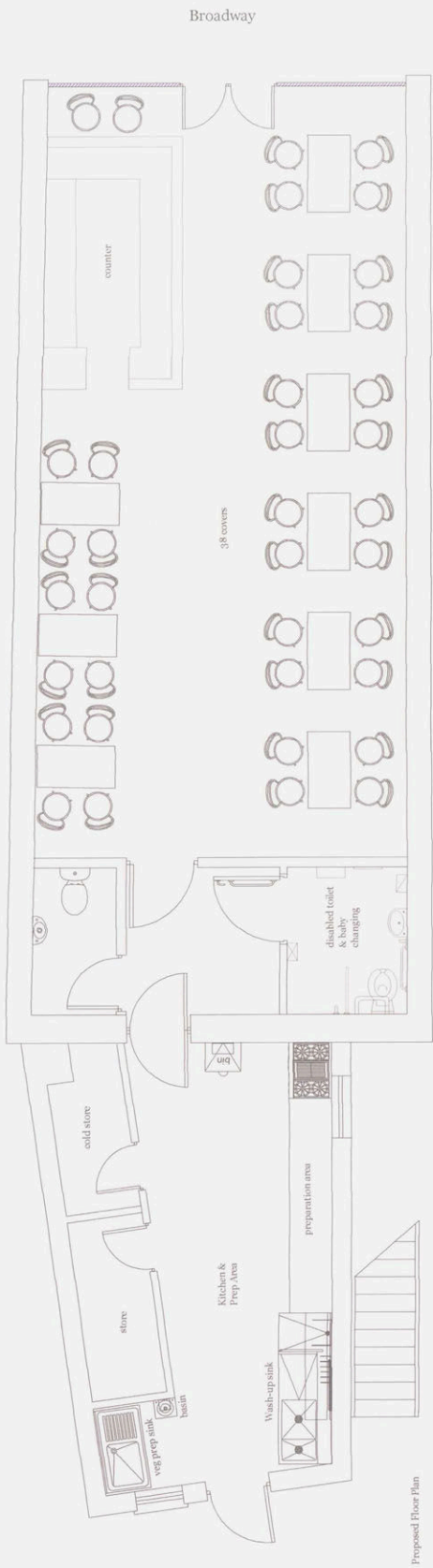
LOW BOARD OF HILLINGDON
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23 FEB 2010
PLANNING & TRANSPORTATION
GROUP



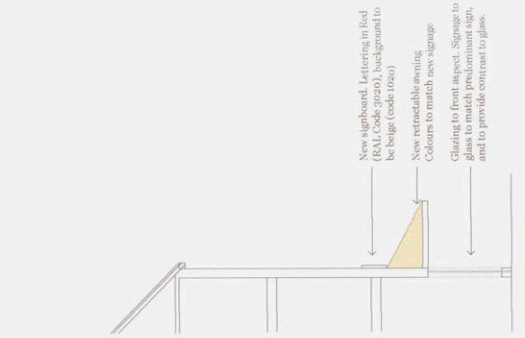
Existing Floor Plan

Rev	Date	Revision	Dwg No.	Rev
		Existing Floor Plan & Elevation	01	
		Scale 1:100	Job No. 290203	
		Dm. by: CF		
		Chkd. by: TF		
		Client	Fernanda Santos	
		Project	20 The Broadway Northwood	
		© Copyright	TERENCE FIDLER PARTNERSHIP LTD	
			CONSULTING STRUCTURAL ENGINEERS	
			65 High Street, Kings Langley, Herts WD14 9HU	
			Tel: 01923 291554 Fax: 01923 291553	
			info@tfengineers.co.uk	

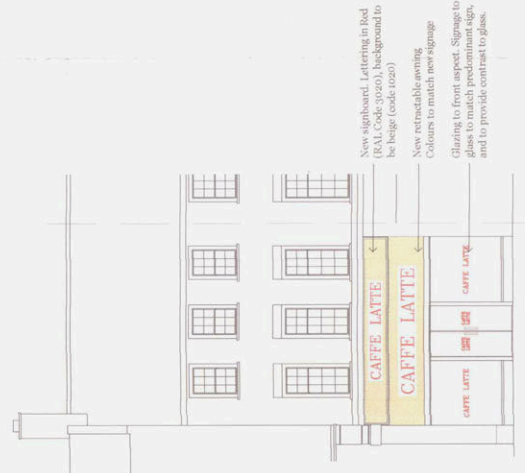




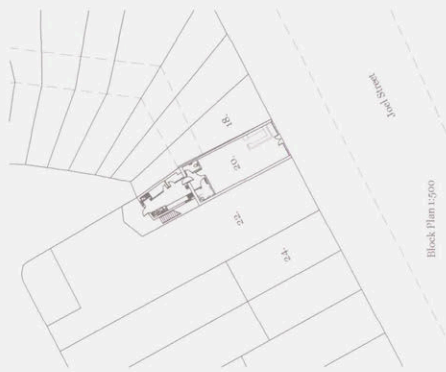
Broadway



Proposed Part Section Through Entrance



Proposed Front Elevation



Block Plan 1590


Rev.	Date	Revision
Proposed Floor Plan & Elevation		
Dwg. No. 02		Rev
Scale 1:50 @ A2		Job No. 290203
1:100 @ A4		Dm. by: CF
		Chkd. by: TF
Client		Fernanda Santos
Project		20 The Broadway Northwood

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 15 High Street, Kings Langley, Herts. WD14 9JH
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 info@tfengineers.co.uk



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Site Address	
20 Joel Street Northwood	
Planning Application Ref:	Scale
66826/APP/2010/358	1:1,250
Planning Committee	Date
North Page 196	June 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

Report of the Head of Planning & Enforcement

Address BUILDERS YARD JOEL STREET NORTHWOOD

Development: Single storey building for use as office sales desk, showroom and storage facility, external storage racking and associated parking (involving demolition of existing buildings and telecommunications mast and compound).

LBH Ref Nos: 16194/APP/2009/2214

Date Plans Received:	12/10/2009	Date(s) of Amendment(s):	12/10/2009
Date Application Valid:	06/11/2009		09/06/2010
			29/06/2010




hap chartered architects

The Orangery, 22 Amersham Hill, High Wycombe,
Buckinghamshire HP13 6NZ
T:01494 450427 F:01494 465670
admin@hap-hiwyco.co.uk www.haparchitects.co.uk

CONTRACT
**Proposed Development at
 Builders Yard, Joel Street,
 Northwood.**

CLIENT
**Mr R Stone
 Bernwood, Oddley Lane, Nr
 Bledlow, Bucks, HP27 9NQ**

Page 198

DRAWING TITLE Existing Builders Yard Plan		
DATE Feb 2009	DRAWN SA	CHECKED JC
SCALE 1:500	SIZE A4	
DRAWING NUMBER 1728/PL/02	REVISION -	

Notes

DO NOT SCALE. If in doubt ask!
 All dimensions and levels must be verified on site prior to commencement and any discrepancies notified.
 This drawing to be read in conjunction with all relevant specialists drawings, details and specifications.

Rev	Amendments	Date
A	Site layout revised to suit client's comments	20.07.09
B	Site layout buildings revised to client's latest comments	03.09.09
C	Surface materials amended	08.10.09
D	Roofing Material Adjusted	21.01.10
E	Front Hedges added, Downers removed	03.03.10

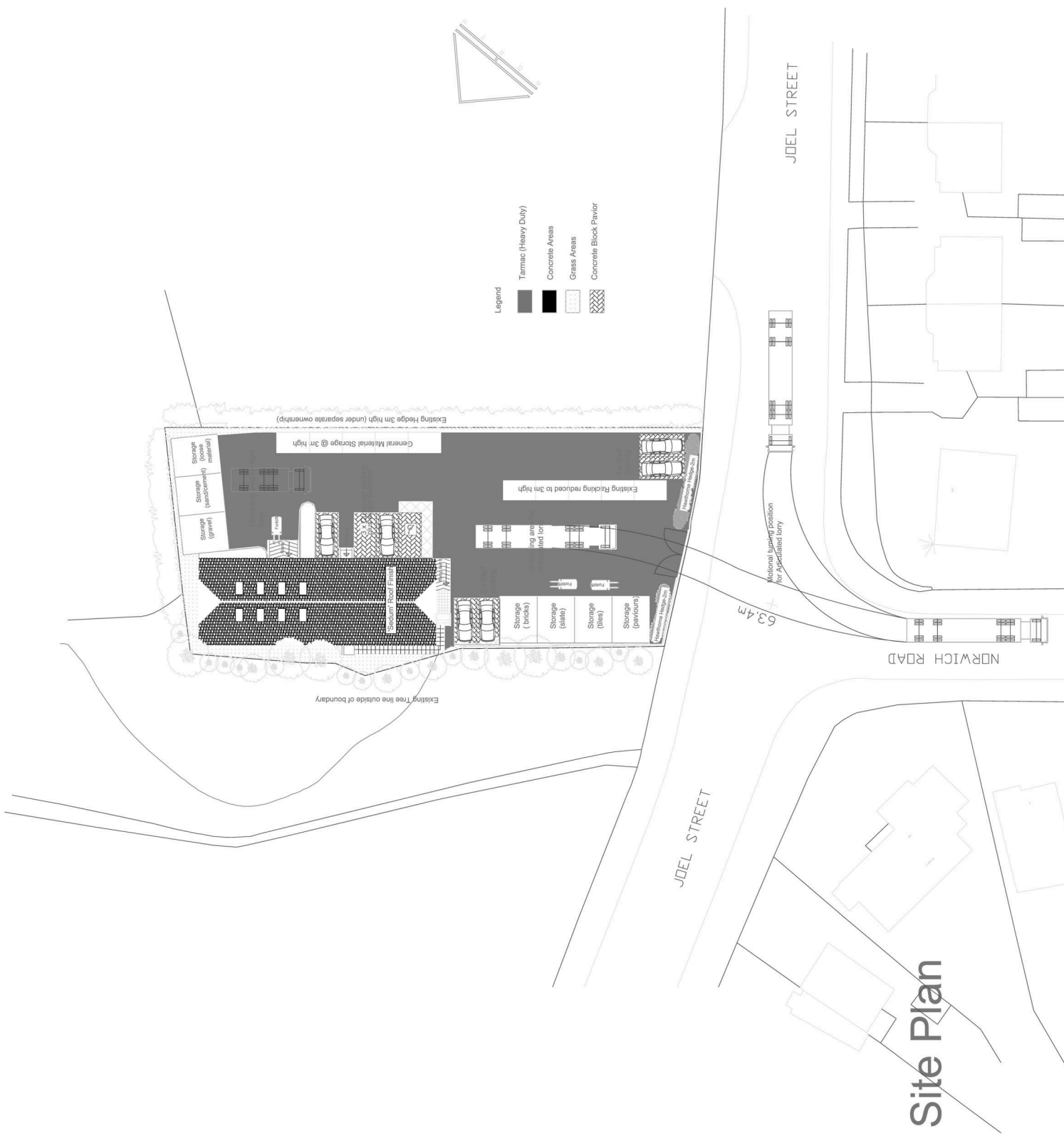
DRAWING STATUS
PLANNING

hap chartered architects
 The Crayke, 22 Annesham Hill, High Wycombe,
 Bucks HP13 9NZ
 T 01494 45427 F 01494 46670
 admin@hap-arch.co.uk www.haparchitects.co.uk

CONTRACT
**Development at Builders Yard
 Joel Street, Northwood.**
 CLIENT
**Mr. R. Stone
 Bernwood, Oddley Lane, Near
 Bledlow, Bucks. HP27 9NQ**
 DRAWING
**Builders Yard
 Site Plan**

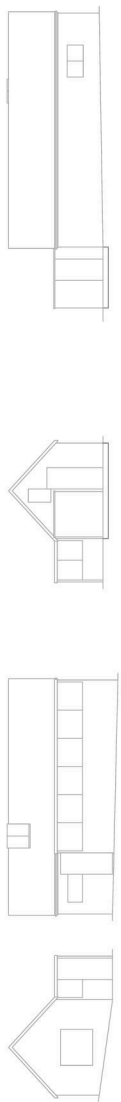
DATE	JULY 2009	DRAWN BY	SA	CHECKED BY	SA
SCALE	1:200	SIZE	A1		
JOB/DRAWING NUMBER	1728/PL/04	REVISION	E		

RIBA #
 Chartered Practice
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Site Plan

Notes
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 This drawing to be read in conjunction with all relevant specialists drawings, details and specifications.



Main Building A

60.000



Store Building B

60.000



Store Building C

60.000



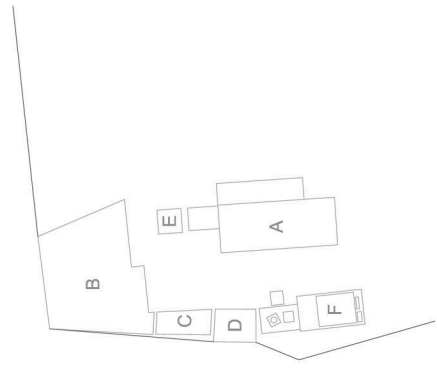
Store Building D

60.000



Store Building E

60.000



Extract of Site Plan showing Buildings (1:200).

Rev	Amendments	Date

DRAWING STATUS
PLANNING

hap chartered architects
 The Orangery, 22 Amenham Hill, High Wycombe,
 Buckinghamshire HP13 9NZ
 T:01494 450427 F:01494 465070
 admin@hap-hwyc.co.uk www.haparchitects.co.uk

CONTRACT
 Development at Builders Yard
 Joel Street, Northwood.

CLIENT
 Mr R Stone
 Bermwood, Oddley Lane, Nr
 Bledlow, Bucks. HP27 9NQ

PROJECT
 Existing Building Elevations.

DATE	APRIL 2009	DRAWN	TAS	CHECKED	HC
SCALE	1:100	SIZE	A1	RETURNS	-
PRODRAWING NUMBER	1728/PL/03				

RIBA #
 Chartered Practice

Notes

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All dimensions and levels must be verified on site prior to commencement and any discrepancies notified.

This drawing to be read in conjunction with all relevant specialists drawings, details and specifications.

Rev	Amendments	Date
A	Warehouse layout revised to suit client's comments.	09.03.09
B	Warehouse layout revised to suit latest comments.	24.07.09
C	Warehouse layout revised to suit latest comments.	08.09.09
D	High level windows added to South Elevations.	19.10.09
E	Hipped roof shown all Elevations & Section A-A.	20.01.10
F	Velux windows shown all Elevations & Sections.	30.03.10

PLANNING

hap chartered architects

The Grange, 22 Amersham Hill, High Wycombe, Bucks HP13 5NZ
 T: 01494 452427 F: 01494 485970
 admin@hap-architects.co.uk www.haparchitects.co.uk

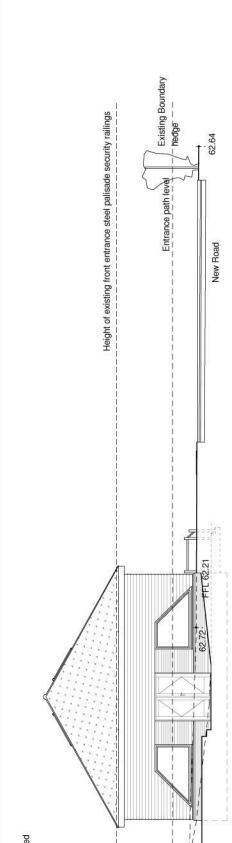
Development at Builders Yard
 Joel Street, Northwood.

CLIENT
 Mr R Stone
 Bernwood, Oddley Lane, Nr Bledlow, Bucks. HP27 9NQ

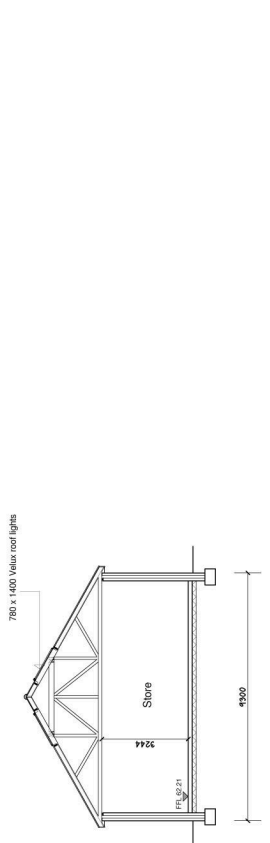
Proposed new office warehouse Plan, Section & Elevations

DATE: Feb 2009 DRAWN: SA CHECKED: JC
 SCALE: 1:100/1:1250/1:500 SIZE: A1
 CLIENT'S DRAWING NUMBER: 1728/PL/01 SECTION: F

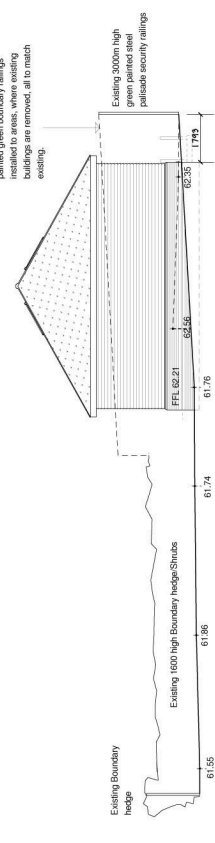
RIBA # Copyright of this drawing is the property of HAP Chartered Architects Ltd
 Drawing of Project



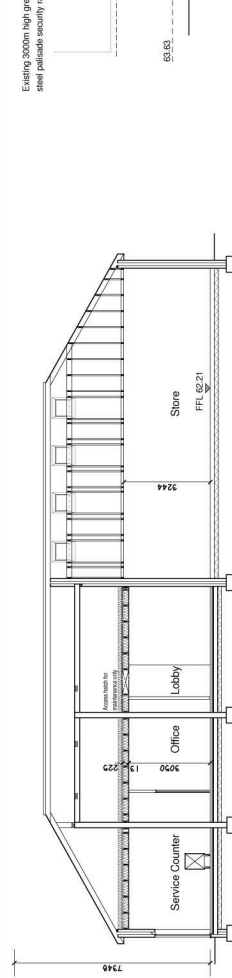
Proposed West Elevation



Proposed Section B-B



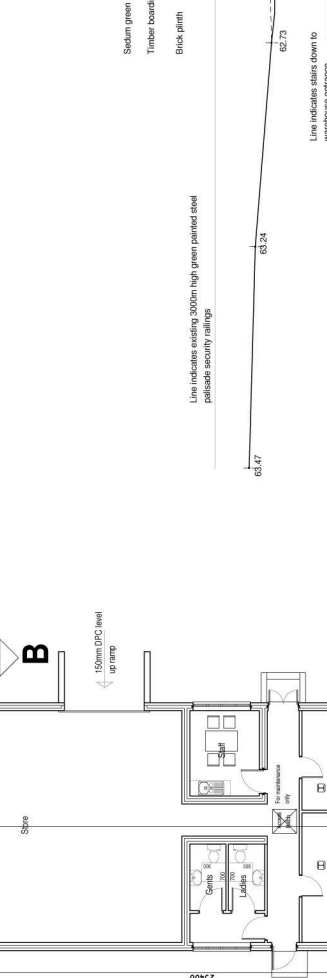
Proposed East Elevation



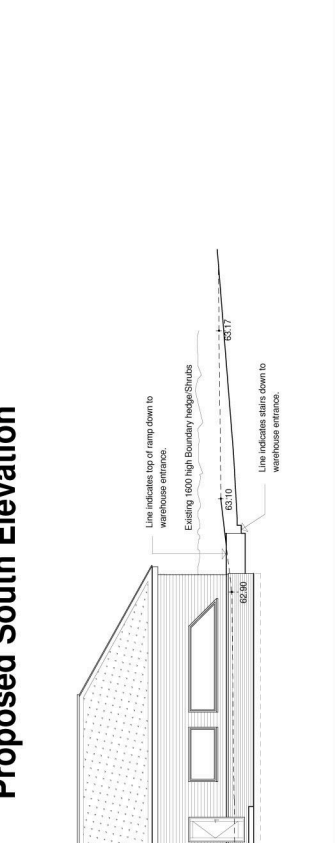
Proposed Section A-A



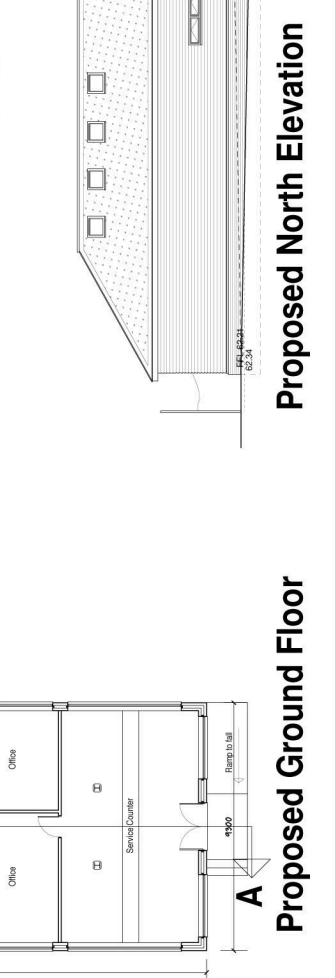
Block Plan Scale 1:500



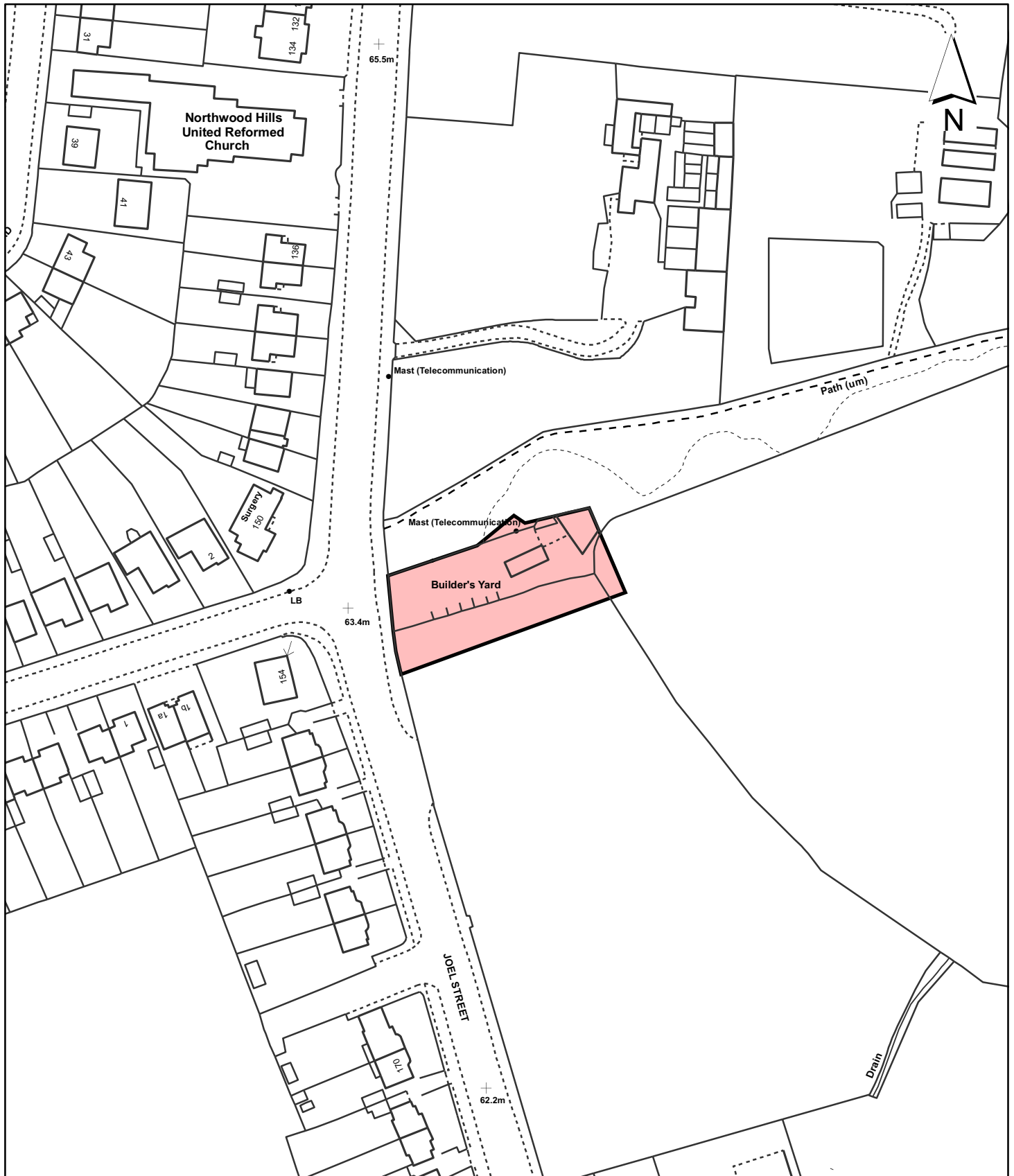
Proposed Ground Floor




Proposed South Elevation



Proposed North Elevation



Notes

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Site Address

**Builders Yard
Joel Street
Northwood**

**LONDON BOROUGH
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Planning &
Community Services**

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

Planning Application Ref:

16194/APP/2009/2214

Scale

1:1,250

Planning Committee

North Page 202

Date

July 2010



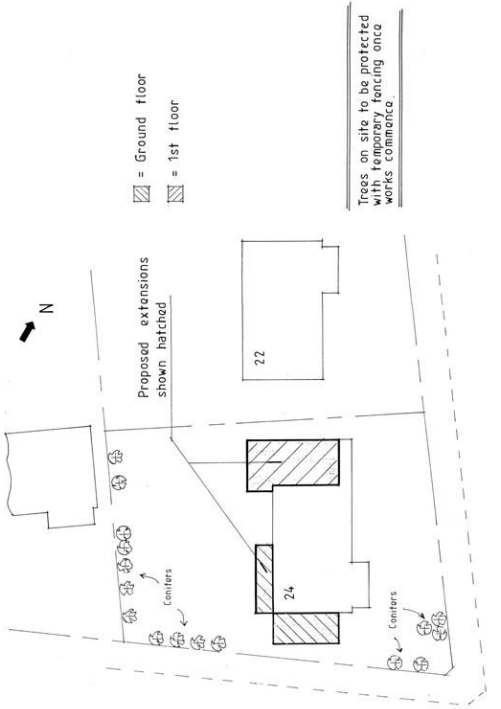
HILLINGDON
LONDON

Report of the Head of Planning & Enforcement

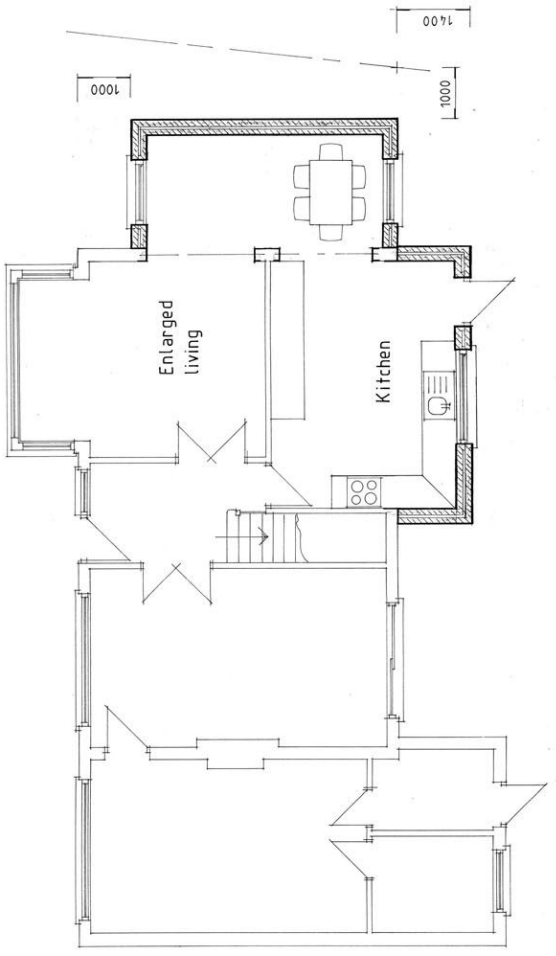
Address 24 CROFT GARDENS RUISLIP
Development: Single storey side extension, first floor side extension and single storey rear extension.
LBH Ref Nos: 45820/APP/2010/1061

Date Plans Received: 11/05/2010 **Date(s) of Amendment(s):** 08/06/2010
Date Application Valid: 11/05/2010

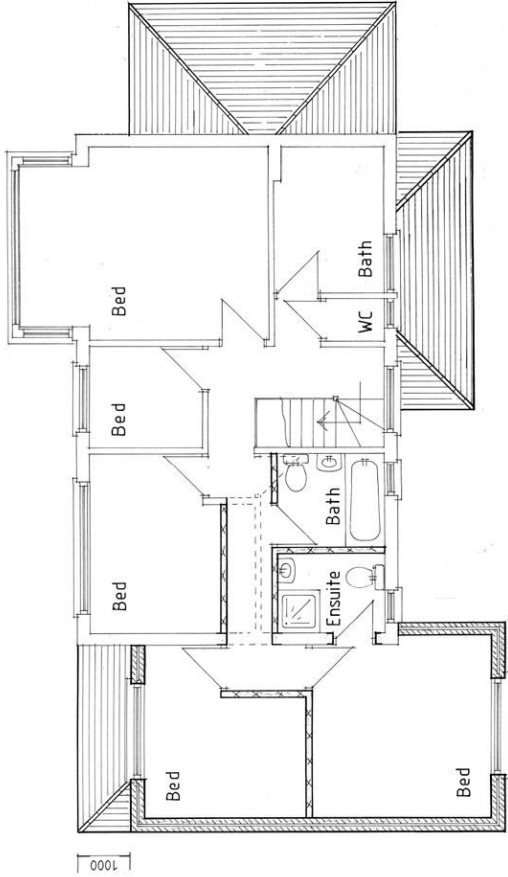
NOTES:
All dimensions must be checked on site and not scaled from this drawing.



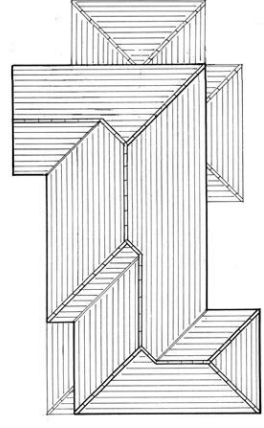
SITE PLAN scale 1:200



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



ROOF PLAN scale 1:100

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG NO 2812/02A

Scale	1:50, 100, 200
Date	APRIL 10
Drawn by	MDP
Client	MR MRS GAMBHIR
Job Title	24 CROFT GARDENS RUISLIP MIDDIX
© copyright	S.E. BOTTLE & CO. BUILDING DESIGN & MANAGEMENT SERVICES. SUITE 8, ANCHOR WAY, RUISLIP, MIDDLESEX, HA4 8HR Tel: 01895 622800 Fax: 01895 622900
Revisions	AMENDED PLAN
Rev.	A.
Drw No.	2812/01

Stamp: RECEIVED - 8 JUN 2010
Planning & Building Control

Drawing Title: PROPOSED SINGLE STOREY SIDE AND REAR & FIRST FLOOR SIDE EXTENSION.

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

Date	Revisions
A 3 June 10	2812 TO SUIT PLANNING

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SUITE B,
128 MANOR WAY,
RUISLIP,
MIDDLESEX.
HA4 8HR

Client

MR MRS GAMBHIR

Job Title

24 CROFT GARDENS
RUISLIP
MIDDX

Drawing Title

PROPOSED ELEVATIONS.

Scale 1 : 100

Date MAY 10 Drawn by MDP

Dwg No.

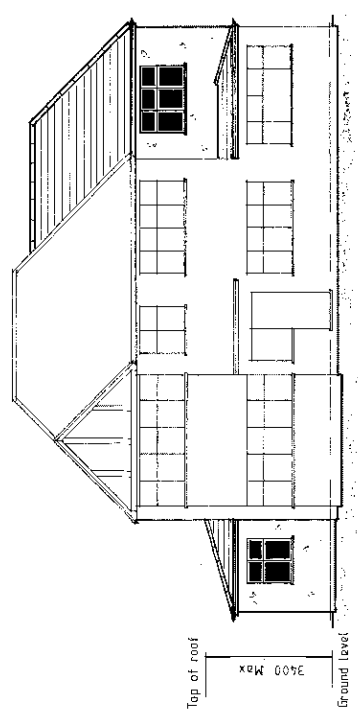
2812 / 02

Rev

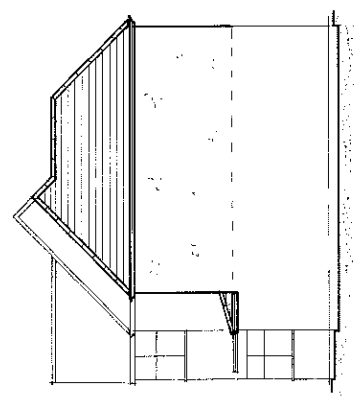
A

THIS DRAWING TO BE READ IN
CONJUNCTION WITH DRG NO 2812 / 01

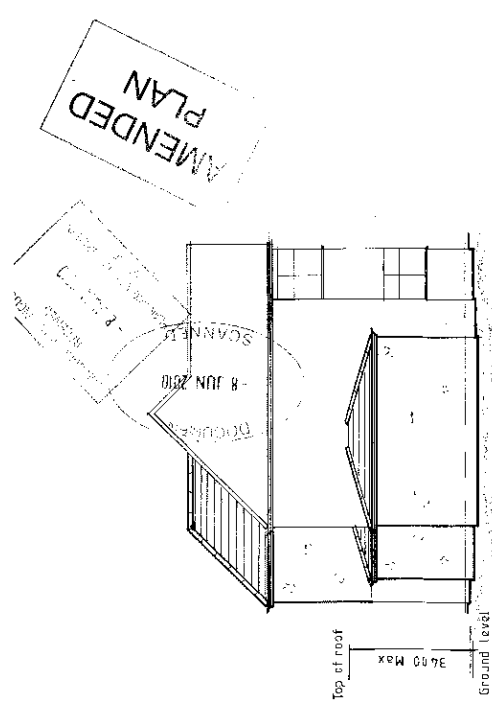
ALL MATERIALS TO MATCH EXISTING



FRONT ELEVATION

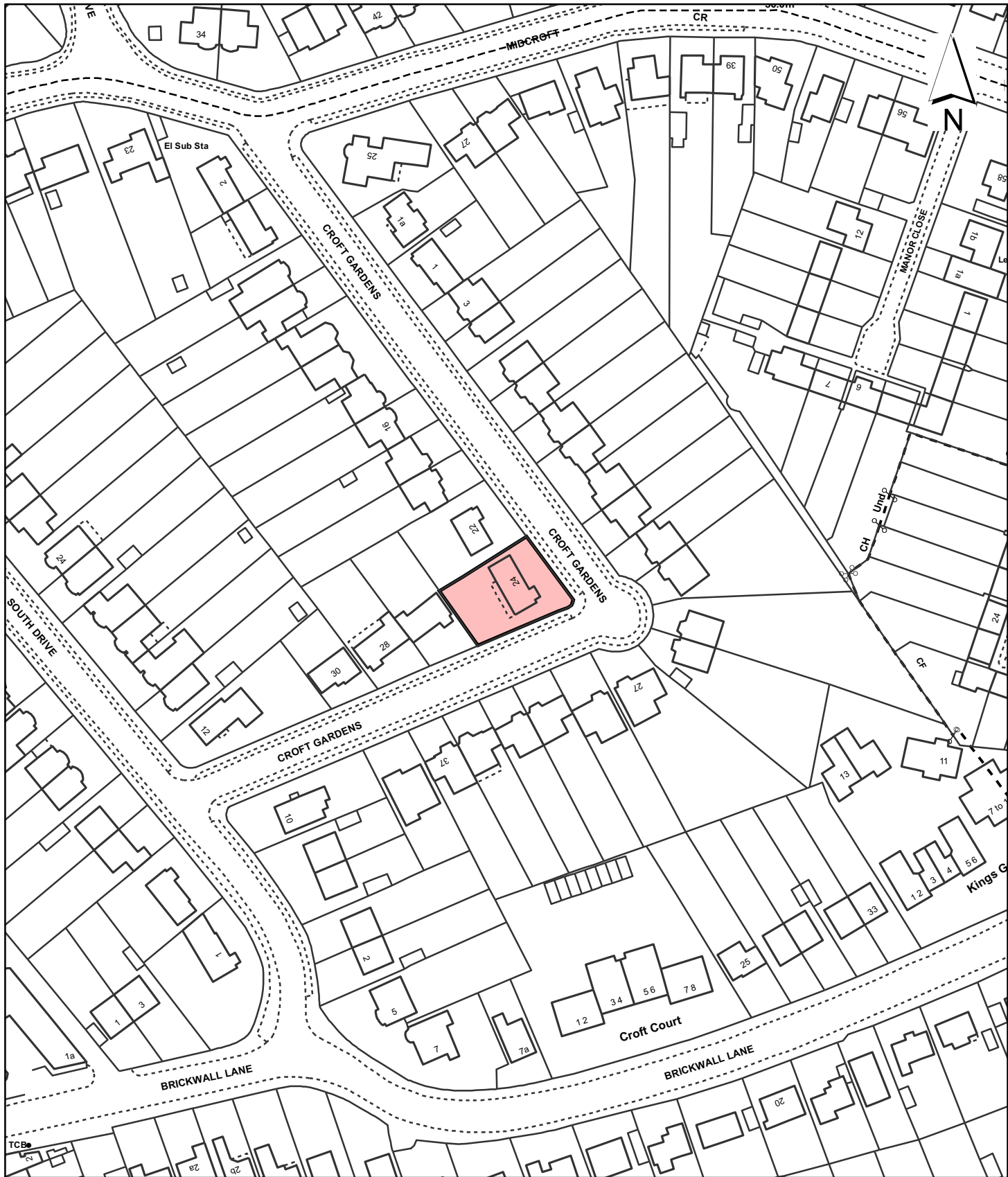


SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



Notes

 Site boundary

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Site Address

**24 Croft Gardens
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:

45820/APP/2010/1061

Scale

1:1,250

Planning Committee

North Page 206

Date

July 2010

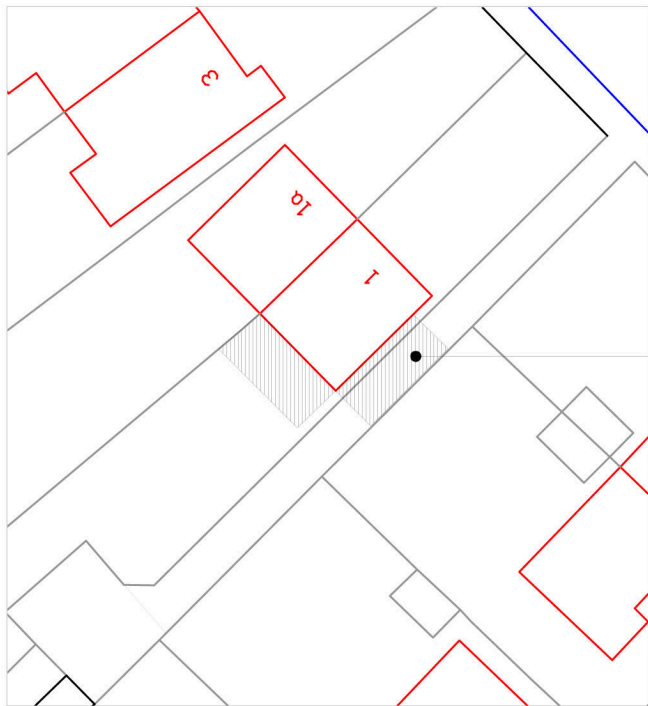


HILLINGDON
LONDON

Report of the Head of Planning & Enforcement

Address 1 THE GREENWAY ICKENHAM
Development: Part single storey, part two storey rear extension and first floor side extension with ground floor drive through.
LBH Ref Nos: 66229/APP/2010/460

Date Plans Received:	01/03/2010	Date(s) of Amendment(s):	01/03/2010
Date Application Valid:	03/06/2010		18/05/2010
			26/05/2010



Extent of proposal

Site Plan



Rev A. Side extension size amended in accordance with planning drawings 14.05.10

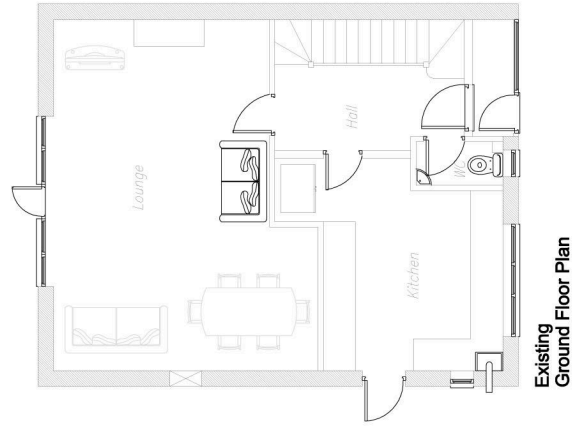
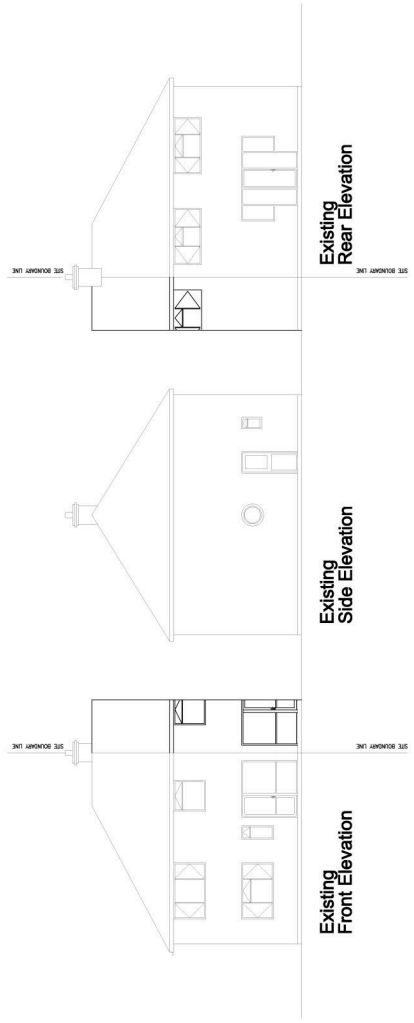
Client: Mr and Mrs Rattan
1 The Greenway
Ickenham UB10 8LS

Site Plan

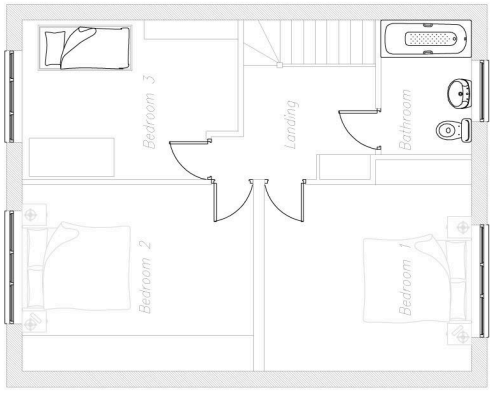
Scale:
Page 208
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Drawing no.:
RP: 04/A4





Existing Ground Floor Plan

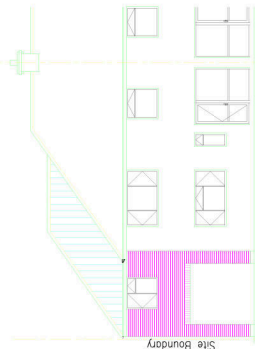


Existing First Floor Plan

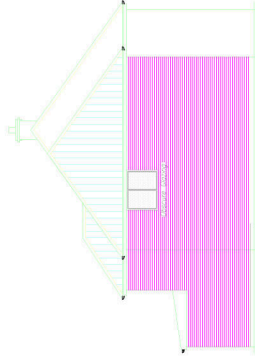


Existing Arrangements





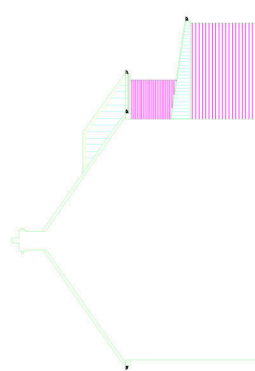
PROPOSED FRONT ELEVATION



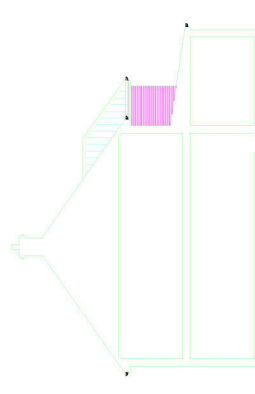
PROPOSED SIDE ELEVATION



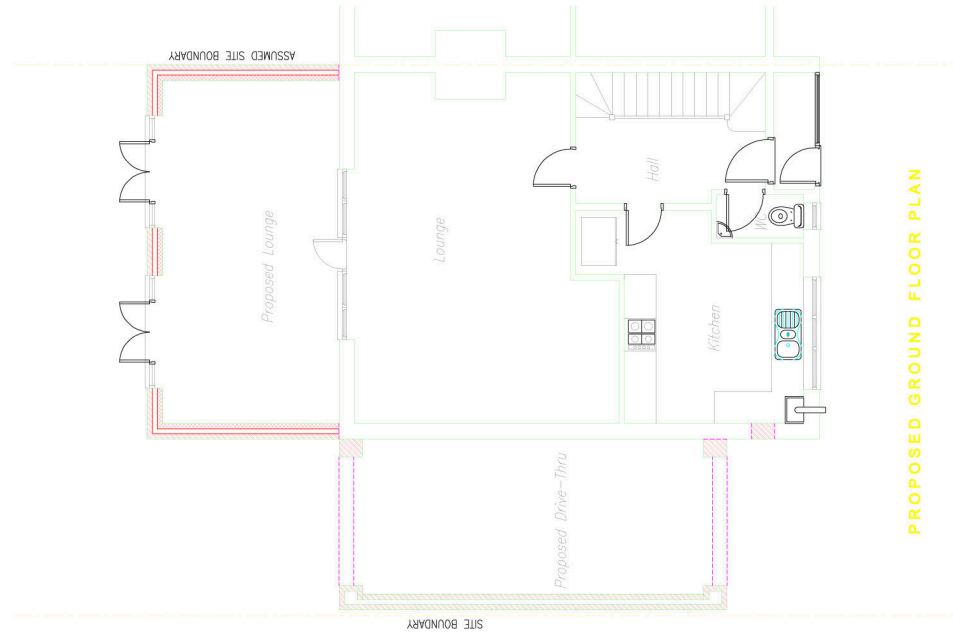
PROPOSED REAR ELEVATION



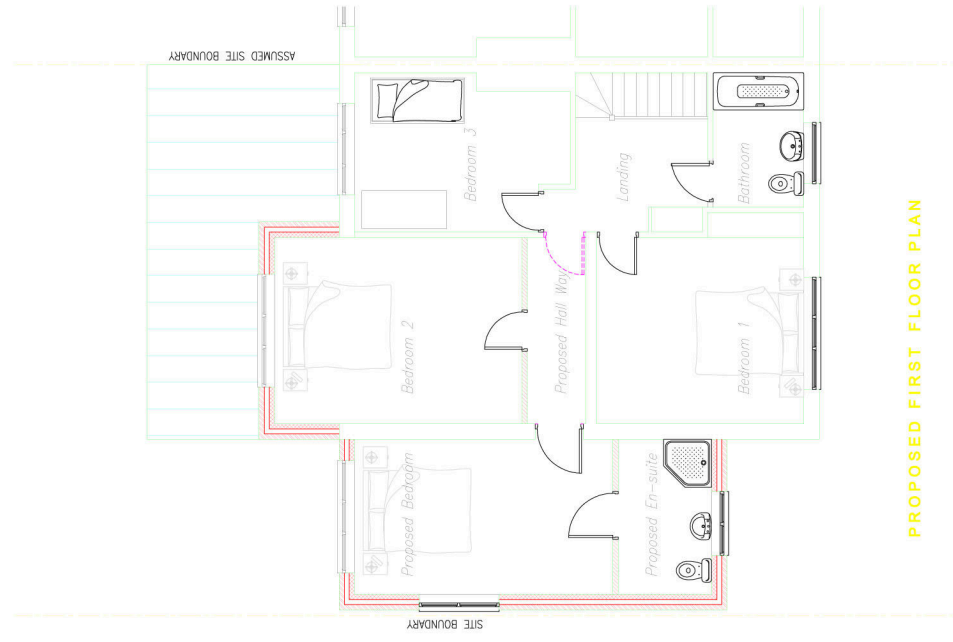
PROPOSED SIDE ELEVATION



PROPOSED INDICATIVE SECTION

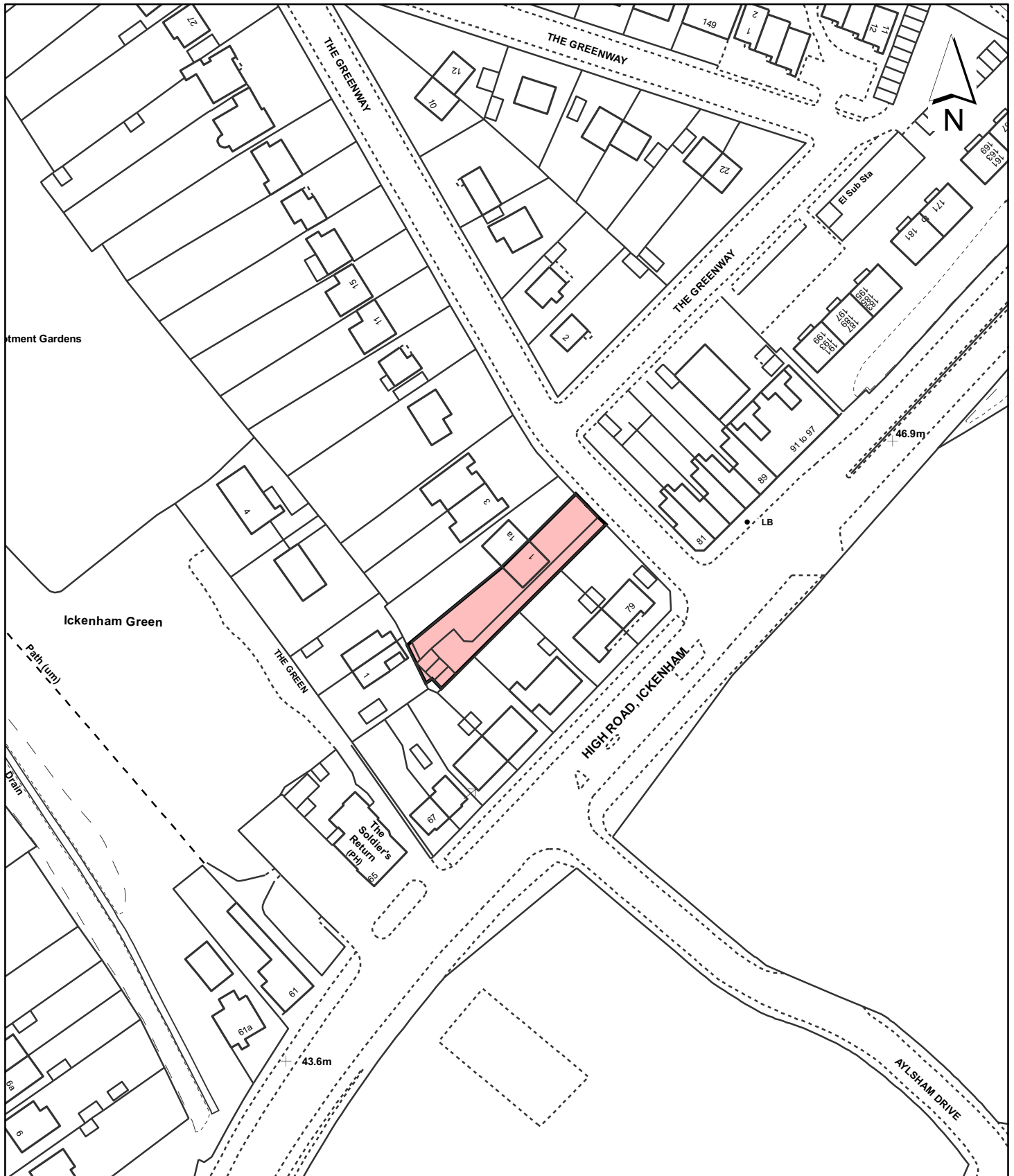


PROPOSED GROUND FLOOR PLAN




PROPOSED FIRST FLOOR PLAN

Proposed Arrangements



Notes

 Site boundary

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Site Address

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**LONDON BOROUGH
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Planning &
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Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

66229/APP/2010/460

Scale

1:1,250

Planning Committee

North Page 211

Date

July 2010



HILLINGDON
LONDON

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